



2009 ANNUAL REPORT

The year of 2009 has been one of focus for Community Homes of Patagonia. One of CHOP's top priorities was to acquire a suitable property for its first project. In November, CHOP's Land Acquisition/Project Development Committee recommended to the Board of Directors the acquisition of a specific parcel located within the Patagonia Town limits which has a building site out of the 100-year floodplain. With the assistance of Jean Miller, CHOP Committee Member and local realtor, CHOP entered into a purchase offer contract with the property owner on December 10th.

Both CHOP and the property owner have a number of contingencies to accomplish within the inspection period, February 23, 2010 and before the Close of Escrow date, March 15, 2010. CHOP's major responsibility is raising sufficient funds to cover the purchase price of the property, an Extended Owner's Title Policy, and the environmental site assessments required by Public Funders.

Due to many generous donations and pledges to CHOP's Capital Fund, on-going grant support from the Patagonia Regional Community Foundation, and recent individual pledges, we are off to fine start. CHOP continues to pursue individual donations, as well as foundation and corporate grants to raise the balance of needed funds. CHOP continues to count on the generous support of its Members, Resource People, and the Community to accomplish its mission of providing affordable homeownership in the Patagonia Area. If you want to make a tax-deductible donation or refer individuals, foundations, or businesses that welcome the opportunity to contribute to this charitable effort please contact CHOP. For a complete update on CHOP's current property acquisition, please join us at the Annual Membership Meeting January 30, 2010 at Patagonia Community Church.

**CHOP's 4th Annual Membership Meeting & Annual Board Meeting
SAT., January 30, 2010, 2:00 PM, Thurber Hall, Community Church**

During 2009 CHOP was also able to devote energy to provide opportunities to potential homeowners, community residents whom we serve; expand community awareness of our organization and its charitable mission; and participate in two events sponsored by two of our community's valuable organizations. Please see page two of this Annual Report.

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CHOP's 2009 HIGHLIGHTS

- **January 31st CHOP's Annual Membership Meeting and Annual Board Meeting – six representatives were elected to the Board of Directors**
- **April 25th REBUILDING TOGETHER Event in Patagonia – Four CHOP Members participated in the home and yard improvement work party for local residents needing assistance. Patagonia resident, Walter Andrew was local facilitator**
- **June 17th Community Land Trust (CLT) Seminar presented by ARIZONA DEPARTMENT OF HOUSING & THE DRACHMAN INSTITUTE in Phoenix, Arizona – CHOP's Vice President and President attended the all-day seminar to learn about CLT's in Arizona. CHOP, Newtown CDC of Tempe, City of Flagstaff, and City of Tucson made presentations about their respective CLT organizations**
- **August 2nd KPUP Radio Interview – Julie Holding, host of 100.5 FM KPUP Radio's "Community Talk" Program interviewed CHOP's Board President. To listen to a recording of the show visit www.patagoniapubliclibrary.org, click on "KPUP Radio", "Listen to Community Talk", "Tod Bowden...", "click to listen...".**
- **August 8th, 15th, 22nd, 29th NOGALES COMMUNITY DEVELOPMENT Financial Literacy Course, Individual Development Accounts (IDA) – CHOP hosted Nogales CDC's presentation of financial literacy classes taught by Briggit Baez & Santos Yescas. Eight students participated in the course which is a pre-requisite to apply for the IDA, matching savings incentive program for low-income individuals & families who are saving for a down payment on a home, post secondary education, or small business start-up.**
- **September 19th FIREWISE Clean-UP – CHOP participated in brush clearing project across from the Dr. Mock's Town Park ramada. Patagonia resident, Ann Mihalik, is the FIREWISE Coordinator.**
- **December 10th – CHOP Purchase Offer on in-Town Property**
- **December 24th – DARRELL'S DESIGNS completes CHOP T-shirts and Banner designs. Thank you Darrell and Hope.**



A special thank you and acknowledgment to the following:

Eleanor Adams Neldon Adams David Ahumada Jennie Aldrige Judith Andrew Walter Andrew Anonymous John Arnold Meredith Aronson Jill Babcock Briggitt Baez Karia Basta Susan Belt Sylvia Benedict E. Gage Best Richard Boren Tod C. Bowden Stephen B. Boyle David Briggie Philip Brister Serena Buss Ann Caston Linda Chase Laura Chester Judith Clegg Curtis Collier Liz Collier Paul Collings Yanaba Coomer Jeffrey Cooper Patty Cooper Lila Davison Lynn Davison Yvonne Delgadillo Sandy Deubert George Diethorn Gregory Droeger Larry Englund Jeff Evans David Fain Faye Finley Paul Finley Jerry Fitzmaurice Ross Flanagan Jackie Fleder Elvia Gallaher Kelley Gallaher Gary Gay Rita Gay Meg Gilbert Gabriela Gorman Ann Gosline Sally Greenleaf Paul Harris Randy Heiss Darlene Hilgeman Jack Holder Julie Holding Anne Huggins Bob Hutchins Krysa Kobryner Dave Lambert Winona Lamphere Martin Levowitz Janie Lewton Lars Marshall Nancy McCoy Michael McDonald Betsy McGee Fred McGee Kevin McKay Gary McNutt Paula McNutt Jean Miller Elvia Miranda Rene Miranda Cynthia Morriss Ron Morriss Kathy Morrow Ken Morrow Mary Munroe Kate Musick Murphy Musick Betty Myers Cornelia O'Connor Julie Packer Mark Perlmutter Molly Phinny Ted Piper Helen Pohlig Bernice Pomeroy Sandra Powell Gilbert Quiroga Rebecca Quiroga Donna Reibslager Ron Reibslager Gary Retherford April Rivera Gerald Rodman Gary Romig Adam Ross Crystal Royce Fred Sang Irma Sang Ralph Schmitt Kathryn Schrag Sue Scott Susan Scott Tam Scott Jacques Sennyey Marianne Shannon Dan Speed Marilyn Speed Jim Sullivan Roz Sullivan Virginia Thiers Ramona Tovar Clint Trafton Juan Urias Isabel Van Nest Caroline Walsh Jack Walsh Janet Winans Andrea Wood Santos Yescas

*****SPECIAL THANKS to the following Board Directors who have served this year: Walter Andrew – Walter was one of CHOP's Initial Directors, Chair of the Private Fundraising Committee, and creator of CHOP's Capital Fund who dedicated many hours to CHOP's charitable work; Irma Sang; and Faye Finley. You have all made significant contributions to CHOP's progress. We appreciate all of your support*****

***Thank you April Rivera, Board Scribe, for all of your service to CHOP!**

***Thank you Betty Myers for all of your quality printing and letter work!**

***Thank you Donna Reibslager for your beautiful designs and artwork!**

***Thank you Juliette Pendleton for your generous Notary Public donations!**

CHOP'S CURRENT BOARD OF DIRECTORS

Janie Lewton	Serena Buss	Jeff Evans
David Fain	Ken Morrow	Jeffrey Cooper
		Tod C. Bowden

President- Tod C. Bowden, Vice President- David Fain, Treasurer- Ken Morrow, Secretary- Serena Buss