



A Brief Introduction to the

Sharon Housing Trust

June 2026

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
- NOT the “Sharon Housing Authority”

What Do We Do?

- Buy existing affordable housing for the long term
 - 91, 93 and 95 North Main Street →
- Convert existing buildings to affordable housing
 - 99 North Main Street ↘
- Build new affordable housing
 - 160 Silver Lake Shores Road ↘
- NOT Sharon Ridge ↘



Why Would Sharon Need
More Affordable Housing?

1. Households are considered "housing cost burdened" if they spend more than 30% of their income on housing.



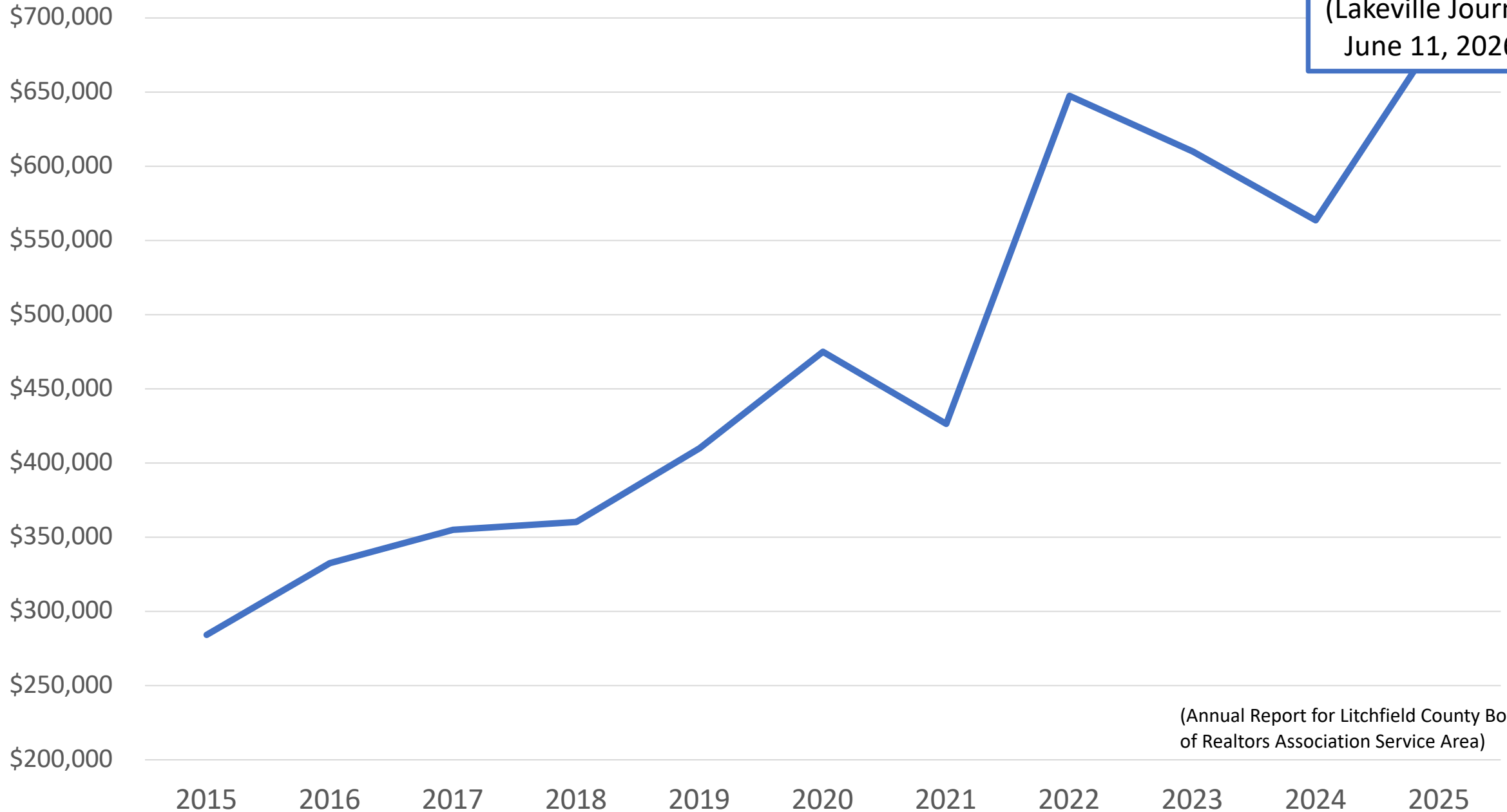
- **380 Sharon households** are housing cost burdened. (HUD CHAS)

2. housing cost burdened households that earn less than 80% of the Area Median Income are prime candidates for affordable housing.

Area Median Income:

- \$69,000 for 1-person household
 - \$79,000 for 2-person household
 - \$88,000 for 3-person household
 - \$98,000 for 4-person household
- Households earning less than 80% of the Area Median Income include **seniors, young professionals, families, fire & EMS volunteers, and many others**
 - **400 Sharon households** earn below 80% of the Area Median Income (HUD CHAS)

Median Home Sale Prices in Sharon



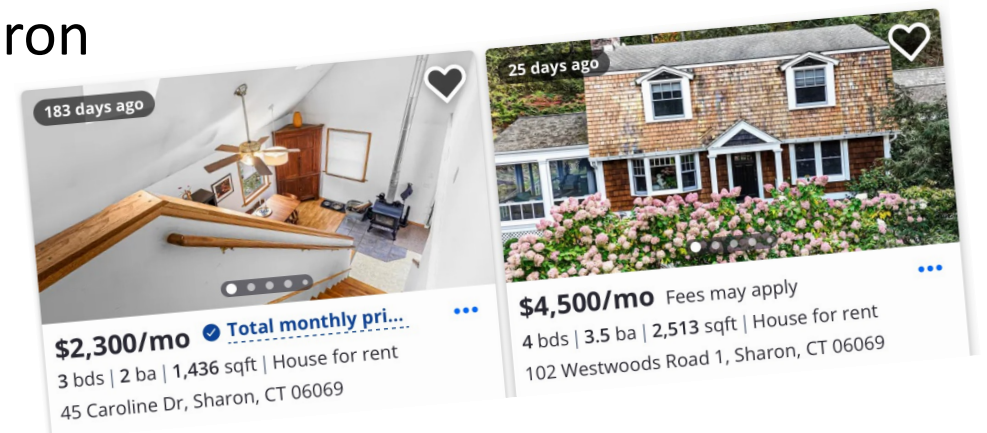
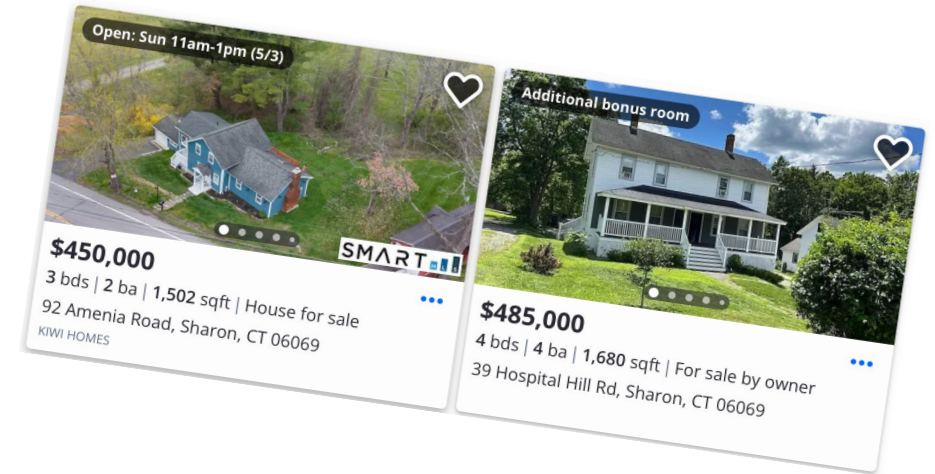
\$762,500
(Lakeville Journal,
June 11, 2026)

(Annual Report for Litchfield County Board
of Realtors Association Service Area)

Latest Housing Searches in Sharon

Zillow Search Results, May 2026:

- 12 homes currently listed **For Sale** in Sharon
 - Average price: \$1.915 million
 - Listings under \$500,000: 2
 - **Listings under \$450,000: 0**
- 7 homes currently listed **For Rent** in Sharon
 - Average monthly rent: \$9,771/month
 - Rentals under \$4,500/month: 1
 - **Rentals under \$2,000/month: 0**



How To Apply for a Vacancy

- Go to <https://sharonhousingtrust.com/apply-for-vacancies>
- Vacancies are infrequent.
- Bottom line: applicants will be best positioned if their household income is **80% of the Area Median Income or lower**

Area Median Income:

\$69,000 for 1-person household

\$79,000 for 2-person household

\$88,000 for 3-person household

\$98,000 for 4-person household

How To Help Us

- **Join our mailing list** – Subscribe at <https://sharonhousingtrust.com/subscribe> or send us a message at info@sharonhousingtrust.com
- **Volunteer** – We need: professionals to supervise our contractors; fundraisers; connection-makers; event runners; communications gurus; and more
- **Donate money, stock or services** – Go to <https://sharonhousingtrust.com/donate> and see how to donate cash immediately or arrange for other types of donations. All donations are tax deductible to you.
- **Donate land or buildings**
 - Do you own land or buildings that might work as affordable housing? Consider making a donation or below-market sale to us. The value you convey to us is tax deductible to you.
 - Do you know someone else with land or buildings that might work as affordable housing? Share your ideas with us.

Want to Know More?

- Please visit our website at

<https://sharonhousingtrust.com>

Success stories from nearby towns



Cornwall Housing Corporation

41 affordable housing units



37 affordable housing units



50 affordable housing units




Can we have both affordable housing and preserved open space? Yes!

- **Sharon Housing Trust and the Sharon Land Trust** both participate in the Northwest CT Affordable Housing + Conservation Collaboration Strategy.
- We plan to work together as opportunities arise to support each other.
- We need both and we can have both.

Northwest Connecticut

Affordable Housing and Conservation Collaboration Strategy



Center for Housing Opportunity
Litchfield County, CT

HVA

Questions? Feedback?

Please take our quick survey:

1. Do you consider your current housing affordable?
2. What types of housing would you like to see created in Sharon?
3. Are you aware of any properties that might work well as affordable housing?
4. Please give us your email address if you would like to receive occasional email updates.
5. Was this presentation helpful?
6. Any other comments, questions, or concerns?

THANK YOU!

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Litchfield County, CT