

20 years of excellence serving the Sacramento Region!



SACRAMENTO REGION  
November/December 2007  
Workshop Schedule

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Sacramento, CA 95817  
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## Sacramento Region Coalition for HomeOwnership Preservation

NeighborWorks® HomeOwnership Center Sacramento Region hosted a breakfast, bringing leaders from throughout the state and the Sacramento region together to commit to a goal to work together to create and support strategies that preserve and increase homeownership and strengthen and stabilize the community.

The [Coalition for HomeOwnership Preservation](#) will collaborate to promote and deliver community awareness activities to help the people in our region that are at risk of foreclosure. Key to the coalition members was the opportunity to promote the use of the HOPE hotline, encouraging homeowners having trouble making their mortgage payment to call 1-888-995-HOPE. If you need more information, please call 916-452-5356 x229.

Orientation

Homebuyer Education

*Check Online for Times and Availability*

### November 2007

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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

### December 2007

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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

*Register online today!*

## Upcoming Events

December Toy Drive  
May 20, 2008 Golf  
Tournament

## In the News

### NeighborWorks® HOCSR Applauds U.S. Treasury's Latest Effort To Combat Foreclosure

News Release of Dec. 7, 2007 recognizes the federal effort to prevent foreclosure and sustain homeownership. [Read more.](#)

### Lender's "No" Doesn't Always Mean "No"

Mike Himes explains to News 10 on December 3, 2007 about loss mitigation and how even after collections say that there is nothing that can be done, there are options and opportunities. Additional stories have been seen on ABC-7 and Univision 19.

### Behind the meltdown: No-proof loans fed mortgage bubble

Bloated income claims made by lenders is hitting Sacramento homeowners from all walks of life. Gaps of up to 25% exist between actual and stated earnings. As the introductory rates for these loans expire, monthly payments increase to unreachable levels. Read the [Sacramento Bee](#) article from November 18, 2007.

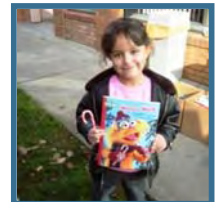
### Cities battle default wave

Cities like Citrus Heights are taking steps to maintain stability in their communities by partnering with NeighborWorks® HOCSR.

For advice before re-financing, or if you are facing insurmountable payments, call 916-452-5356 x229 or 1-888-995-HOPE.

## Toy Drive

NeighborWorks® HOCSR works with a local youth group ranging in age from 8 to 18 years old, Hand in Hand in our Community, to bring toys to more than 100 children in the Oak Park neighborhood. Make a donation to enrich the holiday memories for a young person in your community.



## HOPE Homeowner Hotline 1-888-995-HOPE

This national hotline is the first step in retaining your home. There are many stories with happy endings out there and yours could be one of them. If you are having trouble making your mortgage payments, don't wait—call for HOPE and get a non-judgmental advisor, 24 hours/7 days, at no cost.

*Providing opportunities for successful homeownership and strong communities through quality education, affordable lending, supportive partnerships and dedicated leadership.*

## Office Winter Break - December 24-January 1

NeighborWorks® HOCSR office will be closed for the last week in December.

## National Standards for Homeownership Education

Standards ensure quality education for residents across the nation. We endorse these standards and exceed the guidelines in our education delivery.

To read more about the standards, visit <http://www.homeownershipstandards.com/index.shtml>

## Properties for Sale

NeighborWorks® HOCSR develops affordable housing and acquired existing homes for renovation and resale to new homeowners. We are licensed by the Department of Real Estate *and* the Department of Corporations. We currently have two single-family homes for sale.



**4448 7<sup>th</sup> Avenue** has 2 bedrooms, 1 bath, detached garage and new kitchen is being offered for \$198,000. [Flyer](#) [PDF, 164 KB]



**3533 43<sup>rd</sup> Street** has 2 bedrooms and 1 bathroom and is being offered for \$185,000. [Flyer](#) [PDF, 170 KB]

*Call Mike Himes, broker, for details on seeing these homes, 916-452-5356 x 224.*

## Need a Meeting Room?



### **Our education room is fully equipped!**

Accommodates up to 40 in a classroom setting.

Call 916-452-5356 for available schedule and rental rates.

## End of the year donations

Your continued support is appreciated. Many NeighborWorks® HomeOwnership Center Sacramento Region programs, including counseling, are provided without cost to the public. Please consider giving to a specific area or in general.

Thank you to each and every sponsor, donor, volunteer that helped support our programs and services during the year. We share our many successes with each and every one of you. Thank you and have a safe, happy and healthy holiday season. We look forward to your support in 2008!

Since 2006, NeighborWorks® HOCSR...

- Helped more than **536** families become homeowners
- Counseled **3,089** people on how to obtain and maintain their dream home
- Funded over **\$1.5** million in mortgage assistance to new homebuyers
- Launched more than **8** projects to provide affordable housing opportunities for qualified homebuyers
- Leveraged over **\$115,000,000** in economic investment in the region

*NeighborWorks® HOCSR is making a difference in the community that is being felt by each neighbor.*

## Yes! I Support:

- |  |   |
|--|---|
| <input type="checkbox"/> Education and Workshops                                 | <input type="checkbox"/> Capital Campaign       |
| <input type="checkbox"/> Community Building                                      | <input type="checkbox"/> Foreclosure Prevention |
| <input type="checkbox"/> No preference, please use my donation where needed most |   |

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_

To confirm your contribution and receive recognition for your donation, mail this form to **NeighborWorks® HomeOwnership Center Sacramento Region**, P.O. 5420, Sacramento, CA 95817 or Fax to (916) 431-3200 Attn: Blanca Gutierrez.

***NeighborWorks® HomeOwnership Center Sacramento Region thanks you!***

**Note:** In compliance with IRS Guidelines, we would like to inform you that your gift is considered a deductible contribution. Sacramento Neighborhood Housing Services, Inc., a California non profit corporation doing business as NeighborWorks® HomeOwnership Center Sacramento Region is a 501(c)(3), our IRS number is 68-0118032. Thank you!