

# 20 years of excellence serving the Sacramento Region!



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## January/February 2008 Workshop Schedule

- Orientation
- Homebuyer Education
- Foreclosure Prevention Seminar

Check Online for  
Times and Availability

### January 2008

	1	2	3	4	5
6	7	8	9	10	11
13	14	15	16	17	18
20	21	22	23	24	25
27	28	29	30	31	

### February 2008

				1	2
3	4	5	6	7	8
10	11	12	13	14	15
17	18	19	20	21	22
24	25	26	27	28	29

### March 2008

					1
2	3	4	5	6	7
9	10	11	12	13	14
16	17	18	19	20	21
23	24	25	26	27	28
30	31				

Register online today!

## Upcoming Events

- May 20, 2008 Golf Tournament
- June 27, 2008 A Night with the River Cats at Raley Field
- September 20, 2008 19th Annual Paint the Town

## Special Foreclosure Report

### Foreclosures Threaten California Communities, NeighborWorks® HOCSR Responds

A million families will lose their homes this year through a foreclosure, resulting in lasting financial and emotional impact on the whole family and harsh consequences for the community. NeighborWorks® HOCSR has mobilized with the Coalition for HomeOwnership Preservation to help keep homeowners in their houses, and to support first-time homeowners with tools for maintaining ownership.

[Read the January Coalition Report.](#) [PDF, 42 KB]

### More Than 10,000 Reached!

In its established 20 years, NeighborWorks® HOCSR has hosted more than 10,000 counseling visits. In 2007, more than 50 group educational workshops, representing more than 450 hours of group education and reaching 783 prospective homebuyers, were held to provide the knowledge needed to make informed choices to become a successful homeowner.

### Commitment is Key

For the board, staff and volunteers, the goals of the organization are also their individual goals. When a new homeowner gets their keys for the first time, or when an at risk situation ends in retention, Pam, Rachel, Mike, Griselda—everyone—takes it personally and celebrates. Expertise and experience merge into exultation when everyone's goal is accomplished and homeownership is preserved.

### City of Rancho Cordova

In December 2007 the City of Rancho Cordova hosted a Homeowner Mortgage Clinic including NeighborWorks® HOCSR. Other presenters included the Federal Reserve and the State and Consumer Affairs agency. Borrowers were able to obtain specific advice about their situations and detailed steps that they could take to address their loan worries and keep their homes.

### Stockton Town Hall

In December 2007 Governor Arnold Schwarzenegger and Stockton community leaders held a town hall to discuss ways to help homeowners avoid foreclosure. NeighborWorks® HOCSR presented with a family going through the possibility of foreclosure, raising awareness in the industry and providing a connection for the audience so that know that they are not alone and that options are available.

[View the town hall video.](#)

**"Nobody wins  
when a home goes  
into foreclosure."**

*Ken Cooley, City of Rancho  
Cordova Council Member*



*John and Kelly Shields describe their experience.*

## In the News

### Mortgage meltdown affecting minorities

CBS 13 – Jan. 24, 2008

Griselda Clifford describes to CBS 13 news about some Hispanic families are caught in a vicious cycle where they work in construction, home sales are down, jobs are not plentiful, and they are getting behind on their payments at the same time as their loans are resetting with higher interest rates.

[View the video.](#)



## Oak Park Weed & Seed

Latisha Lawson joins Weed & Seed as the "Block by Block" organizer. She will work with the Steering Committee to develop a survey to learn about what the community identifies challenges and opportunities. She will bridge communications between residents and community services and facilitate the coming together neighbors and neighborhoods. This month Latisha coordinated the effort to create the first issue of a newsletter for Weed & Seed and distribute it to more than 1,000 households. Together we can weed out violent crime and drugs and seed social community improvements. To learn more about Oak Park Weed & Seed, visit [www.oakparkna.org/weedandseed](http://www.oakparkna.org/weedandseed) and read the [January newsletter](#) [PDF, 131 KB]

## Properties for Sale



**Fixed Interest Rate**  
**Monthly Payment \$934.40\***

**4448 7<sup>th</sup> Avenue**

2 Bedrooms / 1 Bath

Remodeled in 2003 with many upgrades including new roof, central heat/AC, dual pane windows, kitchen appliances, carpet and more.

[Flyer](#) [PDF, 1.4 MB]

\*This estimate is based on a Purchase Price \$185,000. There is up to \$75,000 Down Payment Assistance for low- and moderate-income households. Down payment assistance is a 3% simple interest deferred payment loan. Payments are deferred for up to 30 years. 1<sup>st</sup> mortgage is \$113,700 at 6% (6.186 APR) fully amortized for 30 years. Payment includes \$192.71 as a monthly estimate for property taxes and \$60.00 as a monthly estimate for homeowner's insurance. The borrowers must be first time homebuyers or not have had any ownership interest in a home for the past 3 years.



**Fixed Interest Rate**  
**Monthly Payment \$1,027.44\***

**3533 43<sup>rd</sup> Street**

2 Bedrooms / 1 Bath

Convenient to UC Davis Medical Center and transportation. Remodeled inside and out with many upgrades including new roof, central heat/AC, dual pane windows, on-demand water heater, kitchen appliances, carpet and more. [Flyer](#) [PDF, 763 KB]

\*This estimate is based on a Purchase Price \$198,000. There is up to \$75,000 Down Payment Assistance for low- and moderate-income households. Down payment assistance is a 3% simple interest deferred payment loan. Payments are deferred for up to 30 years. 1<sup>st</sup> mortgage is \$126,960 at 6% (6.186 APR) fully amortized for 30 years. Payment includes \$206.25 as a monthly estimate for property taxes and \$60.00 as a monthly estimate for homeowner's insurance. The borrowers must be first time homebuyers or not have had any ownership interest in a home for the past 3 years.

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

## Your Support Makes a Difference

From an increase by hundreds of one-on-one sessions to the development of a new foreclosure prevention workshop, NeighborWorks® HOCSR is stepping up to the plate and meeting the situation in the Sacramento region head on. Staff are considering all opportunities and providing service by establishing lines of communication with politicians and community leaders (to encourage legislation as necessary), by interacting with the news media (to increase consumer awareness), and by continuing to provide educational workshops (to prevent other residents from becoming victims). The implementation of a plan with this level of thoroughness takes an immense amount of resources. It is your support that is making it possible.



You really helped me understand a very difficult and confusing process. I am so grateful for your help and words could never express my gratitude for all your help.



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## Donations

### Yes! I Support:

- Education and Workshops
- Community Building
- No preference, please use my donation where needed most
- Capital Campaign
- Foreclosure Prevention

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!