

Linda Vista Planning Group  
Affordable Housing Task Force (AHTF)  
Location: Bayside Community Center, 2202 Comstock Street, San Diego, CA 92111  
November 18, 2025, 6:00pm



## **DRAFT MEETING MINUTES**

### **Welcome and Introductions:**

- Present: Jonas Bimshas, Marcos Camargo, Kim Heinle, Felicity Senoski, Jessica Vences
- Absent: Judy Ha-Guevarra
- Public: Henry Escobar, Lorri Freitas, David Moty

### **Meeting Called:** 6:03pm

### **Review and Approval of:**

- November 2025's Agenda: unanimous approval
- October 2025's Minutes: unanimous approval

### **Public Comment**

- Information was shared about an architecture class at the University of San Diego that Jonas attended. The students' project was on community land trusts (CLTs). Jonas shared information with the class about the AHTF.

### **Updates**

- Community Planners Committee (CPC) - F. Senoski
  - No updates other than what was shared from the LV Planning Group the night before
- Community Wealth Building Coalition - J. Bimshas
  - Moving forward, Tierras Indigenas Community Land Trusts will be combined on the agenda under the Community Wealth Building Coalition updates.
  - Information shared about the 11/06 Community Wealth Building Coalition meeting held on the resolution going forward at City Council. About 50 people were in attendance. The coalition seeks support for the resolution and a city council member to lead the charge. The resolution is separate from the effort to secure CLT technical assistance from the City, which they envision will come after the resolution is approved. Jonas will invite Dr. Joshua Newton from UCSD to the next AHTF meeting in January.

### **Presentation by David Moty, Chair of Kensington Talmadge Planning Group**

- David provided a presentation on his observations of California's housing conditions and a contributing factor to housing affordability issues. In response, he introduced the concept of an Underutilized Parcel Tax where property owners of certain upzoned properties would be taxed on what they *have not yet* built. This would be a tax on the unutilized capacity of land, which would incentivize property owners to at least move in the direction of maximizing their potential.
- David has shared this tax idea with community groups, community members, and elected officials. This includes Assemblymember Ward, Councilmember Campillo, and City Council Chair LaCava, who expressed interest but with some concern about the impact the tax could have on small businesses.
- The AHTF did not take any action on this item. It was informational only.

### **Presence and Tabling at Love, Linda Vista Farmers Market (LLVFM)**

- The group agreed to table on January 22 and February 19 (with February 12 as back up) if approved by the LLVFM. Kim will inquire with the LLVFM Director, Rachel Oporto, to confirm the dates. Items to take include the LV Planning Group's draft agenda, information on the upcoming election, demographic information about Linda Vista, a tent (Judy), table (Jonas), chairs (Kim via Bayside), LVPG pop up sign (Christopher Beesley), and 8.5x11" flier holders. The AHTF will inquire with the LVPG about the expense of flier holders.

### **Discussion on Next AHTF Chair**

- An overview was given of the responsibilities of the chair (create the agenda, take minutes, communicate with the city, post the agenda, provide updates at the Planning Group, be an advocate for the causes, help set the vision, etc.). Kim will term out in March and pass the baton to any interested individuals. The meeting will need to shift to a new, public location like the library, rec center, etc. No decision was made. This will be discussed again in January.

### **Schedule Next AHTF Meeting**

- January 6, 2026 at 6:00pm at Bayside Community Center
- Agenda to include presentation by Dr. Joshua Newton of the Community Wealth Building Coalition (invitation to come from Jonas) and succession of AHTF Chair

### **Conclusion: 7:39pm**

#### **Next Affordable Housing Task Force Meeting:**

January 6, 2026 at 6:00pm  
Bayside Community Center  
2202 Comstock Street, San Diego, CA 92111  
Kim Heinle, [kheinle@baysidecc.org](mailto: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 Committee
- 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
- September 22, 2025, 1:30m – Tierras Indigenas Community Land Trust
- October 2, 2025, 9:20am – Community Wealth Building Coalition
- October 9, 2025, 2:00pm – City of San Diego: Land Use and Housing Committee
- November 18, 2025, 6:00pm - Kensington Talmadge Planning Group

### 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](#))