



Affordable Home Development Master Plan

Fact Sheet

San Diego is facing a housing and homelessness crisis, driven largely by a shortage of affordable homes. While the City has made strides in permitting new housing under its General Plan's Housing Element, it is still falling short of meeting community needs.

Undeveloped private land is both scarce and expensive, so San Diego is studying the use of public land for housing. The City is committing to its housing and climate goals by utilizing grant funds to investigate the use of publicly-owned land for residential development.

WHAT DOES THE MASTER PLAN DO?

The **Affordable Home Development Master Plan (Master Plan)** creates a long-term strategy for using City-owned land to expand housing opportunities for San Diegans of all income levels near transit, jobs and community amenities. The initiative helps identify where affordable housing, mixed-income housing and shelter opportunities may be developed while supporting sustainable and equitable community growth.

The Affordable Home Development Master Plan will

- Identify City-owned properties suitable for housing development
- Help accelerate housing production on public land
- Evaluate opportunities for affordable housing, mixed-income housing, and shelter sites
- Determine appropriate housing types for each site, such as apartments, condominiums, or cooperative housing
- Assess infrastructure, operational and service needs at each location
- Identify the level of environmental review required for future development
- Engage community members and stakeholders throughout the planning process

The Master Plan helps guide the development of housing opportunities on City-owned land by reducing development costs and supporting more efficient housing construction. While this plan provides this information for the City to consider, additional action will be needed before construction of homes on City-owned sites, including a review of the City services on each site with the goal of maintaining or expanding them. Public input and community engagement will help inform the process as the City works to make the best use of public land to address San Diego's housing needs.

HIGHLIGHTS

The Master Plan creates a strategy for using City-owned land to support affordable and mixed-income housing opportunities throughout San Diego. Building upon the 2024 Home Opportunity Framework study, the plan evaluates publicly owned sites for future housing and shelter development while considering social equity, sustainability, transit access, development feasibility, and continued City operations. The planning process also incorporates public input and supports State and local housing goals aimed at increasing housing opportunities for San Diegans of all income levels.

Home Opportunity Framework



- Evaluated more than 400 City-owned sites
- Identified 20 sites with strong potential for affordable housing development

Site Evaluation Criteria



- **Social Equity:** Access to parks, healthy food and community resources
- **Livability:** Proximity to transit, schools, jobs and amenities
- **Development Feasibility:** Site size, shape, infrastructure and topographic condition

State & Local Housing Goals



- Supports California's Surplus Land Act requirements
- Helps prioritize public land for affordable housing opportunities and aligns with State housing initiatives, which include Executive Order N-06-19, AB 1486 and AB 1255, to support local housing production and shelter planning efforts

Strategic Plan Priorities



- **Create Homes for All of Us:** Supports housing opportunities for people of all income levels
- **Champion Sustainability:** Encourages housing near transit and community amenities and advances climate-conscious and sustainable development

HOW DO I GET INVOLVED?

The Master Plan includes open house-style opportunities for community participation. Public engagement will begin with information sharing to introduce the goals of the initiative, the planning process, and the potential opportunities for housing development on City-owned land. Community members will then have opportunities to participate in both virtual and in-person engagement activities to provide feedback on redevelopment priorities, housing needs and site considerations. Public input will help inform the development of draft recommendations and future implementation strategies as the City continues evaluating potential housing and shelter opportunities.

SANDAG

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Send questions or comments to AffordableHomeMasterPlan@sandiego.gov



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Scan the QR code to visit the webpage at www.sandiego.gov/planning/work/affordable-home-development-master-plan, learn more and sign up for email notifications.

