

SHARON HOUSING TRUST NEWS

Who Are We?

- A private, non-profit corporation.
- All local volunteers.
- Seeking to increase affordable housing in Sharon.
- Working with town government, regional non-profits, the state, foundations and individuals.

What Have We Done?

2005 Sharon Housing Trust, Inc. incorporated.

2022 New board appointed.

2023 Purchased 91, 93 and 95 North Main St. with six fully occupied affordable rental units.

2024 Received donation of building lot in Silver Lake Shores.

2025

- Signed 99-year lease with town to convert 99 North Main St. into four affordable rental units.
- Closed on \$2 million grant from CT Department of Housing for 91, 93, 95 and 99 North Main St.
- Began renovations at 91, 93, 95 North Main St.

2026

- Closed on funding to construct 160 Silver Lake Shores Rd.
- Began lot clearing, construction at 160 Silver Lake Shores Rd.
- Cleared SHPO review of North Main St., received additional \$500,000 for project from CHFA.

Hurdles Cleared for Further Work at North Main Street

One year ago, the Sharon Housing Trust held a groundbreaking for its affordable housing campus on North Main Street, closed on \$2 million in state funding for the project, was awarded another \$250,000 by the Low Road Foundation and went to work fixing the roofs and gutters on 91, 93 and 95 North Main St.

Then, crickets. Why? The State Historic Preservation Office (SHPO) had been reviewing the Trust's plans for all four buildings on North Main Street, and SHPO had issues. These took the Trust a while to clear. But, now they are resolved. For 99 North Main Street, our conversion plans have been approved, subject to us providing a plaque and pamphlets detailing the building's history. For 91, 93 and 95 North Main Street, our renovation plans have been altered (we cannot re-clad the buildings as we had hoped, because there are old cedar shakes underneath the current siding, and we or others may one day have the money and desire to restore them).

The Trust can now move ahead with new windows and other improvements for 91, 93 and 95, and the full-scale conversion of 99. We have said this before, but please keep the faith — the improved North Main Street affordable housing campus is back on track and picking up speed.

Plus, More Money

As we waited for SHPO clearance of our North Main Street plans, we were not idle. We applied to the Connecticut Housing Finance Authority (CHFA) for, and were awarded, a grant of \$500,000 to augment our funding for North Main Street. This will help address unexpected overages, such as the \$60,000 we recently had to spend to connect 99's future sprinkler system to the town water main, before North Main Street was re-paved.



Our Directors

Rich Baumann, *President*

John Hecht, *Treasurer*

Karen Rios, *Secretary*

Tom Bartram

Dick Berry

Arlin Deboer

Andrew Ferentinos

Lelia Mander

Dylan Mattes

Herbert Moore

Fred Peters

Roy Pollitt

Terry Vance

James Wexler

Meanwhile, Downtown . . .

The trust's plot of land at 160 Silver Lake Shores Rd., which adjoins Mudge Pond and which was donated to us by a generous local resident, is being cleared for construction of a new two-story, three-bedroom affordable house. When construction is complete, we hope to sell the house on an affordable basis to an eligible buyer. The house would be deed-restricted in order to remain affordable in perpetuity.

Christine Gray AIA, of Christine Gray Architecture & Design in West Cornwall, is our architect on the project, and James Zappone of Boulder Ridge Construction in Bethlehem is our general contractor. Financing is being provided by Capital For Changed a matching grant from a local foundation. There has been an initial removal of trees and clearance of undergrowth. More trees will be removed and then the existing structure, an unoccupied bungalow, will be torn down. Weather permitting, we hope to have concrete poured for the new construction before the end of the year.

Visit our website at sharonhousingtrust.com/160-silver-lake-shores-rd to see floor plans, renderings, a map of the property location and other photos.



THE NEED:

- Total housing units in Sharon: **1,900**
- Target number of affordable housing units for Sharon: **190**
- Affordable housing units in Sharon: **42**
- **30%** of Sharon households are **housing-cost-burdened** (over 30% of income spent on housing).
- **13%** of Sharon households are **severely housing-cost-burdened** (50% or more of income spent on housing).

Through October 2026, we have received over \$375,000 from local foundations, individuals, and businesses. We are grateful for your generosity! But housing is expensive, and our projects require ongoing support.

THE ASK: Please help support affordable housing in Sharon!

Please consider donating to us. It's tax deductible and easy to do. Just point your phone camera at the QR code to the right, click on the link, and go to the donations page on our website — you can give cash, stock and even land and buildings!

