

City Planning Department

Neighborhood Homes for All of Us Overview

What is *Neighborhood Homes for All of Us*?

- 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 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.





Phase 1 – Fall 2025

- 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



- What challenges are there in finding a home to buy or rent?
- What cost of renting or buying would make it feasible to move into a neighborhood home?
- There are many neighborhood home types already integrated into neighborhoods of San Diego. Are there any examples of neighborhood homes that you prefer?
- What interior/exterior features or amenities would be important for working families?



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?