



TURNING POINT

The Wareham Area Committee for the Homeless, Inc.

P.O. Box 486, 3 Viking Drive, Wareham, MA 02571

Telephone: 508-291-3562

Email: wach1@verizon.net

March 7, 2023

Wareham Zoning Board of Appeals

Attention: Nazih Elkallasi, Chair

54 Marion Road

Wareham, MA 02571

Dear Members:

I write in support of the Atlantic Motel Conversion Project offered by MLC Homes, LLC. The conversion of the facility to 24 efficiency apartments will add to the Wareham housing inventory, much needed affordable housing for two dozen neighbors now living under the fear of perhaps becoming homeless. As a community, we have experienced a loss of a number of small, but affordable housing units up and down Route 28 and the proposed project will replace many of the lost housing units.

Our Nation is in the throes of a housing crisis. We do not have sufficient housing resulting in increasing housing costs – rents as well as home purchase costs. Many are being forced out of their homes due to increasing rents and foreclosures particularly those on fixed incomes coupled with those near or below the poverty line. Exceedingly high energy and food costs only add to the struggles faced each day by our neighbors. The Wareham Area Committee for the Homeless, doing business as Turning Point, works every day with neighbors facing homelessness – some singles, many young families as well as elders. We are gratified with our successes and thankful for our community partners who are able to team with us to keep someone in their home. However, we have many examples where the challenges are so deep that we're not able to help the neighbor remain in their home – and the numbers are increasing each and every month.

We must begin to right-size our housing projects where sometimes small and affordable is much more attractive than large and unaffordable. Efficiency/studio apartments or condos is a great way to aggressively attack the local housing crisis. Additionally, I believe that the most effective way to solve the National housing crisis is to "keep it local" – for all of us to support our local planners and developers who understand the Community, understand our neighborhoods and who have respect for Wareham all tied to a willingness to invest in our Community.

The Atlantic Motel Conversion Project is very important to the Town of Wareham. I am pleased to offer our support to MLC Homes and encourage members of the ZBA to view this project in a positive light.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Chuck McCullough', written over a horizontal line.

Chuck McCullough

Chair, Wareham Area Committee for the Homeless (WACH)