

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 Street, with six fully occupied affordable rental units.

2024 Received donation of building lot in Silver Lake Shores.

2025

- Finalized new house design for building lot in Silver Lake Shores.
- Signed 99-year lease with town for 99 North Main Street, for conversion into four affordable rental units.
- Closed on \$2 million grant from CT Department of Housing to renovate 91, 93 and 95 North Main and convert 99 North Main.
- Began renovations at 91, 93, 95 North Main.

2026

- Received funding commitment to construct 160 Silver Lake Shores Rd.

MONEY FOR THE HOUSE

The Sharon Housing Trust has received a commitment for a \$150,000 grant and a \$270,000 construction mortgage for its planned house in the Silver Lake Shores neighborhood, making it possible to begin construction this summer.

The house has been in the works for almost two years. In late 2024, a generous local resident donated the land at 160 Silver Lake Shores Road.

During 2025, architect Christine Gray designed the house, and the Trust applied for funding. In early 2026, we advertised for contractors and selected our builder. In early May, our financing commitment came in, from Capital for Change, a leading state community development financial institution.

Construction will begin as soon as we can close on the financing package.

We plan to sell the completed house at an affordable price to a qualified buyer. Please check our website in the near future for information on how to qualify and how to apply to purchase.



Our Directors

Rich Baumann, *President*

John Hecht, *Treasurer*

Tom Bartram

Dick Berry

Arlin Deboer

Andrew Ferentinos

Lelia Mander

Dylan Mattes

Herbert Moore

Carol Neiley

Fred Peters

Terry Vance

Meanwhile, Uptown . . .

Work has begun on a months-long renovation of the Trust's three buildings at 91, 93 and 95 North Main Street, which include six two-bedroom affordable rental units, all occupied. As a first step, the buildings' roofs have been repaired and re-shingled. Next to come are new windows, new siding and various external improvements. Work on these changes will begin after the Trust finalizes approvals with the state's Housing Preservation Office. The town's Historic District Commission has already approved the Trust's plans.

Adjacent to these three buildings, is 99 North Main Street, which the Trust plans to convert into four new two-bedroom affordable rental units. Construction is expected to begin after the Trust finalizes approvals with the state's Housing Preservation Office.



Once work is done on 91, 93, 95 and 99, the Trust will re-landscape around all four properties.

The Trust's renovations are being supported by state and local foundation grants and Sharon individuals and businesses.

THE NEED

- Sharon housing units: **1,900**
- Affordable housing units target for CT towns: **10%**
- Affordable housing units target 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 April 2026, we have received roughly \$350,000 from local foundations, individuals, and businesses. We are grateful for this generosity! But housing is increasingly expensive, and our projects and goals 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!

