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.
SUPPORTERS, MEMBERS & RESOURCE PEOPLE
UPCO
MING 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

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

CHOP HAS A WEBSITE!
Check it out at www.chopatagonia.org and let us know what you think.

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

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 Briggle
Philip Brister      Laura Carr        Ann Caston          Linda Chase
Laura Chester       Paul Collings      Jeffrey Cooper      Lila Davison
Lynn Davison        Yvonne Delgadoillo George Diethorn    Gregory Droeger
Jeff Evans          David Fain        Faye Finley         Paul Finley
Jerry Fitzmaurice   Norine Fitzmaurice Ross Flanagan    Jackie Fleder
Bill Fowler         Elvia Gallagher    Kelley Gallagher    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 Morris      Ron Morris         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
Ana dorad Rodriguez Gary Romig        Adam Ross           Crystal Royce
Fred Sang           Ima 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