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# City of San Diego's Affordable Housing Program Permits 6,746 Homes Over Three Years

## 2,148 NEW AFFORDABLE HOMES ALREADY CONSTRUCTED THROUGH EXPEDITED-PERMIT PROGRAM

SAN DIEGO – Three years after launching its innovative 'Affordable Housing Permit Now' program, the City of San Diego has permitted 6,746 total homes with 2,148 completed and open to residents.

**"If we want San Diegans to stay in San Diego, we have to build more homes,"** said Mayor Todd Gloria. **"Our 'Affordable Housing Permit Now' program is cutting review times, getting shovels in the ground faster, and helping build the affordable housing our city needs. As more homes become available, we're starting to see rents come down."**

[Affordable Housing Permit Now](#) was created through a 2023 executive order from Mayor Todd Gloria, which tasked the City's Development Services Department with reviewing 100% affordable housing and shelter projects in 30 days or fewer. This allows projects to move to construction quickly, accelerating the availability of affordable housing throughout San Diego.

Over the past three years, the City has consistently met the required 30-day reviewing target, with the average time for staff review being nine days. Development Services teams review project applications, issue permits for construction, and ensure projects meet all code requirements during construction.

The program is driven by faster coordination and clear communication on requirements. Eligible projects do not require further discretionary approval and must maintain their established affordable rents for 55 years.

[University of California Berkley's Turner Center for Housing Innovation](#) has pointed to Affordable Housing Permit Now, as well as the similar [Complete Communities Now](#), as important reforms that have expedited the permitting process and positioned San Diego as a leader in pro-housing policy.

[Realtor.com](#) has also highlighted the program as a crucial piece of the City's building strategy, providing more speed and clarity throughout the process.

The most recent project to use the program, [Terrasini](#), opened on March 18, 2026, bringing 95 affordable homes to seniors. Terrasini is the fourth in a series of projects developed in Mt. Etna by the Chelsea Investment Corporation. Together, those four developments represent 400 new homes, all permitted via Affordable Housing Permit Now.

Currently, 22 additional projects (2,205 homes) are under construction, with another 18 (2,393 homes) currently under review. Developers interested in the program can find additional information on requirements, fees and frequently asked questions in its dedicated [information bulletin](#).



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