

A REGULAR MEETING OF THE HOUSING AUTHORITY  
OF THE COUNTY OF SAN BERNARDINO  
TO BE HELD AT 715 E. BRIER DRIVE  
SAN BERNARDINO, CALIFORNIA  
OCTOBER 13, 2010 AT 10:00 A.M.

Amended Agenda Posted: 10/8/2010 Time: 11:30 am
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AGENDA

1. Call to Order and Roll Call
2. Approval of the minutes of the regular meeting of September 8, 2010 (pages 1 – 9)
3. Additions or deletions to the agenda
4. Public Comment
5. RESOLUTION NO. 2287 - Approving revisions to the Admissions and Continued Occupancy Policies Governing the Public Housing Program (pages 10 - 14)
6. RESOLUTION NO. 2288 – Approving revisions to the Housing Choice Voucher Administrative Plan (pages 15 – 20)
7. RESOLUTION NO. 2289 - Approving revisions to the Housing Authority of the County of San Bernardino Language Access Plan (pages 21 – 29)
8. RESOLUTION NO. 2290 - Approving revisions to the Statement of Procurement Policy, Section 2 – Delegation/Redelegation: Expenditure and Contracting Authority (pages 129 – 132)
9. MOTION - Approval to award a contract for Postage/Mailing Equipment to Neopost, in the Amount of \$75,000; and Pitney Bowes, in the amount of \$43,000 with a total Amount not to exceed \$118,000 for a five-year lease term (pages 30 – 35)
10. MOTION - Approval to award contracts for Janitorial Services to Santa Fe Building Maintenance for a two-year base period, with one single year extension for a total term of three years, in an aggregate amount not to exceed \$248,040 (pages 36 – 39)
11. MOTION - Approval to authorize the Executive Director to award the current balance of the Affordable Housing Local Development Fund to Housing Partners I, Inc. in an Amount not to exceed \$6,000,000 (pages 40 – 41)
12. MOTION - Approval to authorize the Executive Director to execute a financing agreement with Helio Micro Utility, Inc. in an amount not to exceed \$2,000,000 for a period of one year, approval subject to any additional amendments to the contract documents negotiated by the Executive Director and Agency Counsel (pages 42 – 52)

13. MOTION - Approval to authorize the Executive Director to execute a Power Purchase Agreement with Helio Micro Utility Holdings, LLC in an amount not to exceed \$3,000,000, approval subject to any additional amendments to the contract documents negotiated by the Executive Director and Agency Counsel (pages 53 – 91)
14. MOTION - Approval to extend existing contract for Financial Advisory Services with Urbanist Solutions for an additional one-year term in an amount not to exceed \$50,000 (page 92)
15. MOTION - Approval to award a contract to Career Institute for Career Development Training Services for the Broadband Technology Opportunity Program (BTOP) For a one-year base period, with two single-year options, for a total of three years in an amount not to exceed \$337,500 (pages 93 – 94)
16. MOTION - Approval to award a contract to Hall & Foreman, Inc. for Civil Engineering Services for the redevelopment of the Lugonia Public Housing site in Redlands, California in an amount not to exceed \$150,000 (pages 133 – 135)
17. MOTION - Approval to increase the Multi Trade Agreements for ARRA Funded Projects PC435 Exterior Improvements-Chino, PC436 Exterior Improvements-Colton, and PC437 Exterior Improvements-Redlands to various contractors per list in an Aggregate amount of \$832,235.49 (pages 136 – 138)
18. APPROVAL OF CONSENT ITEMS: #19 - 26
19. Approving vacated accounts to be written off to collection loss for the month ending August 2010 (pages 95 – 101)
20. Development Project Status Report (page 102)
21. Summary of Public Information/Government Relations (pages 103 – 104)
22. Staff & Board Training and Development (page 105)
23. Status and Financial Statements for Housing Choice Voucher Programs (pages 105 – 111)
24. Status and Financial Statements for the Public Housing Program (pages 112 – 118)
25. Status and Financial Statements for Authority-Owned and Affiliate-Owned Units (pages 119–126)
26. Investment Report (pages 127 – 128)
27. CLOSED SESSION
  - a) Conference With Real Property Negotiators
 

Property(s): APN: 1191-101-01 & 02  
 APN: 0278-063-19  
 APN: 1192-031-04

Agency Negotiator(s): Susan Benner, Executive Director  
 Gus Joslin, Director of Development

Negotiating Parties: Alex Garcia, Marcus & Milichap

Under Negotiation: Price/Terms
28. Other Business –
29. Adjourn

It is the intention of the Housing Authority of the County of San Bernardino ("HACSB") to comply with the Americans with Disabilities Act (ADA). If you require special assistance beyond what is normally provided, HACSB will attempt to accommodate you in every reasonable manner. Please contact Alison Crawford, Director, Administrative Services at 909-890-0644 at least 48 hours prior to the meeting to inform us of your particular needs.