

FOR IMMEDIATE RELEASE
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City of San Diego Permits Nearly 8,800 New Homes in 2024, Marking Two-Year Surge in Housing Production

ANNUAL REPORT ON HOMES HIGHLIGHTS PROGRESS ON HOUSING AFFORDABILITY, SHOWS SAN DIEGO AGAIN LEADING CALIFORNIA'S BIG CITIES IN NEW HOME PRODUCTION

SAN DIEGO – The City of San Diego today released its [2025 Annual Report on Homes](#), showing that 8,782 new homes were permitted in 2024, the second most productive year in the last decade and a continuation of the strong momentum in housing production over the past two years. Most of the homes permitted are located near transit and everyday amenities, which help advance the City's fair housing and climate goals.

Like many cities throughout California and the nation, San Diego is facing a housing shortage and affordability crisis. This stems in part from decades of insufficient new home construction to keep pace with demand. Over the past two years, the City has permitted an average of 9,200 homes — a more than 40% increase compared to the first two years of the current state housing cycle and a substantial increase from the previous decade.

"San Diego is making real progress in tackling our housing crisis. We're not just building more homes, but building them in the right places — near jobs, schools, transit, and opportunity," said Mayor Todd Gloria. **"And as we look ahead, my administration will continue to push for more affordable and attainable homeownership opportunities so that working families, seniors, veterans, and first-time buyers can put down roots and thrive in San Diego."**

"Every San Diegan deserves a stable, affordable place to call home," added Councilmember Sean Elo-Rivera, who represents District 9. **"The progress highlighted in this report shows what's possible when we prioritize people over profits and make bold, pro-housing decisions. In District 9, we've seen firsthand how new affordable homes can bring stability and hope to longtime residents. But we're not done yet. We must keep pushing for more homes in high-opportunity areas and ensure**

that longtime residents and working families aren't pushed out of the neighborhoods they helped build."

The report shows that 97% of income-restricted affordable homes and 85% of all homes were permitted in the City's most transit-accessible areas, helping to ensure new housing aligns with the [City's Climate Action Plan](#).

The report also highlights the success of the City's Complete Communities: Housing Solutions and Affordable Home Density Bonus programs, which account for 4,538 of the homes permitted last year — 16% of them income-restricted. Additionally, the City permitted more than 2,285 accessory dwelling unit (ADU) homes.

"Through updated community plans and innovative programs, we're laying the foundation to increase housing supply and affordability across all neighborhoods and for people of all incomes," said City Planning Director Heidi Vonblum. **"These results show that our efforts are working, and we look forward to continuing to help move San Diego toward a more inclusive future where everyone has access to an affordable home in a community that best meets their family's needs."**

Additional highlights from the report include 31,458 homes permitted from 2021-2024, with Downtown, Uptown, North Park, Mira Mesa and Navajo leading all neighborhoods during that time. The report also shows a nearly 20-fold increase in moderate-income housing from 2021-2025, and notes that one in six homes permitted over the past two years were approved in eight business days or less through Mayor Gloria's executive order to expedite affordable housing projects.

"The Development Services Department continues its commitment to residents and developers, reviewing and permitting thousands of new homes with less red tape for crucial affordable housing projects," said Development Services Department Director Elyse Lowe. **"Finding ways to improve and streamline our processes is something our department takes pride in, and that we'll continue to do."**

To tackle the housing challenges in a different way, the City has also helped finance 23 housing projects with a total of 2,418 affordable homes through its Bridge to Home program since Mayor Gloria launched it in 2021. This program provides gap financing to qualified developers to make affordable housing projects a reality. The City is currently reviewing applications to distribute the next \$15 million round of funding for the program.

"Through the Bridge to Home program, the City is reimagining how we tackle housing affordability – by closing funding gaps for projects that otherwise might stall and accelerating the creation of homes for those who need them the most," said Economic Development Director Christina Bibler. **"As the City prepares to allocate the next \$15 million round of Bridge to Home funding, we remain focused on advancing housing solutions that meet the needs of San Diegans today and for**

generations to come.”

To learn more about the City’s housing goals and requirements, visit the [General Plan Housing Element and Reports webpage](#).



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