

**Building workforce  
housing that keeps  
our community  
viable for all of us.**

2022



ANNUAL REPORT



# Dear Friends,

Your generosity continues to allow ARCH to serve our community by housing the workforce and we cannot thank you enough. In addition to providing homes for families and individuals, you have helped to ensure that all of us have top-level first responders, health care professionals, teachers and countless other workers upon whom we all depend. When you make it feasible for ARCH to build a home for a teacher, you have ensured that each child that teacher works with, year after year, has the best possible education.

This year we completed the substantial Sunbeam community in Hailey, began work on our Leadville property in Ketchum and evaluated the effectiveness of our first modular home. We were thrilled to receive the gift of a beautiful home and ADU currently located mid-valley which we will relocate this spring.

The dedication of the newly re-named Herberger Hideaway in Hailey took place in July. This notable property included the former Ellsworth Inn and a detached caretaker unit set in two acres of undeveloped land. In less than one year, ARCH renovated the caretaker unit, redeveloped an 11-room bed and breakfast into six one-bedroom apartments, completed significant infrastructure improvements, added new landscaping and broke ground on five new construction homes.

The school district, city and other employees who call the Hideaway home are grateful to all of you. Thank you for being a part of this important mission.

Sincerely,

*Michelle*

## Our Board

Pete Lemman – Board President  
Lisa Rose – Vice President  
Sherri Newland – Secretary  
Michael Roos – Treasurer  
Bob Brennan  
John Flattery  
Ernie Getto  
Cynthia Hull  
Fred Pillon  
Kirsten Phillips  
Gretchen Stinnett  
Drennan Wesley

## Our Staff

Michelle Griffith – Executive Director  
Courtney Jelaco – Manager of Donor Relations & Outreach  
Adriana Lopez – Office Manager  
Ben Varner – Operations Manager

**20 Years.**

**200+ Homes.**

**575+ Essential  
workers housed.**

# What we've been up to in 2025

**Expanding the availability of housing  
across Blaine County.**

2025 was a busy year for ARCH. We completed long-term projects, moved families into new homes and tested new construction techniques. Each development is different, and together they share the same goal—creating stable homes for the people we count on.

**“Every  
new home  
means another  
family can put  
down roots in  
Blaine County.”**



**Sunbeam Subdivision (Hailey):** This first-ever larger-scale workforce housing initiative is now complete and eight homes are fully occupied by local workforce families. It was made possible through a partnership with Blaine County, a \$1M matching challenge by Jeanne Herberger, and all of the people who helped us to meet the challenge.

**Herberger Hideaway (Hailey):** Through partnerships with the cities of Sun Valley and Hailey, ARCH began the extensive work to convert a former bed and breakfast into critical workforce housing. Dedicated as “Herberger Hideaway” in July, this redevelopment now houses seven workers in the converted Inn and a standalone cottage. Infrastructure is complete, and construction has begun on five of the 12 additional homes. As Michelle Griffith shared, “With Herberger Hideaway, we saved a building that many residents feel such a connection to and solved a current problem that helps our community.”

**Leadville (Ketchum):** The renovation of the historic single-family home is complete and a local family

moved in this October. Our permit application for an additional 11 new homes, each with a carport, has been submitted to the City of Ketchum, and we hope to issue an RFP for builders this winter.

**Modular Home (Gannett):** ARCH introduced its first modular construction home in Gannett. This collaboration with Blaine County, who donated the land, and our state housing agency (Idaho Housing and Finance Agency) provides an ownership opportunity for a household earning up to 80% of area median income by offering assistance of up to 40% of the home price. The home offers 3-bedrooms, 2-bathrooms and an on-site garage.

**Donated Home from Greenhorn:** ARCH was thrilled to receive a beautiful, substantial house, which will be relocated this spring. The donation also included a separate detached garage with a living unit above, which will be moved to a different location. Look for more details this spring.



# Why Housing Affordability Matters

**The housing crisis is more than numbers, it is about the people who make our community thrive.**

Blaine County is one of the most beautiful places in the nation to live, but behind the scenery lies a difficult reality. The cost of housing has increased far beyond what local wages can support, forcing essential workers, families, and seniors into impossible choices.

**Here is a closer look at the affordability gap:**

**Rents are rising faster than wages.**

Two-bedroom rentals average around \$2,800, about twice the national median, leaving many households paying over 30% of their income for housing.

**Home prices are out of reach for most.**

Nationally, homes cost about 3× annual income. In Blaine County, the ratio is nearly 8×.

**Essential workers,** teachers, healthcare staff, first responders, and service employees are increasingly unable to live near the community they serve.



**“Teachers,  
nurses,  
firefighters,  
restaurant  
workers  
keep our  
community  
running,  
yet they’re  
being priced  
out of it.”**



Workforce Housing:  
**Building stronger  
community.**

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.

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.

Workforce housing plays a  
pivotal role in maintaining  
the thriving community  
that benefits all of us.

02

**Reduces strain on  
public services**

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

04

**Provides amenities that  
improve living for all**

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

# ARCH: Serving Blaine County's Workforce

Who We Serve —

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.

Healthcare	23%
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Public Sector	6%
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Education	17%
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Retail	5%
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Construction and Trades	16%
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Sanitation	5%
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Professional	13%
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Nonprofit	4%
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Service Industry	10%
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Airport	1%
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# Lighting The Way For housing

with Jeanne Herberger

When Jeanne Herberger first considered how to make a lasting impact in Blaine County, she turned her attention to one of the valley's most pressing challenges: workforce housing. After careful research, she found that ARCH Community Housing Trust "fulfilled all the boxes for efficiency, effectiveness, and quality with a staff of only four." For Jeanne, the decision was clear: her philanthropy would help put families into homes, not into overhead.

**"I knew my funds would not be going into overhead but instead into the foundations of new homes."**

Over the past three years, Jeanne's support has helped ARCH build 60 homes. She calls the progress "tremendous," yet she is quick to note the urgency: more than 250 families remain on ARCH's waiting list. "Sixty doesn't seem

like much when you think of all the families still waiting," she says. "We just have to do more."

Her commitment is visible at projects like the Herberger Hideaway at the Ellsworth Inn. With 110 years of history behind it, the property was transformed through a partnership between ARCH, the City of Sun Valley, and the City of Hailey. Today, it provides a haven for teachers, nurses, and service workers who are vital to the community.

**"Our teachers, our nurses, our service workers—this project is a haven for those most in need."**

One of Jeanne's most powerful moments with ARCH came at a fundraising event, when two workforce housing residents—one a teacher, the other works



Pictured: Scott Gavin, Michelle Griffith, Michael Dempsey, Jeanne Herberger, Teresa Dempsey



for the county—each donated toward the evening’s goal. “To have our workforce giving back to help others find homes was the most joyous moment for me,” she recalls.

Jeanne is candid about why housing matters for everyone in Blaine County: “Without a strong middle class, our entire community is in jeopardy. How long would it take you to get a problem fixed if workers can’t afford to live here? What happens if first responders or teachers have to live 50 miles away?”

**“This is our most pressing problem in Blaine County. Without a strong middle class, our entire community is in jeopardy.”**

Looking ahead, Jeanne hopes counties will work together to reduce the waiting list and that more members of the community, especially those with more than one home, will step forward. “There is joy in making it possible for a family to have a roof over their heads,” she says.

For Jeanne, her philanthropy has been about more than funding projects. It is about helping ARCH shine a light. “The community is aware now. If I died tomorrow, I would feel fulfilled knowing what has been accomplished.”

**“You have to shine  
a light before the  
community steps up.”**



# Who Qualifies for ARCH Homes?

**ARCH enables the people we count on to better serve our community by providing stable housing.**

ARCH is designed to meet the needs of the people who make Blaine County thrive. From families and seniors to teachers, nurses, and other essential workers, ARCH creates stable, affordable homes that match the realities of local incomes and employment. By tailoring qualifications to different groups, we ensure that housing is available for those who need it most.

**“ARCH gives people the chance to live in and contribute to our community.”**

# Who Qualifies:

## **Workforce Housing**

For households earning 80–140% of the Area Median Income (AMI) with at least one household member working 30+ hours per week for a Blaine County-based employer.

## **Senior Housing**

For individuals aged 50+ who meet specific income and asset guidelines.

## **Local Ownership Housing**

All current and future buyers must work 30+ hours per week for a Blaine County-based employer.

## **Federally Funded Rentals**

For individuals and families earning 30–60% of the AMI.

## **Federally Funded Ownership**

For households earning up to 80% of the AMI.





# Make an Impact

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.

## 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](http://archbc.org) or by mail to PO Box 3569 Hailey, Idaho 83333.

## Legacy Gifts

This year we were thrilled to learn that two members of our community have made provisions for deeding their property to ARCH in their will. These legacy gifts will provide support for affordable housing in Blaine County. You can create a lasting impact by including a legacy gift in your will or trust, or by designating ARCH as a beneficiary of your insurance policy or IRA.

## 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 of ARCH's ability to provide solutions to housing affordability in Blaine County.

## 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.

### Recurring Gift

Show your sustaining support by scheduling a monthly donation.

A photograph of three people, two women and one man, standing on a construction site. They are all wearing white hard hats with the word 'ARCH' on them. The woman on the left is wearing a black puffer jacket and purple pants. The man in the middle is wearing a blue puffer jacket and blue pants. The woman on the right is wearing a pink puffer jacket and blue pants. They are all smiling and looking at a large white blueprint that they are holding together. The background shows the wooden framing of a building under construction.

**“Your gift houses the people we count on. It builds stability, dignity, and hope for the people who keep Blaine County thriving.”**



# **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 — 2009**

**4** homes delivered in Bellevue and Green Meadows

## **2005**

ARCH is established to solve the housing gap

## **2012 — 2015**

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

## **2010 — 2011**

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

## **2016 — 2017**

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



# Building homes. Strengthening community.

## 2020 — 2021

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

## 2018 — 2019

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

## 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

## 2024 — 2025

**32** homes delivered in Ketchum, Hailey and Bellevue, including Shenandoah, Bullion Street, Croy, Sunbeam, the restored Inn at Herberger Hideaway, and the Leadville historic property.

## 2026 & Beyond

**41+** homes are **currently in ARCH's pipeline** including, Herberger Hideaway housing in Hailey, Bellevue, Gannett house, Leadville in Ketchum 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 project pipeline.

**The entire process takes at least two years, but often up to five years.**

For Year End  
September 30, 2025

# Funding

Thanks to all of you, we have again surpassed our previous year’s fundraising efforts. We can’t thank you enough. Our balance sheet continues to grow demonstrating that we are increasing the number of rental homes available for our workforce. Our gains from property sales means that we are also adding a small number of home ownership opportunities for our community. The homes sold included a deed restriction ensuring that they will be affordable for the workforce in perpetuity. **Thank you for your continued support!**

## Revenues

Program Revenue	\$1,008,146
Monetary Donations	\$2,800,661
Property Sales	\$566,412
Grants	\$42,500
Other	\$73,024
<b>GROSS REVENUES</b>	<b>\$4,490,743</b>
Operating Expenses	\$1,557,854
Change in Net Assets	\$2,932,889
Beginning Net Assets	\$16,714,186
<b>ENDING NET ASSETS</b>	<b>\$19,647,075</b>





**THANK YOU**

**to all of our  
supporters**

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

Thank you for your commitment to support  
ARCH. You are creating housing opportunities  
that keep our community vibrant and connected.



ADVOCATES FOR REAL  
COMMUNITY HOUSING

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[www.archbc.org](http://www.archbc.org)