

Ladies and Gentlemen:

Decisions regarding funding for housing, education and social programs are front line and all have their fervent supporters.

I am writing today to request that the legislature consider a supportive adult housing proposal that achieves the goal of developing the 602 new units of supportive housing referenced in the 2023 VTDDC Housing Research Brief.

Achieving this goal must take a sharp turn from the customary public housing subsidy model. Adults requiring supportive services are a vulnerable population. Their home community environment must be safe. Residents must be better protected than policies of traditional HUD / VHFA / USDA that deter on-site security services such as what is going on currently at the HUD funded Decker Towers in Burlington.

We have to start with a pilot or tiered approach.

Adults needing supportive services housing have stable and dependable income sources through Medicaid and Social Security SSA.

Leveraging resident income and deploying a public-private approach to development financing is possible. Leveraging the knowledge and experience of existing public and non-profits that can vision "outside the usual box" is key. Developing a tenant and project management system that is **more about resident outcomes** than building an army of staff to chase tenant certifications is critical.

Supportive services housing, in finance and legal circles, is fundamentally different from "income eligible" housing. Conventional financing, tax credits, land trust, foundations and others may be a feasible means.

I would propose convening a working group, under the direction of the Vermont Council on Rural Development, that could effectively bring together parties to consider a new and novel approach to this critical housing issue. The council has DEEP and demonstrated success across the state with working with complex issues and differing opinions.

Thank you for the opportunity to provide input on this critical topic.

Thank you
Timothy Korman