

PIPELINE PROJECTS: Building for the Future



Twin Pines continues its work to provide affordable housing for the Upper Valley community, and today, we share a glimpse of this journey. Twin Pines currently has five exciting projects in its construction pipeline. Buckle up; there's a lot happening!

1 747 Hartford Avenue, White River Junction, VT

The 747 Hartford Avenue development will provide 18 units for the chronically homeless, complete with case management services from the Upper Valley Haven, which is located adjacent to the property. Construction kicked off in August 2023. Twin Pines anticipates leasing to begin in the spring of 2024. Residents will be selected from the coordinated-entry list, with a preference for Haven shelter residents. This project is a testament to Twin Pines' commitment to providing homes and support for those who need it most.



2 Riverwalk Apartments, White River Junction, VT

Next up is Riverwalk Apartments. This 42-unit turn-key development is currently under construction with work commencing in April 2023. We have just reached the half-way point, and completion is expected in March 2024. This development includes 4 units designated for veterans and 4 units with VSHA project-based vouchers. With a mix of unit sizes, from studios to 3BR apartments, Riverwalk will offer housing options that cater to a diverse range of families and individuals.

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BREAKING GROUND: Charging Up for a Greener Future

We are happy to share some electrifying news – the installation of electric vehicle (EV) charging stations at several of Twin Pines properties. Thanks to a generous grant of \$123,824 from the State of Vermont Agency of Commerce and Community Development (ACCD), our commitment to sustainability and environmental stewardship is taking a giant leap forward.

Twin Pines will be rolling out four charging stations at Wentworth Apartments and The Briars, along with two more at Graystone Apartments – all of which are in White River Junction. Additionally, we have plans to add two more charging stations at Safford Commons in Woodstock, VT, either later this year or in early 2024. These charging

stations represent a significant step toward reducing our collective carbon footprint and promoting eco-friendly transportation options in our community.

These newly installed EV charging stations are exclusively for the use of Twin Pines residents and their guests. Unlike public charging stations, these will not be listed on any public charging maps. The ACCD grant covers 90% of the installation cost and provides maintenance support for the next five years.

As we embrace these eco-friendly changes, we are committed to keeping you informed about further developments regarding our EV charging stations. We look forward to seeing our residents utilize these charging stations and contribute to a greener, cleaner future.



Letter from the **EXECUTIVE DIRECTOR**

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Dear Friends,

As we embrace the changing colors this fall, I can't help but reflect on the bustling energy that surrounds Twin Pines Housing. Our journey

has been one of growth, resilience, and unwavering commitment to our mission.

The Upper Valley, like many regions, is grappling with a housing crisis, and our services have never been more essential. With five projects now in the pipeline, Twin Pines is at the forefront of addressing the pressing housing needs in the Upper Valley community. In addition to the growth of our projects and staff, we've witnessed an increase in the number of homeownership units we provide. Moreover, we're acutely aware of the rising percentage of our residents who

have experienced homelessness. These challenges have not deterred us; instead, they have spurred us to do even more.

We owe a debt of gratitude to our generous neighbors in the Upper Valley who recognize the significance of our work. Your support and belief in our mission allow us to make a lasting difference in the lives of countless individuals and families.

As we enter this new season, I am filled with optimism for the future. Together, we can continue to build a more vibrant, eco-friendly community where stable housing is a reality for all.

With appreciation,

Andrew B. Winter
Executive Director

EMPOWERING DREAMS OF HOMEOWNERSHIP

Twin Pines Housing's Homeownership Program

At Twin Pines, we believe in the opportunity to experience the joys and benefits of homeownership. Our Homeownership Program is designed to empower first-time homebuyers and make their dreams of owning a home a reality.

Reducing Barriers with Down Payment Grants

One of the biggest challenges for many first-time homebuyers is saving for a down payment. We understand this hurdle, and that's why we provide down payment grants to qualifying households. These grants are a lifeline, helping to reduce the purchase price of a home or condo.

But here's what makes our program unique: in exchange for receiving this grant, homebuyers agree to limit their profit when they decide to sell their home in the future. This profit cap ensures that the home remains affordable to future buyers with modest means. It's a pay-it-forward

model that creates a cycle of homeownership opportunities for generations to come.

Income Eligibility

We want to ensure that our Homeownership Program reaches those who need it most. That is why we offer grants to buyers earning up to 120% of the county's median income. For instance, in 2022, a three-person household in Windsor County, VT, with an income of \$95,160 or less, would qualify. Our homeownership team has been stewarding homes in this program since 1990, continuously adding new homes as grants become available.

Taking the First Step

If you are ready to turn your homeownership dreams into reality, we're here to help. You can learn more about our Homeownership Program by downloading our brochure from our website. It's a great resource to explore how our program can benefit you. Twin Pines is committed to building stronger communities through homeownership.



PIPELINE PROJECTS (Continued)

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3 Mountainvale Apartments, White River Junction, VT

The Mountainvale Apartments project involves the conversion of the former Fairfield Inn to create 40 units, including 31 one-bedroom and 9 studio units. Notably, 12 project-based vouchers will be available, with 4 designated for veterans and 8 for VSHA project-based vouchers. Construction is underway and expected to be completed in March of 2024. This endeavor showcases Twin Pines Housing's commitment to repurposing existing spaces to meet the region's housing needs.

4



4 Mellishwood Apartments, Woodstock, VT

Twin Pines Housing expanded its portfolio with the acquisition of Mellishwood Apartments in November 2022. This 26-unit senior housing development is slated for major renovations beginning in late 2024. The renovations will prioritize accessibility and energy efficiency, with potential plans to increase density. Currently, various design options are being explored, including the possibility of additional units. The phased project is set for completion in 2026, creating a welcoming and sustainable space for seniors in the Woodstock community.

5



5 Long Meadow Commons, New London, NH

Twin Pines Housing is gearing up to create Long Meadow Commons, which aims to develop 60 units in a 4-building layout across the street from New London Hospital. Designated for workforce residents, these units will be available to individuals and families with incomes between 60% and 80% of the Area Median Income (AMI). With local approvals secured, Twin Pines is currently awaiting funding decisions in December 2023. If successful, construction will commence in mid 2024.

Twin Pines is not just building homes; with these five projects we are creating communities where residents can thrive, connect, and lead fulfilling lives.

Resident PROFILE



Barbara Dionne

Barbara Dionne's journey took a positive turn when she was able to move to Twin Pines' Wentworth Apartments two years ago. "Before living here, it was such a long commute to work, and I especially hated driving in the snow. This place has made such a difference to me and my kids," Barbara said.

For the past 16 year, Barbara has worked at the Comfort Inn in White River Junction. Because of the camaraderie and strong bonds she has built with her colleagues there, she considers them like family.

But the impact of Twin Pines on Barbara's life goes beyond a shorter commute and a cozy apartment. She shared, "Twin Pines has really made a difference in my life. Living here has given me the opportunity to save more money, like I haven't been

able to before. I'm a penny pincher, a saver, and I definitely want to buy a house someday. Things tend to get in the way, but homeownership is my goal."

Barbara's determination to save for her dream home is palpable. Her motivation is rooted in her past experiences. "The rent and the utilities in the place I was in before were outrageous; it was very hard to make ends meet. It was not how I wanted to live my life," she recalled.

Barbara's resilience shines through as she continues, "I think I've taken measures different than other people to avoid homelessness. I'm always saving money, and I've never been homeless, thank God. I don't care if I have to work day in and day out, as long as my kids have what they need."

Your Support **CHANGES LIVES!**



In the coming year, Twin Pines Housing aims to build nearly 200 additional apartments and shared-equity homes. These projects will not only provide much-needed housing but will also foster a sense of belonging and community for those we serve.

Thanks to the generosity of the Upper Valley community, we've been able to provide homes for over 1,000 individuals and families. We rely on philanthropic contributions to provide essential supportive services and to keep our day-to-day operations running smoothly.

Your gift directly translates into the hope and security that every individual deserves — a place to call HOME. 🏠



Donate online at twinpineshousing.org