

## RESIDENT PROFILE: Finding a New Home and a Brighter Future at Twin Pines

### Eric Williams

Eric Williams, now a resident of Twin Pines' new apartment building at 747 Hartford Avenue, has a story defined by resilience. Eric's journey to the Upper Valley has been filled with hardship, setbacks, and ultimately, a chance for a new start.

Eric left home under difficult circumstances. "I didn't have a good relationship with my family," he recalls. "When I was 13 I was placed in a drug rehab program, and when I was 17 I got my emancipation papers that basically set me free from my family. I was free, sure – but with no support, no job, and no real education, I was also homeless. I remember thinking, 'Wow, this is real; this is intense.'"

Despite these challenges, Eric took charge of his future. "I decided to go back to school on my own and got my GED," he says. "I was even working toward an Associate's Degree." Eric supported himself through various jobs across Connecticut, Maine, and eventually Vermont, where he built a long and physically demanding career as an arborist, climbing trees every day. After 27 years of climbing, the wear and tear of Eric's work as an arborist finally caught up with him. "I used to be ripped, in great shape – but now it's different," he reflects. Years of intense physical labor led to serious issues with his knees, back, and hip, impacting his mobility and ultimately forcing him to leave the job he loved.

When he could no longer work as an arborist, Eric's situation became more precarious. He lost his housing and had to rely on friends who, though supportive, couldn't offer a long-term solution. At one point, he was forced to live in the woods, where he survived day-to-day while holding onto his independence. "I had a job even while I was living in the woods," Eric shares. "I also managed to quit smoking cigarettes, which I'm really proud of. It's been three years now."

After spending over a month at the Upper Valley Haven, Eric was introduced to the possibility of moving into Twin Pines Housing. "I didn't even know this place was an option," he says. "The folks at the Haven suggested it to me, and I'm lucky it worked out. This apartment has been a huge change."

Since moving in, Eric has found stability that has allowed him to focus on his personal growth. "Being here in my own unit, I can deal with my own issues and think about the future," he says. "I'd like to go back to college and finally finish my Associate's Degree." He speaks warmly of his new neighbors, saying, "They're pretty cool. I've met people who aren't angry or withdrawn, which is kind of rare. We even had a Thanksgiving potluck."

For residents like Eric, having a safe, stable home is more than just a place to live – it's a foundation for a brighter future.



*"Being here in my own unit, I can deal with my own issues and think about the future. I'd like to go back to college and finish my Associate's Degree."*

— Eric Williams



**In 2025 Twin Pines celebrates 35 years of creating affordable homes in the Upper Valley!**

**Stay tuned for special events and ways to join the celebration!**

# Letter from the **EXECUTIVE DIRECTOR**

## Board of Trustees

Mary Brownlow  
John Dunham  
Rudy Fedrizzi  
Steve Fowler  
Julia Griffin – Vice Chair  
Alexa Holleran  
Robin Kilfeather-Mackey  
Jim Larrick  
Sara Leswing – Secretary  
Ty Mercier  
Jacqueline Mongillo  
Cindy Nicodemus  
Patrick O'Hern  
Gretchen Rittenhouse  
Dan Stannard – Treasurer  
Julius Turner  
Allan Wieman – Chair  
Joyce Winters  
Angela Zhang  
Thomas Spagnola – Tuck Board Fellow



Dear Friends,

As we close out 2024, I'm reminded of how essential the work of Twin Pines Housing has become. This year, we completed three projects, adding 100 new homes to the Upper Valley. We've also expanded our team and are strengthening support for residents, including many who have experienced homelessness. While the challenges are great, the progress we've made is truly inspiring.

Looking ahead, our new five-year strategic plan provides a clear roadmap for addressing the growing housing crisis in our community. I encourage you to visit our website to view the

executive summary and learn more about our vision for the future.

The need for affordable housing continues to grow, but thanks to our dedicated team and generous supporters like you, we are making a meaningful impact. Together, we are providing homes that change lives.

As you consider your year-end giving, please know how grateful we are for your continued support. Thank you for helping us build a stronger, more connected community.

With gratitude,

**Andrew B. Winter**  
Executive Director

## Twin Pines and Kilton Library: **BUILDING COMMUNITY, ONE STORY AT A TIME**



*Celeste Pfeiffer, Outreach and Programming Librarian at Kilton Library*

Twin Pines Housing has partnered with Kilton Library in West Lebanon, NH, to create a vibrant community program for children and families at the Village at Crafts Hill. Every Wednesday afternoon, Outreach and Programming Librarian Celeste Pfeiffer and her team transform the community room into a lively space filled with stories, games, and activities. Now in its second year, this program has become a source of connection and joy for children and their families.

"We read stories to the kids, bring in books, and make the library come alive for them," says Celeste. "It's a program they look forward to, simply for the fun of being there." Over time, the gathering has

fostered friendships among the children and a real sense of community. "We've created a place where kids introduce themselves to each other and connect week after week."

Kilton Library's partnership with Twin Pines goes beyond books. Collaborating with organizations like Waypoint, Upper Valley Music Center, and Artistree, Kilton Library offers a range of activities to enrich the experience. "Together, we blend resources and ideas to make each program special," Celeste explains.

In addition to reading sessions, Kilton Library provides healthy snacks, which are always a hit, and introduces families to its full range of resources beyond books, from movies and music to video games like The Dragon series. "We want the kids and parents to know the library is so much more than they might expect."

Kilton Library is also considering a similar program for older adults at Crafts Hill, potentially offering a book group or informal social hour. "Isolation can be so damaging," Celeste says. "Programs like these remind us that we all have more in common than we might think."

Through partnerships like this, Kilton Library and Twin Pines are creating a welcoming, supportive environment where residents feel at home. "A library really is the living room of the community," Celeste reflects. "We want Twin Pines residents to know they're always welcome here."

# BUILDING A BRIGHTER FUTURE: Three New Housing Projects Completed in 2024

Twin Pines Housing is proud to announce the completion of three critical housing developments in 2024:

747 Hartford Avenue, Mountainvale Apartments, and Riverwalk Apartments. Together, these projects provide 100 affordable units to address pressing housing needs in the Upper Valley, offering new opportunities for individuals and families.



## 1 747 Hartford Avenue, White River Junction, VT

Located in White River Junction, VT, 747 Hartford Avenue provides 18 permanently affordable one-bedroom units for chronically homeless individuals. Built on land previously owned by St. Paul's Church, this project reflects Twin Pines Housing's mission to support the most vulnerable members of our community.

The building's location, next to the Upper Valley Haven, ensures residents have access to vital support services, including employment counseling, financial guidance, and mental health care. Residents are selected through the State of Vermont's coordinated entry system, which is locally administered by the Upper Valley Haven.

By combining permanent housing with comprehensive case management, this project offers residents the stability they need to rebuild their lives while addressing homelessness in the region.

## 2 Mountainvale Apartments, White River Junction, VT

In May 2024, Twin Pines completed the transformation of the former Fairfield Inn in White River Junction into Mountainvale Apartments. This project created 40 one-bedroom and studio units, including eight units reserved for households experiencing or at risk of homelessness and four designated for veterans.

Located across from the VA Medical Center, Mountainvale Apartments provides convenient access to essential services for veterans and others in need. The project exemplifies Twin Pines' ability to re-purpose existing properties into safe, high-quality housing.



## 3 Riverwalk Apartments, White River Junction, VT

Also completed in May 2024, Riverwalk Apartments brings 42 affordable multi-family units to White River Junction. Located at the corner of Maple and Prospect Streets, the energy-efficient building offers residents easy access to schools, grocery stores, parks, and public transportation.

In addition to its prime location, Riverwalk Apartments features large, comfortable units, ample parking, and scenic views of the Connecticut River and surrounding areas. Its proximity to the LISTEN Community Service Center supports food security for residents, further enhancing their quality of life.



These three projects reflect Twin Pines Housing's ongoing dedication to providing safe, affordable homes for the Upper Valley. By addressing homelessness, supporting veterans, and increasing access to essential services, these developments are building hope—and a stronger community—for all.



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

Non Profit Org  
U.S. Postage  
PAID  
Wht Riv Jct, VT  
Permit No. 73

## BUILDING BRIGHTER FUTURES TOGETHER



Donate online at  
[www.tphtrust.org/support-us](http://www.tphtrust.org/support-us)

In 2024, Twin Pines Housing welcomed 100 new units to the Upper Valley, creating homes for our neighbors and expanding the reach of our mission. With this growth comes the need for increased resources to support our residents and maintain these communities.

Your generosity makes this work possible. Every gift helps provide stability, opportunity, and hope—ensuring that everyone has a place to call home. Together, we can create a brighter future for all.

← **SCAN THE QR CODE ON THE LEFT TO MAKE YOUR GIFT TODAY AND BE PART OF THIS IMPORTANT WORK!**

### OUR 5-YEAR STRATEGIC PLAN:

The Twin Pines Board of Trustees approved its 5-year Strategic Plan at the November meeting. Developed throughout 2024 with valuable input from board members and staff, the plan will serve as a roadmap to guide our work over the next five years. It outlines our commitment to creating brighter futures for even more of our neighbors.

**SCAN THE QR CODE ON THE RIGHT TO READ THE PLAN'S EXECUTIVE SUMMARY ON OUR WEBSITE.**



Your Gift Matters [www.tphtrust.org](http://www.tphtrust.org)