





The City of SAN DIEGO

2026 Annual Report on Home Permitting







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Message from the City Planning Director

The City of San Diego remains committed to expanding housing opportunities for residents across all communities. Housing needs continue to grow across the region and the state. The City continues to advance policies and programs that support the development of new homes in a manner that also supports climate, mobility, and equity goals.

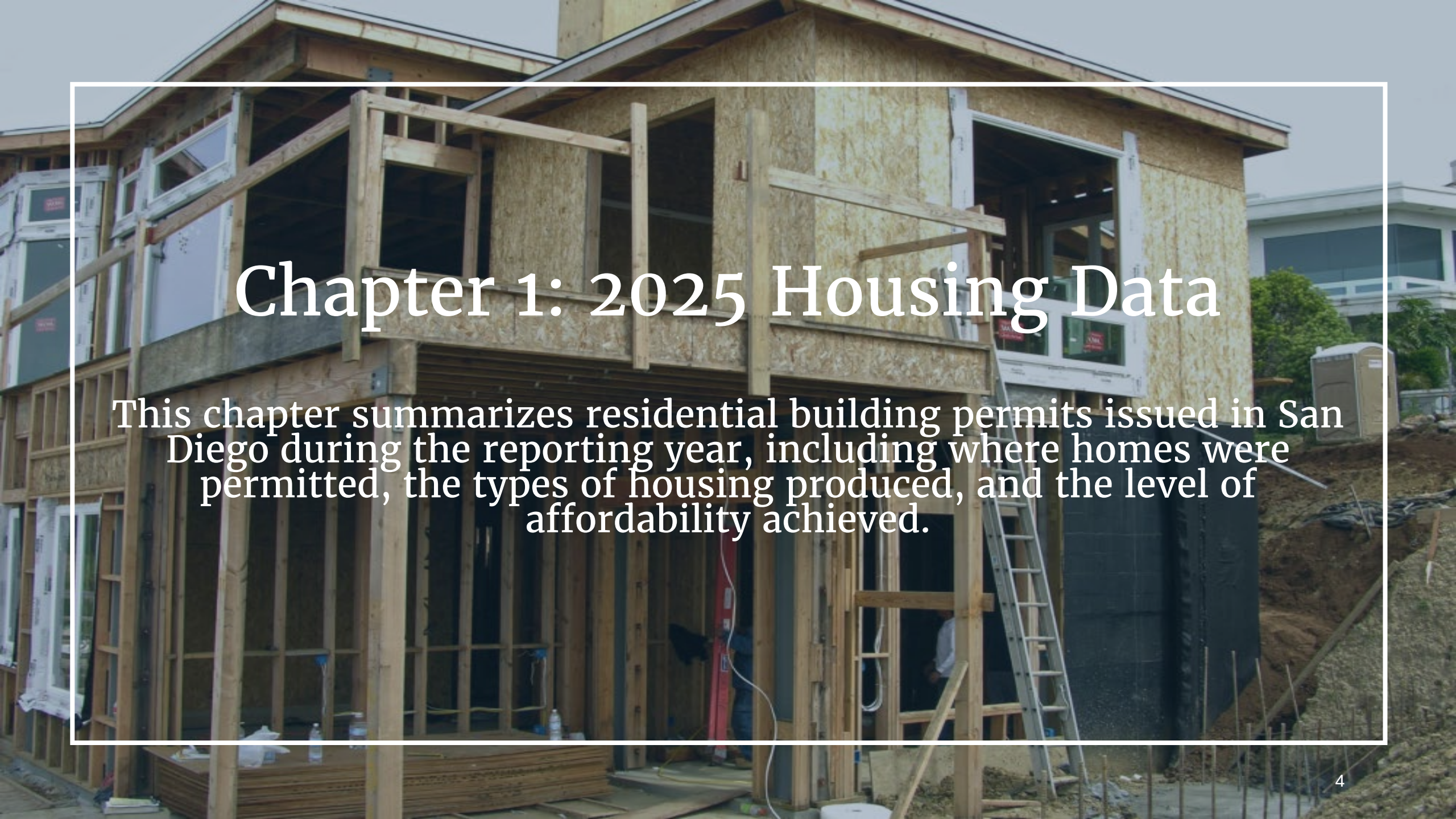
In recent years, the City has taken important steps to expand housing opportunities and increase housing capacity. Several community plan updates have added housing capacity in areas near transit, jobs, and services. The City is also advancing efforts and programs such as the Affordable Home Development Master Plan and Neighborhood Homes for All of US, which are intended to expand housing options and support the development of new homes throughout San Diego.

The Annual Report on Homes provides an overview of residential building permits issued during the reporting year and highlights housing production trends. In 2025, the City issued permits for 7,630 new homes, including 2,050 homes that are deed-restricted as affordable. While the number of homes permitted this year was lower than in recent years, this reflects a broader slowdown in housing construction occurring across California and the nation as economic conditions and development costs continue to change.

San Diego continues to lead large cities across the state in housing permitting. The City remains focused on expanding housing capacity, supporting the development of homes near jobs and transit, and continuing to implement state housing laws that support the development of new homes. The information presented in this report helps guide these efforts and supports the City's ongoing work to create more housing opportunities for San Diegans.

Heidi Vonblum
Planning Director
City Planning Department





Chapter 1: 2025 Housing Data

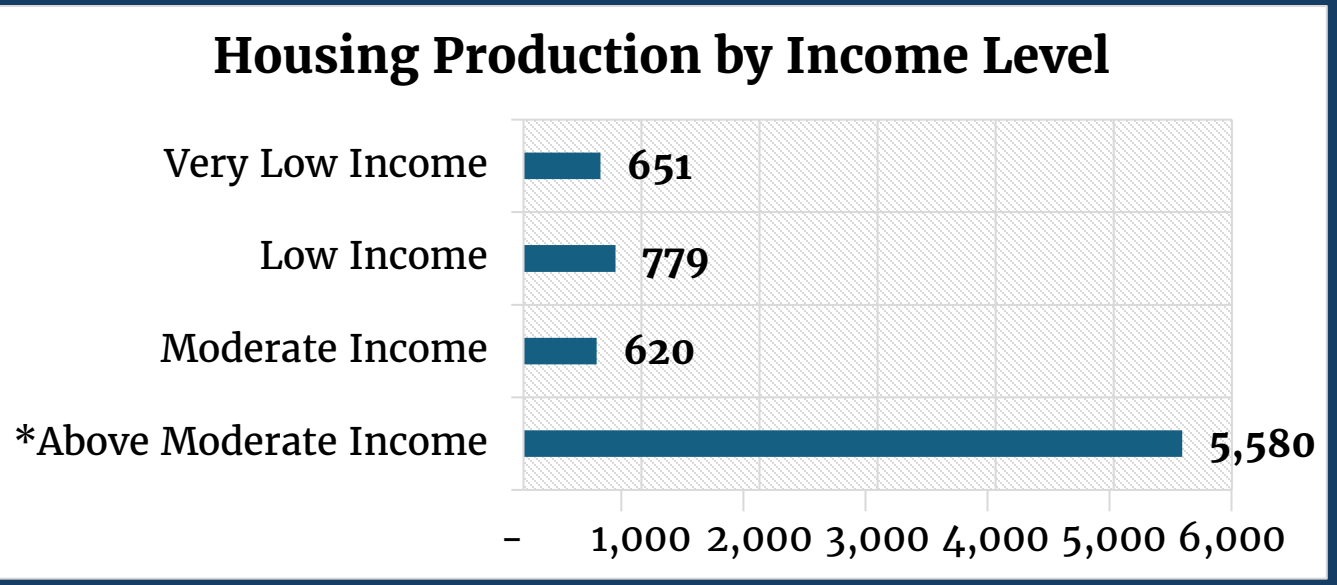
This chapter summarizes residential building permits issued in San Diego during the reporting year, including where homes were permitted, the types of housing produced, and the level of affordability achieved.

2025 Permitted Homes

7,630
New Homes Permitted

2,050
Affordable Homes Permitted

27%
Affordable Homes Percentage



Key Insight:

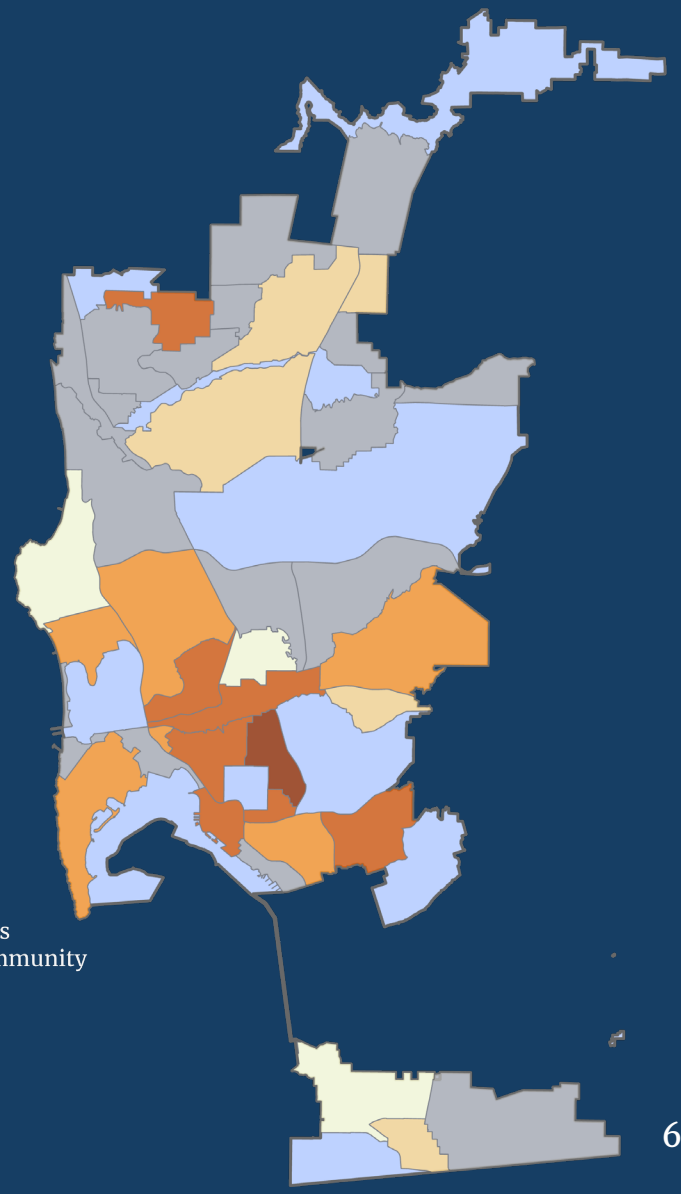
27% of all homes permitted in calendar year 2025 were deed-restricted as affordable to very low-, low-, and moderate-income households.

* Above Moderate Income homes are reported to the State as those without a deed-restriction for the home to be available for very low, low, and moderate income households. Generally these homes are rented or sold at the market-rate priced which may – or may not – be affordable to very low, low, or moderate income households. However, since the City does not track the rents or prices of these homes their construction, they are each reported as Above Moderate Income homes.

2025 Permitted Homes by Community Planning Area

In 2025, the top 10 community plan areas with permitted new homes were:

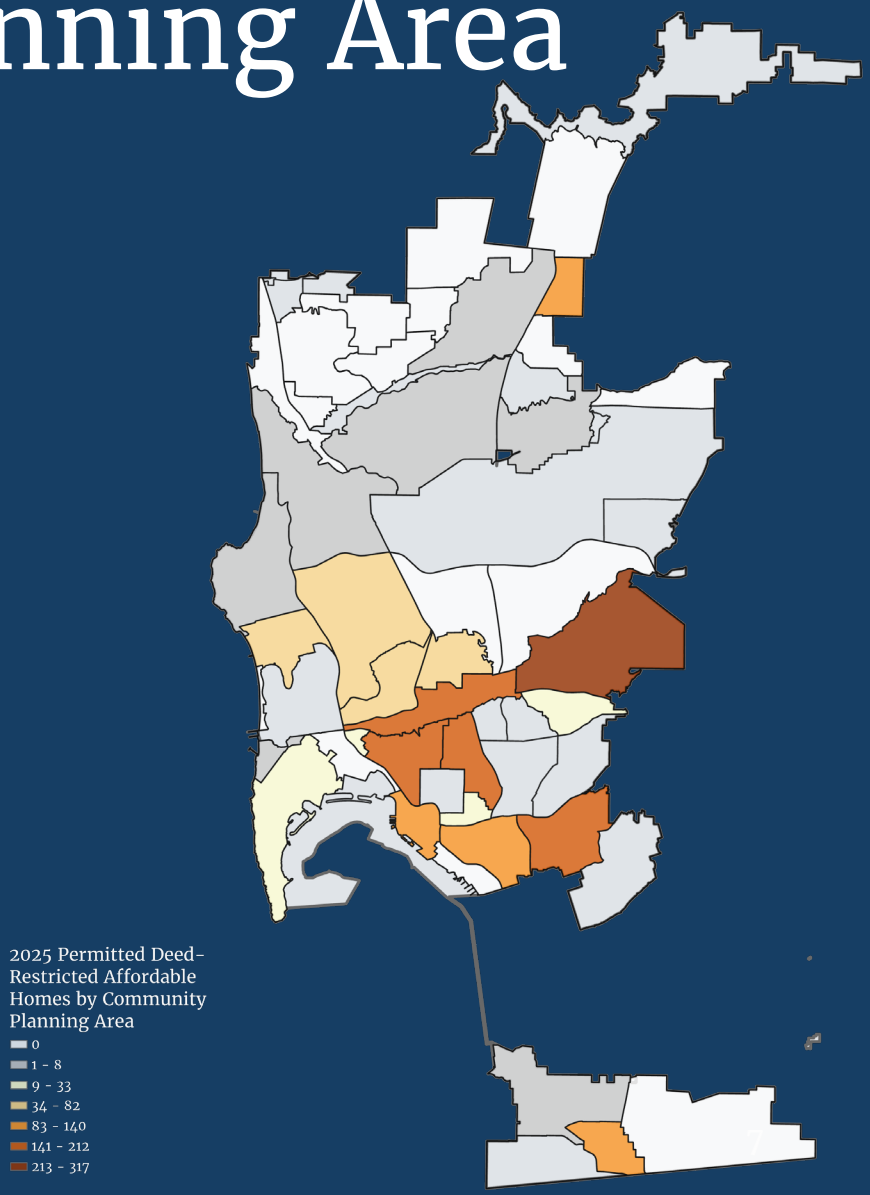
1. North Park
1,066 Homes
2. Uptown
611 Homes
3. Mission Valley
601 Homes
4. Encanto Neighborhoods
503 Homes
5. Linda Vista
483 Homes
6. Pacific Highland Ranch
424 Homes
7. Greater Golden Hill
402 Homes
8. Downtown
392 Homes
9. Navajo
369 Homes
10. Clairemont Mesa
302 Homes



2025 Permitted Deed-Restricted Affordable Homes by Community Planning Area

In 2025, the top 10 community plan areas with permitted deed-restricted affordable homes were:

1. Navajo
317 Homes
2. Encanto Neighborhoods
212 Homes
3. North Park
191 Homes
4. Mission Valley
188 Homes
5. Uptown
169 Homes
6. Downtown
140 Homes
7. Carmel Mountain Ranch
125 Homes
8. Southeastern San Diego
105 Homes
9. San Ysidro
104 Homes
10. Linda Vista
82 Homes



2025 Permitted Homes by Type

In 2025, the production of income-restricted homes varied by housing type. Multiple homes development was the largest source of affordable housing, with 33% of permitted units deed-restricted for very low-, low-, and moderate-income households. ADU homes contributed some affordability with 16% permitted as low- and moderate-income. Single homes were permitted at 99% above moderate-income.

Multiple Homes	13% Very Low-Income	14% Low-Income	6% Moderate-Income	67% Above Moderate-Income
ADU Homes	<1% Very Low-Income	2% Low-Income	14% Moderate-Income	84% Above Moderate-Income
Single Homes	0% Very Low-Income	0% Low-Income	1% Moderate-Income	99% Above Moderate-Income

2025 Permitted Homes by Incentive Program

In 2025, 818 ADU homes were permitted through projects using the ADU Home Density Bonus Program, 2,165 homes were permitted under the Complete Communities Housing Solutions Program, and 2,172 homes were permitted under the Affordable Homes Density Bonus Program.

ADU Home Density Bonus	7 Very Low-Income	32 Low-Income	295 Moderate-Income	484 Above Moderate-Income	818 Total
Complete Communities Housing Solutions	100 Very Low-Income	275 Low-Income	130 Moderate-Income	1,660 Above Moderate-Income	2,165 Total
Affordable Homes Density Bonus	209 Very Low-Income	313 Low-Income	154 Moderate-Income	1,496 Above Moderate-Income	2,172 Total

Tax Credit Allocation Committee Resource Opportunity Areas

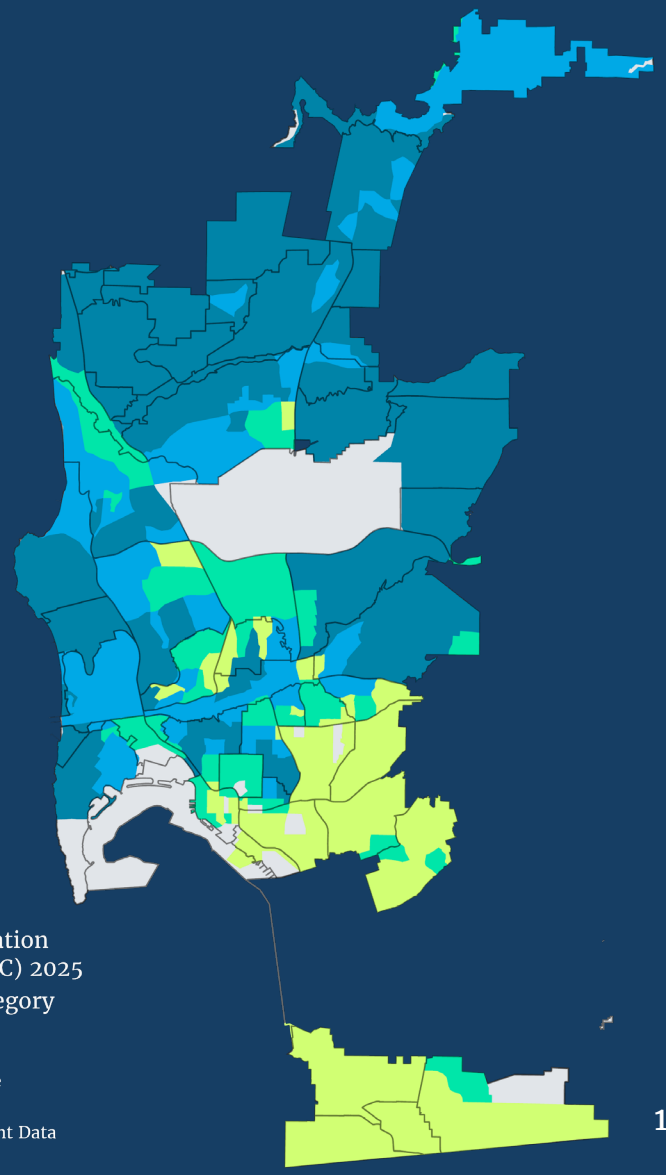
The 2026 Annual Report on Home Permitting shows where home permitting occurred in opportunity areas throughout the city based on the State of California Tax Credit Allocation Committee (TCAC) Resource Area Opportunity Map to provide information regarding home permitting equity. The TCAC maps show the opportunity areas in each census tract in the city based on economic, environmental, and educational indicator scores. TCAC Resource Opportunity Areas are further described below.

Highest Resource
Areas that score the highest with economic, environmental, and educational indicators.

High Resource
Areas that score high with economic, environmental, and educational indicators.

Moderate Resource
Areas that have a mix of high and low scores with economic, environmental, and educational indicators.

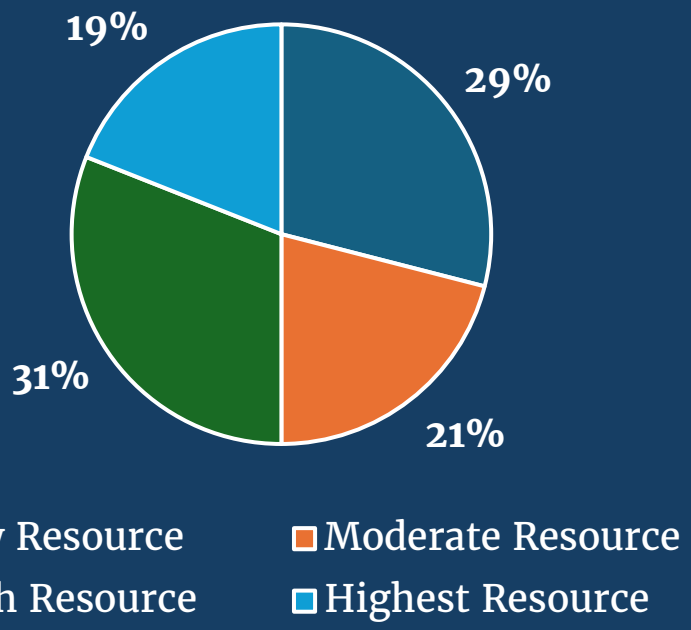
Low Resource
Areas that score the lowest with economic, environmental, and educational indicators.



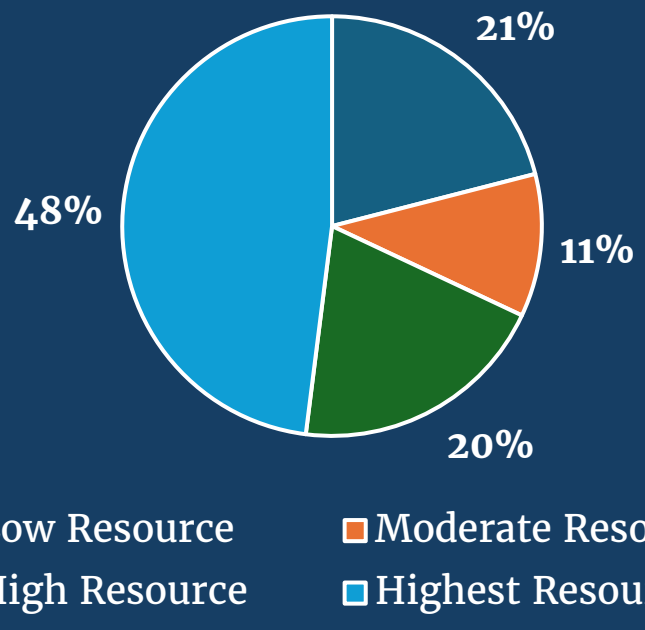
2025 Permitted Homes by Resource Area

In 2025, the City issued building permits for homes across all TCAC Resource Areas. The breakdown below shows where homes were permitted based on the State's opportunity area designations, which guide affordable housing investments and incentives. 50% of all homes permitted were in a Highest or High Resource area, which together make up 68% of the City. Approximately 71% of all homes permitted were located in Moderate, High, and Highest Resource Areas, which collectively account for 79% of the City.

2025 Permitted Homes by TCAC Resource Area



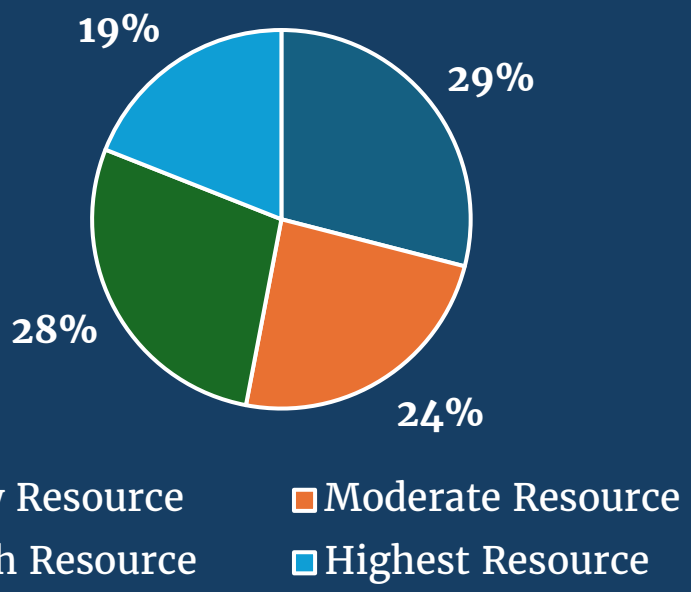
2025 Citywide TCAC Resource Area Distribution



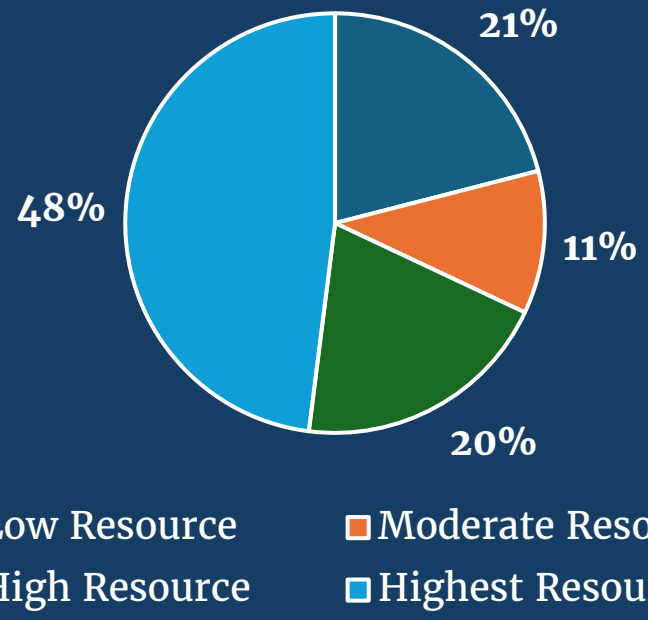
2025 Permitted Affordable Homes by Resource Area

In 2025, approximately **71% of all affordable homes** permitted were located in Moderate, High, and Highest Resource Areas, which collectively **account for 79% of the City's land area**. Of these affordable homes, 47% were permitted in High and Highest Resource areas, which together account for 68% of the City's land area.

2025 Permitted Affordable Homes by TCAC Resource Area



2025 Citywide TCAC Resource Area Distribution



Village Climate Goal Propensity

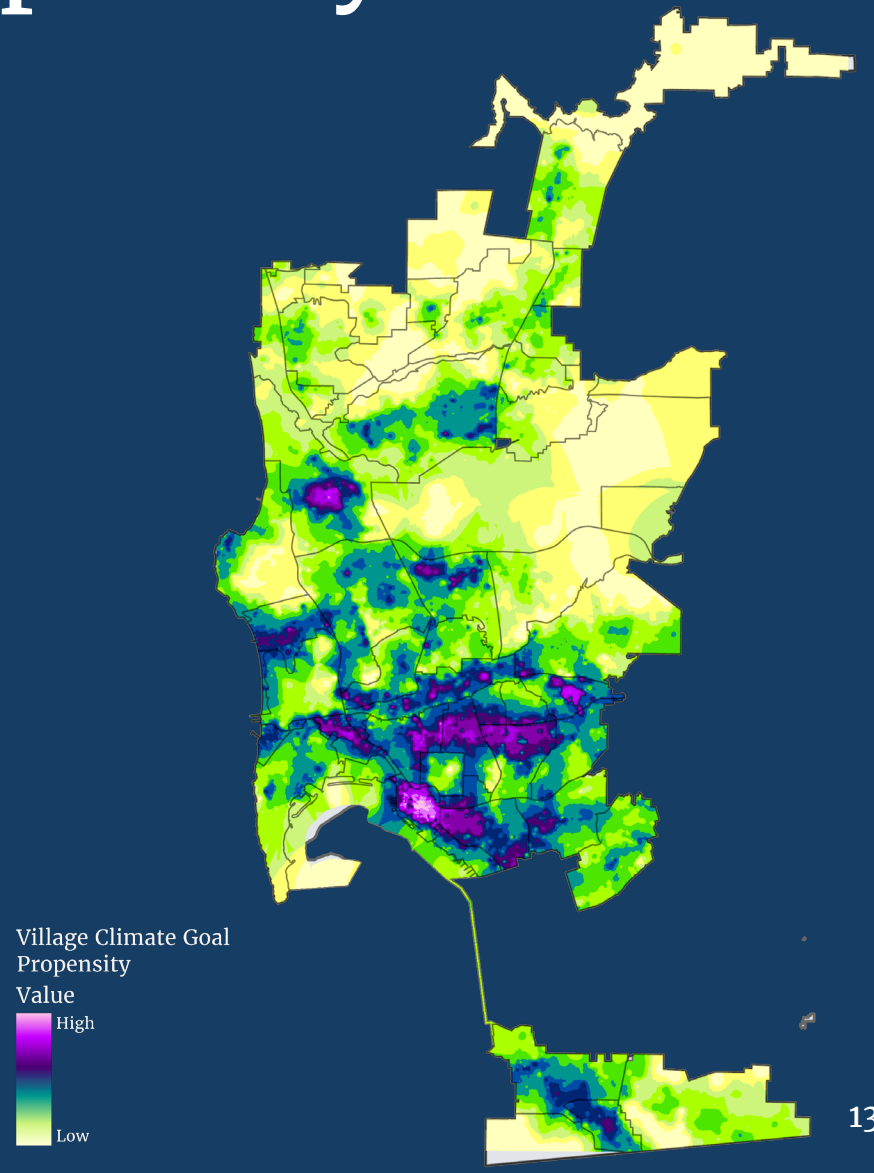
The 2025 Annual Report on Home Permitting tracks housing development using the Village Climate Goal Propensity to understand how new homes align with the City's climate and growth goals. Village Climate Goal Propensity identifies areas that are best positioned to support future housing, transportation options, and access to daily needs, helping advance goals outlined in the Climate Action Plan and General Plan.

Very Low Propensity
Yellow illustrates areas with very low recommendation for future development.

Low-Medium Propensity
Green illustrates areas with low-medium priority for future development.

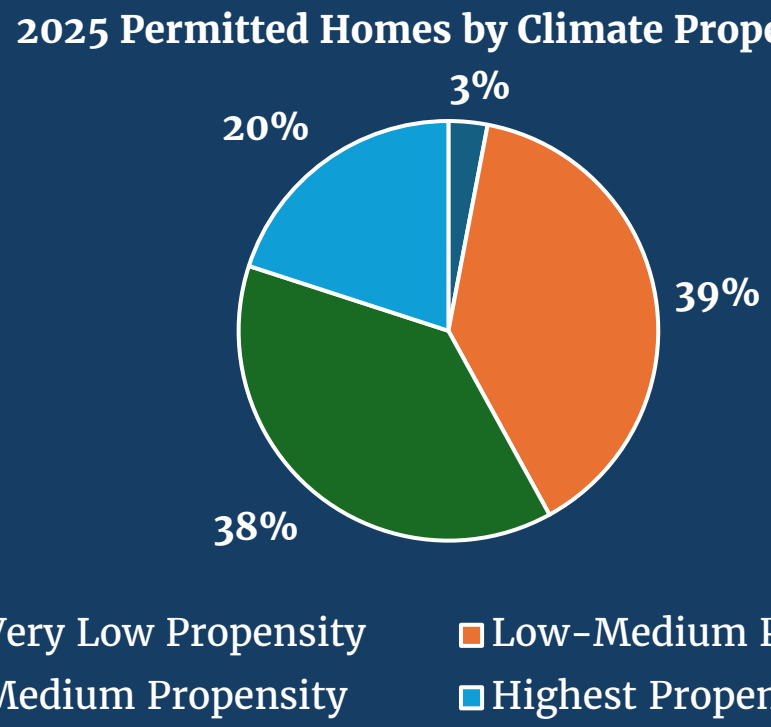
Medium Propensity
Blue illustrates areas with medium priority for future development.

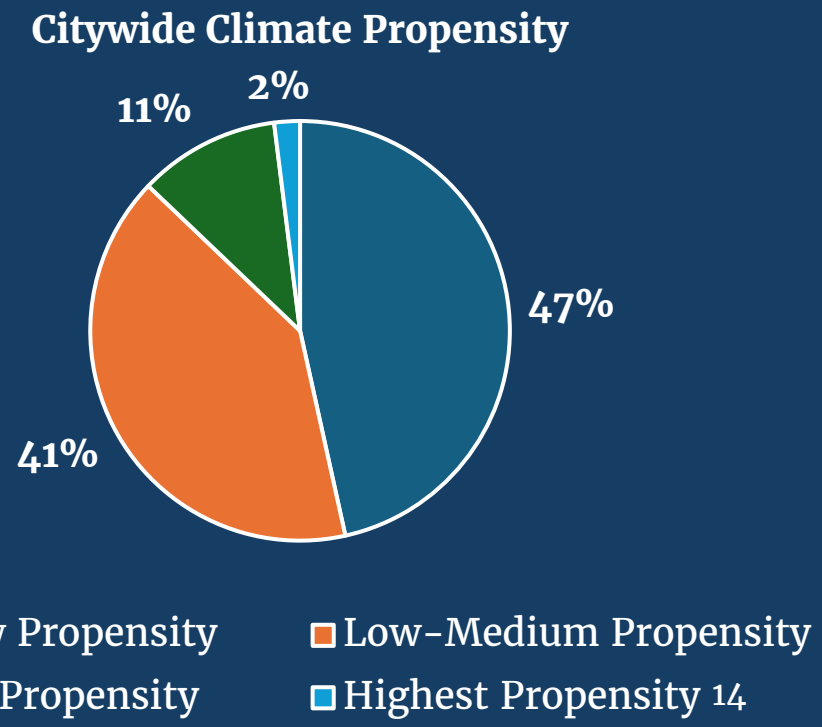
Highest Propensity
Purple illustrates areas with the highest receptiveness for future development.



2025 Permitted Homes by Climate Propensity

In 2025, 97% of permitted homes were located in Low-Medium to Highest Climate Propensity Areas, supporting housing growth in locations identified to advance the City's Climate Action Plan. Only three percent of permitted homes were located in Very Low Propensity Areas.





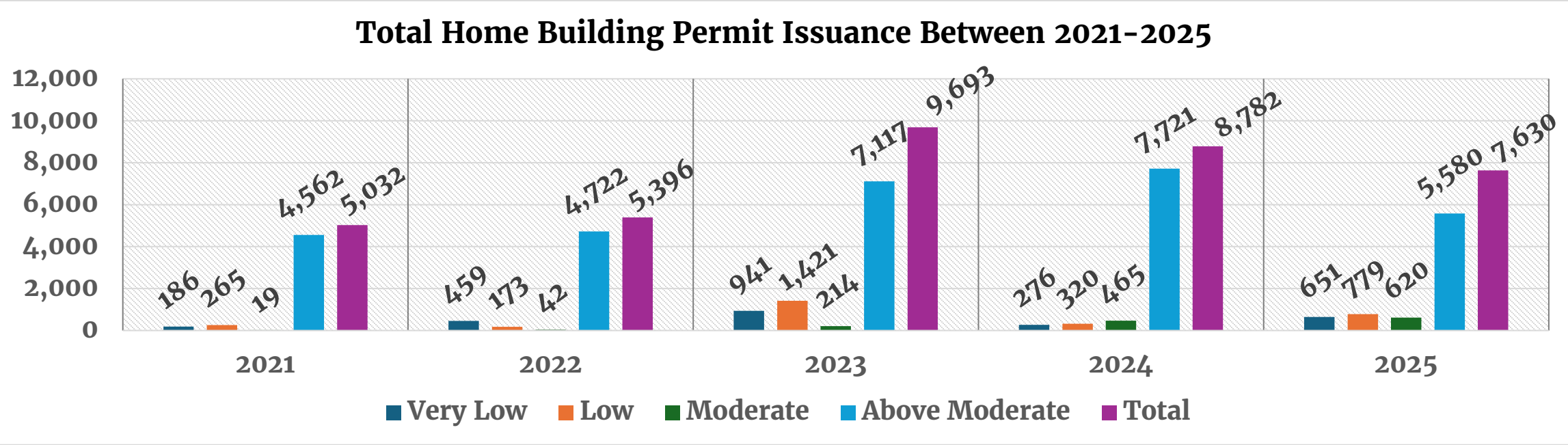


Chapter 2: Trends and Implementation

This chapter examines housing production trends over time and evaluates the City's progress towards meeting regional housing needs and implementing Housing Element policies.

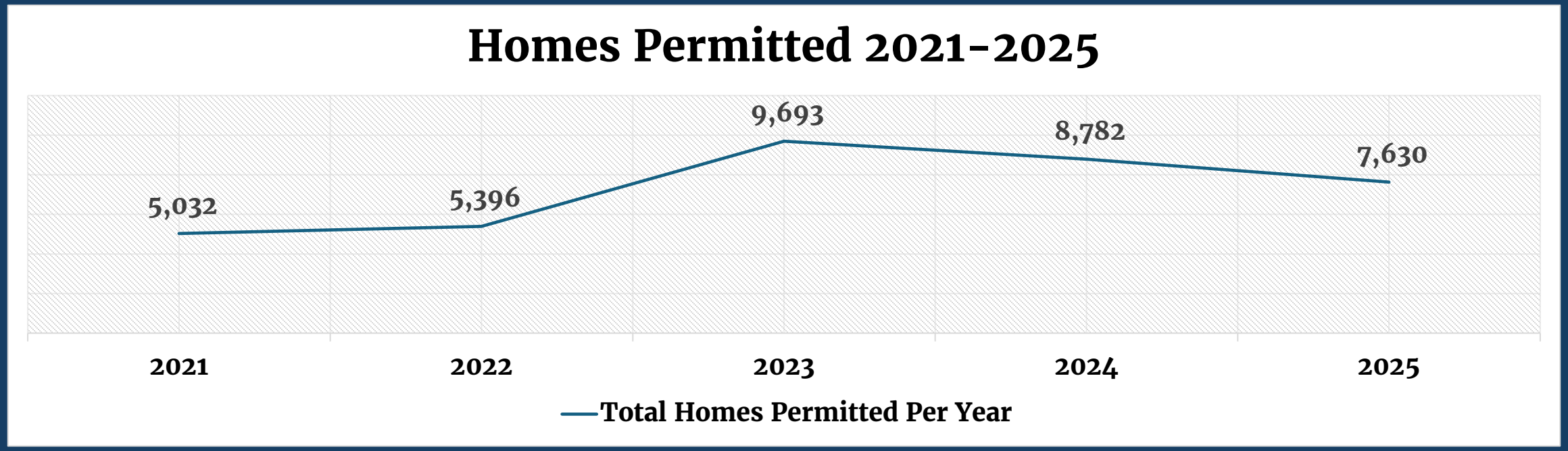
Regional Housing Needs Assessment (RHNA) 2021-2029

Between 2021-2025, the City has permitted **36,533**, or **34%**, of the 108,036 homes allocated through the 2021-2029 RHNA cycle. These permitted new homes include 2,513 Very Low-Income Units, 2,958 Low-Income Units, 1,360 Moderate-Income Units, and 29,702 Above Moderate-Income Units. The City would need to permit 71,503 more homes by 2029 to meet its RHNA allocation.



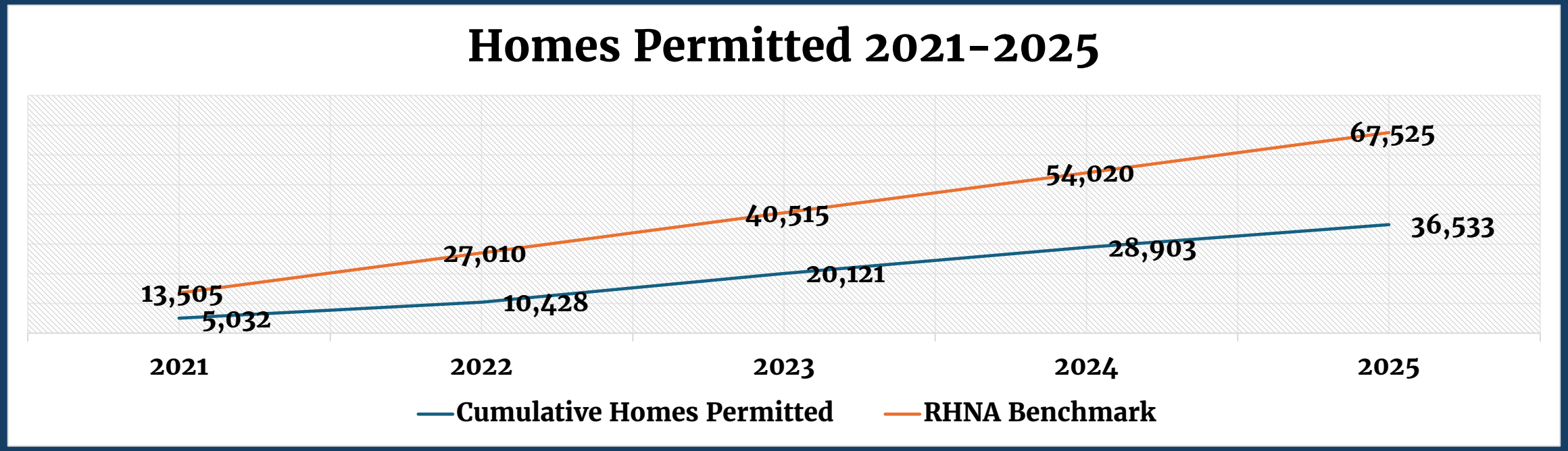
Total Homes Permitted Between 2021-2025

Housing production remained consistent between 2021-2025, with more than 36,000 total homes permitted and annual production exceeding 5,000 homes each year.



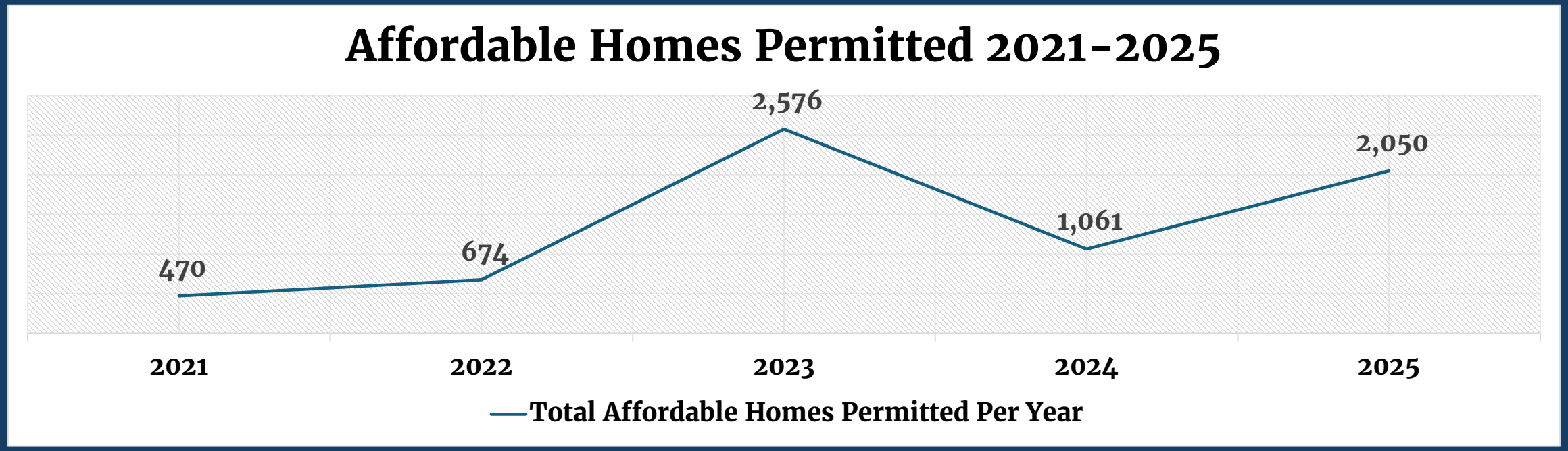
Total Homes Permitted Between 2021-2025

Between 2021 and 2025, the City permitted 36,533 homes, exceeding 5,000 homes annually. However, annual permitting remained below the average of approximately 13,505 homes needed each year to meet the City's eight-year RHNA allocation.



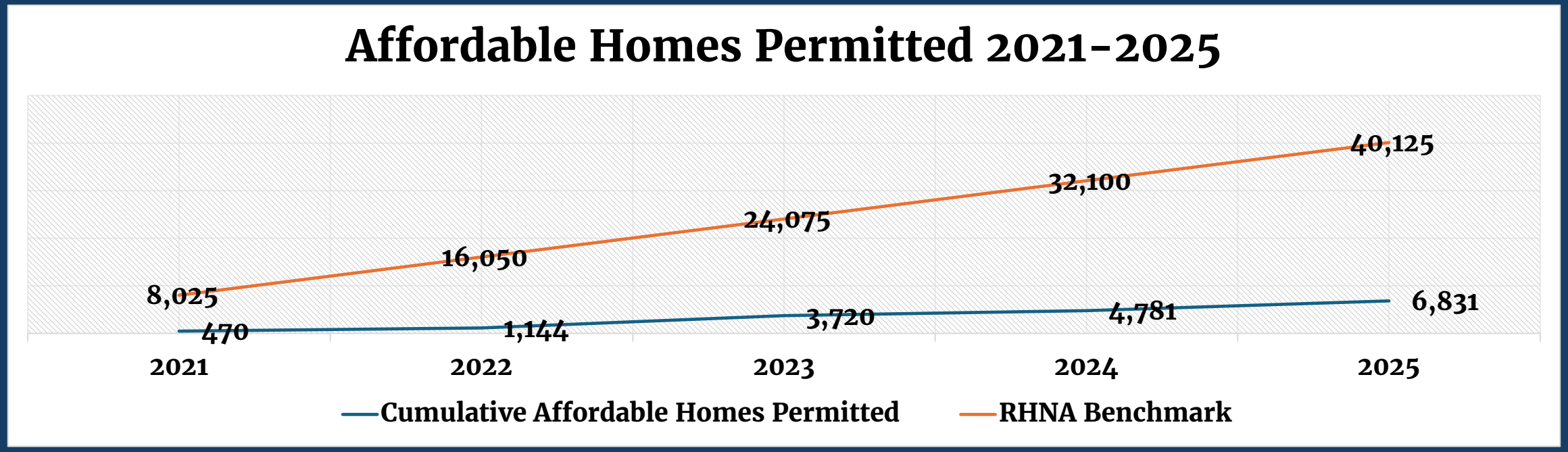
Total Affordable Homes Permitted Between 2021-2025

Affordable housing production increased substantially during the current housing element cycle, rising from 470 affordable homes in 2021 to more than 2,500 affordable homes in 2023.



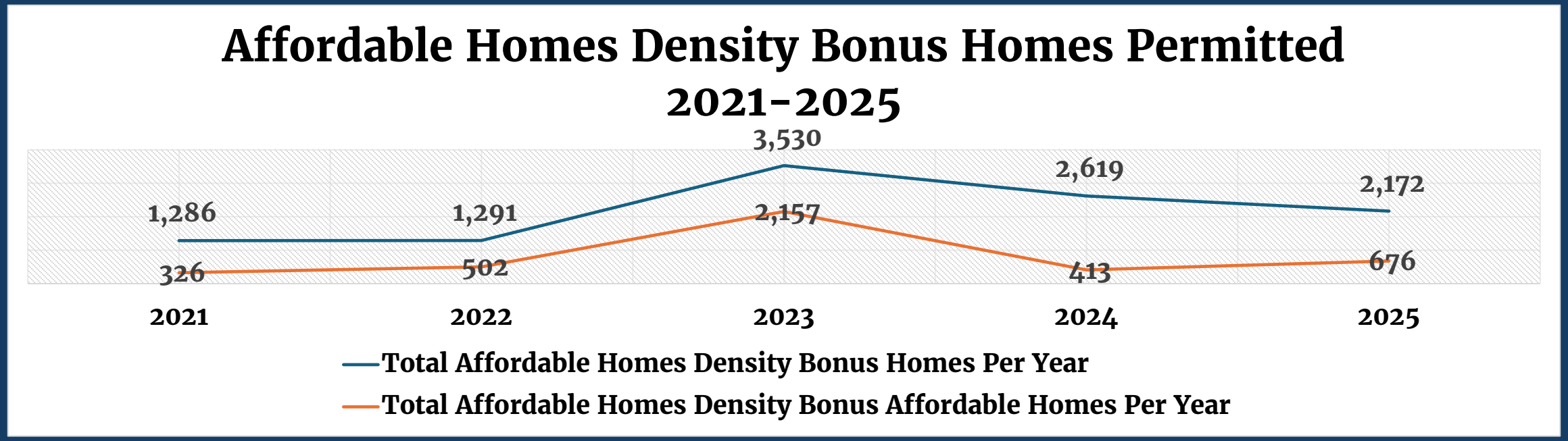
Total Affordable Homes Permitted Between 2021-2025

Affordable home permitting increased during the current RHNA cycle, from 470 affordable homes in 2021 to 2,050 affordable homes in 2025. Despite this increase, annual affordable homes permitting remained below the average annual affordable RHNA benchmark of 8,024.



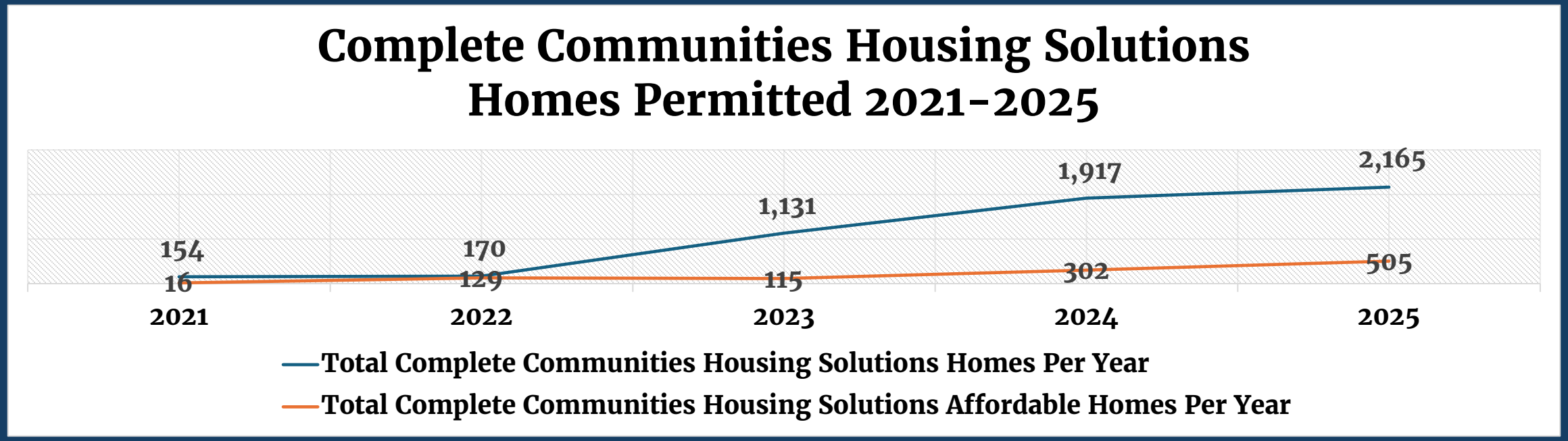
Total Affordable Home Density Bonus Between 2021-2025

Since 2021, the Affordable Home Density Bonus Program has contributed to the permitting of 10,898 total homes, including 4,074 deed-restricted affordable homes. Use of the program increased through 2023 and has fluctuated in subsequent years, reflecting changes in development activity and broader market and economic conditions.



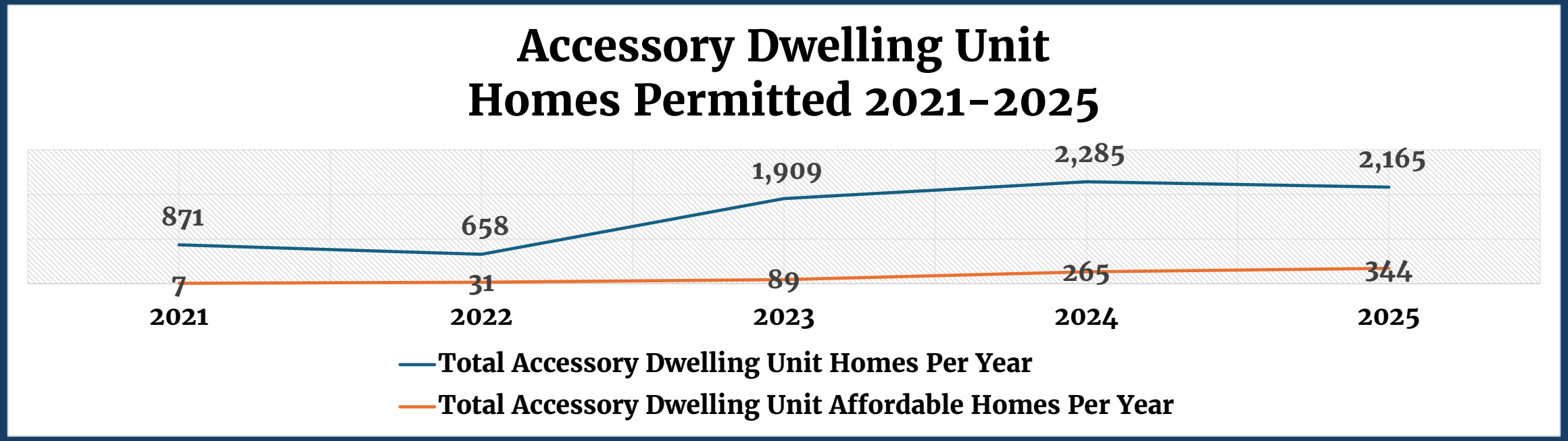
Total Complete Communities Home Permitting Between 2021-2025

Since 2021, the Complete Communities Housing Solutions Program has supported the permitting of 5,537 total homes, including 1,067 deed-restricted affordable homes. Annual use of the program has increased consistently, demonstrating its expanding role in facilitating new housing opportunities.



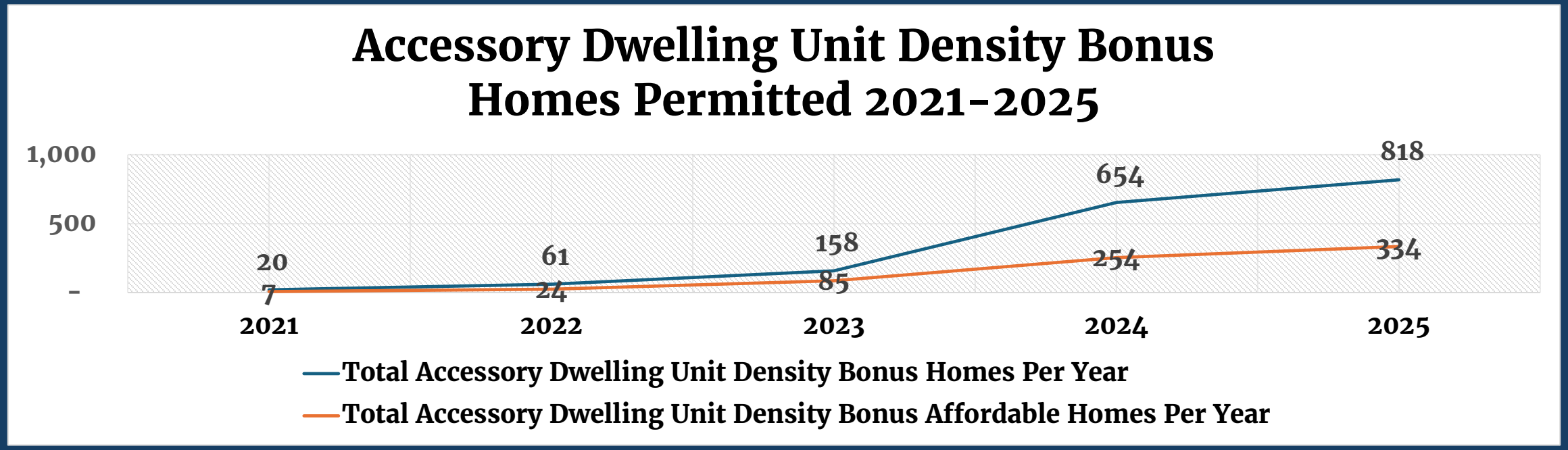
Total Accessory Dwelling Unit Home Permitting Between 2021-2025

Between 2021 and 2025, 7,888 ADU homes, including 736 deed-restricted affordable ADUs, were permitted. Annual ADU production increased from 871 homes in 2021 to 2,165 homes in 2025, while affordable ADU production grew from 7 to 344 homes.



Total ADU Density Bonus Home Permitting Between 2021-2025

Between 2021 and 2025, 1,711 ADU homes, including 704 deed-restricted affordable homes, were permitted through projects that utilized the ADU Home Density Bonus Program. Use of the ADU Home Density Bonus Program increased substantially beginning in 2023 and has continued to increase through 2025.



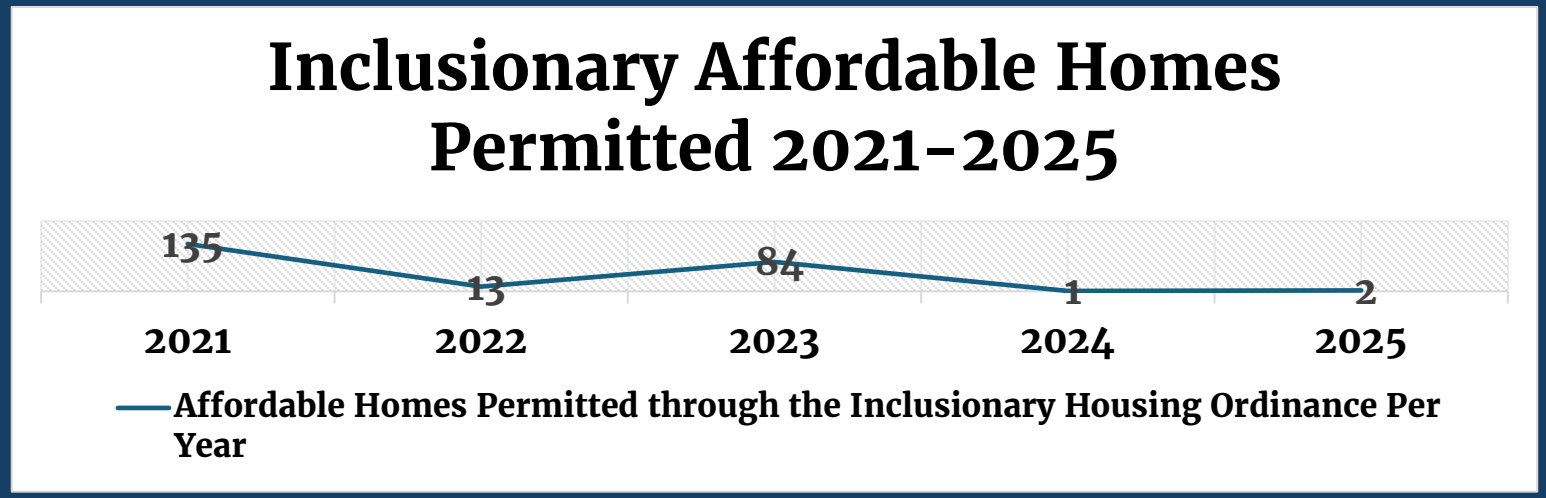
Inclusionary Housing Ordinance Results (2021-2025)

The City's Inclusionary Housing Ordinance requires applicable residential developments to provide on-site or off-site deed-restricted affordable homes, pay an in-lieu fee, or donate land.

The number of permitted affordable homes resulting from the Inclusionary Housing Ordinance varied annually between 2021 and 2025. The data identifies the total number of affordable homes permitted solely through the Inclusionary Housing requirement; it does not include projects that used inclusionary affordable units to qualify for another housing program, nor does it distinguish between on-site and off-site development. Projects that paid an in-lieu fee are not identified in these figures.

235

Affordable Homes Permitted through the Inclusionary Housing Ordinance between 2021-2025



2025 Inclusionary Housing Ordinance Results

The City's Inclusionary Housing Ordinance applies to most new residential development in San Diego (San Diego Municipal Code 142.1305). New development of 10 or more homes outside the Coastal Overlay Zone, developments of five or more homes within the Coastal Overlay Zone, and condominium conversions of two or more homes anywhere in the City must comply with the Inclusionary Housing requirements, with some exceptions.

The in-lieu fee was $25.00 per square feet through June 30, 2025, and $25.92 per square foot beginning July 1, 2025. The applicable fee is based on the net building area of unrestricted market-rate homes and the date the development application was deemed complete. Fees are deposited into the City's Affordable Housing Trust Fund, which supports the development and preservation of affordable housing throughout the City.

In 2025, applicants for 2 residential projects elected to construct deed-restricted affordable homes without utilizing a housing incentive program, resulting in 2 permitted deed-restricted affordable homes. In comparison, applicants for 23 residential projects elected to pay the in-lieu fee. These payments totaled $3,040,034.90.



2
Projects Built the Homes



23
Projects Paid the Fee



$3,040,034.90
Inclusionary In-Lieu Fees Collected in 2025

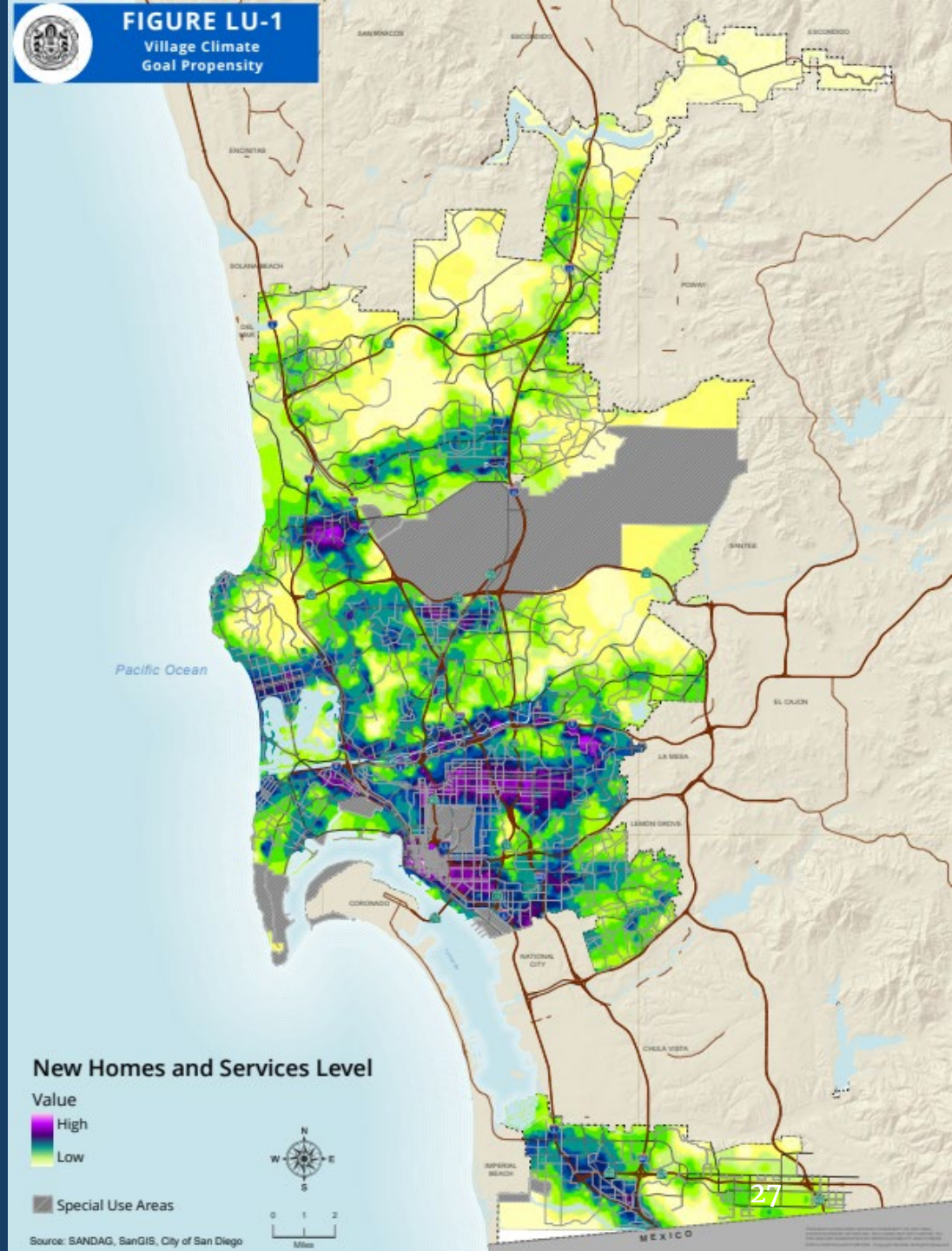
City of Villages Strategy

The City's General Plan provides the long-term vision for how the city will grow and where new housing should be located. Through the General Plan's City of Villages Strategy, housing growth is encouraged in areas near jobs, transit, services, and commercial centers. This approach supports the development of walkable communities while helping reduce the need for long car trips.

Community plan updates help implement this strategy by identifying areas where additional housing capacity can be accommodated. These plans guide land use decisions, zoning regulations, and infrastructure planning to support new homes in locations that are well connected to employment, transit, and community services.

The General Plan also includes the Village Climate Propensity Map, which identifies areas of the city where housing development is more likely to occur due to factors such as proximity to jobs, transit access, and existing infrastructure. This framework helps guide long-term planning efforts and supports the City's goal of directing housing growth to areas where residents can more easily access daily needs and transportation options.

Together the General Plan and community plans help guide housing growth across San Diego while supporting development and improved access to housing opportunities.



Total Home Permitting by Climate Propensity Between 2021-2025

Between 2021 and 2025, 95% of permitted homes were located in Low-Medium to Highest Climate Propensity Areas, supporting housing growth in locations identified to advance the City's Climate Action Plan. Only five percent of permitted homes were located in Very Low Propensity Areas.

Very Low Propensity	Low-Medium Propensity	Medium Propensity	Highest Propensity
5% or 1,885 homes permitted	36% or 13,326 homes permitted	36% or 12,960 homes permitted	23% or 8,384 homes permitted

Bridge to Home Program

The Bridge to Home Program was launched in 2021 by Mayor Todd Gloria as part of his effort to produce more affordable homes for all San Diegans. The program provides gap financing to qualified developers to make affordable housing projects a reality and create homes for families and individuals who can't afford market-rate housing—including many who are at risk or currently experiencing homelessness.



Funding Awarded
Since 2021, the City has awarded $141 million across seven rounds of Bridge to Home funding.



Projects Supported
Program funding has supported 30 housing projects across the City.



Housing Units Supported
The program has supported the development of 2,960 affordable homes.



Permanent Supporting Housing
Funded projects include 881 permanent supportive housing units.



Project Status
8 projects have been completed, and 22 additional projects are underway.



Call for Projects
The program is currently on its 8th Notice of Funding Availability since 2021.

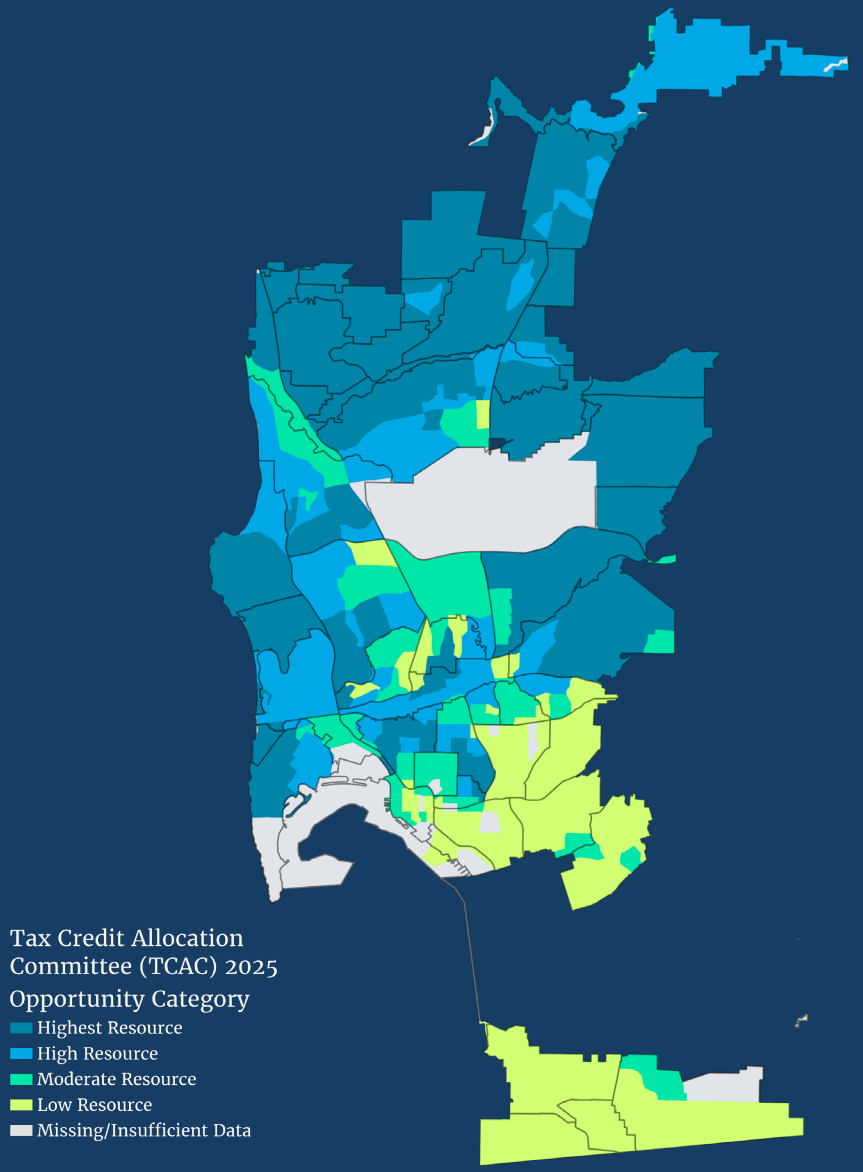
Bridge to Home Program

The City reviewed the Bridge to Home Program investments from 2021 through 2026 to evaluate the geographic distribution of affordable housing funding across TCAC Resource Areas. Overall, approximately 65% of funding and affordable homes were located in Low Resource Areas, while 35% were located in Moderate, High, and Highest Resource Areas.

A comparison of funding rounds shows a change in this distribution. The City updated the program's scoring criteria in mid-2025 to give greater priority to projects located in higher-resource areas. In Round 1, approximately, 15% of funding and 14% of affordable homes were allocated to Moderate, High, and Highest Resource Areas. By Round 6, these proportions increased to 70% and 77%, respectively. This reflects a trend where a greater portion of investments are provided to support affordable housing in higher resource areas.

In Round 7, approximately 45% of recommended funding and 23% of affordable homes were associated with projects in Moderate, High, and Highest Resource Areas. Three projects, totaling 430 affordable homes, were recommended for funding under this round.

The Bridge to Home Program is an application-based program, and the geographic distribution of investments depends in part on the locations of projects that choose to submit for funding consideration. Continued monitoring will help the City assess how future funding rounds contribute to expanding affordable housing opportunities across resource areas.



Additional City Housing Programs and Resources

In addition to major housing initiatives, the City offers programs and resources that promote housing development, affordability, and access to opportunity. The Housing Affordability Toolkit provides information on local housing programs, incentives, and development resources that help expand housing opportunities and support affordable homes.

Anti-Displacement and Accessibility
Programs that support housing stability, accessibility, and protections for residents with specific housing needs.

Affordable Homes Density Bonus Program
Provides incentives that support the development of affordable homes throughout the city.

Other Affordable Housing Programs
Additional programs and resources that support affordable housing development and preservation.

Smaller Scale Housing
Supports smaller housing options including accessory dwelling units and flexible residential development.

Streamlining and Department Resources
Provides tools and resources that help streamline housing development and permitting.



Chapter 3: Fair Housing Assessment

This chapter analyzes home permitting patterns in relation to access to opportunity and evaluates progress towards affirmatively furthering fair housing.

Fair Housing Overview

The State has adopted legislation defining fair housing and requiring cities and counties to affirmatively further fair housing in their housing elements and other planning documents. The city is committed to affirmatively furthering fair housing by developing and implementing new policies to encourage new homes of all affordability levels in all communities. This provides people with the opportunity to live in a neighborhood of their choice and can begin to end segregated living patterns. Anti-racist zoning and policies encourage more affordable homes in places where they do not currently exist, providing greater access to opportunity and addressing disparities in housing need.

This section evaluates the geographic distribution of the City's housing production, both affordable and market rate, between 2021 and 2025 by California Tax Credit Allocation Committee (TCAC) Resource Area. It also includes descriptions of both new and amended programs intended to affirmatively further fair housing. Each year, TCAC Resource Areas may change due to changes in the TCAC methodology. To account for this, new home building permits utilize the TCAC map issued the same year as the building permit.

Affirmatively Furthering Fair Housing (Government Code 8899.50): Affirmatively Furthering Fair Housing (AFFH) means taking meaningful action that addresses significant disparities in housing needs and access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.



Tax Credit Allocation Committee Resource Opportunity Areas

The 2026 Annual Report on Home Permitting shows where home permitting occurred in opportunity areas throughout the city based on the State of California Tax Credit Allocation Committee (TCAC) Resource Area Opportunity Map to provide information regarding home permitting equity. The TCAC maps show the opportunity areas in each census tract in the city based on economic, environmental, and educational indicator scores. TCAC Resource Opportunity Areas are further described below.

Highest Resource

Areas that score the highest with economic, environmental, and educational indicators.

High Resource

Areas that score high with economic, environmental, and educational indicators.

Moderate Resource

Areas that have a mix of high and low scores with economic, environmental, and educational indicators.

Low Resource

Areas that score the lowest with economic, environmental, and educational indicators.

2025 TCAC Resource Area Distribution

The California Tax Credit Allocation Committee (TCAC) designates Resource Areas based on access to opportunity, using maps to inform distribution of affordable housing tax credits. Below is the City's 2025 breakdown of TCAC Resource Area designations by land area. 68% of the City is in a Highest or High Resource Area.

Highest Resource	High Resource	Moderate Resource	Low Resource
48%	20%	11%	21%
of the City is in a Highest Resource Area.	of the City is in a High Resource Area.	of the City is in a Moderate Resource Area.	of the City is in a Low Resource area.

Permitted Homes by Resource Area 2021-2025

Between 2021-2025, the City issued building permits across all TCAC Resource Areas. The breakdown below shows where homes were permitted based on the State's opportunity area designations, which guide affordable housing investments and incentives. 50% of all homes permitted were in a Highest or High Resource area, which together make up 68% of the City, and 75% of all homes permitted were in Highest, High, and Moderate Resource areas, which together make up 79% of the City.

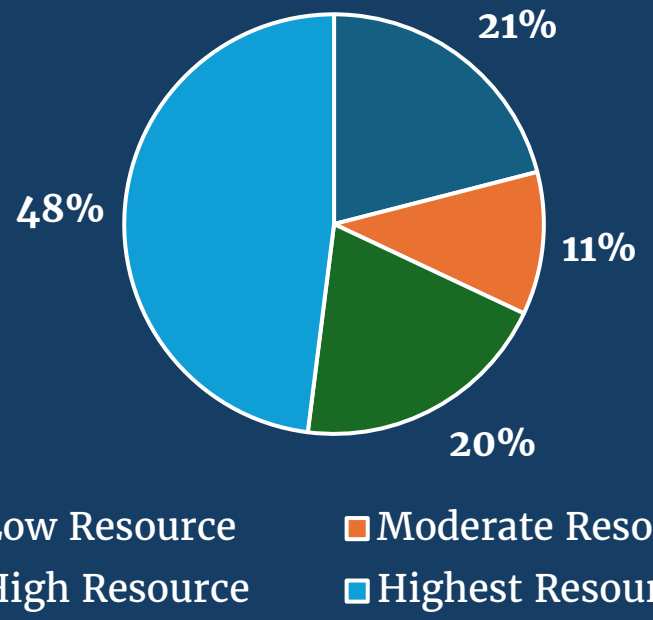
Highest Resource
20% of all homes permitted were in Highest Resource Areas, which comprise 48% of the City.

High Resource
30% of all homes permitted were in High Resource Areas, which comprise 20% of the City.

Moderate Resource
25% of all homes permitted were in Moderate Resource Areas, which comprise 11% of the City.

Low Resource
25% of all homes permitted were in Low Resource Areas, which comprise 21% of the City.

2025 Citywide TCAC Resource Area Distribution



Permitted Affordable Homes by Resource Area 2021-2025

Between 2021-2025, 66% of affordable homes permitted were in Highest, High, or Moderate Resource Areas—areas identified by the State as having greater access to opportunity and comprising 79% of the land in the City. In contrast, 33% of affordable homes permitted were in Low Resource Areas, and 1% in areas classified as having High Segregation and Poverty.

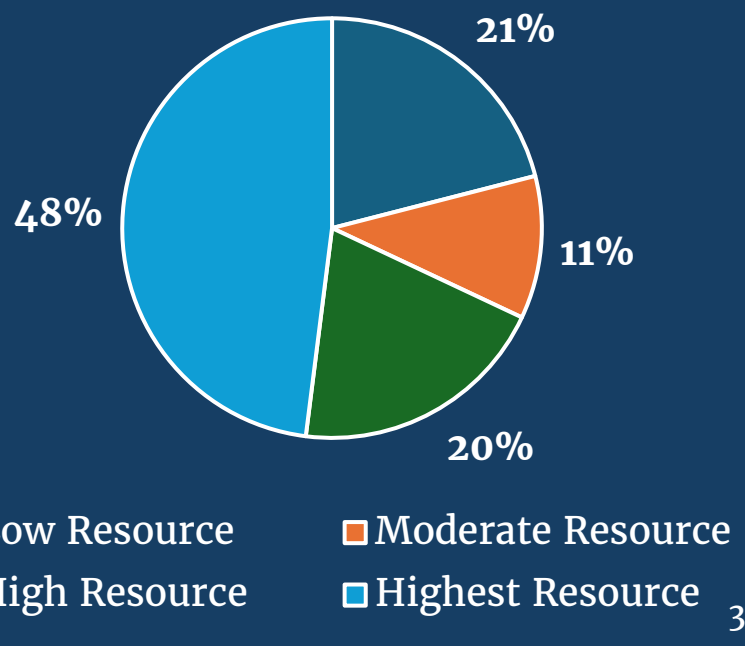
Highest Resource
18% of permitted new affordable homes were in Highest Resource Areas (48% of total land).

High Resource
18% of permitted new affordable homes were in High Resource Areas (20% of total land).

Moderate Resource
30% of permitted new affordable homes were in Moderate Resource Areas (11% of total land).

Low Resource
34% of permitted new affordable homes were in Low Resource Areas (21% of total land).

2025 Citywide TCAC Resource Area Distribution



Land Zoned for Multiple-Home Residential Use by Resource Area

Affordable homes are usually permitted in multiple-home developments. To advance fair housing, more land in High and Highest Resource areas needs to allow for multiple-home development to reduce barriers to affordable housing for all income levels.

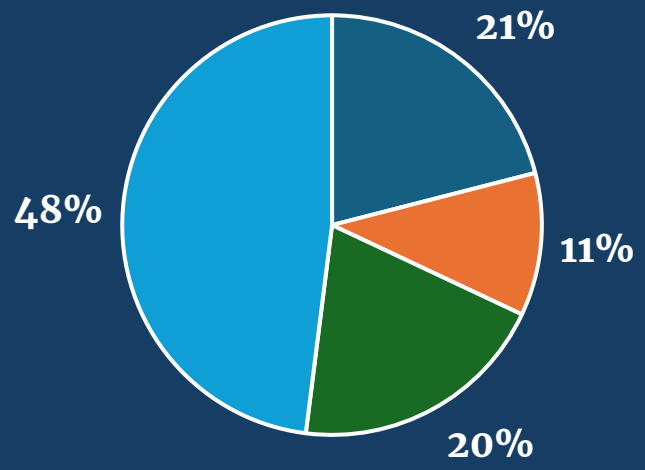
Highest Resource
12% of Highest Resource Areas are currently zoned for multiple-home residential.

High Resource
20% of High Resource Areas are currently zoned for multiple-home residential.

Moderate Resource
26% of Moderate Resource Areas are currently zoned for multiple-home residential.

Low Resource
26% of Low Resource Areas are currently zoned for multiple-home residential.

2025 Citywide TCAC Resource Area Distribution



2025 Permitted Homes with 2+ Bedrooms by Resource Area

The City conducted a review of housing development to track the number of bedrooms being added to the housing supply. Homes with two or more bedrooms help expand housing choice for families and larger households across different resource areas. In 2025, 71% of new homes permitted with two or more bedrooms were located in Moderate, High, and Highest Resource Areas.

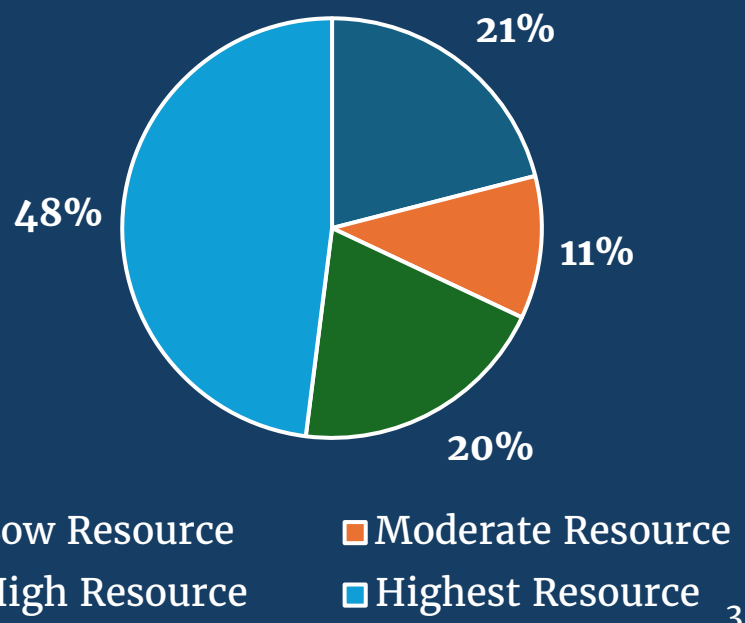
Highest Resource
Number of Homes with 2+ Bedrooms: 1,480
Percentage: 19%

High Resource
Number of Homes with 2+ Bedrooms: 2,348
Percentage: 31%

Moderate Resource
Number of Homes with 2+ Bedrooms: 1,621
Percentage: 21%

Low Resource
Number of Homes with 2+ Bedrooms: 2,181
Percentage: 29%

2025 Citywide TCAC Resource Area Distribution



Affordable Housing Permit Now Program by Resource Area

Between 2023-2025, 4,353 new homes were permitted through the Affordable Housing Permit Now program, which expedites permit review and issuance for 100% affordable projects. Approximately 58% of new homes permitted through this program were in Highest, High, and Moderate Resource Areas.

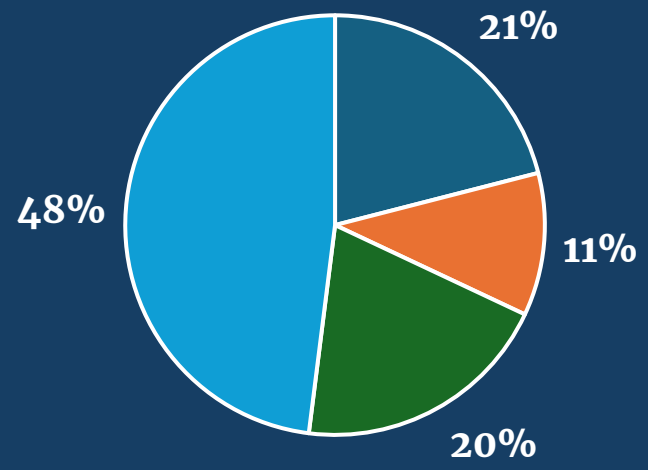
Highest Resource
Homes Permitted: 799 (18%)
Developments Permitted: 9

High Resource
Homes Permitted: 822 (19%)
Developments Permitted: 3

Moderate Resource
Homes Permitted: 902 (21%)
Developments Permitted: 5

Low Resource
Homes Permitted: 1,830 (42%)
Developments Permitted: 14

2025 Citywide TCAC Resource Area Distribution



Inclusionary Housing Permitted Affordable Homes by Resource Area 2021-2025

Since 2021, 75 developments chose to develop affordable homes either on the same site as the market rate homes or at another location due to the Inclusionary Housing Ordinance. This resulted in the permitting of 235 deed-restricted affordable homes. Approximately 77% of these affordable homes were in Highest, High, and Moderate Resource Areas, and approximately 23% were in Low Resource Areas. The data below shows the distribution of these homes by Resource Area.

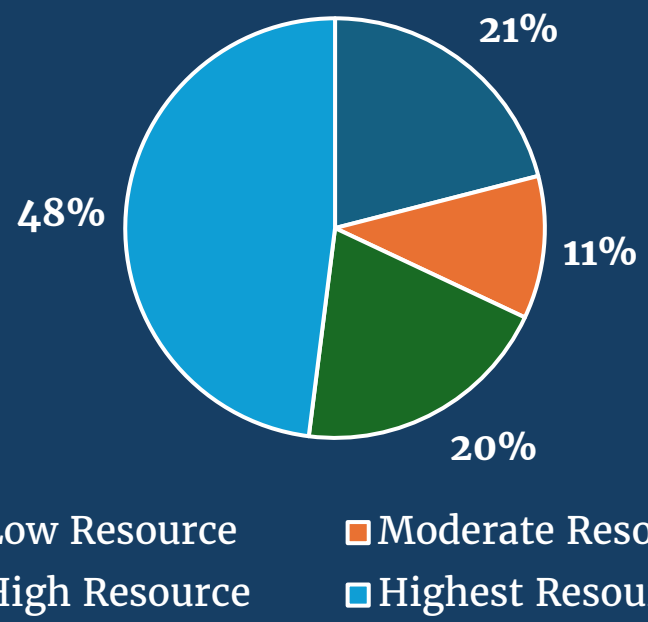
Highest Resource
Affordable Homes Permitted: 35 (15%)
Developments Permitted: 43

High Resource
Affordable Homes Permitted: 34 (14%)
Developments Permitted: 12

Moderate Resource
Affordable Homes Permitted: 113 (48%)
Developments Permitted: 12

Low Resource
Affordable Homes Permitted: 53 (23%)
Developments Permitted: 8

2025 Citywide TCAC Resource Area Distribution



City Planning Department Outreach and Engagement

The City Planning Department hosted 81 Housing Element related outreach events in 2025. Of those outreach events, 6,805 participants were engaged across all outreach efforts. Outreach events hosted for sustainability initiatives and community plan updates garnered the most participants.



Code Amendments
Outreach Events: 4
Public Hearings: 2
# of Participants: 30



Stakeholder Training
Outreach Events: 3
Public Hearings: 1
# of Participants: 19



Mobility Planning
Outreach Events: 4
Public Hearings: 5
# of Participants: 270



Housing Policy
Outreach Events: 11
Public Hearings: 0
# of Participants: 55



Sustainability Initiatives
Outreach Events: 33
Public Hearings: 12
# of Participants: 5,555



Community Plan Updates
Outreach Events: 29
Public Hearings: 21
# of Participants: 895

Appendix I: Housing Element and Adequate Sites Inventory

This appendix reviews the City's progress towards implementing the Housing Element and maintaining sufficient housing capacity through the adequate sites inventory.

Housing Element Adequate Sites Overview

The Housing Element identifies adequate sites to meet Regional Housing Needs Assessment (RHNA) housing goals for very low-, low-, moderate-, and above moderate-income households to meet the RHNA target of 108,036 new homes by 2029, including 44,880 deed-restricted affordable new homes. The Adequate Sites Inventory identifies sites for at least 174,678 new homes, including 72,191 sites zoned for at least 30 dwelling units per acre for affordable homes for lower-income households. While the Adequate Sites Inventory demonstrates that the City has zoned land for new homes, zoning capacity does not equal production. Many factors affect home production including the cost of materials and land, financing, the availability of funding sources, and the availability of labor. Additional increased capacity continues to be needed to open opportunities for more home production to meet the RHNA targets.

To assess how many homes are being produced relative to the number of homes based on zoning capacity anticipated in the Adequate Sites Inventory, the City Planning Department utilizes a metric called "Adequate Site Production Rate."

Additionally, the City monitors the number of homes issued building permits on sites identified as a "Non-Vacant" site, due to the difficulty of developing on non-vacant sites.

Adequate Site Production Rate: The percentage of permitted homes of the zoning capacity of homes on sites that are identified in the Housing Element Adequate Sites Inventory.

Non-Vacant Site Production Rate: The percentage of permitted homes on non-vacant sites of the zoning capacity of homes on non-vacant sites that are identified in the Housing Element Adequate Sites Inventory.



Housing Element Adequate Sites Inventory Capacities by Community Planning Area

Between 2021-2025, the top 10 community planning areas for new homes in the identified Adequate Sites Inventory Capacity were:

Community Plan Area	Homes Permitted	Adequate Sites Capacity	Adequate Sites Production Rate
1. Downtown	3,799	951	399%
2. North Park	3,465	687	504%
3. Uptown	3,393	510	665%
4. Navajo	2,036	294	693%
5. Mira Mesa	1,864	3677	51%
6. College Area	1,720	562	306%
7. Linda Vista	1,650	349	473%
8. Clairemont Mesa	1,544	143	1,080%
9. Kearny Mesa	1,526	736	207%
10. Mission Valley	1,443	23,458	6%
Total	**22,440**	**31,367**	**72%**

Housing Element Adequate Sites Inventory Analysis 2021-2025 by Village Climate Goal Propensity

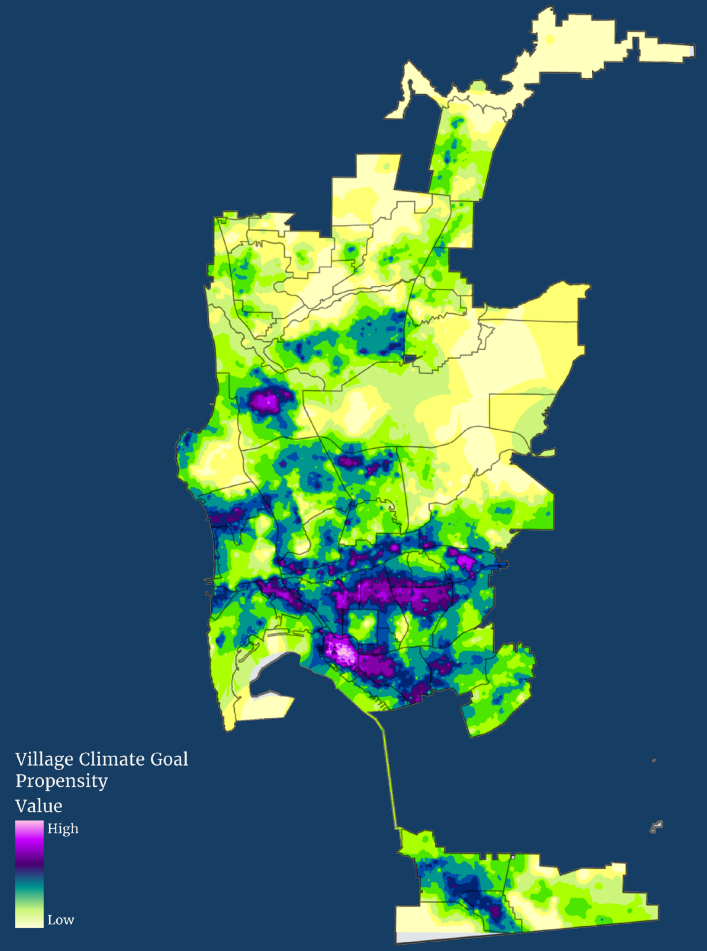
Between 2021-2025, most approved homes were part of multiple home development and ADU home development across all Village Climate Goal Propensity priorities.

Very Low Priority
Multiple Home Development: 3%
ADU Home Development: 5%

Low-Medium Priority
Multiple Home Development: 31%
ADU Home Development: 52%

Medium Priority
Multiple Home Development: 38%
ADU Home Development: 34%

Highest Priority
Multiple Home Development: 29%
ADU Home Development: 10%



Housing Element Adequate Sites Inventory Analysis – Vacant Sites

Less than 2 percent of the City's land is both vacant and developable, and vacant sites represent only a small share of the total sites in the adequate sites inventory. Appendix C of the Housing Element indicated that about 5 percent of the City's land was initially vacant and available for development. However, subsequent development has reduced this figure to less than 2 percent. As a result, future residential growth will increasingly rely on infill development, as vacant developable land becomes more limited citywide.

Very Low Propensity

Permitted Homes: 549
Anticipated Homes: 96,644
Adequate Site Production Rate: <1%

Low-Medium Propensity

Permitted Homes: 3,381
Anticipated Homes: 14,017
Adequate Site Production Rate: 24%

Medium Propensity

Permitted Homes: 610
Anticipated Homes: 795
Adequate Site Production Rate: 77%

Highest Propensity

Permitted Homes: 170
Anticipated Homes: 28
Adequate Site Production Rate: 607%

Housing Element Adequate Sites Inventory Analysis – Non-Vacant Sites

Outside of Downtown, the City assumed that residential development would occur at 90 percent of the maximum allowed density based on analysis of permits issued between 2012 and 2017 which showed market-rate projects averaged 80 percent of the zone maximum. As a result, recent increases reflect development that exceeded the assumed capacity and/or utilized a density bonus. Non-vacant sites identified in the Adequate Sites Inventory have produced more homes than anticipated in Medim and Highest Propensity and below what anticipated in Very Low and Low-Medium Propensity.

Very Low Propensity

Permitted Homes: 2
Anticipated Homes: 7
Adequate Site Production Rate: 29%

Low-Medium Propensity

Permitted Homes: 3,324
Anticipated Homes: 29,478
Adequate Site Production Rate: 11%

Medium Propensity

Permitted Homes: 5,837
Anticipated Homes: 2,963
Adequate Site Production Rate: 197%

Highest Propensity

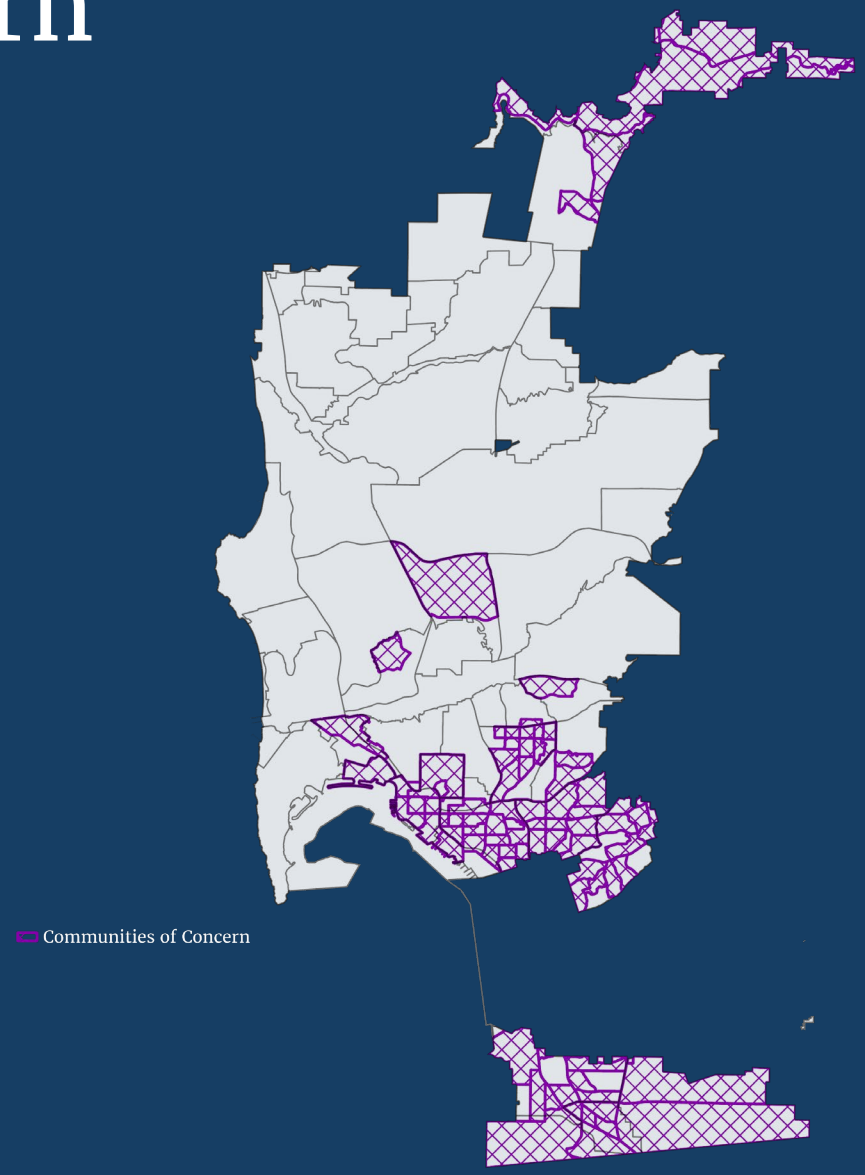
Permitted Homes: 5,518
Anticipated Homes: 1,946
Adequate Site Production Rate: 284%

Housing Capacity in Communities of Concern

Per Municipal Code Section 143.1030, Complete Communities Housing Solutions does not apply in Community Planning Areas with Communities of Concern that have reached 80 percent of the housing capacity identified for the Community Planning Area in the City's Adequate Sites Inventory in the General Plan Housing Element.

To determine the status of each Community Planning Area, the City Planning Department used the Climate Equity Index to identify the communities of concern, as shown on this map. Then, the total number of homes permitted between 2021 and 2024 was compared to the total number of homes in the Housing Element Adequate Sites Inventory in those Community Planning Areas.

The following page shows the percentages for each Community Plan Area with a community of concern. Two Community Planning Areas (Rancho Bernardo and Old Town San Diego) exceed 80% of the Housing Element Adequate Sites capacity.



Community Plan Area	6th Cycle Homes Permitted (2021-2025)	Housing Element Adequate Sites Inventory Potential Units	Total Percent of Capacity
1. Rancho Bernardo	324	12	Greater than 100%
2. Greater Golden Hill	978	1,401	70%
3. College Area	1,720	5,345	32%
4. San Ysidro	636	1,850	34%
5. Linda Vista	1,650	4,401	37%
6. Uptown	3,393	11,408	30%
7. Southeastern San Diego	1,049	3,243	32%
8. Otay Mesa-Nestor	262	873	30%
9. Downtown	3,799	21,315	18%
10. Encanto Neighborhoods	1,336	5,967	22%
11. City Heights	977	5,640	17%
12. Otay Mesa	1,295	10,096	13%
13. Kensington-Talmadge	199	1,422	14%
14. Kearny Mesa	1,526	14,146	11%
15. Skyline-Paradise Hills	300	1,213	25%
16. Old Town San Diego	229	90	Greater than 100%
17. Eastern Area	343	6,265	5%
18. Midway-Pacific Highway	326	7,161	5%
19. Barrio Logan	31	1,464	2%



Appendix II: Chapter 1: 2025 Housing Data

This appendix provides detailed permitting data that supports the information presented in Chapter 1.

2025 Permitted Homes by Community Planning Area

Rank	Community Planning Area	Total Units
1	North Park	1,066
2	Uptown	611
3	Mission Valley	601
4	Encanto Neighborhoods	503
5	Linda Vista	483
6	Pacific Highlands Ranch	424
7	Greater Golden Hill	402
8	Downtown	392
9	Navajo	369
10	Clairemont Mesa	302
11	Southeastern San Diego	266
12	Peninsula	247
13	Mid-City: City Heights	226
14	Old Town San Diego	223
15	Pacific Beach	198
16	College Area	153
17	Carmel Mountain Ranch	132
18	San Ysidro	118
19	Mid-City: Eastern Area	114
20	Rancho Penasquitos	114
21	Mid-City: Normal Heights	108
22	Mira Mesa	107
23	Serra Mesa	85
24	La Jolla	79
25	Otay Mesa-Nestor	66
26	Skyline/Paradise Hills	55
27	Mid-City: Kensington-Talmadge	38
28	Ocean Beach	32
29	University	25
30	Rancho Bernardo	18
31	Torrey Pines	13
32	Carmel Valley	12
33	Black Mountain Ranch	11
34	Scripps Miramar Ranch	9
35	Kearny Mesa	8
36	Del Mar Mesa	5
37	Otay Mesa	4
38	Tierrasanta	3
39	Mission Beach	2
40	Rancho Encantada	1
41	Torrey Hills	1
42	Midway-Pacific Highway	1
43	Sabre Springs	1
44	Torrey Highlands	1
45	Barrio Logan	1
	Grand Total	**7,630**

2025 Permitted Deed-Restricted Affordable Homes by Community Planning Area

Rank	Community Planning Area	Total Affordable Units
1	Navajo	317
2	Encanto Neighborhoods	212
3	North Park	191
4	Mission Valley	188
5	Uptown	169
6	Downtown	140
7	Carmel Mountain Ranch	125
8	Southeastern San Diego	105
9	San Ysidro	104
10	Linda Vista	82
11	Pacific Beach	65
12	Serra Mesa	61
13	Clairemont Mesa	56
14	Mid-City: City Heights	46
15	Old Town San Diego	33
16	Greater Golden Hill	27
17	College Area	27
18	Mid-City: Eastern Area	20
19	Mid-City: Normal Heights	20
20	Peninsula	16
21	Skyline/Paradise Hills	8
22	Mira Mesa	8
23	University	7
24	Otay Mesa-Nestor	7
25	Mid-City: Kensington-Talmadge	6
26	La Jolla	4
27	Ocean Beach	3
28	Rancho Penasquitos	2
29	Scripps Miramar Ranch	1
30	Black Mountain Ranch	-
31	Torrey Highlands	-
32	Midway-Pacific Highway	-
33	Rancho Bernardo	-
34	Torrey Pines	-
35	Rancho Encantada	-
36	Carmel Valley	-
37	Pacific Highlands Ranch	-
38	Tierrasanta	-
39	Sabre Springs	-
40	Torrey Hills	-
41	Kearny Mesa	-
42	Otay Mesa	-
43	Mission Beach	-
44	Del Mar Mesa	-
45	Barrio Logan	-
	Grand Total	2,050

2025 Permitted Multiple Homes by Community Planning Area

Rank	Community Planning Area	Total Units
1	North Park	924
2	Uptown	514
3	Mission Valley	490
4	Pacific Highlands Ranch	421
5	Encanto Neighborhoods	406
6	Downtown	390
7	Greater Golden Hill	357
8	Linda Vista	333
9	Navajo	320
10	Old Town San Diego	223
11	Peninsula	152

Rank	Community Planning Area	Total Units
12	Carmel Mountain Ranch	125
13	San Ysidro	103
14	Southeastern San Diego	72
15	Pacific Beach	66
16	Serra Mesa	60
17	College Area	57
18	Clairemont Mesa	38
19	Mid-City: Normal Heights	27
20	Mid-City: City Heights	16
21	La Jolla	12
	Grand Total	**5,106**

2025 Permitted ADU Homes by Community Planning Area

Rank	Community Planning Area	Total Units
1	Clairemont Mesa	229
2	Mid-City: City Heights	202
3	Southeastern San Diego	186
4	Linda Vista	145
5	North Park	138
6	Pacific Beach	118
7	Mid-City: Eastern Area	114
8	College Area	95
9	Uptown	92
10	Peninsula	91
11	Encanto Neighborhoods	89
12	Mira Mesa	86
13	Mid-City: Normal Heights	78
14	Otay Mesa-Nestor	66
15	La Jolla	51
16	Skyline/Paradise Hills	49
17	Navajo	49
18	Greater Golden Hill	45
19	Mid-City: Kensington-Talmadge	38
20	Ocean Beach	32
21	Serra Mesa	25
22	University	25
23	Rancho Bernardo	18
24	Rancho Penasquitos	16
25	San Ysidro	14
26	Carmel Valley	10
27	Torrey Pines	10
28	Black Mountain Ranch	10
29	Scripps Miramar Ranch	9
30	Kearny Mesa	8
31	Carmel Mountain Ranch	6
32	Otay Mesa	4
33	Pacific Highlands Ranch	3
34	Tierrasanta	3
35	Downtown	2
36	Del Mar Mesa	2
37	Torrey Hills	1
38	Barrio Logan	1
39	Rancho Encantada	1
40	Midway-Pacific Highway	1
41	Sabre Springs	1
42	Mission Beach	1
43	Torrey Highlands	1
	Grand Total	**2,165**

2025 Permitted Homes with 2+ Bedrooms by Community Planning Area

Rank	Community Planning Area	Total Number of Units With 2 or More Bedrooms
1	Mission Valley	351
2	Encanto Neighborhoods	310
3	Navajo	198
4	Pacific Highlands Ranch	191
5	Linda Vista	158
6	Uptown	143
7	North Park	134
8	Clairemont Mesa	119
9	Rancho Penasquitos	109
10	College Area	92
11	Southeastern San Diego	90
12	San Ysidro	87
13	Mid-City: City Heights	85
14	Mira Mesa	84
15	Carmel Mountain Ranch	82
16	Pacific Beach	63
17	Mid-City: Eastern Area	48
18	Downtown	45
19	La Jolla	44
20	Skyline/Paradise Hills	31
21	Peninsula	31
22	Greater Golden Hill	25
23	Ocean Beach	22
24	Mid-City: Normal Heights	20
25	Otay Mesa-Nestor	15
26	Serra Mesa	15
27	University	14
28	Mid-City: Kensington-Talmadge	12
29	Torrey Pines	6
30	Carmel Valley	5
31	Black Mountain Ranch	4
32	Del Mar Mesa	3
33	Scripps Miramar Ranch	2
34	Torrey Hills	1
35	Torrey Highlands	1
36	Barrio Logan	1
37	Rancho Bernardo	1
38	Tierrasanta	1
39	Mission Beach	1
40	Otay Mesa	1
41	Sabre Springs	0
42	Old Town San Diego	0
43	Midway-Pacific Highway	0
44	Rancho Encantada	0
45	Kearny Mesa	0
	Grand Total	**2,645**

2025 Permitted Homes: ADU Home Density Bonus by Community Planning Area

Rank	Community Planning Area	Total Units
1	Clairemont Mesa	117
2	Linda Vista	116
3	Mid-City: City Heights	113
4	Southeastern San Diego	80
5	North Park	54
6	Mid-City: Normal Heights	46
7	College Area	44
8	Mid-City: Eastern Area	40
9	Encanto Neighborhoods	31
10	Uptown	27
11	Greater Golden Hill	18
12	Pacific Beach	18

Rank	Community Planning Area	Total Units
13	Mid-City: Kensington-Talmadge	17
14	Mira Mesa	16
15	University	16
16	Peninsula	14
17	Otay Mesa-Nestor	12
18	Ocean Beach	8
19	Skyline/Paradise Hills	6
20	San Ysidro	6
21	Rancho Penasquitos	4
22	Serra Mesa	4
23	La Jolla	3
24	Navajo	2
	Grand Total	**812**

2025 Permitted Homes: Complete Communities Housing Solutions by Community Planning Area

Rank	Community Planning Area	Total Units
1	North Park	903
2	Uptown	514
3	Greater Golden Hill	357
4	Linda Vista	184
5	Southeastern San Diego	70
6	Serra Mesa	60
7	Clairemont Mesa	38
8	Mid-City: Normal Heights	27
9	Peninsula	12
	Grand Total	**2,165**

2025 Permitted Homes: Affordable Homes Density Bonus by Community Planning Area

Rank	Community Planning Area	Total Units
1	Encanto Neighborhoods	406
2	Mission Valley	300
3	Downtown	259
4	Old Town San Diego	223
5	Pacific Highlands Ranch	198
6	Linda Vista	149
7	Peninsula	135
8	Carmel Mountain Ranch	125
9	College Area	57
10	Navajo	48
11	North Park	23
12	La Jolla	12
13	Southeastern San Diego	10
	Grand Total	**1,945**

2025 Permitted Homes: Affordable Housing Permit Now Program by Community Planning Area

Rank	Community Planning Area	Total Units
1	Navajo	320
2	Mission Valley	190
3	Barrio Logan	147
4	Downtown	126
5	Mira Mesa	125
6	San Ysidro	103
7	North Park	78
8	Pacific Beach	60
9	Serra Mesa	60
10	Encanto Neighborhoods	50
	Grand Total	1,259

2025 Permitted Homes by Village Climate Goal Propensity

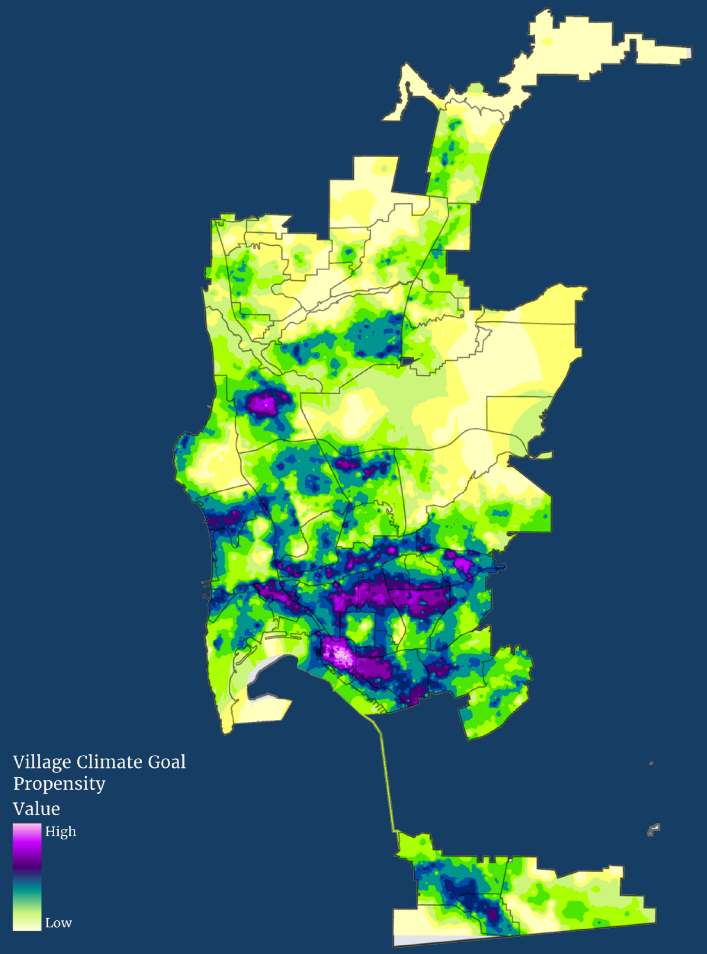
In 2025, 99% of all affordable homes and 95% of all permitted homes were in Low-Medium-, Medium-, and Highest-Priority areas.

Very Low Priority
0% Affordable Homes Permitted
3% Total Homes Permitted

Low-Medium Priority
37% Affordable Homes Permitted
39% Total Homes Permitted

Medium Priority
32% Affordable Homes Permitted
38% Total Homes Permitted

Highest Priority
30% Affordable Homes Permitted
20% Total Homes Permitted



2025 Permitted Multiple Homes by Village Climate Goal Propensity

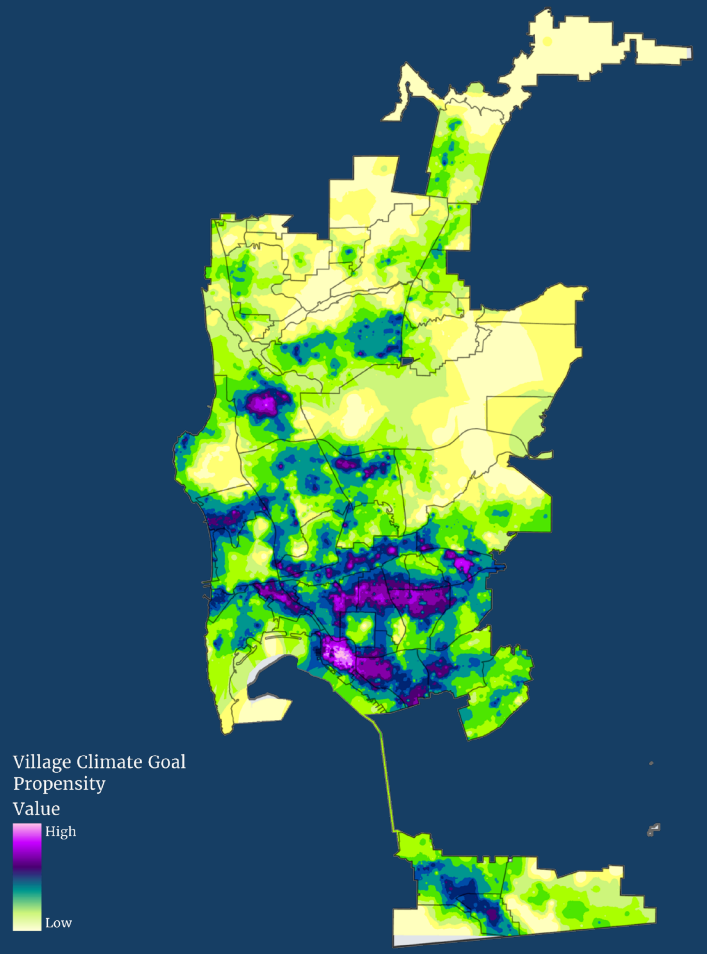
In 2025, 100% of all affordable homes and 100% of all Multiple Homes permitted homes were in Low-Medium-, Medium-, and Highest-Priority areas.

Very Low Priority
0% Affordable Homes Permitted
0% Total Homes Permitted

Low-Medium Priority
34% Affordable Homes Permitted
32% Total Homes Permitted

Medium Priority
32% Affordable Homes Permitted
42% Total Homes Permitted

Highest Priority
34% Affordable Homes Permitted
26% Total Homes Permitted



2025 Permitted ADU Homes by Village Climate Goal Propensity

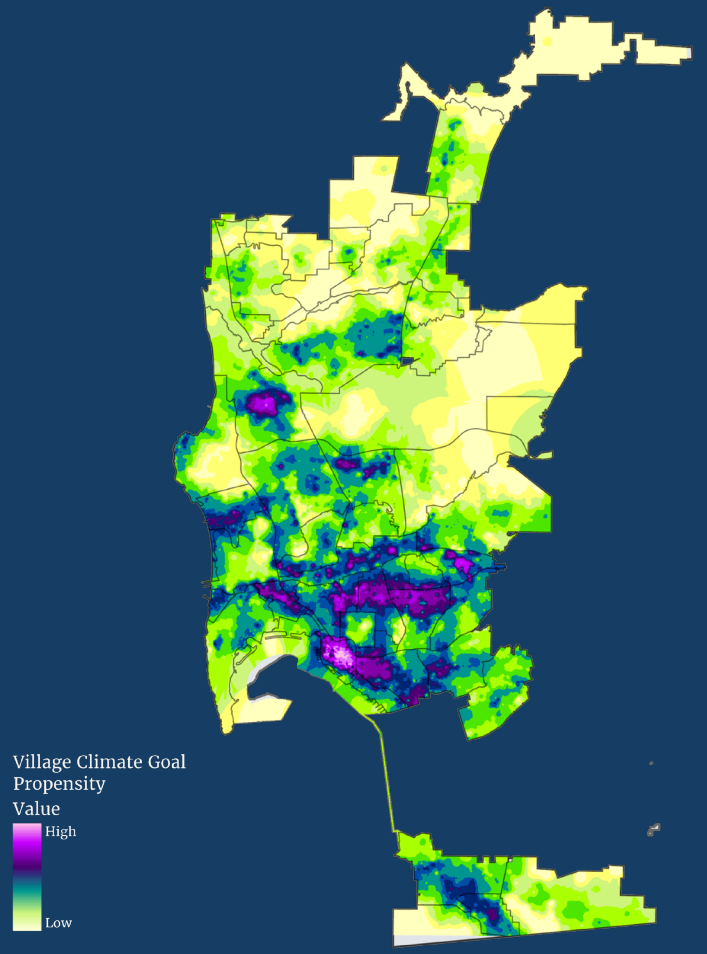
In 2025, 98% of all affordable homes and 95% of all permitted homes were in Low-Medium-, Medium-, and Highest-Priority areas.

Very Low Priority
2% Affordable Homes Permitted
5% Total Homes Permitted

Low-Medium Priority
50% Affordable Homes Permitted
51% Total Homes Permitted

Medium Priority
36% Affordable Homes Permitted
35% Total Homes Permitted

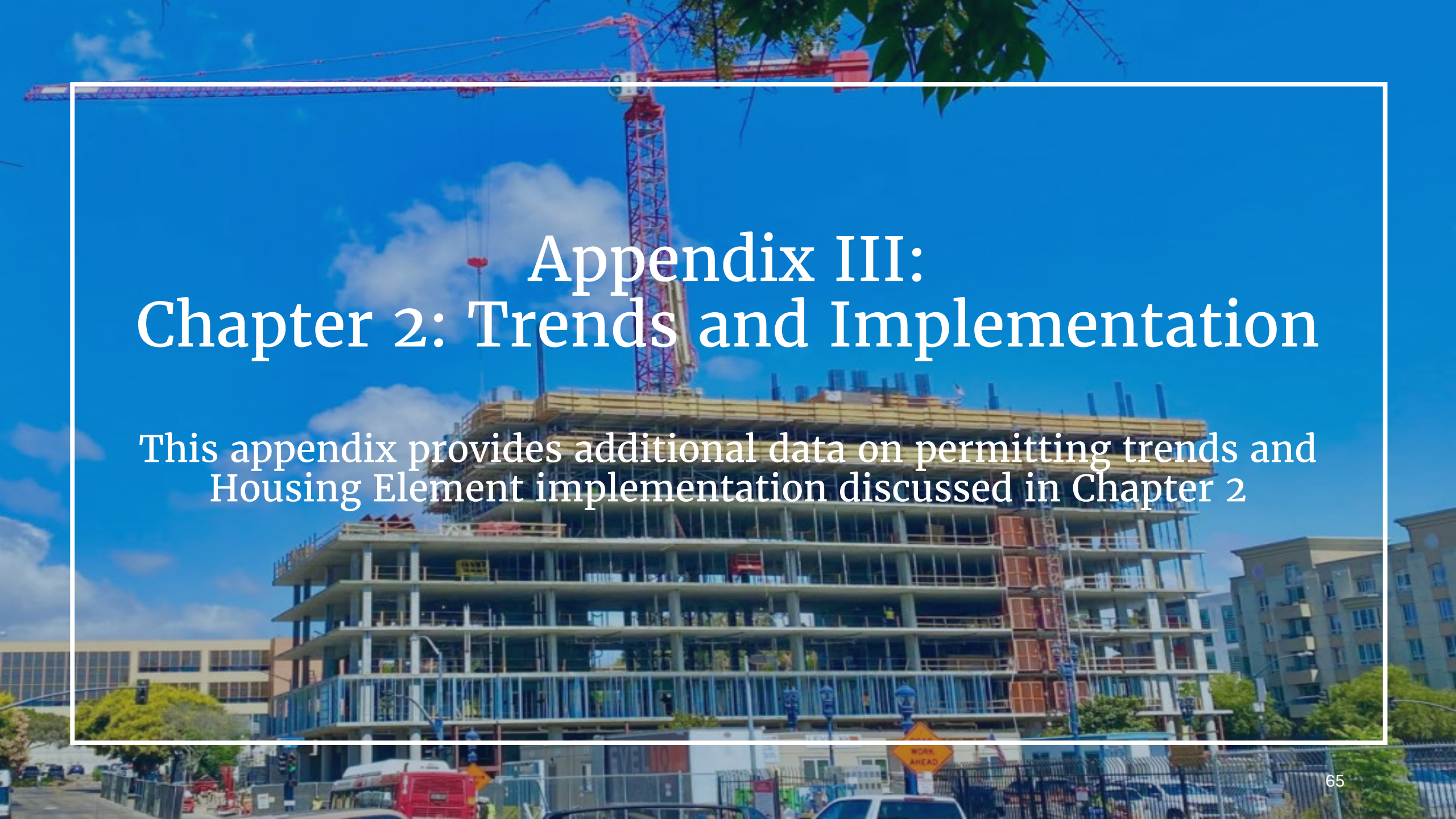
Highest Priority
12% Affordable Homes Permitted
10% Total Homes Permitted



2025 Permitted Homes by Number of Bedrooms

In 2025, the City conducted a review of housing development to track the number of bedrooms being added to the housing supply. This analysis shows that smaller homes dominated production. Studios, one-bedroom, and two-bedroom homes each accounted for about 87% of permitted homes. Homes with three or more bedrooms accounted for about 13%.

Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
29%	29%	29%	13%



Appendix III:
Chapter 2: Trends and Implementation

This appendix provides additional data on permitting trends and Housing Element implementation discussed in Chapter 2

Permitted Homes 2014-2025

Between 2014-2025, the City has significantly increased the number of homes it permits each year. In calendar years 2023, 2024, and 2025, the City approved an average of approximately 8,700 homes annually. This is nearly two-thirds higher than the annual average of approximately 5,100 homes permitted during the first two years of the current 6th RHNA Cycle. This recent pace also exceeds the average annual approvals during the 5th RHNA Cycle (2010-2020).

Year	Very Low	Low	Moderate	Above Moderate	Total
2014	229	184	-	1,995	2,408
2015	265	446	-	4,221	4,932
2016	103	253	-	7,028	7,384
2017	324	295	-	4,395	5,014
2018	249	203	-	3,437	3,889
2019	602	314	-	4,281	5,197
2020	937	768	3	4,774	6,482
2021	186	265	19	4,562	5,032
2022	459	173	42	4,722	5,396
2023	941	1,421	214	7,117	9,693
2024	276	320	465	7,721	8,782
2025	651	779	620	5,580	7,630

Permitted Homes by Village Climate Goal Propensity 2021-2025

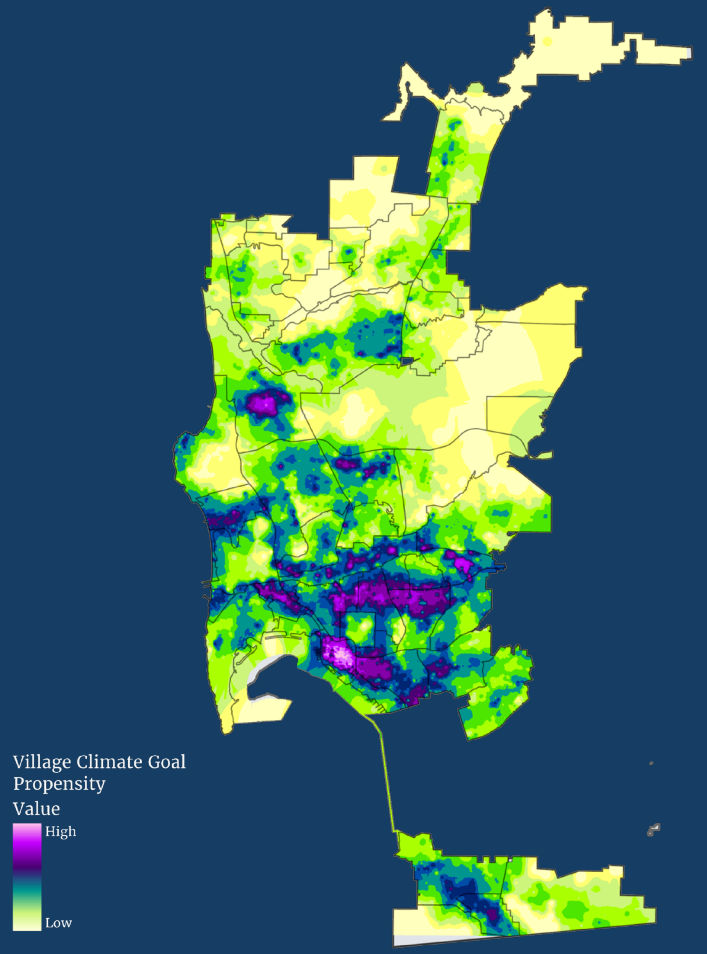
Between 2021-2025, 97% of all affordable homes and 94% of all permitted homes were in Low-Medium-, Medium-, and Highest-Priority areas.

Very Low Priority
3% Affordable Homes Permitted
5% Total Homes Permitted

Low-Medium Priority
28% Affordable Homes Permitted
36% Total Homes Permitted

Medium Priority
42% Affordable Homes Permitted
35% Total Homes Permitted

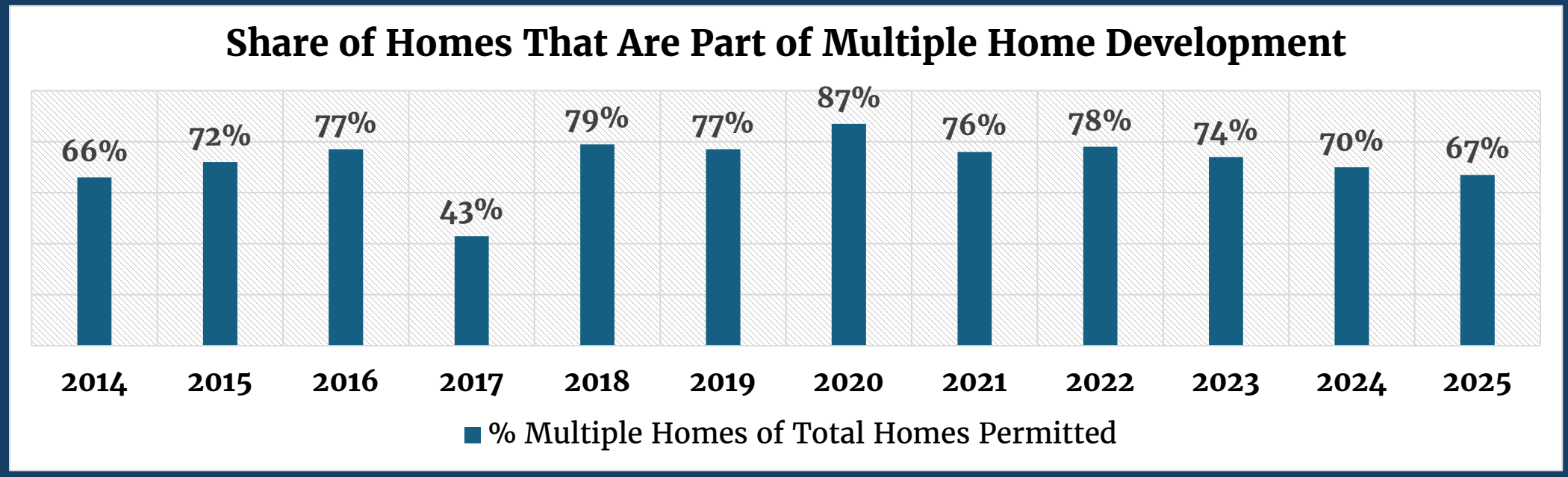
Highest Priority
27% Affordable Homes Permitted
23% Total Homes Permitted



Permitted Multiple Homes 2014-2025

In 2025, the City permitted 5,106 homes as part of multiple home development—the second highest total in a single year. These types of developments, which include buildings with 2 to 4 units and those with 5+ units, accounted for 67% of all homes permitted in 2025.

Over the past decade, homes in multiple home development have consistently made up the majority of housing production in San Diego. Since 2014, their share has ranged from 66% to 87% annually, demonstrating their central role in meeting the City's housing needs. This ongoing trend highlights the importance of higher-density residential development in accommodating growth, supporting transit-oriented communities, and increasing housing supply across the City, in addition to other opportunities for increasing home production.



Permitted Multiple Homes by Village Climate Goal Propensity 2021-2025

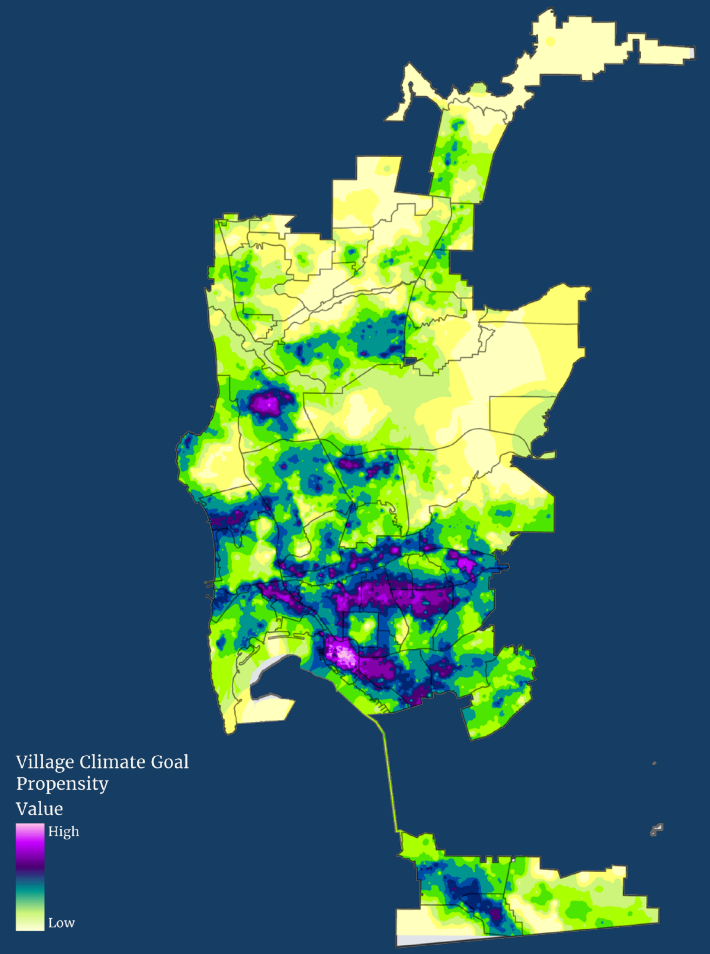
Between 2021-2025, 97% of all affordable homes and 98% of all permitted multi-family homes were in Low-Medium-, Medium-, and Highest-Priority areas.

Very Low Priority
3% Affordable Homes Permitted
2% Total Homes Permitted

Low-Medium Priority
25% Affordable Homes Permitted
31% Total Homes Permitted

Medium Priority
43% Affordable Homes Permitted
38% Total Homes Permitted

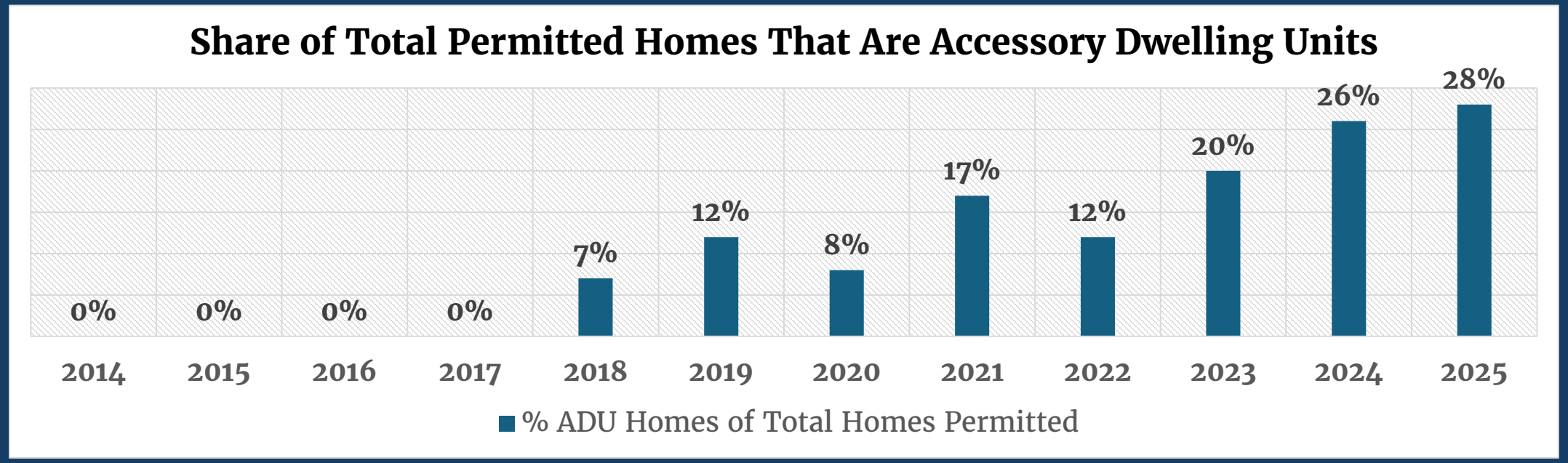
Highest Priority
29% Affordable Homes Permitted
29% Total Homes Permitted



Permitted ADU Homes 2014-2025

ADU Homes continue to play a role in San Diego's housing production. In 2025, the City permitted 2,165 ADU homes—the second highest number ever permitted in a single year. ADU homes accounted for 28% of all homes permitted citywide in 2025, marking their largest share to date.

This represents a significant increase from earlier years. Between 2014-2017, ADU homes made up less than 1% of all permitted homes. Since then, their share has steadily grown: 7% in 2018, 12% in 2019, and reaching 20% in 2023 before climbing to 26% in 2024. This upward trend reflects the City's ongoing efforts to expand housing options through ADU-focused policy changes and permit streamlining.



Permitted ADU Homes by Village Climate Goal Propensity 2021-2025

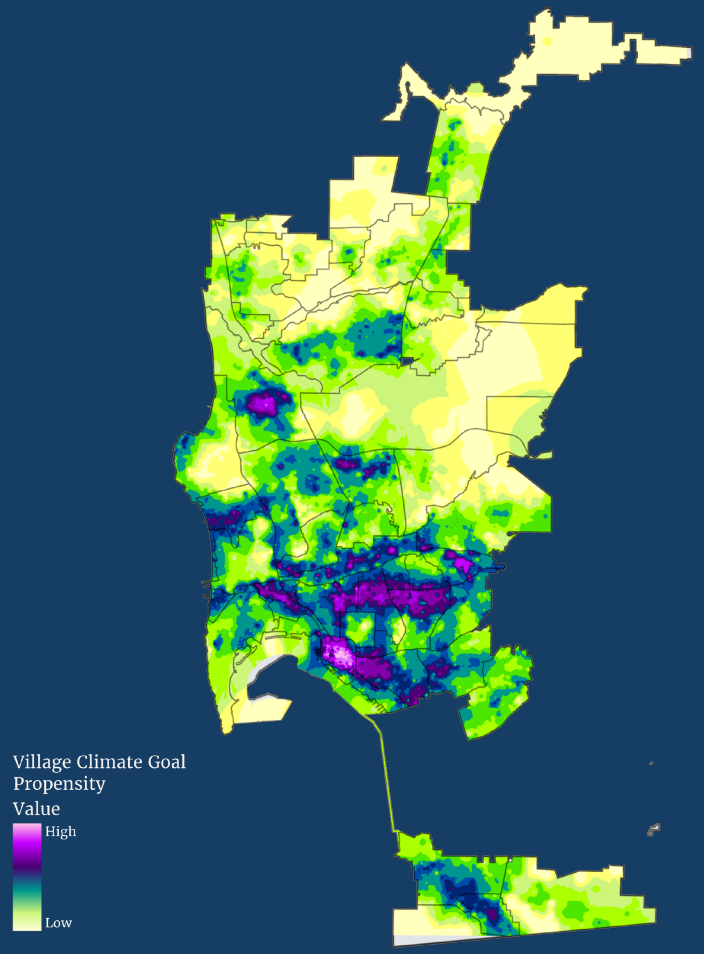
In 2025, 99% of all affordable homes and 95% of all permitted ADU homes were in Low-Medium-, Medium-, and Highest-Priority areas.

Very Low Priority
1% Affordable Homes Permitted
5% Total Homes Permitted

Low-Medium Priority
54% Affordable Homes Permitted
52% Total Homes Permitted

Medium Priority
37% Affordable Homes Permitted
34% Total Homes Permitted

Highest Priority
8% Affordable Homes Permitted
9% Total Homes Permitted



Permitted Homes: ADU Home Density Bonus Program 2021-2025

Rank	Community Planning Area	Total Units
1	Clairemont Mesa	251
2	Linda Vista	231
3	Southeastern San Diego	185
4	Mid-City: City Heights	139
5	College Area	128
6	North Park	120
7	Encanto Neighborhoods	75
8	Mid-City: Normal Heights	72
9	Uptown	71
10	Mid-City: Eastern Area	64
11	Greater Golden Hill	60
12	Pacific Beach	54
13	Skyline/Paradise Hills	52

Rank	Community Planning Area	Total Units
14	Otay Mesa-Nestor	49
15	Mid-City: Kensington-Talmadge	32
16	Mira Mesa	24
17	Serra Mesa	19
18	Peninsula	18
19	Ocean Beach	16
20	University	16
21	San Ysidro	12
22	Rancho Penasquitos	6
23	Barrio Logan	4
24	La Jolla	3
25	Navajo	3
	Grand Total	**1,704**

Permitted Homes: ADU Home Density Bonus Program 2021-2025 (Affordable)

Rank	Community Planning Area	Total Affordable Units
1	Clairemont Mesa	107
2	Linda Vista	94
3	Southeastern San Diego	71
4	Mid-City: City Heights	57
5	College Area	51
6	North Park	36
7	Otay Mesa-Nestor	34
8	Encanto Neighborhoods	33
9	Mid-City: Eastern Area	32
10	Uptown	29
11	Skyline/Paradise Hills	26
12	Mid-City: Normal Heights	26
13	Greater Golden Hill	20

Rank	Community Planning Area	Total Affordable Units
14	Pacific Beach	15
15	Mira Mesa	12
16	Mid-City: Kensington-Talmadge	11
17	Peninsula	10
18	Serra Mesa	9
19	University	7
20	Ocean Beach	6
21	San Ysidro	5
22	Rancho Penasquitos	3
23	Barrio Logan	2
24	Navajo	2
25	La Jolla	1
	Grand Total	**699**

Permitted Homes: Affordable Home Density Bonus Program 2021-2025

Rank	Community Planning Area	Total Units
1	Downtown	1,899
2	Navajo	1,116
3	Kearny Mesa	985
4	Uptown	750
5	North Park	737
6	Encanto Neighborhoods	732
7	Otay Mesa	534
8	San Ysidro	468
9	College Area	446
10	Linda Vista	430
11	Clairemont Mesa	426
12	Mission Valley	300
13	Rancho Bernardo	275
14	Pacific Highlands Ranch	224

Rank	Community Planning Area	Total Units
15	Old Town San Diego	223
16	Mid-City: City Heights	197
17	Carmel Mountain Ranch	175
18	Black Mountain Ranch	171
19	Peninsula	171
20	Greater Golden Hill	102
21	Rancho Penasquitos	81
22	La Jolla	71
23	Midway-Pacific Highway	71
24	Serra Mesa	39
25	Mid-City: Kensington-Talmadge	25
26	Barrio Logan	11
27	Southeastern San Diego	10
28	Pacific Beach	2
	Grand Total	**10,671**

Permitted Homes: Affordable Home Density Bonus Program 2021-2025 (Affordable)

Rank	Community Planning Area	Total Affordable Units
1	Encanto Neighborhoods	509
2	Downtown	509
3	San Ysidro	466
4	Clairemont Mesa	404
5	College Area	331
6	Rancho Bernardo	274
7	Linda Vista	213
8	Mid-City: City Heights	195
9	Black Mountain Ranch	169
10	Carmel Mountain Ranch	140
11	North Park	112
12	Kearny Mesa	101
13	Navajo	100
14	Otay Mesa	83

Rank	Community Planning Area	Total Affordable Units
15	Rancho Penasquitos	81
16	Uptown	41
17	Old Town San Diego	33
18	Mid-City: Kensington-Talmadge	24
19	Pacific Highlands Ranch	20
20	Greater Golden Hill	12
21	Peninsula	9
22	Midway-Pacific Highway	8
23	La Jolla	7
24	Serra Mesa	4
25	Pacific Beach	2
26	Southeastern San Diego	1
27	Barrio Logan	1
28	Mission Valley	0
	Grand Total	**3,849**

Permitted Homes: Complete Communities Housing Solutions 2021-2025

Rank	Community Planning Area	Total Units
1	Uptown	2,056
2	North Park	1,556
3	Greater Golden Hill	661
4	College Area	324
5	Southeastern San Diego	322
6	Linda Vista	312
7	Navajo	125
8	Serra Mesa	60
9	Pacific Beach	44
10	Clairemont Mesa	38
11	Mid-City: Normal Heights	27
12	Peninsula	12
	Grand Total	**5,537**

Permitted Homes: Complete Communities Housing Solutions 2021-2025 (Affordable)

Rank	Community Planning Area	Total Affordable Units
1	Uptown	365
2	North Park	244
3	Southeastern San Diego	159
4	Navajo	123
5	Serra Mesa	59
6	Linda Vista	40
7	Greater Golden Hill	39
8	College Area	24
9	Clairemont Mesa	6
10	Pacific Beach	4
11	Mid-City: Normal Heights	3
12	Peninsula	1
	Grand Total	**1,067**

Permitted Homes by Community Plan Area 2021-2025

Rank	Community Planning Area	Total Units
1	Downtown	3,799
2	North Park	3,465
3	Uptown	3,393
4	Navajo	2,036
5	Mira Mesa	1,864
6	College Area	1,720
7	Linda Vista	1,650
8	Clairemont Mesa	1,544
9	Kearny Mesa	1,526
10	Mission Valley	1,443
11	Encanto Neighborhoods	1,336
12	Otay Mesa	1,295
13	Southeastern San Diego	1,049
14	Mid-City: City Heights	997
15	Greater Golden Hill	978
16	Rancho Penasquitos	902
17	Carmel Mountain Ranch	794
18	Peninsula	706
19	Pacific Highlands Ranch	667
20	San Ysidro	636
21	Pacific Beach	561
22	Mid-City: Eastern Area	426
23	La Jolla	333
24	Midway-Pacific Highway	326
25	Rancho Bernardo	324
26	Skyline/Paradise Hills	300
27	Black Mountain Ranch	300
28	Serra Mesa	285
29	Mid-City: Normal Heights	266
30	Otay Mesa-Nestor	262
31	University	248
32	Torrey Highlands	229
33	Old Town San Diego	229
34	Mid-City: Kensington-Talmadge	199
35	Carmel Valley	190
36	Ocean Beach	114
37	Torrey Pines	49
38	Del Mar Mesa	43
39	Barrio Logan	31
40	Scripps Miramar Ranch	30
41	Mission Beach	26
42	Rancho Encantada	15
43	Torrey Hills	11
44	Tierrasanta	10
45	Sabre Springs	5
46	San Pasqual	1
	Grand Total	**36,613**

Permitted Affordable Homes by Community Plan Area 2021-2025

Rank	Community Planning Area	Total Affordable Units
1	Downtown	714
2	Encanto Neighborhoods	604
3	San Ysidro	572
4	Clairemont Mesa	523
5	Navajo	508
6	College Area	447
7	Uptown	439
8	North Park	415
9	Linda Vista	359
10	Mid-City: City Heights	325
11	Rancho Bernardo	274
12	Southeastern San Diego	237
13	Mission Valley	213
14	Black Mountain Ranch	169
15	Otay Mesa	156
16	Carmel Mountain Ranch	140
17	Kearny Mesa	123
18	Rancho Penasquitos	106
19	Pacific Beach	82
20	Serra Mesa	77
21	Greater Golden Hill	72
22	Otay Mesa-Nestor	38
23	Mid-City: Kensington-Talmadge	35
24	Mid-City: Eastern Area	33
25	Old Town San Diego	33
26	Skyline/Paradise Hills	31
27	Mid-City: Normal Heights	30
28	Peninsula	28
29	Pacific Highlands Ranch	20
30	Mira Mesa	12
31	La Jolla	8
32	Midway-Pacific Highway	8
33	University	7
34	Ocean Beach	7
35	Barrio Logan	3
36	Scripps Miramar Ranch	1
37	San Pasqual	0
38	Torrey Hills	0
39	Tierrasanta	0
40	Torrey Highlands	0
41	Rancho Encantada	0
42	Torrey Pines	0
43	Mission Beach	0
44	Del Mar Mesa	0
45	Carmel Valley	0
46	Sabre Springs	0
	Grand Total	6,849

Permitted Multiple Homes by Community Plan Area 2021-2025

Rank	Community Planning Area	Total Units
1	Downtown	3,794
2	Uptown	3,004
3	North Park	2,823
4	Navajo	1,861
5	Kearny Mesa	1,516
6	Mission Valley	1,301
7	Otay Mesa	1,277
8	College Area	1,215
9	Linda Vista	1,185
10	Mira Mesa	1,048
11	Encanto Neighborhoods	883
12	Greater Golden Hill	776
13	Carmel Mountain Ranch	688
14	Clairemont Mesa	623
15	San Ysidro	575
16	Pacific Highlands Ranch	549
17	Rancho Penasquitos	471
18	Southeastern San Diego	388

Rank	Community Planning Area	Total Units
19	Mid-City: City Heights	383
20	Peninsula	355
21	Midway-Pacific Highway	324
22	Rancho Bernardo	275
23	Old Town San Diego	225
24	Black Mountain Ranch	193
25	Serra Mesa	159
26	Torrey Highlands	151
27	University	145
28	Pacific Beach	136
29	Carmel Valley	128
30	La Jolla	91
31	Mid-City: Kensington-Talmadge	31
32	Mid-City: Normal Heights	27
33	Mission Beach	15
34	Barrio Logan	13
35	Ocean Beach	7
36	Otay Mesa-Nestor	4
	Grand Total	**26,639**

Permitted Affordable Multiple Homes by Community Plan Area 2021-2025

Rank	Community Planning Area	Total Affordable Units
1	Downtown	714
2	San Ysidro	567
3	Encanto Neighborhoods	560
4	Navajo	505
5	Clairemont Mesa	410
6	Uptown	409
7	College Area	392
8	North Park	375
9	Rancho Bernardo	274
10	Mid-City: City Heights	272
11	Linda Vista	260
12	Mission Valley	213
13	Black Mountain Ranch	169
14	Southeastern San Diego	162
15	Otay Mesa	156
16	Carmel Mountain Ranch	140
17	Kearny Mesa	123
18	Rancho Penasquitos	103

Rank	Community Planning Area	Total Affordable Units
19	Serra Mesa	66
20	Pacific Beach	65
21	Greater Golden Hill	51
22	Old Town San Diego	33
23	Mid-City: Kensington-Talmadge	24
24	Pacific Highlands Ranch	20
25	Peninsula	17
26	Midway-Pacific Highway	8
27	La Jolla	6
28	Mid-City: Normal Heights	3
29	Barrio Logan	1
30	Otay Mesa-Nestor	0
31	University	0
32	Torrey Highlands	0
33	Carmel Valley	0
34	Ocean Beach	0
35	Mira Mesa	0
36	Mission Beach	0
	Grand Total	**6,098**

Permitted ADU Homes by Community Plan Area 2021-2025

Rank	Community Planning Area	Total Units
1	Clairemont Mesa	836
2	Southeastern San Diego	621
3	North Park	610
4	Mid-City: City Heights	586
5	College Area	498
6	Linda Vista	439
7	Mid-City: Eastern Area	422
8	Uptown	360
9	Pacific Beach	353
10	Encanto Neighborhoods	329
11	Peninsula	325
12	Mira Mesa	311
13	Skyline/Paradise Hills	271
14	Otay Mesa-Nestor	254
15	Mid-City: Normal Heights	229
16	Greater Golden Hill	191
17	Navajo	173
18	La Jolla	173
19	Mid-City: Kensington-Talmadge	167
20	Serra Mesa	125
21	Ocean Beach	93
22	University	91
23	Rancho Penasquitos	79
24	San Ysidro	59
25	Rancho Bernardo	48
26	Carmel Valley	37
27	Torrey Pines	32
28	Scripps Miramar Ranch	30
29	Black Mountain Ranch	19
30	Barrio Logan	18
31	Rancho Encantada	15
32	Torrey Hills	11
33	Carmel Mountain Ranch	10
34	Tierrasanta	10
35	Kearny Mesa	10
36	Otay Mesa	9
37	Torrey Highlands	9
38	Del Mar Mesa	9
39	Pacific Highlands Ranch	6
40	Mission Beach	5
41	Sabre Springs	5
42	Old Town San Diego	4
43	Downtown	3
44	Midway-Pacific Highway	2
45	Mission Valley	1
	Grand Total	**7,888**

Permitted Affordable ADU Homes by Community Plan Area 2021-2025

Rank	Community Planning Area	Total Affordable Units
1	Clairemont Mesa	111
2	Linda Vista	97
3	Southeastern San Diego	75
4	College Area	55
5	Mid-City: City Heights	53
6	North Park	40
7	Encanto Neighborhoods	39
8	Otay Mesa-Nestor	38
9	Mid-City: Eastern Area	33
10	Uptown	30
11	Mid-City: Normal Heights	27
12	Skyline/Paradise Hills	27
13	Greater Golden Hill	21
14	Pacific Beach	15
15	Mira Mesa	12
16	Mid-City: Kensington-Talmadge	11
17	Serra Mesa	11
18	Peninsula	11
19	Ocean Beach	7
20	University	7
21	San Ysidro	5
22	Rancho Penasquitos	3
23	Navajo	3

Rank	Community Planning Area	Total Affordable Units
24	La Jolla	2
25	Barrio Logan	2
26	Scripps Miramar Ranch	1
27	Mission Beach	0
28	Rancho Encantada	0
29	Rancho Bernardo	0
30	Midway-Pacific Highway	0
31	Carmel Valley	0
32	Downtown	0
33	Sabre Springs	0
34	Tierrasanta	0
35	Mission Valley	0
36	Torrey Hills	0
37	Carmel Mountain Ranch	0
38	Del Mar Mesa	0
39	Torrey Highlands	0
40	Kearny Mesa	0
41	Torrey Pines	0
42	Black Mountain Ranch	0
43	Pacific Highlands Ranch	0
44	Old Town San Diego	0
45	Otay Mesa	0
	Grand Total	736

Permitted Homes: Homes Expedite Program Building Permits 2018-2025

In 2025, 49 development projects used the Home Expedite Program. From 2018-2025, 280 development projects have used the Home Expedite Program. From 2018-2025, 3,754 new homes have been permitted through the Home Expedite Program.

