

## Table of Contents

Page 1:	• Summer Park • Safford Commons
Page 2:	• Executive Director Letter • Donor spotlight – Norm Levy
Page 3:	• Resident spotlight – Rose Huntley • Staff spotlight – Arwen Northern • St. Paul's Place
Page 4:	• New Trustee – Dale Parker • Fresh Food for Twin Pines Resident • Fundraising message

## Twin Pines Completes Phase 2 of Summer Park



Are you a senior on limited income or know someone who is? We are accepting applications for Summer Park.

For more information, email Tara Pederzani at [tara.pederzani@tphtrust.org](mailto:tara.pederzani@tphtrust.org).

Twin Pines is pleased to announce that it completed Phase 2 of the Summer Park apartments in Hanover, NH, this past December. The new construction, which is added to the existing Summer Park apartments, contains 18 one-bedroom units.

The project which began in late 2020 and was designed by Banwell Architects completes the construction of apartments at the property. A bus kiosk has been installed and when

weather allows this spring, an outdoor pavilion will be installed, and landscaping and lighting will be finalized.

Leasing is progressing at a steady pace, and it is expected that the building will be fully leased by April.

A formal ribbon-cutting ceremony celebrating completion of the project will take place in the spring.

## SAFFORD COMMONS UNITS To Be Completed this Spring



### Why rent when you can own?

Four homes are still available for purchase at Twin Pines' Safford Commons in Woodstock, VT. The effective price for qualified buyers is \$222,000 for the three-bedroom units, and \$185,000 for the one-bedroom unit. Closing cost assistance may be available.

Maximum income for these units is based on household size and gross household income. For example, the maximum allowable income for a three-person household making 120%

of the average median income for Windsor County would be \$85,200. Visit our website, [twinpineshousing.org](http://twinpineshousing.org), to learn more and find out exact limits.

The units are being constructed with an eye toward energy efficiency and have met all of Efficiency Vermont's standards. It is expected that the first units will be completed by the end of April.

The units consist of 2-3 bedroom duplex homes. They contain open-plan kitchen, dining, and living areas, as well as a laundry room in each and front entry porch with storage.

Once these four units are completed, Twin Pines plans to build an additional four units. Construction for those may begin at the end of 2022 or the beginning of 2023.

To learn more about these homeownership opportunities, contact Steve Usle at Twin Pines – 802-291-7000 ext. 102, or [steve.usle@tphtrust.org](mailto:steve.usle@tphtrust.org).

## Letter from the **EXECUTIVE DIRECTOR**

Dear Friends,

The housing crisis we are experiencing in the Upper Valley has brought our mission into even sharper focus. A healthy vacancy rate for a community is typically 4-5%, while in the Upper Valley that percentage currently hovers around 1%. That, of course, underscores why we do what we do. We are continually trying to find housing opportunities for our neighbors in the Upper Valley who need our help the most.

Through this extended pandemic, we've had to re-tool, re-think, and simply re-adjust. And sometimes housing projects don't come easy. For example, we have experienced setbacks with our joint project with the Haven and St. Paul's Church, but we still push forward. I am pleased to report that Twin Pines has expanded the number of housing units significantly in the past 18 months, and we have a number of projects in the pipeline. All this is possible thanks to the dedication and creativity of our wonderful staff and, of course, the generosity of our many donors.

Thanks for partnering with us to help our neighbors. I hope you are all managing to get through these challenging times with your optimism intact!

Sincerely,



**Andrew B. Winter**  
*Executive Director*



## Donor **SPOTLIGHT:** Norm Levy



Norm Levy is proud of growing up in a working-class neighborhood in Chicago. Among the many things his upbringing taught him was to maximize the utility of every dollar, and that philosophy has carried over to his charitable efforts today.

"I have many charitable interests," Norm explains, "and I look for creative ways to combine those interests in any single project."

A retired physician from Dartmouth-Hitchcock, Norm is a big believer in giving back, and he has been a long-time supporter of Twin Pines Housing. His giving, however, isn't quite the "norm."

Case in point:

He felt it was important to support affordable housing in his community, but he also wanted to increase sustainability efforts among the low-income community. "I wanted to benefit the community AND save the planet," he said.

He used his financial support to purchase a community solar array to help families living in Twin Pines Housing units (and Cover Home Repair) with solar energy, thus giving these families

an energy cost savings and extending the benefit of solar energy to a population who could not afford the up-front costs.

Norm explained, "I had to learn a lot about community solar projects and tax equity financing. I discovered there are considerable tax benefits and rebates, and I used those tax benefits to purchase a second solar array which supplies discounted electricity to the non-profit Good Neighbor Health Clinic. And I will use the tax credits from the second array to finance a third one for the same targeted recipients. So there is a wonderful multiplier effect if you have the money to start it."

The somewhat intricate deal he set up with these solar arrays – with the help of Norwich Solar Technologies and staff at Twin Pines – will benefit families living at Norwich Starlake Village, a moderate-income homeownership community developed by Twin Pines. Residents there will benefit from considerable energy cost savings for decades to come.

"When I retired, I thought I was going to be the Lone Ranger in a white hat ready to save the world, and it hasn't quite worked out that way, but there is still so much that people in my position can do to make a difference in their community. They just need to be creative in their philanthropy. Giving can be fun if you're doing some good."

## Resident PROFILE



### Rose Huntley

"I like living here to be honest with you, I really like the location," said Rose Huntley who moved into Twin Pines' Wentworth Apartments in White River Junction when it opened this past June.

Rose spent most of her life in Randolph, VT, where she raised her family while working at Vermont Castings. Her previous living situation, however, was not working out. "I was living with my ex son-in-law and was having trouble getting in and out of the house because of health issues," she said. "It wasn't a good situation."

The Upper Valley location appeals to Rose because her family is concentrated in the area. She especially likes being close to the bus line. "I love the fact that the bus stops at the end of our driveway. I can go to the grocery store and the hospital, and I like being less dependent on people." She also said she hopes to get to the Upper Valley Aquatic Center where she would like to use their pool to help with her arthritis.

Regarding Twin Pines, Rose says, "The maintenance staff has been awesome. Charles has been downright fantastic; everything he's been asked to do, he's done it."

In her free time, Rose volunteers with her church making care packages for children in third world countries and Christmas stocking for vets.

Moving forward, Rose hopes to meet more of her neighbors, which has been challenging during the pandemic, and perhaps plant different flowers outside her door, "Maybe some asters or nasturtiums; the wild flowers out there look like weeds!"

## Staff SPOTLIGHT



### Arwen Northern

Arwen Northern has rejoined the staff at Twin Pines Housing after spending a few years at home raising her daughter.

Arwen replaces Faye Grearson as Director of Supportive Services. In her role, she will help connect Twin Pines residents with resources

throughout the Upper Valley so they can stay healthy and housed.

She loves the opportunity to support people in difficult times. "My focus has always been mental health, so housing is a bit of a side-step for me," she said. "I found I missed being in the middle of people's struggles." She explained, "You can make more of a difference when you are problem-solving alongside a person – in a different way than a clinical setting where it is more one-sided. This job gives me the opportunity to walk alongside people in a different way."

Arwen grew up in the area but then attended college in Boston where she ended up staying for 10 years. She is happy now to be back in the Upper Valley. "I always connected to the values and beauty of Vermont," she said.

Arwen encourages residents to reach out to Twin Pines' supportive services team. "We always want to hear what peoples' struggles are and discuss how we can support them."

In addition to her previous work at Twin Pines, Arwen has worked as a therapist at West Central Behavioral Health in Lebanon. What little free time she says she has is spent with her family. Welcome back, Arwen!

## ST. PAUL'S PLACE, White River Junction, VT. Making a Home for the Homeless



Architect's rendering, by Studio Nexus, of a possible layout of St. Paul's Place, showing the Twin Pines apartment building and the courtyard.

a critical community need, so Twin Pines is pressing forward to make it a reality. Twin Pines is in conversations with community partners, neighbors, and town officials, and will be re-submitting revised application materials for a re-hearing in April.

Twin Pines has partnered with St. Paul's Episcopal Church in White River Junction and the Upper Valley Haven on an innovative pair of projects. The plan would be to use a portion of the church's two-acre property for Twin Pines to create 18 units of permanent housing for the chronically homeless. The Haven is pursuing an opportunity to create additional space for offices and programming to support the homeless.

The project experienced a setback when the application to be a Planned Development was denied by the Town of Hartford Planning Commission in February, but serves



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Meet Our **NEW TRUSTEE** **FRESH FOOD** For Twin Pines Residents



**Dale Parker**

Twin Pines is pleased to welcome Dale Parker as its newest Trustee. Dale takes the place of David Otto who left the Board mid-year. Dale, who with his wife Elizabeth purchased a single- family home in Wilder in 2020 through Twin Pines Homeownership Program, brings a wealth of experience to the Board. He is a retired EMT having worked with the towns of Alstead and Walpole, NH, along with professionally for Golden Cross Ambulance. He is also a massage therapist, an ordained minister, and a notary public in Vermont. Dale has also volunteered in the community, especially with the Good Neighbor Clinic. Welcome Dale!

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The hardy residents of Graystone Village in White River Junction didn't seem to mind the frigid temps when checking out the fresh produce delivered from the Vermont Food Bank during a recent food drop. Vermont Food Bank delivers to four Twin Pines properties each month. Additionally, Willing Hands delivers food to two other Twin Pines properties weekly.

**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.