

Twin Pines Keeps **GROWING!:** Acquires Mellishwood



This past November, Twin Pines purchased the 26-unit Mellishwood Senior Residences in Woodstock, VT. The \$2 million purchase was funded through a loan from the Vermont Housing Finance Agency. The U.S. Department of Housing and Urban Development, which provides rental assistance for the property's residents, approved the sale to Twin Pines.

"The goal of the purchase is to keep this as an affordable asset in the community for the long term," said Executive Director Andrew Winter.

Twin Pines plans to complete energy and accessibility upgrades of the property, which includes two historic structures and two 1970s-era buildings, beginning in 2024.

The purchase of Mellishwood brings to 62 the total number of units in Woodstock, both owner-occupied homes and rentals, that are owned and managed by Twin Pines. Throughout the Upper Valley region, Twin Pines currently owns 565 rental apartments and oversees 64 home ownership units.

TWIN PINES COMPLETES **SAFFORD HOMEOWNERSHIP UNITS**

Twin Pines completed four of its new homeownership units in 2022 at Safford Commons in Woodstock, VT. The mix of two and three-bedroom units are all permanently affordable and have been sold. These two-story duplex homes feature an open kitchen plan, laundry on the first floor, and front-entry porch. Twin Pines intends to build four additional units in the near future.



Help give your Upper Valley neighbors a home!

The Byrne Foundation to match contributions made by January 31

Are you interested in doubling the impact of your gift to Twin Pines? The Jack and Dorothy Byrne Foundation has generously agreed to match 1:1 unrestricted gifts made to Twin Pines by the end of January. Use the QR code to the left to make your gift online today!



TWIN PINES CELEBRATES THE OPENING OF **SUMMER PARK PHASE 2**



This past summer, Twin Pines celebrated the opening of the second phase of its Summer Park Residences in Hanover, NH. The new wing houses 18 one-bedroom apartments and shares an elevator with the existing 24 units. The project began in late 2020 and was designed by Banwell Architects. The building is Passive House Certified.

Speakers at the June ribbon-cutting ceremony included Rob Dapice, CEO of New Hampshire Housing Finance Authority, and Cinde Warmington, member of the New Hampshire Executive Council.



WELCOME NEW BOARD MEMBERS



Rudy Fedrizzi, MD – Lebanon, NH

Rudy is the Public Health Services District Director in the White River Junction District Office for the Vermont Department of Health. He previously practiced Obstetrics and Gynecology for 16 years.



Cindy Nicodemus – White River Junction, VT

After receiving her B.S. from Woodbury College, Cindy worked for several years with the Health Care and Rehabilitation Services of Vermont (HCRS) as a Child and Family Case Manager and which also involved collaborative work with Twin Pines.



Julia Griffin – Hanover, NH

Julia recently retired as Town Manager for Hanover, NH, a position she held for 25 years. She also serves on several other boards, including the Upper Valley Business Alliance, CATV, and the HOPE Foundation.



Michael Sanduski – Hanover, NH

Michael is currently pursuing his MBA at the Tuck School of Business and is also a concurrent MPP candidate at Harvard Kennedy School. Prior to graduate school, he worked for six years in the Public Finance Department at Citigroup.



Alexa Holleran – Norwich, VT

A graduate of Williams College, Alexa is a primary care provider at Alice Peck Day Memorial Hospital.



Julius Turner – Lebanon, NH

A native of Texas where he attended Prairie View A&M University, Julius is CLEAN Partner II at Novo Nordisk in Lebanon, NH.



RESIDENT Profile



Kelsey Tracy

Kelsey's life journey has taken many twists and turns. After a tumultuous young adulthood, and after a concerted effort to turn her life around, she is now a proud homeowner.

"I was homeless and had addiction issues," Kelsey recalled. "I started using drugs when I was

17 and would live wherever I could – from family members' couches, to a camper, to ultimately living out of my car."

At age 20, Kelsey entered the Moms-in-Recovery program through Dartmouth Health, and at 21 she was connected to Twin Pines pilot program. She became a resident at Twin Pines' Crafts Hill apartments where she lived for six years. She said that the subsidized housing she received was pivotal to her recovery, and she especially credited the work of Twin Pines Resident Supportive Services Coordinator, Jenn Hobbs.

"In my first year of being sober, Twin Pines gave me the stability I needed," she said. "Jen Hobbs helped me get out of an abusive relationship I was in; I was at risk of losing my housing, and she helped me keep it."

Kelsey credits Twin Pines with helping her budget more effectively and with getting in a more stable routine. That stability allowed her to pursue her dream of homeownership.

"I always wanted to buy a house, and since I've been sober and independent the past four years, I was able to work on building up my credit," she said. "The VHFA paperwork was definitely a challenge, but Twin Pines helped me get through that."

In August of this year Kelsey moved into her new home in Thetford. She is thrilled to be a homeowner and loves that her kids have a large yard to play in. She acknowledged that her journey has been hard at times, and she is thankful for the help she received along the way. "Twin Pines helped me get my life together; if it wasn't for them, I don't know where I'd be."

STAFF SPOTLIGHT



Holly Palmer

Holly Palmer is one of the key players that keeps Twin Pines humming. She just passed the 12-year mark at Twin Pines making her the second most senior employee here, and during her tenure she has held several different positions.

Now as a Property Manager, Holly focuses on resident compliance, specifically calculating income and other sources to determine if a resident qualifies for housing. "I enjoy my work," she said. "Working with different kinds of government funding for a resident is sort

of like a puzzle that you have to piece together."

Naturally, she enjoys it when everything comes together for a resident but admits the process can be complicated, so she always encourages questions. "People have a right to know how it all works and often have questions about subsidies and affordable housing," she said. "Each person's situation is different, and that is what I like about it."

Holly says her colleagues help keep things positive. "It's a team environment here, and everyone's willing to jump in and cover for one another, and I really appreciate that."

When she is not at Twin Pines, Holly loves being outdoors. She and her partner Seth consider themselves "hobby homesteaders" working on their extensive gardens. They also enjoy hiking, camping, walking the dog and, as she puts it, "all those outdoorsy things."

DONOR SPOTLIGHT



Rick & Linda Roesch

"Housing in the Upper Valley is a concern to all of us – particularly those people who do not have a stable housing situation," said Rick Roesch recently. He and his wife Linda have been long-time supporters of Twin Pines Housing.

Explaining why they support Twin Pines, Rick said "We lived overseas for over a decade, and we saw that in many countries people rely on the government to do everything, work that is often done by nonprofits here. We feel that the model here works better, which is why we support a wide range of nonprofits dealing with everything from

education to healthcare to the arts to housing."

Rick also said that he admires that Twin Pines' services go beyond just housing. "In order for families to be productive citizens, having access to support – and a community spirit – is critical in helping them have meaningful lives. People need more than just a roof over their heads."

Twin Pines is grateful for the Roesch family's steadfast support, and Rick said they feel good about giving. "Twin Pines is an outstanding organization with competent leadership and a very knowledgeable Board of Trustees."

PIPELINE PROJECTS

As always, Twin Pines has projects in the pipeline it hopes to move forward in the coming year. Below are some of the key projects that should see significant progress in 2023.



1 747 Hartford Avenue

This past year, Twin Pines worked with St. Paul's Episcopal Church in White River Junction to use a portion of the church property to build 18 units of affordable housing for the chronically homeless. The project has received all the necessary approvals, and construction is expected to begin in early 2023.

2 RiverWalk Apartments

Twin Pines is working with a for-profit developer to purchase a turn-key development of 42 units of housing at the corner of Maple Street and Prospect Street in White River Junction, VT. Riverwalk Apartments received unanimous approval from the Hartford Planning Commission and Zoning Board this fall, and construction is expected to begin in early 2023.



3 Hotel Conversion Project

This project consists of the conversion of one of the hotels in White River near the I-89/91 interchange. The plan is to purchase the hotel, do a modest renovation of the building (combining hotel rooms) to create 40 one-bedroom and studio units, allowing us to quickly add permanent housing units to the marketplace. A percentage of units would be targeted to households who have been or are at risk of homelessness and four units reserved for Veterans.

4 Long Meadow Commons

Twin Pines intends to develop 60 units of workforce housing in New London behind the Hannaford shopping center and adjacent to New London Hospital. Conceptual site plans have been presented to the New London Planning Board and have been positively received. The project includes a mix of one-bedroom and two-bedroom apartments. If Twin Pines receives all the necessary approvals, construction would begin later in 2023.

NEW VANS For Twin Pines



Twin Pines is traveling down a new road.

For the first time in its history, Twin Pines has acquired a fleet of vans which will allow our maintenance team to serve our residents and maintain our properties more effectively.

Twin Pines Director of Facilities, Matt

Mardin, spearheaded the acquisition of these five pre-owned vans (they are all 2020 Chevy vans with low mileage). "These vans are a huge step forward for Twin Pines," Matt said. "They allow us to bring more equipment on our maintenance calls to the properties, so there is less traveling back and forth. Plus, they make us look more professional!"



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.

Letter from the **EXECUTIVE DIRECTOR**



Dear Friends,

I feel like we've never been busier.

With five projects in the pipeline, the staff expanding, the number of homeownership units increasing – as well as the percentage of our residents who have experienced homelessness – Twin Pines certainly has a lot on its plate. Though far from being daunted by the situation, we are energized.

The Upper Valley is clearly in a housing crisis, and the need for our services has grown. Stable housing is a key determinant of one's health, and that

is why we keep doing what we are doing.

I feel fortunate, indeed, to work with such a hard-working and committed team here at Twin Pines. And, of course, we are ever grateful for the generosity of our neighbors in the Upper Valley who recognize the value of our work.

With Appreciation,

Andrew B. Winter
Executive Director

Partner **SPOTLIGHT:** ADVANCE TRANSIT

Thanks to its long-time relationship with Advance Transit, Twin Pines keeps moving forward. Based in White River Junction, Advance Transit is the nonprofit partner that has for the past 40 years provided transportation services throughout



New Executive Director Adams Carroll stands in front of one of AT's new electric buses.

the Upper Valley, including to many Twin Pines residents.

This past June, Advance Transit hired a new Executive Director, Adams Carroll, who spoke about the long-time relationship. "Our partnership with Twin Pines is one that we appreciate and one that we are eager to continue building on," he said.

Adams understands the important connection between housing and transportation. "A huge aspect of housing affordability is that once you've found a place you can afford to rent or own, what does that mean for your commuting costs?" he posed. "Can you get by as a one-car or no-car household? We want to be part of the affordable housing solution by providing that affordable transportation."

In addition to its main bus routes, Advance Transit also provides more customized service through its Access AT Program. People

who can't use the fixed routes because of a disability, or if they have a medical appointment they cannot get to, can request the Access AT service which will come pick them up at their home.

To respond to their riders' needs, Advance Transit is producing a five-year strategic plan. "At the end of the day it is about the people we serve and the needs of the community," Adams said, "so we are trying to really listen to our riders and would-be riders; we are trying to avoid a top-down approach."

Brian, who is a Twin Pines resident in White River Junction and uses the bus service frequently concurs that it is a great resource. "It's very handy and works well for people like me who don't drive; my life would be a lot harder without it." Brian also gave a shout-out to the bus drivers, "They're always polite and friendly – they talk to you like you're somebody."

Adams looks forward to continuing the partnership with Twin Pines that has been forged through the years. "It can't be understated how linked housing and transportation are, particularly now with just how scarce housing has become," he said.



Brian, a frequent rider, enjoys the convenience – and the camaraderie!



TWIN PINES HOUSING 226 Holiday Drive, Suite 20
White River Junction, VT 05001

RESIDENT BULLETIN BOARD

Laurie McMorrow,
SASH Coordinator
(802)738-7080
laurie.mcmorrow@tphtrust.org

Utilities Assistance;

As many are aware, Liberty Utilities has increased its rates significantly. Please reach out to the Twin Pines Supportive Services team member to see if you are eligible for assistance.



Food Drops happen continually:

Willing Hands Food Drops

- Overlook (36 Overlook Drive in WRJ); every Wednesday at 9:00 am
- Crafts Hill (1 Village Lane in West Lebanon); every Friday, 2-3 pm

Vermont Food Bank Food Drops – first Thursday of the month

- Graystone (2 Dewitt Drive in WRJ); 9:00 am
- Wentworth (117 Wentworth Way in WRJ); 10:30 am
- Village Apartments (151 Gates St in WRJ) 11:00 am
- Windsor Hollow (45 Hollow Drive in WRJ) 11:30 am



Vermont Residents:

Contact Arwen Northern (802)299-9061
arwen.northern@tphtrust.org

Jennifer Hobbs

(802)738-6640
jennifer.hobbs@tphtrust.org

If you live in these properties:

- Spencer Square/Spencer Street
- Village at Crafts Hill
- Mount Support Road
- Anne's Place

Krissy Preston

(802)738-8193
krissy.preston@tphtrust.org

If you live in these properties:

- Rivermere
- Tracy Street
- Parkhurst
- Summer Park

On-Site Office Hours are expanding. Stop by for help with paperwork, residency issues, or just to say hello. Drop-ins are welcome or you can schedule an appointment by calling (802)291-7000.