

April 7, 2026

SUBJECT: CAB Letter of Support for Circulate San Diego's Neighborhood Homes for All of Us Program and Feasibility Study Priorities

Dear Director Vonblum,

On behalf of the Climate Advisory Board (CAB), we write to provide recommendations to inform the City of San Diego's [Neighborhood Homes for All of Us](#) program and its associated Strategic Plan. **These recommendations are submitted in support of Climate Action Plan Item MLU-3.5, Climate-Focused Land Use.**

Increasing housing supply is an essential strategy for reducing vehicle miles traveled (VMT). Building walkable, bike-friendly, and transit-supportive neighborhoods reduces reliance on single-occupancy vehicles while strengthening the viability of transit. Additional housing density also helps stabilize housing costs, enabling more people to live and work in San Diego.

Strategic land use planning plays a critical role in reducing citywide emissions by fostering communities where residents can live, work, and access daily needs in close proximity. The City's ongoing efforts to update community plans, zoning regulations, and development policies are key to advancing neighborhood improvement, housing affordability, and reduced dependence on personal vehicles.

Initiatives such as Blueprint SD provide a framework for guiding growth in a climate-responsible manner. Corridor-specific plans in alignment with a bold new "Complete Streets Design Manual" per the [Complete Streets Policy \(#900-23\)](#) and NACTO guidelines further integrate land use with active transportation and transit access, aligning with Climate Action Plan goals. Programs such as [Complete Communities](#) prioritize housing near transit while enhancing pedestrian, bicycle, and transit infrastructure. Similarly, amendments to parking requirements within Transit Priority Areas (TPAs) advance affordability and transportation demand management objectives.

To ensure the Neighborhood Homes for All of Us program meaningfully advances housing production and climate goals, the **CAB supports the recommendations provided by Circulate San Diego** (now Circulate Planning & Policy) on February 24, 2026, **the letter is attached.**

Understanding how these policy variables affect project economics will help ensure the program delivers meaningful housing production while advancing climate objectives.

The CAB supports the City's efforts to expand housing opportunities in a manner consistent with the Climate Action Plan. Thoughtful program design and rigorous feasibility analysis will be essential to achieving both housing and climate goals.

Sincerely,

City of San Diego Climate Advisory Board