

File No. 251228

Committee Item No. _____

Board Item No. 42

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 16, 2025

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Press Release 12/5/25 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Schiff Affordable Housing Package |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Prepared by: Lisa Lew

Date: December 12, 2025

Prepared by: _____

Date: _____

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.

DECEMBER 5, 2025

NEWS: Sen. Schiff Unveils Landmark Legislation to Spur New Housing Boom, Address Housing Crisis

Washington, D.C. — Today, U.S. Senator Adam Schiff (D-Calif.) unveiled landmark legislation to spur a new boom in housing construction across the United States and help address the root causes of the housing affordability crisis, including the lack of supply, rising rents, and increasingly out of reach pathways to homeownership for Americans.

The *Housing BOOM (Building Occupancy Opportunities for Millions) Act* would dramatically expand housing construction through a raft of new measures aimed at rapidly boosting construction of both affordable and middle-income housing. In his bill, Schiff proposes a landmark expansion of the Low-Income Housing Tax Credit (LIHTC) to immediately deliver additional funding streams for shovel-ready projects in need of additional capital to build thousands of additional units. This bill represents the biggest expansion of LIHTC ever proposed.

The legislation also proposes a new housing construction fund for middle income Americans, and other measures to expand access to affordable housing options, combat homelessness, protect renters, and safeguard critical federal housing programs.

“We need to jumpstart a housing boom in America and massively increase the supply of new homes. In the same way we built millions of houses for returning GI’s in the wake of World War II, we need to bring a similar urgency to the construction of vast numbers of new homes. Nothing less will address the crisis of housing unaffordability in America. This is why I am proud to

introduce landmark legislation that will make generational investments to increase the supply of housing in California and across the country. We need to take action, and to make it possible for families to achieve the American dream. I will be focused on building bipartisan support for this bill in Congress, so we can build millions of new homes and make life more affordable for families,” **said Senator Schiff.**

“Secure, affordable housing fundamentally changes lives and opens new doors to opportunity. Right now, we are facing a massive shortage of housing in California. We need bold, sustained, and lasting solutions to address the housing crisis and ensure people can access affordable housing options with dignity and ease,” **said Congresswoman Lateefah Simon.** “I am proud to co-lead the *Housing BOOM Act* with Senator Schiff which will increase housing supply, create long-term, multifaceted solutions to the homelessness crisis, ensure fair housing protections, and provide tenant support for low-income families and veterans.”

Representative Lateefah Simon (D-Calif-12) will introduce companion legislation in the U.S. House of Representatives.

According to the National Low-Income Housing Coalition, the U.S. has a shortage (<https://nlihc.org/gap>) of at least 7.1 million homes that are affordable for low-income renters. And across the country, rent prices continue to skyrocket, with a 2024 Census survey finding that 20 million renter households spend more than 30 percent of their income on housing costs.

Schiff’s *Housing BOOM Act* will expand funding opportunities to build millions of housing units quickly; expand rental assistance for low- and middle-income families and provide long-term solutions to the homelessness crisis by reinforcing support for those at higher risk of losing their home like older Americans and people with disabilities.

Boost the housing supply:

- Landmark expansion of the Low-Income Housing Tax Credit (LIHTC), a stackable tax credit which would inject the financial capital needed to spur the development of more affordable housing projects.
- o Roughly half of proposed housing developments in California were denied access to LIHTC in the state in the past two years. While funding is not the only obstacle to approval, expanding LIHTC would allow more projects to get funding and more units to be built.
- Establish new programs through HUD to support middle-income and workforce housing, including a \$10 billion annual loan fund and a \$5 billion annual block grant program to expand affordable housing options for families earning 60-120% of Area Median Income.
- Increase funding for HUD assisted housing programs supporting the development of affordable housing for rural and tribal communities and seniors and people with disabilities.
- Convert underutilized hotels and public buildings into housing through creation of a federal grant program for state and local governments to facilitate these conversion projects.

Combat homelessness:

- Authorize over \$5 billion to states and continuums of care annually to provide long-term housing, emergency shelter, and prevention resources for those experiencing homelessness
- Enhance mental and behavioral health services for people experiencing homelessness.
- Increase funding for supportive housing for the elderly and people with disabilities.

Provide support for tenants:

- Help low-income individuals and families, as well as veterans secure stable, affordable housing by increasing authorization for Section 8 Tenant-Based Rental Assistance (TBRA) and HUD-VASH vouchers.

Ensure fair housing:

- Improve access to federal housing programs for individuals with limited English proficiency through the creation of a HUD Language Access Plan.
- Prohibit discrimination based on source of income, including HUD vouchers, in the sale, rental, and related transactions of housing and real estate services.

A one-pager of the legislation is available [here](#)

[.https://www.schiff.senate.gov/wp-content/uploads/2025/12/Housing-BOOM-Act-One-Pager.pdf](https://www.schiff.senate.gov/wp-content/uploads/2025/12/Housing-BOOM-Act-One-Pager.pdf)).

A section-by-section of the legislation is available [here](#)

[.https://www.schiff.senate.gov/wp-content/uploads/2025/12/Housing-BOOM-Section-by-Section-Final.pdf](https://www.schiff.senate.gov/wp-content/uploads/2025/12/Housing-BOOM-Section-by-Section-Final.pdf)).

###

UPDATED: U.S. Senator Adam B. Schiff Affordable Housing Package

TITLE I— BOOSTING THE HOUSING SUPPLY

- **Sec. 101. Expansion of the Low-Income Housing Tax Credit (LIHTC) Program**
 - Triple the state cap on **9% LIHTCs to states** for all qualifying affordable housing projects that meet program requirements, ensuring that strong projects are not turned away due to state-level caps.
- **Sec. 102. Middle-Income Housing Construction Loan Fund**
 - Establish a new **Middle-Income Housing Construction Loan Fund** within the Department of Housing and Urban Development (HUD).
 - \$10 billion annually to provide **low-interest loans** to eligible nonprofit, public, and qualified mission-driven private developers for the construction or adaptive reuse of rental housing affordable to households earning **60–120% of area median income (AMI)**. Eligible applicants will agree to long-term affordability covenants, tenant protections, and limitations on annual rent increases.
 - Prioritize projects in high-cost, high-opportunity markets where moderate-income renters are severely cost-burdened but do not qualify for deeply subsidized housing or traditional LIHTC-supported units.
- **Sec. 103. Workforce Housing Block Grant Program**
 - Establish a **new flexible block grant program** to provide \$5 billion annually for states to support the development of **workforce rental housing** for middle-income households (60–120% of AMI).
 - Prioritize projects located in high-cost urban regions, rural communities, and rapidly growing suburban areas near employment centers, schools, health care facilities, and transit.
 - Require states to submit an equity-based allocation plan that addresses patterns of racial and income segregation, local housing shortages, and economic opportunity.
- **Sec. 104. Housing Accelerator Program**
 - Establish a new Housing Accelerator Program to provide \$1 billion annually for **gap financing for shovel-ready affordable housing projects** that have secured local approvals and partial funding but need additional resources to begin construction. Eligible applicants include local governments, affordable housing developers, and public housing agencies.
- **Sec. 105. Increased Funding for CDBG.**
 - \$4.2 billion annually for **Community Development Block Grants (CDBG)** to support state and local efforts to develop affordable housing, improve infrastructure, and strengthen economic opportunities for underserved communities.

- Sec. 106. Increased Funding for HOME.
 - o \$2.5 billion annually for the **HOME Investment Partnerships Program** to expand housing production, provide rental assistance, and support homeownership opportunities for low-income individuals and families.
 - o Provide an additional \$500 million in HOME funding to construct and rehabilitate **childcare facilities**, expanding access to safe, high-quality early education in communities in need.
- Sec. 107. Disaster Recovery Assistance and Climate Resiliency Grants.
 - o Re-establish the **National Disaster Resilience Competition (NDRC)** at \$1 billion annually to provide grants to states and local governments that have experienced a Presidentially declared major disaster, supporting long-term resilience, mitigation, and recovery efforts.
- Sec. 108. Increased Funding for USDA Rural Development Housing Programs.
 - o Provide \$70 million annually to the **Section 515 Rural Rental Housing Program** to preserve and develop affordable rental housing in rural communities.
- Sec. 109. Increased Funding for Indian Housing Block Grants.
 - o \$200 million annually for **Indian Housing Block Grant (IHBG)** Competitive grant awards to support the development, rehabilitation, and operation of affordable housing in Tribal communities and improve living conditions.
- Sec. 110. Increased Funding for Supportive Housing for the Elderly.
 - o \$1.646 billion annually for HUD's **Section 202 Supportive Housing for the Elderly** program to increase the supply of affordable housing, supportive services, and essential care for low-income seniors.
- Sec. 111. Increased Funding for Supportive Housing for Persons with Disabilities.
 - o \$360 million annually for HUD's **Section 811 Supportive Housing for People with Disabilities** program to expand affordable, accessible housing options, enabling individuals with disabilities to live independently in their communities.
- Sec. 112. Increased Funding for HOPWA.
 - o \$750 million for **Housing Opportunities for Persons with AIDS (HOPWA)** to expand housing and services for low-income individuals living with HIV/AIDS, improving health outcomes and stability
- Sec. 113. Grants for Converting Hotels and Motels into Emergency Shelters and Homeless Housing.
 - o \$250 million annually to **convert hotels and motels** to increase emergency and temporary housing options for individuals and families experiencing homelessness, providing safe and stable shelter.
- Sec. 114. Grants for Converting State and Local Government Buildings into Affordable Housing.

- o \$750 million to **convert state and local government buildings** to expand the supply of affordable housing, repurposing underutilized properties to address local housing shortages.

TITLE II— COMBATING HOMELESSNESS

- Sec. 201. Increased Funding for Homelessness Assistance and Supportive Services.
 - o \$4.45 billion for the **Continuum of Care (CoC)** program annually for local efforts to address homelessness and provide long-term housing and services.
 - o \$1 billion for **Emergency Solutions Grants (ESG)** program annually for emergency shelter, homelessness prevention, rapid rehousing, and street outreach services.
- Sec. 202. SAMHSA Center for Unhoused Individuals and Dedicated Grant Funding for Behavioral Health Services.
 - o Establishing a new **Substance Abuse and Mental Health Services Administration (SAMHSA)** Center for Unhoused Individuals.
 - o \$1 billion annually in grants to state, local, and tribal governments to enhance behavioral health services for unhoused individuals, with \$10 million per year allocated for administrative costs.

TITLE III— PROVIDING TENANT SUPPORT

- Sec. 301. Increased Funding for Tenant-Based Rental Assistance (TBRA).
 - o Add 1 million additional housing vouchers over the next 10 years to help veterans and low-income individuals and families secure stable, affordable housing.
- Sec. 302. HUD Office of Housing Counseling (OHC) Grants for Housing Assistance and Navigation Services.
 - o \$50 million annually in **Housing Navigator** grant funding for housing nonprofits and local governments to support housing navigators who help individuals access and navigate local, state, and federal housing assistance programs.
- Sec. 303. HUD Office of Eviction Prevention and Providing Grant Funding to Support At-Risk Tenants.
 - o Establishing the **HUD Office of Eviction Prevention** to coordinate federal eviction prevention efforts and provide support to state and local partners.
 - o \$100 million annually in grant funding for the **HUD Eviction Protection Grant Program (EPGP)** to support state and local initiatives that provide free legal assistance, mediation services, and other interventions to help at-risk tenants stay in their homes.

TITLE IV— ENSURING FAIR HOUSING

- Sec. 401. Interagency Council on Housing Affordability.

- o Establishing the **Interagency Council on Affordable Housing and Preservation** to coordinate federal efforts, streamline resources, and develop strategies to expand and protect the affordable housing supply nationwide.
- Sec. 402. HUD Language Access Plan.
 - o Establishing the HUD **Language Access Plan** in statute to improve access to federal housing programs for individuals with limited English proficiency (LEP) through enhanced translation services, digital and technological upgrades, community outreach, data collection, funding assessments, and staff training.

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☒ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor _____ inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. _____ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. _____
- ☐ 9. Reactivate File No. _____
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Chan

Subject:

Supporting the Housing BOOM Act

Long Title or text listed:

Resolution supporting the passage of the "Housing BOOM (Building Occupancy Opportunities for Millions)" Act, authored by United States (U.S) Senator Adam Schiff (D-Calif.) and U.S. Representative Lateefah Simon (D-Calif-12), to increase the production of housing supply and help address root causes of housing affordability crisis.

Signature of Sponsoring Supervisor:

