



Way Finders CEO Keith Fairey and CDC of South Berkshire Executive Director Carol Bos cut the ribbon Friday at Wind Rush Commons, a 49-unit affordable housing project in Great Barrington.

## Windrush Commons Opening Small Step for Area Affordable Housing

By Sabrina Damms

*iBerkshires Staff*

05:15PM / Friday, June 30, 2023

[Print Story](#) | [Email Story](#)

GREAT BARRINGTON, Mass. — The importance of developing more affordable housing in Western Massachusetts echoed throughout the opening of the housing complex Windrush Commons on Friday morning.

Community leaders, local officials, project partners, and residents celebrated this first crucial step in addressing the housing crisis in the area.

Although the opening of the affordable housing complex is a step in the right direction there is still more that needs to be done, said Keith Fairey, CEO of Way



Wind Rush at 910 South Main St. has one-, two- and three-bedroom apartments, some of which are accessible units.

Finders, a Pioneer Valley-based nonprofit that assists with housing stability and economic mobility.

## MENU

This is an incremental step forward but, he said, there are already 163 families on the waiting list for this project so there is more that needs to be done.

---

Community Development Corp. of South Berkshire and Way Finders partnered to open the 49-unit affordable housing co-development.

The nonprofits have been working with a variety of organizations and stakeholders since December 2017 to complete this \$15 million construction.

The 49 units are spread over five buildings and are one to three bedrooms, four of which are accessible.

Eligible incomes will fall between 30 percent and 60 percent of the median income (about \$65,000) dependent on family size up to five persons. Rent for non-assisted units range from \$1,059 to \$1,468; all include heat, air conditioning, electric and hot water.

The project broke ground in 2022 and after thousands of hours of time, effort and state, federal and municipal funding, it is finally complete. The complex is now being managed by Berkshire Housing Development Corp., located in Pittsfield.

"It's all led up today and now we're in the presence of these beautiful homes for 49 deserving families. Take a moment to savor that," South Berkshire CDC Executive Director Carol Bosco Baumann said.

"We're proud of the architectural style and construction in our efforts around energy efficiency and preserving trees and green spaces, creating a healthier campus."

This project ensures that the people who drive the area's economy and support the community can live close to where they work, she said.

"Young families are the heartbeat of any community. The housing crisis is a crucial issue that concerns all of us in Massachusetts, but it impacts us in rural Berkshire County in unique and especially challenging ways," Baumann said.

The process of building affordable housing so that people can have housing stability and economic mobility is already long, complicated and difficult, Fairey said.

"It's about providing people an opportunity. It's about providing people a platform from which they move forward with their lives, knowing they have stable housing, that they have economic security, and hopefully economic mobility for themselves and their family," he said.

# MENU

"There's no dispute about the good outcomes that people have when they have that. That's why we believe that all people should have affordable housing and that's why we work with partners like CDC of South Berkshires and others to bring that to fruition across Western Massachusetts."

---

The effort strives to address an affordable housing crisis that is at an all-time high.

"I've not seen a real estate market like this since post-9/11. When 9/11 happened, that tidal wave of people getting out of the city that came to especially the Southern Berkshires and paid a lot of money for real estate," state Rep. William "Smitty" Pignatelli said.

With the onset of COVID-19, the area is yet again experiencing an influx of people moving to the area in an effort to social distance.

Although we are now post-pandemic, people are choosing to stay while residents who have lived here their entire lives are being "squeezed out" despite wanting to stay in their hometowns, Pignatelli said.

"We've been on the circuit going from town to town and affordable housing, housing affordability, is the number one issue, the number one issue far and away," he said.

Although the details are still being ironed out the governor just released a \$1.5 billion housing bill. It's a very competitive market so be ahead of it, Pignatelli said. "We're not going to fund concepts. We're not going to fund ideas. So get ahead of it, get it zoned, get it approved at the local level, and then I believe the money will be there."

The ribbon-cutting ceremony was state Sen. Paul Mark's first official event in Great Barrington. Mark agreed with Pignatelli and highlighted the collaborative spirit of the Berkshires.

"We are used to having less, we're used to being forgotten. So, the fact that we by no choice of our own have to work together I think is why we excel at it. And it's true in every community that I watch in this area. And it's true in our legislative delegation, as well," Mark said.

Collaboration and unity is crucial for change because out of the 200 lawmakers — 40 senators and 160 representatives — the Berkshires only has four, he said.

"What we do, we do together, we speak with one voice, we go down there we work well, we make sure that we are tag teaming, learning the interests of the people in this area, and always being ready for these opportunities," Mark said.

The CDC of Southern Berkshires has also recently purchased the Sumner Block, a historic mixed-use property on Main Street, that contains six rental units that are considered workforce housing and hopes to purchase more

properties like it, Baumann said.

# MENU

"As we look to our future plans, we recognize the need for housing that people can afford to purchase here and build generational wealth. Let's take pride in opening up Windrush Commons today, as it stands as one example of

---

progress and innovation in addressing our community's needs," Baumann said.

"As we proceed to tackle the urgent demand for affordable and workforce housing in South Berkshire, let us remember that this community thrives when everyone has an opportunity to prosper."

More information on the complex [here](#).

**Tags:** [affordable housing](#), [ribbon cutting](#),

## Sign Up for Our **MENU** Newsletter

Sign up for daily emails of the top local news headlines

email address

**Subscribe**

## iBerkshires.com Text Ads

### RIBCO Supply

Check out our great lineup of Boss Plows, and spreaders. 2 Locations Clarksburg & Pittsfield!

[ribcosupply.com](http://ribcosupply.com)

### SW Vermont Medical Center

Southwestern Vermont Health Care is a comprehensive health care Hospital. Located in Bennington, VT

[svhealthcare.org](http://svhealthcare.org)

### Biggins Diggins

Breakfast Lunch, Dine-In, Take-Out, Catering On & Off-Site. We Deliver. Open Tues-Sun Lanesboro, MA

[www.facebook.com](http://www.facebook.com)

Share

If you would like to contribute information on this article, contact us at [info@iberkshires.com](mailto:info@iberkshires.com).

## Mark, Pignatelli Public Forum

08:30AM / Monday, July 03, 2023

WASHINGTON, Mass. — State Rep. William "Smitty" Pignatelli and State Sen. Paul Mark will take questions and invite comments at a "ReMarks and Refreshments" forum in the Town of Washington from 10:30 AM to noon on Tuesday, July 25.

The event is open to the public and will be held at 8 Summit Hill Road, Washington, MA.

The forum will also be accessible through Zoom. To get the link, please email Casey Pease at [casey.pease@masenate.gov](mailto:casey.pease@masenate.gov).

The legislators will start the forum by sharing legislative updates from the State House before taking questions and comments from attendees and engaging in a conversation about opportunities and challenges facing the Town of

# MENU

Rep. Pignatelli's Third Berkshire District consists of 18 municipalities in Berkshire County. He is Vice Chair of both the House and Joint Committee on Rules. Sen. Mark's Berkshire, Hampden, Franklin, and Hampshire District

consists of 57 municipalities in western Massachusetts. He chairs the Joint Committee on Tourism, Arts, and Cultural Development.

The Town of Washington "Remarks and Refreshments" event is one in a series of public forums Sen. Mark is organizing in an effort to reach all 57 communities.

[VIEW FULL STORY](#)

## MORE SOUTH BERKSHIRE STORIES



Windrush Commons Opening Small Step for Area...

June 30, 2023 | 05:15PM

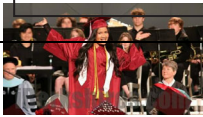




## Pay Equity Study Calls For Better Compensation in...

June 24, 2023 | 06:28AM

MENU



## Monument Graduates Told to 'Be Good to People,'...

June 04, 2023 | 08:41PM



## Lee High Class of 2023 Told to Embrace Change in...

June 03, 2023 | 07:29PM



## Mount Everett Class of 2023 Emphasizes Strength...

June 03, 2023 | 05:03PM



## Mount Everett's Top Students Announced for 2023

June 02, 2023 | 04:25PM

## WHAT'S TRENDING?



### Holiday Hours: Independence...

MORE



### Ink Asylum Creates Tattoos of...

MORE



### General Dynamics Union...

MORE



### Lightning Strike Burns...

MORE

# MENU



Ooni Koda 16 is Back In

Ooni Pizza Ovens      Sho

---

# MENU

iBerkshires.com is owned and operated by:

Boxcar Media  
102 Main Street  
North Adams, MA 01247  
T. 413-663-3384  
F.413-664-4251

© 2023 Boxcar Media LLC - All rights reserved