

RESIDENT PROFILE: I Wouldn't Be Where I Am Today Without Twin Pines



Meagan Adams

Meagan Adams has been a resilient member of the community at Twin Pines Village at Crafts Hill for over four years. Her journey, which has had many twists and turns, underscores the transformative power of a safe and stable place to call home.

Reflecting on her past, Meagan shares, "Before coming to Twin Pines, I was unhoused for several years and was really at the lowest point of a decades-long addiction." With her newborn son, Meagan arrived at Twin Pines in 2020, knowing that she needed to make a change for both herself and her child. "I knew that if I didn't turn things around, I would not be able to care for my son, and Twin Pines was a big part of that recovery," she acknowledges.

In 2019, Meagan took a significant step forward by enrolling in the Dartmouth Health Moms in Recovery program, which played a pivotal role in her journey to overcome addiction. However, she also emphasizes the importance of having an affordable place to live, stating, "Moms in Recovery was key to my overcoming my addiction, but without a safe place to live and one I could afford, I wouldn't be where I am today."

Transitioning back into society and the workforce presented its own set of challenges for Meagan. "It was challenging to get back into the workforce and be an employable human, and that all started with a place to live," she reflects.

Today, Meagan thrives as a member of the Dartmouth Health team, working in the ob-gyn department while also pursuing doula, community health, and lactation training. She finds fulfillment in her work, particularly in being able to connect with others who have faced similar struggles. "I am now able to work with people who have experienced the same things I have in life; it really helps that I can talk about things with them that I have already walked through," she shares.

The Village at Crafts Hill aligns with Meagan's values as a parent. She appreciates the convenience of being able to access amenities, like the playground, without needing to drive. Meagan also expresses gratitude for the support of the Twin Pines staff, "Tara Pederzani has been there so much for me, and I also appreciate Jen Hobbs meeting me in the conference room to tell me about things like fuel assistance; those on-site meetings were huge when I didn't have transportation."

For Meagan and her son, Twin Pines represents more than just a place to live; it's a place where they can build a brighter future. "My son has a safe home where he doesn't have to worry – he is able to be a kid in all aspects of the word," Meagan reflects. "You cannot parent properly if your basic needs are not met, and housing is a huge basic need. For my son to just be a kid and not have to worry provides a level of comfort that is invaluable to us."

"You cannot parent properly if your basic needs are not met, and housing is a huge basic need."

—Meagan Adams

Letter from the EXECUTIVE DIRECTOR

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Dear Friends,

As we embrace the challenges and opportunities ahead, it's evident that our efforts at Twin Pines have never been more crucial.

With five projects underway, a growing staff, and an increase in the number of homeownership units, alongside a rise in residents who have experienced homelessness, Twin Pines is at the forefront of addressing the housing needs in our community. And rather than feeling overwhelmed, we are invigorated!

Amidst this flurry of activity, we are also engaged in a strategic planning process that will chart our course for the next five years. This roadmap will guide us as we continue our mission

to provide stable housing solutions.

The housing crisis facing the Upper Valley is undeniable, and the demand for our services continues to escalate. It was heartening to learn from our annual resident survey that 95% of our residents would recommend Twin Pines to others. Clearly, we're doing something right!

I am grateful for the dedicated team that I have the privilege to work alongside at Twin Pines. Additionally, I extend our heartfelt appreciation to all our supporters whose generosity enables us to make a meaningful difference in the lives of others.

With gratitude,

Andrew B. Winter
Executive Director

Facing the UPPER VALLEY HOUSING CRISIS

The housing crisis gripping our region demands immediate action. Spanning across the Upper Valley and resonating nationally, this crisis affects individuals and communities alike, disrupting lives and impeding our economic vitality.

In New Hampshire, the vacancy rate for a two-bedroom apartment is a mere 0.6%, with a median gross rent of \$1,764, and Grafton County has the highest gross rent in the state. We in the Upper Valley are at the epicenter of the housing crisis. To tackle this issue, we must continue investing resources in housing initiatives, especially focusing on creating permanently affordable housing.

The Upper Valley region encompasses diverse communities, from resort towns to rural areas and bustling employment centers. The demand for housing, whether multi-family units or homes suitable for the middle-income bracket, is urgent. According to Vital Communities' "Keys to the Valley Report," the region needs 10,000 new housing units by



2030—a goal requiring collaborative efforts from all stakeholders.

As our population ages and younger demographics decline, the need for action becomes even more apparent. Currently, a significant portion of households are burdened by excessive housing costs, exacerbating the crisis. Various barriers, such as the high cost of land and construction, limited availability of skilled labor, financing challenges, and regulatory obstacles at both local and state levels, contribute to the problem.

Twin Pines is actively working to address the crisis, with plans to introduce 100 new units in the Upper Valley in 2024, playing a vital role in providing improved and affordable housing options.

Listening to the housing stories and concerns of our community members is essential as we navigate this complex issue. Community support is vital as we move forward. Together, we can pave the way toward a more equitable and sustainable future for all residents of the Upper Valley.

BUILDING FOR THE FUTURE: Five Construction Projects on the Horizon

1 747 Hartford Avenue, White River Junction, VT

The 747 Hartford Avenue development will provide 18 units for the chronically homeless, complete with essential services from the Upper Valley Haven, which is located adjacent to the property. Construction is due to be completed in August 2024. Residents will be selected from the coordinated-entry list, with a preference for Haven shelter residents.

2 Riverwalk Apartments, White River Junction, VT

Our Riverwalk Apartments project, comprising 42 units, is nearing its May 2024 completion date. This development will feature four units dedicated to veterans and four units with VSHA project-based vouchers. Offering a range of unit sizes, from studios to 3-bedroom apartments, Riverwalk aims to accommodate diverse family and individual needs.

3 Mountainvale Apartments, White River Junction, VT

The Mountainvale Apartments project involves repurposing the Fairfield Inn to create 40 units, including 31 one-

bedroom and 9 studio units. Notably, 12 project-based vouchers will be available, with a portion designated for veterans and VSHA project-based vouchers. Completion is anticipated by May 2024.

4 Mellishwood Apartments, Woodstock, VT

In late 2024, pending secured funding, we plan to embark on significant renovations and expansion at Mellishwood Apartments, a senior housing development. With a target of 39 units upon completion in early 2026, we are exploring design options emphasizing accessibility and energy efficiency to enhance resident livability.

5 Long Meadow Commons, New London, NH

In New London, NH, Twin Pines Housing is preparing to embark on Long Meadow Commons, a project aimed at delivering 60 units across four buildings situated opposite New London Hospital. These units will be available to individuals and families with incomes ranging between 60% and 80% of the Area Median Income (AMI). Construction is slated to commence in the summer of 2024, with a projected completion date in mid-2025.



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ANNUAL RESIDENT SURVEY Highlights Success and Areas for Growth

RESIDENT EXPERIENCE SURVEY

51% of our residents participated in the survey, a notable leap from 20% in the previous year.

95% THE PERCENTAGE OF RESPONDENTS WILLING TO RECOMMEND TWIN PINES TO A FRIEND.



79% OF RESIDENTS ACKNOWLEDGED THAT THE PROPERTY APPEARS WELL-MAINTAINED

67% OF RESIDENTS REPORTED BEING ABLE TO REACH SUPPORTIVE SERVICES STAFF



58% EXPRESSED HIGH SATISFACTION WITH THE FRONT DESK SERVICES



Annual Resident Survey Showcases Twin Pines' Success and Growth Opportunities

A remarkable finding in this year's resident survey was that 95% of respondents would recommend Twin Pines to a friend, a notable rise from 88% last year. While celebrating these achievements, we recognize areas for improvement, including dumpster facilities and exterior lighting. Twin Pines is committed to addressing

these concerns. For further insights into the survey, visit



twinpineshousing.org/news.

Donate online at www.twinpineshousing.org



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

TRANSFORMING LIVES Through Your Generosity!



In 2024, Twin Pines will introduce 100 new affordable units into the market. These initiatives not only address the critical need for housing but also cultivate a nurturing environment in which our Upper Valley neighbors can feel a sense of belonging and community.



Donate online at
TwinPinesHousing.org/Support



Sustaining this work relies on the kindness of donors like you. Your contributions enable us to offer crucial supportive services to our residents and ensure the efficient operation of our daily activities.

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



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