

**SAN FRANCISCO
LOCAL HOMELESS COORDINATING BOARD**

Monday, January 5, 2026

Re: San Francisco Continuum of Care - Letter of Support for a RAD Conversion of the Senator Hotel

Dear Community Partners:

This letter is to express the support of the San Francisco Local Homeless Coordinating Board (LHCB), San Francisco's Continuum of Care entity, for the proposed conversion at the Senator Hotel of its Section 8 Moderate Rehabilitation ("Mod Rehab") subsidy contract to a Housing Choice Voucher contract, as allowed under Rental Assistance Demonstration ("RAD"), a program of the U.S. Department of Housing and Urban Development ("HUD").

On January 5, 2026, representatives from the San Francisco's Mayor's Office of Housing and Community Development and HomeRise, the non-profit owner of the Senator Hotel met with the LHCB to present the Mod Rehab conversion process and discuss its impact to the Senator Hotel which currently serves extremely low-income homeless households in San Francisco.

The LHCB recognizes that the subsidy provided by the Mod Rehab program, which HomeRise entered into a contract in 1992 for the Senator Hotel has not kept pace with increasing costs of operating units in San Francisco. Converting the 86 existing Mod Rehab units at the Senator Hotel will allow HomeRise to make critically-needed capital improvements to the building, increase operational staffing, improve security, and enhance resident services. With LHCB's support, the City completed 24 Mod Rehab property conversions comprising 1,052 existing units since 2017. The Senator Hotel is the last remaining Mod Rehab property in the City that is eligible for a RAD Conversion. The LHCB applauds the effort to convert to RAD, understanding that it will increase the quality of life for residents and ensure the long-term affordability of these properties, in a city where the affordability crisis has made national headlines.

In undergoing the RAD conversion process, the Senator Hotel will not reconfigure units or reduce the number of assisted units currently provided through the owners' contracts with the San Francisco Housing Authority ("SFHA"). There will be no displacement as a result of the RAD conversion at these properties.

The Senator Hotel is currently participating in San Francisco's Coordinated Entry system (CES) which provides single adult applicant referrals for vacancies. CES referrals are sent to SFHA for approval prior to lease up. The LHC looks forward to a continued referral partnership utilizing Coordinated Entry for the Senator Hotel.

The resources presented by HUD's RAD Program will improve housing and service delivery for San Francisco's lowest income residents and will ensure the Senator Hotel is safe, decent, and permanently affordable. The San Francisco Continuum of Care enthusiastically supports the conversion.

Best regards,

Co-Chair Local Homeless Coordinating Board

cc: San Francisco Housing Authority