

SHARON HOUSING TRUST, INC.

A Report on Our Activities, Fundraising and Uses of Funds in 2025

The Sharon Housing Trust, Inc. began 2025 as follows:

- We were the owner of three adjacent buildings on North Main Street in Sharon – numbers 91, 93 and 95 North Main. Each building consisted of two, mostly two-bedroom, apartments. All six apartments were rented at affordable rates and were fully occupied. A professional property manager cared for the tenants and the properties for a monthly fee, the amount of which was capped under state Department of Housing regulations. The buildings needed long-term renovations to remain habitable. Operating expenses for the buildings had been increasing over the course of 2024 and, as of the beginning of 2025, these expenses were no longer being covered by the rental income earned from the buildings.
- We held an option to enter into a long-term lease of an adjacent property, at 99 North Main Street – the town of Sharon's unused community center. The Trust and the town were seeking funds from the state Department of Housing which, if received, would be used by the Trust to exercise the option, lease the property and convert it into four two-bedroom affordable rental apartments.
- We had recently become the owner of 160 Silver Lake Shores Road, a parcel of land in the Silver Lake Shores neighborhood. The parcel contained a derelict bungalow and a working septic system. The parcel had been donated to the Trust in December 2024 by a generous Sharon resident.
- We had just over \$75,000 of available cash, following, in 2004, the receipt of over \$134,000 in individual donations and over \$51,000 in local foundation grants.

By the end of 2025, the Trust had substantially transformed its operations, as follows:

- We secured grants of over \$2.25 million in state and private foundation funds (most of which will be released to us over time, including as reimbursements for amounts we spend).
- We leased 99 North Main from the town of Sharon for 99 years for a nominal amount.
- We inaugurated a unified project to renovate 91, 93 and 95 North Main, convert 99 North Main into additional rental apartments and unite the four buildings into a re-landscaped affordable housing campus.
- We conducted income reviews of our tenants at 91, 93 and 95 North Main and increased their rents, keeping all rents well within state standards of affordability while also achieving break-even operation of the three buildings (and having no tenants move out).
- We completed construction drawings for a one-family, two-story, three-bedroom house to be built on our parcel on Silver Lake Shores Road, and applied for financing to allow construction to begin in 2006 (finally receiving a commitment for that financing on May 12, 2026).

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The Trust's achievements in 2025 are the result of concerted efforts on the part of the members of the Trust's volunteer board; sage advice from the Trust's two consultants, the Litchfield County Center for Housing Opportunity and Housing Enterprises, Inc. (both of which organizations are paid on a contingent basis only, if funds they help us apply for actually come in); flexible and responsive officials at the state Department of Housing; supportive local politicians and public administrators; and our donors, including the Low Road Foundation, the Rhoades-Robinson Fund, other generous local foundations and many individuals and businesses. The Trust thanks them all for their tremendous contributions to our success in 2025.

In terms of our overall operations, the Trust's expenditures in 2025 totaled just over \$96,000. This amount included interest expense on mortgages, building repair and building operations costs, insurance premiums, professionals' fees, fees paid to our property manager and local property taxes (which are imposed on us despite our federal non-profit status).

Our 2025 income totaled just over \$500,000, consisting principally of over \$440,000 in donation and grant income and almost \$60,000 in rental income. Of this amount, \$50,000 of the grant income was received in early 2026 and \$150,000 of the grant income will be received in the future, over the next three years. The Trust conducted multiple fundraising events in 2025. These events were entirely hosted, paid for and staffed by volunteers and donors, including Trust board members and their spouses. As a result, we were able to raise significant sums in the form of donations while spending only about \$3,500 on marketing expenses. We continue to choose not to employ professional fundraising consultants or events planners in our fundraising efforts. However, at some point in the near future we may feel the need to start spending on professional help to strengthen our fundraising efforts.

As a result of the foregoing, the Trust finished 2025 with net income of over \$400,000 (including the \$50,000 of grant income received in early 2026 and the \$150,000 to be received over the next three years) and with almost \$175,000 in available cash. However, all these amounts, and more, are budgeted to be spent as we work to complete our current projects. Decent housing remains tremendously expensive to build, renovate and provide. To make a difference for Sharon, we must continue to succeed at raising funds and continue to spend our funds wisely.

The Trust continues to look for additional opportunities to help increase the stock of affordable housing in Sharon. Taking advantage of these opportunities will continue to require substantial funding. We hope that you see value in our ongoing work, and we hope you choose to donate to us in support of our efforts.

To read more about our activities, including since the end of 2025, please visit our website at sharonhousingtrust.com.

Sharon Housing Trust, Inc.

May 15, 2026