

From: Sheila Reindl <sheila.reindl@gmail.com>

Sent: Monday, July 25, 2022 8:27 PM

To: Sarah Mellish <ZBACHairperson@manchester.ma.us>; Debbie Powers  
<powersd@manchester.ma.us>

Subject: Correction to 19 July 2022 letter to ZBA and Select Board regarding SLV project

25 July 2022

Dear Members of the Zoning Board of Appeals and Members of the Select Board:

Since I sent a letter to the ZBA and Select Board on 19 July 2022, I have learned that I was mistaken and that, under 40B law, all 136 units in the SLV development would count toward the Town's Subsidized Housing Inventory (SHI) – even though, in fact, only 34 units would be considered within the “affordable” range, and the other 102 units would be available at market rate. I write to you now to note my corrected understanding and to elaborate upon my opposition to the SLV project.

From what I can gather, even the 34 nominally affordable units would be out of financial reach for many people with low incomes (e.g., those who cannot afford \$1,898 (plus parking and other fees) for a 2-bedroom apartment). In other words, if the SLV project were to be completed, the Town would have met its SHI requirement on paper – arguably without having added any actually affordable housing – and a significant incentive for the creation of truly affordable, environmentally responsible, and communally integrated housing would thereby have been removed.

When all is said and done, it is possible that the Town will, as a result of the SLV project, suffer the degradation and diminishment of its natural, communal resources only to serve a private developer's construction of a big apartment complex that the Town's residents, leaders, and regional associates have argued is inappropriate and damaging.

I appreciate the efforts that the citizens, citizen leaders, and community neighbors and associates of Manchester-by-the-Sea have already made to communicate to relevant authorities the inappropriateness and harmfulness of the SLV project. Continuing such efforts will of course require sizable resources from the Town, resources that could otherwise be directed toward concrete, constructive, communal goals – namely, toward the creation of housing that would serve current and prospective residents with low incomes while preserving the Town's natural resources/environment and respecting the density, nature, and scale of the Town's built environment. May the Town continue to make the case that the SLV project should not move forward, and may it find in state authorities the wisdom and support it needs to serve a greater good.

Sincerely,

Sheila M. Reindl

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