

Community Homes
of Patagonia
PO Box 1063
Patagonia, AZ 85624



Special points of interest:

- Land Purchased
- Four Major Home Repairs Projects Completed
- Development Team Formed to Advise on Gopher Field Project
- Grants Received to Continue Helping Our Community

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A LOOK AT OUR YEAR

2015 Annual Report

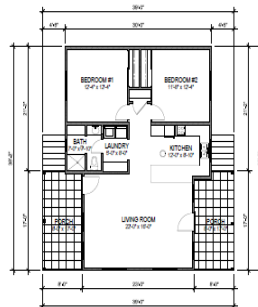
Property Acquisition in January

To begin the 2015 year, Community Homes of Patagonia, (CHOP), fulfilled one of its long-time goals, which was to acquire land in order to lease the land to prospective homeowners. **Gopher Field**, located on Third Avenue between the senior housing complex and St. Therese's Church, will offer four (4) new affordable homes for qualified families or individuals. CHOP's Board of Directors spent most to the 2015 year prepar-

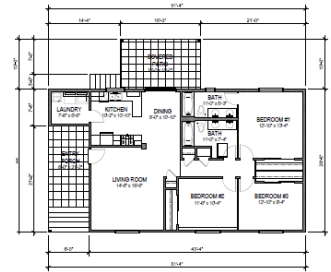
ing for the next phase of the endeavor.

Thank you to all who responded to our Gopher Field Fund Drive and thank you to the Town of Patagonia and its Town workers who mowed Gopher Fields throughout the year.

For more information on how



to become a candidate or to



Conceptual site and floor plan drawings for Gopher Field provided by local architect, Arturo Vazquez of Design W

view the Homeowner/Leaseholder Application, visit www.chopatagonia.org

Community Homes of Patagonia sponsored

Homeowner Education Classes Offered in February

Homeowner Education Classes both in Spanish and English for interested and potential homeowners in mid-February.

Prospective Gopher Field candidates were informed on the topics of: financing a home purchase, the buying process, mortgage loans, and home care and maintenance.

Thanks to the following individuals for helping make the classes successful and productive:

Laurie Schoen, Pima County Community



February 28, 2015
Homeowner Education
Classes offered in
Spanish and English

Homeowner Education Classes, con't

Land Trust, **Sean Denlinger**, loan officer for *Nova Home Loans* in Tucson, AZ, **David Ahumada**, housing counselor for *Chicanos Por la Causa* of Nogales, AZ, **Gamaliel Leyva**, certified home inspector and owner of *Gama's Quality*

Home Inspections of Patagonia, and **Father Bill Cosgrove** and **Ramon Miranda** of *St. Therese's Catholic Church* in Patagonia.

vices, please contact Tod Bowden at (520) 394-9051.

To register for the next Homeowner Education Class or to volunteer your ser-

"Your home is your most valuable asset."



Volunteers are always welcomed

CHOP's Home Repair Projects

CHOP strives to provide assistance to low-income homeowners who cannot afford to repair items that may pose a risk to their health and safety. The goal is to do at least four home repairs a year.

In 2015, several Home Repair Applications were reviewed and approved by the Board Directors. The following projects were completed thanks to the generous help of a \$2,000 grant from United Way, a \$1000 Patagonia Regional Community Foundation grant, and

\$2,000 in proceeds from the CHOP April fundraiser held at the Gathering Grounds:

- Roofing materials provided to redo a roof
- Ceiling repair
- Temporary fix on a cupola. The remainder of the work is to be completed in the spring.

Future projects include constructing a ramp to make a home wheel chair accessible. Thank you to Gilbert Quiroga and Matthew "Anu" Krzys, Home Repair Champions.

Homeowner Applications can be found in the Town Hall and at CHOP's website, www.chopatagonia.org under the link heading, **Docs**.

CHOP Board Directors are available to help with filling out the application and/or to answer any questions about a potential home repair project.

Gopher Field Development Team Formed in March /Meeting in April

A Gopher Field Development Team, made up of local individuals who have varied expertise in areas like design, construction, and Town codes were invited to meet in late April. The task of the Development Team was and will continue to be, to make recommendations based on consensus for each of the phases of the Gopher Field Project. Three phases have been laid out for the project: **Phase 1:** Secure funding for the project and contracting with a project coordinator, **Phase 2:** Receive bids from local general contractors to begin land preparations, and **Phase 3;** Construction of four single-family homes.

Thank you to Lynn Davison, Kate Tirion, and Arturo Vazques for attending the Development Team meeting.



Have ideas, please contact a CHOP Board Member

Annual Appeal Letter

Since 2012, CHOP has qualified for the Arizona Department of Revenue’s Charitable Organizations status. **We would like to thank the following donors** who responded to the Annual Appeal Letter to date:

- Anonymous
- Bernice Pomeroy
- Ruth Garcia
- Lawrence & Maria Denicke
- Lee & Ann Katzenbach
- Dave & Barbara Ellis
- Donald Weinstein & Beverly Parker
- Robert & Mary Parr
- Gary Stolte & Pamela Kay Miles
- Sandra Powell & Joe Coniff
- John & Caroline Walsh
- Anne Townsend & Robert Brandt
- Molly Phinny
- Annie & Michael Waits
- James & Louise Schatz
- John & Mary Chapin
- Judith Whitcomb
- Jean Wolff
- Cassalyn David & Nathaniel Porter
- Tod C. Bowden & Lila Davison
- Elvia & Kelley Gallaher
- Joseph Nitsche & Judith Mills
- Michael Stabile &
- Kathi Noaker
- German & Bea Quiroga
- Peter Lockwood & Victoria Crampton
- L. Jean Miller
- Janet Herron & Gamaliel Leyva
- Sally Greenleaf
- Larry Englund & R. Winona Lamphere
- Tam & Sue Scott
- Adrienne Halpert
- Donald & Juanita Hawkins
- Kathryn Schrag & Martin Levowitz
- Martha Zybco
- Odell Borg

“We make a living by what we get, but we change a life by what we give.”



Tax deductible donations can still be made: **\$200.00 Single** and **\$400.00 Married**

Joseph Nitsche, President
Robert "Bob" Brandt, VP
Tod Bowden, Treasurer
Elyia Callahan, Secretary
Gilbert Quiroga, Director
Irene Smith, Director

We are on the web!
www.chopatagonia.org

**2nd Annual
Fundraiser at
The Gathering
Grounds**

**Friday, April 1st
\$15.00/person**

Thank You Janie and Anu! Welcome Bob Brandt and Irene Smith!

Janie Trafton, president who presided over Gopher Field acquisition, and Fundraising Champion along with **Matthew "Anu" Krzys**, Home Repair Champion, are retiring from CHOP. Thank you both for your years of service to the residents of this community. Your dedication and your commitment to affordable and safe



housing is to be commended by all. We wish you well and we know that you will continue to serve this community.

WELCOME NEW BOARD OF DIRECTORS

Bob Brandt and Irene Smith are the

THE MISSION of Community Homes of Patagonia, Inc. is to support the diversity and vibrancy of the Town of Patagonia and its vicinity by providing quality, affordable housing opportunities to low- and moderate-income people in this community.

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newest members to CHOP's Board of Directors. Irene has been a long-time resident of Patagonia, and Bob has been a part of the community for several years now. The new Directors look forward to helping the Gopher Field project become a reality.