

People Welcome, New Staff!

TPHT Staff

Andrew Winter
Executive Director

Beth Long
Chief Financial Officer

Jennie Gibson
Director of Property Management

Helen Hong
Homeownership

Laura Beliveau
Project Manager, Counsel

Will Giblin
Project Manager

Arwen Farrell
Resident Services

Sarah Kler
SASH Coordinator

John Staiger
AmeriCorps Member

Jonathan Tutill
AmeriCorps Member

Ally Qi
Staff Accountant

Alycia Pramataris
Property Manager Assistant

Holly Palmer
Administrative Assistant

Faye Grearson
Administrative Assistant

James Heath
Maintenance Technicians

Jason Heath
Maintenance Technician

Kyle White
Maintenance Technician



Will Giblin, Project Manager, has worked with Vermont State Housing Authority, Central Vermont Community Land trust (now Downstreet Housing & Community Development), and as a therapist at the Clara Martin Center and HCRS. When not working, Will can be found acting out on stage at the Parish Players in Thetford, or working on his house.



Beth Long, Chief Financial Officer, joins Twin Pines after relocating from Connecticut to the Upper Valley. With a B.A. from Middlebury and M.B.A. from Columbia Business School, Beth has worked with both profit and non-profit companies in a wide range of positions from bookkeeping to owning a restaurant.



Megan Sather joined Twin Pines in April as Financial Coach, and is an Accredited Financial Counselor and Certified Financial Coach Candidate. A graduate of the University of Washington, she worked for the US Navy. Megan utilizes a positive, client-driven process to help tenants improve their financial health.



AmeriCorps member John Staiger is a recent graduate of St. Anselm College. An Upper Valley native, John's interest in public policy and the nonprofit sector led him to THPT, where he is working with tenants and assisting with property renovation and re-location processes slated for 2015-2016.



Ally Qi, Staff Accountant, obtained both Master and Bachelor degrees in Economics from the City University of New York. She appreciates the positive and friendly working environment at TPHT. Now a resident of Lebanon, NH, Ally spends her free time reading and traveling.



Alycia Pramataris, Property Manager Assistant, is originally from Rindge, NH and recently moved to Springfield, VT. With past experience as a real estate agent, Alycia already enjoys working with people and is excited about the switch to property management and the opportunity to work with tenants over longer periods of time.



Kyle White, Maintenance Technician, grew up in Vermont and now lives in Newbury with his wife and two children. Previously at Oxbow High School, Kyle is looking forward to the increased responsibility of maintaining properties in his Twin Pines portfolio and working closely with our tenants.



Twin Pines Housing Trust says thank you to our sponsors for supporting and celebrating 25 years of affordable housing:

Gold Sponsors

Coldwell Banker Redpath * Mike Boardman * Mascoma Savings Bank
Ledyard National Bank * Studio Nexus Architects

Silver Sponsors

Dartmouth Hitchcock * Estes & Gallup * Stebbins Bradley, PA

Bronze Sponsors

Gallagher, Flynn & Company * Simon Pearce
Two Rivers-Ottawaquechee Regional Planning Commission

Supporters

Quechee Club * Sawyer Broadley * Ben Silberfarb

Our work to create and maintain affordable housing would not be possible without the support of our donors. To support affordable housing in our communities, donate today at www.tphtrust.org

Tenant Profile

People

For Twin Pines resident Norma Tuttle, it's always been about community.

At first glance, her story may seem unremarkable: born and raised in the Upper Valley, with an extended family tree spreading throughout Vermont and New Hampshire, Norma has now lived almost twenty years at the Briars in Wilder. But in the decades between, Norma has packed in a lot of living and she's seen a lot of changes. Through it all, a sense of community remains at the core of her life.

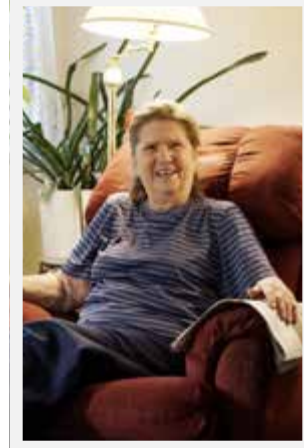
Welcomed into a large Union Village, VT family almost eighty years ago, she jokes that the day came when her teen son would check with her before he'd date anyone. "He wanted to make sure they weren't family before he'd ask them out. . .we're related to everyone." A mother of five, grandmother of 17, and with a few great-grandchildren to liven things up, Norma recalls a time when family was always the center of things, when there was no Union Village Dam, and gas was five cents a gallon: "We'd run down to the store with fifty cents and return with a quart of milk, loaf of bread and a pound of hamburger," she recalls, adding, "We had the best life. . .they can have their shiny computers and TVs now . . .but we had the best life."

With her children grown and a family doctor recommending she get out of the house and find something to do, Norma sold her son's '79 Trans-Am (he'd "wrapped it around a pole one too many times") and used the money to travel to Manchester, NH and enroll in truck driving school. It was a good fit--as one of the few women in the group, she was also the only one from the whole class who could reliably back a trailer up. As both mother figure and mentor to her fellow students, she gave up her own practice time to help other, younger learners.

"For 17 years, I drove everything," Norma recalls. Known by the CB radio handle "Foxy Lady", Norma eventually retired from cross-country drives and moved from her base in Pennsylvania back to Wilder.

Over the years there were various houses and apartments, some with walls so thin you could hear everyone, and everything, throughout the building. Eventually, Norma decided to give the Briars a try. Over the years she has come to enjoy the quiet provided by the wide hallways, and the utility closets located between apartments that double as sound barriers.

And in her quiet, clean apartment, surrounded by her many collections (some started years ago to keep her young sons occupied with something other than girls!) Norma enjoys the feeling of people looking out for each other, of a place where a child will help older residents with something as simple as dropping off a newspaper before catching the school bus. A place with a sense of community.



TPHT Board of Trustees

Brendin Beaulieu-Jones
Hanover, NH

Nan Carroll, Co-Chair
Norwich, VT

Michael Costa
White River Junction, VT

Ethan Frechette, Co-Chair
Hanover, NH

Scott Hesser
East Thetford, VT

Elliott Kautz
Lebanon, NH

Sharon Martenson, Secretary
Norwich, VT

Stephen Lawe
White River Junction, VT

Tim McNamara
West Lebanon, NH

Linda Nordman
White River Junction, VT

Dan Stannard, Treasurer
Hanover, NH

Rob Starkey
Hanover, NH



Safford Commons, Woodstock, VT COMPLETED!!

"[T]he critical and shining solution. . . this shall shine for many, many generations to come."
Governor Peter Shumlin, Safford Commons Ribbon Cutting, September 22, 2015

With these words, a new Twin Pines community opened its doors! Reflecting on the importance of housing to jobs and families, Governor Shumlin welcomed families previously displaced by Hurricane Irene, retired folk moving back to their hometown, and local employees happy to avoid long commutes to work. Safford Commons consists of ten new and one renovated, energy-efficient buildings clustered together in a village design and conveniently located near Woodstock High School and the Thompson Senior Center.



Gile Hill, Phase II



We at Twin Pines are thrilled to have finally broken ground on the final phase of our long effort to bring affordable family housing to Hanover! This last phase involves the construction of 15 units of affordable housing in a single, 4-story building, completing a project that began more than a decade ago when the Town of Hanover donated land to Twin Pines Housing Trust for the purpose of developing affordable housing. With expected completion of the final phase in 2016, the project will include a total of 120-units, with some 57% of the units being affordable, surpassing the Town's initial goal of 50% affordability.

Hartford Scattered Sites

Our ambitious Hartford Scattered Sites project is moving forward: with two buildings being replaced and three others slated for extensive redevelopment, Twin Pines staff and our AmeriCorps members have been busy planning and coordinating with multiple agencies and town personnel. The work will be accomplished in multiple phases starting with demolition of two buildings on South Main Street (scheduled for late November) and ending in 2017 with 35 new or renovated, energy-efficient apartment.



Crafts Hill



Residents in 50 West Lebanon apartments received devastating news last March: their homes would be leaving the USDA Rural Development program that kept them affordable. As the months went on, bad news turned good and Twin Pines Housing Trust was able to secure the funding to purchase these 50 units and a neighboring complex to ensure 88 units of subsidized housing will remain perpetually affordable. As resident Bobbi Gifford noted, this allowed many older residents--some recovering from surgery, some with limited mobility, and all with deep roots in the community—to stay in their homes. "There are a lot of people who have lived very good lives, helped many people, and their circumstances didn't work out," she told the Valley News. With an Acquisition Celebration on November 20, Twin Pines staff will take over management of the Village at Crafts Hill.



Twin Pines Housing Trust

240 South Main Street, Suite 4

White River Junction, VT 05001

802-291-7000, www.tphtrust.org



Nonprofit Organization

US Postage Paid

WRJ, VT 05001

Permit No. 6

Twin Pines News



PEOPLE MAKE THE PLACE

Recent events have made it clear that affordable housing remains a critical topic in the Upper Valley. They also point out a critical difference between Twin Pines, a non-profit provider, and other housing entities: providing *perpetually* affordable housing is our mission. We are committed to keeping apartments and homes reasonably priced year after year, for family after family.

But our commitment runs even deeper than the buildings; it extends to the people inside the homes. Our tenants and homeowners include people you see every day: co-workers, your mechanic or a teacher, friends and acquaintances. And because they represent the full range of our community, they also include those challenged by past crises, addiction issues, some poor life choices. . . Helping people stay housed concerns us; with the financial help of our donors here are some of the programs we have developed to address the many needs in our community:

- 2002 Upper Valley Supportive Housing Initiative: provides housing and support in collaboration with community partners
- 2012 Resident Services Coordinator: Provides tenant support including smoking cessation, healthy life choices, social services coordination, and more
- 2014 Support And Services At Home (SASH) Program: a coordinator and nurse provide personalized, coordinated support enables Vermont seniors and disabled participants to stay safely in their homes

This year, Twin Pines has partnered with LISTEN, The Haven and WISE to provide a Financial Coach to assist tenants in making wise financial choices. But it doesn't stop with these formal programs—all of the TPHT staff, from our maintenance personnel to those at the front desk—receive regular training in meeting tenant needs, following state and federal housing regulations, and providing the best service possible to our residents.

Our buildings are important, but we want you to know that when you support Twin Pines, you do more than just provide apartments. Your contribution allows Twin Pines to go beyond the role of traditional landlord, to provide safe, attractive and secure housing to hundreds of Upper Valley families, all hoping for a place to call home.

Homeownership Down Payment Grants!

Twin Pines Housing Trust is pleased to announce that grants may be available to help qualifying buyers purchase a home in Vermont! The maximum grant amount is \$44,000.00 or 20%, whichever is less. Visit our website at www.tphtrust.org or contact Helen Hong at 802-291-7000 or helen.hong@tphtrust.org to find out if you qualify!

Upcoming Home For Sale - Affordable condo available at Gile Hill in Hanover, NH in June, 2016!



Winter Solutions Program

During our Hartford Scattered Sites relocation process, some units within our housing portfolio have been left vacant, enabling residents to remain in Twin Pines properties during renovations to their apartments. These planned vacancies have allowed Twin Pines to partner with the Upper Valley Haven to provide the "Winter Solutions Program": chronically homeless individuals who have had a history of staying in the Haven's Warming Shelter during the winter now have stable apartments for the coldest months.

This is just one example of the many ways that Twin Pines collaborates with other local agencies and services to provide housing and support for our residents and low- to moderate-income families and individuals in our community.