Linda Vista Planning Group
Affordable Housing Task Force (AHTF)
Location: USD Copley Library, Room 211, 5998 Alcala Park Way, San Diego, CA 92110
September 15, 2026, 6:00pm

DRAFT MINUTES

Welcome and Introductions:

- Present: Jonas Bimshas, Jessica Vences, Reese Galvin, Jordanna
- Absent: Jessica Vences

Meeting Called: 6:02

Review and Approval of:

- August 2026's Minutes: Postponed due to not having quorum of August members present
- September 2026's Agenda: unanimous approval

Public Comment

- Comment made by Jonas promoting a seminar hosted by the San Diego Community Wealth Building Coalition on the fundamentals of forming a Limited Equity Housing Cooperative (LEHC). Originally held September 17th, uploaded on YouTube here.
- Comment made by Marcos about a potential drainage issue at a mid-construction ADU project on 1809 Abbe St. Pictures provided show a lack of grading on the unfinished surface, and only a roughly 3-inch pipe for runoff. Concerns were raised about the code standard of the project and how the site would handle under El Nino weather. Referred to a Get It Done report.

ADU Report Update - Remaining Speaker Reachouts, First Writing Drafts, and Data Analysis

- Jonas reported that he and Jessica are still waiting to hear back from numerous potential speakers/contributors.
- The task force looked over the draft of Section 3. 2025 Reforms, that summarizes the legislative history of the reforms to the ADU Home Density Bonus Program. Comments were made to the authors to look into the status of the Coastal Commissions approval, adding more feedback heard from community members during meetings, and the early failed attempt in Land Use and Housing Committee to completely repeal the program.
- Section 2, focusing on the Pre-2025 ADU landscape in San Diego, will be shorter due to section 3's thoroughness.
- Early analysis in section 4 was reviewed, final data pending release of the 2026 Annual Report on Homes. Maps include comparison of total # of projects/per Community Planning Area vs total # of units/per CPA. For example, Linda Vista has fewer total projects but a high density of total units (56 between 2021-2024), while Clairemont has many more projects but built at a smaller scale.
- Rstudio tests were done comparing the effect of units or projects in a CPA to CTCAC indicators like race, number of units with +2 bedrooms, and median value of owner-occupied home. That last indicator went into a larger discussion on what economic variable would best measure the effectiveness of ADUs on reducing home/rent prices. Lorri suggested finding a way to measure land value vs home value as a way to determine how potentially predatory the development of

ADUs in ‘cheap’ areas has been. Reese suggested adding how much the average market-rate ADU rental goes for to DSD or HCD (both track for deed-restricted, private sources track overall rental rates). To use CTCAC home value data for this purpose, final results will have to compare median home value change compared to total opportunity score. A pro-ADU hypothesis would find that despite median-value going down with more ADU units on the market, the areas opportunity score stayed as is or increased.

- The task force discussed early ideas for section 5 recommendations, including incentives that favor homeowner development instead of corporate, ADU tenant protections to reduce the health and social impacts from corporate ownership, and building a rent-to-own/housing cooperative mechanism.

Community Land Trust Report Draft Outline

- Jonas presented the prepared CLT report outline, which includes a similar format to the ADU report but with a focus on Linda Vista and comparative case studies. Lorri suggested the task force look at Venice and other European models, and Marcos added that the task force should

Conclusion: 7:26

Next Affordable Housing Task Force Meetings:

October 20, 2026 at 6:00pm - Copley Library

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

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