



National Homebuyers Fund, Inc.  
1215 K Street, Ste 1650 · Sacramento, California 95814  
Phone: 866-643-4968 · Fax: 916-444-3551 · [www.nhffloan.org](http://www.nhffloan.org)

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**Board of Directors Meeting  
November 9, 2022 – 9:30 a.m.  
1215 K Street, Suite 1650  
Sacramento, CA 95814**

**FULL PACKET**

**NHF Board of Directors:**

Supervisor Bob Williams, Tehama County  
Supervisor Daron McDaniel, Merced County  
Supervisor Stacy Corless, Mono County  
Supervisor Dan Miller, Nevada County  
Supervisor Jack Garamendi, Calaveras County

In accordance with Government Code section 54953, subdivision (e) (Assembly Bill 361), the November 9, 2022 National Homebuyers Fund, Inc. Meeting will be facilitated virtually through Zoom with limited in-person attendance. Members of the public may attend the meeting in-person, provided that the National Homebuyers Fund, Inc. reserve the right to limit the number of people in attendance. Members of the public can also watch or listen to the meeting using one of the following methods:

1. Join the Zoom meeting application on your computer, tablet or smartphone:

Go to: <https://rcrcnet.zoom.us/j/81335664498?from=addon>

Enter Password: 060245

2. Call-in and listen to the meeting:

Dial +1 (669) 900-9128

Enter meeting ID: 813 3566 4498

Enter password: 060245

**PUBLIC COMMENT USING ZOOM:** Members of the public who join the Zoom meeting, either through the Zoom app or by calling in, will be able to provide live public comment at specific points throughout the meeting.

**EMAIL PUBLIC COMMENT:** One may also email public comment to [mchui@rcrcnet.org](mailto:mchui@rcrcnet.org) before or during the meeting. All emailed public comments will be forwarded to all National Homebuyers Fund, Inc. members.

**DISABLED ACCOMMODATION:** Meeting facilities are accessible to persons with disabilities. If you have a disability which requires an accommodation or an alternative means to assist you in attending, observing, or commenting on this meeting, or an alternative agenda document format, please contact NHF at (916) 447-4806 or by email at [mchui@rcrcnet.org](mailto:mchui@rcrcnet.org) by 9:30 a.m. Monday, November 7<sup>th</sup> to ensure arrangements for accommodation.

**AGENDA**

**1. Call to Order & Determination of Quorum**

*Chair, Supervisor Bob Williams, Tehama County*

**2. Public Comments**

At this time any member of the public may address the Board. Speakers are asked to state their name for the record but are not required to do so. Comments are usually limited to no more than 3 minutes per speaker.

3. **Consent Agenda – ACTION**
  - a. [July 13, 2022 Board Meeting Minutes](#) **Page 1**
  - b. **NHF Resolution TC004-22: Authorizing Remote and Hybrid Teleconference Meetings of the NHF Board of Directors Pursuant to Assembly Bill 361** **Page 3**

*Arthur J. Wylene, RCRC General Counsel*

    - [MEMO](#)
      - [Proposed Resolution TC004-22](#)
  - a. **Proposed Revision to the NHF Bylaws Relating to Check-Signing Authority** **Page 7**

*Patrick Blacklock, President*

    - [MEMO](#)
      - [Proposed Bylaws Revision](#)
4. **NHF Quarterly Reports** (Discussion and possible action relative to)

*Milena De Melo, RCRC Finance Director*

  - a. **NHF Condensed Balance Sheet (September 30, 2022)** **Page 9**
    - [MEMO](#)
      - [NHF Condensed Balance Sheet as of September 30, 2022.](#)
  - a. **NHF Investment Report (Period Ended September 30, 2022)** **Page 13**
    - [MEMO](#)
      - [NHF Investment Report for the Period Ended September 30, 2022](#)
  - b. **NHF Budget v. Actual Report (Period Ended September 30, 2022)** **Page 17**
    - [MEMO](#)
      - [NHF Statement of Revenues and Expenses, Budget vs. Actual, for the Period Ended September 30, 2022](#)
5. **Business and Administrative Matters** (Discussion and possible action related to)
  - a. **NHF 2023 Proposed Budget – ACTION** **Page 21**

*Milena De Melo*

    - [MEMO](#)
      - [2023 NHF Operating Budget \(Attachment A\)](#)
      - [NHF Reserve Calculation \(Attachment B\)](#)
  - b. **NHF Revenue Activity and Excess Resources Transfer to RCRC – ACTION** **Page 29**

*Craig Ferguson, Vice President*

    - [MEMO](#)
6. **Program Updates** (Discussion and possible action relative to)
  - a. **Business Development and Program Updates** **Page 31**

*Craig Ferguson*

    - [MEMO](#)
7. **Adjournment**

Agenda items will be taken as close as possible to the schedule indicated. Any member of the general public may comment on agenda items at the time of discussion. In order to facilitate public comment, please let staff know if you would like to speak on a specific agenda item. The agenda for this regular meeting of the National Homebuyers Fund, Inc. was duly posted at its offices, 1215 K Street, Suite 1650, Sacramento, California, 72 hours prior to the meeting.

Any written materials related to an open session item on this agenda that are submitted to the National Homebuyers Fund, Inc. less than 72 hours prior to the meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at NHF's principal office, 1215 K Street, Suite 1650, Sacramento, CA 95814, (916) 447-4806, during normal business hours, and on the NHF website, <http://www.nhfloan.org/notices.html>.