

Linda Vista Planning Group
Affordable Housing Task Force (AHTF)
Location: USD Copley Library, Room 211, 5998 Alcala Park Way, San Diego, CA 92110
August 18, 2026, 6:00pm



DRAFT MINUTES

Welcome and Introductions:

- Present: Jonas Bimshas, Jessica Vences, Reese Galvin, Jordanna
- Absent: Marcos Camargo, Lorri Freitas

Meeting Called: 6:25pm

Review and Approval of:

- July 2026's Minutes: unanimous approval
- August 2026's Agenda: unanimous approval

Public Comment

- Comment made by public speaker Jordanna expressed concerns with exploitation by California banks and other private entities undermining government assistance programs that she has lived on. Has tentative hope in resident owned community models like CLT's outlined in attached Vanderbilt Policy paper, but thinks community groups may not be as well focused as private interests.

ADU Report Update

- Jonas and Reese were able to visit the County Assessor's office to get an answer for how to identify Condominium conversions of ADU's.
- The task force agreed to move from hosting guest speakers directly at AHTF meetings to side conversations with 1-2 members who will then report back with notes on their opinions, concerns, and suggestions to improve the ADU Bonus program. The following is a tentative list of reachouts to be handled by Jonas and Jessica:
 - o Builder Brian - Local ADU Developer
 - o Fabrick Construction - Local ADU Developer, has billboard in Morena area
 - o Jared Basler- Former Casita Coalition Policy Director/SDRE
 - o Casita Coalition - Authored 2017 State ADU law, general middle/ADU housing proponent
 - o Daniel Shkolnik - CEO of Atlas West Group, local ADU Developer
 - o Rafael Perez - Casita Coalition Board Member, current City Council Candidate
 - o David Pearson - Palo Architecture Designer
 - o Brian Mooney - VP at Rick Engineering, Environmental planner and consultant on ADU projects
 - o Community Planning Group members - Suggested Paul Coogan, David Moty, and likely others
 - o Masters Student Jessica knows
 - o Myles Morris/USD Student housing partner the Michaels Organization
 - o Interfaith housing developers
- The task force will also begin assembling a list of questions to take to DSD directly, which will include an explanation of the typical fee schedule for ADU projects, what role DSD plays in condo conversion/lot splits, and how certain passages of the municipal code are interpreted.

- Jessica emphasized that the aim of the report should be to suggest improvements to the ADU Bonus Program that encourages homeowner development that is more likely to provide affordable homes that are disincentivised by permitting fees and utility upgrades.

Community Land Trust Report Update

- Jonas presented the group with an opportunity for cooperative development training through a partner of the San Diego Community Wealth Building Coalition (SDCWBC). Jonas and Reese have both filled out interest forms to join the program being developed by the SD Coop Alliance with funding from the Prebys Foundation. More information is to come, and Jonas remains a contact on the policy advocacy team on the SDCWBC.
- Prior to forming a working outline for the next report on Community Land Trusts, Jonas asked members to list what they'd like it to 'be'. Reese is interested in exploring the viability of a CLT in Linda Vista specifically, hoping that a report could provide more visibility to the model. Jessica would like the report to collect similar to Linda Vista case studies that include different housing modes (SRO's, single bedroom, multifamily, etc). There was consensus to focus on scale, character, and governance structures that would work in Linda Vista.
- Jonas will prepare a draft outline ahead of next month's meeting for further review and comment.

Conclusion: 7:43pm

Next Affordable Housing Task Force Meetings:

September 15, 2026 at 6:00pm - Copley Library

USD Copley Library
Room 211, 5998 Alcala Park Way, San Diego, CA 92110

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