

1 [Supporting the “Housing BOOM” Act (Schiff and Simon)]

2  
3 **Resolution supporting the passage of the “Housing BOOM (Building Occupancy**  
4 **Opportunities for Millions)” Act, that will be authored and introduced by United States**  
5 **(U.S) Senator Adam Schiff (D-Calif.) and U.S. Representative Lateefah Simon (D-Calif-**  
6 **12), to increase federal investment and expand incentives to encourage housing**  
7 **production and help address root causes of the housing affordability crisis.**  
8

9 WHEREAS, According to the National Low-Income Housing Coalition, California has  
10 over 1.2 million renter households that are extremely low-income and a shortage of more than  
11 977,000 rental homes that are affordable and available to them; and

12 WHEREAS, In the San Francisco metro area alone, the shortfall of affordable and  
13 available rental units for people at or below 50% of the area median income is approximately  
14 169,500, of which many of the extremely low-income renter households are in the labor force  
15 as single caregivers, people in school, seniors, and people living with disabilities; and

16 WHEREAS, San Francisco is exceeding its market-rate housing goals and continues to  
17 fall far behind on its goals to build affordable housing, as set forth in the Housing Element of  
18 the City’s General Plan, which has led to the displacement and outmigration of low- and  
19 middle-income families and individuals, and communities of color; and

20 WHEREAS, There is a need to accelerate affordable housing production in San  
21 Francisco to maintain the city’s diverse population and provide housing for workers, including  
22 healthcare workers, firefighters, teachers, janitors, construction workers, hospitality workers,  
23 small business owners, retail and non-profit workers, and transit operators - many of whom  
24 are struggling to remain in the city and provide high-quality public services for the City; and  
25

1 WHEREAS, It is critical for the City's first responders and essential workers, including  
2 service providers, restaurant workers, and grocery workers, to be able to live in the city that  
3 they serve to ensure fast response times to emergencies or natural disasters, and provide  
4 quality healthcare and vital services; and

5 WHEREAS, In order to provide a solid foundation for the local economy and maintain  
6 vital services to San Franciscans, San Francisco recognizes the need to create the land use  
7 policies, planning and permitting processes; affordability standards; and financing that will  
8 contribute to the production of sufficient amounts of housing and economic security for the  
9 low- and middle-income resident-workers on whom the City's economy depends; and

10 WHEREAS, On December 5, 2025, United States (U.S.) Senator Adam Schiff, along  
11 with U.S. Representative Lateefah Simon who will introduce the companion legislation in the  
12 House, announced the "Housing BOOM (Building Occupancy Opportunities for Millions)" Act,  
13 a package of investments and policies that will encourage the rapid construction of affordable  
14 and middle-income and workforce housing; and

15 WHEREAS, The "Housing BOOM" Act will incentivize housing production of affordable  
16 housing and address the nation's affordability housing crisis by tripling the state cap on the  
17 Low-Income Housing Tax Credit (LIHTC) and increasing investments in housing production  
18 loan and grant programs; and

19 WHEREAS, The "Housing BOOM" Act includes the establishment of a new flexible  
20 block grant program to provide \$5 billion annually for states to support the development of  
21 workforce rental housing, aimed to lower and stabilize housing cost for workers; and

22 WHEREAS, The "Housing BOOM" Act will provide grants for state and local  
23 government to expand the supply of affordable housing by incentivizing the conversion of  
24 underutilized public buildings into affordable housing for low- and middle-income households;  
25 and

1           WHEREAS, The “Housing BOOM” Act will address some of the root causes of housing  
2   affordability by increasing funding for homelessness and behavioral health programs,  
3   investing in tenant support services, establishing the U.S. Department of Housing and Urban  
4   Development (HUD) Office of Eviction Prevention, and strengthening HUD fair housing and  
5   language access regulations; now, therefore, be it

6           RESOLVED, That the Board of Supervisors of the City and County of San Francisco  
7   supports the passage of the “Housing BOOM” Act, that will be authored and introduced by  
8   U.S. Senator Adam Schiff (D-Calif.) and U.S. Representative Lateefah Simon (D-Calif-12);  
9   and, be it

10          FURTHER RESOLVED, That the Board of Supervisors urges our California  
11   congressional delegation to ensure that, upon the final passage, the Act will include prevailing  
12   wage requirements and labor standard provisions, to ensure housing projects supported by  
13   federal incentives pay all workers fairly and uphold standards that achieve broader economic,  
14   social, and quality goals; and, be it

15          FURTHER RESOLVED, That the Board of Supervisors of the City and County of San  
16   Francisco directs the Clerk of the Board to forward a copy of this Resolution to the California  
17   congressional delegation.