



E-NEWSLETTER

NOVEMBER 2005

Our mission is "Providing opportunities for successful homeownership and strong communities through quality education, affordable lending, supportive partnerships and dedicated leadership"

NEIGHBORWORKS[®] HOMEOWNERSHIP CENTER SACRAMENTO REGION RECEIVES BANK OF AMERICA NEIGHBORHOOD EXCELLENCE AWARD,

November 10, 2005

"Bank of America's Neighborhood Excellence Initiative was created to honor organizations and individuals who are true champions of the cities and towns in which we live and work," explained Rick Maya, Sacramento Market President for Bank of America. "NeighborWorks[®] Home Ownership Center and St. HOPE Academy have shown extraordinary leadership in addressing the critical issues of workforce development and quality education in Sacramento, and our community has benefited tremendously from the selfless efforts put forth by this year's NEI Local Heroes and Student Leaders. We hope Bank of America's contributions toward these efforts will enable these organizations and individuals to achieve even further success."



The Bank of America Neighborhood Excellence Initiative was developed to promote neighborhood excellence by identifying and then addressing local priorities for each community. This focus helps Bank of America meet the most pressing needs of each neighborhood by providing operating support and capacity building for nonprofit organizations, recognition for local leaders, and opportunities for young people who are addressing these issues in their communities. *Congratulations to all the Bank of America award winners!*

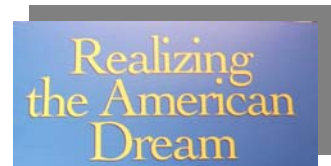
A KEY TO HOMEOWNERSHIP

For most of us in the Sacramento Region homeownership is just a dream but for Emery, a single father, his dream became reality. This year, Emery bought his three-bedroom, two bath home in a new community in West Sacramento. Ed and his daughter Mikayla are very excited about their new home and their new community. Mikayla says, "I like our home, my room is bigger than my old one."



Although homeownership was not easy for Emery, he made every effort necessary to re-establish his credit to qualify for a home. Emery attended the NeighborWorks[®] HomeOwnership Center Sacramento Region homebuyer workshops (Preparing for HomeOwnership & My Home Workshop) and received the NeighborWorks[®] Down Payment Assistance funds to pay for closing cost for his new home.

Homeownership education and counseling are critical elements in successful long-term homeownership. Without experience and training in buying and keeping a home, people can pay too much or make poor choices that can jeopardize their financial health.



SUBDIVISION PARTNERSHIP AT OLD FAIRGROUNDS

Congratulations to Fulcrum Heller LP, New Faze Development Inc. and USA Properties Fund Inc. for being selected to develop a part of the old fairgrounds known as Greenfair. The project includes designing, developing, constructing and selling 200 to 400 housing units at Greenfair, a 30-acre parcel at Broadway and Fairgrounds Drive. The largest infill project in the South Sacramento neighborhood of Oak Park!

NeighborWorks® HomeOwnership Center Sacramento Region is proud to be a member of this development team, focused on community building and successful homeownership!

NEIGHBORWORKS® HOMEBUYER EDUCATION IN THE CITY OF FOLSOM

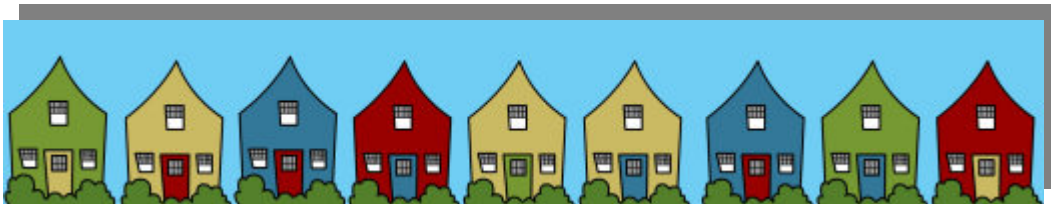
Over 400 people were invited to attend the Folsom First Time Homebuyer Orientation on November 7, 2005. The orientation was presented by Mike Himes, Senior Housing Counselor for NeighborWorks® HomeOwnership Center Sacramento Region.



The orientation covered opportunities and affordable housing options which will soon to be available for the first time homebuyers in the City of Folsom. Congratulations to those who attended the workshop, it is the first step in the process toward possible homeownership!

CHECK OUT OUR NEW WEBSITE!

Have you heard the news?? NeighborWorks® HomeOwnership Center Sacramento Region has a new website. You visit today at www.nwsac.org to find out more about our education services, loan programs, community revitalization, sponsorships and much, much more!



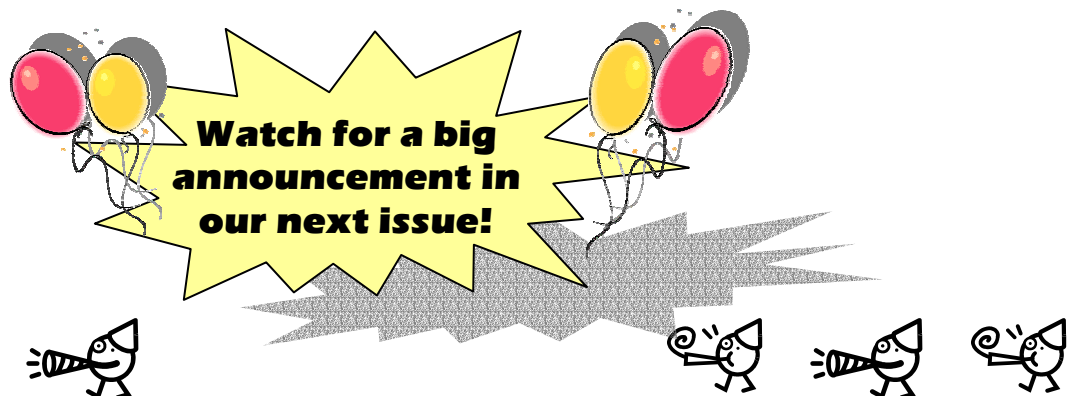
DON'T BE LATE SAVE THE DATE

Dates to look out for in 2006:

May, 2006- Golf Tournament
June, 2006- NeighborWorks® Week

July, 2006- NeighborWorks® FireWorks Booth
September 16, 2006- Paint the Town

Please plan to budget this event into your company calendar now..More details to come as we get closer these events.



MAKE YOUR 2005 DONATION TO NEIGHBORWORKS® HOMEOWNERSHIP CENTER SACRAMENTO REGION TODAY!

With your donation our homebuyer education classes will increase more than half because the demand for our services continues to grow! Last year 150 individuals who attended our classes became home owners. We continue to realize the importance of getting the word out about financial fitness and how it relates to building up an individuals most important asset---their home. Because of the need to start teaching these skills early on, we are holding "Financial Fitness" classes in five high schools, teaching lifelong financial skills to 1,000 young adults every year.

Our Annual Paint the Town---Community Building event brought out hundreds of volunteers from the business community and we were able to paint and improve eleven homes belonging to low-income or handicapped senior home owners. Please join us and help make the "American Dream" a reality for residents in the Sacramento Region!

Yes, I want to help revitalize neighborhoods in the Community of Sacramento!

Enclosed is my gift of

\$50 _____ \$100 _____ \$500 _____ \$1000 _____ Other _____

Name		
Address	City	Zip
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 attention: Blanca Gutierrez.

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!

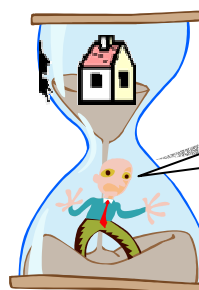
FULL CYCLESM NEIGHBORWORKS® HOMEOWNERSHIP CENTER SACRAMENTO REGION HOME BUYER EDUCATION

NeighborWorks® HomeOwnership Center Sacramento Region offers a Full-CycleSM of homeownership education to homebuyers. All classes are offered in English and Spanish and are approved for HUD, FannieMae, Freddie Mac, SHRA, HCD, CalHome & Cal HFA programs. Upon completion of the Preparing for Homeownership & "My Home" classes, participants will receive a certificate of completion the same day.

Every Client that completes our classes are eligible to apply for our \$15,000 downpayment assistance loan! Our loan is approved behind Conv., FHA, and CalHFA mortgages! Don't forget to ask about the \$25 rebate you may qualify for upon completing the classes.

ORIENTATION	PREPARING FOR HOMEOWNERSHIP	MY HOME WORKSHOP	FINANCIAL FITNESS
Saturdays, 9 AM - 10:30 AM November 5, 2005 November 19, 2005 December 3, 2005 December 17, 2005	Saturdays, 9 AM - 2:45 PM November 5, 2005 November 19, 2005 December 3, 2005 December 17, 2005	Saturdays, 3 PM – 6 PM November 5, 2005 November 19, 2005 December 3, 2005 December 17, 2005	Wednesdays, 6:30 PM - 8:30 PM November 2, 2005 November 16, 2005 December 14, 2005

HomeOwnership.
It's About Time.



**Call (916) 452-5356
ext. 25 to register!**