



▶ **Developing Permanently
Affordable Housing Solutions**



2024 SUMMER

**TOGETHER, WE
CAN OVERCOME
BLAINE COUNTY'S
HOUSING CRISIS.**



By partnering with local employers, organizations, jurisdictions, and community members, we provide well-designed, permanently affordable housing. Supporting us means easing the burdens of the rising cost of living for our workforce and also enriching the standard of living for all of us.

Community Collaboration makes it happen ▶

What has ARCH been up to this year?
Partnerships are the key!

We understand that solving Blaine County's housing crisis requires more than just us—it takes a dedicated network of like-minded organizations and individuals. That's why we constantly work toward establishing new ways to collaborate with our local community. Here are just a few highlights from the past year.

Three area nonprofits came together for housing and various other missions. The Barkin Basement and the Building Materials Thrift removed contents from the Ellsworth Inn to benefit their missions. This is true teamwork!

@the.barkin.thrift @crisishotlineidaho
@buildingmaterialthrift



Partnership with the Blaine County School District

In two short years, we raised just over \$3 million thanks to a matching grant from Jeanne Herberger, designed and entitled eight homes, and are nearing completion on the first five homes. The school district was able to use these homes as a recruitment tool to fill positions which had previously been vacant for months. Our mid-July ribbon cutting was a celebration for the whole community.

Partnership with Sun Valley Board of Realtors

We are grateful to the Sun Valley Board of Realtors (SVBR) who established the Sun Valley Community Housing Fund. This fund seeks to encourage buyers to contribute to housing solutions at the closing table through the "Closings with a Cause" program. Through members, SVBR is asking buyers to make a voluntary contribution to one of three area housing nonprofit organizations. Initial grants will be made this summer and grants will be made semi-annually thereafter. For more information, visit svcommunityhousingfund.org.

Homeownership is BACK!

We thank our partners at Idaho Housing and Finance Association (IHFA) who worked diligently to develop down-payment programs which once again make ownership attainable for households earning 80% or less of area median income. We successfully applied for funding under two separate programs which will result

in three ownership opportunities in our county. Through these programs, we are also testing modular housing for the first time. While not likely to replace stick-built homes in all cases, modular housing could be a solution when using federal housing dollars. We expect that these homes will come to market in the spring of 2025.

Sunbeam

The eight homes at Sunbeam were made possible by a partnership with Blaine County and an incredible \$1 million match from Jeanne Herberger. Five of these homes will be ready to be occupied this year. We expect the final units to be completed next year.

City of Sun Valley—Ellsworth Housing Project

The city of Sun Valley awarded ARCH the contract to develop the Ellsworth property after it purchased it in February for \$2.3 million. The nine-bedroom inn will be renovated and reconfigured into six one-bedroom apartments. Surrounding the inn will be an additional 13 units for a total of 19 residences.

City of Hailey—Locals Only Ownership Program

“We couldn’t have done it without the ARCH program” said Kevin, a Blaine County School District behavior specialist after taking advantage of the Locals Only Ownership Program. The city of Hailey and ARCH are

partnering to use city funds to offset some of the costs of homeownership. The first two purchases via this program have been conducted successfully. ¹

¹ Source: KTVB7 <https://bit.ly/3RtydbY>

City of Hailey—ADUs

The Locals for Accessory Dwelling Units (ADUs) Incentive Program uses the May 2023 ballot initiative—0.5% of the 1% for Air for Housing—a first-time-ever dedicated funding stream for housing in Hailey. With approximately \$75,000 in funding available, we are seeking the participation of property owners in Hailey to create more ADU housing in Hailey. For more information, please contact Hailey’s Community Development Department at planninghaileycityhall.org.

ADU GRANT AWARDS

- \$15,000**
CONVERTING OF SHORT-TERM RENTAL
- \$15,000**
PLACEMENT OF TINY HOME ON WHEELS
- \$30,000**
NEW CONSTRUCTION

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We believe it is essential to keep chipping away at housing solutions that ensure all individuals and families in the Wood River Valley have access to an affordable place to call home. We are thrilled to continue to support the work of ARCH with a \$75,000 grant. We are grateful for the philanthropic pathways and strategic relationships ARCH has paved for actualizing affordable housing opportunities in the Valley and are excited to continue to invest in an outcome-oriented organization.

—ANONYMOUS DONOR

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SUCCESS STORY

Retaining and recruiting critical healthcare workers is a significant challenge in Blaine County due to the limited availability of housing. ARCH partnered with St. Luke's Wood River Foundation and St. Luke's Hospital System to build workforce housing units to help meet that challenge head on. Thanks to this collaboration, Ashlee, with her two sons, was able to move to Blaine County to accept a job as a nurse with St. Luke's Medical Center. By supporting ARCH, you support your healthcare!



MAKE AN IMPACT

Direct Donation

The most immediate way to make an impact is a direct donation online (archbc.org) or by mail to P.O. Box 1292, Ketchum, ID 83340.

Land Donation

A land donation can be a significant tax benefit and is a major component of ARCH's ability to provide solutions to housing affordability in Blaine County.

Leadership Gift

Set the pace with a large and/or matching donation made by you, a small set of like-minded individuals, or a foundation to encourage giving in support of developing permanently affordable housing.

Securities and DAF

Donate your stock and mutual fund shares or make a gift through your Donor Advised Fund (DAF), a charitable giving program that combines the most favorable tax benefits with the flexibility to support your favorite causes. Contact your financial advisor for specific advice.

**DONATED
LAND &
HOME**



DID YOU KNOW?

Gifts of appreciated securities are simple to make, can have an immediate impact on bridging the housing affordability gap, and may also provide you with significant tax benefits. A gift of securities is fully tax deductible at its market value at the time of your contribution.



**DONATED
LAND**

OTHER WAYS TO GIVE

IN-KIND GIFT

Materials and volunteer hours help us keep costs lower.

TRIBUTE GIFT

Celebrate a birthday, anniversary, or memory of a loved one in a meaningful way.

COMPANY MATCHING

Ask your employer if they will match your donation.

PLANNED GIVING

Put your donation to work today or after your lifetime.



PO BOX 1292
KETCHUM, ID 83340

MAKING AN IMPACT

Together, we can overcome Blaine
County's housing crisis.

www.archbc.org
