



Twin Pines News

Fall 2016

inside

- **In the News**
page 1
- **Housing**
page 2
- **Community**
page 3
- **IRA Charitable Rollover**
page 4

snapshot

- 399** Rental Units *in...*
- 19** Locations *plus...*
- 46** Homeownership Opportunities
- 18** Staff Members
- 1** AmeriCorps Member
- Special Services**
- Support and Services at Home Program (SASH Program)
- Financial Counselor
- Partner with local non-profits on regional housing needs.

Dear Friends,

At this time of year, we tend to reflect a bit more on the past, reminiscing about the people and places most important to us. Friends, family, a special mentor or caregiver all come to mind. And so does the importance of home.

Bing Crosby first sang about being home for the holidays in 1943 to honor our soldiers overseas who longed for home. Countless artists have since recorded this simple song, making it a Christmas standard, but home is a year-round need.

Providing individuals and families with a safe, decent, affordable place to call home is a 12-month effort for Twin Pines. And we provide more than just housing. Our residents have access to financial coaching, gardening experts, wellness and fresh food programs, a strong network of Upper Valley agencies that offer complementary support services, and much more.

Having these services available is the key to our success and something we are committed to providing as we expand our housing portfolio in the Upper Valley. Although our mission is housing, Twin Pines is really about helping people.

Please join me this holiday season to say thanks for all we have and all we can share with those less fortunate in our community. Thank you for your support.

Happy holidays,

Andrew B. Winter
Executive Director

In the News: John Staiger Receives Vermont Governor's Service Award

John Staiger received a Governor's Service Award on October 24 in recognition of his outstanding work with Twin Pines as a VHCBS AmeriCorps volunteer. Not only did John lead the effort to move 19 households to and from temporary housing while their apartments were being renovated, but he also found time to volunteer at Cover Home Repair and helped coach a high school lacrosse team.

Visit www.vtcncs.vermont.gov/recognition to learn more about this award.



Housing

60 Main Street

Planning for this new, 4-story building with 31 apartments and first floor office space is well underway for downtown West Lebanon.

“60 Main” is truly a mixed use, mixed income housing option that will also become the new home for Child and Family Services of New Hampshire, the state’s oldest social services organization.



The shortage of affordable housing near jobs, public transportation, shopping,

and other services is a burden for everyone, but more so for those with low to moderate incomes.

60 Main will help remove this burden for 31 more Upper Valley households and give other housing developers the confidence they need to invest in West Lebanon and beyond. Construction is scheduled to begin on this \$8.6 million project in 2018.

Gile Hill

Twin Pines celebrated completion of the final phase of construction for Gile Hill, a 120-unit mixed-income residential community in Hanover on October 20.

The final 4-story building with 15 apartments marked the end of a project that began in 2003 when the Town of Hanover voted to donate land to Twin Pines for affordable housing.



The completed project includes:

- 76 rental units
 - 15 market rate + 61 affordable
- 44 owned condominiums
 - 37 market rate + 7 that will remain affordable to future buyers.

This makes Gile Hill one of the largest mixed-income developments of its kind in New Hampshire.



The Village at Crafts Hill

Residents at The Village at Crafts Hill in West Lebanon were recently surprised with a new play area for their children and grandchildren. At last count, there were about 40 children ages 10 and younger in this 100-unit community, and many more who visit regularly. Thanks to the Co-op Food Stores and Mascoma Savings Bank for making this investment in affordable housing!



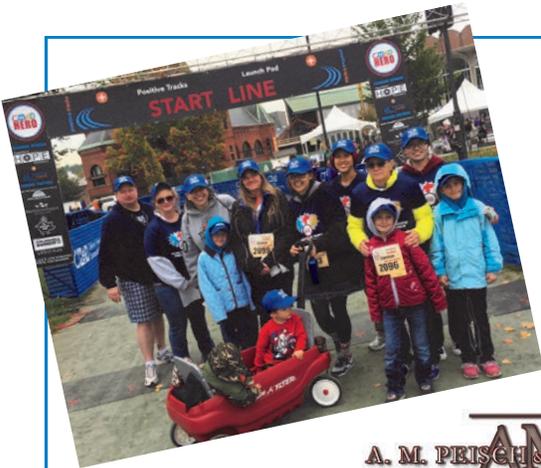
Community

Rivermere Community Gardens

Six new, raised garden beds were well tended this summer at Rivermere in Lebanon. With help from NH Cooperative Extension Master Gardeners Betsy Warren and Barbara Zannini, residents grew flowers and enough fresh vegetables to share with the Upper Valley Haven. Twin Pines plans to expand this popular program next spring, so stay tuned on how you can help. And a special thanks to these area businesses for making this project possible!



WEST LEBANON FEED & SUPPLY
12 Railroad Avenue • West Lebanon, NH • (603) 298-8600



CHaD HERO EVENT

The Twin Pines Housers gathered on Sunday, October 16 to walk, run, and bike in support of the annual CHaD HERO fundraising event. 100% of CHaD HERO proceeds help the Children's Hospital at Dartmouth with critical services like pediatric intensive care, management of chronic illnesses, and to provide the family support services that are so important to the long term well-being of kids. Thank you to these businesses whose support allowed the Housers to join in the fun.



time to own?

Interested in Purchasing a Home or Condo?

Twin Pines, AHEAD, and the Upper Valley Housing Coalition are partnering to offer

HOMEBUYER WORKSHOPS

Come learn about financial assistance options, the mortgage loan process, and prepare yourself to become a successful homeowner!

\$65 for 8-hour Workshop

(fee waivers may be available)



To register or learn more:

Helen Hong

Twin Pines Homeownership Coordinator
802-291-7000 helen.hong @tphtrust.org

WORKSHOP DATES

Lebanon, NH 8am – 4pm
February 11, 2017
May 13, 2017

IRA Charitable Rollover

Do you have an Individual Retirement Account (IRA)? Are you age 70-1/2 or older? Would you like to make a tax-wise donation to Twin Pines?

If so, you are in luck.

How it Works

Once you reach age 70-1/2, you can gift any amount up to \$100,000 per year to Twin Pines directly from your IRA. This gift can also count toward your Required Minimum Distribution (RMD), but it won't be taxed as income. Your spouse or partner can do the same.

Taxable Income and Deductions

Since this IRA distribution won't be taxed, a charitable deduction won't be needed to offset the income, nor is it available. This is a big win if you don't itemize deductions.

If you do itemize deductions, the IRA Charitable Rollover is much simpler than taking a taxable distribution from your IRA then making a charitable gift with those dollars. This 2-step gifting method may also trigger other taxes or limit some of your deductions.

3 Steps to Make a 2016 Gift

1. Contact your IRA custodian now to complete your 2016 IRA Charitable Rollover by December 31. It may take a few weeks to process your request.
2. Tell your IRA custodian to make the distribution check payable to **Twin Pines Housing Trust**.
3. Confirm where the distribution check will be mailed. Some IRA custodians will mail the check directly to Twin Pines while others will mail it to you for forwarding.

Not ready this year?

Mark your calendar to make a 2017 IRA Charitable Rollover in January or when you turn age 70-1/2.

And remember, IRA balances are subject to income and estate taxes, so plan ahead to avoid leaving your beneficiaries a tax bill.

Questions?

David Ely, Director of Communication and Development, is available to work with you and your financial advisors to plan a gift that meets your needs.

We'd like to hear from you...

Please contact us with questions about this newsletter, our housing options, or future projects. We would welcome the opportunity to share more about our mission with you.

"Our mission is to increase and maintain affordable housing in the Upper Valley."



David Ely

Director of Communications and Development
240 South Main Street, Suite 4
White River Junction, VT 05001

802.291.7000

david.ely@tpitrust.org