



**WOOD RIVER WOMEN'S FOUNDATION
2022 GRANT REVIEW COMMITTEE MID-YEAR STATUS REPORT**

Date: 5/15/2023

Name of Organization: ARCH Community Housing Trust

Name of Grant Project: Housing Essential Workers

Grant Amount: \$20,000

1. Grant Program in Review (max. 150 words) -

ARCH historically has built housing using Federal Funds. In the Fall of 2021, the ARCH Board of Directors made a commitment to begin a second housing initiative to build workforce housing for those that earn too much to qualify for Federally funded housing yet not enough to afford market-rate housing in Blaine County. This grant helped to secure a 1M matching fund that was completed in July of 2022. This project has been fully funded and will allow ARCH to build 8 homes in the Sunbeam subdivision. These homes will be affordable in perpetuity for the workforce in Blaine County.

2. Objectives & Outcomes (max. 200 words) -

The objective of this program is to serve our essential workers – the people who educate our children, care for us in the hospital and keep our homes safe from fire. The people we count on every day and in that sense, the entire community of 23,000 people will benefit from this program. With this program, we will evaluate the adjusted gross income of a prospective resident using tax returns and pay stubs and ***set rents at no more than 30% of adjusted gross income*** with an allowance for utilities. The rental stream will help to cover repairs and maintenance of the home and provides a small revenue stream that ARCH will roll into a future housing development. Using philanthropy rather than debt also prioritizes affordability over debt service – it ensures that we can adjust rents to the household rather than being forced to set rents high enough to cover the debt. ARCH is currently working with community partners such as St. Luke's, Blaine County School District, and the City of Bellevue to bring more housing to Blaine County.

3. Photos – attached photo



TND ARCHITECTS PLLC

THOMAS N. DABNEY
ARCHITECT

208.725.2255
TOM@TNDARCH.COM

9 EAST ELM STREET
HAILEY, IDAHO 83422

ARCH - SUNNY TOWNHOMES

HAILEY, IDAHO

LOT 64 SUNBEAM SUBDIVISION

EXTERIOR PERSPECTIVES

REVISIONS

05/05/2023 DESIGN REVIEW

PRINT DATE

5/5/23

DRAWING SCALE

NO SCALE

A900



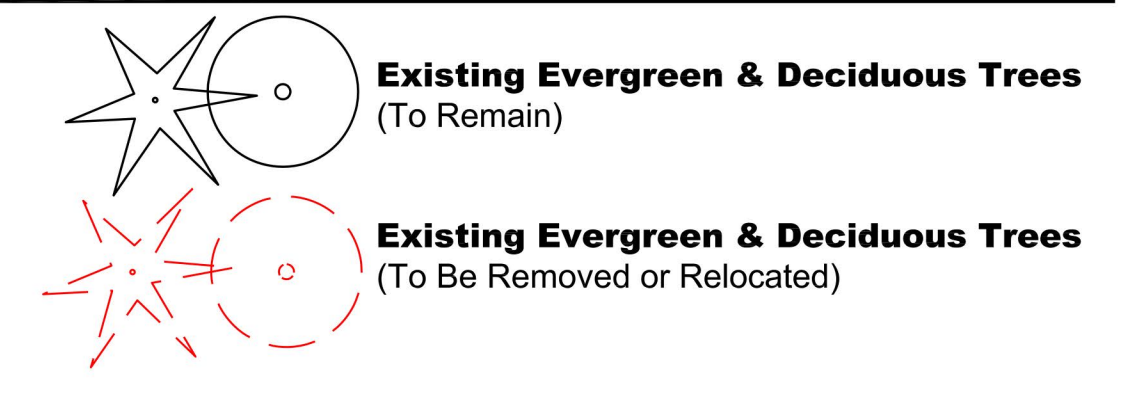
PLANT LEGEND

symbol	quan	description	planted size
	6	Street Tree - Class II (Per Halley Street Tree List) Autumn Blaze Maple - <i>Acer x freemannii</i> Thornless Honeylocust - <i>Gleditsia triacanthos</i>	3" Cal.
	8	Medium Sized Deciduous Trees Washington Hawthorn - <i>Crataegus phaenopyrum</i> Crabapple - <i>Malus spp.</i>	2-1/2" Cal.
	10	Evergreen Trees Douglas Fir - <i>Pseudotsuga menziesii var. glauca</i> Colorado Spruce (green) - <i>Picea pungens</i>	10'-12' Height or 2-1/2" Cal.
	37	Small Evergreen Trees Rocky Mountain Juniper - <i>Juniperus scopulorum</i> White Weeping Spruce - <i>Picea glauca 'Pendula'</i> Bristlecone Pine - <i>Pinus contorta</i>	8' Height or 1-1/2" Cal.
	96	Shrub Massing PekingCotoneaster - <i>Cotoneaster lucidus</i> Diablo Ninebark - <i>Physocarpus opulifolius 'Diablo'</i> Snowmound Spirea - <i>Spiraea x nipponica 'Snowmound'</i> Tor Birchleaf Spirea - <i>Spiraea betulifolia 'Tor'</i> Common Snowberry - <i>Symphoricarpos albus</i>	5 Gal.
	91	Ornamental Grasses & Perennials Reed Grass - <i>Calamagrostis x s. 'Karl Foerster'</i> Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i> Black Eye Susan - <i>Rudbeckia hirta</i> Lavender - <i>Lavandula</i> Salvia - <i>Salvia divinorum</i>	1 Gal.
	900 Sq.Ft.	Maintained Grass - 2% of Lot Area Fescue Blend - Low Water Use	Sod
	3,750 Sq.Ft.	Low Maintenance Grass - 9% of Lot Area Idaho Fescue Blend - Low Water Use	Hydroseed
		Decorative Rock	3" Thick

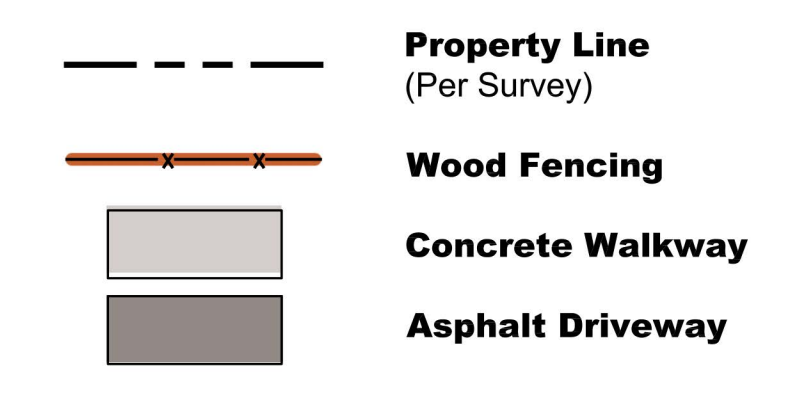
IRRIGATION NOTES

1. Irrigation system shall be an automatically controlled underground system with low water use heads, a smart controller, and rain/freeze sensor for a water wise system.
2. Drip irrigation shall be installed adjacent to buildings and in all planting beds.
3. Irrigation systems shall not be placed against pavement, or placed such that they spray water onto the pavement.
4. Irrigation supply connected to Sunny Townhomes water system. The point of connection will include an approved backflow prevention device and water meter.

EXISTING TREE LEGEND



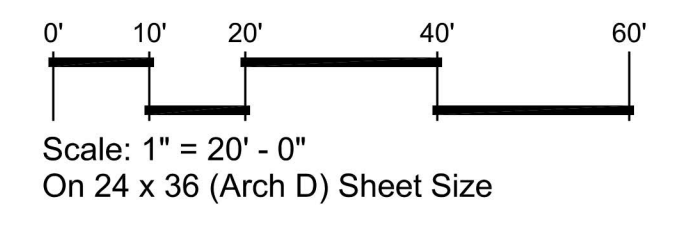
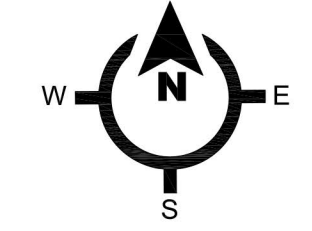
PLAN LEGEND



POLLINATOR PARK PHOTO EXAMPLES



WOOD FENCING PHOTO EXAMPLE



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PROJECT

DOCUMENT DATE
May 3, 2023

DRAWN BY
Nathan Schutte

REVISION
No. Date Remark

Sunbeam Budget update:	Forecasted	As of May 15th	Notes:
Land Cost	741,000	740,653.32	
Hard Costs			
Construction Costs	2,520,000		
Landscape	80,000	4,500.00	Landscape Design
Site Work	160,000		
	<u>2,760,000</u>	<u>4,500.00</u>	
Soft Costs			
Utilities	120,000		
Architecture	24,000	9,357.50	Archctecture
Engineering -civil	24,000	17,347.50	Survey and civil Design Review
City Fees	64,000	4,325.00	application fees
Taxes during Construction	1,333		
Structural Engineering	16,000		
	<u>249,333</u>	<u>31,030.00</u>	
Sub Total	3,009,333		
10% Contingency	300,933		
Total Costs	<u>3,310,266</u>		
Sources of Funds			
Blaine County	900,000		
Private Donors	1,949,289		
Foundation Grants	75,250		
Matching donor **	1,000,000		
	<u>3,924,539</u>		