HOMES | SMALL BUSINESSES | STRONGER SOUTH COUNTY

impact SOUTH COUNTY



2026 ANNUAL
IMPACT REPORT

Building Community

Because of you



Dear friend,

Your support has helped us create more than 100 homes where families have a roof over their heads and a kitchen where they can gather.

Your commitment to our community means more than 100 small businesses have received critical support to overcome obstacles to grow and to hire our neighbors.

In this report, you will see how we meet our shared mission of improving the economic and housing needs of low- and moderate-income households in South County. Impact South County builds and preserves homes, helps our local entrepreneurs, and builds a thriving South County.

In short, your support makes a difference. We at Impact South County are proud to accomplish this work for you and our community.

Erik Bruun
Board President

The impact

Impact South County **creates** housing opportunities, **supports** local businesses, and **invests** in South Berkshire communities.

Watch the 30 minute film *Impact in the Berkshires* to hear more Impact stories

"Impact South County gets it. They link economic development and housing. Without both, we're not going to have a community that thrives."

— State Rep. Leigh Davis

"Working with the Small Business Technical Assistance Program was extremely helpful for me. It helped me take a step back and look at the big picture instead of just focusing on the day-to-day operations. We have been growing by leaps and bounds."

— Alexis Montgomery,
owner of Hearth and Hound





"It would be unattainable to live here without these apartments."

— Holli and family,
Bentley apartment residents

Keeping housing safe, affordable, and accessible

Housing we've created and preserved in South County

WINDRUSH COMMONS

49 NEW HOMES

2023 YEAR COMPLETED

$19 MILLION IN ECONOMIC INVESTMENT



BENTLEY APARTMENTS

45 NEW HOMES

2021 YEAR COMPLETED

$17.5 MILLION IN ECONOMIC INVESTMENT



HILLSIDE APARTMENTS

10 NEW HOMES

2009 YEAR COMPLETED

$5 MILLION IN ECONOMIC INVESTMENT



SUMNER BLOCK



6 RENT STABILIZED HOMES

2023 YEAR PURCHASED

A historic four-story Second Empire-style mixed-use building built around 1900 by attorney and Civil War veteran Lt. Col. Samuel Barstow Sumner. Contains two ground-floor commercial storefronts above six rental apartments.

THORNEWOOD

16 NEW HOMES

2024 YEAR COMPLETED

Designed specifically as workforce housing, prioritizing applicants who live and work in Berkshire County, subject to income limits.



Learn more about our housing solutions

In Development



Lee

WEST CENTER STREET

70 NEW HOMES

2029 TARGET COMPLETION

$41 MILLION IN ECONOMIC INVESTMENT

- Received all required local approvals
- Secured $300,000 in Predevelopment Loans from CEDAC & LISC
- Town of Lee invested $30,000 in CPA funds

Looking forward:

- Apply for One-Stop funding in the 2027 funding cycle
- If awarded in 2027, anticipate breaking ground in fall of 2027 with a projected completion date of spring 2029

In Development



Egremont

WORKFORCE HOUSING

4 NEW HOMES *(to start)*

SPRING 2027 TARGET COMPLETION

$1.4 MILLION IN ECONOMIC INVESTMENT

In 2026, we:

- Secured $135,000 in grants from the town
- Raised more than $380,000 in private donations
- Secured state and local approvals
- Started construction

Looking forward:

- Anticipate completion and occupancy in spring 2027
- Continue working with the Town of Egremont to explore options for developing additional units on this site

Great Barrington

BRIDGE STREET

Impact South County stepped up to transform a contaminated, burned-out industrial site into a place for homes, open space, and a native-plant riverside park.

After years of complex environmental work and more than $3 million invested, 45 homes now stand on previously unusable land. Today, we're continuing that transformation, moving more of the property toward safe, productive community use.





In 2026, we achieved Partial Permanent Solution status with Massachusetts Department of Environmental Protection (DEP) for the Bridge Street site and water treatment plant.

In 2027, we will continue working in close coordination with Massachusetts DEP to establish requirements for clean up and development of the remaining acres of the former New England Log Home site.

In Development



"Living at Thornewood has impacted my life by allowing me the freedom to live on my own and away from my parents. I was able to move into Thornewood during a transitional period of my life."

— Leanna, Thornewood Resident



THORNEWOOD

Great Barrington

More than housing. More possibilities.

Thornewood is already providing much-needed workforce housing in South County. Now, we're working with students from UMass Isenberg Business School to explore how more of this former inn can serve the community.

In the year ahead, we will study opportunities to transform Thornewood's underused spaces, including its former dining room and commercial kitchen, into a mixed-use community resource that could support local entrepreneurs, small businesses, and residents.

The possibilities are still taking shape. What guides us is clear: put this space to work in ways that strengthen our local economy and the people who call South County home.

Strengthening Local Businesses

Impact South County provides free, individualized technical assistance to South County businesses, connecting owners with expertise and resources based on the challenges and opportunities they identify.

Join us in this work.



"The work I did with my Small Business Technical Assistant (SBTA) consultant helped propel the business forward in ways I hadn't been able to envision on my own. I have a much clearer sense of where I'm going now and I'm excited to see where the next few years take it."

— Karema Deodato, owner of Karema Deodato Millinery



35 entrepreneurs supported in 2026

300 hours of technical assistance

$71,000 secured for 2027

Your impact

$1 → **$20**

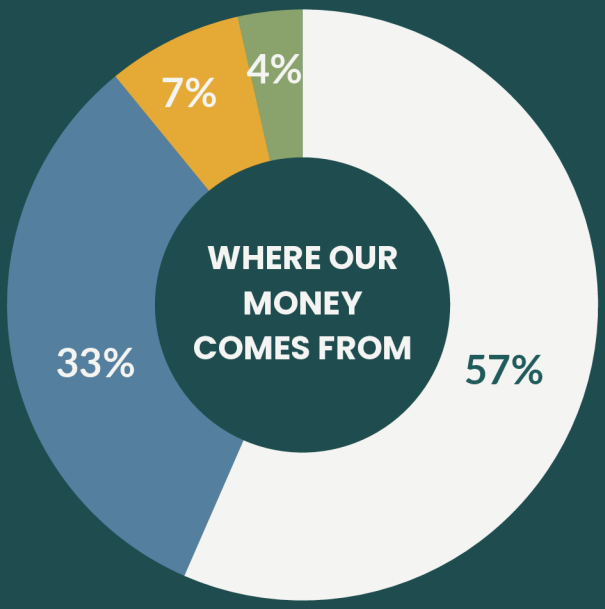
donated — **in local investment**

Together over 30 years, we have:

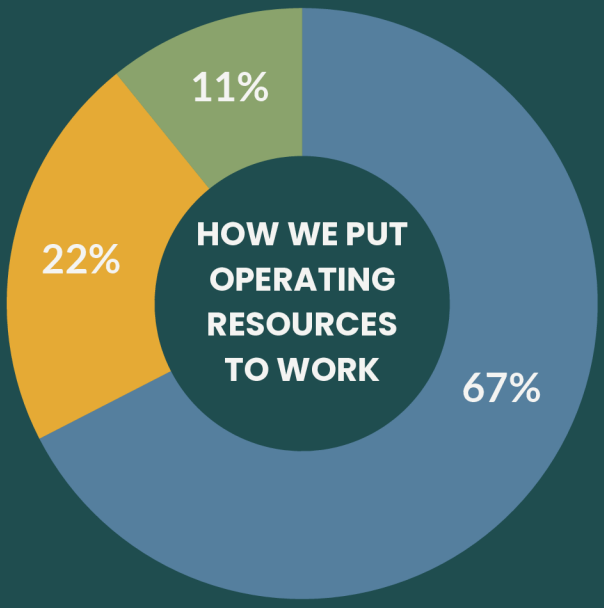
Leveraged **$2 million** in local funds to access **$40 million** state funds and bank financing to build homes and foster economic development

Built and preserved affordable and workforce housing for **136 families** in South Berkshire

Helped more than **100 small businesses** start, grow, and succeed through technical assistance, coaching, and financing partnerships



Individual donors	$631,100
Housing income	$363,000
Grants	$82,500
Local businesses & organizations	$39,300



Housing services, construction, & operations	$692,000
Economic development & small business technical assistance	$223,000
Operational costs	$111,000

Did you know?

As an accredited Massachusetts Community Development Corporation, we can return our donors **50% of their gifts over $1000** in state tax credits thorugh the Community Investment Tax Credit program.

With your support

Every gift, partnership, and act of support helps strengthen our community.
We are grateful to the individuals, foundations, businesses, and community organizations whose generosity makes our work possible.

Business & Community Supporters

Alander
Allegrone
Berkshire Food Co-op
Berkshire Health System
Berkshire Mountain Bakery
Great Barrington Rotary Club
Greylock Federal Credit Union
Guido's Fresh Marketplace
Henry's Electric, Inc.
Indian Line Farm
MountainOne
Prairie Whale
NBT Bank
Pittsfield Cooperative Bank
SoCo Creamery
West Work LLC

Foundations & Community Funders

Berkshire Taconic Community Foundation
Feigenbaum Foundation, Inc.
Geoffrey C. Hughes Foundation, Inc.
Lee Bank Foundation
LISC/Rural LISC
MassDevelopment SBTA
The Community Foundation for Greater New Haven
The Monterey UCC Parish Council
United Way of Massachusetts

Individuals

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Heather Wells Heim

Every effort has been made to recognize our supporters accurately. Please contact us if we have inadvertently omitted or incorrectly listed your name.

Without living in a place where the rent is sustainable for me, I couldn't have opened up my business, and I'm supporting six or seven different families with the employees that I have. It would be unattainable to live here without these apartments.

— Holli Stanton, owner of Cafe Holli
and Bentley Apartments resident

Donate Today

impact
SOUTH COUNTY

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