



The City of
SAN DIEGO

**2025 ANNUAL
REPORT ON HOMES**



Table of Contents

Chapter 1

Introduction

Page 3

Chapter 2

2024 Housing Data

Page 7

Chapter 3

City Programs

Page 21

Chapter 4

Trends & Implementation

Page 30

Chapter 5

Housing Element &
Adequate Site Inventory

Page 43

Chapter 6

Fair Housing
Assessment

Page 52

Chapter 7

Key Take
Aways

Page 63

Chapter 8

Appendices

Page 67

Introduction

2025 Annual Report on Homes

- A. Message from the City Planning Department Director
- B. Reporting Requirements
- C. Data Description and Methodology

A. Message From the City Planning Department Director

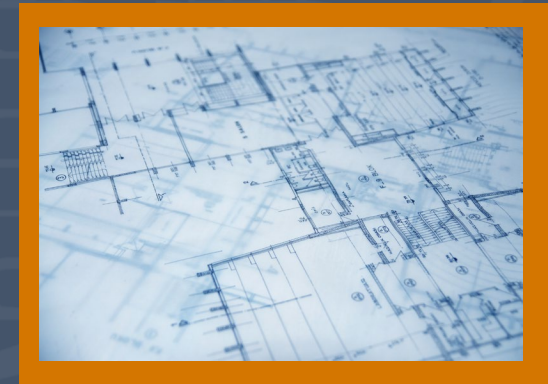
The City of San Diego continues to prioritize the permitting and development of new homes to address our region's housing needs and support a better future for all San Diegans. Through updated community plans, streamlined permitting processes, and proactive implementation of state housing laws, we are working to increase housing supply and affordability in all neighborhoods. We are committed to doing everything we can to continue to see the homes that San Diegans need get built, and ensuring this happens in way that meets the needs of all types of families, in areas that are located close to everyday needs, such as transit, schools, jobs, stores, and parks, and in a manner that enhances the character of all of San Diego's great communities and aligns with our City's climate goals. In recognition of this ongoing work San Diego has been designated a "Pro-Housing" city by the California Department of Housing and Community Development.

Each year, the City tracks the number of homes permitted to help assess what's working, identify areas for improvement, and guide future housing strategies. The 2025 Annual Report on Homes continues this effort by analyzing housing production across the City—including how many homes were permitted, where they were located, and the levels of affordability achieved. In 2024, the City permitted 8,872 new homes. Of those, approximately 12 percent were deed-restricted as affordable to very low-, low-, and moderate-income households.

While overall permitting saw a slight dip from previous years, the thousands of homes that were permitted demonstrate the City's continued commitment to expanding housing options, even amid evolving market and policy conditions. The data in this report helps us understand how we are doing at advancing regional housing goals, supporting access to opportunity, and ensuring homes are located near transit and other key resources.

While San Diego leads in housing production with 63 permits per capita—far outpacing the 10 largest cities in the state—we are still falling short, and that is not to be overlooked. The City is committed to continuing to increase housing capacity, address the legacies of exclusionary housing policies, and reduce barriers to new home construction in a manner that best serves San Diego's housing needs. Through these efforts, we will continue to work together toward a more inclusive San Diego where everyone has access to a safe and affordable place to call home.

Heidi Vonblum, Director
City Planning Department



B. Reporting Requirements



The 2025 Annual Report on Homes summarizes the data compiled in the 2024 Housing Element Annual Progress Report (APR). The APR lists each building permit issued by the City of San Diego for new home development including the number and type of homes permitted. The APR was submitted to the California Department of Housing and Community Development (HCD) in March 2025.



Due to the high volume of building permits issued by the City, information and trends can be difficult to visualize in the APR. The 2025 Annual Report on Homes is intended to show this data in an easy to understand, meaningful way. The 2025 Annual Report on Homes summarizes the APR data for home permits issued in 2024, including the use of the City's local home incentive programs. The 2025 Annual Report on Homes also tracks home permitting trends to show how and where home permitting has occurred over time, and to track the City's progress on meeting its housing needs identified in the General Plan's Housing Element (Housing Element). Tracking home permitting and the local programs is also critical in ensuring the City's progress on its commitment to affirmatively furthering fair housing and reviewing its local programs' effectiveness.



The 2025 Annual Report on Homes includes analyses requested by HCD in its certification letter of the City of San Diego's 2021-2029 Housing Element. As part of the certification, HCD requested that the City provide additional information on fair housing, the Housing Element adequate site inventory, as well as outreach and engagement every other year; however, because of the importance of monitoring its housing policies and its commitment to affirmatively furthering fair housing, the City has opted to prepare the requested analyses annually.

C. Data Description and Methodology



DATA SOURCES

The 2025 Annual Report on Homes uses data from the 2024 Housing Element Annual Progress Report.



DATA VALIDATION

Staff reviewed all 2024 building permit issuances for developments with more than one home, accessory dwelling unit home, or affordable home to ensure accuracy and data quality.



EQUITY GOALS

The 2025 Annual Report on Homes shows where homes were permitted in areas of opportunity throughout the city. This analysis is based on the State of California Tax Credit Allocation Committee Resource Opportunity Map and is used to assess the equity of home permitting.



CLIMATE GOALS

The 2025 Annual Report on Homes tracks the permitting of new homes by mobility zones to identify how new housing is supporting the City's climate action goals. Mobility zones are areas of the city based on the amount of overall level of vehicular travel.

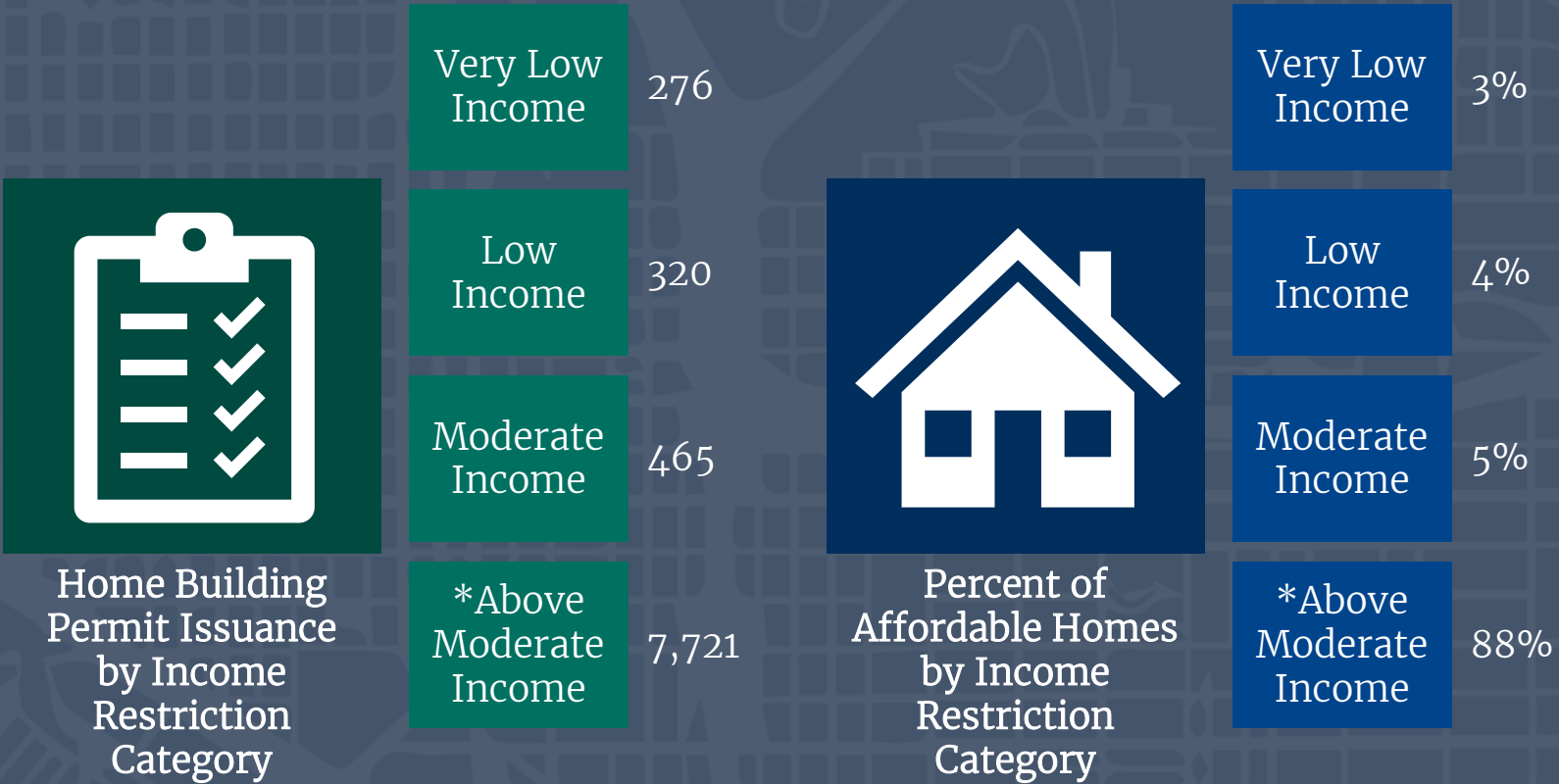
2024 Housing Data

- A. 2024 Permitted Homes
- B. 2024 Permitted Homes by Community Plan Area
- C. 2024 Permitted Deed-Restricted Affordable Homes by Community Plan Area
- D. Mobility Zones
- E. 2024 Permitted Homes by Mobility Zones
- F. 2024 Permitted Homes by Type
- G. 2024 Permitted Multiple Homes by Community Plan Area
- H. 2024 Permitted Multiple Homes by Mobility Zone
- I. 2024 Permitted ADU Homes by Community Plan Area
- J. 2024 Permitted ADU Homes by Mobility Zone
- K. 2024 Permitted Homes by Number of Bedrooms
- L. 2024 Permitted Homes with 2+ Bedrooms by Community Plan Area
- M. 2024 Permitted Homes by Incentive Program

A. 2024 Permitted Homes

In 2024, the City issued building permits for 8,782 new homes. Of these new home building permits, 1,061 new homes (12 percent) were deed-restricted as affordable.

2024 Home Building Permit Issuance by Income Restriction Category

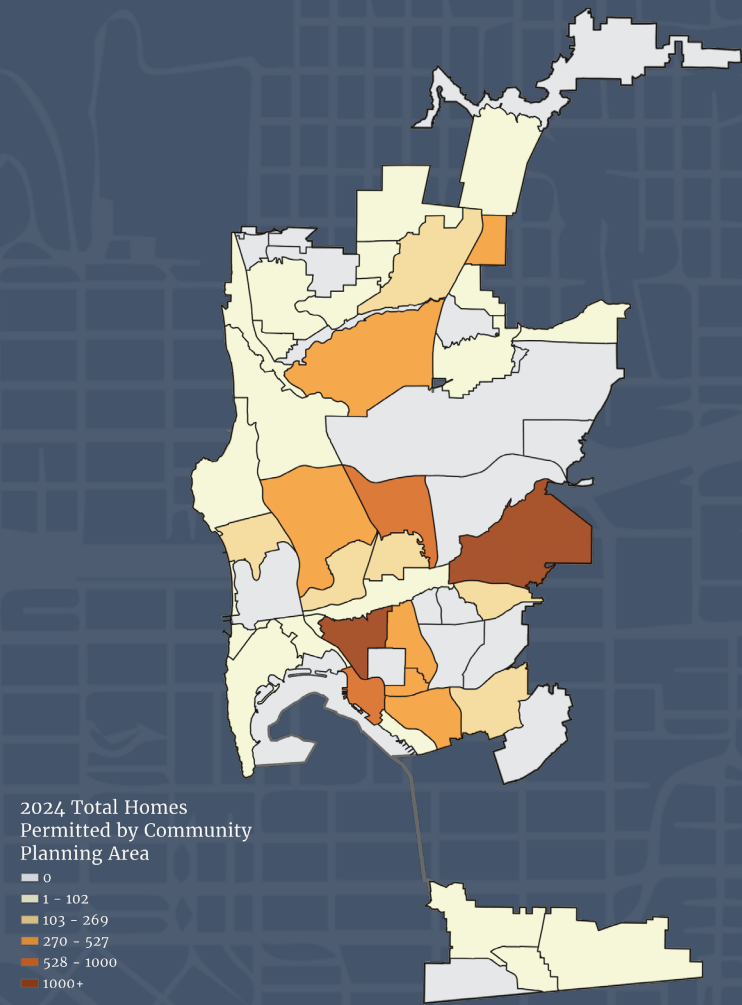


*Above Moderate Income homes are reported to the State as those without a deed-restriction for the home to be available for very low, low, and moderate income households. Generally, these homes are rented or sold at the market-rate price point which may – or may not – be affordable to very low, low or moderate income households. However, since the City does not track the rents or price of these homes upon their construction, they are reported as Above Moderate Income homes.

B. 2024 Permitted Homes by Community Plan Area

In 2024, the top 10 community plan areas with permitted new homes were:

Community Plan Area	Total Homes
1. Uptown	1,527
2. Navajo	1,002
3. Kearny Mesa	685
4. Downtown	629
5. North Park	527
6. Carmel Mountain Ranch	516
7. Mira Mesa	392
8. Clairemont Mesa	364
9. Southeastern San Diego	360
10. City Heights	352

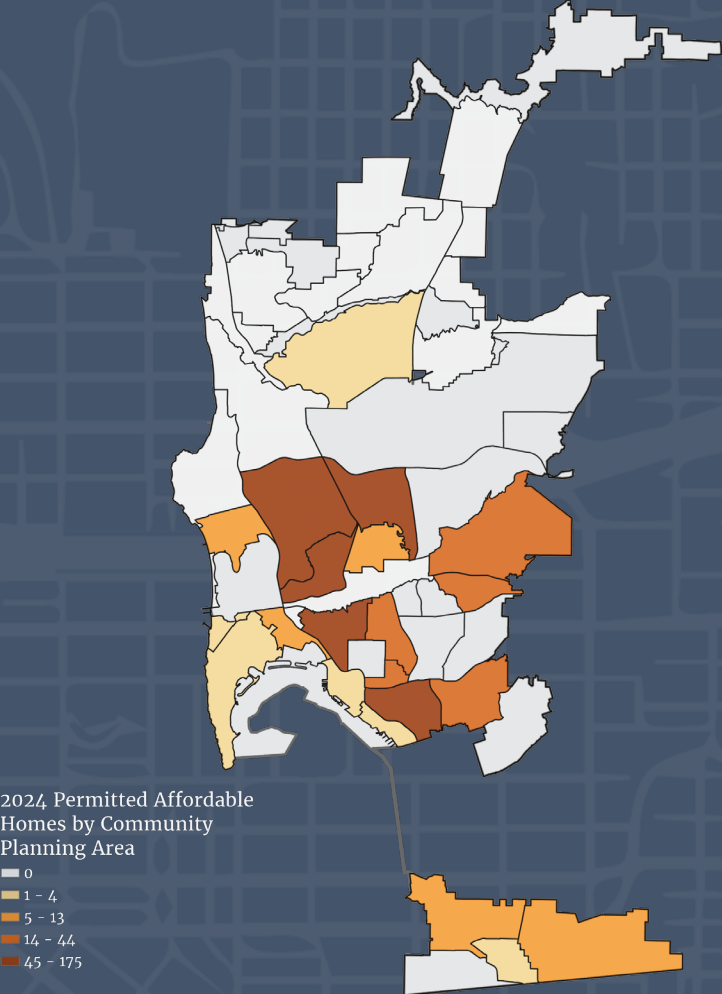


Refer to Appendix HD 1 for a complete list.

C. 2024 Permitted Deed–Restricted Affordable Homes by Community Plan Area

In 2024, the top 10 community plan areas with permitted deed–restricted affordable homes were:

Community Plan Area	Total Deed–Restricted Affordable Homes
1. City Heights	219
2. Uptown	175
3. Clairemont Mesa	138
4. Southeastern San Diego	114
5. Kearny Mesa	74
6. Linda Vista	60
7. Navajo	44
8. North Park	42
9. Kensington–Talmadge	26
10. Greater Golden Hill	24



Refer to Appendix HD 2 for a complete list.

D. Mobility Zones

The 2025 Annual Report on Homes tracks the permitting of new homes by mobility zones as a way to identify how new housing aligns with the City's climate action goals for greenhouse gas emissions reduction by reducing overall vehicular travel. Mobility zones are areas within the City categorized into one of four zones (1, 2, 3, or 4), based on overall relative level of vehicular travel. In general, Mobility Zones 1, 2, and 3 are considered more efficient as the average number of vehicle miles traveled per capita or per employee is less than 85% of the regional average. Mobility Zones are further described in the graphic below.



Mobility Zone 1

Downtown Community Planning Area.



Mobility Zone 2

Areas with the Sustainable Development Area.



Mobility Zone 3

Community Planning Areas with 85 percent or less of the regional average for either resident Vehicle Miles Traveled (VMT) per capita or employee VMT per employee.



Mobility Zone 4

Community Planning Areas with *greater* than 85 percent of the regional average for both resident VMT per capita and employee VMT.

E. 2024 Permitted Homes by Mobility Zone

In 2024, 97% of all affordable homes and 85% of all permitted homes were located near transit (Mobility Zones 1 & 2).

Mobility Zone 1

<1% Affordable Homes Permitted
7% Total Homes Permitted

Mobility Zone 2

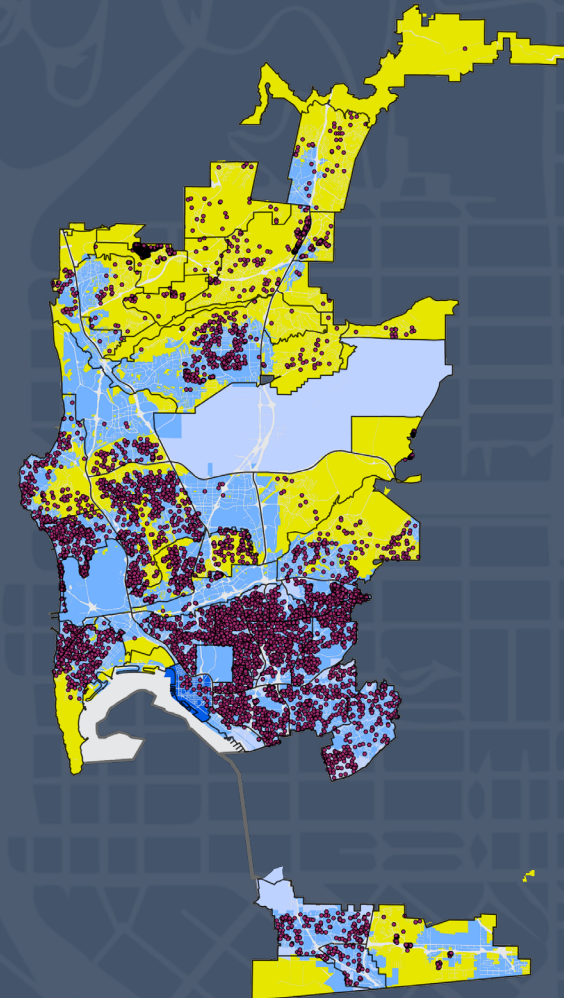
97% Affordable Homes Permitted
78% Total Homes Permitted

Mobility Zone 3

<1% Affordable Homes Permitted
1% Total Homes Permitted

Mobility Zone 4

2% Affordable Homes Permitted
13% Total Homes Permitted



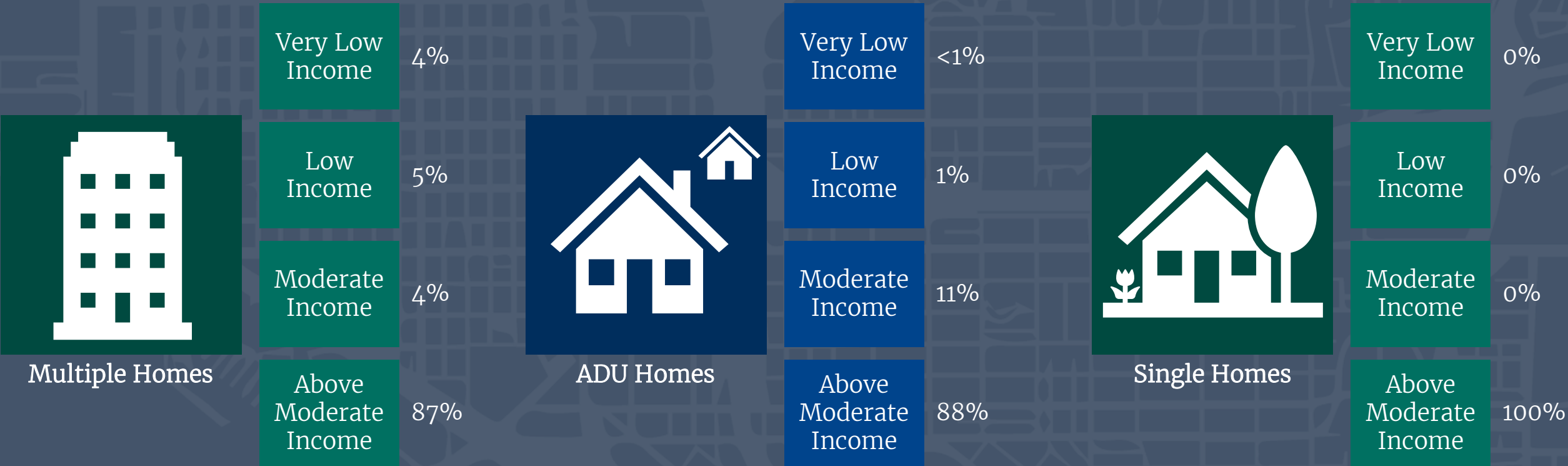
2024 Permitted Homes by Mobility Zone

- Permit Locations
- Mobility Zone 1
- Mobility Zone 2
- Mobility Zone 3
- Mobility Zone 4
- Not Applicable

F. 2024 Permitted Homes by Type

In 2024, the production of income-restricted varied by housing type. Multiple Home developments were the largest source of affordable housing with 13% of permitted units deed-restricted for very low-, low-, and moderate-income households. ADU Homes contributed some affordability, with 11% permitted as moderate income. Single Homes were permitted at 100% above moderate-income.

2024 Home Building Permit by Type of Home

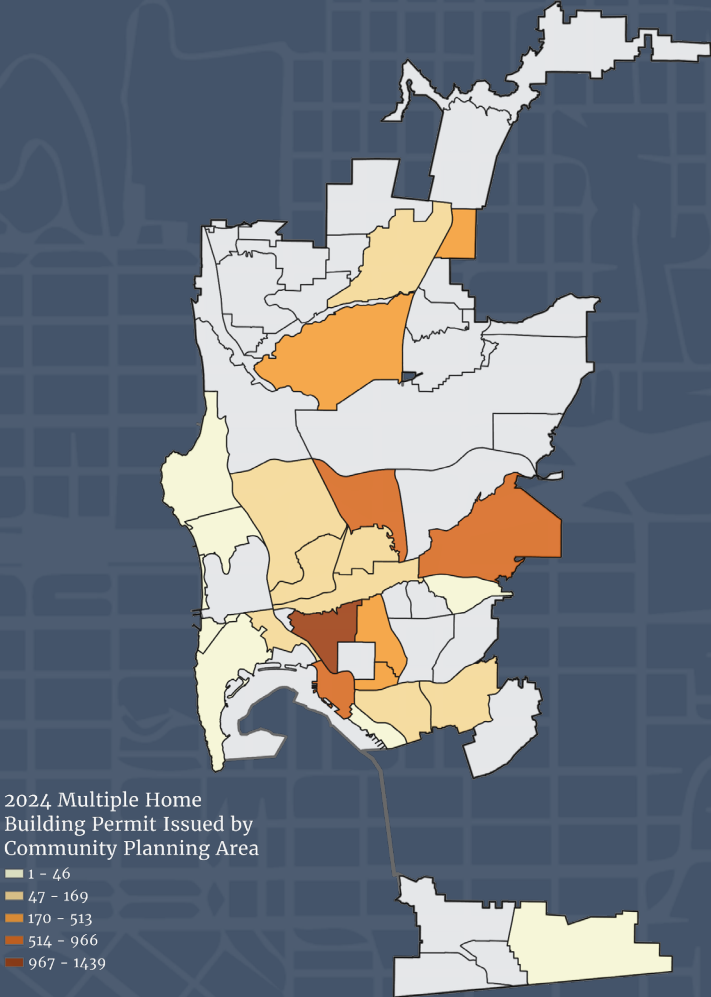


G. 2024 Permitted Multiple Homes by Community Plan Area

In 2024, the top 10 community plan areas for new Multiple Homes permitted were:

Community Plan Area	Permitted Multiple Homes	Permitted Affordable Multiple Homes
1. Uptown	1,439	167
2. Navajo	966	42
3. Kearny Mesa	683	74
4. Downtown	628	3
5. Carmel Mountain Ranch	513	-
6. North Park	313	30
7. Greater Golden Hill	260	15
8. Mira Mesa	243	-
9. City Heights	210	208
10. Southeastern San Diego	169	83

Refer to Appendix HD 3 for a complete list.



H. 2024 Permitted Multiple Homes By Mobility Zone

In 2024, 97% of all affordable Multiple Homes and 87% of all Multiple Homes (MH) were within walking distance to transit (Mobility Zones 1 & 2).

Mobility Zone 1

<1% Affordable MH Permitted
10% Total MH Permitted

Mobility Zone 2

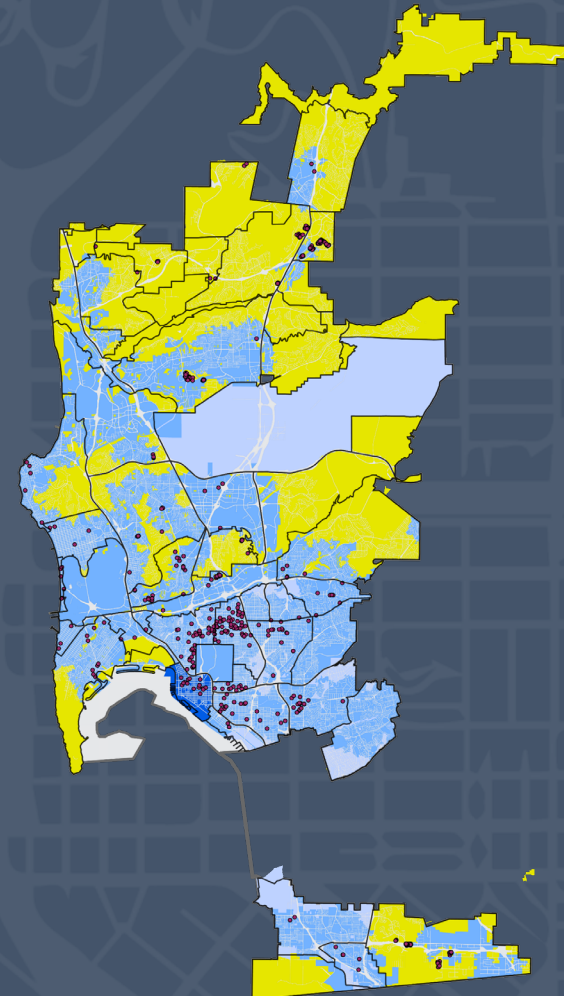
97% Affordable MH Permitted
77% Total MH Permitted

Mobility Zone 3

<1% Affordable MH Permitted
1% Total MH Permitted

Mobility Zone 4

2% Affordable MH Permitted
12% Total MH Permitted



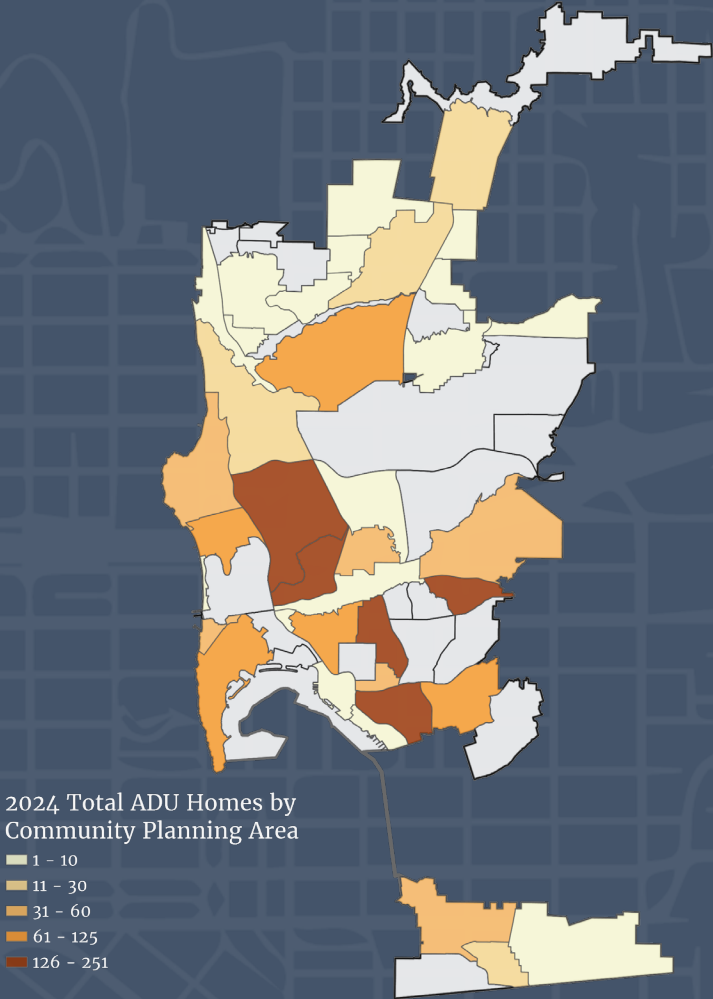
2024 Multi-Family Dwelling Units by Mobility Zone

- Permit Locations
- Mobility Zone 1
- Mobility Zone 2
- Mobility Zone 3
- Mobility Zone 4
- Not Applicable

I. 2024 Permitted ADU Homes by Community Plan Area

In 2024, the top 10 community plan areas with permitted new Accessory Dwelling Unit (ADU) homes were:

Community Plan Area	Permitted ADU Homes	Permitted Affordable ADU Homes
1. Clairemont Mesa	251	43
2. North Park	204	12
3. Southeastern San Diego	181	31
4. Linda Vista	165	42
5. City Heights	131	11
6. College Area	127	19
7. Skyline/Paradise Hills	117	22
8. Pacific Beach	116	8
9. Encanto Neighborhoods	112	17
10. Eastern Area	95	7



Refer to Appendix HD 4 for a complete list.

J. 2024 Permitted ADU Homes by Mobility Zone

In 2024, 97% of all permitted affordable ADU homes and 87% of all ADU homes were located near transit (Mobility Zone 2).

Mobility Zone 1

0% Affordable ADUs Permitted
0% Total ADUs Permitted

Mobility Zone 2

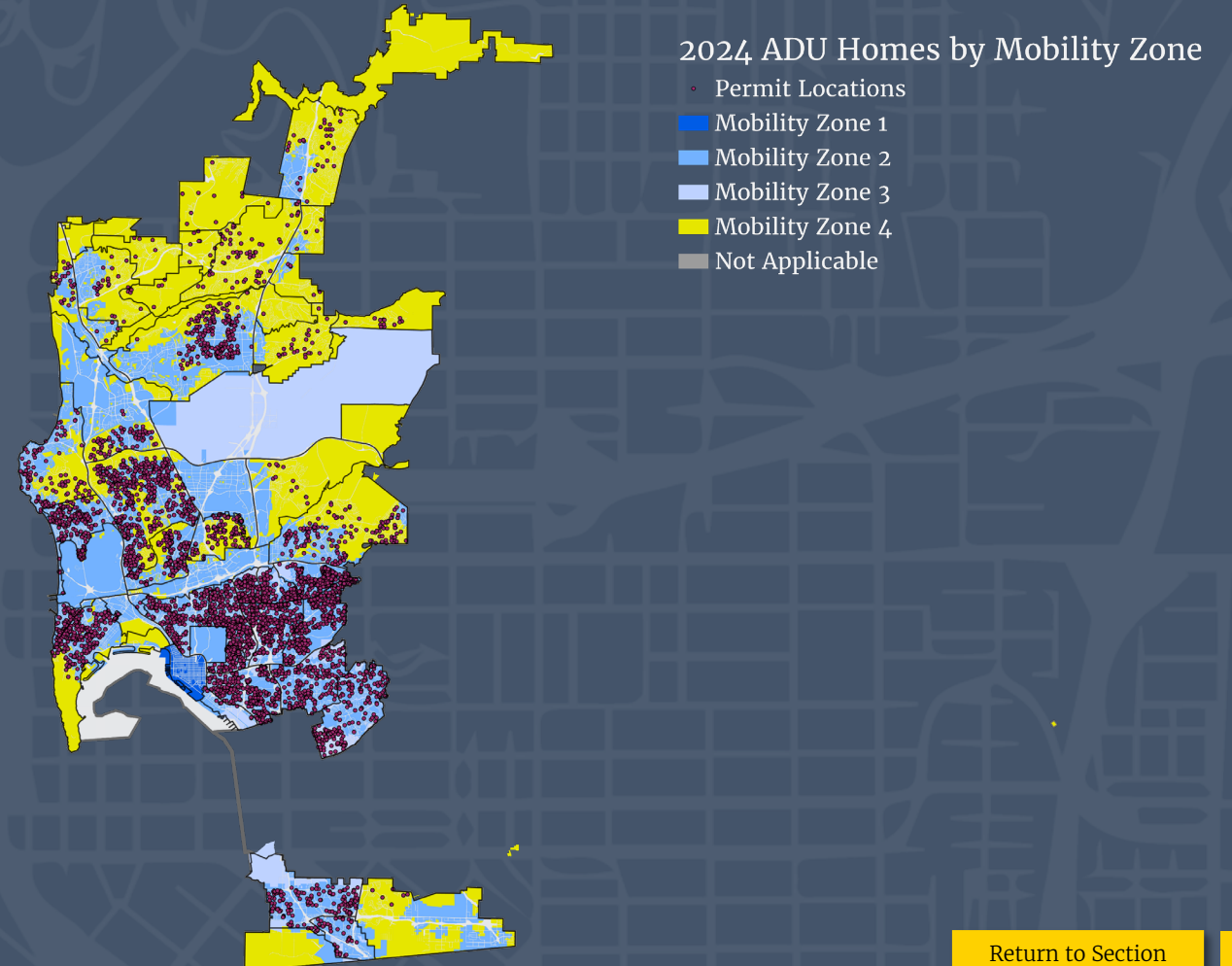
97% Affordable ADUs Permitted
87% Total ADUs Permitted

Mobility Zone 3

1% Affordable ADUs Permitted
3% Total ADUs Permitted

Mobility Zone 4

2% Affordable ADUs Permitted
10% Total ADUs Permitted



K. 2024 Permitted Homes by Number of Bedrooms

In 2024, the City conducted a review of housing development to track the number of bedrooms being added to the housing supply. This analysis shows that smaller homes dominated production: 59% of all homes permitted in 2024 were one-bedroom or studio. Larger homes were less common, with fewer than 16% of homes permitted included three or more bedrooms.

Studio



18% of bedrooms in homes permitted were studios.

One Bedroom



41% of bedrooms in homes permitted were one bedrooms.

Two Bedrooms



25% of bedrooms in homes permitted were two bedrooms.

Three or More Bedrooms

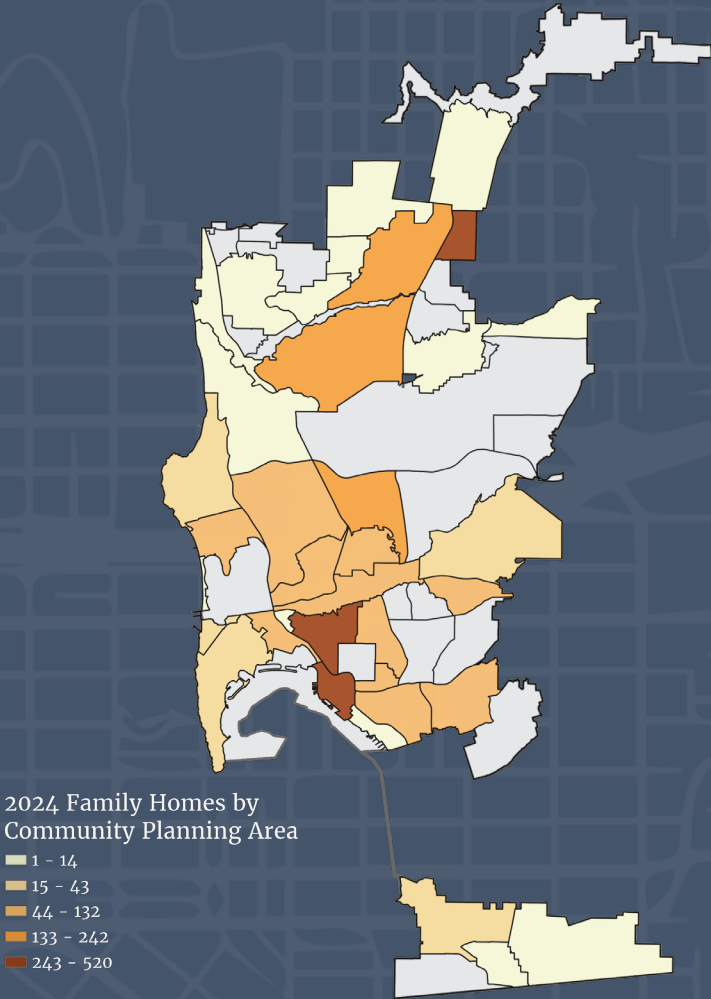


16% of bedrooms in homes permitted were three or more bedrooms.

L. 2024 Permitted Homes with 2+ Bedrooms by Community Plan Area

In 2024, the top 10 community planning areas for new permitted homes with 2 or more bedrooms were:

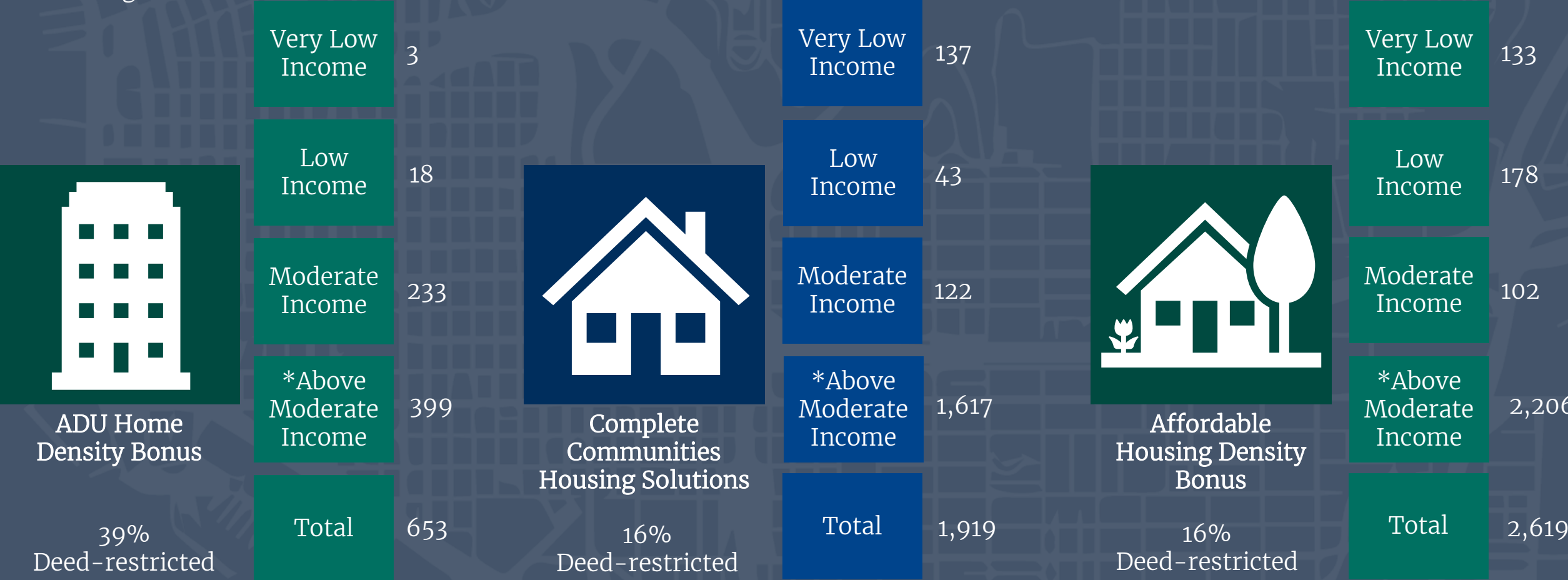
Community Plan Area	Permitted Homes
1. Carmel Mountain Ranch	513
2. Uptown	429
3. Downtown	380
4. Mira Mesa	242
5. Kearny Mesa	229
6. Rancho Peñasquitos	205
7. City Heights	191
8. Clairemont Mesa	132
9. Encanto Neighborhoods	122
10. College Area	114



Refer to Appendix HD 5 for a complete list.

M. 2024 Permitted Homes by Incentive Program

In 2024, 653 ADU Homes were permitted under the ADU Home Density Bonus Program. 1,919 homes were permitted under Complete Communities Housing Solutions. 2,619 homes were permitted under the Affordable Home Density Bonus Program.



*Above Moderate Income homes are reported to the State as those without a deed-restriction for the home to be available for very low, low, and moderate income households. Generally, these homes are rented or sold at the market-rate price point which may – or may not – be affordable to very low, low or moderate income households. However, since the City does not track the rents or price of these homes upon their construction, they are reported as Above Moderate Income homes.

City Programs

- A. City Program Descriptions
- B. Permitted Homes: ADU Home Density Bonus Program 2021-2024
- C. Permitted Homes: Affordable Home Density Bonus Program 2021-2024
- D. Permitted Homes: Complete Communities: Housing Solutions 2021-2024
- E. Permitted Homes: Home Expedite Program Building Permits 2018-2024
- F. Permitted Homes: Affordable Housing Permit Now Program by Community Plan Area
- G. Permitted Affordable Homes: Inclusionary Housing by Community Plan Area 2021-2024

A. City Program Descriptions

Accessory Dwelling Unit (ADU) Home Density Bonus

Allows development of an additional ADU home when an ADU home is deed-restricted as affordable, subject to setbacks and overall floor area ratio. For more information, see [Information Bulletin 400](#).



Complete Communities Housing Solutions (CCHS)

Allows development of additional homes for projects that include affordable homes and either the development of enhanced public spaces or the contribution of funds for neighborhood improvements. For more information, see [Information Bulletin 411](#).

Affordable Home Density Bonus

Allows development of additional homes for projects that include affordable homes, including development where all homes are deed-restricted as affordable. For more information, see [Section 143.0710 et al. of Chapter 14 of the San Diego Municipal Code](#).



A. City Program Descriptions (continued)

Home Expedite Program

The Home Expedite Program aims to reduce permit review times and waive fees for eligible projects that propose affordable homes. For more information on the Home Expedite Program, see [Information Bulletin 538](#).



Affordable Housing Permit Now Program

Mayor's [Executive Order 2023-1 \(EO1\)](#) directed City Departments to expedite and streamline permitting of qualified 100% affordable home development projects, including emergency shelters, transitional housing, and permanent supportive housing. Development Services Department launched the Affordable Homes Permit Now Program in 2023 to implement EO1, see [Information Bulletin 195](#).

Inclusionary Affordable Housing

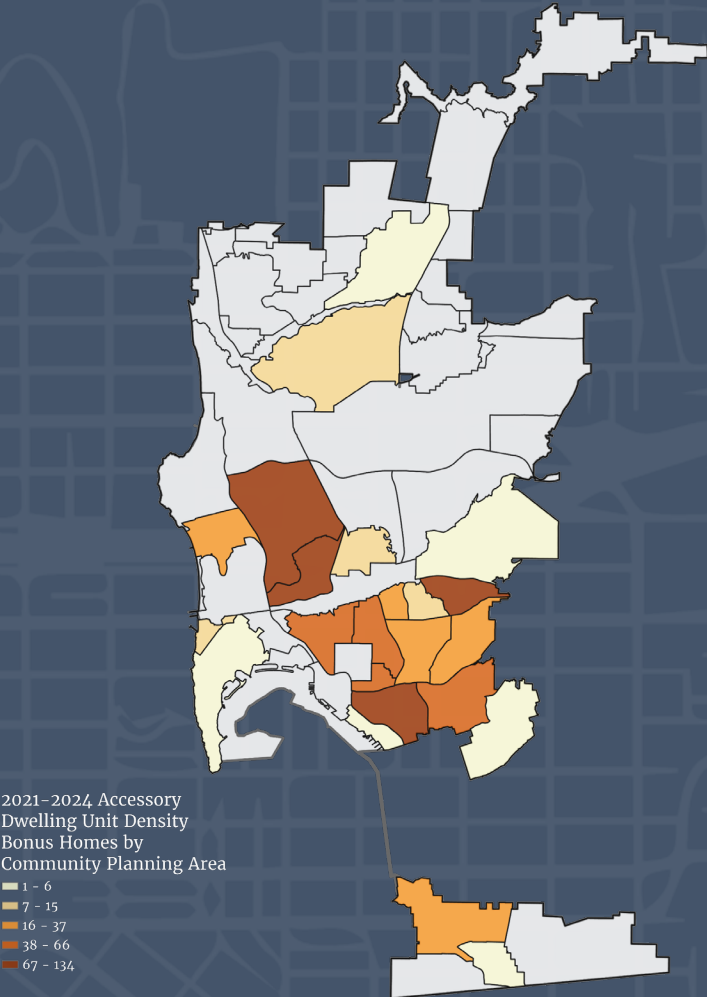
Requires a percentage of rental and for-sale homes in developments of 10+ homes to be set aside for lower-income households. The homes can be built on-site within a development or off-site in another development. In lieu of constructing these affordable homes, a fee can instead be paid to the [San Diego Housing Commission](#) to fund affordable home development.



B. Permitted Homes: ADU Home Density Bonus Program 2021–2024

Between 2021–2024, 892 new homes were permitted using the ADU Home Density Bonus Program of which 370 (41 percent) are deed-restricted affordable homes. The top 10 community plan areas for new homes using the ADU Home Density Bonus Program between 2021–2024 are:

Community Plan Area	Permitted ADU Homes	Affordable ADU Homes
1. Clairemont Mesa	134	58
2. Linda Vista	115	46
3. Southeastern San Diego	105	39
4. College Area	84	36
5. North Park	66	21
6. Skyline/Paradise Hills	46	2
7. Encanto Neighborhoods	44	18
8. Uptown	44	18
9. Greater Golden Hill	42	13
10. Otay Mesa–Nestor	37	29

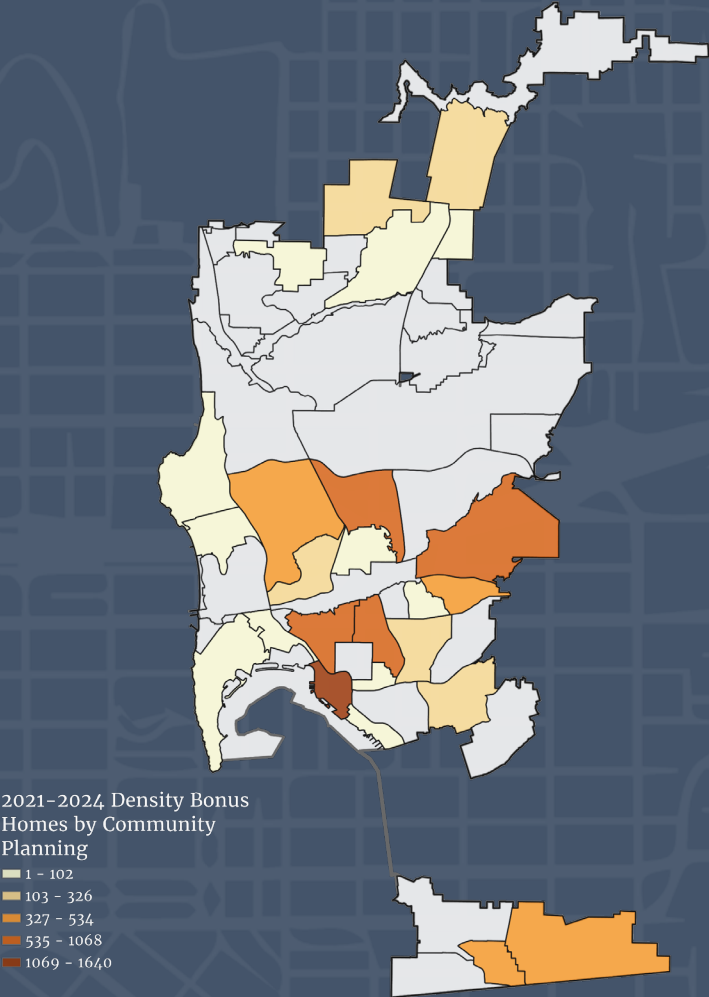


Refer to Appendix CP 1 for a complete list.

C. Permitted Homes: Affordable Home Density Bonus Program 2021–2024

In 2024, 2,619 new homes were permitted using the Density Bonus Program. Between 2021–2024, 8,726 new homes have been permitted using the Density Bonus Program. The top 10 community plan areas for new permitted homes using the Density Bonus Program between 2021–2024 are:

Community Plan Area	Permitted Homes	Affordable Homes
1. Downtown	1,640	494
2. Navajo	1,068	53
3. Kearny Mesa	985	101
4. Uptown	750	41
5. North Park	714	110
6. Otay Mesa	534	83
7. San Ysidro	468	466
8. Clairemont Mesa	426	404
9. College Area	389	322
10. Encanto Neighborhoods	326	314

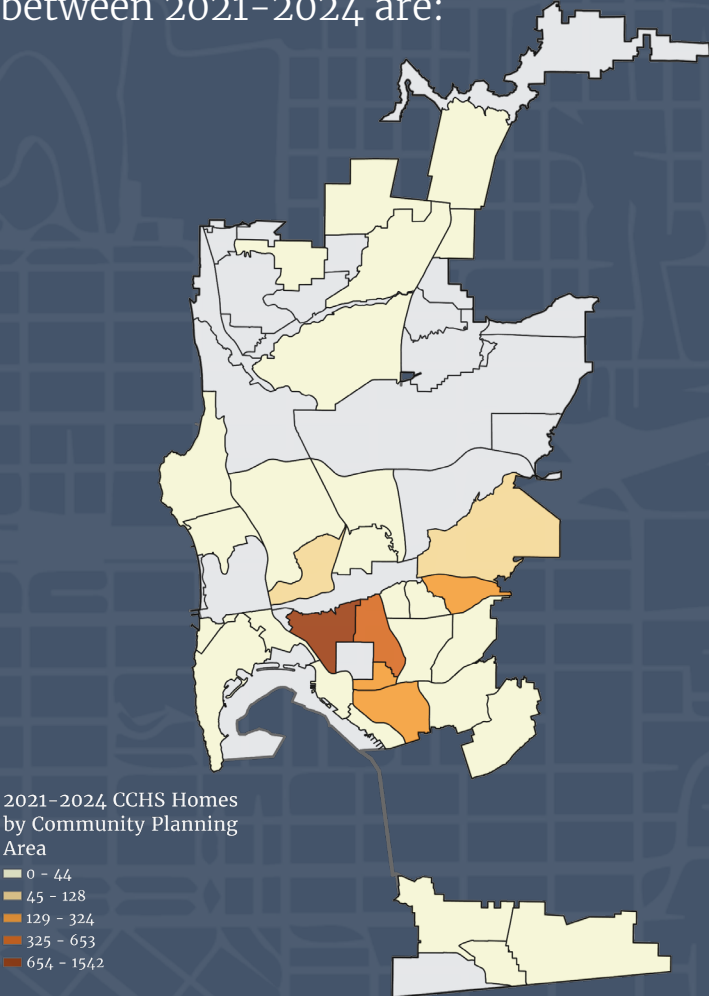


Refer to Appendix CP 2 for a complete list.

D. Permitted Homes: Complete Communities: Housing Solutions 2021–2024

Between 2021 and 2024, 3,372 homes were permitted in only eight community plan areas using Complete Communities Housing Solutions. Nearly 17 percent of these new homes are deed-restricted as affordable. The eight community plan areas with new permitted homes using Complete Communities Housing Solutions between 2021–2024 are:

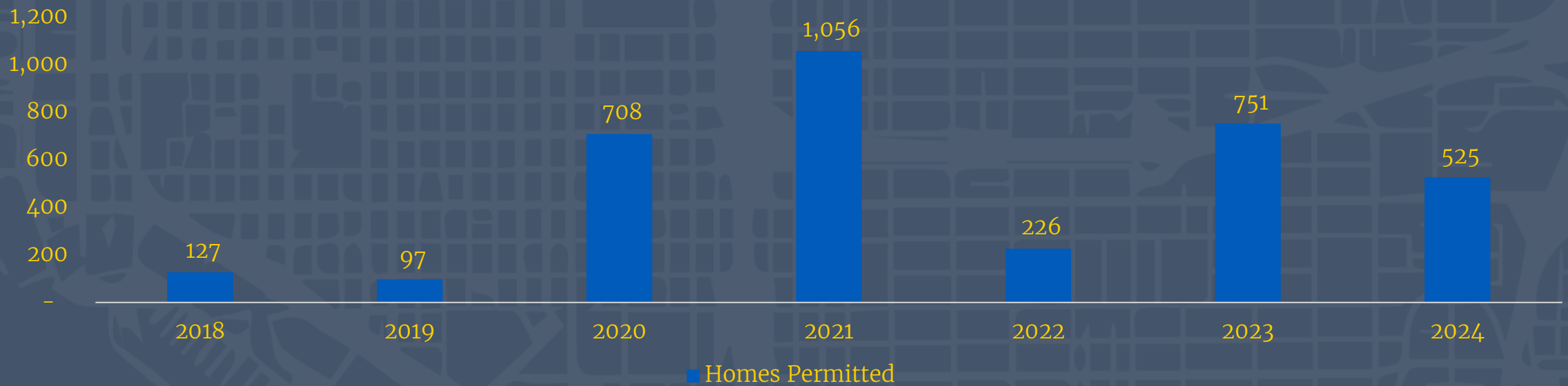
Community Plan Area	Permitted Homes	Affordable Homes
1. Uptown	1,542	207
2. North Park	653	71
3. College Area	324	24
4. Greater Golden Hill	304	19
5. Southeastern San Diego	253	90
6. Linda Vista	128	24
7. Navajo	125	123
8. Pacific Beach	44	4



Refer to Appendix CP 3 for a complete list.

E. Permitted Homes: Home Expedite Program Building Permits 2018–2024

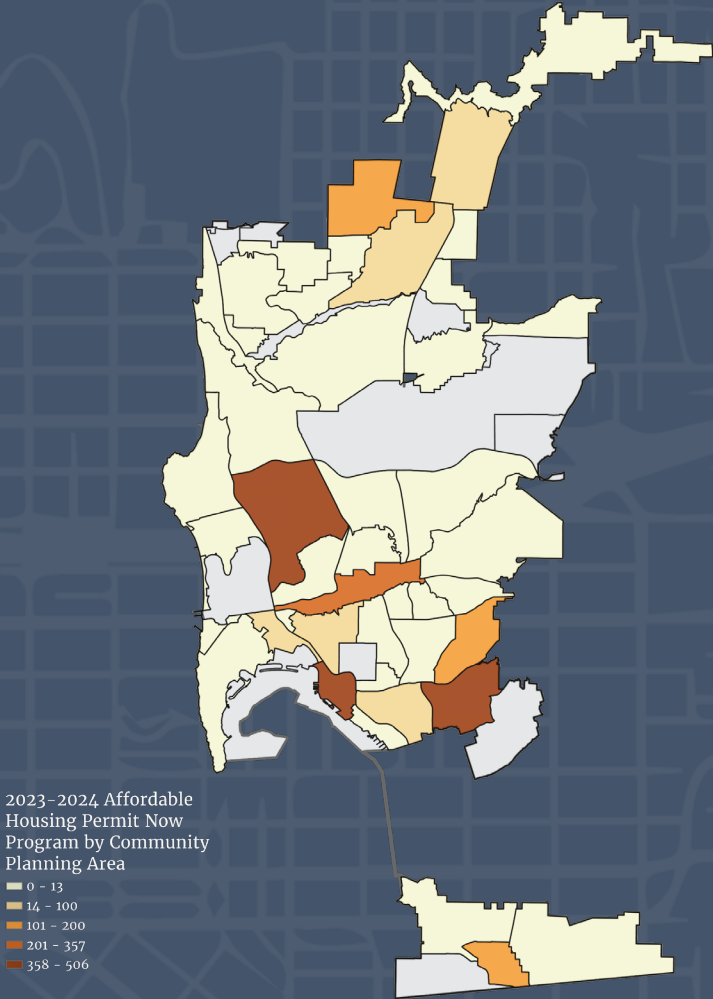
In 2024, 32 development projects used the Home Expedite Program. Between 2018–2024, 435 development projects have used the Home Expedite Program. From 2018 to 2024, 3,490 new homes have been permitted through the Home Expedite Program.



F. Permitted Homes: Affordable Housing Permit Now Program by Community Plan Area

Between 2023-2024, 3,094 homes were permitted through the Affordable Housing Permit Now Program. The top 10 Community Plan Areas with homes permitted using Affordable Housing Permit Now Program include:

Community Plan Area	Permitted Homes
1. Encanto Neighborhoods	506
2. Downtown	479
3. Clairemont Mesa	450
4. City Heights	392
5. Mission Valley	357
6. San Ysidro	200
7. Black Mountain Ranch	171
8. Eastern Area	131
9. Rancho Bernardo	100
10. Rancho Peñasquitos	81

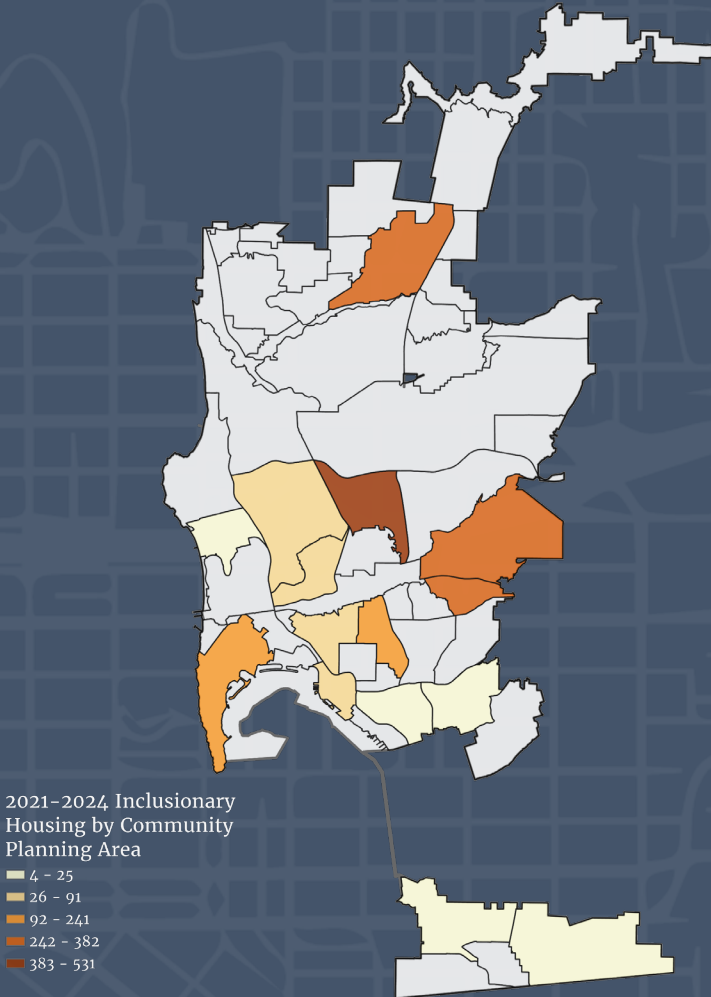


Refer to Appendix CP 4 for a complete list.

G. Permitted Affordable Homes: Inclusionary Housing by Community Plan Area 2021–2024

The top 10 community planning areas with the most affordable homes permitted through Inclusionary Housing Program between 2021 and 2024 are:

Community Plan Area	Permitted Homes
1. Kearny Mesa	531
2. Rancho Peñasquitos	382
3. Navajo	350
4. College Area	339
5. North Park	241
6. Peninsula	140
7. Uptown	91
8. Downtown	77
9. Linda Vista	65
10. Clairemont Mesa	46



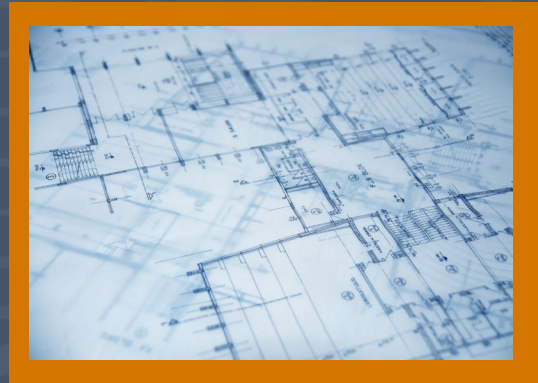
Refer to Appendix CP 5 for a complete list.

Trends and Implementation

- A. Trends and Implementation
- B. Regional Housing Needs Assessment 2021-2029
- C. Homes Permitted 2014-2024
- D. Permitted Homes by Community Plan Area 2021-2024
- E. Permitted Affordable Homes by Community Plan Area 2021-2024
- F. Permitted Homes by Mobility Zone 2021-2024
- G. Permitted Multiple Homes 2014-2024
- H. Permitted Multiple Homes by Community Plan Area 2021-2024
- I. Permitted Multiple Homes by Mobility Zone 2021-2024
- J. Permitted ADU Homes 2014-2024
- K. Permitted ADU Homes by Community Plan Area 2021-2024
- L. Permitted ADU Homes by Mobility Zone 2021-2024

A. Trends and Implementation

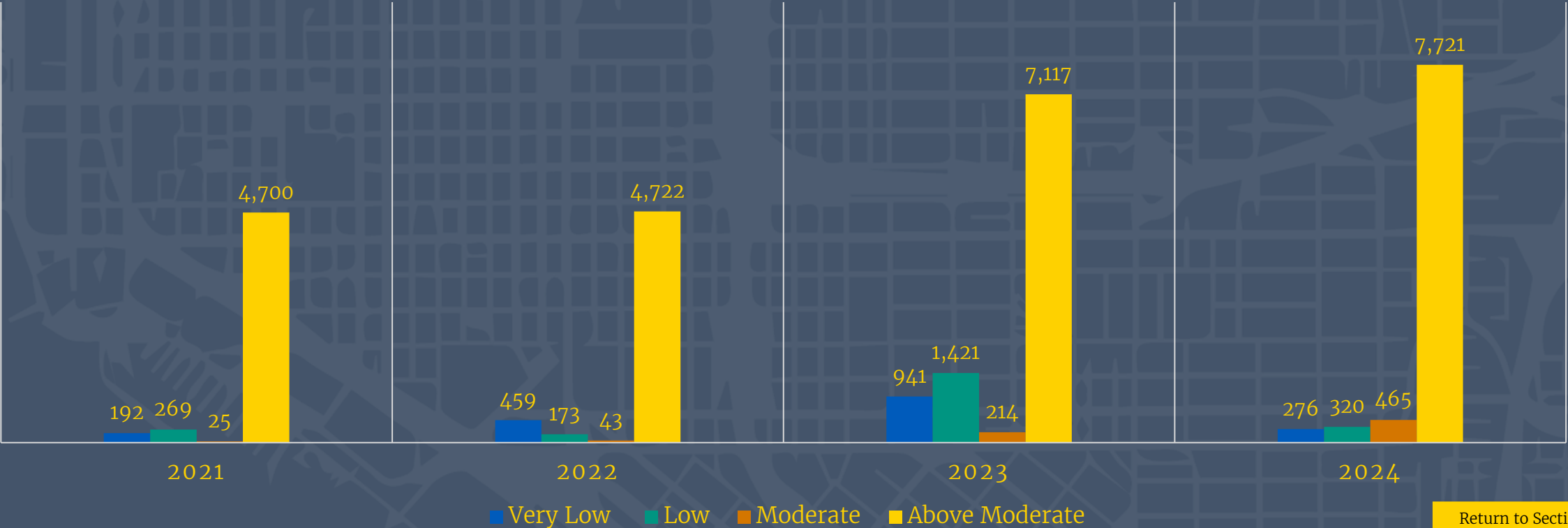
State law (Government Code 65583) requires every city and county to include a Housing Element in its General Plan. The Housing Element must identify and analyze existing and projected housing needs and set forth a program of actions to meet those needs, making it the City's long-range housing plan. The City is required to adequately plan to meet the housing needs of everyone in the community and to update the Housing Element every eight years. The Regional Housing Needs Assessment (RHNA) serves as the foundation for the Housing Element and is prepared by the San Diego Association of Governments (SANDAG). As part of this process, the RHNA provides the State's estimate for the region's housing needs across all income groups for the upcoming eight years. SANDAG then determines how much of the region's total housing needs to be planned for and permitted by each jurisdiction in the region. In the Housing Element, the City must identify enough potentially developable land zoned for residential use to meet the City's RHNA housing capacity target and must provide goals, objectives, policies, and programs to meet the housing needs of all San Diegans.



B. Regional Housing Needs Assessment 2021-2029

The City has permitted 29,058, or 27 percent, of the 108,036 homes allocated through RHNA between 2021-2029. Of these new homes permitted between 2021-2024, the City has permitted 1,868 Very Low-Income Units, 2,183 Low-Income Units, 747 Moderate-Income Units, and 24,260 Above Moderate-Income Units. The City would need to permit 78,978 more homes by 2029 to meet its RHNA allocation.

Total Home Building Permit Issuance between 2021-2024



C. Homes Permitted 2014–2024

Between 2014–2024, the City has significantly increased the number of homes it permits each year. In calendar year 2023 and 2024, the City approved an average of approximately 9,200 homes annually—nearly double the numbers approved during the first two years of the current 6th RHNA Cycle. This recent pace also exceeds the average annual approvals during the 5th RHNA Cycle (2010–2020).

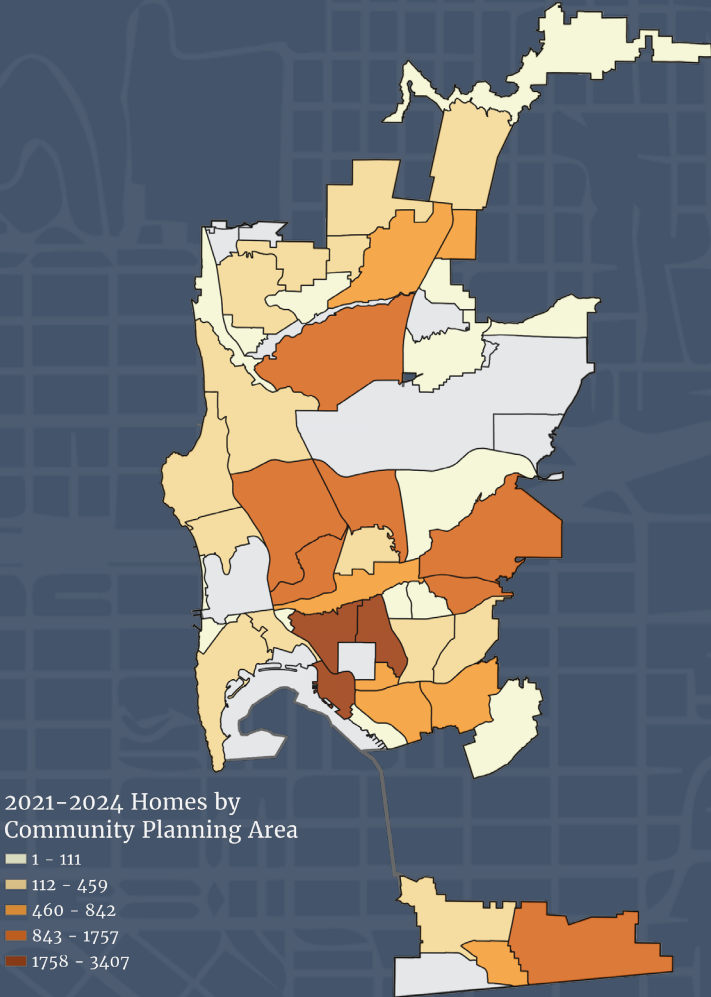
Year	Very Low	Low	Moderate	Above Moderate	Total
2014	229	184	–	1,995	2,408
2015	265	446	–	4,221	4,932
2016	103	253	–	7,028	7,384
2017	324	295	–	4,395	5,014
2018	249	203	–	3,437	3,889
2019	602	314	–	4,281	5,197
2020	937	768	3	4,774	6,482
2021	192	2,669	25	4,700	7,586
2022	459	173	43	4,722	5,397
2023	941	1,421	214	7,117	9,693
2024	276	320	465	7,721	8,782

D. Permitted Homes by Community Plan Area

2021-2024

Between 2021-2024, the top 10 community plan areas for permitted new homes were:

Community Plan Area	Permitted Homes
1. Downtown	3,407
2. Uptown	2,782
3. North Park	2,399
4. Mira Mesa	1,757
5. Navajo	1,667
6. College Area	1,567
7. Kearny Mesa	1,518
8. Otay Mesa	1,291
9. Clairemont Mesa	1,242
10. Linda Vista	1,167

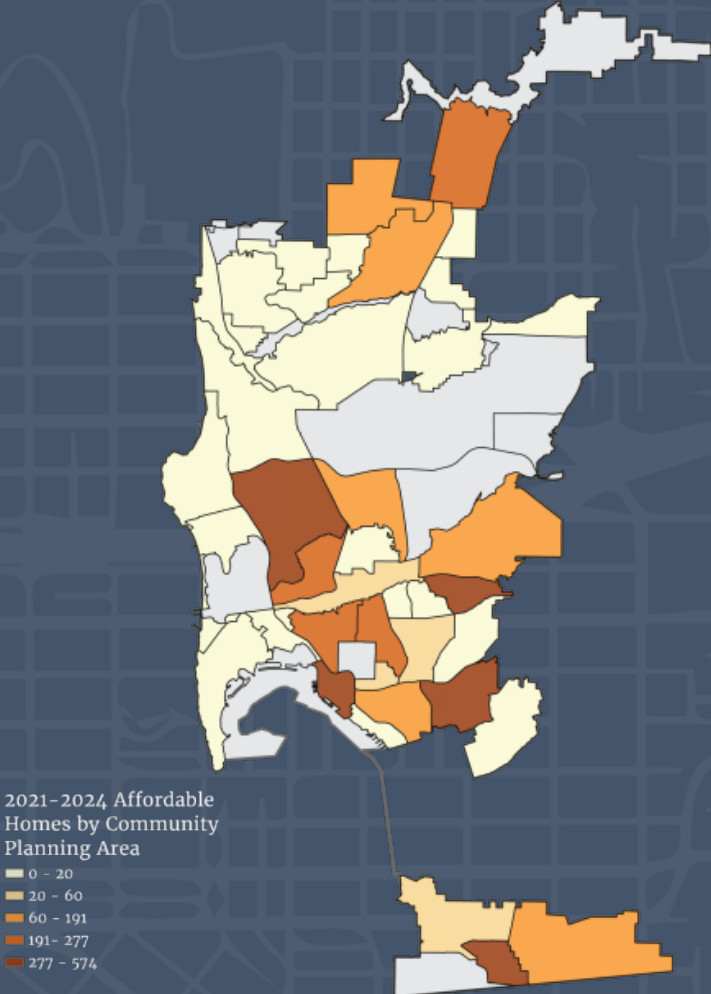


Refer to Appendix TI 1 for a complete list.

E. Permitted Affordable Homes by Community Plan Area 2021–2024

Between 2021–2024, the top 10 community plan areas for permitted affordable homes were:

Community Plan Area	Permitted Affordable Homes
1. Downtown	574
2. San Ysidro	468
3. Clairemont Mesa	467
4. College Area	420
5. Encanto Neighborhoods	392
6. City Heights	279
7. Linda Vista	277
8. Ranch Bernardo	274
9. Uptown	270
10. North Park	224



Refer to Appendix TI 2 for a complete list.

F. Permitted Homes by Mobility Zone 2021-2024

Between 2021-2024, 90% of affordable homes permitted, and 86% of total permitted homes were located near transit (Mobility Zones 1 & 2).

Mobility Zone 1

12% Affordable Homes Permitted
12% Total Homes Permitted

Mobility Zone 2

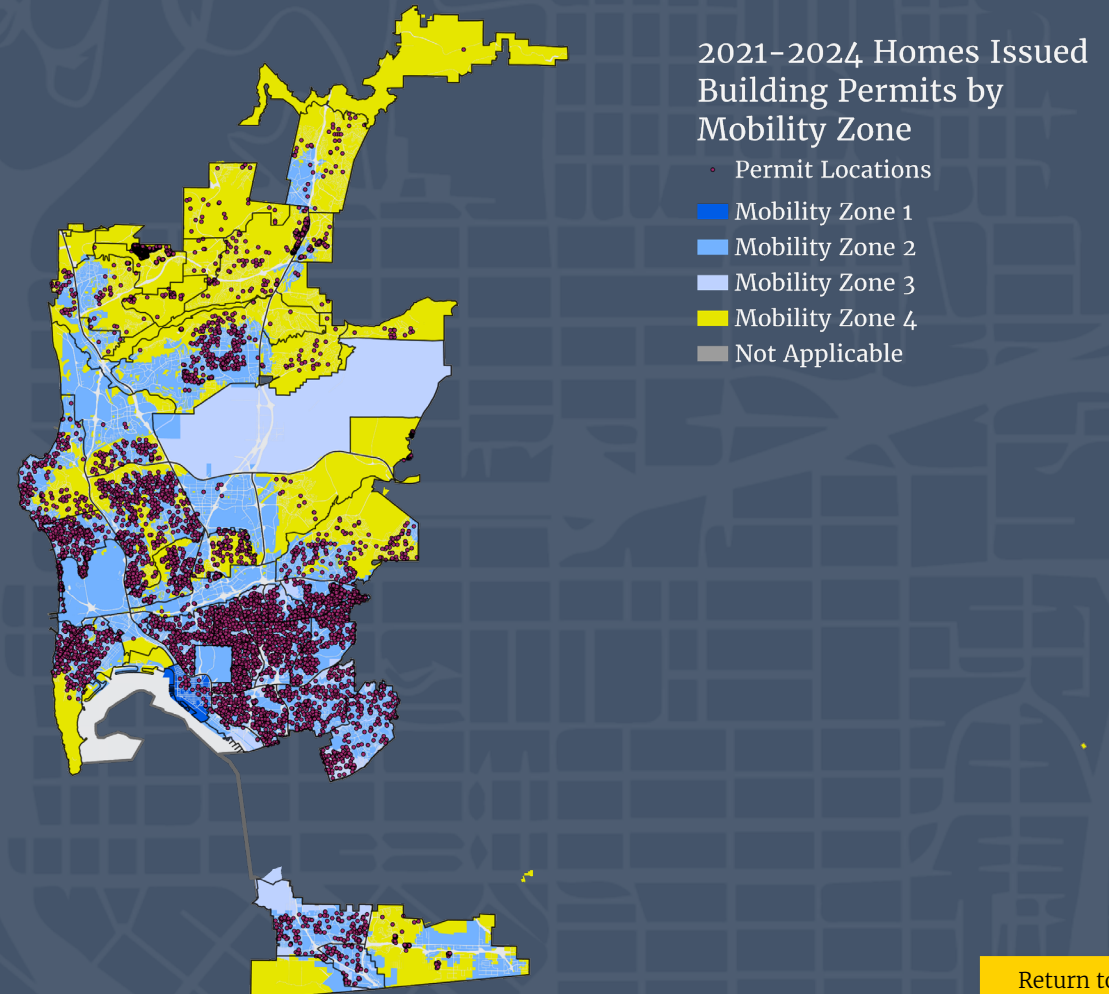
78% Affordable Homes Permitted
74% Total Homes Permitted

Mobility Zone 3

1% Affordable Homes Permitted
1% Total Homes Permitted

Mobility Zone 4

9% Affordable Homes Permitted
13% Total Homes Permitted

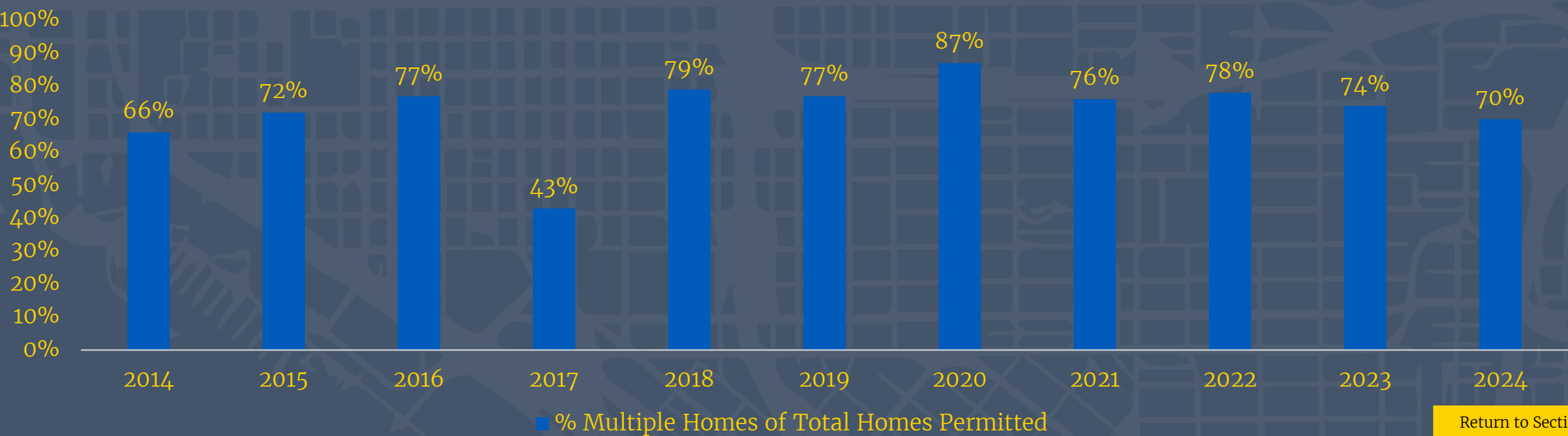


G. Permitted Multiple Homes 2014-2024

In 2024, the City permitted 6,166 homes as part of multiple home development—the second highest total in a single year. These types of developments, which include building with 2 to 4 units and those with 5+ units, accounted for 70% of all homes permitted in 2024.

Over the past decade, homes in multiple home development have consistently made up the majority of housing production in San Diego. Since 2014, their share has ranged from 66% to 87% annually, demonstrating their central role in meeting the City’s housing needs. This ongoing trend highlights the importance of higher-density residential development in accommodating growth, supporting transit-oriented communities, and increasing housing supply across the City, in addition to other opportunities for increasing home production.

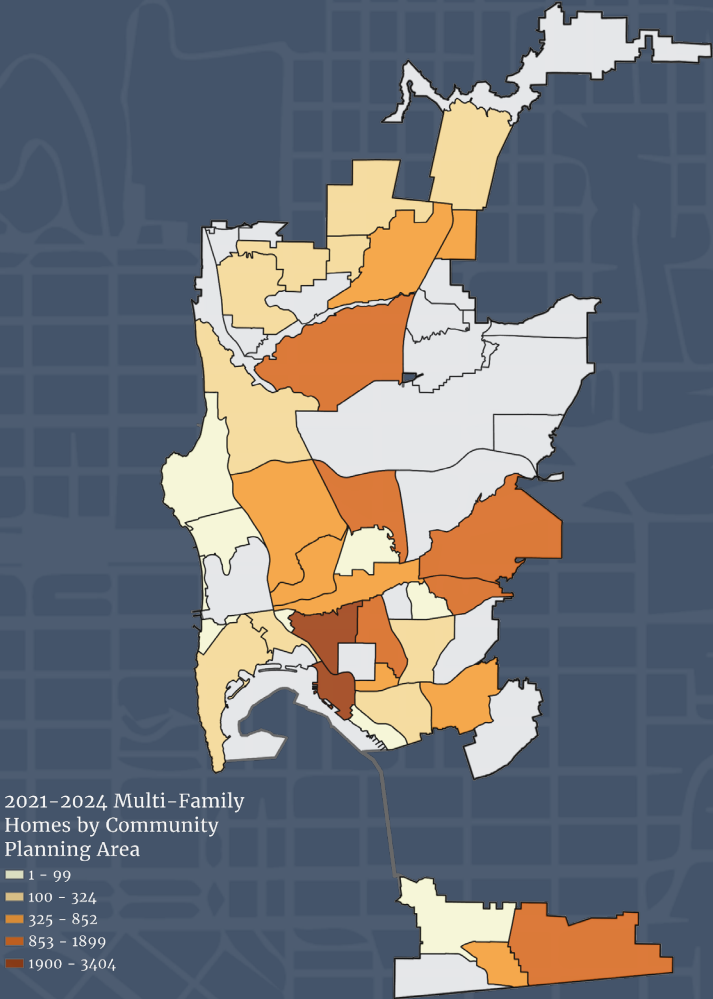
Share of Homes That Are Part of Multiple Home Development



H. Permitted Multiple Homes by Community Plan Area 2021–2024

Between 2021–2024, the top 10 community planning areas for permitted homes in multiple home developments were:

Community Plan Area	Permitted Homes	Affordable Homes
1. Downtown	3,404	574
2. Uptown	2,490	251
3. North Park	1,899	200
4. Navajo	1,541	189
5. Kearny Mesa	1,516	123
6. Otay Mesa	1,277	156
7. College Area	1,158	383
8. Mira Mesa	1,048	–
9. Linda Vista	852	229
10. Mission Valley	811	25



Refer to Appendix TI 3 for a complete list.

I. Permitted Multiple Homes by Mobility Zone 2021-2024

Between 2021-2024, 90% of total permitted affordable homes were part of Multiple Home development, and 89% of permitted homes were part of Multiple Home development located near transit (Mobility Zones 1 & 2).

Mobility Zone 1

13% Affordable MH Permitted
16% Total MH Permitted

Mobility Zone 2

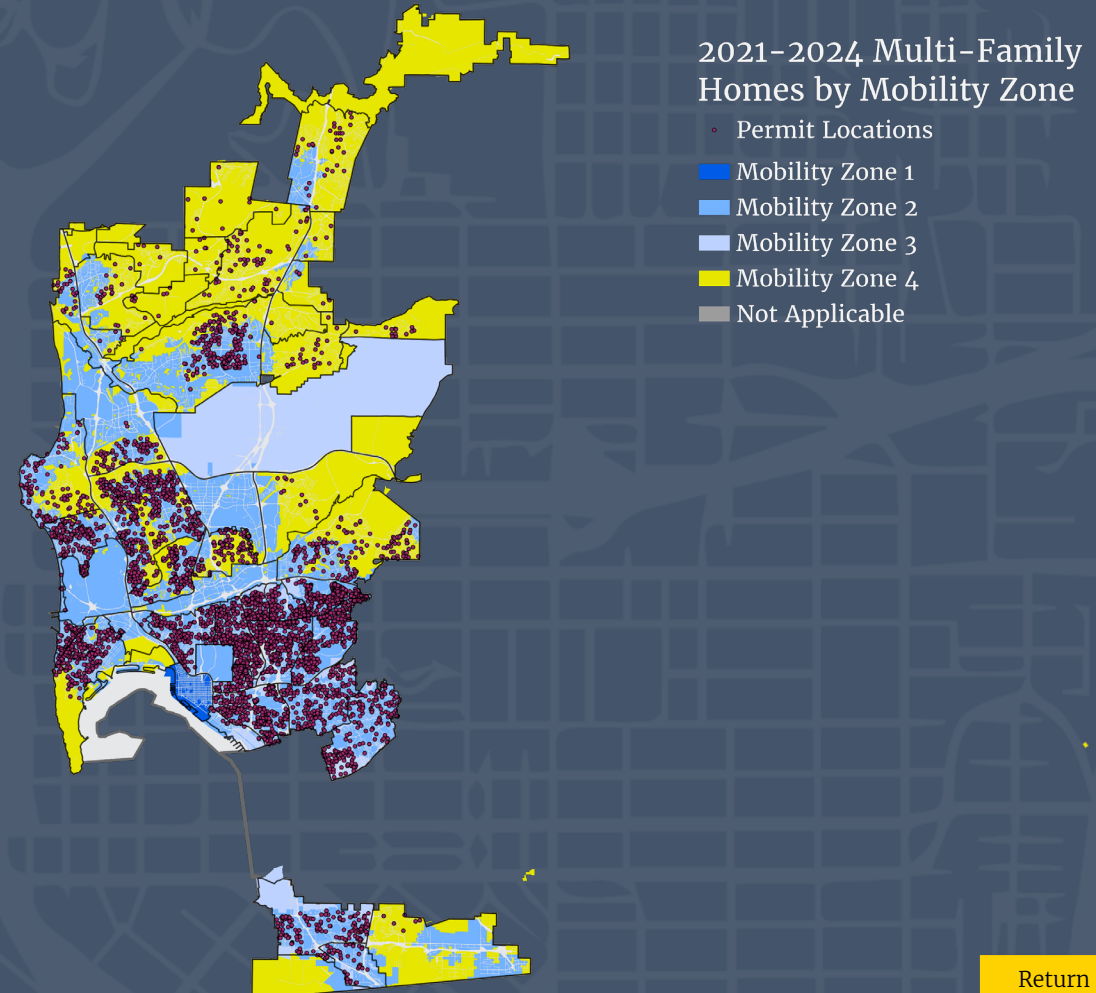
77% Affordable MH Permitted
73% Total MH Permitted

Mobility Zone 3

<1% Affordable MH Permitted
<1% Total MH Permitted

Mobility Zone 4

10% Affordable MH Permitted
11% Total MH Permitted

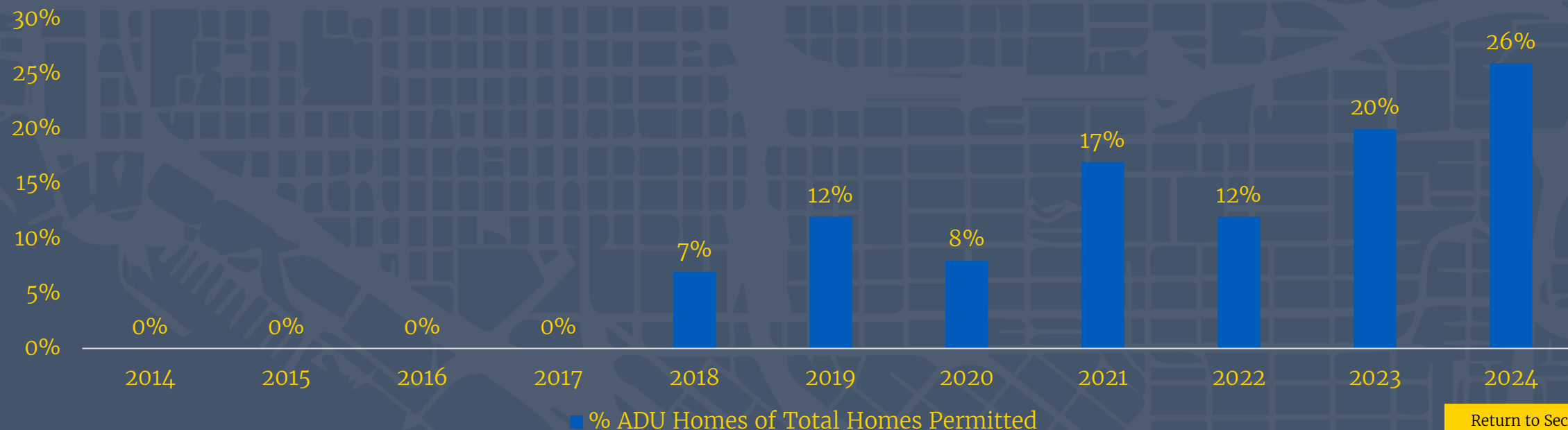


J. Permitted ADU Homes 2014-2024

ADU Homes continue to play a role in San Diego’s housing production. In 2024, the City permitted 2,285 ADU homes—the highest number ever permitted in a single year. ADU homes accounted for 26% of all homes permitted citywide in 2024, marking their largest share to date.

This represents a significant increase from earlier years. Between 2014-2017, ADU homes made up less than 1% of all permitted homes. Since then, their share has steadily grown: 7% in 2018, 12% in 2019, and reaching 20% in 2023 before climbing to 26% in 2024. This upward trend reflects the City’s ongoing efforts to expand housing options through ADU-focused policy changes and permit streamlining.

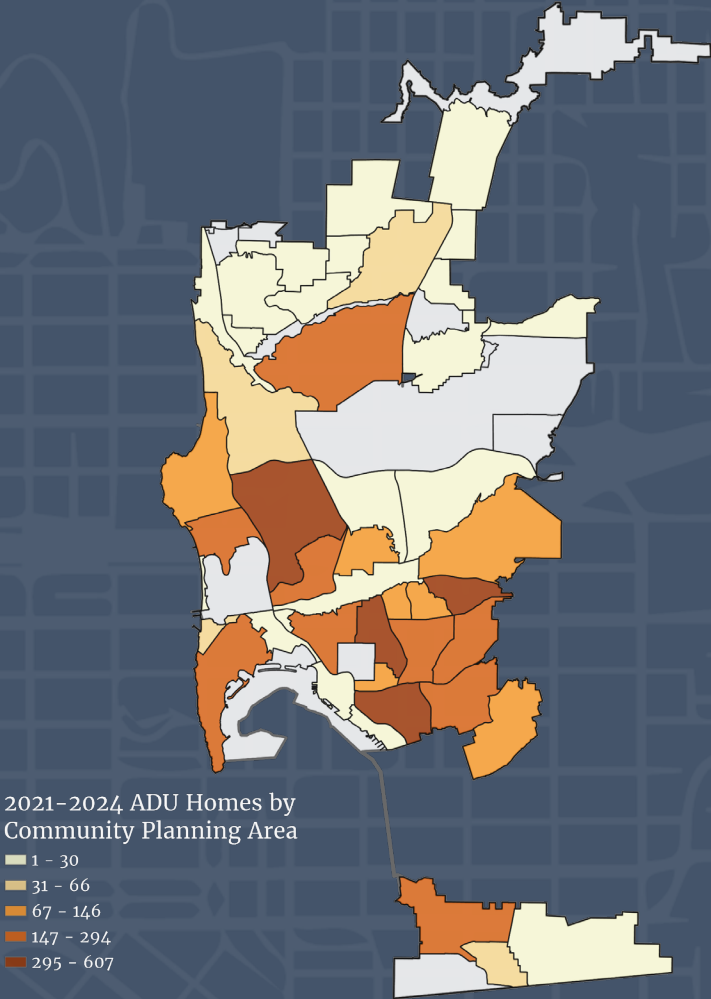
Share of Total Permitted Homes that are Accessory Dwelling Units



K. Permitted ADU Homes by Community Planning Area 2021–2024

Between 2021–2024, the top 10 community planning areas for new and affordable Accessory Dwelling Unit homes were:

Community Plan Area	Permitted Homes	Affordable Homes
1. Clairemont Mesa	607	61
2. North Park	472	24
3. Southeastern San Diego	435	39
4. College Area	403	37
5. City Heights	384	12
6. Eastern Area	308	13
7. Linda Vista	294	46
8. Uptown	268	19
9. Encanto Neighborhoods	240	22
10. Pacific Beach	235	9



Refer to Appendix TI 4 for a complete list

L. Permitted ADU Homes by Mobility Zone

2021-2024

Between 2021-2024, 92% of total Affordable Accessory Dwelling Unit homes and 85% of total permitted Accessory Dwelling Unit homes were near transit (Mobility Zones 1 & 2).

Mobility Zone 1

0% Affordable ADUs Permitted
0% Total ADUs Permitted

Mobility Zone 2

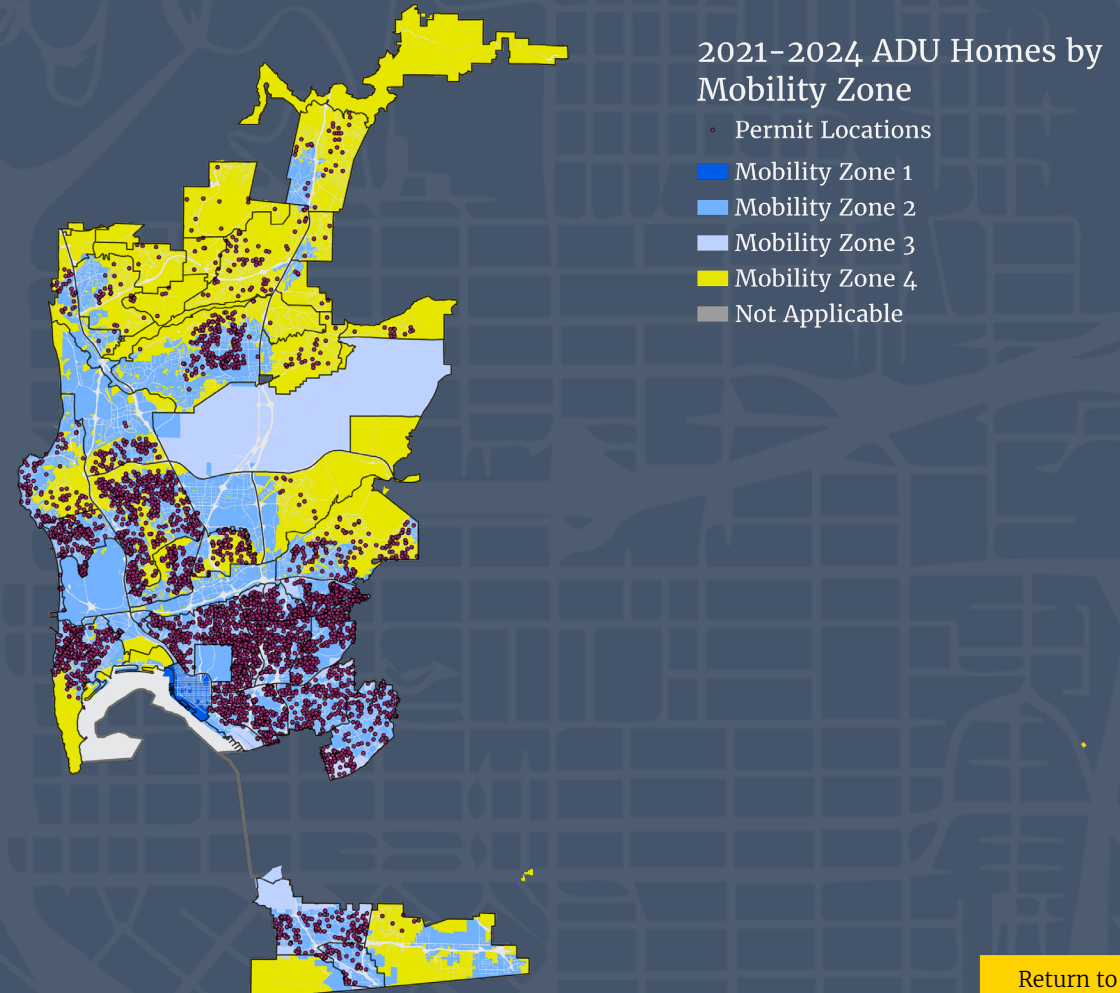
92% Affordable ADUs Permitted
85% Total ADUs Permitted

Mobility Zone 3

6% Affordable ADUs Permitted
4% Total ADUs Permitted

Mobility Zone 4

2% Affordable ADUs Permitted
11% Total ADUs Permitted



Housing Element Adequate Sites & Outreach

- A. **Housing Element Adequate Sites Overview**
- B. **Housing Element Adequate Sites Inventory Capacities by Community Planning Area**
- C. **Housing Element Adequate Sites Inventory Analysis 2021-2024 by Mobility Zone**
- D. **Housing Element Adequate Sites Inventory Analysis – Vacant Sites**
- E. **Housing Element Adequate Sites Inventory Analysis – Non-Vacant Sites**
- F. **Housing Capacity in Communities of Concern**
- G. **City Planning Department Outreach and Engagement**

A. Housing Element Adequate Sites Overview



The Housing Element identified adequate sites to meet Regional Housing Needs Assessment (RHNA) housing goals for very low-, low-, moderate-, and above moderate-income households needed to meet the RHNA target of 108,036 new homes by 2029, including 44,880 deed-restricted affordable new homes. The Adequate Sites Inventory identified sites for at least 174,678 new homes, including 72,191 sites zoned for at least 30 dwelling units per acre for affordable homes for lower-income households throughout the City. While the Adequate Sites Inventory demonstrates that the City has zoned land for new homes, zoning capacity does not equal production. Many factors affect home production including the cost of materials and land, financing, the availability of funding sources, and the availability of labor. Additional increased capacity continues to be needed to open opportunities for more home production to meet the RHNA targets.

To assess how many homes are being produced relative to the number of homes based on zoning capacity anticipated in the Adequate Sites Inventory, the City Planning Department utilizes a metric called “Adequate Site Production Rate.” Additionally, the City monitors the number of homes issued building permits on sites identified as a “Non-Vacant” site, due to the difficulty of developing on non-vacant sites.

Adequate Site Production Rate: The percentage of permitted homes of the zoning capacity of homes on sites that are identified in the Housing Element Adequate Sites Inventory.

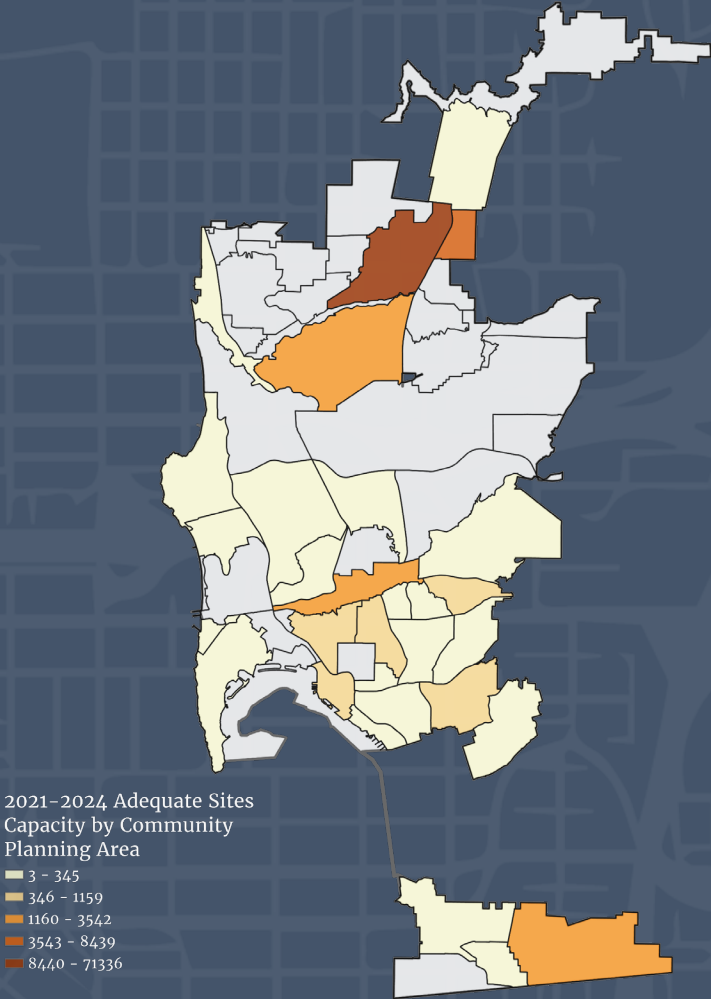
Non-Vacant Site Production Rate: The percentage of permitted homes on non-vacant sites of the zoning capacity of homes on non-vacant sites that are identified in the Housing Element Adequate Sites Inventory.

B. Housing Element Adequate Sites Inventory Capacities by Community Planning Area

Between 2021-2024, the top 10 community planning areas for new homes in the identified Adequate Site Inventory Capacity were:

Community Planning Area	Homes Permitted	Adequate Sites Capacity	Adequate Sites Production Rate
1. Downtown	3,407	783	435%
2. Uptown	2,782	418	666%
3. North Park	2,399	422	568%
4. Mira Mesa	1,757	3,542	50%
5. Navajo	1,667	61	2,733%
6. College Area	1,567	550	285%
7. Kearny Mesa	1,518	345	440%
8. Otay Mesa	1,291	2,359	55%
9. Clairemont Mesa	1,242	130	955%
10. Linda Vista	1,167	257	454%
Totals	18,797	8,867	212%

Refer to Appendix ASO 1 for a complete list.



C. Housing Element Adequate Sites Inventory Analysis 2021–2024 by Mobility Zone

Between 2021–2024, most approved homes were part of multiple home developments and ADU home development across all mobility zones.

Mobility Zone 1

Multiple Home Development: 100%
ADU Home Development: 0%

Mobility Zone 2

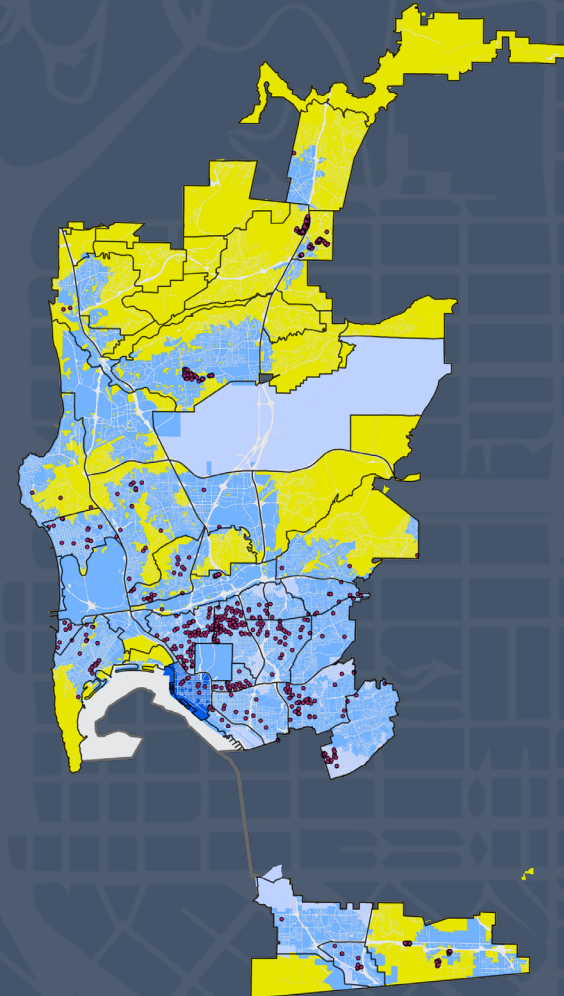
Multiple Home Development: 92%
ADU Home Development: 5%

Mobility Zone 3

Multiple Home Development: 62%
ADU Home Development: 31%

Mobility Zone 4

Multiple Home Development: 69%
ADU Home Development: <1%



2021–2024 Housing Element Adequate Sites Inventory Analysis by Mobility Zone

- Permit Locations
- Mobility Zone 1
- Mobility Zone 2
- Mobility Zone 3
- Mobility Zone 4
- Not Applicable

D. Housing Element Adequate Sites Inventory Analysis – Vacant Sites

Less than 2 percent of the City’s land is both vacant and developable, and vacant sites represent only a small share of the total sites in the adequate sites inventory. Appendix C of the Housing Element indicated that about 5 percent of the City’s land was initially vacant and available for development. However, subsequent development has reduced this figure to less than 2 percent. As a result, future residential growth will increasingly rely on infill development, as vacant, developable land becomes more limited citywide. The City has permitted more homes than anticipated on vacant sites identified in the adequate sites inventory in Mobility Zone 3.



Mobility Zone 1

Permitted Homes: 0
Anticipated Homes: 0
Adequate Sites Production Rate: N/A



Mobility Zone 2

Permitted Homes: 2,461
Anticipated Homes: 6,481
Adequate Sites Production Rate: 38%



Mobility Zone 3

Permitted Homes: 45
Anticipated Homes: 38
Adequate Sites Production Rate: 118%



Mobility Zone 4

Permitted Homes: 1,539
Anticipated Homes: 78,841
Adequate Sites Production Rate: 2%

E. Housing Element Adequate Sites Inventory Analysis – Non-Vacant Sites

Outside of Downtown (Mobility Zone 1), the City assumed that residential development would occur at 90 percent of the maximum allowed density based on analysis of permits issued between 2012 and 2017 which showed market-rate projects averaged 80 percent of the zone maximum. As a result, recent increases reflect development that exceeded the assumed capacity and/or utilized a density bonus. Non-vacant sites identified in the Adequate Sites Inventory have produced more homes than anticipated in Mobility Zones 1 and 2 and below what was anticipated in Mobility Zones 3 and 4. Overall, the City permitted 10,596 homes compared to 7,352 anticipated homes across all mobility zones—equivalent to 144% of the anticipated production rate.

Mobility Zone 1



Permitted Homes: 2,423
Anticipated Homes: 783
Adequate Sites Production Rate: 309%

Mobility Zone 2



Permitted Homes: 7,964
Anticipated Homes: 5,390
Adequate Sites Production Rate: 148%

Mobility Zone 3



Permitted Homes: 16
Anticipated Homes: 23
Adequate Sites Production Rate: 70%

Mobility Zone 4



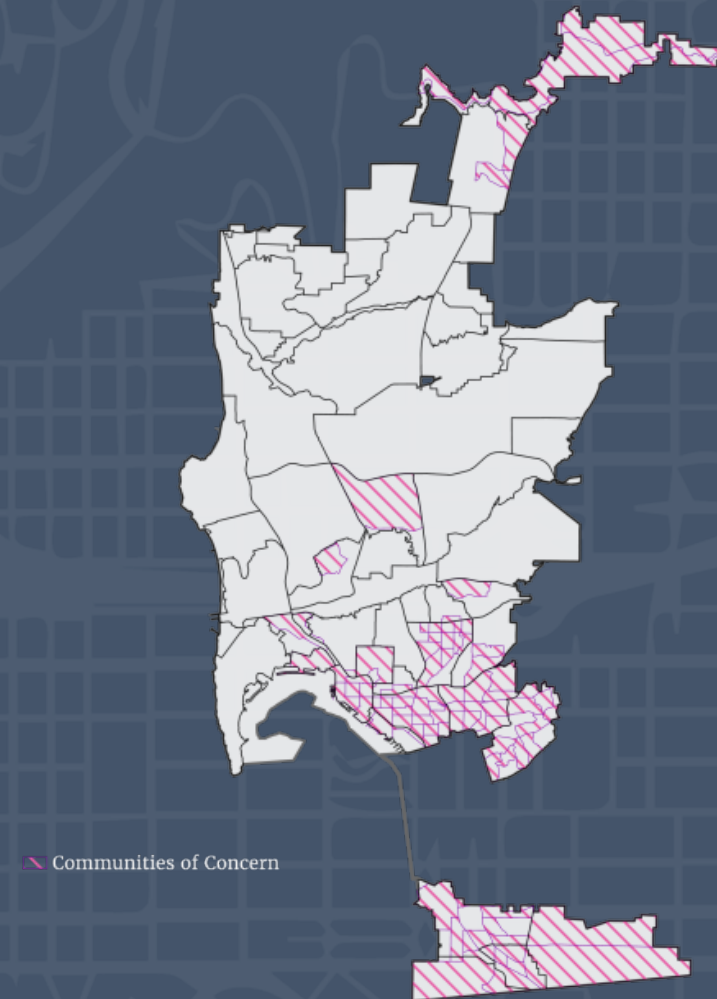
Permitted Homes: 193
Anticipated Homes: 1,156
Adequate Sites Production Rate: 17%

F. Housing Capacity in Communities of Concern

Per Municipal Code Section 143.1030, Complete Communities Housing Solutions does not apply in Community Planning Areas with Communities of Concern that have reached 80 percent of the housing capacity identified for the Community Planning Area in the City's Adequate Sites Inventory in the General Plan Housing Element.

To determine the status of each Community Planning Area, the City Planning Department used the Climate Equity Index to identify the communities of concern, as shown on this map. Then, the total number of homes permitted between 2021 and 2024 was compared to the total number of homes in the Housing Element Adequate Sites Inventory in those Community Planning Areas.

The following page shows the percentages of each Community Plan Area with a community of concern. Only one Community Plan Area (Rancho Bernardo) exceeds 80% of the Housing Element Adequate Sites capacity.



Community Plan Area	6 th Cycle Homes Permitted (2021-2024)	Housing Element Adequate Site Inventory Potential Units	Total Percent of Capacity
1. Rancho Bernardo	306	12	Greater than 100%
2. Greater Golden Hill	576	1,401	41%
3. College Area	1,567	5,345	29%
4. San Ysidro	518	1,850	28%
5. Linda Vista	1,167	4,401	27%
6. Uptown	2,782	11,408	24%
7. Southeastern San Diego	783	3,243	24%
8. Otay Mesa-Nestor	196	873	22%
9. Downtown	3,407	21,315	16%
10. Encanto Neighborhoods	833	5,967	14%
11. City Heights	771	5,640	14%
12. Otay Mesa	1,291	10,096	13%
13. Kensington-Talmadge	161	1,422	11%
14. Kearny Mesa	1,581	14,146	11%
15. Skyline-Paradise Hills	111	1,213	9%
16. Old Town San Diego	6	90	7%
17. Eastern Area	312	6,265	5%
18. Midway-Pacific Highway	325	7,161	5%
19. Barrio Logan	30	1,464	2%

G. City Planning Department Outreach and Engagement

The City Planning Department hosted 159 Housing Element related outreach events in 2024. Of those outreach events, 6,160 participants were engaged across all outreach efforts. Outreach events hosted for community plan updates and sustainability initiatives garnered the most participants.



Code Amendments
Outreach Events: 22
Public Hearing: 5
of Participants: 242



Housing Reports
Outreach Events: 1
Public Hearing: 3
of Participants: 5



Stakeholder Training
Outreach Events: 10
Public Hearing: 0
of Participants: 242



Sustainability Initiative
Outreach Events: 8
Public Hearing: 0
of Participants: 1,120



General Plan Amendment
Outreach Events: 3
Public Hearing: 1
of Participants: 842



Community Plan Update
Outreach Events: 115
Public Hearing: 4
of Participants: 3,709

Fair Housing Assessment

- A. Fair Housing Overview
- B. Tax Credit Allocation Committee Resource Opportunity Areas
- C. 2024 TCAC Resource Area Distribution
- D. Permitted Homes by Resource Area 2021-2024
- E. Permitted Affordable Homes by Resource Area 2021-2024
- F. Land Zoned for Multi-Home Residential Use by Resource Area
- G. 2024 Permitted Homes with 2+ Bedrooms by Resource Area
- H. Permitted Homes: Affordable Housing Permit Now Building Program by Resource Area
- I. 2024 Inclusionary Housing
- J. Permitted Affordable Housing: Inclusionary Housing by Resource Area 2021-2024

A. Fair Housing Overview

The State has adopted legislation defining fair housing and requiring cities and counties to affirmatively further fair housing in their housing elements and other planning documents. The City is committed to affirmatively furthering fair housing by developing and implementing new policies to encourage new homes of all affordability levels in all communities. This provides people with the opportunity to live in a neighborhood of their choice and can begin to end segregated living patterns. Anti-racist zoning and policies encourage more affordable homes in places where they do not currently exist, providing greater access to opportunity and addressing disparities in housing need.

This section evaluates the geographic distribution of the City's housing production, both affordable and market rate, between 2021 and 2024 by California Tax Credit Allocation Committee (TCAC) Resource Area. It also includes descriptions of both new and amended programs intended to affirmatively further fair housing. Each year, TCAC Resource Areas may change due to changes in the TCAC methodology. To account for this, new home building permits utilize the TCAC map issued the same year as the building permit.

Affirmatively Furthering Fair Housing (Government Code 8899.50): Affirmatively Furthering Fair Housing (AFFH) means taking meaningful action that addresses significant disparities in housing needs and access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.



B. Tax Credit Allocation Committee Resource Opportunity Areas

The 2025 Annual Report on Homes shows where home permitting occurred in opportunity areas throughout the city based on the State of California Tax Credit Allocation Committee (TCAC) Resource Area Opportunity Map to provide information regarding home permitting equity. The TCAC maps show the opportunity areas in each census tract in the city based on economic, environmental and educational indicator scores. TCAC Resource Opportunity Areas are further described below.

Highest Resource

Areas that score the highest with economic, environmental, and educational indicators.

High Resource

Areas that score high with economic, environmental, and educational indicators.

Moderate Resource

Areas that have a mixture of high and low scores with economic, environmental, and education indicators.

Low Resource

Areas that score the lowest with economic, environmental, and education indicators.

High Segregation and Poverty

Areas where poverty and ethnic communities are concentrated at higher levels than other parts of the City.

C. 2024 TCAC Resource Area Distribution

The California Tax Credit Allocation Committee (TCAC) designates Resource Areas based on access to opportunity, using maps to inform distribution of affordable housing tax credits. Below is the City's 2024 breakdown of TCAC Resource Area designations by land area. 68% of the City is in a Highest or High Resource Area.

Highest Resource

52% of the City is in a Highest Resource Area.

High Resource

16% of the City is in a High Resource Area.

Moderate Resource

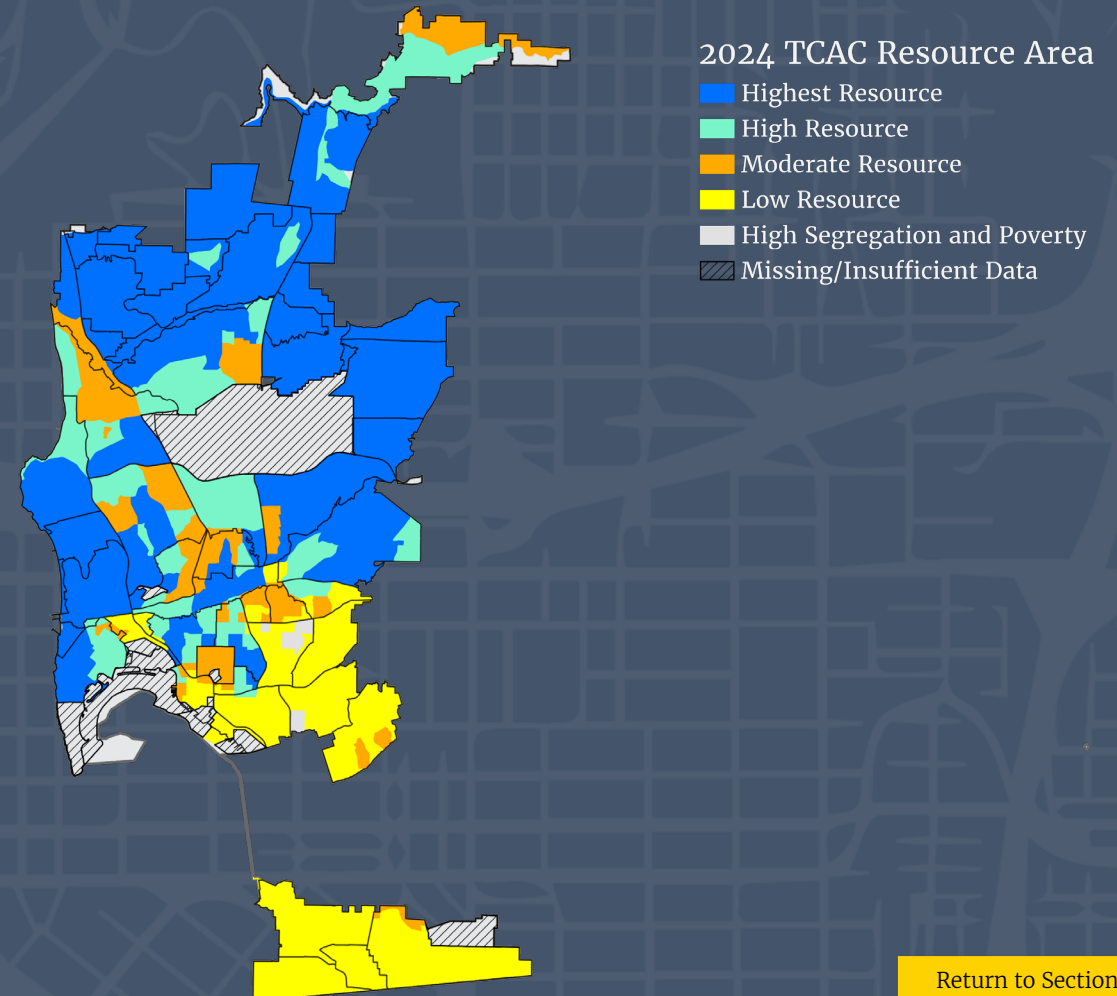
11% of the City is in a Moderate Resource Area.

Low Resource

21% of the City is in a Low Resource Area.

High Segregation and Poverty

<1% of the City is in a High Segregation and Poverty Resource Area.



D. Permitted Homes by Resource Area 2021–2024

Between 2021–2024, the City issued building permits across all TCAC Resource Areas. The breakdown below shows where homes were permitted based on the State’s opportunity area designations, which guide affordable housing investments and incentives. 49% of all homes permitted were in a Highest or High Resource area with makes up 68% of the City. Looking at Highest, High and Moderate Resource areas, 65% of all homes permitted were in 79% of the City.

Highest Resource

19% of all homes permitted were in Highest Resource Area, which compromises 52% of the City.

High Resource

30% of all homes permitted were in High Resource Area, which compromises 16% of the City.

Moderate Resource

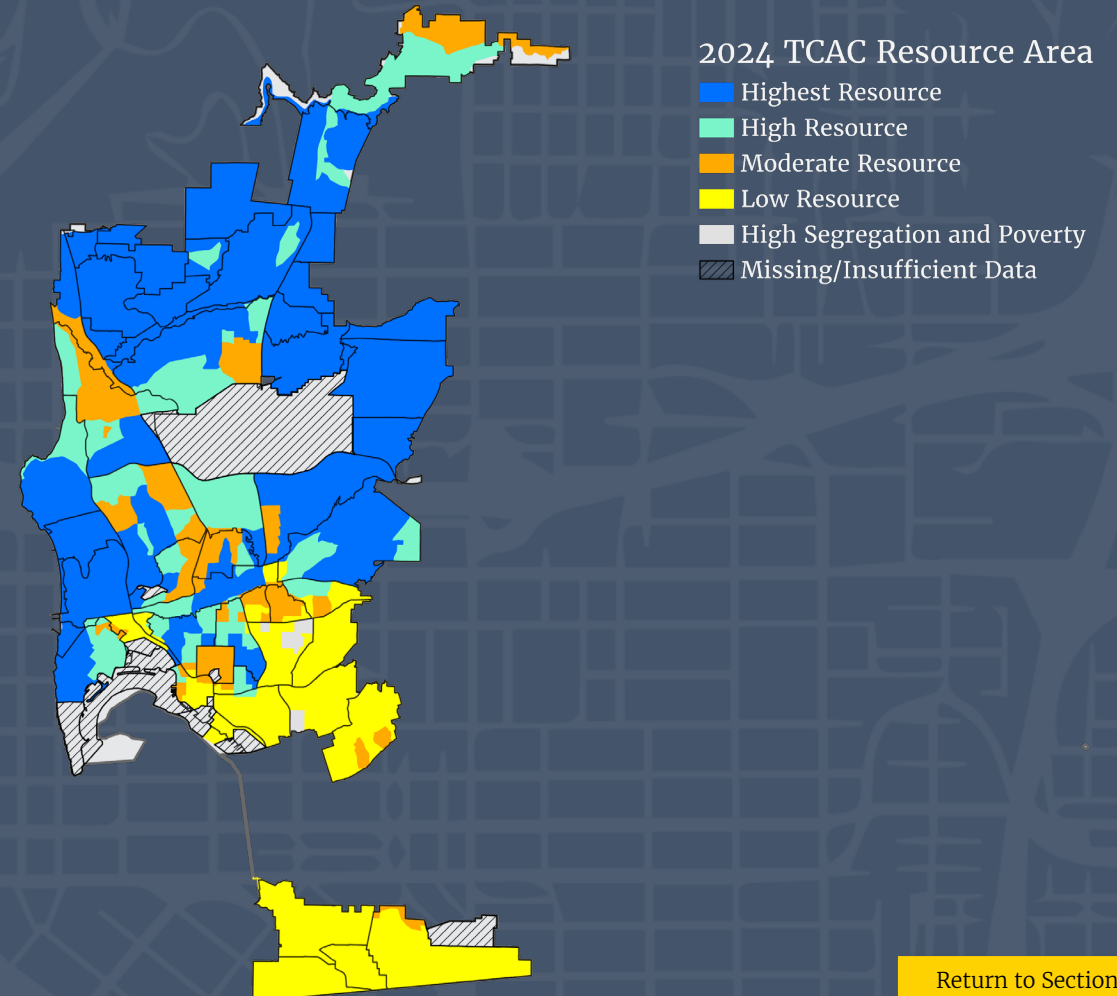
26% of all homes permitted were in Moderate Resource Area, which compromises 11% of the City.

Low Resource

23% of all homes permitted were in Low Resource Area, which compromises 11% of the City.

High Segregation and Poverty

2% of all homes permitted were in High Segregation and Poverty Resource Area, which compromises <1% of the City.



E. Permitted Affordable Homes by Resource Area 2021–2024

Between 2021–2024, 63% of affordable homes permitted in San Diego were in Highest, High or Moderate Resource Areas—areas identified by the State as having greater access to opportunity comprising 79 percent of the land in the City. In contrast, 35% were in Low Resource Areas, and 1% in areas classified as having High Segregation and Poverty.

Highest Resource

17% of permitted new affordable homes are in Highest Resource Area (52% of total land).

High Resource

14% of permitted new affordable homes are in High Resource Area (16% of total land).

Moderate Resource

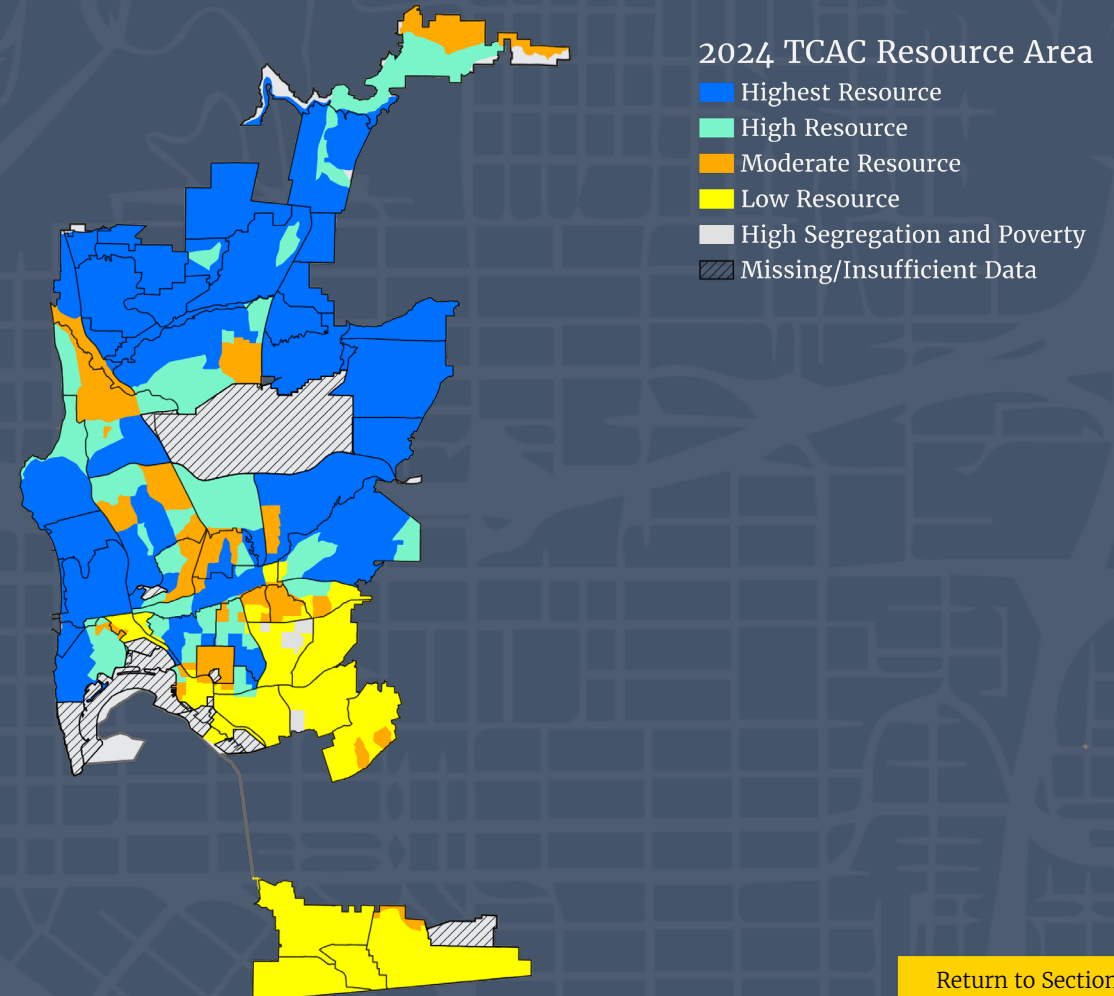
32% of permitted new affordable homes are in Moderate Resource Area (11% of total land).

Low Resource

35% of permitted new affordable homes are in Low Resource Area (11% of total land).

High Segregation and Poverty

1% of permitted new affordable homes are in High Segregation and Poverty Resource Area (<1% of total land).



F. Land Zoned for Multi-Home Residential Use by Resource Area

Affordable homes are usually permitted in multi-home development. To advance fair housing, more areas in High and Highest Resource areas need to allow for multi-home zoning to reduce barriers to affordable housing for all income levels.

Highest Resource

12% of Highest Resource Areas are currently zoned for multi-home residential.

High Resource

21% of High Resource Areas are currently zoned for multi-home residential.

Moderate Resource

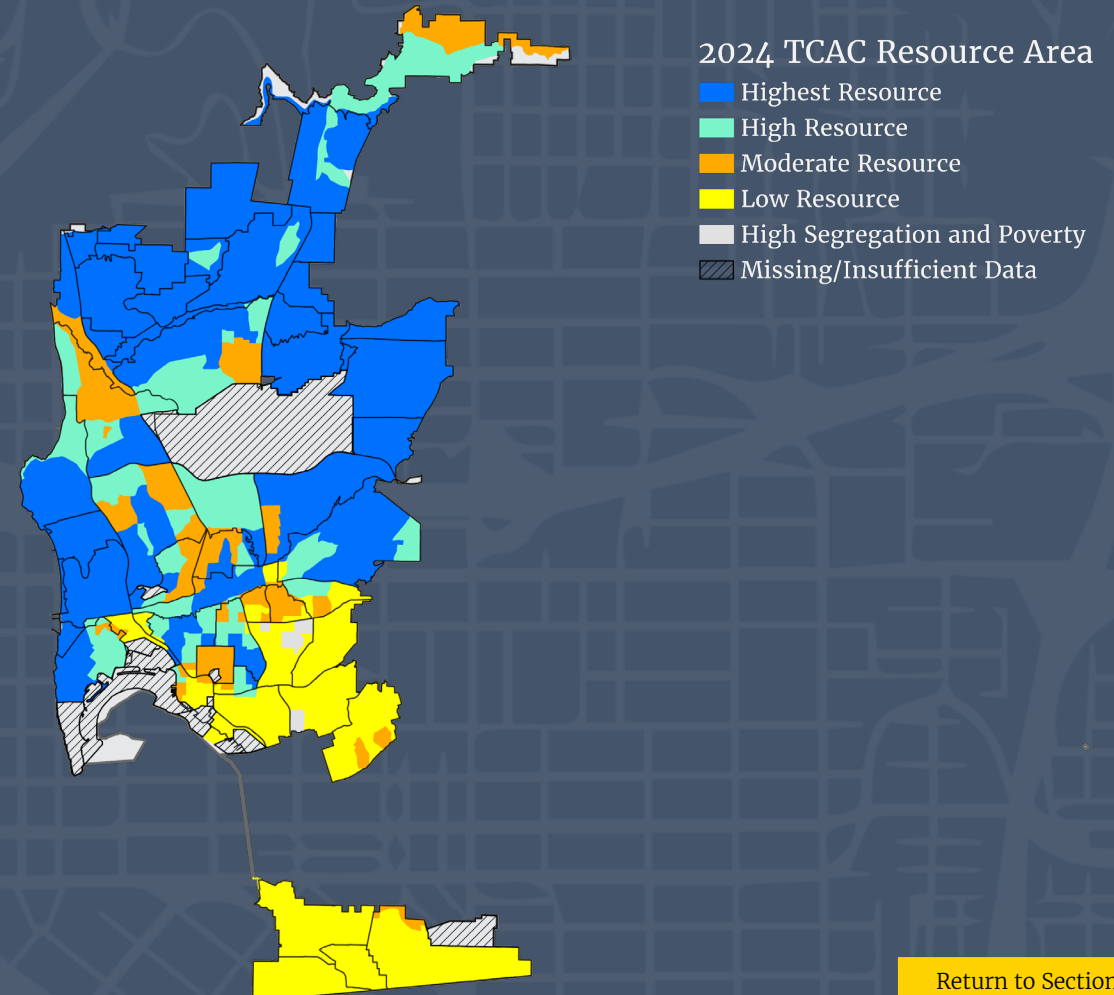
20% of Moderate Resource Areas are currently zoned for multi-home residential.

Low Resource

25% of Low Resource Areas are currently zoned for multi-home residential.

High Segregation and Poverty

55% of High Segregation and Poverty Resource Areas are currently zoned for multi-home residential.



G. 2024 Permitted Homes with 2+ Bedrooms by Resource Area

In 2024, new homes permitted with 2+ bedrooms were mostly located in Highest and Low Resource Areas.

Highest Resource

Number of Units: 1,211
Percentage: 34%

High Resource

Number of Units: 1,018
Percentage: 29%

Moderate Resource

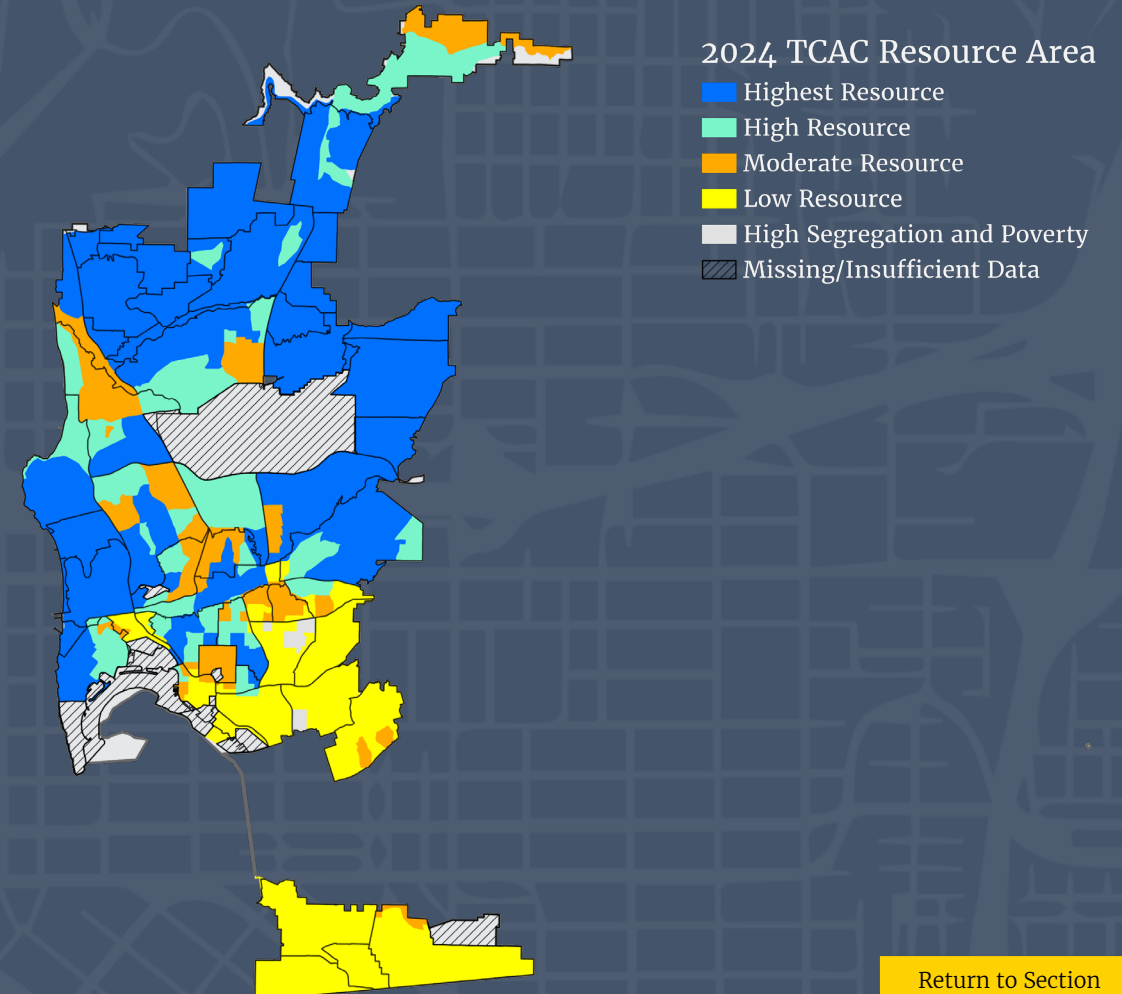
Number of Units: 312
Percentage: 9%

Low Resource

Number of Units: 963
Percentage: 27%

High Segregation and Poverty

Number of Units: 22
Percentage: 1%



H. Permitted Homes: Affordable Housing Permit Now Building Program by Resource Area

Between 2023-2024, 3,094 new homes were permitted through the Affordable Housing Permit Now program . About 51% of new homes permitted using the executive order are in Highest-, High- and Moderate-Resource Areas.

Highest Resource

Homes Permitted: 795 (26%)
Developments Permitted: 8

High Resource

Homes Permitted: 457 (15%)
Developments Permitted: 3

Moderate Resource

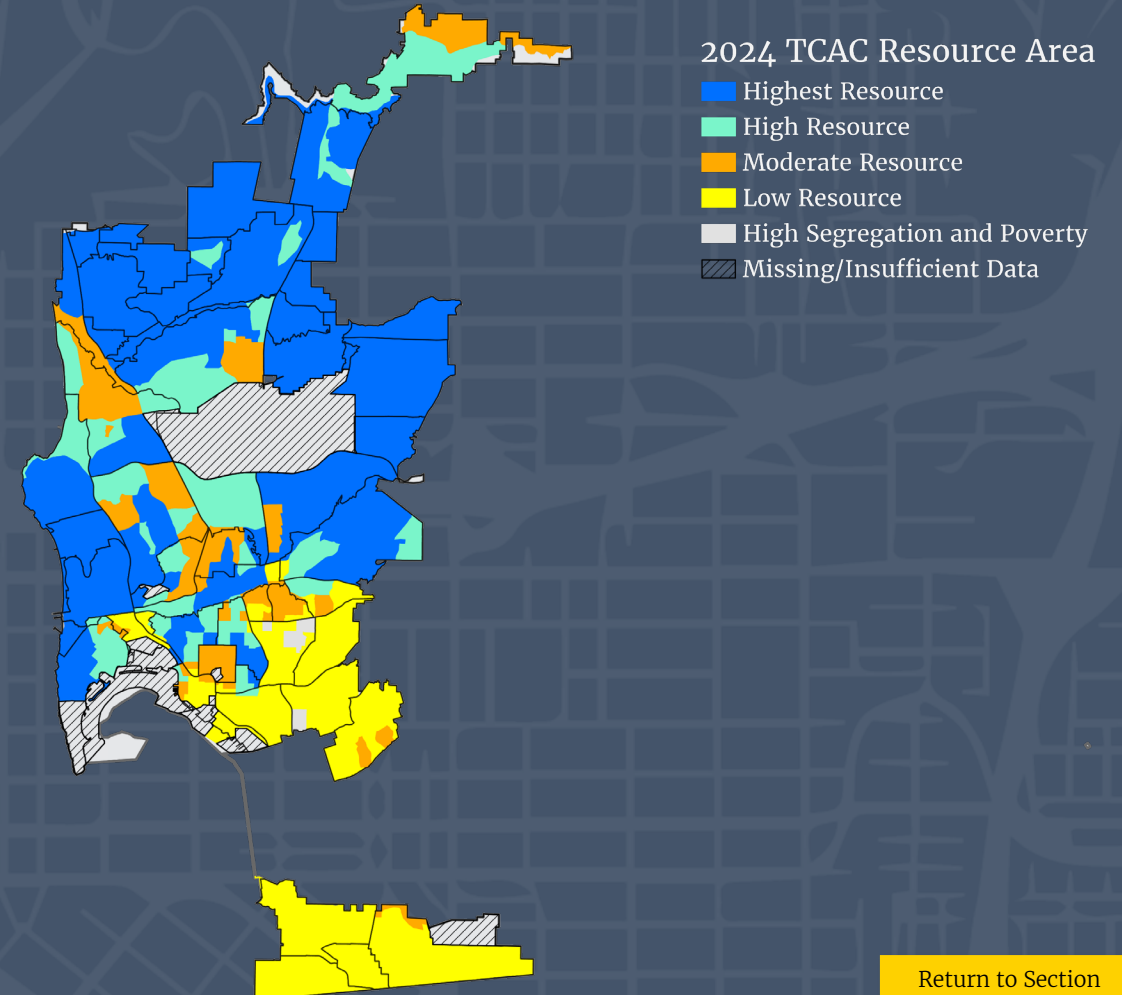
Homes Permitted: 312 (10%)
Developments Permitted: 3

Low Resource

Homes Permitted: 1,141 (37%)
Developments Permitted: 10

High Segregation and Poverty

Homes Permitted: 336 (11%)
Developments Permitted: 2



I. 2024 Inclusionary Housing



Inclusionary Housing In-Lieu Fees Collected

\$14,268,246 were collected in inclusionary fees in calendar year 2024.

The City's Inclusionary Housing Ordinance applies to most new residential development in San Diego (San Diego Municipal Code 142.1305). New development of 10 or more homes outside the Coastal Overlay Zone, developments of five or more homes within the Coastal Overlay Zone, and condominium conversions of two or more homes anywhere in the city must comply with the Inclusionary Housing requirements.

Applicants can comply with the Inclusionary Housing Ordinance by developing deed-restricted affordable homes on the same site as the development or at a different site than the rest of the development, by paying an in-lieu fee calculated on the square footage of the development, by rehabilitating existing homes, or by making a land donation.

In calendar year 2024, 15 residential developments opted to pay the in-lieu fee. This resulted in a total of \$14,268,246. In-lieu fee payments are made to the City's Affordable Housing Trust Fund, which supports the development and preservation of affordable housing throughout San Diego. 235 affordable homes were permitted to be built as a result of project's opting to construction affordable homes, rather than paying the in-lieu fee.

J. Permitted Affordable Homes: Inclusionary Housing by Resource Area 2021–2024

Since 2021, 73 developments chose to developing affordable homes either with the market rate homes or at another location. This resulted in the permitting of 235 deed-restricted affordable homes. Approximately, 78% of the affordable homes were in Highest-, High- and Moderate-Resource Areas, and 22% were in Low Resource Areas. The data below shows the distribution of these homes by Resource Area.

Highest Resource

Affordable Homes Permitted: 34 (15%)
Developments Permitted: 42

High Resource

Affordable Homes Permitted: 36 (15%)
Developments Permitted: 12

Moderate Resource

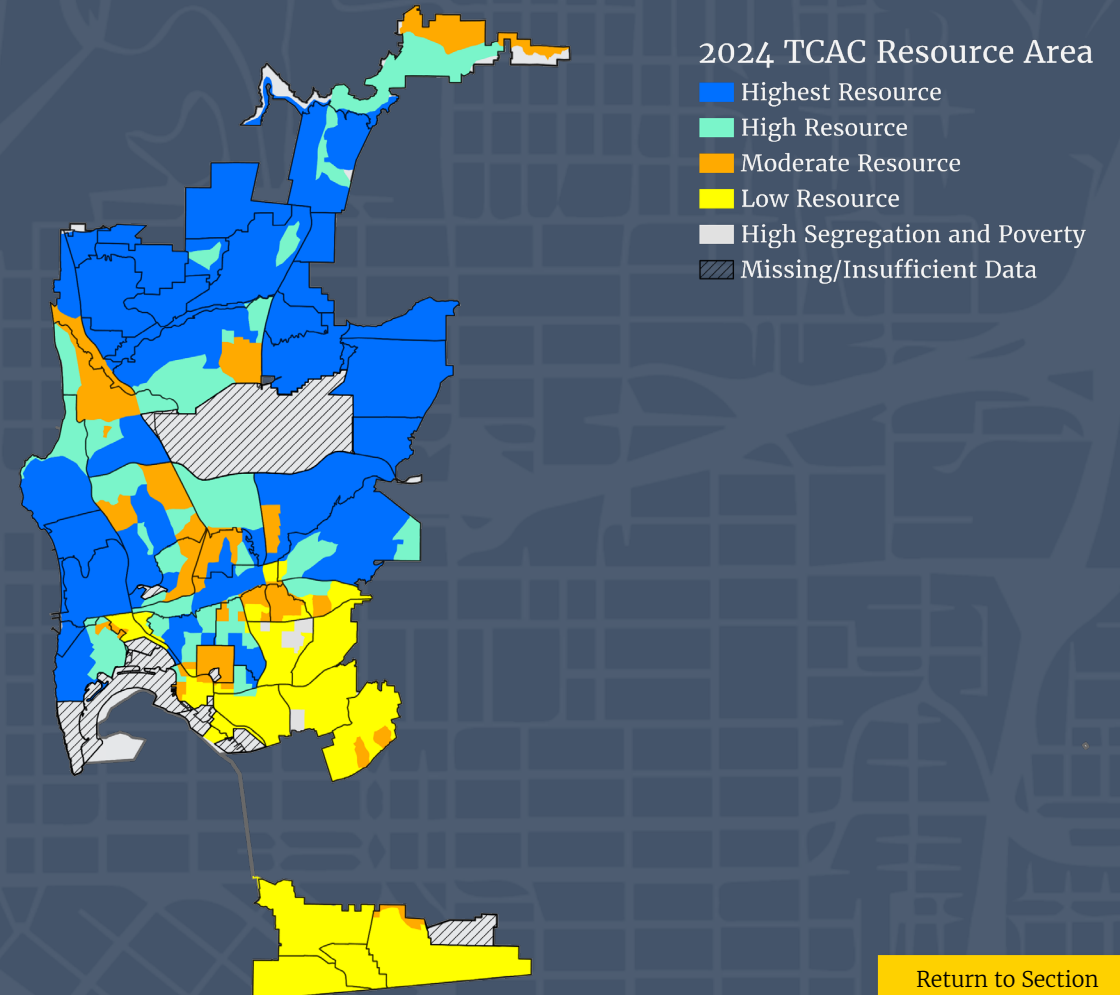
Affordable Homes Permitted: 113 (48%)
Developments Permitted: 12

Low Resource

Affordable Homes Permitted: 51 (22%)
Developments Permitted: 6

High Segregation and Poverty

Affordable Homes Permitted: 1 (<1%)
Developments Permitted: 1



Key Takeaways

- A. 2024 New Homes Permitted
- B. 10 Year Trend Analysis
- C. RHNA Allocations
- D. Fair Housing Analysis
- E. Residential Land Use

Key Takeaways

A. 2024 New Homes Permitted

In 2024, 8,782 new homes were permitted of which 12% were deed-restricted as affordable.

In 2024, 26% of new homes permitted were ADU homes.

Homes permitted for very low-, low-, and moderate-income households trail behind homes for non-deed restricted homes.

The City continues to permit homes in nearly every community.

B. 10 Year Trend Analysis of Home Building Permits Issued

Over the last 10 years, the City permitted more homes in 2023 and 2024 than any other year.

More ADU homes were permitted in 2024, representing 26% of the homes permitted.

Multiple home development continues to be the primary home type permitted.

Since 2020, 750 homes have been permitted at the moderate-income level.

C. RHNA Allocation

The City has permitted 27% of homes allocated by RHNA, with half of the cycle remaining.

The City will need to permit 78,978 additional homes by 2029—about 9,800 per year for the next 5 years to meet its RHNA allocation.

The City is on pace for meeting RHNA for above-moderate homes.

The City needs to permit far more homes deed-restricted as affordable for moderate-, low-, and very low-income households.

Key Takeaways (continued)

D. Fair Housing Analysis

31% of affordable homes were permitted in Highest and High Resource area.

Highest and High Resource Areas account for 68% of the City.

More affordable homes are needed in High and Highest Resource areas to continue to address disparities in housing need and access to opportunity, create integrated and balanced living patterns, and affirmatively further fair housing.

E. Residential Land Use

Deed-restricted affordable homes are primarily a part of multiple home developments.

33% of Highest and High Resource Areas are zoned to allow for multiple home development. There is a significant need for more land zoned for multiple homes in these areas.

Affordable homes for moderate-income households are primarily being built by multiple home development and ADU home development.

E. Residential Land Use (continued)

Additional land zoned to allow for multiple home development is needed in Highest and High Resource areas.

Allowing for more multiple homes in Highest and High Resource Areas, including in areas that previously excluded multiple home development through discriminatory regulations, is critical to addressing disparities in housing need and furthering fair housing in the City through the advancement of anti-racist zoning.



The City of SAN DIEGO

2025 ANNUAL REPORT ON HOMES



APPENDICES: 2024 HOUSING DATA

HD 1: 2024 Permitted Homes by Community Plan Area

HD 2: 2024 Permitted Deed-Restricted Affordable Homes by Community Planning Area

HD 3: 2024 Permitted Multiple Homes by Community Plan Area

HD 4: 2024 Permitted ADU Homes by Community Plan Area

HD 5: 2024 Permitted Homes with 2+ Bedrooms by Community Plan Area

HD 1: 2024 Permitted Homes by Community Plan Area

Rank	Community Planning Area	Total Units
1	Uptown	1,527
2	Navajo	1,002
3	Kearny Mesa	685
4	Downtown	629
5	North Park	527
6	Carmel Mountain Ranch	516
7	Mira Mesa	392
8	Clairemont Mesa	364
9	Southeastern San Diego	360
10	Mid-City: City Heights	352
11	Greater Golden Hill	321
12	Linda Vista	269
13	Rancho Penasquitos	240
14	Encanto Neighborhoods	197
15	Pacific Beach	179
16	College Area	153
17	Serra Mesa	136
18	Skyline/Paradise Hills	134
19	Peninsula	102
20	Mid-City: Eastern Area	96
21	Mission Valley	74
22	Midway-Pacific Highway	71
23	Mid-City: Kensington-Talmadge	64

Rank	Community Planning Area	Total Units
24	Mid-City: Normal Heights	63
25	La Jolla	62
26	Otay Mesa-Nestor	49
27	Ocean Beach	41
28	University	27
29	Otay Mesa	24
30	San Ysidro	24
31	Barrio Logan	19
32	Rancho Bernardo	16
33	Carmel Valley	11
34	Torrey Pines	11
35	Scripps Miramar Ranch	10
36	Torrey Hills	9
37	Rancho Encantada	7
38	Mission Beach	5
39	Del Mar Mesa	4
40	Black Mountain Ranch	3
41	Tierrasanta	2
42	Torrey Highlands	2
43	Old Town San Diego	2
44	Sabre Springs	1
	Grand Total	8,782

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

HD 2: 2024 Permitted Deed-Restricted Affordable Homes by Community Plan Area

Rank	Community Planning Area	Total Affordable Units
1	Mid-City: City Heights	219
2	Uptown	175
3	Clairemont Mesa	138
4	Southeastern San Diego	114
5	Kearny Mesa	74
6	Linda Vista	60
7	Navajo	44
8	North Park	42
9	Mid-City: Kensington-Talmadge	26
10	Greater Golden Hill	24
11	Skyline/Paradise Hills	22
12	Encanto Neighborhoods	21
13	College Area	19
14	Otay Mesa	13
15	Pacific Beach	12
16	Serra Mesa	11
17	Mid-City: Normal Heights	8
18	Midway-Pacific Highway	8
19	Otay Mesa-Nestor	7
20	Mid-City: Eastern Area	7
21	Mira Mesa	4
22	Ocean Beach	4
23	Downtown	3

Rank	Community Planning Area	Total Affordable Units
24	Barrio Logan	3
25	San Ysidro	2
26	Peninsula	2
27	Torrey Pines	0
28	Black Mountain Ranch	0
29	Mission Valley	0
30	La Jolla	0
31	Torrey Highlands	0
32	Mission Beach	0
33	Del Mar Mesa	0
34	Rancho Bernardo	0
35	Carmel Valley	0
36	Rancho Encantada	0
37	Tierrasanta	0
38	Rancho Penasquitos	0
39	Torrey Hills	0
40	Sabre Springs	0
41	University	0
42	Old Town San Diego	0
43	Carmel Mountain Ranch	0
44	Scripps Miramar Ranch	0
	Grand Total	1,062

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

HD 3: 2024 Permitted Multiple Homes by Community Plan Area

Rank	Community Planning Area	Total Multiple Homes	Total Affordable Multiple Homes
1	Uptown	1,439	167
2	Navajo	966	42
3	Kearny Mesa	683	74
4	Downtown	628	3
5	Carmel Mountain Ranch	513	0
6	North Park	313	30
7	Greater Golden Hill	260	15
8	Mira Mesa	243	0
9	Mid-City: City Heights	210	208
10	Southeastern San Diego	169	83
11	Clairemont Mesa	108	95
12	Serra Mesa	99	7
13	Linda Vista	97	18
14	Encanto Neighborhoods	82	4
15	Mission Valley	73	0
16	Midway-Pacific Highway	71	8
17	Rancho Penasquitos	58	0
18	Pacific Beach	46	4
19	College Area	26	0
20	Mid-City: Kensington-Talmadge	25	24
21	Otay Mesa	20	13
22	Peninsula	14	1
23	Barrio Logan	13	1
24	La Jolla	5	0
25	Mission Beach	3	0
26	Ocean Beach	2	0
	Grand Total	6,166	797

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

HD 4: 2024 Permitted ADU Homes by Community Plan Area

Rank	Community Planning Area	Total Accessory Dwelling Units	Total Affordable Accessory Dwelling Units
1	Clairemont Mesa	251	43
2	North Park	204	12
3	Southeastern San Diego	181	31
4	Linda Vista	165	42
5	Mid-City: City Heights	131	11
6	College Area	127	19
7	Skyline/Paradise Hills	117	22
8	Pacific Beach	116	8
9	Encanto Neighborhoods	112	17
10	Mid-City: Eastern Area	95	7
11	Mira Mesa	93	4
12	Uptown	86	8
13	Peninsula	84	1
14	Mid-City: Normal Heights	61	8
15	Greater Golden Hill	60	9
16	Otay Mesa-Nestor	49	7
17	La Jolla	40	0
18	Mid-City: Kensington-Talmadge	39	2
19	Serra Mesa	37	4
20	Navajo	36	2
21	Ocean Beach	35	4
22	University	27	0

Rank	Community Planning Area	Total Accessory Dwelling Units	Total Affordable Accessory Dwelling Units
23	San Ysidro	23	2
24	Rancho Penasquitos	23	0
25	Rancho Bernardo	16	0
26	Carmel Valley	10	0
27	Scripps Miramar Ranch	10	0
28	Torrey Pines	9	0
29	Torrey Hills	9	0
30	Rancho Encantada	7	0
31	Barrio Logan	6	2
32	Otay Mesa	4	0
33	Black Mountain Ranch	3	0
34	Del Mar Mesa	3	0
35	Carmel Mountain Ranch	3	0
36	Old Town San Diego	2	0
37	Torrey Highlands	2	0
38	Kearny Mesa	2	0
39	Tierrasanta	2	0
40	Mission Beach	2	0
41	Downtown	1	0
42	Mission Valley	1	0
43	Sabre Springs	1	0
	Grand Total	2,285	265

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

HD 5: 2024 Permitted Homes with 2+ Bedrooms by Community Plan Area

Rank ▼	Community Planning Area ▼	Total Number of Units w/ 2 or More Bedrooms ▼
1	Carmel Mountain Ranch	513
2	Uptown	429
3	Downtown	380
4	Mira Mesa	242
5	Kearny Mesa	229
6	Rancho Penasquitos	205
7	Mid-City: City Heights	191
8	Clairemont Mesa	132
9	Encanto Neighborhoods	122
10	College Area	114
11	Southeastern San Diego	95
12	Greater Golden Hill	89
13	Linda Vista	87
14	North Park	84
15	Serra Mesa	79
16	Mission Valley	73
17	Pacific Beach	70
18	Midway-Pacific Highway	64
19	Skyline/Paradise Hills	47
20	Peninsula	43
21	Mid-City: Eastern Area	43
22	La Jolla	34
23	Mid-City: Normal Heights	22

Rank ▼	Community Planning Area ▼	Total Number of Units w/ 2 or More Bedrooms ▼
24	Mid-City: Kensington-Talmadge	21
25	Ocean Beach	19
26	Navajo	17
27	Otay Mesa-Nestor	16
28	Otay Mesa	14
29	San Ysidro	13
30	University	8
31	Rancho Bernardo	6
32	Torrey Pines	5
33	Mission Beach	4
34	Carmel Valley	4
35	Rancho Encantada	3
36	Barrio Logan	2
37	Del Mar Mesa	2
38	Old Town San Diego	2
39	Black Mountain Ranch	1
40	Torrey Highlands	1
41	Tierrasanta	1
42	Scripps Miramar Ranch	1
43	Sabre Springs	0
44	Torrey Hills	0
	Grand Total	3,527

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

APPENDICES: CITY PROGRAMS

CP 1: Permitted Homes: ADU Home Density Bonus Program 2021-2024

CP 2: Permitted Homes: Affordable Home Density Bonus Program 2021-2024

CP 3: Permitted Homes: Complete Communities: Housing Solutions 2021-2024

CP 4: Permitted Homes: Affordable Housing Permit Now Program by Community Plan Area

CP 5: Permitted Affordable Homes: Inclusionary Housing by Community Plan Area 2021-2024

CP 1: Permitted Homes: ADU Home Density Bonus Program 2021-2024

Rank	Community Planning Area	Total Accessory Dwelling Unit Density Bonus Units	Total Affordable Accessory Dwelling Unit Density Bonus Units
1	Clairemont Mesa	134	58
2	Linda Vista	115	46
3	Southeastern San Diego	105	39
4	College Area	84	36
5	North Park	66	21
6	Skyline/Paradise Hills	46	23
7	Encanto Neighborhoods	44	18
8	Uptown	44	18
9	Greater Golden Hill	42	13
10	Otay Mesa-Nestor	37	29
11	Pacific Beach	36	9
12	Mid-City: City Heights	26	11
13	Mid-City: Normal Heights	26	9
14	Mid-City: Eastern Area	24	13
15	Mid-City: Kensington-Talmadge	15	5
16	Serra Mesa	15	7
17	Mira Mesa	8	4
18	Ocean Beach	8	3
19	San Ysidro	6	2
20	Barrio Logan	4	2
21	Peninsula	4	2
22	Rancho Penasquitos	2	1
23	Navajo	1	1
	Grand Total	892	370

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

CP 2: Permitted Homes: Affordable Home Density Bonus Program 2021-2024

Rank	Community Planning Area	Total Density Bonus Units	Total Affordable Density Bonus Units
1	Downtown	1,640	494
2	Navajo	1,068	53
3	Kearny Mesa	985	101
4	Uptown	750	41
5	North Park	714	110
6	Otay Mesa	534	83
7	San Ysidro	468	466
8	Clairemont Mesa	426	404
9	College Area	389	322
10	Encanto Neighborhoods	326	314
11	Linda Vista	281	198
12	Rancho Bernardo	275	274
13	Mid-City: City Heights	197	195
14	Black Mountain Ranch	171	169
15	Greater Golden Hill	102	12
16	Rancho Penasquitos	81	81
17	Midway-Pacific Highway	71	8
18	La Jolla	59	4
19	Carmel Mountain Ranch	50	15
20	Serra Mesa	39	4
21	Peninsula	36	3
22	Pacific Highlands Ranch	26	20
23	Mid-City: Kensington-Talmadge	25	24
24	Barrio Logan	11	1
25	Pacific Beach	2	2
	Grand Total	8,726	3,398

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

CP 3: Permitted Homes: Complete Communities: Housing Solutions 2021-2024

Rank ▼	Community Planning Area ▼	Total Complete Communities Housing Solutions Units ▼	Total Affordable Complete Communities Housing Solutions Units ▼
1	Uptown	1,542	207
2	North Park	653	71
3	College Area	324	24
4	Greater Golden Hill	304	19
5	Southeastern San Diego	253	90
6	Linda Vista	128	24
7	Navajo	125	123
8	Pacific Beach	44	4
	Grand Total	3,373	562

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

CP 4: Permitted Homes: Affordable Housing Permit Now Program by Community Plan Area

Rank ▼	Community Planning Area ▼	Number of Homes Permitted ▼
1	Encanto	506
2	Downtown	479
3	Clairemont Mesa	450
4	Mid City-City Heights	392
5	Mission Valley	357
6	San Ysidro	200
7	Black Mountain Ranch	171
8	El Cerrito	131
9	Rancho Bernardo	100
10	Rancho Penasquitos	81
11	Uptown	80
12	Southeastern San Diego	70
13	Midway	64
14	Ocean Beach	13
	Grand Total	3,094

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

CP 5: Permitted Affordable Homes: Inclusionary Housing by Community Plan Area 2021-2024

Rank	Community Planning Area	Total Inclusionary Housing Units	Total Affordable Inclusionary Units
1	Kearny Mesa	531	22
2	Rancho Penasquitos	382	22
3	Navajo	350	14
4	College Area	339	34
5	North Park	241	19
6	Peninsula	140	7
7	Uptown	91	4
8	Downtown	77	77
9	Linda Vista	65	9
10	Clairemont Mesa	46	2
11	Encanto Neighborhoods	25	6
12	Pacific Beach	20	2
13	Southeastern San Diego	16	1
14	Otay Mesa	14	14
15	Otay Mesa-Nestor	4	2
	Grand Total	2,341	235

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

APPENDICES: TRENDS & IMPLEMEN- TATION

TI 1: Permitted Homes by Community Plan Area
2021–2024

TI 2: Permitted Affordable Homes by Community Plan Area
2021–2024

TI 3: Permitted Multiple Homes by Community Plan
Area 2021–2024

TI 4: Permitted ADU Homes by Community Planning
Area 2021–2024

TI 1: Permitted Homes by Community Planning Area between 2021–2024

Rank ▼	Community Planning Area ▼	Total Units ▼
1	Downtown	3,407
2	Uptown	2,782
3	North Park	2,399
4	Mira Mesa	1,757
5	Navajo	1,667
6	College Area	1,567
7	Kearny Mesa	1,518
8	Otay Mesa	1,291
9	Clairemont Mesa	1,242
10	Linda Vista	1,167
11	Mission Valley	842
12	Encanto Neighborhoods	833
13	Rancho Penasquitos	788
14	Southeastern San Diego	783
15	Mid-City: City Heights	771
16	Carmel Mountain Ranch	662
17	Greater Golden Hill	576
18	San Ysidro	518
19	Peninsula	459
20	Pacific Beach	363
21	Midway-Pacific Highway	325
22	Mid-City: Eastern Area	312
23	Rancho Bernardo	306
24	Black Mountain Ranch	289

Rank ▼	Community Planning Area ▼	Total Units ▼
25	La Jolla	254
26	Skyline/Paradise Hills	245
27	Pacific Highlands Ranch	243
28	Torrey Highlands	228
29	University	223
30	Serra Mesa	200
31	Otay Mesa - Nestor	196
32	Carmel Valley	178
33	Mid-City: Kensington-Talmadge	161
34	Mid-City: Normal Heights	158
35	Ocean Beach	82
36	Del Mar Mesa	38
37	Torrey Pines	36
38	Barrio Logan	30
39	Mission Beach	24
40	Scripps Miramar Ranch	21
41	Rancho Encantada	14
42	Torrey Hills	10
43	Tierrasanta	7
44	Old Town San Diego	6
45	Sabre Springs	4
46	San Pasqual	1
	Grand Total	28,983

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

TI 2: Permitted Affordable Homes by Community Plan Area between 2021-2024

Rank	Community Planning Area	Total Affordable Units
1	Downtown	574
2	San Ysidro	468
3	Clairemont Mesa	467
4	College Area	420
5	Encanto Neighborhoods	392
6	Mid-City: City Heights	279
7	Linda Vista	277
8	Rancho Bernardo	274
9	Uptown	270
10	North Park	224
11	Navajo	191
12	Black Mountain Ranch	169
13	Otay Mesa	156
14	Southeastern San Diego	132
15	Kearny Mesa	123
16	Rancho Penasquitos	104
17	Greater Golden Hill	45
18	Otay Mesa-Nestor	31
19	Mid-City: Kensington-Talmadge	29
20	Mission Valley	25
21	Skyline/Paradise Hills	23
22	Pacific Highlands Ranch	20
23	Pacific Beach	17
24	Serra Mesa	16

Rank	Community Planning Area	Total Affordable Units
25	Carmel Mountain Ranch	15
26	Mid-City: Eastern Area	13
27	Peninsula	12
28	Mid-City: Normal Heights	10
29	Midway-Pacific Highway	8
30	Mira Mesa	4
31	La Jolla	4
32	Ocean Beach	4
33	Barrio Logan	3
34	Torrey Highlands	0
35	University	0
36	Carmel Valley	0
37	Del Mar Mesa	0
38	Torrey Pines	0
39	Mission Beach	0
40	Scripps Miramar Ranch	0
41	Rancho Encantada	0
42	Torrey Hills	0
43	Tierrasanta	0
44	Old Town San Diego	0
45	Sabre Springs	0
46	San Pasqual	0
	Grand Total	4,799

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

TI 3: Permitted Multiple Homes by Community Planning Area between 2021-2024

Rank ▼	Community Planning Area ▼	Total MH Units ▼	Total Affordable MH Units ▼
1	Downtown	3,404	574
2	Uptown	2,490	251
3	North Park	1,899	200
4	Navajo	1,541	189
5	Kearny Mesa	1,516	123
6	Otay Mesa	1,277	156
7	College Area	1,158	383
8	Mira Mesa	1,048	-
9	Linda Vista	852	229
10	Mission Valley	811	25
11	Clairemont Mesa	585	404
12	Carmel Mountain Ranch	563	15
13	Encanto Neighborhoods	477	365
14	San Ysidro	472	466
15	Rancho Penasquitos	471	103
16	Greater Golden Hill	419	31
17	Mid-City: City Heights	367	267
18	Midway-Pacific Highway	324	8

Rank ▼	Community Planning Area ▼	Total MH Units ▼	Total Affordable MH Units ▼
19	Southeastern San Diego	316	93
20	Rancho Bernardo	275	274
21	Peninsula	203	10
22	Black Mountain Ranch	193	169
23	Torrey Highlands	151	-
24	University	145	-
25	Carmel Valley	128	-
26	Pacific Highlands Ranch	128	20
27	Serra Mesa	99	7
28	La Jolla	79	3
29	Pacific Beach	70	6
30	Mid-City: Kensington-Talmadge	31	24
31	Mission Beach	15	-
32	Barrio Logan	13	1
33	Ocean Beach	7	-
34	Otay Mesa-Nestor	4	-
35	Old Town San Diego	2	-
	Grand Total	21,533	4,396

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

TI 4: Permitted ADU Homes by Community Planning Area 2021-2024

Rank	Community Planning Area	Total ADU Units	Total Affordable ADU Units
1	Clairemont Mesa	607	61
2	North Park	472	24
3	Southeastern San Diego	435	39
4	College Area	403	37
5	Mid-City: City Heights	384	12
6	Mid-City: Eastern Area	308	13
7	Linda Vista	294	46
8	Uptown	268	19
9	Encanto Neighborhoods	240	22
10	Pacific Beach	235	9
11	Peninsula	234	2
12	Mira Mesa	225	4
13	Skyline/Paradise Hills	222	23
14	Otay Mesa-Nestor	188	31
15	Mid-City: Normal Heights	151	10
16	Greater Golden Hill	146	14
17	Mid-City: Kensington-Talmadge	129	5
18	Navajo	124	2
19	La Jolla	122	1
20	Serra Mesa	100	9
21	University	66	0
22	Rancho Penasquitos	63	1
23	Ocean Beach	61	4

Rank	Community Planning Area	Total ADU Units	Total Affordable ADU Units
24	San Ysidro	45	2
25	Rancho Bernardo	30	0
26	Carmel Valley	27	0
27	Torrey Pines	22	0
28	Scripps Miramar Ranch	21	0
29	Barrio Logan	17	2
30	Rancho Encantada	14	0
31	Torrey Hills	10	0
32	Black Mountain Ranch	9	0
33	Torrey Highlands	8	0
34	Del Mar Mesa	7	0
35	Tierrasanta	7	0
36	Otay Mesa	5	0
37	Carmel Mountain Ranch	4	0
38	Mission Beach	4	0
39	Old Town San Diego	4	0
40	Sabre Springs	4	0
41	Pacific Highlands Ranch	3	0
42	Kearny Mesa	2	0
43	Downtown	1	0
44	Midway-Pacific Highway	1	0
45	Mission Valley	1	0
Grand Total		5,723	392

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.

APPENDICES: ADEQUATE SITES & OUTREACH

ASO 1: Housing Element Adequate Sites Inventory Capacities
by Community Planning Area

ASO 1: Housing Element Adequate Sites Inventory Capacities by Community Planning Area

Rank ▼	Community Planning Area ▼	Total Units ▼	Adequate Site Home Potential ▼
1	Downtown	3,407	783
2	Uptown	2,782	418
3	North Park	2,399	422
4	Mira Mesa	1,757	3,542
5	Navajo	1,667	61
6	College Area	1,567	550
7	Kearny Mesa	1,518	345
8	Otay Mesa	1,291	2,359
9	Clairemont Mesa	1,242	130
10	Linda Vista	1,167	257
11	Mission Valley	842	2,106
12	Encanto Neighborhoods	833	1,159
13	Rancho Penasquitos	788	71,336
14	Southeastern San Diego	783	37
15	Mid-City: City Heights	771	209
16	Carmel Mountain Ranch	662	8,439
17	Greater Golden Hill	576	124
18	San Ysidro	518	139
19	Peninsula	459	84
20	Pacific Beach	363	67
21	Midway-Pacific Highway	325	-
22	Mid-City: Eastern Area	312	7
23	Rancho Bernardo	306	4

Rank ▼	Community Planning Area ▼	Total Units ▼	Adequate Site Home Potential ▼
24	Black Mountain Ranch	289	-
25	La Jolla	254	4
26	Skyline/Paradise Hills	245	38
27	Pacific Highlands Ranch	243	-
28	Torrey Highlands	228	-
29	University	223	-
30	Serra Mesa	200	-
31	Otay Mesa-Nestor	196	3
32	Carmel Valley	178	-
33	Mid-City: Kensington-Talmadge	161	20
34	Mid-City: Normal Heights	158	21
35	Ocean Beach	82	19
36	Del Mar Mesa	38	-
37	Torrey Pines	36	4
38	Barrio Logan	30	25
39	Mission Beach	24	-
40	Scripps Miramar Ranch	21	-
41	Rancho Encantada	14	-
42	Torrey Hills	10	-
43	Tierrasanta	7	-
44	Old Town San Diego	6	-
45	Sabre Springs	4	-
46	San Pasqual	1	-
	Grand Total	28,983	92,712

Communities not listed did not have any proposed units during the 2024 calendar year reporting period.