

**GREAT BARRINGTON  
COMMUNITY PRESERVATION COMMITTEE**

**APPLICATION FOR CPA FUNDING – Step 1**

Date Received (for office use only) \_\_\_\_\_

Applicant Name Community Development Corporation South Berkshire

Project Name Thornewood Inn

Project Address 453 Stockbridge Rd, Great Barrington, MA 01230

Contact Person Carol Bosco Baumann Title: Executive Director

Phone No. 413.528.7788 Email carol@cdcsb.org

Brief Project Description (attach up to 1 additional page if necessary)

The CDCSB seeks funds to create additional housing units at the Thornewood Inn, as part of our initiative of employing a variety of avenues for developing and preserving alternative forms of housing—centered on workforce housing. The CDCSB has entered into an agreement to purchase the Thornewood Inn in Great Barrington for conversion of the lodging facility to community workforce housing. The Inn currently has 14 rooms which are readily converted to single room occupancy units; we plan to add an additional 4 rooms as soon as possible. The objective is to make these rooms available to people employed in Great Barrington and/or adjacent areas.

Amount of CPA funding you are seeking: \$ 250,000

When do you request the CPA funding be received by your project? 7/1/2024

Property Owner (if different from applicant)

Owner's Name David & Terry Thorne

Owner's Address 453 Stockbridge Rd, Great Barrington, MA 01230

Phone No. need permission Email: need permission

If Owner is different from applicant, you must include a letter signed by the Owner giving permission to apply for funds for the specified project on the Owner's property.

**In the following chart, mark the box(es) that best apply to your project.**

Boxes with an X through them are not CPA eligible activities. Contact the Town Planner if you need more information.

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Activities (refer to Glossary for definitions)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, land to protect scenic vistas, land for wildlife or nature preserve, and land for recreation use.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
<b>ACQUISITION</b> Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B				
<b>CREATION</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)				✓
<b>PRESERVATION</b> Protect personal or real property from injury, harm or destruction				
<b>SUPPORT</b> Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				
<b>REHABILITATION AND/OR RESTORATION</b> Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Only applies if property was acquired or created with CPA funds <div></div>	<div></div>	<div></div>	Only applies if housing was acquired or created with CPA funds <div></div>

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.

End of Step 1 application

# GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE

## APPLICATION FOR CPA FUNDING – Step 2

Date Received (for office use only) \_\_\_\_\_

All applicants submitting Step 2 must include a copy of their Step 1 application.

All applicants must answer questions 1-11, and question 19. For question 12-18, only answer questions that are applicable to your CPA area. For example, if your project has to do with Historical Preservation but does not include Housing, then you may skip questions 12, 13 and 14, but you must answer all questions under the subheading “Historical Preservation Projects.”

You may attach additional sheets as necessary to answer the numbered questions, up to a maximum of 8 additional pages of narrative. These additional pages must be formatted with a minimum 11 point font, 1 inch margins. If your project combines two or more CPA priorities, such as Community Housing AND Open Space, then you must answer ALL questions under both of those 2 subheadings and you may include up to 10 additional pages of narrative. (Please note Open Space and Recreation is considered one CPA priority.)

*All pages must be numbered.* Please number each attached Page 1 of 8, Page 2 of 8, etc. If your answers are on separate sheets, also number each answer so that it corresponds with the number of the question you are answering.

Applicant Name Community Development Corporation South Berkshire

Project Name Thornewood Inn

Project Address 453 Stockbridge Rd, Great Barrington, MA 01230

Assessor's Map 36 Lot 5 & 6

Property Deed Book / Page 1060/1920/534 / 205/51/128

### 1.) Project Budget (list all sources and uses, including grants, fundraising, etc.)

Total CPA funds requested: \$ 250,000

Fill in the chart below showing all project sources and uses, including requested CPA funds:

Source Name	Amount	% of total	Used for	Committed?
Mortgage (Greylock)	\$1,188,000	70.4%	Purchase + Renovation	Yes
CPA Grant	\$250,000	14.8%	Purchase + Renovation	
CDCSB funds + Donations	\$250,000	14.8%	Purchase + Renovation	Yes
Total budget:		\$1,688,000		

Attach additional budget sheets or project budget if necessary. Budget pages do not count towards the 8 page limit. Be sure to include project management, oversight, engineering, and administrative costs that may be incurred. Describe all funding that has been sought and/or is available for this project.

**2.) Timing of Funds:** Describe when CPA funds and other funding sources are to be received.

As soon as possible. Our plan is to complete the purchase of the Thornewood in January/February. It would be open for guests in 2 – 4 weeks.

**3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any:**

See additional narrative.

**4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):**

See additional narrative.

**5.) Describe the project team, including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.**

See additional narrative.

**Additional Information:** These pages do not count towards the 8 page limit. Attach additional information as appropriate, for example:

- Project timeline;
- Plans or drawings stamped and signed by an Engineer or Architect as appropriate;
- Photographs;
- Map showing project location in town;
- Ownership letters or site control verification;
- Budgets;
- Feasibility studies;

- Existing conditions reports or needs assessments;
- Letters of support;
- Resumes and experience of key personnel;
- For Historic Preservation projects, if the project is not State Register-listed, the applicant must provide a letter from the Historical Commission which details the significance of the project to Great Barrington's history, culture, architecture or archeology.

## Funding Considerations

**6.) Consistency:** Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.

See additional narrative.

**7.) Town Projects:** Is the proposed project for a town-owned asset? ☐ Yes ☒ No  
 If yes, please describe funding options. For example, what portion of the project budget is CPA funding? If CPA funds are not received, what are the alternative funding options, if any?

**8.) Public Benefits:** Describe the public benefits of the project.

See additional narrative.

**9.) Leverage:** Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

The requested CPA amount of \$250,000 is being leveraged with a \$1,188,000 committed mortgage financing from Greylock Federal Credit Union.

An additional \$250,000 will come from the CDCSB, its Board and there is a pending application to the GB Affordable Housing Trust for \$175,000

**10.) Community Input and Support:** Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters.

See additional narrative.

**11.) Permits:** Describe permits that may be required, the status of those permits or applications, and/or when the applications will be submitted and permits received.

The site is located in B2-A zoning. CDCSB proposes a continuation of use for the property as a hotel/transient lodging facility. Renovations for the additional 3 rooms will require a building permit. No Zoning approvals are required.

## Affordable Housing Projects

**12.) Affordable Housing Projects:** Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan.

See additional narrative.

**13.) Affordability Level(s):**

<u>100</u>	% of area median income	no. of units <u>10</u>
<u>120</u>	% of area median income	no. of units <u>5</u>
<u>150</u>	% of area median income	no. of units <u>3</u>

**\*see page 27 for further details**

**14.) Other Information:** Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation?

See additional narrative.

## Historic Preservation Projects

Applicants should note: all CPA-funded historic preservation projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

**15.) Historic Preservation Projects:** Clearly describe how the project meets the Historic Preservation goals of the Community Preservation Plan.

**16.) Other Information:** Describe any other relevant information about the project and the site. For example: is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site; is the site or could the site be contaminated and if so what is the plan for remediation.

## Open Space and Recreation Projects

**17.) Open Space and Recreation:** Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan.

**18.) Other Information:** Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation.

## Certification

**19.) This application was prepared, reviewed, and submitted by:**

Name: Philip Orenstein  
Ph: 413-528-7788 Email philip@cdcsb.org

*I hereby certify that all of the above and included information is true and correct to the best of my knowledge. [For non-municipal applicants only: I further declare my willingness to enter into a Contract with the Town of Great Barrington to govern the use and expenditure of CPA funds.]*

Signature:  Philip Orenstein  
D8D2E5075D5E46F...

Date: 12/1/2023

**All hard copies of the entire application package, and one PDF of the entire application package, are due prior to the 4:00 PM deadline.**

**Number all pages.**



**3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any:**

The site is located in B2-A zoning. CDCSB proposes a continuation of use for the property as a hotel/transient lodging facility. Minor renovations in the main building will allow us to convert underutilized space into two new units. In the smaller building, the innkeepers' apartment will be split into two additional units. No Zoning approvals are required. A building permit will be required.

**4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):**

The proposed use of the Thornewood Inn is to be repurposed as 18 studio and one bedroom workforce housing units each with their own private bathroom. The units will not have their own kitchen, but residents will share a common-area kitchen and dining area. Historically these units have been referred to as Single Room Occupancy (SRO's) or boarding houses.

These units provide an economical and flexible housing alternative to persons working in Great Barrington. They also address a critical gap in Great Barrington's housing inventory that adversely affects local businesses seeking to hire workers.

The financing plan does not rely on state or federal sources which will allow us to allocate rooms on a preferential basis to Great Barrington Residents.

Repurposing an existing structure such as the Thornewood Inn is a highly cost-effective way to increase the workforce housing stock in Great Barrington. The total cost of the 18 units is about \$85,000, well below the new construction costs of a traditional apartment which range from \$400,000 to \$500,000 per unit.

A property management company will be responsible for certain administrative and oversight functions. An on-site co-working and small business education space provides true live/work accommodations to the occupants. This space will also be available for rent to the community.

**Proposed Deed Restrictions.****Our Proposal:**

A fixed number of Thornewood units would be deed restricted for 15 years as housing subject to 100% AMI affordability guidelines. The number of units deed restricted could be proportional to the CPA portion of the purchase down payment.

Other units would be allocated to residents at 80-120% AMI. We are also seeking flexibility to offer up to 3 of the units at a higher market based monthly rate. Incremental revenues from these higher rate units would be used to subsidize Thornewood's operations, building maintenance and/or help develop additional housing on the property. (SEE ITEM 13)

**5.) Describe the project team, including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.**

## PROJECT EXPERIENCE

The Thornewood project is the next phase of decades-long work by the CDCSB (Initially incorporated in 1988) and its local partners, towards its mission: the creation of housing and economic opportunity for low- and moderate-income households in the southern Berkshires.

The CDCSB has received funds from the Community Preservation Act funds for Windrush Commons, Bentley Apartments, the Park at 100 Bridge Street, and the remaining site development at 100 Bridge Street.

### WINDRUSH COMMONS

- In August 2023, the CDCSB completed Windrush Commons at 910 South Main Street Great Barrington with 49-units of affordable housing which has direct access to the outdoors, greenspaces, and conserved woodlands that encompass six acres of the property.
- Windrush Commons is conveniently located near a shopping plaza with a major grocery store, medical facilities, and a senior center; is within walking distance to downtown Great Barrington; and is on the regional transportation network.
- The project took 5 years - property purchased June 2018, awarded funding November 2020, started construction January 2022, lease-up started May 2023, full occupancy August 2023.
- The project owners are CDCSB and Wayfinders, Inc. and the Property Manager is Berkshire Housing Services
- Number of Units: 49 (1 bedroom, 2 bedroom, and 3 bedroom units)
- Tenant Income Levels: Reserved for Households earning 60% Area Median Income or less
- Sustainable Development Practices: All units are “Net Zero ready” energy efficient and made from green building materials.
- Open space Conservancy Restriction on property
- Total Budget: \$20,241,585
- Federal & State support was \$19,664,585 and was provided by:
- Local support (Town of Great Barrington, Community Preservation Act Funds) total is \$577,000

### SUMNER BLOCK

The CDCSB’s acquisition of the historic Sumner Block in 2023 preserved six workforce housing units in the community’s walkable downtown.

As part of its mission to find entrepreneurial approaches to solving the housing crisis the CDCSB recently took ownership of and has been operating the Sumner Block in downtown Great Barrington. This building includes 6 apartments and retail space on the ground floor.

- Location: 306, 308, 310 Main Street Great Barrington, MA 01230
- Owner: CDCSB
- Property Manager: Berkshire Housing Services
- Number of Units: 6 NOAH (naturally occurring affordable housing), or workforce housing apartments, 1 commercial space
- Project Type: Preservation of existing housing units
- Purchased in 2023

- Local support (American Rescue Plan Act, Affordable Housing Trust Fund) total is \$600,000

## **BENTLEY APARTMENTS**

The CDCSB completed and leased-up Bentley Apartments in 2021, buildings which include balconies, lots of light and fresh air, and easy access to the outdoors and two nearby parks (one across the street and a riverside park in development adjacent to the complex); a baseball and skate park are a 2-minute walk away.

- Location: 20 Bentley Ave. Great Barrington, MA 01230
- Owners: CDCSB and Berkshire Housing Development Corporation
- Property Manager: Berkshire Housing Services
- Project Type: New construction
- Number of Units: 45 (1 bedroom, 2 bedroom, and 3 bedroom)
- Tenant Income Levels: Reserved for Households earning 60% Area Median Income or less
- Construction started December 2019, Lease-up started May 2021, full occupancy August 2021.
- Sustainable Development Practices:
  - o Buildings have photovoltaic panels on the rooftop to effectively harvest solar energy.
  - o The general contractor recycled 25% of the construction waste materials.
  - o The project was designed to mediate adverse stormwater effects on the surrounding ecosystem.

## **HILLSIDE AVENUE APARTMENTS**

The CDCSB also owns Hillside Avenue Apartments, ten affordable housing units in downtown Great Barrington. These locations provide walkable access to the town's economic center and transportation to other areas of the region, and there are ample outdoor recreational opportunities and cultural venues nearby.

- Location: 16 Hillside Avenue Great Barrington, MA 01230
- Owner: Community Development Corporation of South Berkshire
- Property Manager: Berkshire Housing Services
- Project Type: New Construction
- Number of Units: 10 (1 bedroom, 2 bedroom, 3 bedroom)
- Tenant Income Levels: Reserved for Households earning 60% Area Median Income or less
- Construction completed in 2009

## **Project Team**

- Jim Harwood— consulting architect, pro bono
- Emmalyn Gaertner and Giulia Laveto-Emerly— CDCSB staff, project support
- Philip Orenstein – Project Manager
- Pedro Pachano - consulting architect
- David Thorne – property and operations consultant, pro bono.
- Richard Stanley - property management team, both pro bono
- Tom Doyle – clerk of the works

- Our objective is to hire local contractors whenever possible for the renovations and any repair work
- ADDITIONAL INFORMATION
  1. Photographs of Thornewood Inn
  2. Aerial map of location
  3. Plot survey
  4. Extension of Purchase & Sale Agreement
  5. Pro forma Budget
  6. Letters of Community Support
  7. Floor plans

**6.) Consistency: Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.**

Thornewood is aligned with these affordable housing funding priorities as described in the **Community Preservation plan**:

- Create more affordable rental housing, preferably in a manner that will ensure affordable units throughout the town, not just in a few large projects.
- Rehabilitate vacant historic buildings and reuse abandoned sites in order to create new affordable housing.
- Ensure long term affordability

In addition, Thornewood Inn is aligned with many of the objectives described in the **Community Master Plan**:

- Allow for a diversity of housing opportunities available at a variety of price levels and in infill locations.
  - o Thornewood will provide a meaningful boost to single adults and couples looking for safe and convenient housing conveniently located to job opportunities in downtown Great Barrington and Housatonic
- Proactively create lower cost and affordable units.
  - o The repurposing of Thornewood quickly adds 18 units of workforce housing at a cost of \$86,000/unit
  - o Our proposal provides that a majority of units will be priced at affordable levels to those at 100% AMI or below

**8.) Public Benefits: Describe the public benefits of the project.**

- To quickly add additional workforce housing capacity for those seeking to live and work in the town of Great Barrington.
- This housing capacity can help local businesses attract and retain employees.
- The units will be affordable to individuals earning 80% to 100% of area median income (AMI), often referred to as “workforce housing”. This is a sector of the housing market where the capacity shortage is particularly acute
- State funds are not being used – as a result the rooms can be allocated on a preferential basis to Great Barrington residents

- Centrally located on the north end of town, roughly equidistant from town hall and Housatonic and on the BRTA bus line
- Thornewood will operate as a non-profit entity – excess income (if any) will be used to keep room rates low, maintain the property, expand housing capacity or fund other affordable housing initiatives.

**10.) Community Input and Support: Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters.**

- Over the next weeks and months the CDCSB plans to communicate and publicize the project to the community
- We are currently approaching larger local employers seeking their support and interest in the rooms for their employees
- We will use local media and social media to increase awareness of the project and to create a list of people interested in the rooms.
- We will be launching a fund raising campaign to the community with descriptive materials on the project
- We will schedule one or more open houses in advance of the launch to show the property to interested supporters and residents
- **Letters of Support** are attached:
  - Berkshire Hills Regional School District
  - Domaney's Liquor
  - Guido's Fresh Marketplace
  - Construct
  - Berkshire Health Systems

**12.) Affordable Housing Projects: Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan.**

We believe that Thornewood is aligned with other objectives specified in the 2023-2024 Community Preservation Plan

1. Ensure that development contributes to the viability and character of our village centers and Direct development and growth into the village centers
  - Thornewood is an existing structure located on the main thoroughfare on the northern side of downtown Great Barrington. It is approximately equidistant between Town Hall and the village of Housatonic.
2. Encourage infill in developed areas
  - Thornewood uses existing utility and transportation infrastructure. Its is on the BRTA Route 21 Bus line
3. Create a variety of housing types
  - Thornewood will join the Windflower in the relatively new category of shared rental housing (historically referred to as Single Room Occupancy or Boarding Houses)

4. Promote and provide pedestrian connections, sidewalks and crosswalks, walking trails, bike paths and parks, when possible to connect housing to downtown, commercial, civic, cultural, educational, and recreational activities
  - 1 mile north of the Price Chopper and
  - 2.5 miles north of the Mason Library. – 10-15 minutes bus or bike ride, 5-10 minute drive
  - 15 minute bike ride to monument mountain hiking trail
  - 0.3 miles from the CHP Health Center
  - 1.0 mile north of Berkshire South Regional Community Center
5. Use high quality construction and include “green” building materials and “green” technologies and efficiency/conservation measures to reduce occupants’ operating costs and environmental impacts
  - 18 rental housing units will be created by repurposing an existing structure
  - High density occupancy residences such as the Thornewood are more energy and resource efficient
6. Have stable and proven management capability
  - The CDCSB has extensive history of successful affordable housing developments
  - David & Terry Thorne will remain connected to the project as operational consultants. David will remain a CDCSB Board member
  - Project management resources are dedicated to the project
  - Experienced property management expertise is assigned to the project.
  - In the future a dedicated property management firm will be engaged
7. Include a long-term maintenance plan (CPA funds are not eligible for maintenance)
  - The pro forma budget provides for ongoing maintenance and required capital expenditures funded by operations and other housing grant providers. There will be no need for additional CPA funds
  - There are other grant programs available for future improvements to the property
8. Provide housing that is harmonious in design and style with the surrounding neighborhood
  - The Thornewood Inn’s beautiful historic exterior will not be altered
9. Encourage mixed-income projects in which a variety of unit sizes accommodate a diversity of ages and family sizes among its residents
  - Our hope and expectation is that Thornewood will attract a diverse group seeking to live and work in Great Barrington
  - On site Co-working space in the former restaurant space
  - Adults aged 18 and above will be eligible to apply for the rooms
  - Rooms will vary in size and monthly rate

10. Give priority to local residents and/or employees of local businesses to the extent permitted by law

- A core element of the business plan is to provide preference for persons seeking to live and work in Great Barrington
- This is permitted as the project will not utilize state or federal funding – The CPA grant is critical in achieving this flexibility
- We will comply with applicable Fair Housing Act regulations that prohibits this discrimination because of race, color, national origin, religion, sex

11. Provide a permanent restriction to preserve the affordability of the housing unit(s) (required if the land is acquired with CPA funds)

- We will commit to long term compliance with the CPA housing affordability guidelines

12. All projects are encouraged to utilize the services of local or regional businesses and non profit organizations

- We will do so whenever possible
- The co-worker space will assist local workers without a traditional office space
- The small business conference facility will be available on a priority basis to local businesses
- Local architect, management companies, local bank, local attorney

**14.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation?**

**PROJECT SUMMARY: Conversion of the Thornewood Inn Bed & Breakfast into 18 Units of Workforce Housing**

**Project Objective:** To quickly add additional workforce housing capacity for those seeking to live and work in the town of Great Barrington, the economic hub of southern Berkshire County. Monthly rates are designed to provide another option for those who earn too much to qualify for affordable housing, but do not earn enough to afford market rates.

**Project Summary:**

The Community Development Corporation of Southern Berkshire (“CDCSB”) CDCSB is in contract to purchase the Thornewood Inn, a well known Bed & Breakfast located at 453 Stockbridge Road, just north of Route 183. The Inn rests on a 2.5 acre lot and was purchased in 1973 by current owner/operators David & Terry Thorne (David is a current CDCSB board member).

The property is currently active and has been well maintained over its 40+ year life. Its 10,000+ sq ft. of usable space includes 14 private rooms of varying size each with a private bath. In addition, the main floor includes a 2,500 square foot dining room and commercial grade kitchen. There is ample room for parking on the property with capacity estimated at 50 cars.

Inspired by the success of a similar effort by Construct at the Windflower Inn, the CDCSB has entered into an agreement to purchase the Thornewood Inn in Great Barrington to provide workforce housing. We will make these rooms available on an affordable basis to people employed in Great Barrington or adjacent areas.

**Location:**

The Thornewood Inn is conveniently located in the northern end of Great Barrington, where Route 7 intersects with Route 183 and is on the Berkshire Regional Transit Authority's public transportation route. Within one mile to the Inn are medical services; a community and fitness center with daycare; a major local grocery store and other stores that offer hardware, housewares, toys, and clothing; used clothing and thrift stores; auto part and repair shops; and a variety of restaurants.

**Plan of Operations:**

The plan of operations for the property summarized below is subject to further discussions with the various stakeholders including the town of Great Barrington, sponsoring employers and various financing partners.

- The property will be used to provide an economical housing alternative to persons working in Great Barrington (private businesses, government or non-profits).
- The financing plan does not rely on state or federal sources in order to allow such a local preference.
- A full kitchen and dining area will be shared by the residents.
- A property management company will be responsible for certain administrative and oversight functions.
- An on-site co-working and small business education space provides true live/work accommodations to the occupants. This co-worker space will also be available at a small monthly fee to the community at large.



Thornewood Inn Photos

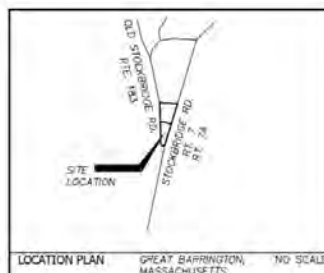










**CERTIFICATION**

APPROVAL BY THE PLANNING BOARD UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

GREAT BARRINGTON PLANNING BOARD  
DATE: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

RICHARD A. ROBERGE, P.L.S. DATE  
MASS REG. NO. 54316

**MAP REFERENCES**

1. "THE COMMONWEALTH OF MASSACHUSETTS PLAN OF ROAD IN THE TOWN OF GREAT BARRINGTON, BERKSHIRE COUNTY ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS" BY BEK ASSOCIATES & GREYLOCK DESIGN ASSOCIATES, DATED 03/19/2019, AND RECORDED IN PLAT FILE P PAGE 55 AT THE BERKSHIRE SOUTHERN DISTRICT COUNTY REGISTRY OF DEEDS.
2. APPROVAL NOT REQUIRED PLAN OF LAND IN GREAT BARRINGTON, MASSACHUSETTS, BERKSHIRE COUNTY, OWNED BY THE COMMONWEALTH OF MASSACHUSETTS PREPARED FOR THE DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE ON BEHALF OF THE MASSACHUSETTS DEPARTMENT OF HIGHWAYS" BY BEK ASSOCIATES, DATED 06/12/2009, AND RECORDED IN PLAT FILE P PAGE 55 AT THE BERKSHIRE SOUTHERN DISTRICT COUNTY REGISTRY OF DEEDS.

**NOTES**

1. THIS PLAN IS BASED ON A SURVEY PERFORMED DURING THE MONTH OF SEPTEMBER & OCTOBER, 2023, AND IS MADE TO THE STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS. (M.G.L.250 CMR 6.00)
2. THE BEARINGS ON THIS PLAN ARE REFERENCED TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (M.S.P.C.S.).
3. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS THAT AN UP-TO-DATE TITLE REPORT MIGHT REVEAL.
4. SEE MAP REFERENCE 1 FOR ALL EASEMENTS ON PROPERTY.
5. ZONING IS B-2A TRANSITIONAL BUSINESS.
6. DAVID THORNE CURRENTLY OWNS THREE SEPARATE PARCELS, BEING TAX MAP 36 LOTS 5-7. THIS PLAN WILL DISSOLVE THOSE PARCEL LINES AND AT THE SAME TIME CREATE TWO NEW SEPARATE LOTS, BEING PARCELS "A" AND "B".

CDCSB: ThorneWood Inn

PARCEL "A"  
A PORTION OF  
TAX MAP 36 LOTS 5 & 6  
BOOK 1920 PAGE 51  
BOOK 534 PAGE 128  
AREA = 2.484 ACRES

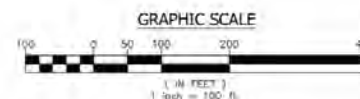
A PORTION OF  
TAX MAP 36  
LOT 6  
0.012 ACRES  
TO BE CONSOLIDATED  
INTO PARCEL "A"

OLD STOCKBRIDGE ROAD  
ROUTE 183 ~  
A 1953 STATE HIGHWAY ALTERATION & A 1919 STATE HIGHWAY LAYOUT



PARCEL "B"  
A PORTION OF  
TAX MAP 36 LOTS 5, 6, & 7  
BOOK 1060 PAGE 205  
BOOK 1920 PAGE 51  
BOOK 534 PAGE 128  
AREA = 1.500 ACRES

A PORTION OF  
TAX MAP 36  
LOT 6  
0.712 ACRES  
TO BE CONSOLIDATED  
INTO PARCEL "B"



LOCUS IS LAND OF  
DAVID & TERRY  
THORNE  
BOOK 1060 PAGE 205  
BOOK 1920 PAGE 51  
BOOK 534 PAGE 128  
TAX MAP 36 LOTS 5, 6, & 7  
TOTAL AREA = 3.984 ACRES

**LEGEND**

NO.	REVISION	BY	DATE
1	DESIGN	THS	
2	DRAWING	THS	
3	FILED	THS	
4	FILED	THS	
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GREAT E  
CO. SC

HILLTOWN LA  
26 MAIN STR  
CUMMINGTON  
(413) 634-024

DATE 11/16/23

BERKSHIRE COUNTY MULTIPLE LISTING SERVICE  
PURCHASE AND SALE AGREEMENT ADDENDUM  
EXTENSION OF PURCHASE AND SALE AGREEMENT PERFORMANCE DATES

- **1. PARTIES:**
- |         | SELLER(S)  | BUYER(S)   |
|---------|--|--|
| Name(s) | <u>David Thorne</u><br><u>Terry Thorne</u>             | <u>Community Development Corp. of South South Berkshire, Inc.</u>  |
| Address | <u>453 Stockbridge Rd., Great Barrington, MA 01230</u> | <u>40 Railroad St. Suite 8 POB 733, Great Barrington, MA 01230</u> |
- **2. EXTENSION OF PURCHASE AND SALE AGREEMENT PERFORMANCE DATES:** The SELLER(S) and BUYER(S) who are parties to a Standard Berkshire County Multiple Listing Service Purchase and Sale Agreement ("AGREEMENT"), dated 8/4/2023 for 453 Stockbridge Rd. Great Barrington, MA 01230 ("PROPERTY"), hereby agree to extend the following contractual performance dates pursuant to the Agreement:

- ☐ Termination of Offer acceptance shall be extended to: \_\_\_\_\_
- ☐ Additional deposit to be paid by the BUYER to the SELLER shall be extended to: \_\_\_\_\_
- ☒ Closing date shall be extended to: \_\_\_\_\_ 1/18/2024
- ☐ Mortgage Application Date shall be extended to: \_\_\_\_\_
- ☐ Insurance Application Date shall be extended to: \_\_\_\_\_
- ☐ Mortgage Contingency Date shall be extended to: \_\_\_\_\_
- ☐ Insurance Contingency Date shall be extended to: \_\_\_\_\_
- ☐ Inspection Contingency Date shall be extended to: \_\_\_\_\_
- ☐ Septic System Inspection Date shall be extended to: \_\_\_\_\_

In all other respects, the terms of the Purchase and Sale Agreement remain unchanged.

**3. TIME:** Time is of the essence of all provisions of this agreement.

**4. THIS IS A LEGALLY BINDING ADDENDUM TO THE EXECUTED PURCHASE AND SALE AGREEMENT REFERENCED HEREIN.** IF NOT UNDERSTOOD, SEEK LEGAL COUNSEL: Executed under seal by the Parties

hereto as of the latter of all dates set forth below, and incorporating all provisions together with referenced additions, if any.

<p>► <u>David Thorne</u> <u>11/29/2023</u></p> <p><small>e0b4f68</small> SELLER: DATE</p> <p><u>Terry Thorne</u> <u>11/29/2023</u></p> <p><small>0178125</small> SELLER: DATE</p>	<p><u>Jim Harwood as president of CDC South Berkshire</u> <u>11/28/2023</u></p> <p><small>a2fb57c</small> BUYER: DATE</p> <p>BUYER: DATE</p>
---	--

<b>Thornewood Workforce Inn - Pro Forma</b>										
	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>
<b>Core 15 room Rooms - Fee Schedule</b>	214,080	220,502	227,117	233,931	240,949	248,177	255,623	263,291	271,190	279,326
<i>Occupancy Rate</i>	92%	96%	96%	96%	96%	96%	96%	96%	96%	96%
<i>Annual fee increase</i>	-	3%	3%	3%	3%	3%	3%	3%	3%	3%
<b>Core 15 room Room revenue</b>	<b>196,240</b>	<b>211,315</b>	<b>217,654</b>	<b>224,184</b>	<b>230,909</b>	<b>237,837</b>	<b>244,972</b>	<b>252,321</b>	<b>259,891</b>	<b>267,687</b>
<b>Additional 3 Rooms - Fee Schedule</b>		45,979	47,359	48,779	50,243	51,750	53,302	54,902	56,549	58,245
<i>Occupancy Rate</i>		96%	96%	96%	96%	96%	96%	96%	96%	96%
<i>Annual fee increase</i>		3%	3%	3%	3%	3%	3%	3%	3%	3%
<b>Additional 3 Rooms Revenue</b>		<b>44,063</b>	<b>45,385</b>	<b>46,747</b>	<b>48,149</b>	<b>49,594</b>	<b>51,082</b>	<b>52,614</b>	<b>54,192</b>	<b>55,818</b>
<b>TOTAL ROOM FEE INCOME</b>	<b>\$196,240</b>	<b>\$255,378</b>	<b>\$263,040</b>	<b>\$270,931</b>	<b>\$279,059</b>	<b>\$287,430</b>	<b>\$296,053</b>	<b>\$304,935</b>	<b>\$314,083</b>	<b>\$323,505</b>
<b>Co-working Space Revenue</b>										
<i>Price Increases</i>		3%	3%	3%	3%	3%	3%	3%	3%	3%
<i>Monthly Memberships</i>	10	15	15	15	15	15	15	15	15	15
<i>Monthly membership rate</i>	\$ 50.00	\$ 51.50	\$ 53.05	\$ 54.64	\$ 56.28	\$ 57.96	\$ 59.70	\$ 61.49	\$ 63.34	\$ 65.24
<i>Day passes per month</i>	10	15	15	15	15	15	15	15	15	15
<i>Day passes price</i>	\$ 20.00	\$ 20.60	\$ 21.22	\$ 21.85	\$ 22.51	\$ 23.19	\$ 23.88	\$ 24.60	\$ 25.34	\$ 26.10
<b>Total Co-working Revenue</b>	<b>6,200</b>	<b>9,579</b>	<b>9,866</b>	<b>10,162</b>	<b>10,467</b>	<b>10,781</b>	<b>11,105</b>	<b>11,438</b>	<b>11,781</b>	<b>12,134</b>
<b>Other Revenue</b>										
<b>Underwritten Rooms/Community Partners</b>	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
<b>Total Other Revenue</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>
<b>GRAND TOTAL REVENUE</b>	<b>\$217,440</b>	<b>\$279,957</b>	<b>\$287,906</b>	<b>\$296,093</b>	<b>\$304,526</b>	<b>\$313,212</b>	<b>\$322,158</b>	<b>\$331,373</b>	<b>\$340,864</b>	<b>\$350,640</b>

<b>EXPENSES</b>										
<i>annual increase %</i>	-	10%	4%	4%	4%	4%	4%	4%	4%	4%
Electric	11,219	12,341	12,835	13,348	13,882	14,438	15,015	15,616	16,240	16,890
Great Barrington Property tax	-	-	-	-	-	-	-	-	-	-
Insurance	12,000	13,200	13,728	14,277	14,848	15,442	16,060	16,702	17,370	18,065
Fuel	13,455	14,801	15,393	16,008	16,649	17,314	18,007	18,727	19,476	20,256
Refuse	2,875	3,163	3,289	3,421	3,557	3,700	3,848	4,002	4,162	4,328
Water (well)	1,725	1,898	1,973	2,052	2,134	2,220	2,309	2,401	2,497	2,597
Sewer	4,533	4,987	5,186	5,394	5,609	5,834	6,067	6,310	6,562	6,825
Common Space cleaning	3,125	3,438	3,575	3,718	3,867	4,021	4,182	4,350	4,524	4,704
Maintenance - Landscaping/Plowing	5,750	6,325	6,578	6,841	7,115	7,399	7,695	8,003	8,323	8,656
Maintainance - Pool	-	-	-	-	-	-	-	-	-	-
<b>Property Management Services + room stipend</b>	52,960	58,256	60,586	63,010	65,530	68,151	70,877	73,712	76,661	79,727
<b>SUB TOTAL EXPENSES</b>	107,643	118,407	123,143	128,069	133,192	138,519	144,060	149,823	155,815	162,048
EXPENSE CONTINGENCY at 10%	10,764	11,841	12,314	12,807	13,319	13,852	14,406	14,982	15,582	16,205
<b>GRAND TOTAL EXPENSES</b>	<b>\$118,407</b>	<b>\$130,248</b>	<b>\$135,458</b>	<b>\$140,876</b>	<b>\$146,511</b>	<b>\$152,371</b>	<b>\$158,466</b>	<b>\$164,805</b>	<b>\$171,397</b>	<b>\$178,253</b>
<b>Operating Cash flow</b>	<b>\$99,033</b>	<b>\$149,710</b>	<b>\$152,448</b>	<b>\$155,217</b>	<b>\$158,015</b>	<b>\$160,840</b>	<b>\$163,692</b>	<b>\$166,568</b>	<b>\$169,467</b>	<b>\$172,387</b>
<i>Cumulative</i>		<b>\$248,743</b>	<b>\$401,191</b>	<b>\$556,408</b>	<b>\$714,423</b>	<b>\$875,263</b>	<b>\$1,038,955</b>	<b>\$1,205,523</b>	<b>\$1,374,990</b>	<b>\$1,547,377</b>
<b>Annual 1st Lien Mortgage payments</b>	<b>\$ 98,496</b>	<b>98,496</b>	<b>98,496</b>	<b>98,496</b>	<b>98,496</b>	<b>98,496</b>	<b>98,496</b>	<b>98,496</b>	<b>98,496</b>	<b>98,496</b>
<b>Cash flow after mortgage payments</b>	<b>\$537</b>	<b>\$51,214</b>	<b>\$53,952</b>	<b>\$56,721</b>	<b>\$59,519</b>	<b>\$62,344</b>	<b>\$65,196</b>	<b>\$68,072</b>	<b>\$70,971</b>	<b>\$73,891</b>
<i>Cumulative</i>		<b>\$51,751</b>	<b>\$105,703</b>	<b>\$162,424</b>	<b>\$221,943</b>	<b>\$284,287</b>	<b>\$349,483</b>	<b>\$417,555</b>	<b>\$488,526</b>	<b>\$562,417</b>
<b>Seller Loan Interest</b>	<b>12,960</b>	<b>12,960</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash flow after mortgage and seller loan</b>	<b>(\$12,423)</b>	<b>\$38,254</b>	<b>53,952</b>	<b>56,721</b>	<b>59,519</b>	<b>62,344</b>	<b>65,196</b>	<b>68,072</b>	<b>70,971</b>	<b>73,891</b>
<i>Cumulative Cash flow</i>		<b>\$25,831</b>	<b>\$79,783</b>	<b>\$136,504</b>	<b>\$196,023</b>	<b>\$258,367</b>	<b>\$323,563</b>	<b>\$391,635</b>	<b>\$462,606</b>	<b>\$536,497</b>
<b>Cash Reserve</b>	<b>\$20,000</b>									
<b>Cashflow after reserve</b>	<b>\$ 7,577</b>									

Thornewood Projected Room Rates	location	Monthly Room Fee (includes Utilities+)	Description	100% AMI Guideline single person	80% AMI Guideline single person	60% AMI Guideline single person
1 Violet	2nd Floor	1,080	Studio	1,776	1,421	1,066
2 Primrose	2nd Floor	1,140	Studio	1,776	1,421	1,066
3 Blue Bow	2nd Floor	1,320	Studio	1,776	1,421	1,066
4 Master	2nd Floor	1,320	Studio	1,776	1,421	1,066
5 Lady Morgan	2nd Floor	1,260	Studio	1,776	1,421	1,066
6 Campbell	2nd Floor	1,000	Studio	1,776	1,421	1,066
7 Catherine	2nd Floor	1,140	Studio	1,776	1,421	1,066
8 Lady Troy	2nd Floor	1,320	Studio	1,776	1,421	1,066
9 Garden 1	Garden level	1,320	1 BR	1,776	1,421	1,066
10 Garden 2	Garden level	1,320	1 BR	1,776	1,421	1,066
11 Lady Thorne	Garden level	1,020	Studio	1,776	1,421	1,066
12 Thorne Apt.	Carriage upstairs	1,300	1 BR	1,776	1,421	1,066
13 Carriage 3	Carriage upstairs	1,300	1 BR	1,776	1,421	1,066
14 Carriage 1	Carriage house main	1,000	Studio	1,776	1,421	1,066
15 Carriage 2	Carriage house main	1,000	Studio	1,776	1,421	1,066
16 Garden 3	Garden level	1,020	Studio	1,776	1,421	1,066
17 Library 1	1st floor	1,350	Studio	1,776	1,421	1,066
18 Library 2	1st floor	1,350	Studio	1,776	1,421	1,066
	Average	\$ 1,198				



Thornewood Inn 18 Rooms Monthly room rates (including all utilities)		
\$	1,000	\$ 1,350

Percent of AMI
Income - Single Person
Monthly Income
Affordable Housing Costs 30% guideline

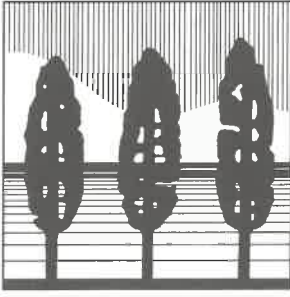
50%	60%	80%	100%	120%	Greater than 120%
\$ 35,525	\$ 42,630	\$ 56,840	\$ 71,050	\$ 85,260	
2,960	3,553	4,737	5,921	7,105	
\$ 888	\$ 1,066	\$ 1,421	\$ 1,776	\$ 2,132	
Subsidized Affordable Housing (Eligibility capped at 60% AMI)		Workforce Housing			Market Rate Housing

**PROPOSAL**

<=====10 units at 100% AMI or below =====>

<===== 5 units at 80% to 120% AMI =====>

<===== 3 units are flexible =====>



# BERKSHIRE HILLS REGIONAL SCHOOL DISTRICT

GREAT BARRINGTON • STOCKBRIDGE • WEST STOCKBRIDGE

50 MAIN STREET • P.O. BOX 617 • STOCKBRIDGE, MA 01262 • (413) 298-4017

November 27, 2023

Karen Smith, Chair  
Great Barrington Community Preservation Act Committee

Dear Karen,

I write today with the District's support of the Community Development Corporation of Southern Berkshire's plan to convert the Thornewood Inn into affordable housing consisting of eighteen (18) work-force housing units.

The District employs over two-hundred fifty (250) staff members and is aware of the challenges in hiring staff whose salary may fall short of what is needed to afford housing in the South County area. This year, many new hires had difficulty finding affordable housing in the South County area, forcing them to find housing in adjacent towns or across the state border. Having more affordable housing units in South County, especially at the base of Monument Mountain would most certainly entice more candidates to apply for openings.

If you have any questions or need additional information, please feel free to contact me in my office at (413) 298- 4017 ext. 719 or by email: [peter.dillon@bhrs.org](mailto:peter.dillon@bhrs.org). The District strongly endorses this project.

Sincerely,

Peter W. Dillon, Ed. D.  
Superintendent of Schools

cc: Jim Harwood, CDC President  
Phil Orenstein, CDC Member  
File

*Berkshire Hills Regional School District does not discriminate on the basis of age, race, to include traits historically associated with race, including, but not limited to, hair texture, hair type, hair length and protective hairstyles, color, sex, age, gender identity, religion, national origin, sexual orientation, disability, pregnancy or parenting status, limited English proficiency, or homelessness. (Chapter 622, Title IX and Sec. 504 Regs.)*

Ed Domaney  
Domaney's Liquors, Inc.  
66 MAIN STREET  
POB 540  
Great Barrington, MA 01230  
413-528-0024

November 28, 2023

Dear Ms Smith (Karen & Committee Members),

I am very excited to to hear of the proposed project for additional housing at the Thornewood Inn in Great Barrington. This endeavor would be a tremendous help to locals who work in our area as well as the businesses in need of help. The property is well located near businesses that are struggling to find help as well as being on the bus line. The targeted date of completion is also great news. I would be in favor of the applied grant being used for this project. Your track record has been great and I hope everything goes forward as planned.

With Appreciation ,

*Edward J Domaney*  
Ed Domaney & The Domaney Family



November 29, 2023

Karen Smith, Chair

Great Barrington Preservation Act Committee

Dear Karen,

We are writing today in support of the Community Development Corporation of South Berkshire's plan to transform the current Thornewood Inn into workforce housing.

As a longtime Berkshire employer, we are all too familiar with the growing housing crisis in our county. Rising rents and home prices over the last several years have made it more and more difficult to staff our stores. Current Guido's staff members have been priced out of the area and are now facing longer commutes to work. Prices continue to rise with no sign of stopping in the future. The addition of 18 more affordable units would make a considerable difference in our small community.

We endorse the Thornewood Inn project, and we're eager to support the work of the CDCSB and their board in their work towards feasible solutions to alleviate this growing crisis.

Sincerely,

Anna, Luke, and Nick Masiero

Incoming Owners, Guido's Fresh Marketplace



316A STATE ROAD  
GREAT BARRINGTON, MA 01230

PH 413-528-1985 | FX 413-528-0192  
info@constructberkshire.org

## OFFICERS

November 30, 2023

Elizabeth Rosenberg  
*President*

Mark Rosengren  
*Vice President*

Hinda Bodinger  
*Secretary*

Betty Farbman  
*Treasurer*

Karen Smith  
Community Preservation Committee  
334 Main St.  
Great Barrington, MA 01230

Dear Karen,

Construct had the opportunity to quickly develop Windflower Inn for affordable, mostly workforce housing which is meeting a persistent need for housing options in Great Barrington. Providing a more flexible model of housing that has built in community through shared living has been a great success.

## BOARD MEMBERS

Michael Alper  
Tony Chojnowski  
Peter Dunphy  
Jane Glaser  
Jodie Gordon  
Sam Handel  
Wanda Houston  
Josh Irwin  
Laura Jordahl  
Barbara Manring  
Christa Montano  
Susan Plotz  
Elizabeth Rosenberg  
Deborah Ryan  
Anne Schnesel  
Richard Slutzky  
Barney Stein

CDCSB is pursuing a similar opportunity at Thornewood Inn Bed & Breakfast. Being able to meet a housing need shortly after acquisition is exactly what current residents, employers and those who travel too far to work in Great Barrington need.

The rent structure proposed for Thornewood is affordable for individuals between 80 and 100% AMI and requires less than 30% of their income. These essential workers or up & coming professionals would be paying much more for virtually anything on the open market in Great Barrington, if they could find it.

Providing these 18 units of housing would continue to meet the overwhelming need for housing opportunities for an often neglected portion of the Great Barrington community -those who make too much for traditional affordable housing yet not enough to afford to live here otherwise.

Sincerely,

*Jane Ralph*

Jane Ralph  
*Executive Director*

Jane Ralph



WWW.CONSTRUCTBERKSHIRES.ORG



November 30, 2023

Karen Smith, Chair, Community Preservation Committee  
Great Barrington Town Hall  
337 Main Street  
Great Barrington, MA 01230

Dear Ms. Smith:

As the region's leading provider of comprehensive healthcare services, Berkshire Health Systems (BHS) recognizes that overall health and wellness is the result of healthy families, healthy environments, and healthy communities, not just excellent medical care. I am pleased to express our support for the Community Development Corporation of South Berkshire's (CDCSB) proposal for a \$250,000 grant from the Community Preservation Committee that would support the purchase and redevelopment of the Thornewood Inn in Great Barrington. This project will bring eighteen units of greatly needed affordable workforce housing to Great Barrington and promote the growth of the local economy, thereby helping to support the overall wellbeing of our region.

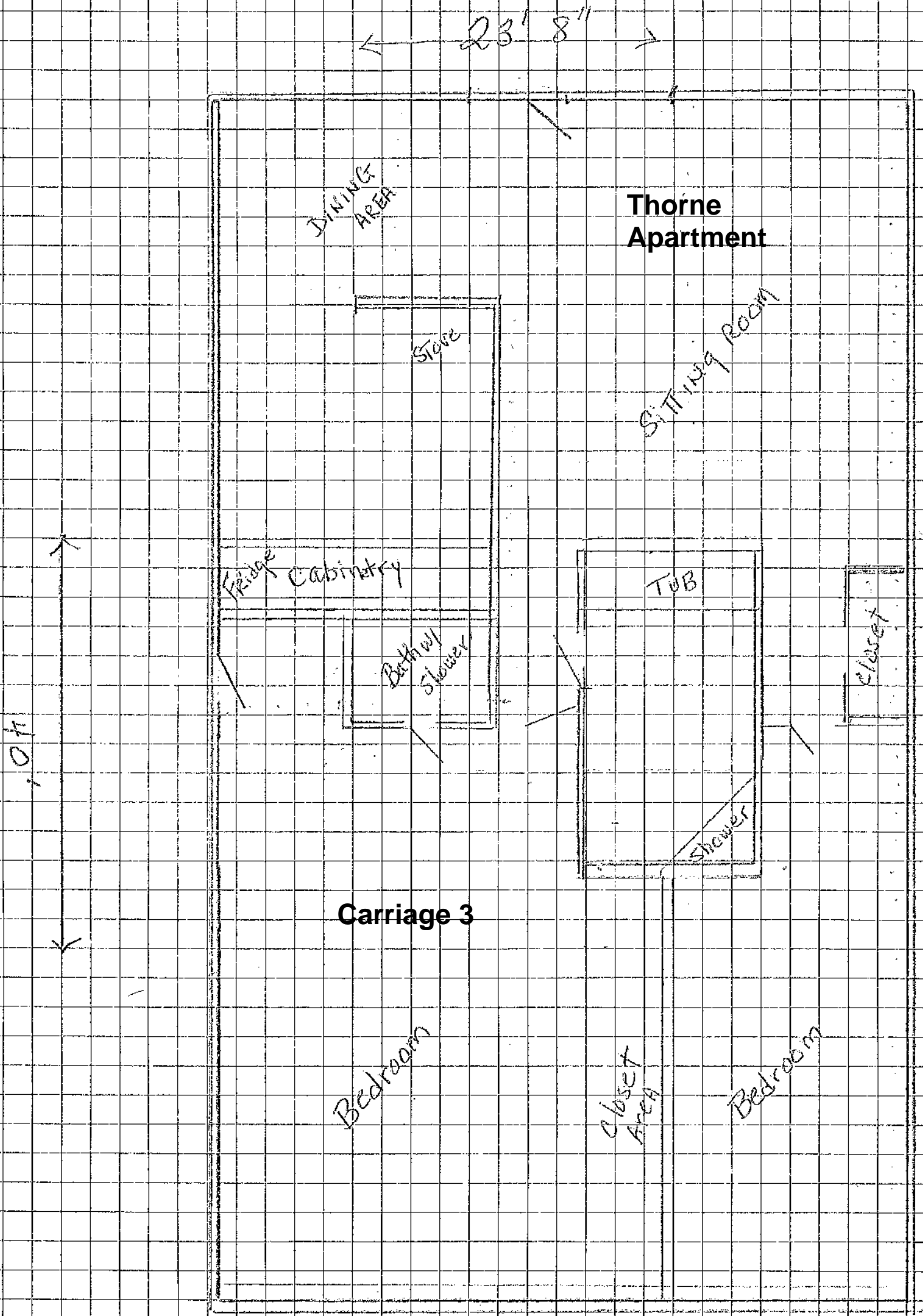
As part of our mission to advance health and wellness for everyone in our community, we recognize that safe and affordable housing is one of the core health-related social needs (HRSN) that is critical to both individual and community health. Soaring home prices make home ownership an impossibility for many residents of the Berkshires, where the median household income is consistently lower than both the state and national average. And with housing stock among the oldest in the whole Commonwealth, high quality, affordable rental properties are rare. We are pleased to support the CDCSB's Thornewood Inn project, which will directly address both of these significant barriers by providing a rapid infusion of high-quality rental housing that will be affordable to the average Berkshire resident.

Like healthcare organizations across the nation, Berkshire Health Systems has faced challenges in recruiting staff to in Berkshire County, a condition exacerbated by the lack of housing opportunities in the area. We are optimistic that the Thornewood Inn project, and others like it, will offer a viable option for temporary housing for staff who choose to join the healthcare workforce in our community.

We are pleased to support CDCSB's Thornewood Inn project and encourage you strongly to approve this application.

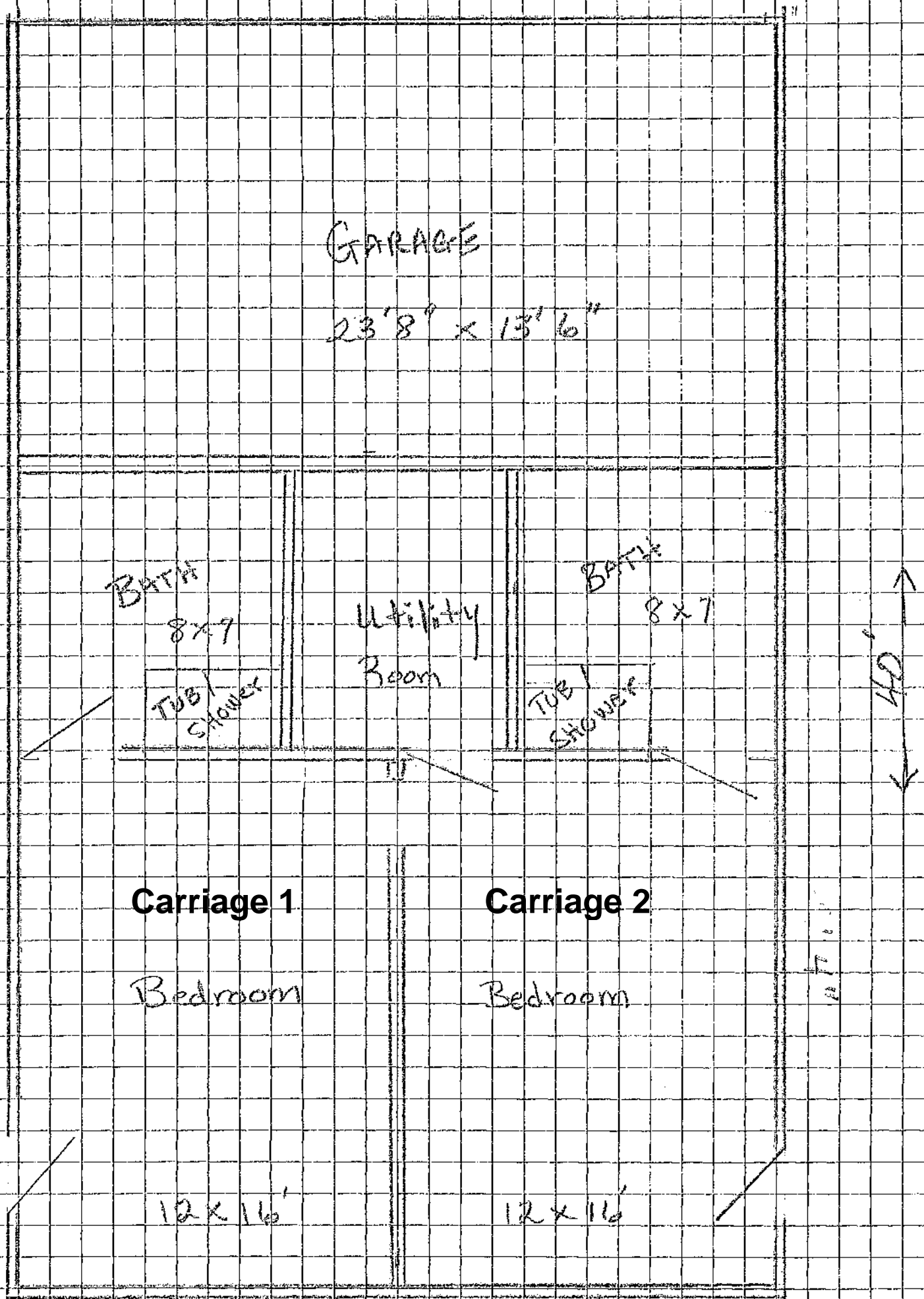
Sincerely,

Darlene Rodowicz  
President & CEO  
Berkshire Health Systems



UPSTAIRS CARRIAGE HOUSE

← 23' 8" →

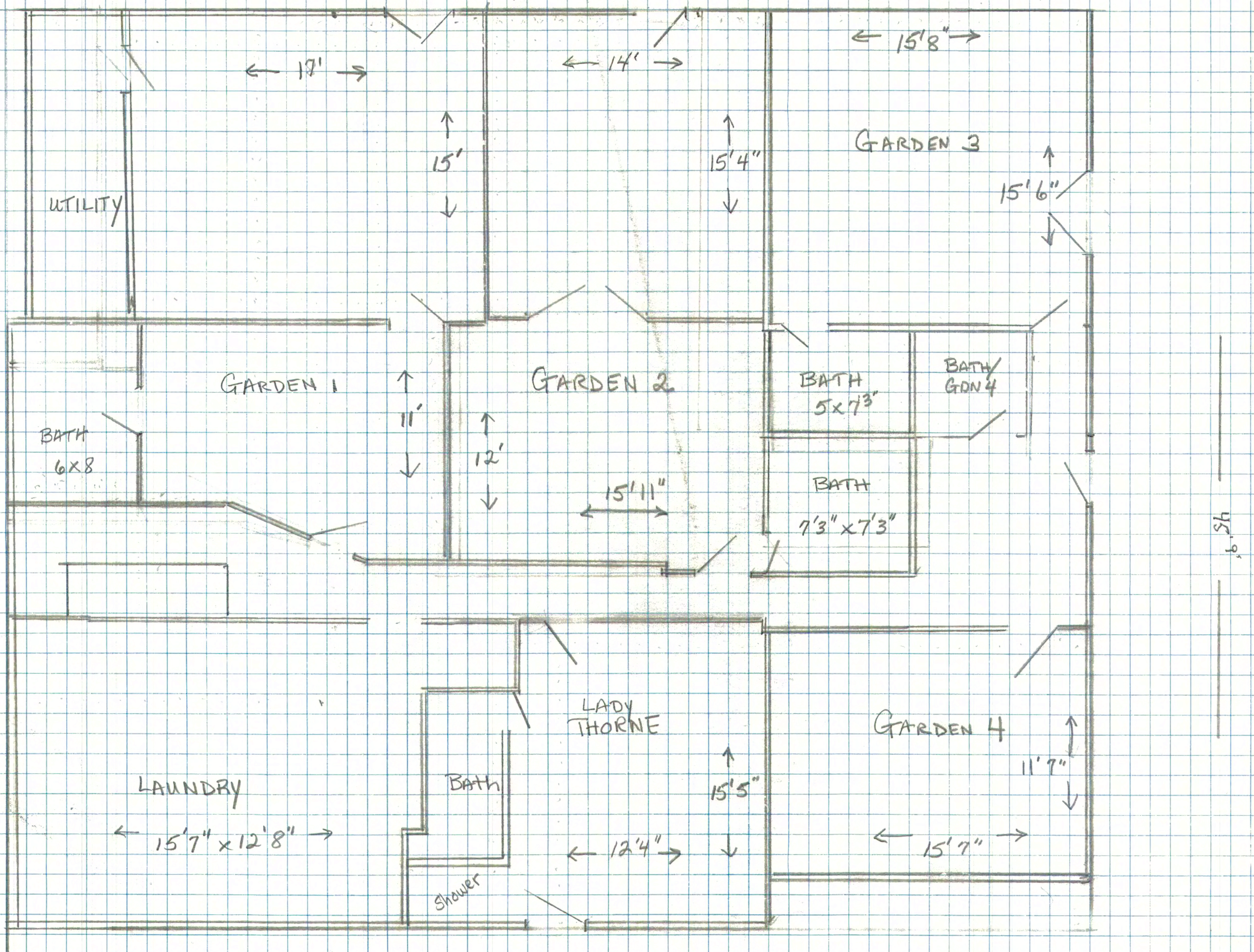


Carriage House  
Thornewood

Main Floor

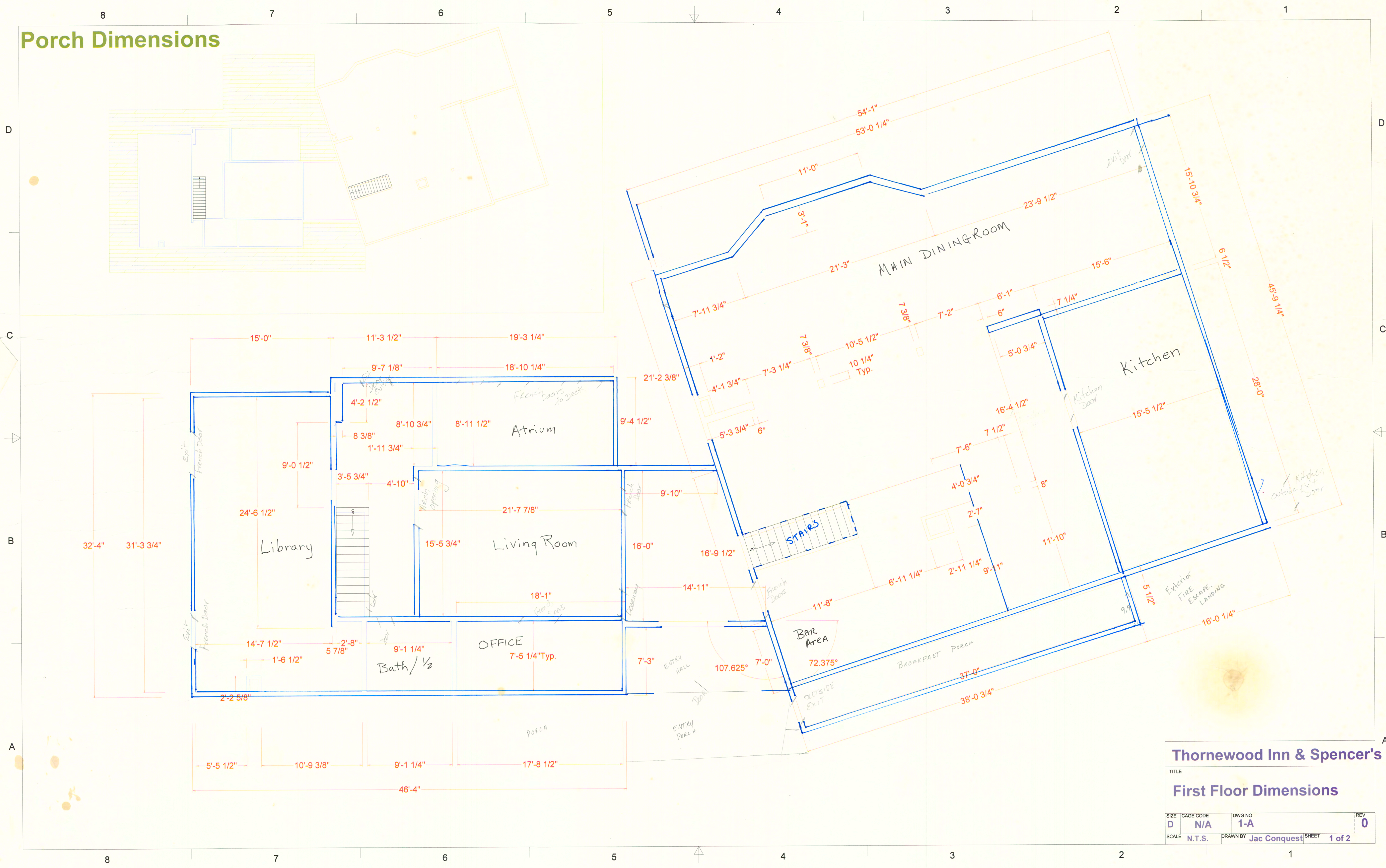


# THORNEWOOD GARDEN LEVEL / NOT TO SCALE





Porch Dimensions



Thornewood Inn & Spencer's

First Floor Dimensions				
SIZE	CAGE CODE	DWG NO	REV	
D	N/A	1-A	0	
SCALE	N.T.S.	DRAWN BY	Jac Conquest	SHEET 1 of 2



