



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

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**National Homebuyers Fund, Inc. (NHF)  
Board of Directors Meeting  
Wednesday, February 22, 2023 - 9:30 a.m.  
1215 K Street, Suite 1650  
Sacramento, CA 95814**

**FULL PACKET**

In accordance with Government Code section 54953, subdivision (e) (Assembly Bill 361), the February 22, 2023 NHF Board of Directors will be facilitated virtually through Zoom with limited in-person attendance. Members of the public may attend the meeting in-person, provided that the NHF Board of Directors 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/85758983244?from=addon>

Enter Password: 995794

2. Call-in and listen to the meeting:

Dial +1 (669) 900-9128

Enter meeting ID: 857 5898 3244

Enter password: 995794

**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 NHF Board of Directors 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 10:00 a.m. on Monday, February 20<sup>th</sup> to ensure arrangements for accommodation.

**NHF Board of Directors:**

Supervisor Daron McDaniel, Merced County

Supervisor Robert Poythress, Madera County

Supervisor Doug Teeter, Butte County

Supervisor Chris Lopez, Monterey County

Supervisor Jack Garamendi, Calaveras County

**Agenda**

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

*Chair, Supervisor Bob Williams, Tehama County*

## 2. Public Comment

*At this time any member of the public may address the Board. Speakers are asked to state their name for the record. Comments are usually limited to no more than 3 minutes per speaker.*

## 3. Consent Agenda – ACTION

- a. [November 9, 2022 Board Meeting Minutes](#) Page 1
  - b. **NHF Resolution TC001-23: Authorizing Remote and Hybrid Teleconference Meetings of the NHF Board of Directors Pursuant to Assembly Bill 361** Page 5  
*Arthur J. Wylene, General Counsel*
    - [MEMO](#)
      - [Proposed Resolution TC001-23](#)
  - c. **NHF 2023 Investment Policy Renewal** Page 9  
*Milena De Melo, RCRC Finance Director*
    - [MEMO](#)
      - [2023 NHF Investment Policy](#)
  - d. **NHF Resolution 23-01: NHF Board Travel Policy** Page 17  
*Milena De Melo*
    - [MEMO](#)
      - [NHF Resolution 23-01 – Travel Expense Policy for the National Homebuyers Fund, Inc. Board Members](#)
  - e. **Recognition of 2023 NHF Board of Directors and Corporate Officers** Page 27  
*Patrick Blacklock, President*
    - [MEMO](#)
- ## 4. Business and Administrative Matters (Discussion and possible action relative to)
- Craig Ferguson, Vice President*
- a. **Revise and Increase NHF Second Mortgage Program Investment – ACTION** Page 29
    - [MEMO](#)
- ## 5. NHF Financial Reports (Discussion and possible action relative to)
- Milena De Melo*
- a. **NHF Condensed Balance Sheet (December 31, 2022)** Page 31
    - [MEMO](#)
      - [NHF Condensed Balance Sheet as of December 31, 2022](#)
  - b. **NHF Investment Report (Period Ended December 31, 2022)** Page 35
    - [MEMO](#)
      - [NHF Investment Report for the Period Ended December 31, 2022](#)
  - c. **NHF Budget v. Actual Report (December 31, 2022)** Page 39
    - [MEMO](#)
      - [NHF Statement of Revenues and Expenses, Budget vs. Actual, for the Period Ended December 31, 2022](#)

**6. Program Updates** (Discussion and possible action relative to)

*Craig Ferguson*

**a. Business Development and Program Updates**

- [MEMO](#)

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**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>.