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snapshot

- 1,000+** People Housed
- 447** Rental Apartments at
- 20** Properties
- 49** Shared-equity Homeownership Properties
- 96** Apartments and Homeownership Properties in Development
- 20** Staff Members &
- 2** AmeriCorps Members

Special Services

- Partnerships with local nonprofits on regional housing needs
- Food programs including on-site food delivery, community gardens, and summer meal programs
- Support and Services at Home (SASH) Program

Wentworth Community Housing Grand Opening

On Tuesday, June 25th, new residents, funders, and Twin Pines Housing's project partners celebrated the grand opening of Wentworth Community Housing in White River Junction. Two weeks later, Wentworth welcomed its first new residents. Fifteen families signed leases, met with supportive services staff, and began moving into their new homes.



Ribbon cutting ceremony on Tuesday, June 25



Property tours for new residents and community members

More residents are moving in daily, and all thirty apartments will be full by the end of August. While individual details vary, the story is the same. The region's housing costs have outpaced incomes. Only 10% of the market-rate apartments in Grafton County are affordable to median-income renter households. And with a vacancy rate of <1%, those apartments are hard to come by.

Designing a vibrant, inclusive community is like solving a puzzle. If a community doesn't have key pieces—like good homes that people can afford, places to get healthcare, dependable public transportation, and good schools—the puzzle doesn't fit together and can't be completed. Construction costs are too high for private developers to produce homes that are economical for retirees with limited incomes, workers earning low-wages, and those who can't maintain full-time employment due to disabilities. That's



Move In Day!

why Community Housing Development Organizations like Twin Pines Housing are so important. We can help assemble the puzzle of creating sufficient housing in a way that includes everyone. While adding 30 new apartments won't meet the Upper Valley's full need, it's a start. And we'll continue to add new homes, in the form of rental apartments and shared-equity homes, until everyone has a safe, decent place to live.



Residents Stanley and Sandra enjoying their new home

Homes

Dear Friends,

As we work to create new homes to meet the Upper Valley's need, we're looking for ways to keep our properties affordable for the long term. One of the ways we're addressing this challenge is to focus on energy efficiency and renewable energy sources. Wentworth Community Housing was our first project to integrate a tight building envelope and solar. Construction incorporated triple-paned windows, high R-factor insulation, an energy recovery unit (ERV), and a 70 kW DC solar photovoltaic rooftop system. You can feel the difference as you walk in the hallways—in spite of July's heat wave, the inside of the building has been comfortable. And quiet. The combination of insulation, resilient channels, and acoustic ceiling tiles keep noise to a minimum.

Net-zero: a building that produces as much energy as it consumes using only renewable energy.

Passive House: using high levels of insulation, super insulated windows, and high efficiency mechanical systems, these buildings use up to 90% less energy than those constructed to standard energy codes.

We'll be focusing on energy efficiency in all of our construction this year:

- Tracy Community Housing in West Lebanon will be the first net-zero multi-family building in New Hampshire, and the largest of three in northern New England. To attain net-zero, there will be photovoltaic panels on the roof, façade, cornice, and an arbor;



Window air tests at Tracy



Community Solar at Starlake

- Summer Park in Hanover is designed to be Passive House certified and will incorporate roof-top solar;
- Renovations at Crafts Hill will focus on weatherization, including increasing insulation, replacing drafty windows and doors, and substituting old appliances with energy-star rated products.

In addition, a recent collaboration between Twin Pines Housing, Norwich resident Norm Levy (a renewable energy advocate and the project's Community Impact Investor), and Norwich Solar Technologies created a community solar array for the moderate-income homeowners at Starlake Lane in Norwich. The project saves residents money, benefits the environment, and helps Norwich come closer to reaching its clean energy goals.

Twin Pines Housing is setting a new standard for energy efficiency in affordable housing, one that will benefit our residents for years to come. We'll be celebrating the grand opening of Tracy Community Housing in September, and I hope you'll join us then to see our latest project!



Andrew B. Winter
Executive Director

Resident Spotlight



Trevor plays for his young fans at Spencer Square

After being hit by a car at the age of 9, Trevor was looking for a way to keep occupied while his broken leg and arm healed. He picked up a guitar, taught himself a few chords, and has been playing ever since. During his freshman year of high school, he started playing at local open mic nights. You can still hear him now and then at Salt Hill Pub or The Public House, where he plays everything from Green Day to Johnny Cash. Trevor recently entertained residents at Spencer Square, Rivermere, and the Village at Crafts Hill during the "Lunch Friends" meal delivery program. He plans to return after adding a few audience requests (songs from the movie *Frozen*) to his repertoire.

Community

Twin Pines Housing Elects 4 New Board Members

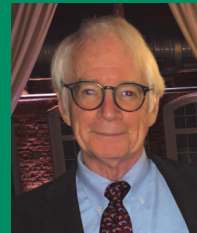
At Twin Pines Housing's annual meeting on June 25, Board Chair Ethan Frechette recognized outgoing members Brendin Beaulieu-Jones, Sue Bridgeo, and Dan Stannard for a combined 15 years of service. The following new board members were each elected to three-year terms:



Kerri-Ann Brockway
White River Junction, VT
Children's Center of the
Upper Valley



Elaine Campeau
White River Junction, VT
Community Volunteer



Peter McLaughlin
Etna, NH
Chicago-Soft



David Otto
Norwich, VT
Otto & Associates

Ongoing Project Updates

Tracy Community Housing, West Lebanon



Construction will be complete in September on this net-zero building adjacent to the Kilton Public Library. When finished, Tracy Community Housing will be home to 29 families.

The Village at Crafts Hill, West Lebanon



Renovations, which include energy-efficiency upgrades, interior improvements, the conversion of four units to fully accessible apartments, and the creation of a community building will

begin this fall. A construction firm has been hired and relocation groups are being interviewed.

Summer Park, Hanover

A new, elevator-equipped building will replace the existing housing for seniors and those with disabilities next to the Richard W. Black Community Center. Construction will begin in August, and is expected to be complete next summer. Applications to fund a second phase of 18 units are underway.



Wentworth Phase II, White River Junction

Applications to fund a second, 21-unit phase of development will be submitted in the coming months. Construction is expected to begin next summer.

Safford Commons, Woodstock

Plans to create four shared-equity homeownership properties are in the initial stages. Applications to fund the project are in process.



TWIN PINES 226 Holiday Drive, Suite 20
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You can help Twin Pines Housing fulfill its mission



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Kerri-Ann Brockway
Elaine Campeau
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Scott Hesser
Denise Johnson
Sara Kobylenski
Jim Larrick
Peter McLaughlin
Patrick O'Hern
David Otto
Marcie Pleasants
Rob Starkey
Karen Zook

Executive Director

Andrew B. Winter

Your generosity makes a difference

With your help, Twin Pines Housing has provided homes for more than 1,000 members of the Upper Valley community. Over the next few years, we expect to create nearly 100 additional apartments and shared-equity homes. ***Our dedicated staff of experts cannot do what they do without your support.*** While we rely on a variety of state and federal funding for much of the housing we develop, ***it's your gift that provides essential supportive services and keeps our day to day operations going.*** Please use the envelope included in this newsletter to make a donation to Twin Pines Housing, ***because everyone deserves a place to call home.***

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Twin Pines Housing's 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.

Find us on 

www.twinpineshousing.org

