



2020 ANNUAL REPORT



**BREAKING
GROUND**

**BUILDING
HOMES**

**STANDING UP
FOR HOUSING**

**SUPPORTING OUR
COMMUNITY**

Dear Community,

Once again, I am grateful to be able to thank all of you for your unprecedented support. Throughout shutdowns, limited meeting capacity and possible loss of revenue due to COVID-19, our supporters and partners helped ARCH to not just survive but to also increase our production of affordable housing and safeguard our residents. Thanks to significant grant support, we were able to ensure that no resident was unable to pay rent. We secured entitlements for three significant developments in Hailey—Blaine Manor Senior Community, Blaine Manor Family Community and Parcel O. These developments bring over \$17.5 million of investment to our community and increase the stock of affordable housing units substantially.

For the first time in many years, our affordable housing production includes not only rental homes but also ownership opportunities. The homes financed through ownership programs were under contract before construction began and we have a waiting list in excess of the number of homes for which we currently have funding. Clearly, finding a mechanism to bring more ownership opportunities to our community will be a focus in the next year.

As many of you have also witnessed, fire and civil unrest have increased the lure of small, rural communities. COVID-19 has taught us that we can work from anywhere. As we look to recover, the influx of new members to our community will put greater pressure on housing and, as a result, ARCH will work to increase capacity for the financing and construction of affordable housing.

We are thankful for your generosity and hope you will continue to support our important work. Please follow us on Facebook and share our story. On behalf of the Board of Directors and the families we serve, thank you!

Sincerely,

Michelle



OUR BOARD

John Flattery, *President*

Drennan Wesley, *Vice President*

Sherri Newland, *Secretary*

Vaelene Bryant, *Treasurer*

Sandy Christianson

Barb Espedal

Cynthia Hull

Peter Hustis

Lisa Rose

Santos Serva

Gretchen Stinnett



BREAKING GROUND

OFFICIALS AND DEVELOPERS
BREAK GROUND
ON BLAINE MANOR





BUILDING HOMES

CONSTRUCTION UNDERWAY
ON BLAINE MANOR



STANDING UP FOR HOUSING

This year ARCH worked in partnership with the City of Hailey to deliver nearly 70 units of housing to the valley. Parcel O offers detached, 3-bedroom, 2.5-bath, single-family homes for \$193,000 — about \$75,000 below market rate. Mayor Martha Burke remarked, “The leadership of the City of Hailey set aside a parcel of land in the center of Woodside to provide for a fire station to ensure the safety of our community. When it became clear that this parcel was not suitable for a fire station, it was decided that it should be used for a public purpose. And one of our valley’s greatest needs is family housing. We are deeply grateful to ARCH for the continued partnership on much-needed workforce housing.”

The Mayor also understands the importance of the senior housing now under construction at the former Blaine Manor site. “For those who have grown up here, and for those who have grown old here, we need to let you stay at home in the Wood River Valley, especially Hailey. To provide the opportunity to be part of the community you love.”

**MARTHA BURKE, MAYOR OF THE CITY
OF HAILEY, STANDS UP FOR HOUSING**



A CONVERSATION WITH D.L. EVANS BANK

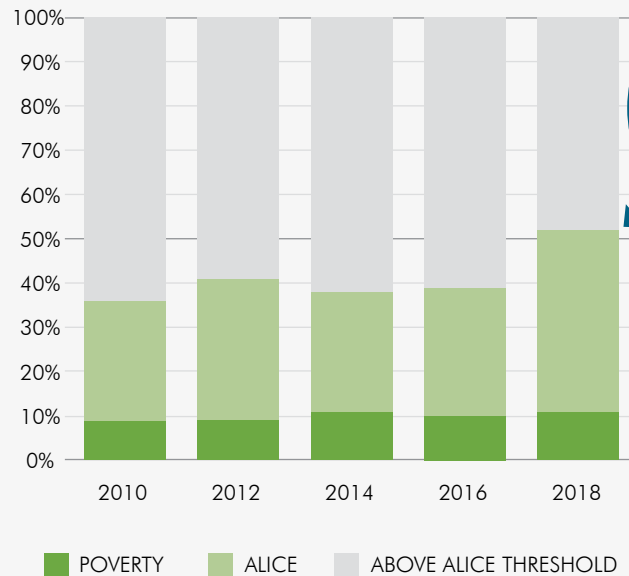
D.L. Evans Bank has been supporting our work for many years. In addition to encouraging employees to serve on our board, the D.L. Evans Bank Ketchum branch recently recommended that ARCH become a recipient of a grant in lieu of the bank's annual customer appreciation day (cancelled due to COVID-19). The bank also provides gap financing in the form of a line of credit which enables us to finance construction costs while waiting for draws to be processed from various federal funding sources. Board member and branch manager Vaelene Bryant is "so proud to be a part of D.L. Evans Bank which supports affordable housing in the communities that we serve." Commercial lender Jeff Smith observed that the gap between affordability and wages is likely to worsen going forward. "We applauded the work ARCH does in our community for housing. The COVID pandemic has increased the divide in affordability for many of our hardworking residents. Without the housing opportunities provided by ARCH, many would not have the ability to live in the community; thus, negatively impacting our community and local businesses. D.L. Evans is proud to support ARCH Community Housing."



SUPPORTING OUR COMMUNITY

ALICE is an acronym for **Asset Limited, Income Constrained, Employed**—households that earn more than the Federal Poverty Level, but less than the basic cost of living for Blaine County (the ALICE threshold). The graph demonstrates that while the number of households below the poverty line has been relatively steady, the number of ALICE households has increased alarmingly. County-wide, over half (52%) of all households cannot afford the basic cost of living. These numbers are more acute in the south county where 54% of south valley households are below the ALICE threshold as compared to 48% in the north valley. These increasing ALICE trends directly correlate to an increased need for affordable housing.

BLAINE COUNTY HOUSEHOLDS



OVER HALF
of all households
in our county **cannot**
afford the basic cost
of living.

FUNDING

Your unprecedented financial support enabled the ARCH board to commit reserve funding to the largest development of affordable housing in Blaine County in over 40 years. Financing for Blaine Manor came from multiple funding sources, including ARCH. The slight decrease in net assets is due to the more significant investment made by ARCH to the Blaine Manor communities, which would not have been possible without your continued commitment to ARCH and our mission. Thank you!

REVENUES

Program Revenue	\$294,814
Donations	\$139,931
Grants	\$678,488
Other	\$8,581
GROSS REVENUES	\$1,121,814
OPERATING EXPENSES	\$1,141,925
Change in Net Assets	\$(20,111)
Beginning Net Assets	\$1,641,061
ENDING NET ASSETS	\$1,620,950

REVENUES

- 60% GRANTS
- 26% PROGRAM REVENUE
- 12% DONATIONS
- 1% OTHER



THANK YOU TO OUR SUPPORTERS

INDIVIDUALS

Anonymous (multiple)
Lesley Andrus
Valerie Atikian
Pat Berg
Benjamin Blair & Nancy Mann
Anne & Gary Boreman
Sallie Castle
Anne Christensen
Sandra Christianson
Martine & Dan Drackett
Sue Engelmann
Linda Edwards
Cynthia & Edwin Fields
John & Sandra Flattery
Dick Fosbury
Sandra Monro Frederick &
St. Francis Pet Clinic
Jeremy Fryberger & Tess O'Sullivan
Michelle & Harry Griffith
Carol & Len Harlig
Hope Hayward
Rebekah & Larry Helzel

Cynthia & Blair Hull
Wendy & Jim Jaquet
Judith Jellinek
Trish Klar & Lee Melly
Marie & Jack Kueneman
Jo & Bill Lowe
Anna & Eric Mathiue
Sarah Michael
Jeanne Myer
Jane & Tom Oliver
Susan Passovoy
David Patrie & Amanda Breen
Theresa Pemberton
Sara & Ben Pettit
Beverly Robertson
Juli & Michael Roos
Lisa Rose & Marty Albertson
Mark Sanders
Richard Smooke
Candice & Richard Stark
Lisa Stelk
Diana & Steve Strandberg
Gayle Stevenson

Roselyne Swig
Dave Theobald
Charlotte Unger
Mary & Bobby Van Fossen
Sonya & Mats Wilander
Steve Wolper
Heidi & Eric Younger

ORGANIZATIONS

AmazonSmile
Bank of the West
Blaine County
City of Hailey URA
D.L. Evans Bank
Federal Home Loan Bank Des Moines
Home Partnership Foundation
Mountain West Bank
Sun Valley Title
SPUR Foundation
US Bank
Wells Fargo Foundation
Washington Federal Bank



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