



December 14, 2021

Abbie Sherman, Executive Director
Vermont Economic Progress Council
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620-0501

Dear Ms. Sherman,

Please accept this letter of support for the Town of Killington's application to create a Tax Increment Finance (TIF) District for the town.

As the Executive Director of the Housing Trust of Rutland County, we recognize the need for affordable and workforce housing in the Killington area. As housing availability for low and moderate income people and families becomes increasingly scarce in the region as a whole, the need is felt deeply in a community with many service jobs that would qualify for our affordable housing. However, we are unable to work with towns and build affordable housing without access to municipal water and sewer. Creating a TIF district in Killington would remove that barrier and allow us to develop housing in Killington with a focus on affordability.

The available stock on Rutland City for the employees in Killington has been increasingly difficult to come by as well and private property owners who would typically rent to the local workforce are instead going the air B & B route, taking many potential long term rental properties out of the market. The need is compounded by the fact that the housing crisis does not stop at the low and moderate income level, but instead crosses the spectrum of all housing needs not only in Killington but in all of Rutland County. I believe any net new units in the region – whether from single family market rate homes to market rate rentals to subsidized low income housing, all will help alleviate this crisis and creating this TIF District will create increased opportunity.

I am in strong support of a TIF District in Killington and look forward to when the opportunity to develop affordable housing projects becomes a reality. Please don't hesitate to contact me with any clarifying questions.

Very Sincerely,

A handwritten signature in blue ink that reads "Mary Cohen".

Mary Cohen
Executive Director

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