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ARCH to Hold Ribbon Cutting on New Townhomes



ARCH will hold a ribbon cutting ceremony for the Sunny Gulch Townhomes at 3 p.m. Friday, No. 8, at 361 Gray's Starlight Drive in Hailey.



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Thursday, November 7, 2024

STORY AND PHOTOS BY KAREN BOSSICK

Shelly Boettger leaned on the Formica countertop in one of the new Sunny Gulch townhomes in the Sunbeam subdivision of Hailey. The townhouse was just two weeks away from being available for occupancy, and only last-minute caulking, electrical wiring and other details remained.

The project is among a flurry of workforce housing projects that ARCH Community Housing Trust is working on concurrently in Hailey. And ARCH will hold a ribbon cutting ceremony for the Sunny Gulch Townhomes at 3 p.m. Friday, Nov. 8, at 361 Gray's Starlight Drive in Hailey.

"We have five that will become people's homes this month," said Boettger, manager of Donor Relations & Outreach for ARCH Community Housing Trust. "And we're at work on three others, here."



Shelly Boettger, manager of Donor Relations & Outreach for ARCH Community Housing Trust, shows off the kitchen in one of the Sunny Gulch Townhomes.

The Sunny Gulch townhomes being constructed in the Sunbeam subdivision on the former Cutters Ranch property off Quigley Road is being built in partnership with Blaine County, which provided some ARPA money it received during the COVID pandemic. Sun Valley philanthropist Jeanne Herberger, who has established herself as an ARCH angel over the past three years, also contributed a \$1 million match.

The new homes are available to Blaine County residents who earn between 80 percent and 140 percent of the area median income. The county has first right of refusal so two of the units are going to county employees.

The two-story homes include a combo kitchen and living room on the first floor and three bedrooms, including a decent sized master bedroom on the second floor. There's a half-bath downstairs and two bathrooms upstairs, including one in the master bedroom.

Each has a garage and washer and dryer. And windows offer great views of the foothills on Hailey's east side and Della Mountain on the other side.



Three additional townhomes are under construction behind the homes that have just been completed.

“One of the new homeowners has two children, and she almost cried when she learned she got one of these,” said Boettger.

In contrast to the Sunny Gulch townhomes, construction workers are very much in the thick of the work at the historic Craftsman-style Ellsworth Inn built in 1915. There, they’re building six apartments.

The City of Sun Valley awarded ARCH the contract to develop the Ellsworth property, which it purchased for \$2.3 million.

The construction of the apartments inside the old inn are fully funded and the apartments are scheduled to be ready for occupancy in April. There’ll be six 1-bedroom apartments—two on the bottom floor that are handicapped-accessible. A communal storage area provides a place for residents to put bicycles and skis.



The Ellsworth Inn, which boasted nine bedrooms in its inn days, is being converted to workforce housing.

Phase two of the project will involve building cottages on the grounds. ARCH hopes to begin construction on those this coming spring, as money comes in. Jeanne Herberger has provided another million-dollar match challenge for this project. The Matching Challenge will match 50 cents for every dollar to help fund the 12 new single-family homes being constructed at the Ellsworth Inn.

When done, the total number of housing units on site will be 19. The community can see the project during an open house from 4 to 6 p.m. Wednesday, Nov. 13.

“Jeanne came here from Arizona and looked around and decided that providing housing for workers was one of the key needs in this area. She really believes in that cause, and we’re so lucky to have her,” said Boettger.

ARCH is also finishing up a project with the Blaine County School District to provide housing for teachers and other school staff. The school district provided the land and ARCH raised more than \$3 million for construction, thanks to a matching grant from Herberger.

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Shelly Boettger shows off the one of the two fireplaces in the Ellsworth Inn—they're for looks rather than actual use.

Five of the eight units across from Hop Porter Park in Hailey are already occupied. A duplex is under construction on East Croy Street behind Atkinson's Market. The third unit is being built on McKercher Boulevard near the Wood River Middle School ball park. The three units are expected to be ready in spring.

~ Today's Topics ~



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