



SAN DIEGO HOUSING COMMISSION

**AGENDA**

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AGENDA 379

**SAN DIEGO HOUSING COMMISSION  
AGENDA FOR THE REGULAR MEETING  
FEBRUARY 24, 1997  
9:00 A.M.  
CITY ADMINISTRATION BUILDING  
202 C STREET, 12TH FLOOR  
SAN DIEGO, CALIFORNIA**

**ITEMS**

**10 CALL TO ORDER**

(Akili, Arthur, Dick, Macias, Oxberry, Tumminia, and Nottley)

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will meet at 9:00 a.m. on Monday, February 24, 1997 in Closed Session to discuss Item II(a) as indicated on the following agenda. It is anticipated that the San Diego Housing Commission will reconvene in Closed Session following the adjournment of the Open Session on Monday, February 24, 1997 to discuss the remaining items on the Closed Session agenda.

- I. **Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a):**
  - a. **Joe Rino v. San Diego Housing Commission  
San Diego Superior Court Case No. 688881**
  - b. **Beal Bank, S.S.B., a Texas banking corporation vs. Palm Vista Apartments, a California limited partnership; Daniel H. Appel, general partner; and Does 1 through 100 inclusive  
San Diego Superior Court Case No. 702683**

**II. Conference with Legal Counsel - anticipated litigation, pursuant to California Government Code Section 54956.9(b):**

1. One (1) matter. Threat of litigation by Mr. Seymour Reichbart on January 30, 1997.

**III. Conference with Real Property Negotiator - Pursuant to California Government Code Section 54956.8:**

**Property:** 1504 Oro Vista Road  
San Diego, CA 92154  
A.P.N. 634-070-58

**Negotiating Parties:** Elizabeth Morris, and Dave Schuh for the San Diego Housing Commission; Cobalt Properties, Inc., Owner of option to acquire property.

**Under Negotiation:** Price and Terms

**IV. Conference with Real Property Negotiator - Pursuant to California Government Code Section 54954.5(B):**

**Property:** 1551 Saturn Boulevard  
San Diego, CA 92154  
A.P.N. 634-091-10 & 15

**Negotiating Parties:** Elizabeth Morris and Wendy DeWitt for the San Diego Housing Commission; Henry Meyer, general partner of the ownership entity Lancaster Associates, Inc.

**Under Negotiation:** Price and Terms

**20 PUBLIC COMMENT**

At this time individual(s) may address the Commission on any subject in its area of responsibility on any matter not presently pending before the Commission. Communications are limited to three minutes. Pursuant to the Brown Act, no action can be taken by the Commission. Please fill out a **SPEAKER REQUEST FORM** and submit it to the secretary prior to the meeting.

**30 COMMISSIONER COMMENTS**

**40     REPORT BY THE EXECUTIVE DIRECTOR**

**50     APPROVAL OF THE MINUTES**

Approval of the Minutes of February 3, 1997.

**ADOPTION AGENDA - CONSENT**

Members of the public may cause an item to be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the meeting. The item will then be discussed separately and public testimony taken.

**100    HCR96-189 - Debt Restructuring for the Sara Frances Homotel  
943 10th Avenue (Council District 2)**

**Recommendation 1: Accept Mr. Reichbart's proposal subject to confirmation by the County Tax Assesor of an annual property tax liability of approximately \$26,000 for the Sara Frances Homotel.**

**Recommendation 2: It is recommended that the loan terms for the Sara Frances Homotel revert to 20-year loan terms (from the original date of modification), fully amortized with interest at three percent on the \$375,000 loan and interest at six percent on the \$250,000 loan, if the property tax liability is significantly reduced.**

**Fiscal Impact: No additional funds are to be advanced.**

**101    HCR97-026 - San Diego Housing Commission 1997 Meeting Schedule**

**Recommendation: That the Housing Commission approve a meeting schedule for 1997 as outlined in the Housing Commission staff report.**

**Fiscal Impact: None with this action.**

**102    HCR97-028- Renewal of Fire, Property and Extended Coverage Insurance**

**Recommendation: That the Housing Commission: (1) Authorize continued participation in the California State Association of Counties (CSAC) II-Excess Insurance Authority program for the procurement of fire, property and extended coverage insurance; and (2) Authorize payment of up to \$80,000 for the annual renewal premium payment for fire, property and extended coverage insurance to the joint venture of Robert F. Driver Associates and RFP Insurance Agency.**

**Fiscal Impact:** Total fiscal impact is not to exceed \$80,000.

**Previous Related Action:** On March 25, 1996, the Board of Commissioners authorized continued participation in the CSAC-II Excess Insurance Authority and payment of the annual renewal premium payment for fire, property and extended coverage insurance.

**103 HCR97-018 - Moving to Work Demonstration Program (Citywide)**

**Recommendation:** That the Housing Commission authorize the Executive Director to submit an application to the Department of Housing and Urban Development and execute all documents necessary to receive authorization to implement the Moving to Work Program as outlined in the staff report.

**Fiscal Impact:** The amount of assistance the Housing Commission presently receives for public housing operating subsidies and modernization grants and Section 8 assistance for certificates and vouchers will not be diminished by the Housing Commission's participation in the Moving to Work Program.

**ADJOURNMENT**