



Community Housing / *Reimagined*
Annual Report 2016

WAGES COMPARED TO HOME PRICES

\$425,000

Median
Home Price

10x

3x

\$78,000

Median
Household
Income

\$40,000

Average
Wage

In 2015, average wages were just under \$40,000, with the median home price at over 10 times annual wages.

Lenders typically do not lend beyond three times annual income.

Income includes all passive income such as investment income. Most Blaine County workers do not have additional sources of income and rely on wages alone to afford a home.

*How can we narrow
the gap for those who
provide vital services
within our community
and their ability to
live here?*

Since 2005, ARCH has transformed the way our community looks at affordable housing. By purchasing, restoring and building properties in Blaine County, we are able to welcome into the neighborhood our teachers, police officers, hospital technicians, firefighters, nurses and others who serve the community.

By remaining committed to our mission of developing permanently affordable housing solutions, ARCH improves the quality of life for hardworking families who, in a more typical community, would not need housing assistance. We ensure that the people who serve this community can afford to live in it.

This commitment to empowering our community is carried out through programs that strengthen foundations, provide opportunities, advance economic vitality and promote cooperation within our community.



Community Housing

Reimagined

Our Mission

Our Mission is to develop safe, permanently affordable housing for persons of low to moderate income and to work with all interested public and private parties towards this objective.

Our Vision

ARCH's vision is to create a thriving, sustainable, year-round community in Blaine County.

Our Principles

To deliver high-quality affordable housing.

To balance effective use of resources with the delivery of attractive, long-lasting housing.

To integrate workforce housing compatible with surrounding neighborhoods.

Learn more at www.archbc.org

Our Board

John Flattery

President

Deb Ferguson

Vice President

Theresa Pemberton

Secretary

Susan Morgan Share

Treasurer

Sandy Christiansen

Tom Harvey

Prue Hemmings

Jim Moore

Lisa Rose

Dave Theobald

A Letter from Our Executive Director



This has been an incredibly exciting and successful year for ARCH, both in terms of delivering affordable housing, and gaining support for our organization and mission. On the development side, we built **three** new ownership homes and **two** rental properties; redeveloped **four-plex** to be used as transitional housing for clients of The Advocates; relocated **one** home which was then sold to a young local family; and began construction on four additional rental units in Bellevue. We have also laid the groundwork for additional development in 2017.

Over the past year, our strong partnerships with local banks resulted in more than \$20,000 in grant funding. Also, for the first time, ARCH received a grant and a day of work from Ketchum/Sun Valley Rotary. As you will see in our financial highlights, ARCH's balance sheet has strengthened since 2015. We have increased income by over \$98,000.

In 2016, ARCH's board of directors approved funding for our first-ever coordinated re-branding, advertising and social media campaign. Please take a moment to visit our redesigned website at **www.archbc.org**, like us on Facebook and follow us on Twitter. The implementation of this new media presence is well timed. As our local economy recovers, the focus is once again on the lack of affordable housing and how all segments of our economy rely on the availability of workforce housing. Community leaders from elected officials to Olympic athletes have joined forces to support ARCH in our "Stand Up" campaign, which features well-known locals explaining why they "Stand Up for Community Housing."

Our print advertisement on the opposite page illustrates the degree to which affordable housing remains out of reach for critical members of our community. The ad, which features a firefighter, was so well received that a local fire department captain called to thank ARCH for the ad and our work — which we could not accomplish without **YOU**. More than ever, the people we rely on are counting on us to help them live in the community they serve.

Thank you for your continued support.
Michelle Griffith, Executive Director



HE FIGHTS HIS OFF!
to protect our homes

BUT HE CAN'T AFFORD TO BUY A HOME IN BLAINE COUNTY.

\$43,115 Blaine County Fire Fighter
Average Starting Salary

\$425,000 Blaine County Median Single
Family Home Sales Price

Learn how you can help at archbc.org.

Funding

Private donations from community members like you help us to secure federal housing development funds. Every dollar given through membership is leveraged to provide substantial federal funding which totaled **over \$2 Million in 2015/16**. Rental streams from ARCH-owned properties increasingly fund operational expenses ensuring that your donations help to deliver more affordable housing.

Financials

Revenues

Program Income	\$133,533.00
Donations	\$40,028.00
Grants	\$58,203.00
Other	\$451.00

Gross Revenue \$232,215.00

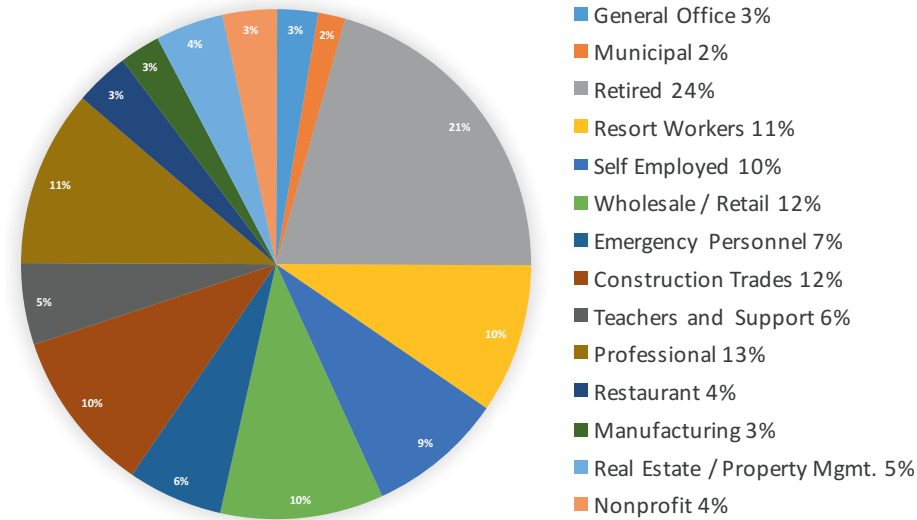
Operating Expenses	\$154,276.00
Gain on Sale of Asset	\$20,782.00
Net Income	\$98,721.00

Beginning Retained Earnings	\$1,458,728.00
Ending Retained Earnings	\$1,557,449.00

Our Method



Who We Serve by Profession





Meet an ARCH Recipient

After accepting a position as a tenth-grade history teacher at Community School, Drennan and his young family moved to Blaine County from Portland. They were unsure about their ability to afford to buy a home in Blaine County and were thrilled when their real estate agent showed them an ARCH home in Hailey where they are able to ride their bikes and build snowmen as a family.

Drennan Wesley
Teacher at Community School



THANK YOU TO OUR SUPPORTERS

INDIVIDUALS

Anonymous
David Anderson
Lynn and David Anderson
Lesly Andrus
Valerie Atikian
Nate Bachman
Deb Bohrer
Sallie Castle
Beverly Robertson
and Charles Conn
Thad Farnham
Karsten Fostvedt
and St. Francis Pet Clinic
John and Sandra Flattery
Edwin and Cynthia Fields
Barb and Bob Grabowski
Florence and Tom Harvey

The Helzel Family Foundation
Rebekah and Larry Helzel
Judy Jellinek
Clay Kirk
Marie and Jack Kueneman
Debra and Gary Leeds
Josephine and Bill Lowe
Linda Mantel
Anna and Eric Mathieu
Jane and Tom Oliver
David Patrie
and Amanda Breen
Susan Passovoy
Teresa Pemberton
Juli and Micheal Roos
Lisa Rose
Judy and Richard Smooke
John Speikhout

Diana and Steve Strandberg
Dave Theobald
Doris Tunney
Mary and Bobby VanFossen
Lynn Whittelsey
Sonia and Mats Wilander
Steve Wolper

ORGANIZATIONS

Amazon Smiles
Bank of the West
DL Evans Bank
Ketchum / Sun Valley Rotary
Mountain West Bank
Rocky Mountain Hardware
Washington Federal Bank
Zions Bank

I STAND UP FOR COMMUNITY HOUSING



“Affordable housing is an increasingly important subject up and down the valley. The backbone of this community is our working class, and for a nonprofit like SVSEF, we depend upon coaches and staff members who work for modest wages because they are passionate about the lifestyle here. Affordable housing isn’t just a workforce issue, it’s also about

preserving our mountain culture. Hopefully this collective understanding will ease the NIMBY mentality.”

Zach Crist — Sun Valley Ski Education Foundation
U.S. Ski Team, 1991-1998
Gold, Silver and Bronze X Games Medalist





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(208) 726-4411
www.archbc.org

*Developing permanently
affordable housing solutions.*



P.O. Box 1292
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