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snapshot

- 1,000+** People Housed *in...*
- 417** Rental Units *at...*
- 19** Properties *plus...*
- 45** Homeownership Opportunities *by...*
- 21** Staff Members *and...*
- 1** AmeriCorps Member

Special Services

- Support and Services at Home Program (SASH Program)
- Free Financial Counselor
- Partner with local non-profits on regional housing needs.

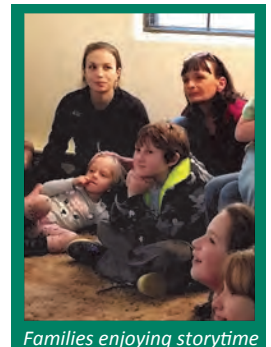
Dear Friends,

Twin Pines Housing is known for building safe, decent, and affordable housing throughout the Upper Valley. But did you know that our work doesn't end when construction is complete? After moving into a Twin Pines property, residents are greeted with support services that help them stay housed and healthy.



Jim Arnosky from CLiF shares a story

Over the summer, Twin Pines partnered with the Lebanon School District, LISTEN, APD, DHMC, and the Public Health Council of the Upper Valley to pilot a lunch program in Lebanon. Designed as a continuation of the free and reduced lunch program offered through public schools, Twin Pines staff brought meals to our Rivermere and Crafts Hill properties each weekday. Over the course of the summer, the program provided in excess of 4,500 lunches to more than 100 residents.



Families enjoying storytime

Through a grant and the help of staff at CLiF (Children's Literacy Foundation), we've hosted several educational events at Crafts Hill. Held in June and November, the festivities included parent seminars, interactive storytelling, book giveaways and snacks.

We're grateful to be living in a community that is so supportive of affordable housing and our work. Thank you for the many ways that you make what we do possible.



Andrew B. Winter
Executive Director

In the News: Community Gardens at Safford Commons — Woodstock, VT

In early December, staff from Twin Pines Housing and Hartford Community Restorative Justice constructed two accessible, raised garden beds at our Safford Commons property in Woodstock. Residents of the 28 unit development are excited at the prospect of readily available fresh, healthy produce. Onsite community gardens are one of several ways that we help residents overcome common barriers to good nutrition, such as cost and transportation.



AmeriCorps member Alexis Kissell fills garden beds

Housing

Hartford Scattered Sites Ribbon Cutting

On Wednesday, October 18, Twin Pines Housing celebrated the completion of the Hartford Scattered Sites project. This 35-unit project involved the substantial renovations of five buildings located at VA Cutoff Road, Hathaway Road, and Christian Street. Rehabilitation of these buildings varied but included energy efficiency upgrades, roof repair or replacement, kitchen and bath upgrades, replacement of mechanical, electrical and plumbing systems, site work and new flooring and finishes. Two properties on South Main Street in White River Junction were demolished and replaced with attractive, low maintenance, energy-efficient buildings. Vermont Governor Phil Scott shared remarks about the importance of affordable housing and the state legislature's passage of a \$35 million housing bond in June.

Many thanks to our project partners:

Developer

- Housing Vermont

Limited Partner

- Green Mountain Housing Equity Fund VII

Funders

- Ledyard National Bank
- Southeastern Vermont Community Action
- Vermont Housing and Conservation Board
- Federal Home Loan Bank of Boston Affordable Housing Program
- Vermont Agency of Commerce and Community Development
- Town of Hartford—Revolving Loan Fund—Vermont Community Development Program
- Efficiency Vermont
- 3E Thermal
- Key Bank NA-Comm.Dev. Lending
- Vermont Housing Finance Agency
- Community Bank, NA

Architect

- Studio Nexus, Architects + Planners, LLC

Construction Manager

- DEW Construction Corporation



VT Governor Phil Scott gives remarks at ribbon cutting



Briars Renovations Complete

The Briars Apartment complex, originally built in 1987, was purchased by Twin Pines Housing in 1999. Improvements to the property began in November, 2016. Focused primarily on energy efficiency, changes included new windows, additional insulation, and mechanical and electrical system upgrades. In addition, the parking lot was repaved, an existing carport was rebuilt, and many apartments received new flooring and a fresh coat of paint.

Community



Rotary Auction Co-Chair Nan Carroll and Twin Pines Executive Director Andrew Winter during the live auction

Hanover Rotary Club Annual Auction Gala Benefits Twin Pines Housing

Many thanks to the Hanover Rotary Club and all who attended the Auction Gala on November 9th. The evening was a tremendous success. Nearly 250 community members (double that of last year) enjoyed delicious food, fellowship and fun, all while supporting Twin Pines Housing and Hanover Rotary Charities. Highlights included enthusiastic bidding during the live auction on a special Boloco burrito package, as well as a Boston Red Sox getaway. The event raised in excess of \$200,000, fully leveraging \$85,000 in matching gifts. A special thank you to event sponsors, item donors, guests, and everyone who raised their paddles during the Twin Pines Housing "Fund-a-Need" during the live auction.

Ongoing Project Updates

Parkhurst Street, Lebanon

Renovations are underway on this building, which is a short walk from the Lebanon town green. When complete, Parkhurst will provide 18 homes for chronically homeless and extremely low income individuals and families. Residents will also receive enhanced support services through the Upper Valley Haven.



Tracy Street, West Lebanon

Still in pre-development, this 3-story net-zero building will provide 29 one- and two- bedroom units of affordable rental housing. Adjacent to the Kilton Library, this new building will be conveniently located on a major hub for Advance Transit. Partial funding has been secured, including an award of Community Development Block grant funding from the State of New Hampshire in November.



Sykes Mountain Avenue, White River Jct.

The first phase of construction on this mixed-income residential property will create 30 one- and two-bedroom apartments. The project will include under-building parking, large open spaces, a garden, and a children's play area. Construction is scheduled to begin in June. A second phase, consisting of 12-15 townhouse-style apartments, is planned to be built closer to Sykes Mountain Avenue.



Summer Park, Hanover

The redevelopment of Senior Housing in Hanover is still in the early planning phase. Last spring, the town of Hanover voted to change the zoning for Summer Park to allow for more apartments on site. Twin Pines is in the process of applying for financing and working with the Town of Hanover to determine the full scope of the project, and received funding from the Federal Home Loan Bank of Boston in December.



Twin Pines Housing
226 Holiday Dr. Suite 20
White River Junction, VT 05001

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Andrew Winter,
Executive Director

Help Twin Pines Housing With a Tax Deductible Gift

In 2017, Twin Pines Housing provided more than 1,000 members of the Upper Valley Community with a place to call home. And in 2018-2019, we expect to create nearly 100 additional units of affordable housing. ***Our dedicated staff cannot do what we do without your support.*** While we rely on Low Income Housing Tax Credits, funding through government agencies, and special funding from grants to create housing, ***it's gifts from donors like you that keep our day-to-day operations going, and allow for essential resident support services.*** Please use the envelope included in this news-letter to make a year-end donation to Twin Pines Housing.

Your Affordable Housing Partner

Twin Pines Housing is the leading developer and provider of affordable housing in the Upper Connecticut River Valley region for individuals and families with low to moderate incomes. We offer housing in Vermont and New Hampshire located in Lebanon, Hanover, Enfield, Hartford, South Royalton, White River Junction, and Woodstock.

Our mission is to strengthen the Upper Valley community by developing and improving affordable homes for individuals and families, and by supporting our tenants and owners.