



2023 ANNUAL REPORT

Dear Friends,

On behalf of our board and staff, I want to express our gratitude to all of you for supporting ARCH and our community. Your contributions have made workforce housing a reality through events like our annual "Raise the Roof" fundraiser and the recent "Art and Cars" event. With your help, we have achieved several milestones, such as finishing housing for St. Luke's staff, beginning construction on housing for the Blaine County School District and the City of Bellevue employee housing programs, completing the entitlement process for our Sunbeam homes, and winning the RFP for the City of Sun Valley/City of Hailey Ellsworth Inn partnership. ARCH was also selected as a partner by the City of Hailey to execute the new and innovative Locals Home Ownership initiative which seeks to help workers from local companies buy homes in Hailey.

Our ability to deliver housing on multiple fronts is the direct result of the thoughtful approach to staffing endorsed by the ARCH board. This includes a combination of outsourcing and hiring an internal Operations Manager, which has enhanced our ability to develop and own workforce housing.

We are excited about what the future holds and anticipate another productive year through partnerships and creative solutions that build upon the momentum you have helped harness. Thank you.

Sincerely,

Michelle Griffith

OUR BOARD

Cynthia Hull – Board President

John Flattery – Vice President,
Treasurer

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OUR STAFF

Michelle Griffith – Executive Director

Shelly Boettger – Manager of Donor
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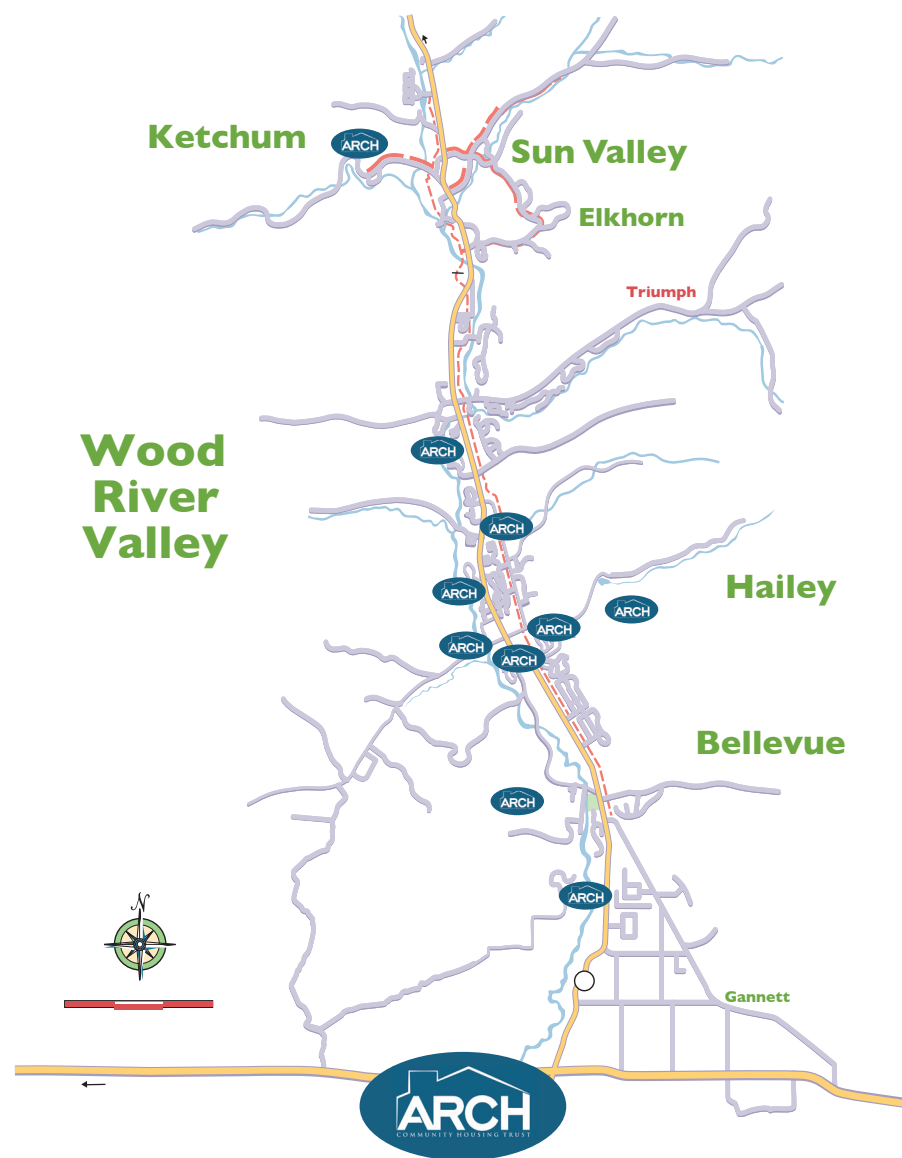
Becquel Smith – Finance Manager

Ben Varner – Operations Manager

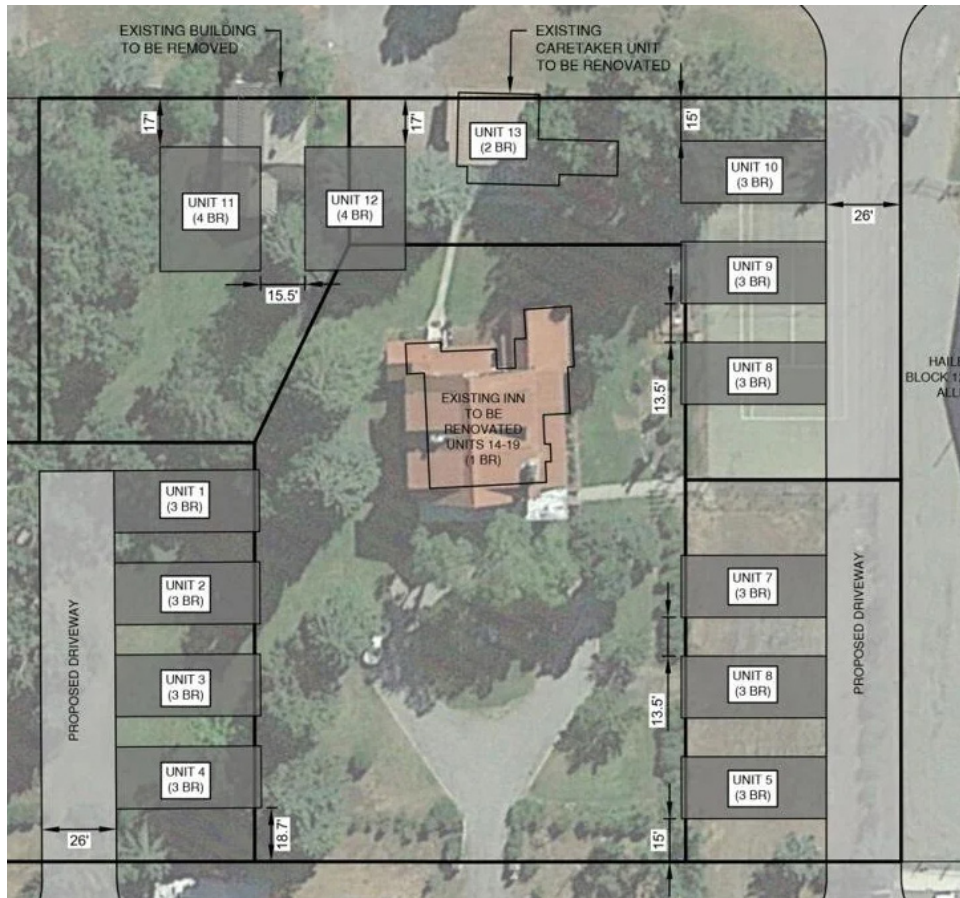


Thank you to Laurie Hall for all her service with ARCH.

EMPOWERING LOCALS. Building Community.



**ARCH HAS DEVELOPED
OVER 160 UNITS OF AFFORDABLE HOUSING
THROUGHOUT BLAINE COUNTY**



WORKFORCE HOUSING 19 Units in Hailey

THE CITY OF SUN VALLEY SELECTED ARCH AS THE DEVELOPER FOR THE HISTORIC ELLSWORTH INN PROJECT.

In early spring, the City of Hailey approached the City of Sun Valley regarding the Ellsworth Inn property which had been listed for sale. The property currently is comprised of an Inn, used as a bed and breakfast, and two additional buildings on slightly

less than two acres of land. The City of Hailey had two main objectives: to preserve the Inn and to utilize the site for creating workforce housing. The City of Sun Valley bought the property and agreed to collaborate with the City of Hailey to achieve their mutual goals of preserving the Inn and establishing permanent workforce housing.

After inviting proposals through an RFP (Request for Proposal) process, the City of Sun Valley selected ARCH

as the developer for the project during the August Sun Valley City Council meeting. Our proposal involves demolishing one of the unusable outbuildings, renovating the second one, and completely reconfiguring the interior of the Inn. Currently, the Inn has 9 bedrooms with attached bathrooms, but only one shared kitchen and living space for the entire building. The new plan aims to create 6 one-bedroom units, each with a kitchen, living and dining space, as well as a bedroom and bathroom.

Additionally, we intend to construct 2 new four-bedroom units, which is a new venture for ARCH, and 10 new three-bedroom units.

As the housing units are not exclusively designated for city employees, ARCH will have the opportunity to assist households earning between 80 and 140 percent of the area's median income on a first-come, first-served basis.

EMPLOYEE HOUSING 3 Units in Bellevue

RECOGNIZING THAT THE AVAILABILITY OF WORKFORCE HOUSING IS CRUCIAL FOR ATTRACTING AND RETAINING ESSENTIAL EMPLOYEES, THE CITY OF BELLEVUE HAS COLLABORATED WITH ARCH TO CONSTRUCT RESIDENCES FOR ITS EMPLOYEES.

The City of Bellevue has made city-owned property available to ARCH on which we will build three housing units for the City. The first home has already been completed. The cabin, formerly located in Ketchum, was donated to ARCH and is perfect in the rural setting adjacent to public river access. Following the relocation of the cabin from Ketchum to Bellevue, we renovated it entirely, including new flooring, a modern kitchen, bathroom, laundry area, and fresh paint throughout.



“SUNNY TOWNHOMES” DEVELOPMENT 8 Units in Hailey

THE SUNBEAM PROJECT INCLUDES 6 THREE-BEDROOM UNITS AND 2 TWO-BEDROOM UNITS.

In 2021, ARCH successfully bought a cottage lot in the Sunbeam Subdivision in Hailey. The generosity of the landowner allowed a six-month extension for the closing, enabling ARCH to gather funds for the purchase. Jeanne Herberger initiated our fundraising efforts with a generous \$1 million matching challenge. Additionally, Blaine County granted ARCH \$900,000 in ARPA funds, the most substantial single ARPA funding award in the county, for the development.

Each residence will have an attached garage accessible from a single entry point. The entitlement process involved gaining approval from the Homeowners Association (HOA) and going through subdivision and design reviews, all of which were secured, clearing the path for building permit applications. Our plan is to commence foundation work this year. Once completed, the homes will be leased to households with earnings up to 140% of the local median income.



BCSD TEACHER HOUSING 8 Units in Hailey

BLAINE COUNTY SCHOOL DISTRICT AND ARCH JOINED FORCES TO DELIVER ESSENTIAL HOUSING FOR EMPLOYEES.

The school district has been plagued by job candidates who accept positions with the district but then ultimately decline the offer because of housing availability and cost.

The eight units of housing will be located on three separate district-owned parcels.

BULLION STREET PARCEL

Construction has begun on the Bullion Street parcel adjacent to the school district offices and will consist of five of the eight homes dedicated to district staff. This will be the most complicated of the three building sites requiring construction of one four-plex and one separate studio apartment. It will also require the reconfiguration of the existing district office parking lot.

CROY STREET PARCEL

The second parcel is located adjacent to Atkinsons' parking lot. This is a small, infill parcel which will consist of one two-bedroom unit and one one-bedroom unit. Electricity will need to be relocated and alley arms installed to carry power through the alley.

MCKERCHER PARK PARCEL

The final lot is opposite the middle school playing fields on McKercher Park. The proposed single-family home for the McKercher location will undergo design review by the Homeowners Association (HOA), but it won't need City entitlements as the parcel is already zoned for single-family development.

Funding for these eight homes began with Jeanne Herberger and her second "Million Dollar Match." The additional 2 million needed to complete the match was raised in a record-breaking nine months and includes a \$350,000 grant from the prestigious M.J. Murdock Charitable Trust.



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The City of Hailey is excited to partner with ARCH on yet another creative housing solution. Our partnership with ARCH has deep roots, and we continue to pursue new initiatives together. We hope that this Locals Only Pilot Program will open another door to home ownership in our valley.

– Lisa Horowitz
Hailey City Administrator

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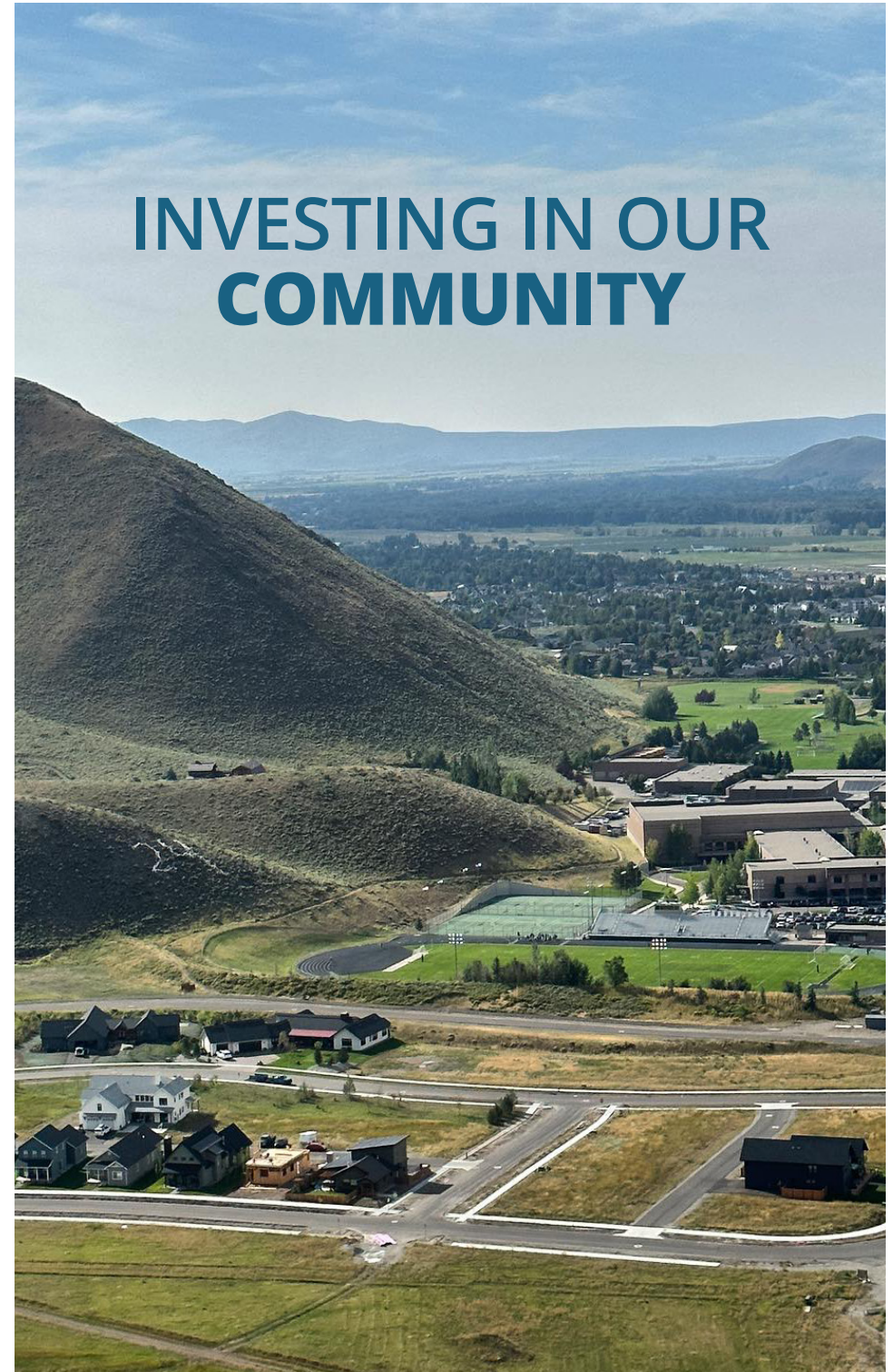
ACCESS TO HOMEOWNERSHIP Locals Home Ownership Partnership with the City of Hailey

ARCH WAS HONORED TO BE SELECTED AS A PARTNER WITH THE CITY OF HAILEY IN A NEW PROGRAM THAT SEEKS TO IMPROVE ACCESS TO HOMEOWNERSHIP FOR THE WORKFORCE.

The innovative program enables eligible buyers to purchase a home at a 20% discount to the market price. The buyer must agree to a deed restriction which ensures that the subsequent buyer must also qualify for the program.

To qualify, buyers are required to work full-time for a Blaine County-based business and there is a limitation on assets.

The discount is secured through a zero-interest deferred second loan which ARCH places on the property. In addition to reducing the price for the buyer, ARCH's position in the title chain enables us to enforce the requirements of the program and to roll the funds to subsequent sales should there be available proceeds.



ST. LUKE'S HOUSING: Pioneering partnership Final 4 units of 12 are under roof!

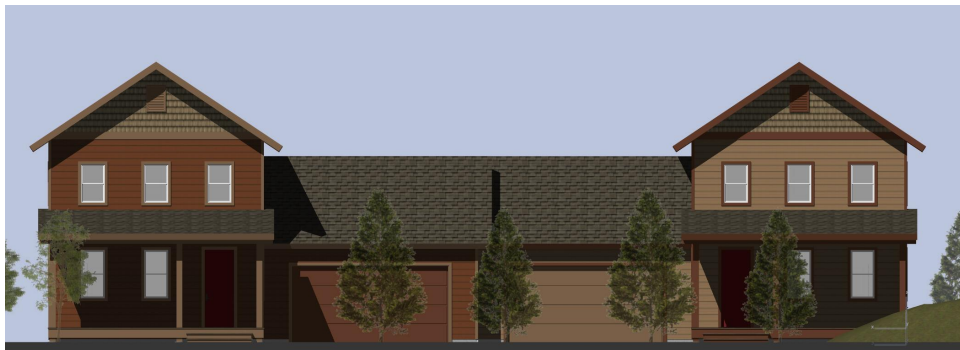
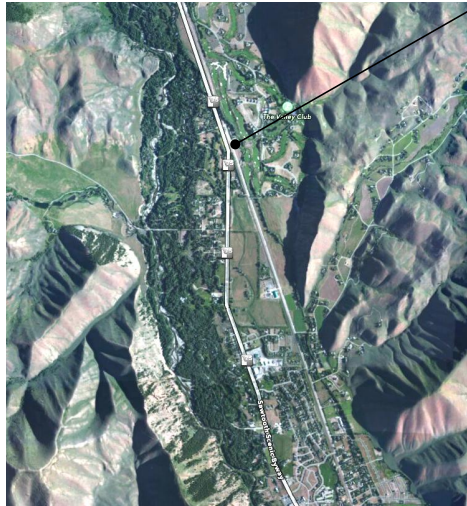
ARCH IS THRILLED TO HAVE WORKED WITH ST. LUKE'S TO PIONEER PARTNERSHIPS SUCH AS THIS TO SOLVE THE WORKFORCE HOUSING SHORTAGE.

Retaining and recruiting healthcare workers is a nationwide challenge. In the Wood River Valley this challenge is exacerbated by local real estate market dynamics, including rising home prices and a lack of rental units. This affects the hospital's ability to attract and keep staff. National healthcare challenges, such as early retirement, burnout, and the traveling nurse industry, further strain our local hospital's staffing and budget.

The limited housing options in our community have a significant impact on our ability to retain critical healthcare professionals. St. Luke's Wood River currently faces a high number of vacant positions, leading to difficulties in providing essential healthcare services.

To address these issues, ARCH has built 8 new units for hospital staff and an additional 4 units will be completed this winter.

WORKFORCE HOUSING WINS!



PERSEVERANCE PAYS OFF For Workforce Housing

ARCH IS THRILLED THAT THE LONG, FIVE-YEAR DEBATE INITIATED BY A LAWSUIT ATTEMPTING TO STOP THE DEVELOPMENT OF A WORKFORCE HOUSING DUPLEX ON BUTTERCUP IS FINALLY OVER.

The Idaho Supreme Court ruled in favor of ARCH and Blaine County. Thanks to our dedicated attorney, Heather O'Leary, the ARCH board, who remained steadfast in their support, and Blaine County, for pursuing this lawsuit to the final, correct conclusion, our community will have the workforce housing we so desperately need.



VOLUNTEER SPOTLIGHT: Marty Kaplin, Architect

Martin Kaplan, an experienced architect with a career spanning over 40 years, has crafted stunning and functional spaces in both Seattle and Sun Valley. This year, Marty graciously volunteered his time and expertise to design the homes for the Blaine County School District (BCSD). His assistance has been priceless, bringing us closer to providing school district employees with inviting living spaces.

Marty played a key role in adapting an ARCH design to suit the BCSD property for the Bullion Street project. Thanks to his efforts, the design was approved by the City of Hailey, allowing us to swiftly begin construction. He has continued to provide his services for the two BCSD units on Croy Street in Hailey, ensuring that these homes meet the specific requirements of district employees.

WHAT BROUGHT YOU TO SUN VALLEY?

I started coming to the Valley in the Mid 60s and loved it right away. With plans to always be connected to the area, I built my first home here in 1992 and a second in 1996. My work involves planning and consulting on projects both here and in Seattle with 75% on high-end homes and estates. When COVID hit, I was still a commuter between Seattle and Sun Valley...that's when I found myself spending more time in the Wood River Valley.

HOW WERE YOU DRAWN TO THIS PROJECT—WOULD YOU DO IT AGAIN?

I was on the ARCH Board of Directors in the early years with the ARCH founder, Rebekah Helzel, so I was very familiar with the work ARCH was doing. Coincidentally, a few years ago, I was neighbors with Michelle and found myself wanting to get connected to the organization again. I love what I do and being able to give back to this community is rewarding...and yes, I would definitely work with ARCH again.

WHY DO YOU THINK WORKFORCE HOUSING IS IMPORTANT?

We need teachers, nurses, and firefighters and they need reasonable accommodation to stay here. Everyone is dealing with the housing crisis, and we have to find a way to support housing either publicly or privately. It is up to those of us who live here to help find ways to contribute.

FUNDING

Ongoing community support has made a substantial difference in this year's financial standing. Your support has allowed ARCH to extend its services to the workforce through numerous developments and programs, surpassing anything the organization has achieved in its history.



FINANCIALS

REVENUES

Program Revenue	\$882,626
Monetary Donations	\$1,790,718
In-Kind Donations	\$13,320
Grants	\$191,647
Other	\$257,980

GROSS REVENUES \$3,136,291

OPERATING EXPENSES \$872,253

Change in Net Assets	\$2,264,038
Beginning Net Assets	\$6,933,633

ENDING NET ASSETS \$9,197,671

THANK YOU to all of our supporters

INDIVIDUALS

Anonymous (multiple)	Charly Franklin	Chuck and Pam Lyford	Anna Steen
Lisa Rose and Martin	Elaine and John French	Fund through the Idaho	Chris and Paul Stefani
Albertson	Joyce Friedman	Community Foundation	Lisa Stelck and Bill Boeger
Lesley Andrus	In memory of	Mary and Stephen	Gretchen Stinnett
Angel Fund Foundation	Norman Friedman	Malkmus	Strandberg Family
Mary Jane and Sam	Mary Tess O'Sullivan and	Kelly and Bruce Martin	Foundation
Armacost	Jeremy Fryberger	Anna and Eric Mathieu	Diana and Steve
Gwynn and Mitch August	Erin Gathrid	Cindy and Brian McCoy	Strandberg
Mary Bachman	Judy and Ernie Getto	Leonard McIntosh	Catherine Sullivan
Susan and Bill Banker	Nancy Glick	Jeanne Meyers	Carol Swig
Carolyn and Don Benson	Susan and Ron Greenspan	Sarah Michael	Roselyne Swig
Pat Berg	David Cahail and	Margot and Mitch Milias	Marilyn and Dave
Nancy and Benjamin Blair	Paul Gregersen	Cindy and Tom Monge	Theobald
Gail Boettger	Michelle and Harry	Tim Mott	Barbara Thrasher
Shelly and Scott Boettger	Griffith	Sherri Newland and	and Rick Koffey
Anne and Gary Borman	Holly Hafer	Stuart Hoag	Amy Trujillo
Lisa and Perry Boyle	Sally and Michael	Holbrook Newman	Taylor Gibson-Ullman
Anita Braker and	Halstead	and Geoff Isles	and Mark Ullman
Dave Olsen	Kathleen and Thomas	Jane and Tom Oliver	Cindy and Peter
Penny and Bob Brennan	Hansen	Eric Olsen	Urbanowicz
Christine Brumback	Florence Harvey	Kit Wright and	Robert and Mary
Bob Buersmeyer	Hope Hayward and	Robert Ordal	Van Fossan
Janne and Henry Burdick	Walter Eisank	Susan Passovoy and	Susan Weil
Candida Burnap	Heart of Gold Fund	Bob Caplan	Heather and Drennan
Barbara and Nat	through the Idaho	David Patrie and	Wesley
Campbell	Community Foundation	Amanda Breen	Beth and Paul Willis
Bill and Jeanne Cassell	Rebekah and Larry Helzel	Ben and Sara Pettit	Gina and John Wolcott
Gay Weake and	Dr. Jeanne L. Herberger	Jan Philipsborn	Patricia Zebrowski and
Jay Cassell	Hull Family Foundation	Kirsten Phillips	Roland Wolfram
Sallie Castle	Cynthia and Blair Hull	Marcia and Fred Pillon	Sue Woodyard
Micki and Dan Chapin	Wendy and Jim Jaquet	Melissa Rivelo	Cheryl and Peter Ziegler
Quin and Peter	John Thorn	Beverley Robertson	
Curran MD	Trent and Cecile Jones	John Rogers	ORGANIZATIONS
Gigi and Jim Daniels	Liz Keegan and GG Luke	Juli and Michael Roos	Bank of the West
Maryanne and	Judith Kindler and	Ann and Matt Schooler	Confluence Institute Inc.
Richard Davis	Kyle Johnson	Laurie Hall and	De Reus Architects
Mark de Reus	Patricia Klahr and	Norman Schultz	D.L. Evans Bank
Peggy Dean	Lee Melly	Jill Schwartz	Federal Home Loan
Carey and John Dondero	Marie and Jack Kueneman	Linda Segre and	Bank of Des Moines
Linda and Bob Edwards	Barbara and Tom La Tour	Robert Shepler	Harry W. Morrison
Sue and Earl Engelman	Jeanne and William	Terry and Richard Seigel	Foundation
Jill and Mark Eshman	Landreth	Paula and Alan Senior	Mountain West Bank
Christine Ferguson	Heather Lauer	Vicki and Glen	Spur Community
Nancy Ferries	LeeAnne and Chris	Shapiro, MD	Foundation
Sandra and John Flattery	Linderman	Barbara and Phil Silver	US Bank Foundation
Albert Ford	Michelle and Ray Lombard	Becquel and Jeff Smith	Warburg Pincus Foundation
	Elise B. Lufkin	Jane and Ed Springman	Warrington Foundation
			Wells Fargo Foundation

A special thanks to The M.J. Murdock Charitable Trust. These funds were generously granted to ARCH but will be received and recognized in fiscal year 2023/2024

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