



2021 ANNUAL REPORT

PARTNERSHIP WITH ST. LUKE'S

BLAINE MANOR

RECEIVED \$1M MATCHING GRANT

ARCH OPPORTUNITY

SUPPORTING OUR COMMUNITY

Dear Friends,

On all fronts, 2021 has been an extraordinary year. From board composition to community partnerships, ARCH has made significant progress toward the development of community housing. This year we welcomed four new board members, formed a strategic partnership with St. Luke's Wood River and received the largest private donation toward the development of community housing in the history of the community. Additionally, we forged ahead with the \$15 million Blaine Manor Community and were awarded funding to continue our single-family residential community in Hailey.

These achievements are the direct result of your support – we could not have done this without you. On behalf of the many critical workers we serve, THANK YOU.

Sincerely,
Michelle



OUR BOARD

Cynthia Hull – Board President

John Flattery – Vice President, Treasurer

Sherri Newland – Secretary

Barbara Espedal

Ernie Getto

Laurie Hall

Fred Pillon

Lisa Rose

Santos Serva

Gretchen Stinnett

Betsy Stoll

Drennan Wesley

OUR STAFF

Michelle Griffith – Executive Director

Shelly Boettger – Manager of Donor
Relations and Outreach

Becquel Smith – Finance Manager

WE'RE DELIVERING !



ARCH IS PLEASED TO ANNOUNCE HOUSING FOR ST. LUKE'S EMPLOYEES

ARCH Community Housing Trust (ARCH) is pleased to announce it has entered into a partnership with St. Luke's Wood River Foundation and St. Luke's Health System (SLHS) on a 12-unit housing development in Blaine County. This development is an important step in providing quality workforce housing to St. Luke's Wood River employees and their families.

Construction on four 3-bedroom single-family homes in Quigley Farms began this fall. The remaining eight units, located in Hailey and Bellevue, will begin construction next spring. All units are slated for completion within 12 months of start of construction.

The homes will be long-term rentals for St. Luke's Wood River (SLWR) employees who meet criteria as determined by the hospital and the leases will stipulate that continued employment is a condition of housing.

It is a testament to St. Luke's Wood River's dedication to addressing employee housing that, in the midst of a public health crisis, senior leadership focused on this housing opportunity. ARCH is proud to deliver affordability in new, beautiful homes for our critical health care employees. We look forward to our continued partnership with SLWR and the SLWR Foundation.



MILLION DOLLAR MATCH!

ARCH has received the single largest private donation toward workforce housing in the history of the Wood River Valley. Our anonymous donor will provide a **50 percent match** on all donations up to **\$1 million**. Since the match was announced at the end of August, we have raised nearly \$750,000. With your help in reaching our **\$2 million goal**, we can make meaningful progress toward closing the affordable housing gap.



BLAINE MANOR

OPENING ON TIME!

ARCH IS THRILLED TO ANNOUNCE that we are preparing to welcome residents beginning **December 1, 2021**. This long-awaited and much needed housing will enable our new residents to celebrate the holiday season in their beautiful new homes.





Solving Housing Affordability so the People who Provide Vital Services Can Live in Our Community

WHO IS ARCH?

We are a 501(c)3 housing development organization committed to creating permanently affordable housing solutions in Blaine County. We have over a decade of experience and have created over 150 workforce housing units in Blaine County. **Our projects remain affordable in perpetuity so that teachers, first responders, healthcare workers, and other aspiring families can become part of our community.**

WHAT WE DO.

We build permanently affordable housing on time and on budget. ARCH delivers all stages of development including site selection, construction oversight and property management. Upon completion, our homes are rented to our critical workers at rents which do not exceed 30% of their household income. **This provides two powerful ongoing benefits: Our properties generate rental revenue which funds ongoing maintenance and improvements. Paying affordable rent means that these families can participate fully in our local economy and community, which benefits us all.**

HOW TO HELP.

Through private philanthropy ARCH can provide housing for key employers, from our hospital system to local municipalities. The rental stream from the homes we create enables us to build additional housing. **With your help, ARCH can solve our affordable housing gap. We believe closing the gap is achievable in the next 5 to 7 years if we can fund our development program without debt service. Your financial support allows us to do this.**



Directly Impact A Family Through Private Philanthropy

Donate NOW and help ARCH serve our critical employers and their families.



For a 3-bdr. rental, the average market rate monthly rent is **\$3,697.**

ARCH 3-bdr. rental range
\$450 - \$2100 per month.



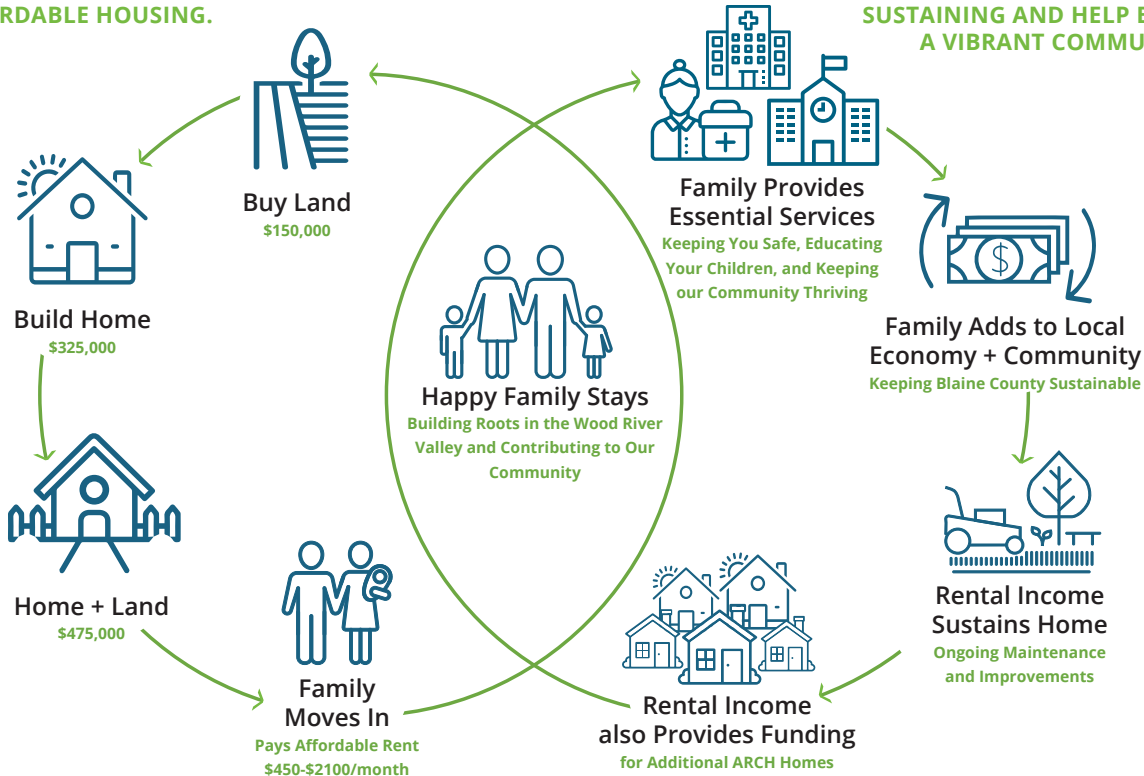
The annual income required to afford a market rate 3-bdr. is **\$147,887.**

This rent is **300%** of an EMT starting salary and **329%** for a teacher.

WHAT IT TAKES

DONATIONS CREATE PERMANENTLY AFFORDABLE HOUSING.

ARCH HOMES ARE SELF-SUSTAINING AND HELP BUILD A VIBRANT COMMUNITY.



FUNDING

Unparalleled community support has had a significant impact on this year’s financial position. Your support has enabled ARCH to commit to a land purchase which will further our ability to partner with organizations such as St. Luke’s Wood River and the St. Luke’s Wood River Foundation. We continue to utilize federal housing dollars in order to serve our community; however, the greater emphasis on philanthropic support reflected in these financials enables us to deliver housing to a wider segment of the valley.

REVENUES

Program Revenue	\$341,682
Donations	\$464,870
Grants	\$67,500
Other	\$17,334

GROSS REVENUES **\$891,386**

OPERATING EXPENSES **\$543,803**

Change in Net Assets	\$347,583
Beginning Net Assets	\$1,597,867

ENDING NET ASSETS **\$1,945,450**



THANK YOU TO OUR SUPPORTERS

INDIVIDUALS

Anonymous (multiple)
Lisa Rose and Martin P. Albertson
Lisa Marie Allen and Peter Hendricks
Lyn and David Anderson
Lesley Andrus
Valerie Atikian
Lenny Barshack and Erin Smith
Anne and Greg Borman
Cadida Burnap
Steven Butler
Scott Chamberlain
Christensen Family Foundation
Sandra J. Christiansen
Jonathon C.S. Cox Family
Foundation - Cate Cox
Martine and Dan Drackett
Barbara Espedal
Sandra and John Flattery
Dick Fosbury
St. Francis Pet Clinic - Karsten Fostvedt
Joyce Friedman in memory
of Norman Friedman
Jeremy Fryberger
Walnut Fund
Judy and Ernie Getto
Joyce Gordon and Eric Remais
Shell and Baird Gourlay
Michelle and Harry Griffith
Laurie Hall and Norman Schultz
Florence and Tom Harvey -
Angel Fund Foundation
Hope Hayward
Rebekah and Larry Helzel
Prue Hemmings
Gary Hoffman
Benjamin Holmes and Carol
Scheifele-Holmes
Cynthia and Blair Hull
Wendy and Jim Jaquet
Patricia Klahr and Lee Melly
Marie and Jack Kueneman
Barbara and Tom LaTour
The Leonard H. McIntosh Foundation
Kelly and Bruce Martin
Anna and Eric Mathieu
Victoria and William McCurley
Colleen McQuery
Sarah Michael
Margot and Mitch Milius
Jody Moss

Sherri Newland
Jane and Tom Oliver
Eric Olsen
Susan Passovoy
Amanda Breen and David Patrie
Calysta and Matt Phillips
Fred Pillon
Beverly Robertson
Julie and Michael Roos
Mark Sanders - The Architects Office
Santos Serva
Linda Sisson
Robert Smelick
Richard Smooke
John Sofro
Lisa Stelk and Bill Boeger
Gretchen Stinnett
Betsy Stall
Diana and Steve Strandberg
Roselyne Swig
Susan and Jim Taft
Karen F. Taylor
Ann and Douglas Taylor
Dave Theobald
Elizabeth and Thomas Tierney

Charlotte and Tom Unger
Mary and Bobby Van Fossan
The Ward Family
Drennan Wesley
Lynn Whittelsey
Sonya and Mats Wilander
Steve Wolper
Heidi Campbell and Eric Younger

ORGANIZATIONS

Amazon Smiles
Bank of the West
D.L. Evans Bank
First Interstate Bank
Franklin Building Supply
Glacier Bank
HOME Program
Mountain West Bank
One4All Charitable Fund
Rocky Mountain Hardware
Spur Community Foundation
US Bank Foundation
TAO - The Architects Office
The Warburg Pincus Foundation
Washington Federal Foundation
Wells Fargo Bank



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