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Twin Pines Housing and Evernorth Complete Phase II of Wentworth Community Housing



On August 11, 2021, Twin Pines Housing and its development partner Evernorth celebrated the completion of the construction of 17 new apartments to the Wentworth Way development and four new units located a few miles away in Wilder, VT.

The Wilder site is comprised of four two-bedroom apartments, each with washer/dryer hookups and a private porch or patio. The site was initially an infill development site requiring cleanup of contaminated soils.

The Wentworth Way site adds eight one-bedroom flats, eight two-bedroom townhouses and one three-bedroom townhouse to the 30 apartments built in the first phase. The new building includes a community space, onsite laundry, private entrances with patios or porches and use of the common outdoor amenities – community gardens, outdoor seating and play spaces.

Both of the buildings in this second phase were designed and constructed to high performance energy standards, use no fossil fuels, and employ a new mechanical system which brings individualized heating, cooling and ventilation to each unit. All utilities will be included in the rent, and the Development's electrical costs will be offset by the new PV solar panels.

The project was designed by gbA Architecture and constructed by Naylor and Breen builders.



Letter from the **EXECUTIVE DIRECTOR**

Dear Friends,

Through these challenging times Twin Pines Housing has remained resilient.

The housing crisis facing the Upper Valley seems to be front page news almost every other day. Simply put, people in the Upper Valley with low and moderate incomes have few housing options. This crisis, however, speaks to the mission of Twin Pines Housing and has energized our staff to work even harder (if that is possible!). The last few months we have certainly been firing on all cylinders. Because many of our residents have been impacted by layoffs or reduced hours related to the pandemic, the need for our services has grown.

As you will see in this newsletter, in the past several weeks we have celebrated two new ribbon-cutting ceremonies, opening up new housing opportunities. And I should add, we have two other major projects currently in the works – with even more to be announced shortly!

Stable housing is a major determinant of one's health and wellbeing, and that is why we keep doing what we are doing. Of course, our work doesn't end when construction is complete. After moving into a Twin Pines property, residents are greeted with supportive services that help them stay housed and healthy – from food assistance to unemployment benefits, to utility assistance.

We are grateful to be living in a community that is so supportive of affordable housing and our work.

Sincerely,



Andrew B. Winter
Executive Director



Employee Spotlight: **IKE THIBODEAU**



When asked what he does for Twin Pines Housing, Ike answers, "you name it, I've done it all!"

Ike, who is a maintenance technician and has been at Twin Pines for a little over two years, likes the variety of the work and the difference he is able to make in the lives of Twin Pines' residents.

"It's nice to have that feeling that residents depend on us," he said. "At the same time, it's amazing when a resident stops you now and then to say 'thank you.' That makes the job worth it." He added, "With the residents, there always some bad apples, but the vast majority way outshine them!"

Ike and the rest of the maintenance team pride themselves on responding to problems quickly. "Yeah, we try to respond fast, especially when we are on call. Sometimes I will get a page at two in the morning, and that's not fun, but it's something you have to do. We try to nip stuff in the bud and take care of it as soon as we can."

Ike also likes the camaraderie with rest of the maintenance team, "We are a pretty tightly knit group of guys. We have fun, and we get our stuff done."

When Ike isn't hard at work at Twin Pines, he enjoys mountain biking, swimming, and spending time with his kids and fiancé. He also works on repairing his own home, "It's nice to have the maintenance skills to do that."

Project **UPDATES**



Summer Park II

Construction for the second phase of Summer Park in Hanover, NH, is proceeding on schedule. This new construction, which is being added

on to the existing Summer Park apartments, will include 18 new one-bedroom units. As of this writing, the project is 60% complete. Dry wall has been installed and crews are now working on plumbing and wiring. On the financial side, the \$500,000 grant from the Affordable Housing Program (AHP), approved in 2019, was recently received. Twin Pines is still looking at an October completion date.



Safford Commons

Construction is underway for four new homeownership units at Safford Commons in Woodstock, VT. The single-story, two-bedroom condominiums

will cost \$185,000, and the two-story, three-bedroom condominiums will cost \$222,000, well below market rates for such housing. As with all TPH homeownership units, buyers will need to meet certain income criteria and will need to agree to a covenant to limit the amount of appreciation they can take out upon resale to 25%. That way these homes will remain affordable in perpetuity.

The four homeownership units will join the 28 units of rental housing at Safford Commons that Twin Pines helped develop six years ago. TPH hopes to add an additional four homeownership units as part of a second phase in a year or two.

Resident **PROFILE**



Karen White

Karen has been living in housing provided by Twin Pines for the past eight years, and she feels it has helped turn her life around.

"My life has changed drastically for the better ever since I moved in here," she said. "Things are just way better."

Karen has experienced difficult times in life, although with her infectious smile she doesn't readily show it. "When I first moved in here, I was on disability and wasn't working; now I have been working part-time for two years and am doing well."

She added, "Luckily I got away from an abusive relationship, and now that I am working, I see a big change in myself. My son-wise or paying my bills on time – everything has just changed drastically."

Karen likes the stability of Twin Pines Housing and says the maintenance team has been really helpful. She also appreciates Twin Pines' supportive services. "I had to go to court one day, and I was really nervous about it, and I called Faye Grearson [Director of Supportive Services] and she talked me through the process, so I was able to face it. That was so helpful."

In regard to her neighbors, Karen says "they are great; we all get along really well."

Village at Crafts Hill **RIBBON CUTTING**



Twin Pines Housing Celebrates Renovation of Village at Crafts Hill

On June 17, 2021, Twin Pines Housing celebrated the completion of renovations at the Village at Crafts Hill with a ribbon-cutting ceremony there followed by Twin Pines' annual meeting. Lebanon Mayor Tim McNamara and New Hampshire Executive Councilor Joe Kenney were among the dignitaries who spoke at the event.

Beautiful weather lifted everyone's spirits at the event which took place in a tent in front of the newly built Community Center at

Crafts Hill. The celebration included a brief program, tours of the apartments, and a reception.

Twin Pines Housing recently completed a year-long renovation of its 100-unit Village at Crafts Hill in West Lebanon, NH. Originally constructed in the 1970's, the complex needed significant upgrades throughout.

During the 2021 Annual Meeting portion of the event, new Board members were elected, a financial report was given, and Twin Pines Housing Executive Director reported on the highlights and challenges of the past year during a pandemic.





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Meet Our **NEW TRUSTEES**



Evan Cross

Evan grew up in the Upper Valley, traveled around the country, and has returned back to his roots. He currently works at Ledyard Bank in West Lebanon. Among his other positions, Evan gained considerable nonprofit experience working as a program director at the San Francisco Community Health Center where he helped provide healthcare services and food distribution

to the under-served population of that community. Evan is now the Resident Manager at Twin Pines Housing's Village at Crafts Hill and spends much of his free time these days raising his two-year old daughter.



Sara Leswing

A native of the Upper Valley, Sara is a proposal administrator at Resource Systems Group in White River Junction where she has worked for almost seven years. While there she has organized and supported field deployments and assisted with data cleaning and analysis of social science studies conducted for the National Park Service. Sara is active in the community and volunteers

for Listen, the Vermont Food Bank, as well as her true passion – as a foster home volunteer for dogs through the White River Animal Rescue. Sara recently purchased her home through the Twin Pines Homeownership Program.

HELP TWIN PINES HOUSING With a Tax Deductible Gift

Twin Pines Housing provides more than 1,000 members of the Upper Valley community with a place to call home – and as you can see in this newsletter we are continually adding new 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 newsletter to make a donation to Twin Pines Housing and help change lives.