



# TWIN PINES NEWS

SUMMER 2008

A PUBLICATION OF TWIN PINES HOUSING TRUST

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## Twin Pines Goes Solar

What do TPHT's Briars apartment complex in White River Junction and Boston's Fenway Stadium have in common? Both have solar systems installed by **groSolar** of White River Junction. While Fenway's system heats the Park's water, the Briars' installation makes the electric meter run backwards! The Briars project is the result of a substantial contribution by **groSolar** and a \$7,245 incentive grant. The incentive grant is from (take a deep breath) the Vermont Solar and Small Wind Incentive Program of the Renewable Energy Resource Center, a project of the Vermont Energy Investment Corporation sponsored by the Central Vermont Public Service Company and the Vermont Department of Public Service.

The system, installed on one of the Briars' buildings, will provide an estimated annual output of 2,206 kilowatt hours. Installation occurred in May and the unveiling was celebrated on June 19th at a gala event sponsored by **groSolar**.

A similar installation at Overlook Supportive Housing in White River Junction was completed in the summer of 2007 with the same combination of a generous **groSolar** contribution and an incentive grant.

Many thanks to **groSolar** and the Vermont Solar and Small Wind Incentive Program for their continued generosity!



Solar panels atop the roof of The Briars in White River Junction

## Gardens for Learning



Overlook Supportive Housing in White River Junction now boasts a thriving community garden, thanks to a grant from Food Works at Two Rivers Center in Montpelier, VT, and TPHT's AmeriCorps member, Jamie McClammer. The "Gardens for Learning" grant of \$600 is being used to institute a hands-on gardening, cooking, and nutrition class for the children of Overlook.

Class is held once a week by McClammer, who works hard to have fun with the kids while teaching them the importance of nutrition and cultivating their own food. New cucumbers, tomatoes, peppers, lettuce, squash and peas are popping up every day as the enthusiastic gardeners of Overlook happily keep up with the harvesting and eating!

Twin Pines Housing Trust

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## From the Executive Director

In our family, we used to joke that the summer solstice was the beginning of the end of summer: the longest day was passing, and it was all downhill to winter from there. This summer's heat, humidity, and torrential rains have argued strongly against that point of view!

The new season finds Twin Pines Housing Trust busier than ever. The first four Gile Hill buildings are nearing completion and occupancy – sales and rental interest have been high. The Grange Hill project in Woodstock (36 units) continues its inexorable movement through the permitting process. Rivermere in Lebanon (21 units) is approaching a crucial decision point. TPHT has been approached by one local for-profit developer and one local not-for-profit developer with separate offers to partner in two new projects totaling nearly 50 units.

Many significant projects to improve stewardship of TPHT's existing properties are under way. Ground was broken on replacement of the water system at Riverbend MHP in South Royalton. We're planning a massive day of painting in August with first-year Tuck School of Business students. We're taking proposals for replacement of dozens of windows at the Briars apartments. And there is much, much more.

Of most immediate effect on our little office has been the addition of two property management staff members, as TPHT has begun to manage in-house nearly 90 rental apartments formerly sub-contracted to a company which has gone out of business. Given what might have happened, we are very pleased to say that the transition, which added more bodies, more files, and four or five times as much phone and walk-in activity, has proceeded very smoothly.

Please do set aside the evening of Saturday, September 20, to join us at the lovely Dowds' Country Inn in Lyme, NH, to celebrate the real end of summer and the autumnal equinox (within 48 hours of our party!) at Twin Pines' "Third Annual Late Summer Soirée." As usual, there you will find sumptuous food, bounteous drink, surprising values in the evening's silent and live auctions, and the easy fun and fellowship that come while celebrating the community's generosity toward and recognition of TPHT's important work.

## NH Housing Costs are Out of Reach for Renters, New Report Says

It's getting even harder to get by in New Hampshire.

Renters in New Hampshire have to earn 16.3% more than they did in 2007—and 47% more than they did in 2000—just to pay the rent and utilities on a two-bedroom apartment, the highest increase for any non-metropolitan area in the country, according to "*Out of Reach 2007-2008*," an annual study released by the National Low Income Housing Coalition. Today, a renter household in New Hampshire needs to bring in \$19.45/hour in order to afford a two-bedroom apartment. Nationally, that number is \$17.32/hour for 2008. Unlike rents, wages have not risen at 16% over the past year, or at 47% over the past eight years.

Twin Pines' rental properties provide a range of affordable, safe and clean homes for households of low and moderate income in both New Hampshire and Vermont. To preserve diversity in our communities along with building the social capital which makes them work well, affordable housing is needed, especially in and near each state's most expensive places to live.

According to HUD, the average monthly cost for rent and utilities for a two-bedroom apartment in New Hampshire is \$1,012. New Hampshire is ninth on the list of the most expensive places to live in the U.S.

[See the entire report at <http://www.nlihc.org/oor/oor2008/> ]

## Willing Hands at Overlook House

Willing Hands is a wonderful Upper Valley not-for-profit company that picks up food that would otherwise go to waste from area grocers. These foods – mostly fresh fruits and vegetables – are distributed to local human service organizations free of charge. Overlook House has become the newest recipient of Willing Hands' service. Every Saturday morning, the van arrives and brings food to the community room. The residents come and take it away. This is the happiest system! We really thank Willing Hands for this wonderful service. THANK YOU!!!

## Vermont Statewide Housing Conference

Join TPHT staff and Board members for the 2008 Vermont Statewide Housing Conference on Tuesday, November 18, 2008, in South Burlington. The workshops cover subjects like green building, homelessness, planning/zoning, and Federal and state housing policy, among others. The cost is \$40 (if postmarked by October 17) for the day-long conference. Contact TPHT if you'd like to carpool! For more information, go to [www.vhfa.org/conference](http://www.vhfa.org/conference), or call the Vermont Housing Finance Agency at (802) 864-5743.



**TWIN PINES HOUSING TRUST PRESENTS...**

**“A LATE SUMMER SOIRÉE III”**

**SATURDAY, SEPTEMBER 20<sup>TH</sup>, 2008**

**5:30 – 8:30 P.M.**

**THE DOWDS' COUNTRY INN**

**ON THE COMMON**

**LYME, NEW HAMPSHIRE**

**FEATURING:**

- Guest auctioneer Willem Lange
- A catered buffet of hors d'oeuvres, desserts, wine and beverages
  - Live music
- A silent auction, a live auction, and the grand raffle drawing
  - An elegant ambience with candlelight and greenery

**\*TICKET PRICE: \$60**

**TO PURCHASE TICKETS PLEASE MAIL FORM TO:**

Ann Givens  
Twin Pines Housing Trust  
240 South Main Street, Suite 4  
White River Junction, VT 05001

*(If you need more information, please call: 802-291-7000, or email: [Ann.Givens@tphtrust.org](mailto:Ann.Givens@tphtrust.org))*

✕

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**NO. OF GUESTS ATTENDING \_\_\_ X \$60 = \$\_\_\_\_\_ ENCLOSED**  
**\_\_\_ NOT ATTENDING, BUT PLEASE ACCEPT MY CONTRIBUTION OF \$\_\_\_\_\_**

*Tickets will be mailed to you upon receipt of this form with payment*

**MAKE CHECKS PAYABLE TO: TWIN PINES HOUSING TRUST**

**THANK YOU FOR YOUR SUPPORT!**

**Many thanks for the generosity and support of the following for their donations received from April through July 2008:**

**Up to \$100**

Dr. Donald Kollisch and Dr. Patricia Glowa  
Margaret and Tom Greene  
Vera and R. DeWitt Mallary

**\$100 to \$499**

Carolyn Maloney  
James and Brooke Adler  
Chris and Chrisdne Bailey-Kellogg  
Vermont Community Foundation: Lisa Cashdan and Peter Stein  
Norwich Women's Club

**\$500 and up**

Anonymous  
Food Works' Two Rivers Center  
Closey and Whit Dickey (through the Hardy Hill Fund of the NH Charitable Foundation-Upper Valley Region)  
Hanover Co-op Community Fund  
Charles and Charlotte Faulkner  
The Barrette Family Fund of the NH Charitable Foundation -Upper Valley Region  
Susan Almy  
Anonymous Fund of the New Hampshire Charitable Foundation-Upper Valley Region  
Vermont Community Foundation: Indian Tree Foundation



NEW HAMPSHIRE  
CHARITABLE FOUNDATION  
UPPER VALLEY REGION

Twin Pines Housing Trust has been awarded a \$15,000 grant by the New Hampshire Charitable Foundation's Upper Valley Region. The grant's purpose is to expand staff capacity to generate more projects and more low- and moderate-income housing in the region. The grant was made from three anonymous advised funds.

**The Byrne Foundation  
has provided a second year of  
strong support for TPHT's  
general operations with a grant  
of \$50,000.**

**Return Service Requested**

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