

## Over 21 years of excellence serving the Sacramento Region!

January 2010

### Workshop Schedule



Check Online for  
Times and Availability

January						
				1	2	
3	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
31						

February						
	1	2	3	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						

Register online today!

### Upcoming Events/Dates to remember

**January 18, 2010**

Martin Luther King Jr. Day-  
office closed

Martin Luther King Jr. Day of  
Service- Allstate &  
NeighborWorks® Sacramento

**February 15, 2010**

Presidents' Day

**February 22, 2010**

Washington's Birthday

### We're ready for 2010!

It is well known that the past year has been difficult for many of us and our neighbors within our communities, our state, and across our country. The foreclosure crisis in particular has deeply affected many neighborhoods in the Sacramento Region. Here at NeighborWorks® Sacramento, we felt the increase in our counseling and education programs as those hit hard by the threat of losing their homes filled our Foreclosure Prevention course and sought to learn strategies to negotiate with their lenders.

As a leader in the Region, NeighborWorks® Sacramento was prepared to respond effectively to the various crises that challenged our Region in 2009. From Community Development, to HomeOwnership counseling and education, to Lending and Realty Services, we are celebrating our many successes of the past year. Here at NeighborWorks® Sacramento, we're ready for 2010!

### Award-winning Community Development Initiatives

This past September, Community Services Director and Weed & Seed Site Coordinator Sharon Eghigian traveled to Utica, New York with Oak Park resident leaders. The visit was a great success! They met with the Utica staff and were also invited to attend a community meeting. Earlier in the year, at the Community Capacity Development Office's National Conference in Tampa, FL, Oak Park Weed & Seed also had the honor of accepting the Weed & Seed Coordination Honor Award, in recognition of a strong partnership with Sacramento's Community Against Sexual Harm (CASH). Congratulations, Oak Park Weed & Seed!

In addition to garnering recognition for excellence in coordination efforts with local law enforcement in supporting CASH, Oak Park Weed & Seed had a number of other successes in 2009. On the "weeding" side, Weed & Seed's Block by Block initiative provided support and leadership training that led to the formation of four successful neighborhood watch programs. Weed & Seed has also been actively "seeding" with human services activities, including mailing out over 2,000 resource packets to Oak Park residents to provide invaluable information about local services. In May, Weed & Seed helped coordinate the very successful 3rd annual Celebrate Oak Park event at McClatchy Park, and provided continual funding and support to the Oak Park Community Center's late-night youth program. And Weed & Seed continues to seek out newer and stronger partnerships, whether by assisting city code enforcement to put in overtime hours to fight blight, engaging the Oak Park faith-based community to create more opportunities for working together, or partnering with the city and county in undertaking a massive clean-up of South Oak Park, resulting in the removal of 111 tons of waste.



Sharon Eghigian, Joany Titherington, and LaTisha Lawson accepting the Weed & Seed Coordination Honor Award in Utica, New York

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

## More Community Development Highlights



In other Community Development news, the second year of the NeighborWorks® Sacramento Oak Park Crop Swap concluded in October. As a result of successful community organizing, the Crop Swap can count many achievements: an increase in membership by over 200%, a total of over 600 pounds of produce “swapped,” continued support from NeighborWorks® Sacramento and new grant funding from the Sutter Medical Center, and the inclusion of events and demonstrations such as a presentation on home canning. In addition, Oak Park’s first community garden and a farmers market will be launched in the Spring. Thanks to these initiatives and the efforts of the Oak Park community, public safety and access to affordable, healthy foods are coming to fruition.

For more information about Weed & Seed, and to learn how you can get involved, contact [Sharon Eghigian](#) at 452-5356 ext. 217. For more information about the Crop Swap, contact [Kara Thomson](#) at 452-5356 ext. 225.

## Lending & Realty Services

In its own way, the recent home mortgage crisis also enabled us to form new and enhanced partnerships. Seeing both the need and the potential to rehabilitate many foreclosed homes, the federal government has allocated millions of dollars to the Sacramento area as a part of its Neighborhood Stabilization Program (NSP), and NeighborWorks® Sacramento was selected as a primary partner in this endeavor.

Working with Sacramento Housing & Redevelopment Agency (SHRA) and Gala Construction, NeighborWorks® Sacramento is currently using NSP funds to acquire foreclosed properties, and rehabilitate them to produce energy-efficient, affordable homes for working families. In 2010, we will be involved in the rehabilitation of approximately 50 to 80 homes. Lending and Realty Services will be instrumental in marketing and assisting homebuyers to take advantage of this opportunity to become homeowners. A property listing website is currently under development that will feature the many newly renovated properties for sale.



Demolishing the Jay & Gee Market in Oak Park. A single family home will be constructed in its place in 2010.

Another major project was the acquisition of a lot at the corner of 8th Ave and 43rd St. Long known as the Jay and Gee Market (*pictured*), in recent years the liquor store/market became a magnet for illegal activity. With the support of the local neighborhood residents, NeighborWorks® Sacramento purchased the property and will be constructing an affordable single-family residence on the lot in 2010. As a condition of the purchase, the liquor license for the property location has been permanently surrendered, which has resulted in reduced loitering in this residential neighborhood.

Another accomplishment for Lending Services was the award of a \$900,000 grant through the Cal HOME program that will allow NeighborWorks® Sacramento to provide down payment assistance to up to 36 families interested in buying a home for the first time—a bright spot in a challenging year for many!

## MLK Day of service 2010

NeighborWorks® Sacramento and Allstate team up to clean up a vacant lot and alley beautification in Oak Park on January 18, 2010. Rain or shine this day of service will take place... more to come in the next Enewsletter.

## Donations/Volunteers

If you are interested in volunteering or sending a donation to support the delivery of our programs please visit us at [www.nwsac.org](http://www.nwsac.org). Your gift is considered a deductible contribution.

If you wish to no longer receive our news and updates please send an email to [blanca@nwsac.org](mailto:blanca@nwsac.org) subject line: remove.