



Twin Pines Housing Trust

240 South Main Street, Suite 4

White River Junction, VT 05001

802-291-7000, www.tphtrust.org

Nonprofit Organization

US Postage Paid

WRJ, VT 05001

25th Anniversary Logo Contest

We are turning 25!
Help us celebrate by
designing a special
logo. Info@tphtrust.org
or visit
www.tphtrust.org



HOMES FOR SALE

DON'T FORGET! TPHT is also a community land trust that helps persons of modest means buy homes at far less than market price. In exchange, TPHT buyers agree to limit the profit they receive at resale in order to keep their home affordable to future buyers of modest means.

CURRENT HOMES FOR SALE:

Norwich, VT

- * 3 bedroom, 2 bath house
- * \$136,000.00 (\$215,000 minus TPHT grant of \$79,000)



Lebanon, NH

- * 2 bedroom, 2 bath condo
- * \$145,000 (\$182,000 minus TPHT grant of \$37,000)



For more information contact Helen Hong at 802-291-7000 or

Twin Pines News

te·na·cious
/te' nāSHəs/

Tenacious. The Merriam-Webster dictionary defines it as, "not easily stopped or pulled apart, firm or strong, continuing for a long time".

The word can definitely be used to describe Twin Pines Housing Trust. As we prepare to celebrate Twin Pines' 25th anniversary in 2015, there is much to be proud of. We have gone from an organization in which a group of volunteers did much of the labor renovating several 2 and 3-family properties to one that has a professional staff of 13 overseeing a portfolio of over 300 units of permanently affordable housing. We have the "continuing for a long time" part covered!

The growth of the organization and its ability to serve its residents has not always been easy. But 2014 has seen major advances on several delayed projects.

- Gile Hill, the largest mixed-income, mixed-tenancy (rental and homeownership) project in New Hampshire, came to market with for-sale units in 2009 and 2010 just as the Great Recession hit rock bottom. It has been a long effort to get the project finished, but we can now see the light at the end of the tunnel thanks in large part to a generous loan and gift from long-time supporters of the organization. That anonymous donation allowed us to resolve loans from one construction lender. To date we have completed 105 of the planned 120 units. In October we received funding awards for two critical pieces of financing. With a final piece of the financing puzzle due in December, we expect to break ground in the spring of 2015 on the remaining 15 affordable rental units.
- We also celebrated a groundbreaking this fall for our long-delayed Safford Commons project in Woodstock, which will bring 28 new rental units to the Upper Valley. After 7 years of delays, construction is now underway! And we look forward to welcoming residents to this mixed-income development in the fall of 2015.

With all the trials (literally!) and tribulations of Gile Hill and Safford Commons, we have demonstrated the "not easily stopped or pulled apart" definition of tenacious!

This year has also been about advancing new efforts, rolling out the Support and Services at Home Program (or "SASH" Program for short) in our Vermont service area. Centered at our Graystone senior development in Hartford, this component of the Vermont Blueprint for Health also operates at the Village Apartments in Harford and the Norwich Senior Housing development in Norwich. Open to all Medicare-eligible households in Vermont, it provides services designed to keep eligible individuals living safely and comfortably at home.

As 2014 rolls to a close Twin Pines is a "stronger" organization than it was at the start of the year thanks to the support of so many.

Happy Holidays!
Andrew B. Winter
Executive Director



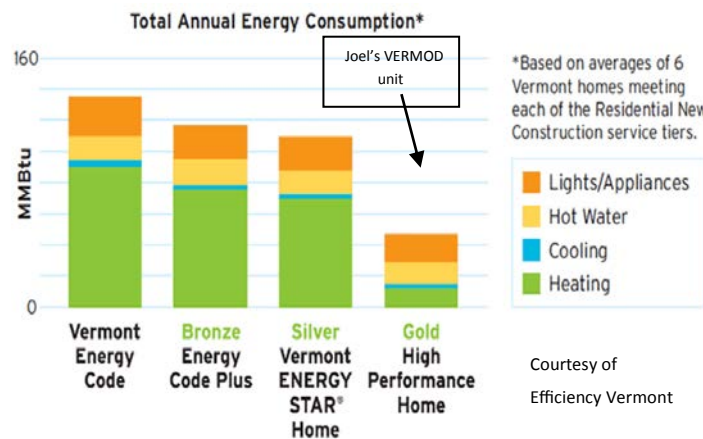
Fall 2014

- Brendin Beaulieu-Jones*
Hanover, NH
- Nan Carroll, Co-Chair*
Norwich, VT
- Michael Costa*
White River Junction, VT
- Ethan Frechette*
Hanover, NH
- Scott Hesser*
East Thetford, VT
- Jaye Pershing Johnson*
Norwich, VT
- Elliott Kautz*
Lebanon, NH
- Sharon Martenson*
Norwich, VT
- Tim McNamara*
West Lebanon, NH
- Linda Nordman*
White River Junction, VT
- Dan Stannard*
Hanover, NH
- Rob Starkey*
Hanover, NH
- TPHT Staff**
- Andrew Winter*
Executive Director
- Tom Ketteridge*
Chief Financial Officer
- Jennie Gibson*
Property Manager
- Helen Hong*
Homeownership
- Laura Beliveau*
Project Manager, Counsel
- Arwen Farrell*
Resident Services
- Sarah Kler*
SASH Coordinator
- Jonathan Tuthill*
AmeriCorps Member
- Jenny George*
Financial Assistant
- Holly Palmer*
Administrative Assistant
- Faye Grearson*
Administrative Assistant
- James Heath*
Maintenance Technicians
- Jason Heath*
Maintenance Technician

People

Placement of First High Performance Home

Joel, a resident at TPHT's mobile home park in South Royalton, is the proud new owner of the first high-performance home built in the State of Vermont. This home was built by VERMOD in White River Junction, VT, to standards that far exceed homes built to Vermont's ENERGY STAR standards. In fact, with the addition of solar panels, Joel's home is designed for net-zero energy use. This will mean a minimal cost of around \$15/month for heat and electricity, compared to \$200-\$300/month for a typical mobile home. Joel's purchase was made possible by a generous grant from TPHT, the Vermont Housing and Conservation Board and the High Meadows Fund, and a no-interest down payment loan from Champlain Housing Trust.



TPHT is excited to bring the Support and Services at Home (SASH) program to our residents, and other Medicare-eligible households living in our service area in Vermont. The SASH program, which has been rolled out across Vermont over the last several years, brings health care coordination, wellness programming, and hospital/rehab transition support to Medicare enrollees, who are typically seniors. The focus of the program is to improve the health of participants and to reduce falls, hospitalizations and readmissions. **Sarah Kler**, a graduate of Dartmouth College, recently joined TPHT as our first SASH coordinator after working at The Dartmouth Institute. She will work with a wellness nurse one day per week to support up to 100 residents at home.



Joel, Andrew Winter (TPHT), Gus Seelig (VHCB), Gov. Peter Shumlin, Steve Davis (VERMOD)

Jonathan Tuthill AmeriCorps, Project Assistant

A proud graduate of Harford High School, **Jonathan** has returned to the area after more than a decade in the nonprofit sector in Charleston, SC. He is working with tenants and assisting with the ambitious Hartford Scattered Sites renovations, which will update and improve energy efficiency at five properties throughout Hartford. Jonathan will be with Twin Pines through August 2015.



Arwen Farrell Resident Services Coordinator

Arwen joined TPHT as our Resident Service Coordinator last fall and has a Masters in Social Work from Boston College. An Upper Valley native, Arwen is a valuable resource to TPHT renters. Whether connecting people with resources such as electric assistance, mental health services, employment assistance or parenting skills, Arwen acts as an advocate for those navigating various agency systems. She enjoys the opportunity to support people experiencing difficult times.



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Places

Safford Commons, Woodstock, VT

Twin Pines and its development partners, Housing Vermont and the Woodstock Community Trust, celebrated the start of construction on the Safford Commons project on October 21st. The development, at the site of the former Grange Hall on Route 4 across from the Woodstock High School, had been long delayed.

Construction will include the renovation of the Grange Hall to create 4 residential units and creating 24 units scattered among 10 new buildings. Michael Wisniewski, Duncan-Wisniewski Architects, designed Safford Commons to reflect a village landscape clustered on the lower portion of the site to retain open space and forest on half of the site. Six different building designs, all with front porches facing the street, contribute to the neighborhood feel. The majority of the \$9.1 million total development cost is funded through tax credit equity from Housing Vermont's Green Mountain Housing Equity Fund. Other funding sources include the Lake Sunapee Bank, Vermont Housing and Conservation Board, Vermont Community Development Program, and the proceeds from the sale of Vermont tax credits.

The project's general contractor, DEW Construction Corporation, is already hard at work and construction is expected to be complete in September of 2015. The development is Twin Pines' first rental project in Woodstock.



Jim Pierce, Patsy Highberg (Woodstock Community Trust), Nancy Owens (Housing VT) Andrew Winter (TPHT Executive Director)

Hartford Scattered Sites: Stay Tuned

Low income Housing Tax Credits, a Community Development Block Grant, and a loan and grant from the Federal Home Loan Bank of Boston (sponsored by Ledyard Bank) are all in place for our HSSP project.

But rather than straight renovation, Twin Pines is now considering replacing two South Main Street buildings with highly energy efficient modular buildings. This modification would expand our efforts in energy efficiency from mobile homes (VERMOD units) and single family dwellings (Irene Cottages) to multi-family structures.

Additional analysis, design and funding will be necessary before we can finalize this option, but Twin Pines is excited about this opportunity to be on the leading edge of progress in improving residential energy efficiency in Vermont and the Upper Valley.



One of the HSSP Properties to be renovated in Hartford, VT