

Linda Vista Planning Group
Affordable Housing Task Force (AHTF)
Location: Bayside Community Center
August 13, 2025, 6:00pm



DRAFT MINUTES

Welcome and Introductions:

- Present: Jonas Bimshas, Marcos Camargo, Kim Heinle, Felicity Senoski
- Absent: Judy Ha-Guevarra, Jessica Vences
- Public: None

Meeting Called: 6:01pm

Review and Approval of:

- August 2025's Agenda: unanimous approval
- August 2024's Minutes: unanimous approval

Public Comment

- Concern was raised about the increase in water and utility rates over the next 30 years, arguing that the proposed increase is higher than inflation and surpasses the rate at which salaries rise, which is counterproductive to the notion of creating affordable housing.
- Information shared about AB1240 that was passed in the Assembly and heading to the Senate as a bill the AHTF should monitor in regards to cap the number of single family homes that private corporations can purchase.
- Discussion on SB79 regarding upzoning at transit hubs. The CPC is monitoring this bill, too.

Overview of AHTF for New Members

- Discussion ensued around affordable housing in high resource areas and the need to not allow for segregation of market rate housing and affordable housing. They should be mixed and push for AHTF to advocate for that.
- Support expressed to continue advocating for community land trusts (CLTs) and affordable housing vis-a-vis the Surplus Land Act (SLA), adding that these would ideally be areas where the community will be more amenable to development, like along already-existing thoroughfares and arterial roads.
- Support expressed for density in areas that are already developed but not yet to their maximum. The City should emphasize certain areas and incentivize building in areas that have the greatest potential.

Updates

- Community Planners Commission (CPC) - F. Senoski
 - o A committee is being created at CPC to focus on Land Development Code amendments being proposed. Felicity will report back once the committee convenes.

Meeting Recap with Councilmember Campillo's Office

- An overview was given of the take away points and next steps from March's meeting.

Presentation for Linda Vista Planning Group

- Next steps for the AHTF committee were discussed and identified:
 - September:
 - Identify locations within the community that could fall under the Surplus Land Act and create a map based on GIS, which will feed into October's AHTF presentation at the Linda Vista Planning Group.
 - AHTF discussed inviting affordable housing developers to a meeting.
 - October:
 - AHTF will present to the Linda Vista Planning Group about its purpose and focus areas on CLTs and SLA.
 - November:
 - AHTF will invite Councilmember Campillo to consider developing a policy pitch around funding the deficit that the Surplus Land Act would create if prioritized for affordable housing. Lean on October's presentation, including the GIS info.

Conclusion: 7:40pm

Next Affordable Housing Task Force Meeting:

Next Meeting: September 30, 2025 at 6:00pm
Location: 2202 Comstock Street, San Diego, CA 92111
Contact: Kim Heinle, kheinle@baysidecc.org, (858) 278-0771 x105

AHTF Presentations/Guest Speakers

- March 26, 2022, 10:00am – North Park Planning Commission
- July 15, 2022, 10:00am – PATH
- July 18, 2022, 7:00pm – Neighbors for a Better San Diego
- July 25, 2022, 6:00pm – Councilmember Raul Campillo
- July 27, 2022, 11:30am – Assemblymember Chris Ward
- November 14, 2022, 6:00pm – Mayor Gloria’s Office
- December 5, 2022, 6:30pm – Community Planners Commission
- February 20, 2023, 6:00pm – CA Community Land Trust Network
- March 24, 2023, 10:00am – Councilmember Moreno’s Office
- April 17, 2023, 6:00pm – Mayor Gloria’s Office
- May 22, 2023, 3:00pm – Community Land Trust Network
- June 14, 2023, 6:00pm – Dr. Nico Calavita, San Diego State University
- November 27, 2023, 6:00pm – Assembly Member Chris Ward
- December 18, 2023, 6:00pm – CA Community Land Trust Network
- April 15, 2024, 6:00pm – City of Richmond, CA
- July 10, 2024, 1:00pm – San Francisco Foundation
- November 4, 2024 - San Diego Foundation Housing Fund
- March 14, 2025, 12:45pm – Councilmember Campillo’s Office

Links from Meeting with San Francisco Foundation

- Policy Fund Grants ([link](#))
- K. Quackenbush Article #2 ([link](#))
- Coro Northern California ([link](#))
- Finding Surplus Land Parcels ([link](#))
- Equitable Public Land Disposition Policy ([link](#))
- SF Planning Article ([link](#))
- Oakland Article ([link](#))
- Fellows Job Description ([link](#))
- Partnership for the Bay’s Future Playbook ([link](#))
- Resolution No. 19-24: establishing the Equitable Public Land Disposition Policy ([link](#))
- CalMatters article ([link](#))