

Hello all,

My name is Zeke Davisson, I'm the COO of Summit Properties. We're one of the 3 largest developers of affordable and mixed-income housing in Vermont and the largest state-wide operator of affordable housing.

I have been the Statehouse testifying to various committees re S. 127 this session, but was not aware there was a bill addressing the 3-acre rule until I saw the VT Digger article this morning. I see on your agenda today a markup and possible vote, so I'm emailing now.

We own and operate 2 affordable and mixed-income independent senior living facilities in Vermont: one in Rutland (the Maples, ~160 units) and one in South Burlington (the Pines, 185 units). Both communities received 3-acre rule notices. We have received engineering quotes of north of \$25,000 *PER PROPERTY* just to do the feasibility analysis of complying with the stormwater rules. That's just the engineering on paper. The actual stormwater improvement requirements would be pushing 6 figures per property.

As affordable housing for vulnerable seniors, it is simply impossible to foot these kinds of bills. As consideration of this bill has undoubtedly made clear, compliance with the 3-acre requirement is onerous. For affordable projects, it is nearly impossible.

I'd respectfully ask at the very least for a carve out for affordable projects or, in that absence, a commitment from the State to pay for the projects.

Thank you for your consideration. I'm happy to be available today by Zoom if you're still taking testimony.

Best,

Zeke