

Community Homes of Patagonia, Inc.

P.O. Box 1063, Patagonia, AZ 85624
Phone: 520-394-9051
E-mail: info@chopatagonia.org



CHOP is a 501c.3 nonprofit community housing trust. Donations are tax-deductible. CHOP's **Qualifying Charitable Organization (QCO)** code is **20423** when filing for the Arizona State Tax Credit

CHOP Board of Directors
Joseph Nitsche - President
Robert Brandt - Vice President
Barbara Ellis - Secretary
Irene Smith - Director
Helen Chester - Director
Amanda Montanez - Director
Inge Meijer - Director
Tod C. Bowden - Treasurer

www.chopatagonia.org

HELP CREATE SAFE, ENERGY-EFFICIENT, PERMANENTLY-AFFORDABLE HOUSING IN PATAGONIA

Community Homes of Patagonia's progress at fulfilling its charitable mission has been the result of many individuals sharing their time, talents, and resources to make a difference in Patagonia and its vicinity. We are so fortunate and grateful for the people who have brought us to this moment! If you are interested in participating, please contact us.

PLAN TO ATTEND CHOP'S SATURDAY, JANUARY 26, 2019 ANNUAL MEMBERSHIP MEETING FROM 1:00-2:00 PM AT PATAGONIA COMMUNITY CHURCH'S CLASSROOM. ALL ARE WELCOME.

CHOP'S MONTHLY BOARD MEETING IS THE THIRD MONDAY OF THE MONTH AT 5:30PM AT THE PATAGONIA TOWN COUNCIL CHAMBERS AND IS OPEN TO THE PUBLIC.



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MANY THANKS TO THE 2018 INDIVIDUAL DONORS

Like so many of Patagonia's nonprofits, CHOP continues to be blessed by the generosity of this community. We want to thank this year's individual donors for their contributions! Anonymous, Bernice Pomeroy, Tam & Sue Scott, John & Mary Chapin, Michael & Annie Waits, Don & Juana Hawkins, Kathryn Schrag & Martin Levowitz, James & Louise Schatz, Gary Stolte & Pamela Miles, Carrel Conley, Jane E. Trafton, Phyllis Gordon, Molly Phinny, Adrienne Halpert, Martha Zybko, Kim Bowden, and Lila Davison & Tod C. Bowden.

ORGANIZATIONAL CAPACITY IS TOP PRIORITY FOR THE NEW YEAR

The Patagonia community's need for affordable housing continues to be the unifying and motivational impetus for CHOP to complete a first project. To bring this to fruition, the current Board of Directors realizes the need to expand its organizational capacity. This includes an in-Town office space for greater visibility, greater involvement of community members, creation of a paid staff position, development of partnerships with the Town, other local nonprofits, affordable housing organizations, and/or for-profit developers. Opportunities abound to engage in this challenging and rewarding endeavor. Please consider attending the Annual Membership Meeting on Saturday, January 26th (see side bar).

The desire and support to provide working families and individuals of modest means with an affordable housing option in our community has never been greater.

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CHOP 2018 ANNUAL REPORT



PLEASE JOIN US!!!

CHOP 2019 ANNUAL MEMBERSHIP MEETING

**Saturday, January 26th
1:00pm—2:00pm
Patagonia Community
United Methodist
Church's classroom off
Thurber Hall
387 McKeown Avenue**

CHOP 2019

Annual Membership Meeting Agenda

- *Welcome and Thanks
- *Approve January 27, 2018 Annual Membership Meeting Minutes
- *Approve Member dues
- *Nomination and Election of Directors: Robert Brandt, Irene Smith, Barbara Ellis, Amanda Montanez, Inge Meijer, Ken Morrow
- *Report on: Organizational Capacity, Affordable Housing, and Home Repair
- *Next Annual Membership Meeting

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CHOP thanks the Town of Patagonia for maintenance support at Gopher Field and use of the Town Council Chambers



Rosie Johnson, Gigi Aldridge, and Maggie Amado-Tellez of Pima County Community Land Trust (PCCLT)



CHOP members, Stuart Evans and Curtis Collier sealing roof during Home Repair project

2018 Annual Report

HOMEOWNER PROGRAM

- Four concepts for development of Gopher Field have emerged among the current CHOP Board. For more details, please attend the January 26, 2019 Annual Membership Meeting (see front page)
- CHOP's Board of Directors participated in a series of Community Land Trust (CLT) educational classes presented by CLT Consultant Michael Brown of Burlington Associates. The Board has a greater awareness of the administrative, development, and stewardship responsibilities necessary for a successful CLT affordable home project. Thank you Patagonia Library for providing us with the space for the virtual classes.
- CHOP Member, Lila Davison, and Board Treasurer, Tod C. Bowden, met with Pima County Community Land Trust (PCCLT) Executive Director, Maggie Amado-Tellez, and Resource Development Officer, Gigi Aldridge, at their office in Tucson. They shared what has made their CLT successful, answered questions, and provided recommendations to CHOP moving forward.
- CHOP Member, Murphy Musick, presented information on FEMA's Community Rating System and the benefits of "open space" for reducing flood insurance premiums for Town homeowners.

HOME REPAIR PROGRAM

CHOP completed a leaking-roof repair and approved removal of a leaking gas stove unit. Thank you CHOP Members, Stuart Evans, roofing expert, Curtis Collier, Builder, and Kevin McKay of McKays Custom Home Furnishing, Contractor, for volunteering your services. Thank you United Way of Santa Cruz County for your generous grant support for project materials.



2018 Annual Report

CHOP HONORS FRED SANG

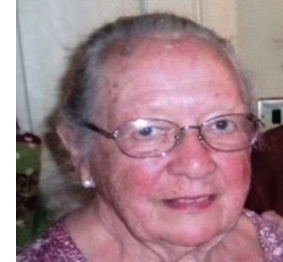
Sadly, Fred Sang passed away in a fatal car accident in February. There are not enough words to describe the positive impact Fred has had on family, friends, our community, and beyond. If you had the good fortune of working with him on a home repair project as he volunteered his skill and service, or just once had a conversation with Fred, you came away with a new friend, good-natured and honest. Thank you Fred, Irma and family for supporting CHOP from the start!



Fred Sang, CHOP Member

CHOP THANKS JOSEPH NITSCHKE AND TOM SHORE

Joseph Nitschke will be stepping down from the Board. Joe joined the Board in October 2013 and has served ever since. Joe has served as Secretary, Vice President, and President. He was a signatory to CHOP's purchase of Gopher Field, facilitator of fundraising events, main writer for Home Repair grants, and willing worker on Home Repair projects. He has done it all! Joe, thank you for your dedication! He and his wife Judy Mills have recently become grandparents and have future plans to move closer to their son and family. Tom Shore, needed to resign from the Board last year to deal with some health issues. In addition to Linda, his wife, their son's family, Ryan and Samantha and their children Kannon (9) and Nolan (3) have also become Patagonia residents. Happy healing, Tom.



Carrel Conley, CHOP Member and supporter who passed away in August. Thank you for the gifts you shared with family, friends, church, and community! (photo from Martinez Funeral Chapels-Nogales obit)



Joseph Nitschke, CHOP Board President

IRENE SMITH WELCOME BACK! INGE MEIJER WELCOME ABOARD!

Irene Smith, native Patagonian, returned to CHOP's Board in March. We are thankful to once again have Irene's experience and insights! Inge Meijer, Patagonia resident, was elected to the Board in December. Inge had a career as a Board Certified Clinical Psychologist. She left to help caretake her brother who lives with autism. She has much experience with purchasing and rehabbing homes for resale and wants to share this experience with CHOP. Welcome Inge!