

 **ARCH** COMMUNITY
HOUSING TRUST

ANNUAL REPORT





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Becquel Smith - Finance Manager
Ben Varner - Operations Manager



Dear Friends,

Thanks to all of you, ARCH continues to house the workforce upon which we all depend. This year critical Blaine County School District employees moved into housing dedicated to district employees. The Sunbeam homes which were funded with ARPA funds from Blaine County, our first million-dollar match from Jeanne Herberger, and your amazing support, housed five grateful families in time for Thanksgiving and we have made substantial progress on the redevelopment of the Ellsworth Inn. ARCH is also honored to have received an incredibly generous donation of a double parcel in downtown Ketchum.

Working in partnership with the City of Hailey, the first two ADU conversions to full-time workforce housing were completed and we are working through our waitlist to identify the third Hailey Locals Only homeownership household.

Organizationally, ARCH has made improvements that will streamline our operations including a new property management software platform and improved processes for repairs and maintenance. We are also putting plans in place to celebrate the 20th anniversary of ARCH! Join us in our year-long celebration during 2025 as we mark the achievements you have helped to deliver.

Your support has made these accomplishments possible. Providing local residents with affordable housing benefits us all and we could not do it without all of you.

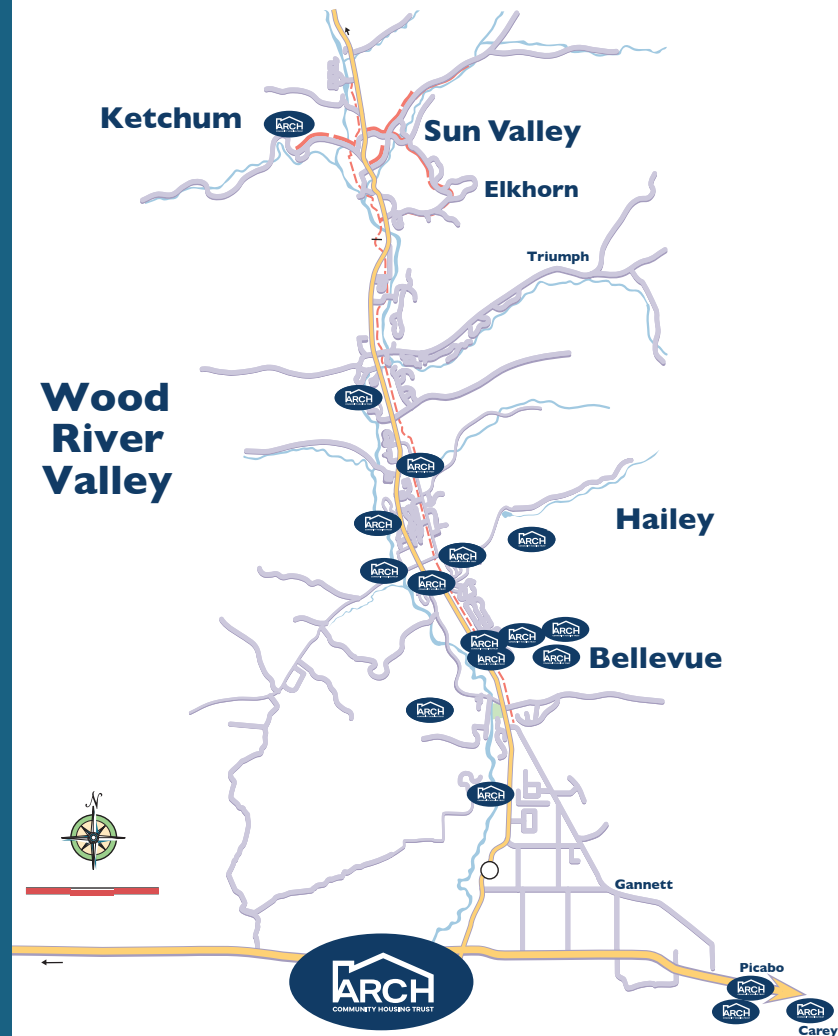
Thank you for being a part of this important mission.

Sincerely, *Michelle*

EMPOWERING
LOCALS.
**BUILDING
COMMUNITY.**

2020

ARCH is
completing and
has developed
over 200 homes
in Blaine County.





20 Years Delivering Affordable Housing Solutions

In the past 20 years, ARCH has delivered or is in the process of developing over 200 homes for our vital workforce.

2005

ARCH is established to solve the housing gap

2005 — 2009

4 homes delivered in Bellevue and Green Meadows

2010 — 2011

8 homes delivered in Hailey and Bellevue, including Buttercup, Alturas, Gem Street, Parkside and a Hailey 4-plex

2012 — 2015

29 homes delivered in Hailey, including the River Street Senior Community, River Street Apartments, and Woodside

2016 — 2017

18 homes delivered in Hailey, including four single homes on Glenbrook, the Glenbrook apartments, and Shenandoah Phase I townhomes

2018 — 2019

9 homes delivered in Bellevue, including Oak Street Townhomes, a Glen Aspen home, and the 5th Street 4-plex

2020 — 2021

10 homes delivered in Bellevue and Hailey, including Quigley Farms, Downtown Bellevue, and Parcel 'O'

2024

20 homes delivered in Hailey and Bellevue, including Shenandoah Phase II, Bullion Street, McKercher and downtown Bellevue

2022 — 2023

65 homes delivered in Bellevue and Hailey representing our most successful year to date. The homes delivered include Blaine Manor Senior Living, Blaine Manor Family Living, and Melrose

2025 & Beyond

37+ homes are currently **in process**, including Sunbeam, the Ellsworth Inn, Shenandoah Phase III, Leadville and several others throughout the county.

ARCH is constantly working towards bridging the housing affordability gap. At any given time, ARCH has developments in every stage of the pipeline. **The entire process takes at least two years, but often up to five years.**

WHAT WE'VE BEEN UP TO **THIS YEAR**

2024

In the past year, ARCH Community Housing Trust has made significant strides in addressing the affordable housing crisis in Blaine County.

- We completed multiple homes for BCSD, St. Luke's and the general workforce.
- We began the redevelopment of the historic Ellsworth Inn
- A successful fundraiser helped complete our third **Million-Dollar Match** and unlock our fourth.
- We've expanded our team with the addition of an Operations Manager allowing us to serve a broader range of income levels.

ELLSWORTH
INN



SUNBEAM
HOMES



Sunbeam Homes

The first five families will be celebrating the holidays in their new homes in beautiful Sunbeam in Hailey. The ARCH development is adjacent to a fabulous community park and within walking distance to schools and outdoor recreation.

Ellsworth Inn

Together with the cities of Sun Valley and Hailey, ARCH celebrated a major milestone at the Ellsworth Inn. The first redeveloped home is already occupied, and the next six one-bedroom units will be coming online in April. Ultimately, the property will include 19 homes for critical workers. These units are available to ALL workers earning between 80% and 140% of area median income provided that they are employed by a Blaine County based employer.

Homeownership is BACK!

Next spring, three area families will own their first home. By utilizing two new down-payment assistance programs, ARCH will help families to have a permanent stake in our community. The homes will also be located in three new communities to ARCH: Carey, Gannett and Picabo.

Leadville Double Parcel

An incredibly generous anonymous donation paved the way for the largest privately funded workforce housing development in Ketchum. The property includes two adjacent parcels and an existing structure which will be renovated to serve as workforce rental home. Preliminary drawings from our architect indicate that we can develop an additional 9 or 10 apartment-style homes, each with parking on the property. We will be working through the entitlement process this fall and winter with the hopes of bringing the project to the groundbreaking stage soon.



Partnership Spotlight: BLAINE COUNTY SCHOOL DISTRICT

Blaine County School District Partners with ARCH to Provide Affordable Housing for Teachers and Staff

Blaine County School District (BCSD) has partnered with ARCH to address the critical housing shortage affecting its employees. This collaboration aims to provide affordable housing options for teachers and staff in our community.

The Housing Challenge

Blaine County faces a severe housing affordability crisis:

- Skyrocketing home prices: From 2017 to 2023, the median price of a home rose 116% to \$755,000, while wages have only risen 33%.
- Average wages only grew by 33% during the same period, creating a significant disparity.
- Soaring rents: Rent for a three-bedroom townhouse averages over \$3,750 per month. It takes nearly three times the starting salary for a teacher to afford this rent and five times the salaries of support staff.

The district faces significant challenges in attracting and retaining staff. With a starting salary of \$58,013, our salaries are among the highest in the state and still educators cannot afford market-rate homes.



The BCSD-ARCH Solution

To address this issue, BCSD and ARCH have implemented a creative solution:

- Construction of Affordable Units: The partnership has resulted in the construction of five rent-controlled homes, with three more under development.
- Exclusive Availability: These units are exclusively available to district employees.
- Targeted Assistance: The housing helps employees who earn too much to qualify for traditional housing assistance but not enough to afford market-rate housing in the area.

Impact and Progress

The initiative has already shown positive results:

- Five units have been completed and are currently occupied.
- Three additional units are expected to be available by April.
- The project has attracted national interest due to its innovative approach.

One beneficiary, Rachel Driscoll, an administrative assistant, stated that this housing opportunity “made the difference between my ability to be in the valley and come back to what I consider home”.

Community Support

The project has garnered significant community support:

- A recent ARCH fundraiser raised nearly \$900,000 in a single evening to support the initiative.
- Local community members have been proactively offering rental opportunities to the district for new staff.

By addressing the housing challenge, BCSD aims to ensure that it can continue to attract and retain quality educators, while maintaining the high standards of education in Blaine County despite the challenging housing market.



A “force multiplier” enhances the probability of successful mission accomplishment. ARCH is truly a “force multiplier” for the Blaine County School District.

They are incredibly efficient at building homes, but when you also consider the services they provide beyond construction, they have become an essential partner.

Now with a growing number of units in our workforce housing program, ARCH has stepped into managing the units, alleviating the school district of a responsibility outside of our core mission.

With internal BCSD resources free to focus on educating our communities’ students, ARCH’s impact on the success of our workforce housing program is hard to adequately quantify.

Dan Turner, Vice Chair, Blaine County School District Board of Trustees

Q&A with **JIM FOUUDY,** Superintendent, Blaine County School District

How has the partnership with ARCH worked for the district?

This is truly a unique partnership in the state of Idaho! The synergy between ARCH and the school district has benefitted both organizations. We’ve taken an asset that required annual maintenance but was serving no purpose and turned it into five housing units. 100% of the units are occupied today. ARCH will receive 75% of the rent and the district 25%. Previously, the district received no revenue from the land and actually had a small annual expenditure to keep the weeds down.

What has housing meant to district employees and the ability to hire and retain staff?

The housing options have provided stability for some of our existing staff, and a landing point for new-to-the-area staff. It has allowed us to recruit high-quality individuals and retain the same.

What is next in terms of district employee housing?

With the number of staff eligible for retirement increasing in the next five years, we need to develop more options. We also hope to find creative solutions to allow staff the opportunity to build equity in the community, which supports our efforts to retain staff.



MAKE AN IMPACT

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.

Direct Donations

The most immediate way to make an impact is a direct donation online at archbc.org or by mail to PO Box 3569 Hailey, Idaho 83333.

Donor Advised Fund

You can make a donation to ARCH through your Donor Advised Fund (DAF), a charitable giving program that allows you to combine the most favorable tax benefits with the flexibility to support your favorite causes. Contact your financial advisor for specific advice.

Land Donation

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

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.

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.





WORKFORCE HOUSING: BUILDING STRONGER COMMUNITY.

Workforce housing plays a crucial role in maintaining a vibrant, diverse, and thriving community. A strong community benefits all:

01

Boosts local businesses and economy

ARCH hires local contractors and tradesmen. This supports our local GDP, reduces commuting costs, and ensures that our community is more self sufficient.

02

Reduces strain on public services

Affordable, stable housing leads to lower healthcare costs, improved educational outcomes and more stable communities.

03

Promotes engagement and investment

The homeownership opportunities ARCH provides foster a greater sense of whole community ownership, which improves the quality of life for everyone.

04

Provides amenities that improve living for all

Makes big life in our small town possible by housing the workforce we all depend upon.

SERVING BLAINE COUNTY

We partner with organizations like Blaine County School District, St. Luke's Wood River, and the cities of Hailey, Sun Valley, Bellevue, Ketchum and the county to support families, seniors and workers in our community. Together, we can create tailored housing solutions to meet their diverse needs.

Who We Serve

Healthcare	18%	Retail	6%
Construction and Trades	17%	Sanitation	5%
Education	13%	Nonprofit	4%
Professional	13%	Manufacturing	4%
Service Industry	10%	Lodging and Restaurants	4%
Public Sector	6%		

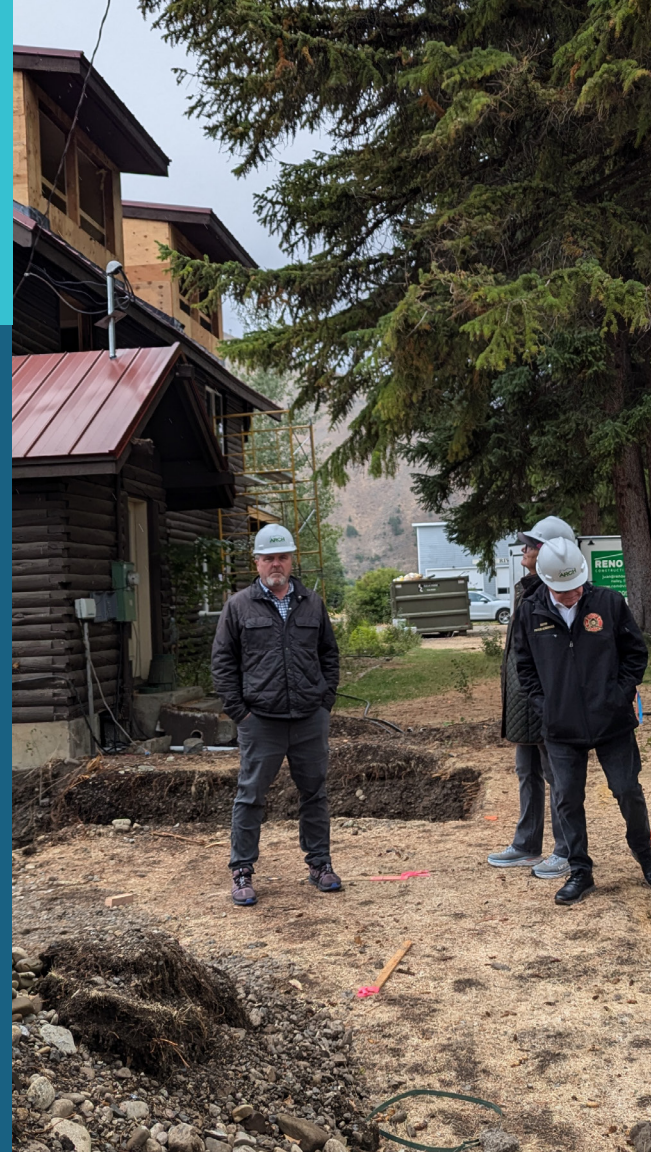
FUNDING

This year's financial report is marked by the tremendous increase in support from all of you in the form of donations, a remarkable "in-kind donation" of a double lot and home in Ketchum, and increased program revenue from our rental activities. **Thank you all for your continued support and for helping us to continually move the needle for housing.**

FOR YEAR END
SEPTEMBER 30, 2024

REVENUES

Program Revenue	\$1,275,340
Monetary Donations	\$2,602,871
In-Kind Donations	\$4,168,000
Grants	\$818,000
Other	\$214,434
GROSS REVENUES	\$9,078,645
OPERATING EXPENSES	\$1,230,887
Change in Net Assets	\$7,847,758
Beginning Net Assets	\$8,977,648
ENDING NET ASSETS	\$16,825,406



THANK YOU to all of our supporters

INDIVIDUALS

Anonymous (multiple)
Lisa Rose and
Martin Albertson
Diane Anderson
Gwynn and Mitch August
Mary Bachman
Grace Harvey and
John Bailey
Beauchamp Charities
BECU in honor of
Tom Berquist
Carolyn and
Don Benson
Pat Berg
Nancy and Benjamin Blair
Gail Boettger
Shelly and Scott Boettger
Debbe and Spike Booth
Anne and Gary Borman
Boswell Family Foundation
Lisa and Perry Boyle
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Dave Olsen
Penny and Bob Brennan
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Candida Burnap
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Barbara and Nat Campbell
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Maryanne and
Richard Davis
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Ranney Draper
Wendy and Jim Drasdo

Jeri Howland and
Jerry Edelbrock
Stephanie Eisenbarth
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Sue and Earl Engelmann
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- In Memory
of Norman Friedman
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Paul Gregersen
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Judith Kindler and
Kyle Johnson

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Landreth
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Jody Moss
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Kingsley Murphy
Sherri Newland and
Stuart Hoag
Sally and Marc Onetto
Kit Wright and Robert Ordal
Susan Passovoy
and Bob Caplan
David Patrie and
Amanda Breen
Megan and Curtis Pepin
Pesky Family Foundation
Alan Pesky
Brynda and Craig Petrie

Jan Philipsborn and
Mitchell Hollins
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and Rick Koffey
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Mark Ullman
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Roland Wolfram
Kristine Wood
Kim Young and
John Moragne
Lark and Gary Young
Susie and Brian Zachman

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Helios Foundation
Idaho First Bank
J. McLaughlin
Mountain West Bank
Peak Venture Group, LLC
Silver Creek Outfitters, Inc.
Spur Community
Foundation
St. Luke's Wood River
Medical Center
St. Thomas Episcopal
Church
Sun Valley Realtors Give
The Hunger Coalition
Partner Collaboration
Fund at Spur
Community Foundation
US Bank Foundation
Washington Federal
Foundation
Wood River Women's
Foundation

Together, We Can Overcome Blaine County's Housing Crisis.



ADVOCATES FOR REAL
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