



diversity has a home here

CHOP 2014 ANNUAL REPORT

CHOP Completes First Property Acquisition

Community Homes of Patagonia (CHOP) has just purchased .6 acres of land on the corner of 3rd and Pennsylvania Avenues in Patagonia. The property is called Gopher Field and is the vacant land located next to the Catholic Church and the senior housing apartments. It is also the former home of the Patagonia Yankees, a Little League team coached by St Therese's beloved Father Titzler in the 1950s and 60s.



Gopher Field was purchased from the Lenon Family for \$27,500. It was a bargain sale, as the land recently was appraised at \$115,000. The Lenon's generosity allowed CHOP to purchase the land outright using \$12,500 from their capital reserves and raising an additional \$15,000 through a brief capital campaign during the last quarter of 2014. Bob Lenon, representing the family, wanted to support the creation of more affordable housing in Patagonia. The only condition on the sale is placement of a small memorial to Father Titzler for his contributions to the Patagonia community. Due to CHOP's 501c3 nonprofit status, the family is able to realize the tax-deductible benefit of the sale.

CHOP hopes to develop 4-8 homes on the site to sell to low and moderate income buyers. These homes will be designed to attract people who have grown up in Patagonia and want to stay here, as well as our local teachers, policeman, and others who now cannot afford to live where they work. Tod Bowden, a founder and current board member of CHOP, is excited that the nonprofit organization has finally acquired its first property for permanently affordable housing using the Community Land Trust model. The land itself will be held in trust by CHOP and leased to new homeowners. The new homeowners will own their own homes and hold the long term lease of the land under them. CHOP will also seek other public and private funds to further reduce the sale price of the homes to qualified low and moderate income buyers. Those buyers will hold a mortgage with participating lenders.

PLEASE JOIN US!!!

**CHOP 2015 ANNUAL
MEMBERSHIP
MEETING**
Saturday, January 31st
2:00-3:00pm
Gopher Field corner of
3rd & Pennsylvania
Aves.

**CHOP 2015
Annual Membership
Meeting Agenda**

- *Welcome
- *Approve January 25th, 2014 Annual Membership Meeting Minutes
- *Approve existing Membership dues
- *Nomination and Election of Directors:
 - Elvia Gallaher
 - Robert Brandt
 - Joseph Nitsche
 - Janie Trafton
 - Gilbert Quiroga
- *Reports on: Fundraising
- Home Ownership, Home Repair, Homeowner Education
- *Next Annual Membership Meeting January 30th, 2016

2014 Annual Report

MANY THANKS TO GOPHER FIELD & ANNUAL APPEAL DONORS

Anonymous, Sandra Powell, Michael Stabile & Kathi Noaker, Judith Mills, Jean Miller, Cici Finley, Odell Borg, Adrienne Halpert, Craig Bell, John & Mary Chapin, Margaret Bowden, Peter Lockwood & Vicki Crampton, Michael & Annie Waits, Paul & Faye Finley, Ron Lumm, Lea & Oscar Ward, Molly Phinny, Gary Carlson, Justo & Elvia Miranda, Kathryn Schrag & Martin Levowitz, Clint Trafton, CHOP Board of Directors, Sally Greenleaf, Laura Chester, Jerry Rodman & Ann Gosline, Jack & Caroline Walsh, Tam & Sue Scott, Nancy McCoy & Ralph Schmitt, Ken Jackson & Anne Huggins, Kim Bowden, Bernice Pomeroy, Nancie Lenon, Cassalyn David & Nathaniel Porter, Lee & Ann Katzenbach, David & Barbara Ellis, Curtis & Liz Collier, Douglas & Linda Evans, Robert & Mary Parr, Frederick & Christina Wilhelm, James & Louise Schatz, Marianne Shannon, Gary Stolte & Pamela Miles, Gary & Rita Gay, Donald Weinstein & Beverly Parker, German & Bea Quiroga, Larry Englund & Winona Lamphere, Robert Brandt & Anne Townsend, Kenneth Ludwig & Joyce Sander, Gamaliel Leyva & Janet Herron, Meg Gilbert, Lawrence & Maria Denicke, Ken & Kathy Morrow, Fran Russell, and Carrel Conley.



Robert Lenon and CHOP Board President, Janie Trafton, put final signatures on close of escrow documents to complete Gopher Field purchase at the offices of Lawyers Title of Arizona, Inc. in Nogales. Also pictured Lawyers Title's Senior Escrow Officer, Anita Moreno, and CHOP Board Treasurer, Tod C. Bowden. Other signatories not pictured include Lenon family members, Jeanne Ecker and Janet Lenon, and CHOP Board Secretary, Joseph Nitsche.

ADDITIONAL THANKS

Arturo Vazquez, Ted Piper, Kate Tirion, David Teel, Greg Droege, Lynn Davison, Bob Lenon & family, Charlie Montoy, Rebecca Quiroga, Kelley Gallaher, Ariel Krzys & family, Lila Davison, Helen Chester, Clare Bonelli, Town of Patagonia, The Patagonia Library, The Patagonia Fall Festival Committee, The Patagonia Regional Times, The Patagonia Regional Community Foundation, Patagonia Area Business Association, St. Therese Catholic Church (Father Bill Cosgrove & Ramon Miranda), Patagonia United Methodist Church (Pastor Clare Sullivan), Patagonia Post Office, National Community Land Trust Network, Arizona Alliance of Non-profits. If we have missed anyone, please know we are grateful for all you have contributed to 2014. Thank you!!!

HOME REPAIR PROGRAM



Under the guidance of CHOP Directors and Home Repair champions, Mathew (Anu) Krzys and Gilbert Quiroga, two additional Home Repair projects were finished in 2014. CHOP contracted with builder, Richard Moreno, to install a mini-split heating and cooling unit for a grandmother and her granddaughter who live together in their mobile home. Gilbert volunteered to facilitate the sealing of the home wall where the old, nonfunctioning cooling window unit was removed. The second project was overseen by Anu. The homeowner received a water heater and plumbing fixtures from CHOP and provided the installation labor themselves.

CHOP continues to accept Home Repair Applications from low to moderate income residents who own their home and need help with repairs needed to alleviate health and safety hazards. All projects must be assessed to see if the repairs are feasible. The first step is completing the application and supporting paperwork. Applications are available at Patagonia Town Hall, Patagonia Library, and on CHOP's Website: www.chopatagonia.org. Projects are funded with grants and donations.

CHOP PAYS TRIBUTE TO WALTER, JEFF, and CLINT



Patagonia is still feeling the loss of three great Community contributors who passed away in 2014. Walter Andrew, Jeff Evans, and Clint Trafton who were also supportive members of CHOP.

We are honored to take a moment to acknowledge their accomplishments:

Walter, one of CHOP's Initial Board Directors, created the Capital Fund for property acquisitions, initiated the Home Repair Program, and recruited others in the community to participate in finding affordable housing solutions.

Jeff who served three terms on CHOP's Board of Directors, including a term as the Secretary, was an integral part of the Bylaws committee, Homeowner education classes, and shared his knowledge of local real estate.

Clint, long-time CHOP member, supported CHOP grant initiatives while serving on the Board of the Patagonia Regional Community Foundation, used his carpentry skills to build a custom display board for CHOP events, and volunteered during home repair projects and CHOP events.

What great examples of how to make a positive difference in the Community!



BOARD SCRIBE & WEBSITE DESIGN SPECIALISTS

Many thanks to Jessica Cobb (pictured top right) for her contracted work as Board Scribe! Jessica has been taking and recording CHOP Board Meeting minutes since August of 2012. This year she has stepped down to focus on her and husband, Geoffrey's business, "Patagonia Pies." CHOP appreciates your fine work! We wish you great success!

Thanks to Greg Whitcoe (pictured bottom right), CHOP's contracted Website and Publication Designer, the Website continues to evolve into a pleasant visual and informational experience for visitors. The recent success of CHOP's fundraising campaign for property acquisition was in large part due to Greg's work creating the Donor Booklet. Greg, we look forward to future collaborations!



BEING OF SERVICE, CHOP NEEDS YOU!

If one of your New Year's resolutions is to find ways to be of service to your community, Community Homes of Patagonia (CHOP) is looking for you. CHOP is accepting names of interested individuals to serve as members or on the Board of Directors. Currently there are three openings on the Board and unlimited opening for members.

The purpose of CHOP is to provide opportunities for low to moderate income residents to secure quality, affordable housing. The Board of Directors of CHOP is currently working on developing land for 6-8 homes to be leased to qualified Patagonia residents. Because there are deserving families in this community, CHOP's mission is to allow families that would like to make Patagonia their permanent home, to realize that dream. CHOP needs Board of Directors that can help make these dreams come true.

In brief, Board Members meet on a monthly basis, raise funds, engage interested construction and development professionals, qualify candidates and raise community awareness. Skills needed are wide and varied, including office skills, public contact, planning, and willingness to make a difference.

If this is something you are interested in and feel you have the time and talents, please contact Tod Bowden for more information at 394-9051.



diversity has a home here

Community Homes of Patagonia, Inc.

P.O. Box 1063, Patagonia, AZ 85624

Phone: 520-394-9051

E-mail: info@chopatagonia.org

CHOP is an independent, 501c.3 nonprofit community housing trust. Donations are tax-deductible to the extent allowed by law.

Please contact us for information on giving.

CHOP Board of Directors

Janie Trafton - President

Matthew Krzys - Vice President

Joseph Nitsche - Secretary

Tod C. Bowden - Treasurer

Elvia Gallaher - Director

Gilbert Quiroga - Director

www.chopatagonia.org

11:17 PM Community Homes of Patagonia, Inc.
01/23/15 Profit & Loss
Accrual Basis January through December 2014

	Jan - Dec 14
Income	
4600 · Donations	3,210.63
4610 · Donations - Capital Fund	15,120.00
4900 · Interest & Dividends	4.11
Total Income	18,334.74
Gross Profit	18,334.74
Expense	
69800 · *Uncategorized Expenses	65.16
8015 · Advertising & Marketing	25.00
8030 · Computer Equip/Software	324.29
8055 · Dues and Subscriptions	135.00
8070 · Fees, Permits & Licenses	10.00
8090 · Insurance	744.00
8300 · Office Supplies	73.77
8350 · Postage & Delivery	98.14
8400 · Printing & Copying	422.43
8510 · Rent Expense	15.00
8520 · Secretarial Help	62.50
9010 · Appraisal Fees	175.00
9030 · Closing Costs/Title Ins	300.00
9106 · Computer	927.89
9400 · Home Repair Projects	3,720.00
9600 · Uncategorized Expenses	3,496.50
Total Expense	10,594.68
Net Income	7,740.06

11:23 PM Community Homes of Patagonia, Inc.
01/23/15 Balance Sheet
Accrual Basis As of December 31, 2014

	Dec 31, 14
ASSETS	
Current Assets	
Checking/Savings	
1000 · NB of AZ - Operating Fund	4,149.90
1002 · NBA Home Repair Account	6.75
1010 · Schwab - Capital Fund	10,866.14
Total Checking/Savings	15,022.79
Total Current Assets	15,022.79
Fixed Assets	
1500 · Land	27,500.00
Total Fixed Assets	27,500.00
TOTAL ASSETS	42,522.79
LIABILITIES & EQUITY	
Equity	
3000 · Opening Balance Equity	34,782.73
Net Income	7,740.06
Total Equity	42,522.79
TOTAL LIABILITIES & EQUITY	42,522.79