



Community Development Corporation of South Berkshire

2022 IMPACT REPORT

The mission of the CDCSB is to provide both affordable housing and economic development opportunities for low- and moderate-income residents of our community.



Building healthy and sustainable community.



A crisis years in the making

Two and a half years in, the pandemic continues to turn the world upside down, revealing vulnerabilities to our health, our family life, and our work life. Two pandemic-specific fallouts impacted the housing market nationally as well as locally: the availability of remote work and heavy investing in real estate. Since mid-2020, we've seen housing stock diminish, housing prices skyrocket, and an influx of new residents throughout Berkshire County. As a result, there is zero availability of affordable rental units in South Berkshire. While the rental market has been tight for years, there's an unmistakable connection between the pandemic and the housing crisis.

No housing = no workers

In economic terms, the starkest proof of this crisis is the difficulty Berkshire County employers face filling service, healthcare, construction, and education positions, because they find anyone to hire locally. It's obvious: If people can't afford to live in the community where they work, they will find a job that is closer to where they can afford to live, one that doesn't require as much gas money and time away from their family.

Earlier this year, the CDCSB took part in the development and publication of 1Berkshire's *A Housing Vision for the Berkshires*, which identified the issues we face and pointed a way forward. The CDCSB is continuing to participate in efforts to move the strategies outlined in the report into action steps. Meanwhile, our newest co-development, Windrush Commons, will offer 49 clean, new homes in early 2023. But that is not enough — we are looking for creative new ways to increase housing, so please sign up for our e-newsletters and stay tuned!

Impact Snapshot

45 Families moved into clean, new apartments

121 Community members currently served by our affordable housing

49 New apartments under construction

\$7.5M Funds spent with local contractors and suppliers

We are grateful for support from

Adams Community Bank, Berkshire Bank, Feigenbaum Foundation, The Jane & Jack Fitzpatrick Trust, Lee Bank, Pittsfield Cooperative Bank, MGCC, NBT Bank, Rural LISC, Salisbury Bank, United Way of Mass Bay and Merrimack Valley



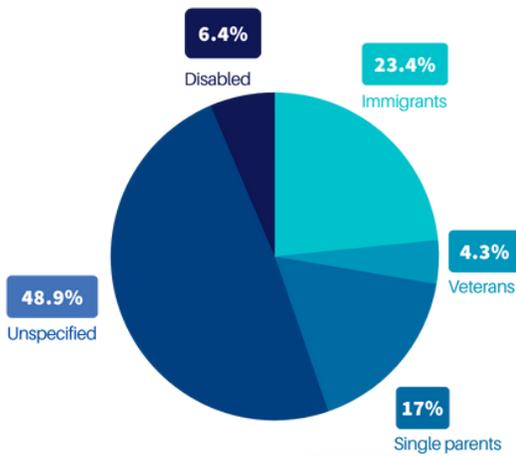
SBTA alum Erin Laundry of Bottomless Bricks (at right) and teammate Liz Puleo compete on FOX's Lego Masters this season!

The economic connection to housing

As many of our small businesses struggle to offer the hours and services that are in demand due to a lack of staff, we note the fragility of the connection between housing and economic development. The CDCSB continues to invest in local small businesses (47 as of this writing!) through our **Small Business Technical Assistance (SBTA)** program, offered at no cost to participants. The program assists area businesses at various stages of development, from pre-start-up to planning for growth and scaling, by equipping owners with foundational business operations knowledge resulting in business growth and job creation.

SBTA PARTICIPANTS

SELF-IDENTIFIED



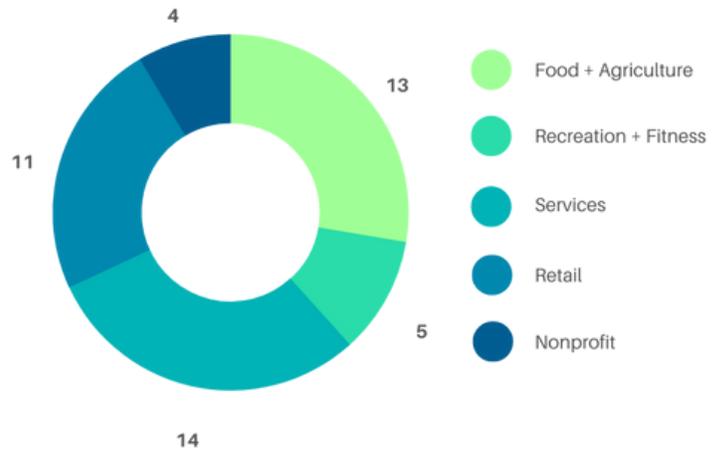
Our SBTA consultant encourages us so much, and that's what helps us stay focused on our goals. The education and guidance she's offered us has enabled us to think bigger and bolder than we ever thought possible.

- Shayla, Boatman Shoes

My coach identified a "stretch goal" to eventually generate in gross revenue. I initially thought the number was unreachable. Now, less than a year later and only 45 days into the season, we have already exceeded the revenue generated the prior year. I'm grateful for the support of the program to help me take this next big leap forward with my business.

- Mindy, Berkshire Camino

Industries Served by SBTA



TAX CREDITS AVAILABLE!

The CDCSB still has tax credits available for the 2022 Community Investment Tax Credit (CITC) program.

Through this program, donors who give \$1,000 or more are eligible to receive a tax credit worth 50% of the total donation amount. For example, if you donate \$2,000 you would receive a credit of \$1,000.

If you would like to make a CITC donation, or are interested in learning more about the program, please contact Carol Bosco Baumann, Executive Director, at carol@cdcsb.org or 413.528.7788.

Impact Snapshot

\$85K Invested in training small business owners

44 Small businesses received development assistance

70% SBTA participants who are women

\$755K Funds leveraged by SBTA program participants

Board of Directors

James Harwood	Thomas Doyle	Brian Horan
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