

Neighborhood Homes For All of Us

Fact Sheet



In San Diego, 80% of the land zoned for homes is designated for single-family homes. These homes in these neighborhoods are highly desirable. However, their increasing prices make purchasing or renting difficult for many families.

In addition, new homes being built in San Diego are often 5-7 story apartment buildings with studios and one-bedroom homes available for rent. While these homes address the housing needs of many San Diegans, families with children and multigenerational households often need more space to live comfortably.

To address this, *Neighborhood Homes for All of Us* will create clear pathways to build more homes in traditional single-family neighborhoods that are near public transit. These neighborhood homes are townhomes, duplexes and small-scale multiple-home buildings that complement the surrounding area, maintaining the neighborhood's high desirability.

Duplexes



Cottages



Townhomes



WHAT DOES NEIGHBORHOOD HOMES FOR ALL OF US DO?






Neighborhood Homes for All of Us recognizes the need to provide clear pathways that result in homes that accommodate all San Diegans and provide more homeownership opportunities.

Neighborhood Homes for All of Us includes new and clear regulations to allow new neighborhood homes in highly desirable neighborhoods while ensuring compatibility with existing neighborhoods.

Public engagement, careful planning and feasibility studies will ensure that these neighborhood homes meet the needs of community members and enhance the overall character and livability of San Diego's neighborhoods.

HIGHLIGHTS / IMPLEMENTATION


Neighborhood Homes for All of Us will occur in two phases. **Phase 1** will determine what neighborhood homes should look like through collaborative design, economic feasibility studies and public engagement, while **Phase 2** concentrates on new and clear regulations to allow for neighborhood homes in San Diego's highly desirable neighborhoods.

Phase	Public Engagement	Economic Feasibility	Neighborhood Home Renderings
1 Winter 2025 to Summer 2026	 <p>A technical working group, workshops and focus groups will be used to gather community input</p>	 <p>A feasibility study will identify barriers associated with developing small-scale neighborhood homes to inform site plan development and regulations</p>	 <p>Four neighborhood home renderings that will be used to guide zoning and development regulations will be developed</p>
Phase	New Regulations	Clear Pathways	
2 Summer 2026 to Winter 2026	 <p>Clear regulations will provide a clear pathway to developing neighborhood homes that enhance the surrounding neighborhood</p>	 <p>New zoning and development regulations based on Phase 1 and ongoing public engagement</p>	

PUBLIC ENGAGEMENT & HOW TO STAY INVOLVED

Public participation will help the City develop neighborhood home regulations for future neighborhood home development. Phase 1 will feature focus groups and workshops in where the public can provide input on desired types of neighborhood homes, home features, and general building characteristics. Phase 2 will involve the development of regulations informed by public engagement in Phase 1, financial feasibility, and ongoing public engagement.

To stay informed and involved, community members are encouraged to sign up for email notifications.



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