

City Planning

# Neighborhood Homes for All of Us Overview

- The increasing cost for buying and renting homes in San Diego makes it difficult for families and households that need more space to find homes that meet their needs.
- Majority of the new homes being built are generally five to seven-story buildings with studios and one-bedroom homes.
- Aims to encourage the development of more homes by reducing barriers to home development on smaller lots.
- Will increase opportunities for more homes in areas currently zoned for single-family homes that are near public transit.





Neighborhood homes are smaller attached and detached homes, townhomes, rowhomes, duplexes.



They are also small-scale multiple-home buildings that complement the surrounding single-family home neighborhoods in which they are located.



- Public Engagement
  - Focus groups
  - Workshops
  - Stakeholder interviews
- Feasibility Study
- Technical Working Group
- Neighborhood Home Renderings
  - 4 renderings will be developed to help visualize the new neighborhood homes.

- New Regulations
  - Clear regulations will provide a pathway to developing neighborhood homes.
- Public Hearing Process



## Stakeholder Interviews

- 10 interviews in November & December 2025
- Stakeholders ranged from:
  - Affordable Home Advocacy
  - Building and Development
  - Community Land Trust
  - Renter and Homeowner advocates



## Focus Groups

- Contacted over 70 organizations to invite members to participate in focus groups
- Focus Group stakeholders:
  - Homeowners
  - Developers
  - Students and Young Professionals
  - Families/Renters
  - Multi-generational Households/Aging Populations
- Focus Groups will be conducted through mid-Spring 2026



- Are there any design features or accommodations that would make a home more comfortable for daily living as people age?
- Some families choose homes that allow different generations to live together or nearby. Are there any home features that could make that work well?
- What exterior/interior features are important for these homes?
- There are many neighborhood home types already integrated into neighborhoods of San Diego. Are there any examples of neighborhood homes that you prefer?



- Include more accessible features for homes, including walk-in tubs, lower cabinets, ramps, and lighting on the floors
- Accommodate both families and seniors, by including family-friendly features and facilities like childcare
- Include sufficient bathrooms for the number of bedrooms in the home
- Incorporate green spaces (gardens, private outdoor space, etc.)
- Provide parking
- Support for duplexes, cottages, and bungalows as they provide privacy and can feel like independent homes.
- Develop simple and clear regulations
- Work with fair housing experts to ensure compliance with fair housing law, including ADA regulations



## Engagement

- Public workshops will be conducted in Spring 2026

## Feasibility Study

- Expected to be completed Spring 2026

## Architectural Drawings and Site Plans

- Draft expected for early Summer with completion during late Summer 2026

Questions?