



**diversity has a home here**

## CHOP Receives Generous Property Donation!

Former Patagonia Lake residents John (Jack) and Caroline Walsh have donated a 4-acre parcel of land to Community Homes of Patagonia. The Walshes are CHOP members and long-time supporters of the Patagonia community who wanted to transfer a parcel of land at Lake Patagonia to a local not-for-profit organization. CHOP was the first one that came to mind! Jack and Caroline attended the [February 15, 2016](#) CHOP board meeting to present their generous offer and it may have taken the board all of five minutes to accept.



To further its mission of creating affordable housing opportunities, CHOP's Board of Directors has decided that the best use of the Patagonia Lake property is to sell the land and use the proceeds toward the development of the in-Town Gopher Field project. The property, 51 Lado De Loma, is currently listed with Patagonia/Sonoita Long Realty. Please call Jean Miller 520-508-3335 if you or anyone you know has an interest in purchasing the parcel and supporting CHOP.



CHOP and all of its supporters want to thank the Walshes for their thoughtful contribution. Jack and Caroline currently live closer to family in Denver, Colorado; but continue to make an annual visit to Patagonia during February and March to spend time with their many friends.

## CHOP 2016 ANNUAL REPORT



**PLEASE JOIN US!!!**

### CHOP 2017 ANNUAL MEMBERSHIP MEETING

**Saturday, January 28th  
NOON-1:00pm  
Thurber Hall  
Patagonia Community  
Church 387 McKeown**

### CHOP 2017 Annual Membership Meeting Agenda

- \*Welcome and Thanks
- \*Approve January 30th, 2016 Annual Membership Meeting Minutes
- \*Approve existing Membership dues
- \*Nomination and Election of Directors:
  - Irene Smith
  - Gilbert Quiroga
  - Barbara Ellis
  - Joseph Nitsche
  - Robert Brandt
- \*Report on: Fundraising, Gopher Field, and Home Repair
- \*April 2017 Community Presentation
- \*Next Annual Membership Meeting

## 2016 Annual Report

### MANY THANKS TO ANNUAL APPEAL DONORS

The 2016 Annual Appeal was the most successful year-end donation drive to date! We want to thank all of our donors for their generous contributions! Anonymous, Bernice Pomeroy, Sandra Powell & Joe Coniff, Tam & Sue Scott, Michael Stabile & Kathi Noaker, Joseph Nitsche & Judith Mills, Jean Miller, William & Renate Niemann Gray, Odell Borg, Adrienne Halpert, Stephen Strom, John & Mary Chapin, James & Ginny Cosbey, Peter Lockwood & Vicki Crampton, Michael & Annie Waits, Larry Englund & Winona Lamphere, Michael & Maeploy Schwartz, Murphy & Kate Musick, Judith Whitcomb, Don & Juana Hawkins, Martha Zybko, Kathryn Schrag & Martin Levowitz, Judith Andrew, Jack & Caroline Walsh, 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, Gary Stolte & Pamela Miles, Robert Brandt & Anne Townsend, Kenneth Ludwig & Joyce Sander, Gamaliel Leyva & Janet Herron, Lawrence & Maria Denicke, Susana Mincks & Stephen Baker, Ken & Kathy Morrow, Fran Russell, and Lila Davison & Tod C. Bowden.



*Elvia Gallaher, native Patagonian, has served two consecutive terms as CHOP Board Director and*

### ADDITIONAL THANKS TO CONTRIBUTORS OF THE APRIL 29TH FUNDRAISER AT THE GATHERING GROUNDS

Audrey & Brandon Doles, Heather & Andrea Wood, Patagonia Marshall, Patagonia Creative Arts Center, The Stringbenders, Bonnie Maclean Ovens of Patagonia, Jerry Isaacs & Lynn Weatherby Stage Stop Inn, Charlie Montoy Pat's Gas, Martha Kelly Shooting Star Pottery, Anonymous, Sally Greenleaf, Irma & Fred Sang, Richard & Phyllis Klosterman, Nancy Coyote, Mary Munroe, Doug & Linda Evans, Annie & Rick Waits, Judy Mills & Joe Nitsche, Anne Townsend & Bob Brandt, Irene Smith, Elvia Gallaher Helen Chester, and all Participants.

### CHOP BOARD OF DIRECTORS UPDATE

After serving two terms, Elvia Gallaher is stepping down from CHOP's Board of Directors. Her clarity, insights, and critical thinking skills, along with her writing and publishing talents have been invaluable to the progress and development of CHOP's Homeowner and Home Repair programs. Elvia, a native Patagonian, is an integral part of the Patagonia Public Schools, her family, church, and community. She realized little time remained to devote to her Board duties. She continues to be a supportive Member of CHOP and its mission. Thank you Elvia for all of your service!

CHOP welcomes its newest Board member, Barbara Ellis. With husband David, Barbara moved to Patagonia a few years ago from Vermont after spending several winters here. She quickly joined the Monday bridge group and has been active in a number of community activities including a weekly volunteer stint at the Patagonia Library, a position on the Friends of the Library board, and community discussion groups. Barbara worked with her husband in a business developing and selling instruments for sailplanes {gliders}. Barbara and David have three children and four grandchildren. Barbara also enjoys hiking, reading, baking bread, and knitting. Barbara's concern for others and her thoughtful approach to problem solving will be an asset to CHOP. "I look forward to being a member of the Board and hope I can contribute to making homes in Patagonia more accessible to those who are in need."



*Barbara Ellis, Patagonia resident, has recently been elected to fill a remaining vacancy on CHOP's Board of Directors.*

### LOCAL FAMILIES ATTEND HOMEOWNER SESSION

Two families from the Patagonia community attended CHOP's February 21, 2016 Homeowner Informational Session which was held at the St. Therese's Catholic Church classroom. Topics included: *CHOP's work and mission, Homeowner Program, Homeowner and community benefits, Eligibility requirements, Home purchase example, Application process, Next steps, and a tour of Gopher Field.* CHOP would like to thank Father Bill Cosgrove, Ramon Miranda, and the Patagonia Regional Times for their contributions to this event.



## GOPHER FIELD ASSESSMENTS COMPLETED



Left: Pattison Engineering's Eduardo Garcia performs a geotechnical soils test at Gopher Field with the assistance of Patagonia Town equipment operators, Francisco Valenzuela and Jack Routledge.

This year CHOP has worked with Executive Director, Jeff Singleton, and Builder, Tom Doucette, of Southern Arizona Land Trust to create a Project Timeline for the development of affordable homes on Gopher Field. As a result of this guidance, CHOP contracted with Harris Environmental Group (HEG) and Pattison Engineering (PE) to complete a Phase I Environmental Review, a Cultural III Pedestrian Survey, and a Geotechnical Soils Test. These site assessments are an integral part of the planning, siting, and designing of the homes, as well as obtaining Public and Private financing. CHOP thanks Jeff and Tom; HEG's Lisa Harris, Terry Garner, Scott Blackman, and staff; PE's Ralph Pattison, Oleg Lysyj, Eduardo Garcia, and staff; Malcolm Vick of Southern Arizona Testing Laboratory who provided a site consultation; and Town of Patagonia's, David Teel, Isabel Van Nest, Andrea Sanchez, George Diethorn, Juan Urias, Francisco Valenzuela, Jack Routledge, as well as Council Members: Ike Isakson, Andrea Wood, Meg Gilbert, Melissa Murrietta, and Gilbert Quiroga for their support!

Financing for these assessments and upcoming development tasks have come from an anonymous donor's \$5,000 contribution, a Wells Fargo Charitable Contributions Program \$7,500 grant, and individual donations to CHOP's Acquisition/Development fund. Thank you all for your generosity! For more development details, please attend the Annual Membership Meeting (see front page).

## CHOP THANKS RESOURCE PEOPLE FOR VOLUNTEER SERVICE

CHOP wants to acknowledge the following for donating their professional services in 2016: Community Land Trust expert, Michael Brown of Burlington Associates, Jeff Singleton and Tom Doucette of Southern Arizona Land Trust, Ralph Pattison of Pattison Engineering, Appraiser, Ron Lumm of Leigh B. Pattalochi, local Contractors Fred Sang of Cinnamon Hills Inc. (also, Tight Roofing) and Kevin McKay of McKay's Custom Home Furnishings, LLC, local Accountant/CPA Donald Hawkins, and local Computer Graphic/Web Designer Greg Whitcoe of G.W Designs.

## HOME REPAIR PROGRAM CONTINUES TO MEET LOCAL NEEDS

Under the guidance of CHOP Board Director, Gilbert Quiroga, CHOP completed five home repair projects this year for low-income homeowners. A natural gas hook-up, two installed wheelchair-accessible ramps, and two leaking-roof repairs enhanced homeowner safety and health. Material costs of the projects were financed by a \$2,000 grant from the United Way of Santa Cruz County of which CHOP is a Member Agency, a \$2,000 matching grant from the Arizona Community Foundation provided by an anonymous donor, and individual contributions from CHOP's Home Repair fund. Volunteer contributions of labor were provided by local contractor, Fred Sang, and Tight Roofing, local contractor, Kevin McKay, Will Stack, and Karl Swuager, Doug (Stuart) Evans, and Michael Quiroga. Thank you for reaching out to other community residents!

Home Repair applications for low-income homeowners are available at Patagonia's Town Hall, Patagonia Library, and CHOP's website: [www.chopatagonia.org](http://www.chopatagonia.org) on the "DOCS" page.



Top: Home Repair volunteers, Stuart Evans and Michael Quiroga work on a roof repair.

Bottom: Patagonia homeowners enjoy a wheelchair-accessible ramp and deck, built by McKay's Custom Home Furnishing volunteers, Kevin McKay, Will Stack and Karl Swuager

**Community Homes of Patagonia, Inc.**

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Phone: 520-394-9051

E-mail: [info@chopatagonia.org](mailto: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

Joseph Nitsche - President

Robert Brandt - Vice President

Irene Smith - Director

Gilbert Quiroga - Director

Helen Chester - Director

Barbara Ellis - Director

Tod C. Bowden - Treasurer

[www.chopatagonia.org](http://www.chopatagonia.org)

**BECOME PART OF THE SOLUTION TO 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 28, 2017 ANNUAL MEMBERSHIP MEETING FROM NOON TO 1:00PM AT PATAGONIA COMMUNITY UNITED METHODIST CHURCH, THURBER HALL, 387 MCKEOWN AVENUE. 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.**