

Community Homes of Patagonia, Inc.

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CHOP is a 501c.3 nonprofit community housing trust. Donations are tax-deductible. CHOP's **Qualifying Charitable Organization (QCO) code** is **20423** when filing for the Arizona State Tax Credit

CHOP BOARD OF DIRECTORS

Tod C. Bowden - President

Robert Brandt - Vice President

Barbara Ellis - Secretary

Kenneth Morrow - Treasurer

Irene Smith - Director

Helen Chester - Director

Amanda Montanez - Director

Inge Meijer - Director



www.chopatagonia.org

HELP 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 25, 2020 ANNUAL MEMBERSHIP MEETING FROM 1:00-2:00 PM AT PATAGONIA PUBLIC LIBRARY'S CADY HALL. 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.



diversity has a home here

MANY THANKS TO THE 2019 DONORS and MEMBERS

Community Homes of Patagonia, our local nonprofit housing trust, continues to be blessed by the generosity of this community. We want to thank this year's Donors and Members for their contributions! Anonymous, Bernice Pomeroy, Annie McGreevy & Quentin Lewton, John & Mary Chapin, Justo Rene & Elvia Miranda, Sally Greenleaf, Don & Juana Hawkins, Judy Andrew, Beverly Parker, Jean Brothman, Margarite Bradley & Andrew Gould, Tam & Sue Scott, Molly Phinny, Phyllis Gordon, Adrienne Halpert, Kathryn Schrag & Martin Levowitz, Jim & Lou Schatz, Annie & Rick Waits, Martha Zybko, Gary Stolte & Pamela Kay Miles, Ed Schaefer, Stuart & Linda Evans, Kevin & Mary McKay, Tom & Linda Shore, Jean Miller, Joe Nitsche & Judy Mills, Daniel Davison, Luis Wong-Campos, Sandy & Ford Bowman, Jane E. Trafton, Maraine Donato, Chuck Klingenstein, Inge Meijer, Bob Brandt & Anne Townsend, Barbara & Dave Ellis, Irene Smith, Helen Chester & Michael McDonough, Amanda Montanez, Ken & Kathy Morrow, Lila Davison & Tod C. Bowden, Patagonia Community United Methodist Church Thrift Shop, Town of Patagonia, Patagonia Regional Community Fund, UNITED WAY of Santa Cruz County, Arizona, Pima County Community Land Trust, and the Arizona Community Foundation.

COMMUNITY DEMAND FOR AFFORDABLE HOUSING TO GUIDE DIRECTION OF CHOP'S INITIAL PROJECT

In 2020 Community Homes of Patagonia will focus its energies on creating a two-year strategic plan that will culminate in a first affordable home project. It is essential that the plan and project details accurately reflect the current affordable housing need and demand. The last affordable housing study for the Town of Patagonia was completed in 2007 with a revision in 2009. CHOP, in consultation with the Town, will research and request proposals from qualified consultants who can provide an updated, robust, affordable housing need/demand assessment. Also, CHOP will engage with the community's working families and individuals to understand their housing needs and support them in taking action to demonstrate demand. Please join us on Saturday, January 25, 2020 at 1:00 PM in Patagonia Public Library's Cady Hall to learn more and become an active participant.

CHOP 2019 ANNUAL REPORT



PLEASE JOIN US!!!

CHOP 2020 ANNUAL MEMBERSHIP MEETING

**SATURDAY, JANUARY 25th
1:00—2:00PM**

**PATAGONIA PUBLIC LIBRARY'S CADY HALL
346 DUQUESNE AVENUE**

CHOP 2020 ANNUAL MEMBERSHIP MEETING AGENDA

- *Welcome and Thanks
- *Approve January 26, 2019 Annual Membership Meeting Minutes
- *Approve Member Dues
- *Nomination and Election of Board Directors
- *Report on: Organizational Capacity, Affordable Housing, and Home Repair
- *Next Annual Membership Meeting January 30, 2021



CHOP thanks former Town Manager, David Teel, for his many years of service to Patagonia.



CHOP thanks Affordable Housing Planner, Chuck Klingenstein, for donating his services.



CHOP thanks CHOP Members, Mairaine Donato and Lila Davison for the care of Gopher Field's Hackberry Tree.



Local Contractor, Daniel Mendoza, assessing roof condition for possible CHOP Home Repair project in 2020.

2019 Annual Report

AFFORDABLE HOUSING PROGRAM

- From CHOP's beginning the Town of Patagonia has always provided support and encouragement for its charitable work in the community. This year we said farewell to former Town Manager, David Teel, who was willing to share his experience with the Board particularly with project planning, property acquisition, and property maintenance. At the same time we welcome new Town Manager, Ron Robinson, who has already shared his enthusiasm and ideas on ways CHOP can collaborate with the Town on mutual goals. We thank the Town Council and Staff for the maintenance support at Gopher Field, CHOP's current property, and providing the Council Chambers for CHOP's monthly Board Meetings.
- At the November Board meeting, CHOP received an infusion of positive energy from Patagonia newcomer, Chuck Klingenstein. Chuck has experience with affordable housing planning, successes and failures. He volunteered a number of hours guiding Board Directors, Bob Brandt, Ken Morrow, and Tod Bowden in a strategic planning process. The Board's initial focus of pursuing a current affordable housing needs and demand assessment for the Town of Patagonia is a direct result of this process. Thank you Chuck!
- CHOP received a generous donation from a charitable family trust fund to support the creation of affordable housing in Patagonia. Thanks to the encouragement of Jim Schatz of the Patagonia Regional Community Fund, and Angie Laskarides of the Arizona Community Foundation, CHOP has created a Reserve Fund with the Arizona Community Foundation to grow these funds for use in an initial project.

HOME REPAIR PROGRAM

In 2019 CHOP completed three Home Repair projects: removal of a leaking gas stove, replacement of a leaking gas water heater, and repair of a water-damaged bathroom floor. Thank you volunteers, Stuart Evans and Marisela De La Ossa, as well as local contractors, Kevin McKay, Francisco Santos, and Dan McGuire for your expert service. Thank you Patagonia Community United Methodist Church, United Way of Santa Cruz County, and individual donors for funding this year's Home Repair program, improving the health and safety of our homeowner recipients.



Thank you CHOP Board Directors, Irene Smith and Helen Chester for attending the United Way Annual Kick-Off Mixer!!!

2019 Annual Report



CHOP HONORS DONNA REIBSLAGER

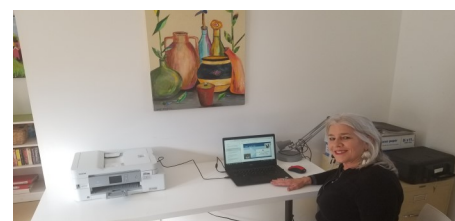
In December Patagonia artist and resident, Donna Reibslager, passed away. She was able to be at home with her husband, Ron, and family on her own terms. Donna's creative spirit remains with family, friends, and the community. CHOP was fortunate enough to be the recipient of Donna's incredible artistic talent. She created the organization's original letterhead (shown above) with clarity and beauty which characterized her work. Thank you Donna for sharing your creative gifts with Patagonia!

INGE MEIJER PROVIDES CHOP WITH IN-TOWN OFFICE

Thanks to the generosity of CHOP Board Director, Inge Meijer, the organization now has a part-time office space within the Town limits. Inge has made her guest house available to CHOP, at no cost. In addition to daily nonprofit organizational tasks, the space has been used to conduct small meetings, and host on-line Board Development courses. Thank you Inge for your generous community spirit. CHOP also thanks Ed Schaefer of Better Bytes for sharing his service in setting up the office computer and internet connection.

CHOP MEMBERS AND DIRECTORS BUILDING GRANTWRITING SKILLS

In addition to individual donations, much of the funding necessary for CHOP to achieve its charitable mission of providing affordable housing opportunities comes from grants. CHOP Members, Sandy Bowman and Janie Trafton, as well as Directors, Amanda Montanez and Tod Bowden, are currently taking an on-line course, *The Ultimate Grant Proposal Blueprint* by Maryn Boess, to develop and hone the organization's grant-writing capacity. Thank you Alliance of Arizona Nonprofits for sponsoring this educational opportunity.



VIEWS FROM CHOP'S IN-TOWN OFFICE

Left: Janie Trafton, CHOP Member and grant-writing course participant. Right: Inge Meijer and Tod Bowden, CHOP Board Directors



CHOP THANKS BOARD DIRECTOR BARBARA ELLIS FOR HER SERVICE

A heartfelt thanks goes to CHOP Director, Barbara Ellis. After joining the Board in December of 2016 and serving as the Board Secretary since January of 2017, Barbara is stepping down. Barbara has always been thoughtful and willing to share her insights at Board meetings. We will miss her minute-taking skills and ability to deliver them in a timely manner. She and her husband, David, also a CHOP Member, have invested the majority of their retirement time in volunteering. They realize how precious time is and have decided to balance their community activity with time to themselves, deservedly so. Thank you Barbara and David!



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