

# 2023 SUMMER

DEVELOPING PERMANENTLY  
AFFORDABLE HOUSING  
SOLUTIONS





## WHAT ARCH HAS BEEN UP TO THIS YEAR

### Blaine County School District Units

In 2022 we received our second generous million-dollar match from Jeanne Herberger. Jeanne matched 50 cents for every \$1 donated, and with your help, this summer we were able to close out the match by reaching our \$3 million goal. The money raised has already been put to work. In June we broke ground on the first five of eight total units for Blaine County School District employees. The two-story townhome building with four three-bedroom units and a one-story detached studio will be located at 128 West Bullion Street and should be move-in ready by the start of the 2024-2025 school year. The next phase of School District housing doesn't yet have a build date; however, the next three units will be on Croy Street near Atkinsons' Market and on Roberta McKercher Boulevard near Wood River Middle School. Thank you to Jeanne Herberger and our community for your generous support and for helping us to provide affordable housing to school district employees.

# WHAT ARCH HAS BEEN UP TO THIS YEAR

## 31st Annual Paint-a-Thon

Zions Bank's 31st Annual Paint-a-Thon came to Hailey in June. As part of their annual program, an ARCH unit was nominated and chosen as one of the lucky houses to receive a facelift this year. Throughout the week nearly 20 volunteers, including Zions Bank employees and their families, helped revitalize the unit's fence and freshen up its landscaping. The workforce housing unit, which was donated to ARCH in 2015, has enabled multiple community families to get their feet on the ground and plant roots in the Wood River Valley. It was an honor to be chosen by Zions Bank and see so many members of the community come out and help.

## St. Luke's Wood River Partnership

This first-of-its-kind partnership between ARCH, St. Luke's Health System, and St. Luke's Wood River Foundation has been a big success. The 4-plex in Bellevue is nearing completion and the construction of the 4-plex in Hailey is moving along quickly. We are excited to be able to support St. Luke's hospital employees by making this partnership come to life and providing desperately needed affordable housing to our amazing hospital staff.

We hope that this project will serve as a nationwide blueprint for creating affordable housing for hospital employees.

## New Grant From D.L. Evans

In early June ARCH was fortunate to have been awarded an operations grant of \$45,000 from D.L. Evans and the Federal Home Loan Bank of Des Moines. This grant will provide valuable support to our organization and allow us to continue making an impact in our community.

# A NEW MILLION DOLLAR MATCH

Our second annual Raise the Roof event on July 6th was a huge success. We received another generous million-dollar match from Jeanne Herberger—her third such match in as many years. The funds raised will help us provide housing units to City of Bellevue employees and other critical workers.

When completed, The City of Bellevue employee housing development will consist of three total units; a duplex, as well as a log cabin, which has already been moved onto the property. Because of the lack of affordable housing in Bellevue, it has been difficult for the city to fill vacant positions. We hope with the completion of this development the City of Bellevue will be able to fill these much-needed roles.



# THE DEVELOPMENT TIMELINE



ARCH remains committed to bridging the housing affordability gap by continually working on various developments at every stage of the process. The entire process takes at least **two years** but often up to **five or more**.

## 1 IDENTIFYING AND ACQUIRING LAND

**Step One: 1 month to several years**

The development process begins with identifying and purchasing or receiving donated land.



## 2 LAND IS ENTITLED

**Step Two: 3-12 months**

The land is entitled, which means it goes through the City approval process.



## 3 HOUSING DESIGN PROCESS

**Step Three: 3-9 months**

Once entitled, ARCH designs the homes. This includes architecture and engineering.



## 4 BUILDING PERMIT SUBMITTED

**Step Four: 4-10 weeks**

ARCH submits for a building permit.



## 5 CONSTRUCTION

**Step Five: About 12 months**

Construction follows once a permit is acquired.



## 6 TENANTS / OWNERS MOVE IN

**Step Six: Immediately (families move in as contractors exit)**

Anywhere from two to five years after initial acquisition of land, the entire process will be finished.





# ARCH

ADVOCATES FOR REAL  
COMMUNITY HOUSING

## 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 160 workforce housing units in Blaine County. **Our developments 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 if we can fund our development program without debt service. Your financial support allows us to do this.**

# WAYS TO GIVE



## **LEADERSHIP GIFT**

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

## **INDIVIDUAL OR CORPORATE GIVING**

Checks or credit cards are accepted by mail, or you can donate on our website.

## **SPONSOR A PROJECT**

You or your organization can sponsor part or all of a project.

## **SECURITIES**

Donate your stock and mutual fund shares.

## **PLANNED GIVING**

Whether you would like to put your donation to work today or benefit ARCH after your lifetime, ARCH can help find a plan that works for you.

## **MATCHING**

Increase your giving power by combining with your company's matching program.

## **TRIBUTE**

An honor gift can be a meaningful way to celebrate a birthday, anniversary or the memory of a loved one.

## **IN-KIND GIFTS**

ARCH welcomes the donation of construction materials and volunteers to help us keep the costs lower.

## **LAND DONATION**

Land is a major component of ARCH's ability to provide solutions to housing affordability in Blaine County. Contact ARCH to learn about the many benefits.

## **DONOR ADVISED FUND (DAF)**

You can make a gift to ARCH through your 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.



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WOULD YOU LIKE TO  
**STAND UP**  
FOR COMMUNITY HOUSING?

Contact us at [homeownership@archbc.org](mailto:homeownership@archbc.org)  
[www.archbc.org](http://www.archbc.org)

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