

Community Homes of Patagonia, Inc.



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CHOP is a 501c.3 nonprofit community housing trust. Donations are tax-deductible.

CHOP BOARD OF DIRECTORS

Amanda Montanez - Director

Jayne Collins - Director

Deborah Goff - Director

Janie Trafton - Secretary

Kenneth Morrow - Treasurer

Tod C. Bowden - President

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.



diversity has a home here

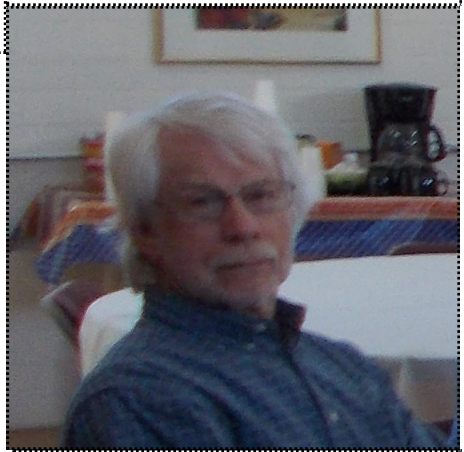
**MANY THANKS TO THE 2020
DONORS and SUPPORTERS**

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 Supporters for their contributions! Anonymous, Bernice Pomeroy, Annie McGreevy & Quentin Lewton, John & Mary Chapin, Jack & Caroline Walsh, Murphy & Kate Musick, Don & Juana Hawkins, Judy Andrew, Margarite Bradley, Jim & Lou Schatz, Jeff Sandine, Jeanne Castle, Nancy Willott, Helen Chester & Michael McDonough, Stuart & Linda Evans, Cliff Hirsch, Jean Miller, Maraine Donato, Chuck Klingenstein, Lynn Davison, Attorney Gregory Droeger, Accountant Shari Danann, Inge Meijer, Bob Brandt & Anne Townsend, Irene Smith, Deborah Goff, Jayne Collins, Amanda Montanez, Jane E. Trafton, Ken & Kathy Morrow, Lila Davison & Tod C. Bowden, Patagonia Community United Methodist Church Thrift Shop, Patagonia Town Manager Ron Robinson & Staff, Patagonia Mayor Andrea Wood & Town Council Members, Patagonia Regional Community Fund, UNITED WAY of Santa Cruz County, Arizona, Pima County Community Land Trust, Angela Laskarides and the Arizona Community Foundation, and the Patagonia Regional Times.

**CHOP AT A CROSSROADS THE BOARD CHOOSES A FOCUS
AND PATH FORWARD**

Based on a series of strategic planning meetings with input from local Resource People, Chuck Klingenstein, Lynn Davison, and Shari Danann, it was obvious that if CHOP was going to follow through on its mission it needed to decide to re-constitute a depleted Board of Directors, agree upon a focused path forward, and invest in a consultant to create and implement an action plan to achieve its goals. At the February 20, 2021 Annual Membership Meeting two new and two returning Directors were elected to the Board (CHOP now has six Board Directors). More committed, skilled participants are needed. Also, at the April 5, 2021 meeting, by consensus, the Board chose to focus on a four-single-family-home plus open-space project for Gopher Field. The decision was based on CHOP'S mission and information from the recently completed Affordable Housing Study by Wendy Carter Development Consulting, LLC. The Study revealed local demand for affordable 3-bedroom and 2-bedroom single-family homes.

**CHOP 2020
ANNUAL
REPORT**



THANKING BOB BRANDT

A heartfelt thanks goes to CHOP Director, Robert "Bob" Brandt for his three consecutive terms of service on "Board." In 2020 Bob served as "acting President." Bob's commitment to the community organizations and activities in which he participates is an inspiration. Bob has been able to articulate and shine a light on the strengths and weaknesses of CHOP's organizational capacity to fulfill its charitable mission. The current CHOP Board's decision to move forward (see the adjoining article) is a direct result of Bob's ability to create the Strategic Planning Committee, engaging local Resource People to help CHOP understand what will be necessary to be successful to meet the community's need for affordable housing. Thank you Bob for all of the support.



CHOP's property, Gopher Field, is the focus for a permanently affordable home project, including four single-family residences plus open space.



Quality Care Construction's Daniel Mendoza transforms dilapidated roof CHOP Home Repair project in 2020.



2020 Annual Report

CHOP SEEKS PAID CONSULTANT

Based on its mission and the recently completed Affordable Housing Assessment and Strategy Report, Community Homes of Patagonia's Board of Directors has decided to focus on the development of Gopher Field. The next step in the process is hiring a qualified consultant to develop and implement a one-year action plan to build CHOP's organizational capacity, partnerships, and funding resources during this pre-development phase. The Board has approved submission of a Consultant Request for Proposals (RFP). To receive a copy of the RFP, interested consultants can contact Board President, Tod Bowden. email: info@chopatagonia.org or call: 520-394-9051 Referrals to prospective consultants are also welcome. CHOP is currently seeking individual donations and grants to fund the consultant's services. If you are interested in donating or learning more, please contact Board President, Tod Bowden. "DIVERSITY HAS A HOME HERE."

HOME REPAIR PROGRAM

In 2020 CHOP completed the repair of a damaged roof for a qualified homeowner. The work was completed by Daniel Mendoza, owner of Quality Care Construction, LLC. Thank you to volunteer, Stuart Evans for help with the initial project assessment. 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 recipient.

CHOP'S QUALIFYING CHARITABLE ORGANIZATION TAX CREDIT STATUS CHANGES

Although the Arizona Department of Revenue (AZDOR)'s Program Managers for the Qualifying Charitable Organization Arizona Tax Credit support our efforts at providing affordable housing in our community, it does have an impact on our Tax Credit status. The main sticking point comes from the AZDOR's definition of "immediate" in the following requirement: **Provides services that meet immediate basic needs.** "Immediate basic needs" are those that can be met within a one-year timeframe. The Home Repair Program fits this definition, however a multi-year affordable home project does not. And, because AZDOR looks at overall income, not separated by program, and since more than 50 percent of CHOP's overall income will be used on the affordable home project, we will not meet the other stated requirement of a Qualifying Charitable Organization Arizona Tax Credit: **Spends at least 50% of its budget on qualified services to qualified Arizona residents.** Therefore CHOP donors will not be able to take the Qualifying Charitable Organization Arizona Tax Credit for their contributions, although tax deductions will still be available. Thank you for your understanding and continued support.



IN REMEMBRANCE OF MARY MUNROE

Mary Munroe, one of CHOP's Initial Board Patagonians remember the publication, the ran from 1996 to 2000. Mary served on the well as Town Council Committees. Mary was is grateful for the energy and support Mary



Directors passed away in November. Many *Patagonia Press*, which Mary co-created and Patagonia Community Association Board, as all about building a better community. CHOP gave so readily.

CHOP WELCOMES DEBORAH GOFF AND JAYNE COLLINS TO THE BOARD

Deborah Woosley Goff. was born in Nogales, AZ and raised at an El Paso Natural Gas camp between Silverbell and Marana. Deborah moved to Patagonia four years ago after living many different places, the last thirty-seven years in Tempe, Arizona. A retired language arts teacher, Deborah had the great honor of working two years in the Patagonia school district. "I became aware of the need for quality affordable housing through the parents I met. There was one single mom with three children in the school. She could not afford a place in Town, so rented an apartment in Nogales, drove to Patagonia to drop off the children, then went to work at the Copper Brothel in Sonoita. She was eventually forced to move because of the cost of gas and the long drives. This is only one example of many wonderful people the Town and the school has lost to the lack of affordable housing. I believe EVERYBODY deserves a home they can be proud of and that is comfortable. This project is good for people, The Town and the school. I look forward to working towards this goal."

Jayne Collins was born and raised in Boston, Massachusetts, then moved to Michigan completing high school in 1977. Jayne attended Montana State University graduating with a degree in Sociology. Throughout her twenties Jayne was very involved in skiing, living and working at many ski resorts from the northern to the southern Rockies. In 1993 Jayne worked as a realtor first in Boise, Idaho for eight years, and then in Durango, Colorado for an additional eight years. During this time Jayne was asked to be on the Board of Habitat for Humanity, becoming very involved in all aspects of the Durango branch. "Because of my ten-year interest in finding homes for people, it was a perfect match for me and I enjoyed the families who were working toward obtaining their own affordable homes (in a very expensive area). It was such a positive learning experience for me, something I'd never been involved with before, and it has become a long-term interest of mine to promote and assist getting people into affordable housing programs."

CHOP'S CURRENT BOARD OF DIRECTORS

Deborah Goff



Jayne Collins

NO
PHOTO
AVAILABLE

Amanda Montanez



Jane E. Trafton



Kenneth Morrow



Tod C. Bowden

