

# **CHOP 2008 ANNUAL REPORT**

During 2008 Community Homes of Patagonia, Inc. (a.k.a. CHOP) experienced significant accomplishments, as well as challenges.

## **FUNDRAISING:**

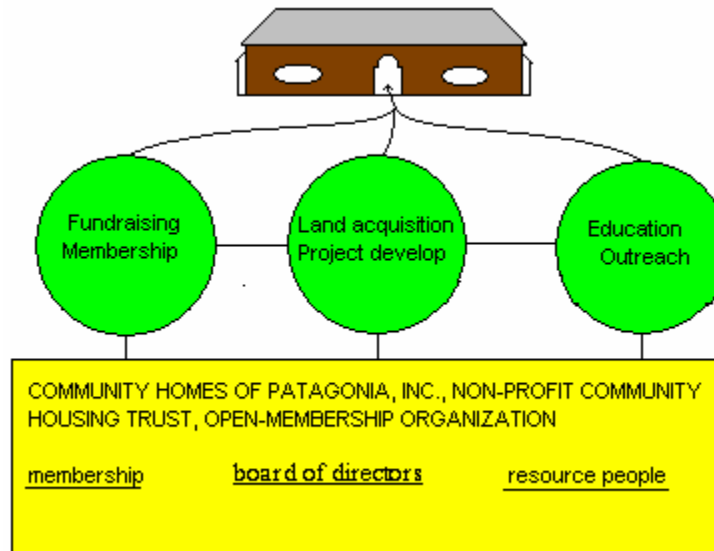
- Due to the efforts of CHOP's Private Fundraising Committee, a CAPITAL FUND was created. This revolving fund provides CHOP with the liquidity to purchase property. Public grant monies replenish the fund for subsequent acquisitions of property. The eventual goal is to have \$200,000 in the fund. To date the CAPITAL FUND has received pledges of approximately \$31,000. Thank you to all of the generous donors who have made pledges.
- Thanks to the generosity of all who made donations to CHOP's OPERATING FUND throughout the year, and in response to December's Annual Appeal Letter, the OPERATING FUND ended the fiscal year with a positive fund balance.
- The Patagonia Regional Community Foundation (PRCF) continues to make quality affordable housing in Patagonia a priority. In 2008 PRCF encouraged and supported CHOP's work by awarding a \$4,000 grant. Part of the grant was used to obtain Architectural Schematic Drawings for single-family home designs (see below). The remainder of the grant was earmarked for an upgrade of CHOP's marketing materials. These will be used to bring greater awareness of CHOP's mission, purposes, and goals to the community. Thank you PRCF.

## **PROJECT DEVELOPMENT:**

- Bill Taylor Associates of Tucson, Arizona created a set of Architectural Schematic Drawings for CHOP. The set includes designs of two 800-square-foot and two 1200-square-foot single-family homes which can be used on standard sized Patagonia Town lots.
- In August of 2008 CHOP made its first purchase offer on two in-Town lots in Patagonia. The offer, however, was not accepted. After the initial disappointment, CHOP realized the tremendous value of the learning process that had happened. CHOP has a better understanding of what will be necessary for a successful property acquisition in 2009. CHOP wants to acknowledge Jean Miller of Long Realty for her energy and expertise in representing CHOP as the buyer in the above-mentioned purchase offer.

## **BOARD DEVELOPMENT**

- CHOP's Board of Directors completed and approved two important documents: 1) the Ground Lease Agreement which is the contract between CHOP and a homeowner describing each other's rights and responsibilities. A special thanks to Gregory L. Droeger, Attorney, in Nogales, Arizona for his pro bono review of this document; and, 2) the Homeowner Application and Applicant Requirements. The Institute for Community Economics' resource materials provided guidance.
- In November at CHOP's Board Retreat, Organizational Facilitator, Ann Gosline, guided the Board of Directors through a process to brainstorm and clarify both short- and long-term goals. Thank you Ann and the Spirit Tree Inn for this important opportunity to evaluate and focus our efforts.
- A special thanks to Paul Collings and Crystal Royce of Bitner & Collings CPA in Tucson, Arizona who consulted with CHOP to help set up the accounting system.



***CONTACT INFORMATION***

To learn more about Patagonia's Community Housing Trust and its affordable home programs, become a member, or make a donation please contact us at:

COMMUNITY HOMES OF PATAGONIA, INC.  
P.O. Box 1063  
Patagonia, AZ 85624  
(520) 394-9051

***CHOP HAS A WEBSITE!***

Check it out at [www.chopatagonia.org](http://www.chopatagonia.org) and let us know what you think.

***SPRING EVENT***

CHOP will be sponsoring "REBUILDING TOGETHER" home repair project. This is the same organization that brought "Christmas In April" to Patagonia.

***UPCOMING EVENT***

Join Community Homes of Patagonia, Inc. for the Third ANNUAL MEMBERSHIP MEETING Saturday, January 31, 2009, 3:00-4:00 PM at Patagonia Community Church 387 McKeown Ave. Patagonia, Arizona

**A special thank you and acknowledgment to the following:**

David Ahumada	Judith Andrew	Walter Andrew	Anonymous
Connie Armstrong	John Arnold	Meredith Aronson	Jill Babcock
Karia Basta	Susan Belt	Sylvia Benedict	E. Gage Best
Richard Boren	Tod C. Bowden	Stephen B. Boyle	David Briggie
Philip Brister	Laura Carr	Ann Caston	Linda Chase
Laura Chester	Paul Collings	Jeffrey Cooper	Lila Davison
Lynn Davison	Yvonne Delgadillo	George Diethorn	Gregory Droeger
Jeff Evans	David Fain	Faye Finley	Paul Finley
Jerry Fitzmaurice	Norine Fitzmaurice	Ross Flanagan	Jackie Fleder
Bill Fowler	Elvia Gallaher	Kelley Gallaher	Gary Gay
Rita Gay	Meg Gilbert	Gabriela Gorman	Ann Gosline
Sally Greenleaf	Paul Harris	Randy Heiss	Paulino Herrera
Darlene Hilgeman	Julie Holding	Jack Holder	Krysa Kobryner
Dave Lambert	Martin Levowitz	Janie Lewton	Lars Marshall
Nancy McCoy	Peter McCrohan	Michael McDonald	Betsy McGee
Fred McGee	Kevin McKay	Gary McNutt	Paula McNutt
Bill Miller	Jean Miller	Elvia Miranda	Rene Miranda
Cynthia Morriss	Ron Morriss	Kathy Morrow	Ken Morrow
Mary Munroe	Betty Myers	Donna Novack	Robert Novack
Julie Packer	Mark Perlmutter	Molly Phinny	Ted Piper
Helen Pohlig	Bernice Pomeroy	Sandra Powell	Gilbert Quiroga
Donna Reibslager	Ron Reibslager	April Rivera	Gerald Rodman
Anadora Rodriguez	Gary Romig	Adam Ross	Crystal Royce
Fred Sang	Irma Sang	Cecilia San Miguel	Ralph Schmitt
Kathryn Schrag	Sue Scott	Susan Scott	Tam Scott
Jacques Sennyey	Marianne Shannon	Carol Soth	Dan Speed
Marilynn Speed	Jim Sullivan	Roz Sullivan	Bill Taylor
Virginia Thiers	Ramona Tovar	Clint Trafton	Juan Urias
Isabel Van Nest	Caroline Walsh	Jack Walsh	Janet Winans
Andrea Wood			

**\*\*\*SPECIAL THANKS to the following Board Directors who have served on CHOP's Board: Initial Directors – Virginia Thiers, Dave Lambert, and Mary Munroe; Directors - Peter McCrohan and Adam Ross. You have made a great contribution to CHOP's progress. We appreciate your continued support.\*\*\***

**CHOP'S CURRENT BOARD OF DIRECTORS**

Irma Sang	Virginia Thiers	Jeff Evans
David Fain	Faye Finley	Jeffrey Cooper
Walter Andrew, Jr.	Ken Morrow	Tod C. Bowden

*President- Tod C. Bowden, Vice President/Secretary- David Fain, Treasurer- Ken Morrow*

**Community Homes of Patagonia, Inc.**

**PO Box 1063**

**Patagonia, AZ 85624**