



February 2026



About Twin Pines Housing

- TPH is a nonprofit organization **founded in 1990** serving the Upper Valley in NH and VT
- TPH owns, manages and develops affordable housing **with a staff of 30**
- **665** rental units in the Upper Valley
- **71** homeownership units
- **9** mobile homes
- Range of housing for seniors to family to homeless and veterans



747 Hartford Ave, White River Junction



Riverwalk, White River Junction

VHCB: A Strong Partner to Twin Pines

- VHCB is a key partner to Twin Pines in delivering affordable housing.
- Invests in projects that build equity, resilience, and community vitality.
- Supports Twin Pines' organizational capacity with capital dollars and support for resident services.
- In Woodstock, VHCB invests in both affordable housing (Mellishwood) and conservation (Vondell Reservoir).



How VHCB Supports Affordable Housing: Mellishwood, Woodstock

- 26-units of senior housing
- Originally developed by a for-profit developer in the 1970's
- Comprised of 2 historic buildings and 2 buildings developed in the 1970's
- Integral part of downtown's historic fabric
- Years of deferred maintenance
- In 2022, Twin Pines acquired the property



Mellishwood – What We’re Doing:

- Add 13 units (50% increase) for a total of 39 permanently affordable homes.
- \$21 million project with \$5.5 million investment from VHCB
- VHCB **leverages** additional funding from the federal government and private investors (75% of the cost)
- Incorporated Act 47 zoning/permitting reforms that helped make this density possible.
- None of Twin Pines’ Vermont housing projects would be possible without VHCB.



VHCB & Conservation: Vondell Reservoir (Woodstock)

- 2023 flooding was catalyst. Municipal response:
 - Town municipalized water system
 - Purchased old reservoir as back-up
- Town of Woodstock purchased the 300+ acre Vondell Reservoir for \$1.6 million with a voter-approved bond to protect a critical community asset and potential emergency water supply.
- Application from VLT is currently pending.
- Shows how VHCB leverages local investment for lasting public benefit.

