

**From:** [Catherine Freudenberg](#)  
**To:** [PCD](#)  
**Subject:** Approve Wintergreen Townhomes!  
**Date:** Tuesday, September 21, 2021 9:56:49 PM

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Please approve the Wintergreen project. Affordable housing options are needed to serve our community.

I can recall my parents looking for a home when my Dad was stationed in Southern California while in the Navy. We drove to different subdivisions and they looked at models, Mom collected various booklets, discussed options. Both of my parents have passed now but I recently was going through boxes of paperwork and found those booklets, which is why I am sharing it with you – each booklet contained different floor plans and different price points. Cities and developers built to meet the needs of everyone in the community. It was just a given.

I would argue that much of the reason why that has changed is the limited availability of land, increased demand and beauracracy. I'm not saying that all regulations are a bad thing, but it does often lengthen the process and like any supply chain, that affects the bottom line. Developers will make it up when they price the units. Here's a developer that is building homes that address the need for more affordable housing. Placing affordable units into the housing trust in perpetuity is a significant investment. Even the market rate units are more affordable. People need more options.

when I hear people, who live in very fine and expensive homes, nitpick that they don't like the look, the size, or lament that the development doesn't fit the character, I cringe. Who exactly did you ask before your home was built about whether or not the design of your home was appealing or fit the character of the neighborhood? There are as many different styles on the Island as there are people with an opinion and quite frankly, some are quite ugly and didn't do a thing for character or the community. This development will serve many families, that's a very good thing.

When you asked that the developer go back and change the look and design, they did that. They've repeatedly communicated that they would place the affordable units in the housing trust, yet you seemed to not know that fact – why? Any member of the public that has been following this process knew it. We don't need people on council or commissions that just talk about solving problems, we need people that solve problems and they do with the community in mind. Stop holding this project up and get it approved. It's the right location and the right project for the community. Close proximity to schools, shopping and transit.

Sincerely,

Catherine Freudenberg  
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