

RESIDENT PROFILE: From Tents to Twin Pines

Steve's Housing Journey

Steve Hurlburt's path to stability has been nothing short of remarkable. In 2024, he found his way to Twin Pines's Mountainvale Apartments, a welcome respite after years of hardship. Before moving to Mountainvale, Steve endured periods of living in temporary shelters, including a stint at the Bradford Hotel. However, his journey took an even more challenging turn when he resorted to living in a tent in the woods of Hartland.

Reflecting on those times, Steve recounted, "It was rough. I had to walk six miles just to get food." Despite the adversity, he remained resilient. "I didn't worry about my safety so much, but there were bears," he recalled. "I remember one night the bears were rubbing against my tent – that's a night I remember!"

Steve, originally from Windsor, VT, spent 37 years as a dedicated house painter, a job that earned him his livelihood and eventually, Social Security benefits. "I worked my ass off," he emphasized. "It wears on you trying to find a place to stay, out of the weather. The rain was the worst." His makeshift living situation included two tents, one serving as storage, highlighting the challenges he faced daily.

When asked about life in his new Mountainvale apartment, Steve's face lights up, "It's paradise!" Having a place to call his own has transformed his life. "My life has changed 100%. Just the way I live is so much better."

He also spoke warmly about working with Twin Pines staff. "I work with Tara at Twin Pines, and she is very good," Steve said.

Steve's experience is a reminder of how access to safe, stable housing can make a meaningful difference in someone's life. We're glad he's found a place to call home at Mountainvale.

"My life has changed 100%. Just the way I live is so much better." — Steve



SAVE THE DATE!

Twin Pines Housing is thrilled to announce our 35th Anniversary Community Celebration!

Join us on **Saturday, September 13, from 12-3 pm at Lyman Point Park in White River Junction.**

Enjoy a catered picnic, live music, games, and more under the tent. Let's celebrate 35 years of giving people a place to call home!



Letter from the **EXECUTIVE DIRECTOR**

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35 Years Strong — and just getting started!



Dear Friends,

2025 is a special year for Twin Pines Housing — we're celebrating 35 years of giving people a place to call home! We're excited to mark this

milestone with a community celebration in September and hope you'll join us.

Thanks to your support, 2024 was a year of real growth. We completed three new projects, adding 100 much-needed homes across the Upper Valley. We also expanded our team and strengthened services for residents, including those who had been without stable housing. None of this would be possible without a strong community behind us.

At the same time, building affordable housing has never been more challenging. Federal funding for affordable housing remains uncertain, and shifts in tariffs can drive up construction costs and disrupt supply chains. Interest rates continue to fluctuate, making it harder to finance new projects. These uncertainties create real obstacles — but with your continued support, Twin Pines Housing is committed to navigating them and ensuring that more people in our community have a safe, affordable place to live.

As we look ahead, we're energized by the work still to come — and grateful to have you with us. Thank you for being part of the Twin Pines family.

With appreciation,

Andrew B. Winter
Executive Director

CELEBRATING COMMUNITY & COLLABORATION: Geokon Volunteers at Mountainvale Apartments

Members of **Geokon** rolled up their sleeves and dug deep into community spirit at Twin Pines' Mountainvale Apartments in White River Junction this spring. The **Geokon** team enthusiastically brought the community gardens to life, embodying their commitment to local support and employee engagement.

"It's part of our mission to invest in both our team and the communities we call home," remarked **Geokon** President Bill Estes, reflecting on the company's dedication to fostering affordable housing in the Upper Valley. "Supporting Twin Pines in creating homes where people thrive is deeply meaningful to us."

Geokon's hands-on efforts at Mountainvale Apartments not only revitalized the gardens but also showcased the power of partnership in building brighter futures together.



PARTNER PROFILE: Hartford Community Coalition

Fighting Summer Hunger: Twin Pines and HCC Tackle Food Insecurity Together



Emily Zanleoni,
HCC Executive Director

Each summer, Hartford Community Coalition (HCC) and Twin Pines Housing team up to deliver free, healthy meals to families across the Upper Valley. What began as a local collaboration has become a vital support system—especially for children—when school meals are unavailable.

Last summer, HCC provided over 27,000 meals through partnerships with housing groups, schools, and shelters. Twin Pines properties like Spencer Square serve as key distribution sites, though not all locations qualify for

federal reimbursement. Eligibility is based on census and school data, which can exclude some communities.

To meet the need, HCC relies on grants and strong partners. Emily praised the work of Jen Hobbs, Twin Pines' Director of Supportive Services. "If Jen and her team were not available to do this, it would not happen the way that it's happening," she said. "Having someone familiar and trusted onsite makes all the difference."

In 2024, HCC began working with the New Hampshire Food Bank to help expand capacity, but staffing and reimbursement challenges remain. "The summer meals program is a just-show-up kind of program," Emily explained. "That means we can run out of meals,

and we don't always know who or how many will come."

Despite these hurdles, the impact is clear. "Residents have told me, 'We don't know how we would survive the summer without these meals,'" Emily shared. "When it comes to making sure there is equality for families to be supported by this program, I refuse to not worry about access to food."

The collaboration also spans state lines. "As Twin Pines knows, the river means nothing to anyone who is embedded in social services," she added, highlighting the regional nature of need and response.

As Twin Pines celebrates its 35th anniversary, its partnership with HCC continues to show the strength of community collaboration—ensuring that, no matter the season, no one in the Upper Valley has to face hunger alone. Emily shared, "Twin Pines' commitment to showing up and making sure people are fed is exactly what this partnership is all about."



Bringing the goods and the grins, Kevin Leduc of HCC hands out lunches to a hungry, happy crew.



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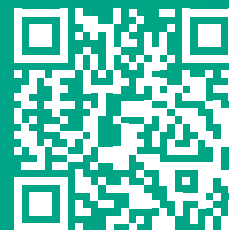
BUILDING BRIGHTER FUTURES

BECAUSE OF YOU, STEVE HAS A HOME.

Not long ago, Steve Hurlburt was living in a tent, unsure where he'd sleep each night. Today, thanks to supporters like you, he's in a safe, stable Twin Pines Housing apartment—a place to call home.

Steve's story is powerful because it shows what's possible when someone like you steps up.

Your gift today can help another neighbor like Steve move from surviving in the woods to thriving in a warm, secure home.



PLEASE GIVE NOW—TO BUILD HOPE THAT LASTS. ➡
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