



FY 2026

# Building Homes, Building Opportunity

**BUILDING THE FUTURE OF BERKSHIRE COUNTY**



## Building Homes ACROSS Berkshire County

FY2026 marked one of the most productive years in CBHFH's 34-year history, with affordable homeownership opportunities advancing simultaneously in Pittsfield and Great Barrington.

In Pittsfield, CBHFH completed and sold **three newly constructed** affordable homes, **welcoming three families** into homeownership and creating new opportunities for long-term financial stability and generational wealth. Construction is already underway on **two additional homes**, while planning has begun for a future multi-home neighborhood development that will expand affordable homeownership opportunities within the city.



At the same time, construction continued at **Prosperity Way** in Great Barrington, **where six Phase 1 homes** were nearing completion at the end of June, and **seven homes in Phase 2 have already begun**.

During FY 2026, **two families became homeowners** in Pittsfield, and **three additional families have already closed** on their homes in the first week of FY 2027, bringing even more families into safe, energy-efficient homes. With the continued generosity of our donors, volunteers, and community partners, CBHFH is preparing to launch **Phase 3**, completing the vision for a **20-home permanently affordable neighborhood**—the largest affordable homeownership development in Berkshire County in more than a decade.



**Together**, these projects demonstrate CBHFH's growing capacity to develop affordable homeownership opportunities across Berkshire County while creating pathways for families to build equity, stability, and brighter futures.

# YOUR IMPACT



3

Homes completed and sold



3

Families who became homeowners



3

Sales pending the first week of FY 2027



13

Homes currently under construction



7

Additional Phase 3 homes planned



**Multi**

Future Pittsfield neighborhood in planning

CBHFH is actively developing affordable homeownership opportunities in multiple Berkshire County communities, creating one of the strongest housing production pipelines in our organization's history.



## PROSPERITY WAY

Housatonic, MA  
20 Single-Family Homes

## Building the Workforce of Tomorrow

Addressing Berkshire County's housing challenges also means investing in the skilled workforce that will build our future.



Through an innovative partnership with **Taconic High School's Career Technical Education** program, **42 students** contributed more than **2,444 hours** constructing a three-bedroom Habitat home from the ground up. This represents **\$73,314 in labor value**.

Students gained valuable real-world construction experience while helping create an affordable home for a local family—building both careers and community at the same time.

## Leading Housing Innovation and Systems Change

CBHFH believes lasting solutions require more than responding to today's housing needs—they require building the systems that will create more housing opportunities tomorrow.

Throughout FY2026, CBHFH strengthened its role as a regional leader by convening partnerships, advocating for innovative solutions, and bringing organizations together around a shared vision for affordable housing.

### This year we:

- Continued serving as a statewide leader among **Habitat Massachusetts affiliates** in **modular construction**, demonstrating innovative approaches that increase efficiency while maintaining quality and affordability.
- Partnered with Enterprise Community, and the City of Pittsfield **Pathways to the Trades**, bringing together educators, employers, nonprofits, and industry leaders to strengthen the construction workforce pipeline.
- Advanced the **Ride to Thrive** initiative, helping young adults pursuing careers in the skilled trades overcome transportation barriers by obtaining driver's licenses and increasing access to employment.
- Partnered in a housing study that will help shape future housing policy, planning, and investment in Pittsfield.

These initiatives reflect our belief that affordable housing is not simply about constructing homes—it is about strengthening communities, developing future leaders, and creating economic opportunity.

## Creating Stability Through Community Navigation

For many Berkshire County residents, the path to stability begins with a trusted guide. During FY2026, CBHFH's Community Navigation team recorded **1,760 program engagements**, connecting residents with housing resources, employment services, transportation assistance, utility support, and emergency financial resources. Through these efforts, CBHFH helped secure more than **\$345,795 in direct assistance** and resource connections for local families.

### YOUR IMPACT



**406**

Housing payment supports



**280**

Utility assistance connections



**188**

Employment supports



**90**

Households receiving holiday assistance



**77**

Individuals assisted in obtaining driver's licenses

Every connection represents a family taking another step toward stability, self-sufficiency, and opportunity.



## Building More Than Homes

### Building Opportunity. Building Communities. Building the Future.

Housing affordability cannot be solved by building homes alone. It requires financial empowerment, strong community partnerships, workforce development, innovative construction, and the determination to address the barriers that prevent families from achieving homeownership.

Throughout FY2026, Central Berkshire Habitat for Humanity (CBHFH) continued to expand its role as both a housing provider and a community leader, helping families move from financial uncertainty to long-term stability while advancing collaborative solutions that strengthen Berkshire County.

Our work begins long before a family receives the keys to a home. Through Community Navigation, financial coaching, free tax preparation, neighborhood revitalization, and our new **Homeownership 101 education and empowerment program**, we help families build the knowledge, confidence, and financial foundation necessary for successful homeownership.



## Returning Millions to the Local Economy

Financial stability extends beyond housing.

During the 2025 tax season, CBHFH's **Volunteer Income Tax Assistance (VITA)** program prepared **1,087 free tax returns**, serving residents across Berkshire County—including **119 clients whose primary language is not English**.

With the help of **16 IRS-certified volunteers** contributing **869 volunteer hours**, the program returned **more than \$2.07 million in tax refunds** directly to local families—money that helps pay mortgages and rent, purchase groceries, reduce debt, build savings, and strengthen the Berkshire County economy.

### YOUR IMPACT

#### VITA Program

|    |              |                                              |
|----|--------------|----------------------------------------------|
| \$ | <b>2.07</b>  | Million \$ in tax refunds processed          |
| ✓  | <b>1,087</b> | Tax returns completed                        |
| 👤  | <b>16</b>    | IRS-Certified VITA volunteers                |
| 👋  | <b>869</b>   | Volunteer hours for VITA                     |
| 🗣️ | <b>119</b>   | Non-native English speaking residents served |

## Volunteers Build Hope

None of this work happens alone.



Throughout FY2026, **233 volunteers contributed more than 4,620 hours of service—representing \$138,592 in donated labor.** These volunteers framed homes, painted walls, planted landscapes, prepared taxes, supported events, served on committees, and strengthened our mission in countless ways.

Their generosity demonstrates that Habitat homes are truly built by the community, for the community.

**SCAN TO  
VOLUNTEER:**



## Looking Ahead

As we enter FY2027, CBHFH is building more than houses.

We are expanding affordable homeownership opportunities across Berkshire County. We are preparing future homeowners through education and financial empowerment. We are returning millions of dollars to local families through free tax preparation. We are investing in the next generation of skilled trades professionals. We are convening partners to address complex housing challenges. And we are demonstrating that innovative collaboration can create lasting solutions.

Every volunteer hour, every donation, every partnership, and every home built is part of something much larger.

Together, we are building homes. We are building opportunity. We are building stronger communities. And we are helping shape a future where more Berkshire County families have the opportunity to thrive.



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**SCAN TO  
DONATE:**

