Tenacious. The Merriam-Webster dictionary defines it as, “not easily stopped or pulled apart, firm or strong, continuing for a long time”.  

The word can definitely be used to describe Twin Pines Housing Trust. As we prepare to celebrate Twin Pines’ 25th anniversary in 2015, there is much to be proud of. We have gone from an organization in which a group of volunteers did much of the labor renovating several 2 and 3-family properties to one that has a professional staff of 13 overseeing a portfolio of over 300 units of permanently affordable housing. We have the “continuing for a long time” part covered!

The growth of the organization and its ability to serve its residents has not always been easy. But 2014 has seen major advances on several delayed projects.

- **Gile Hill**, the largest mixed-income, mixed-tenancy (rental and homeownership) project in New Hampshire, came to market with for-sale units in 2009 and 2010 just as the Great Recession hit rock bottom. It has been a long effort to get the project finished, but we can now see the light at the end of the tunnel thanks in large part to a generous loan and gift from long-time supporters of the organization. That anonymous donation allowed us to resolve loans from one construction lender. To date we have completed 105 of the planned 120 units. In October we received funding awards for two critical pieces of financing. With a final piece of the financing puzzle due in December, we expect to break ground in the spring of 2015 on the remaining 15 affordable rental units.

- **We also celebrated a groundbreaking this fall for our long-delayed Safford Commons project in Woodstock, which will bring 28 new rental units to the Upper Valley. After 7 years of delays, construction is now underway! And we look forward to welcoming residents to this mixed-income development in the fall of 2015.**

With all the trials (literally!) and tribulations of Gile Hill and Safford Commons, we have demonstrated the “not easily stopped or pulled apart” definition of tenacious!

This year has also been about advancing new efforts, rolling out the Support and Services at Home Program (or “SASH” Program for Short) in our Vermont service area. Centered at our Graystone senior development in Hartford, this component of the Vermont Blueprint for Health also operates at the Village Apartments in Hartford and the Norwich Senior Housing development in Norwich. Open to all Medicare-eligible households in Vermont, it provides services designed to keep eligible individuals living safely and comfortably at home.

As 2014 rolls to a close Twin Pines is a “stronger” organization than it was at the start of the year thanks to the support of so many.
### People

#### Jonathan Tuthill
**AmeriCorps, Project Assistant**

A proud graduate of Hartford High School, Jonathan has returned to the area after more than a decade in the nonprofit sector in Charleston, SC. He is working with tenants and assisting with the ambitious Hartford Scattered Sites renovations, which will update and improve energy efficiency at five properties throughout Hartford. Jonathan will be with Twin Pines through August 2015.

#### Arwen Farrell
**Resident Services Coordinator**

Arwen joined TPHT as our Resident Service Coordinator last fall and has a Masters in Social Work from Boston College. An Upper Valley native, Arwen is a valuable resource to TPHT renters. Whether connecting people with resources such as electric assistance, mental health services, employment assistance or parenting skills, Arwen acts as an advocate for those navigating various agency systems. She enjoys the opportunity to support people experiencing difficult times.

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### Places

#### Safford Commons, Woodstock, VT

Twin Pines and its development partners, Housing Vermont and the Woodstock Community Trust, celebrated the start of construction on the Safford Commons project on October 21st. The development, at the site of the former Grange Hall on Route 4 across from the Woodstock High School, had been long delayed. Construction will include the renovation of the Grange Hall to create 4 residential units and creating 24 units scattered among 10 new buildings. Michael Wisniewski, Duncan-Wisniewski Architects, designed Safford Commons to reflect a village landscape clustered on the lower portion of the site to retain open space and forest on half of the site. Six different building designs, all with front porches facing the street, contribute to the neighborhood feel. The majority of the $9.1 million total development cost is funded through tax credit equity from Housing Vermont’s Green Mountain Housing Equity Fund. Other funding sources include the Lake Sunapee Bank, Vermont Housing and Conservation Board, Vermont Community Development Program, and the proceeds from the sale of Vermont tax credits.

The project’s general contractor, DEW Construction Corporation, is already hard at work and construction is expected to be complete in September of 2015. The development is Twin Pines' first rental project in Woodstock.

#### Hartford Scattered Sites: Stay Tuned

Low income Housing Tax Credits, a Community Development Block Grant, and a loan and grant from the Federal Home Loan Bank of Boston (sponsored by Ledyard Bank) are all in place for our HSSP project.

But rather than straight renovation, Twin Pines is now considering replacing two South Main Street buildings with highly energy efficient modular buildings. This modification would expand our efforts in energy efficiency from mobile homes (VERMOD units) and single family dwellings (Irene Cottages) to multi-family structures.

Additional analysis, design and funding will be necessary before we can finalize this option, but Twin Pines is excited about this opportunity to be on the leading edge of progress in improving residential energy efficiency in Vermont and the Upper Valley.

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**TPHT Board of Trustees**

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Rob Starkey
Hanover, NH

Jonathan Tuthill
Resident Services Coordinator

Arwen Farrell
Resident Services Coordinator

Susan Blessing
Project Manager, Counsel

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One of the HSSP Properties to be renovated in Hartford, VT