

CHOP 2007 Annual Report

Community Homes of Patagonia, Inc. (CHOP) was officially filed as an open-membership, nonprofit corporation with the ARIZONA CORPORATION COMMISSION on June 16, 2006. The mission of this local Community Housing Trust is to preserve community diversity by providing low- and moderate-income residents with opportunities to secure quality affordable housing. CHOP's creation was due to the consistent efforts of many people over the last four years. In January 2006 the formation of the Patagonia Steering Committee on affordable housing, initiated by the Town of Patagonia, Patagonia Regional Community Foundation and La Semilla Community Service Organization, provided a renewed interest in CHOP's mission and incorporation.

CHOP's Articles of Incorporation were published in the NOGALES INTERNATIONAL newspaper of Santa Cruz County, Arizona on August 1st, 4th, and 8th of 2006. Over the ensuing months CHOP's Initial Board of Directors wrote the organization's Bylaws and approved them on November 3, 2006. With the expert assistance of local attorney, Helen Pohlig (who provided her legal services on a pro-bono basis), CHOP submitted its application for nonprofit 501(c)(3) tax-exempt status to the Internal Revenue Service (IRS) on December 29, 2006.

CHOP's First Annual Membership Meeting was held on January 28, 2007. Voting Members approved the Bylaws, nominated and elected a nine-person Board of Directors, and established Membership dues. On February 7, 2007 the newly elected Board held CHOP's First Annual Board of Directors Meeting. Board officers were elected, Committees created, and Committee Chairs chosen.

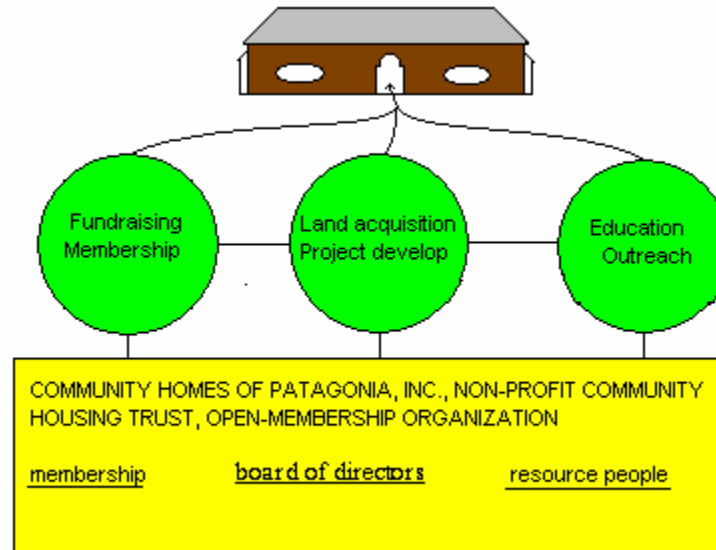
In 2007 CHOP's work to fulfill its charitable purposes began in earnest. The organization's initial priorities have included:

- effectively communicating with the community, particularly the individuals and families being served (the prospective homeowners);**
- raising funds;**
- networking with supportive organizations;**
- laying the foundation for fiscal and legal responsibility;**
- acquiring land;**
- developing its first project**

Many in-kind hours given by Board Directors, Members, and Resource People during 2007 are reflected in CHOP's accomplishments and highlights that are listed below.

CHOP 2007

Accomplishments & Highlights



- | | |
|-------------------|---|
| JANUARY | First Annual Membership Meeting |
| FEBRUARY | First Annual Board Meeting |
| MARCH-JULY | Arizona Housing Institute Seminar by the ARIZONA DEPARTMENT OF HOUSING |
| JULY | IRS Non-Profit 501(c)(3) Tax-Exempt Status |
| AUGUST | Patagonia, Arizona: Affordable Housing Study by THE DRACHMAN INSTITUTE |
| | College of Architecture and Landscape Architecture, University of Arizona |
| OCTOBER | Homeowner Education Classes by (SEAGO) Southeastern Arizona Governments Organization |
| NOVEMBER | Arizona Community Foundation (ACF) Grant Seminar |
| DECEMBER | \$3,000.00 Grant Award from the Patagonia Regional Community Foundation (PRCF) |

UPCOMING EVENT

Join Community Homes of Patagonia, Inc. for the Second ANNUAL MEMBERSHIP MEETING Saturday, January 26, 2008, 3:00-4:00 PM at Patagonia Community Church 387 McKeown Ave. Patagonia

Community Homes of Patagonia, Inc.'s **SUPPORTERS, MEMBERS & RESOURCE PEOPLE**

A special thank you and acknowledgment to the following:

David Ahumada	Paul Finley	Michael McDonald	Marilyn Robinson
Walter Andrew Jr.	Jerry Fitzmaurice	Betsy McGee	Anadora Rodriguez
Anonymous	Jackie Fleder	Fred McGee	Cecilia San Miguel
John Arnold	Bill Fowler	Gary McNutt	Ralph Schmitt
Meredith Aronson	Elvia Gallaher	Paula McNutt	Penny Schrader
Zack Babb	Kelly Gallaher	Jean Miller	Susan Scott
Jill Babcock	Gary Gay	Elvia Miranda	Jacques Sennyey
Karia Basta	Rita Gay	Rene Miranda	Marianne Shannon
Susan Belt	Gabriela Gorman	Cynthia Morris	Jeanne Shaw
Sylvia Beltran	Ann Gosline	Ron Morris	Carol Soth
E. Gage Best	Calvin Greening	Ken Morrow	Virginia Thiers
Richard Boren	Sally Greenleaf	Mary Munroe	Daniel Thompson
Tod C. Bowden	Paul Harris	Betty Myers	Kathryn
Twinfeathers			
Stephen B. Boyle	Randy Heiss	Novack Family	Juan Urias
David Briggie	Paulino Herrera	Berta Ojeda	Isabel Van Nest
Philip Brister	Darlene Hilgeman	Julie Packer	Ana Maria Vasquez
Lee Cannon	Jack Holder	Mark Perlmutter	Andrea Wood
Laura Carr	Julie Holding	Molly Phinny	
Jeffrey Cooper	David Joslin	Ted Piper	
Lynn Davidson	Krysa Kobryner	Helen Pohlig	
Lila Davison	Elisa Kruger	Bernice Pomeroy	
George Diethorn	Dave Lambert	Corky Poster	
Michaela DeLaOssa	George Long	Jose R. Rearibay	
Jeff Evans	Nancy McCoy	Donna Reibslager	
David Fain	Peter McCrohan	Jerry Rodman	

Also special thanks to the Institute for Community Economics & the National Community Land Trust Network

CHOP'S BOARD OF DIRECTORS

Dave Lambert	Virginia Thiers	Jeff Evans
David Fain	Mary Munroe	Jeffrey Cooper
Walter Andrew, Jr.	Peter McCrohan	Tod C. Bowden

*President- Tod C. Bowden, Vice President- Dave Lambert, Secretary- David Fain,
Treasurer- Virginia Thiers*

COMMUNITY HOMES OF PATAGONIA, INC.
Financial Statements Fiscal Year 2007

Statement of Revenue and Expense

REVENUE	
Membership	80.00
Contributions	2,145.00
Grants - PRCF	3,000.00
Total Revenue	5,225.00
EXPENSE	
Board Development	632.53
Fees, Permits & Licenses	1,030.13
Office Supplies	98.68
Photocopies	10.00
Postage & Delivery	37.78
Rent	100.00
Travel & Hospitality	770.51
Total Expense	2,679.63
Excess of Revenue over Expense	2,545.37
	<i>1/1/07-12/31/07</i>

Balance Sheet

ASSETS	
Cash	1,615.88
Grants - PRCF	3,000.00
Total Assets	4,615.88
LIABILITIES	
Loans Payable	2,070.51
Total Liabilities	2,070.51
Fund Balance 12/31/06	0.00
Excess of Revenue over Expense	2,545.37
	<i>1/1/07-12/31/07</i>
Fund Balance: 12/31/07	2,545.37

Community Homes of Patagonia, Inc.
PO Box 1063
Patagonia, AZ 85624