

# **CHOP 2008 ANNUAL REPORT**

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

## **FUNDRAISING:**

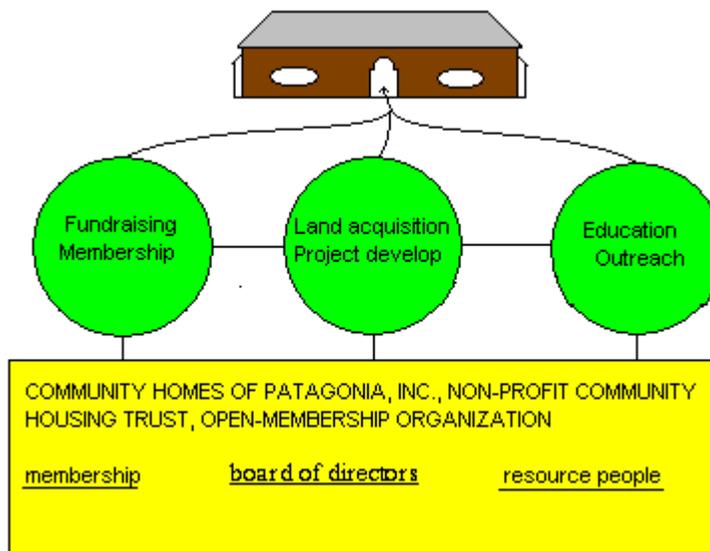
- Due to the efforts of CHOP's Private Fundraising Committee, a CAPITAL FUND was created. This revolving fund provides CHOP with the liquidity to purchase property. Public grant monies replenish the fund for subsequent acquisitions of property. The eventual goal is to have \$200,000 in the fund. To date 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:**

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

**\*\*\*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**

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

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

