

**MINUTES
REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND
SANTA BARBARA AFFORDABLE HOUSING GROUP
Santa Barbara, California
4:00 P.M. – June 3, 2020**

I. CALL TO ORDER/ROLL CALL

4:05 P.M. Chair Wheatley presiding

Board Members present: Lucille Boss, Steven Faulstich, Mary Fenger, Geoff Green, Lawrence Larsson and David Rowell.

Board Members absent: None

Staff Members present: R. Fredericks, S. Szymanski, D. Aazam, B. Peirson, T. Carter, J. Schipa and C. Wright

II. PUBLIC COMMENT – None

III. CONSIDERATION OF MINUTES

Minutes were considered under Item V. Consent Calendar.

IV. BILLS AND COMMUNICATIONS

V. CONSENT CALENDAR

MOTION

M/S Green/Faulstich moved to approve recommendation in Consent Calendar (Item No. 1).

VOTE

Ayes:	Lucille Boss	Lawrence Larsson
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	

Nays: None

Abstain: None

Absent: None

1. Recommendation that the HACSB Commission and SBAHG Board approve the Minutes of their May 6, 2020 Regular Meeting.

VI. REPORT OF EXECUTIVE DIRECTOR

1. Recommendation that the Commission/Board approve the amendments to the property management agreement for both Garden Court and The Gardens on Hope.

DOCUMENTS

- May 12, 2020 Executive Director's Report prepared by Director of Property, Development and Administration

SPEAKERS

Staff: R. Fredericks, D. Aazam

Staff noted the Housing Authority refused to take on employment related claims as requested by Parsons Group. Staff clarified Parsons was previously responsible for all insurance, and due to the ability to get a good rate through current provider HAARP, the Housing Authority took over property insurance. Commissioner Green inquired about the difference in auto insurance, which appear to double the limits for their coverage; staff responded that the previous limits dated back to when Garden Court opened and were outdated.

MOTION

M/S Green/Faulstich moved to approve the amendments to the property management agreement for both Garden Court and The Gardens on Hope.

VOTE

Ayes:	Lucille Boss	Lawrence Larsson
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	

Nays: None

Abstain: None

Absent: None

2. Recommendation that the Commission: (1) approve a professional services agreement with Koff and Associates in the amount of \$64,050 to perform a classification and total compensation study; and (2) authorize the Executive Director, or his designee, to execute said agreement on behalf of the Housing Authority.

DOCUMENTS

- May 26, 2020 Executive Director's Report prepared by Human Resources Manager

SPEAKERS

Staff: R. Fredericks, T. Carter

MOTION

M/S Green/Faulstich moved to (1) approve a professional services agreement with Koff and Associates in the amount of \$64,050 to perform a classification and total compensation study; and (2) authorize the Executive Director, or his designee, to execute said agreement on behalf of the Housing Authority.

VOTE

Ayes:	Lucille Boss	Lawrence Larsson
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	

Nays: None

Abstain: None

Absent: None

VII. TREASURER'S REPORT

1. Recommendation that the Santa Barbara Affordable Housing Group Board review and order filed the quarterly financial statements for the quarter ended March 31, 2020.

DOCUMENTS

- May 26, 2020 Executive Director's Report prepared by Treasurer

SPEAKERS

Staff: R. Fredericks, B. Peirson

MOTION

M/S Green/Faulstich moved to approve and order filed the quarterly financial statements for the quarter ended March 31, 2020.

VOTE

Ayes: Lucille Boss Lawrence Larsson
 Steven Faulstich David Rowell
 Mary Fenger Patricia Wheatley
 Geoff Green

Nays: None
Abstain: None
Absent: None

2. Recommendation that the Housing Authority of the City of Santa Barbara Commission review and order filed the quarterly financial statements for the quarter ended March 31, 2020.

DOCUMENTS

- May 26, 2020 Executive Director's Report prepared by Treasurer

SPEAKERS

Staff: R. Fredericks, B. Peirson

Commissioner Green inquired about possible financial impact the pandemic has had on the Authority. Secretary Fredericks noted the Authority has some exposure with unsubsidized Non-HUD units, and the rent moratorium. As well, Section 8 HAPs will show an increase due to participants losing employment, but there is enough funding to cover this increase through CARES Act. Secretary Fredericks noted the Authority should be able to weather these changes.

MOTION

M/S Green/Rowell moved to approve and order filed the quarterly financial statements for the quarter ended March 31, 2020.

VOTE

Ayes: Lucille Boss Lawrence Larsson
 Steven Faulstich David Rowell
 Mary Fenger Patricia Wheatley
 Geoff Green

Nays: None
Abstain: None
Absent: None

3. Recommendation that the Housing Authority of the City of Santa Barbara Commission: (1) review and order filed the quarterly investment report for quarter ended March 31, 2020; and (2) accept the report from PFM Asset Management LLC dated as of December 31, 2019 reviewing the Authority's investment program, including the investment policy and portfolio.

DOCUMENTS

- May 26, 2020 Executive Director's Report prepared by Treasurer

SPEAKERS

Staff: R. Fredericks, B. Peirson

Commissioner Rowell noted he agrees moving some assets into the less liquid category, and inquired about mortgage-backed securities and asset-backed securities not being part of the investment portfolio and recommended them as safe and liquid. He also inquired about moving some assets into Union Bank to allow for a drop in fees; Mr. Peirson clarified that he was talking about banking/checking account fees, not investment fees and the Authority does not actually pay fees. Commissioner Rowell discussed ESG (Environmental, Social and Governance) funds and suggested the Housing Authority look into investing in these environmentally and socially responsible funds. Commissioner Larsson commented that in 6 months from now we may not have an economy, and these are very uncertain times. Mr. Peirson agreed and noted being liquid has its advantages. Commissioner Faulstich commented that the PFM report was drafted on March 2, 2020, and in regards to the pandemic, there were only 2 deaths at the time; he noted how much has changed in a few months. Commissioner Green inquired whether the 10% per issuer limit for mutual funds is the Authority's internal application, which Mr. Peirson confirmed. Commissioner Green added that he liked many of the recommendations and inquired whether there is anything that prevents the Authority from assembling an investment advisory committee of commissioners. Mr. Peirson noted he is unaware of an example of such a committee and will give it further consideration. Commissioner Green added to Commissioner Rowell's comments on ESG funds noting the small core with Union Bank is largely corporate issuance and that is where ESG is most relevant, noting he would have a strong interest in the Authority making a statement about how its values are reflected in its investment choices. Mr. Peirson noted this and will look into it and commented that it is something that the Authority as an organization should model.

MOTION

M/S Green/Rowell moved to (1) approve and order filed the quarterly investment report for quarter ended March 31, 2020; and (2) accept the report from PFM Asset Management LLC dated as of December 31, 2019 reviewing the Authority's investment program, including the investment policy and portfolio.

VOTE

Ayes:	Lucille Boss	Lawrence Larsson
	Steven Faulstich	David Rowell
	Mary Fenger	Patricia Wheatley
	Geoff Green	
Nays:	None	
Abstain:	None	
Absent:	None	

VIII. COMMITTEE REPORT – None

IX. UNFINISHED BUSINESS – None

X. NEW BUSINESS – None

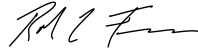
XI. CLOSED SESSION – None

XII. COMMISSION MATTERS

Chair Wheatley requested Board members let staff know if there are any subjects of interest for future meetings during these unprecedented times.

XIII. ADJOURNMENT

Meeting adjourned at 5:24 P.M. on order of Chair Wheatley.



ROB FREDERICKS, SECRETARY

APPROVED:



Joe Wheatley (Jul 9, 2020 20:32 PDT)

PATRICIA WHEATLEY, CHAIR