

A Brief Introduction to the

Sharon Housing Trust

October 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 and operate existing affordable housing
  - 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?

First, Some Information about Sharon[1]

Number of Households: 440 central Sharon, *approx. 1,450 entire town*[2]

Median Household Income: $163,000 central Sharon, *$107,500 entire town*[2]

Median Home Value: $709,000 central Sharon, *$428,000 entire town*[2]

Own vs Rent: 73% central Sharon, *57% entire town*[2]

Median Age: 68 years old

Gender: 60% female, 40% male

Employment: Healthcare 22%, Retail 13%, Utilities 13%, Food 12%, Education 10%, Other 29%

Cars: average 2 per household

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[1] Mostly 2024 data, mostly from datausa.io and Wikipedia.

[2] **Central Sharon:** the most densely settled 3 sq. miles around the Green (a "Census Designated Place").
Entire town: 60 sq. miles.

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



- **380 Sharon households, or 26%,** 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.

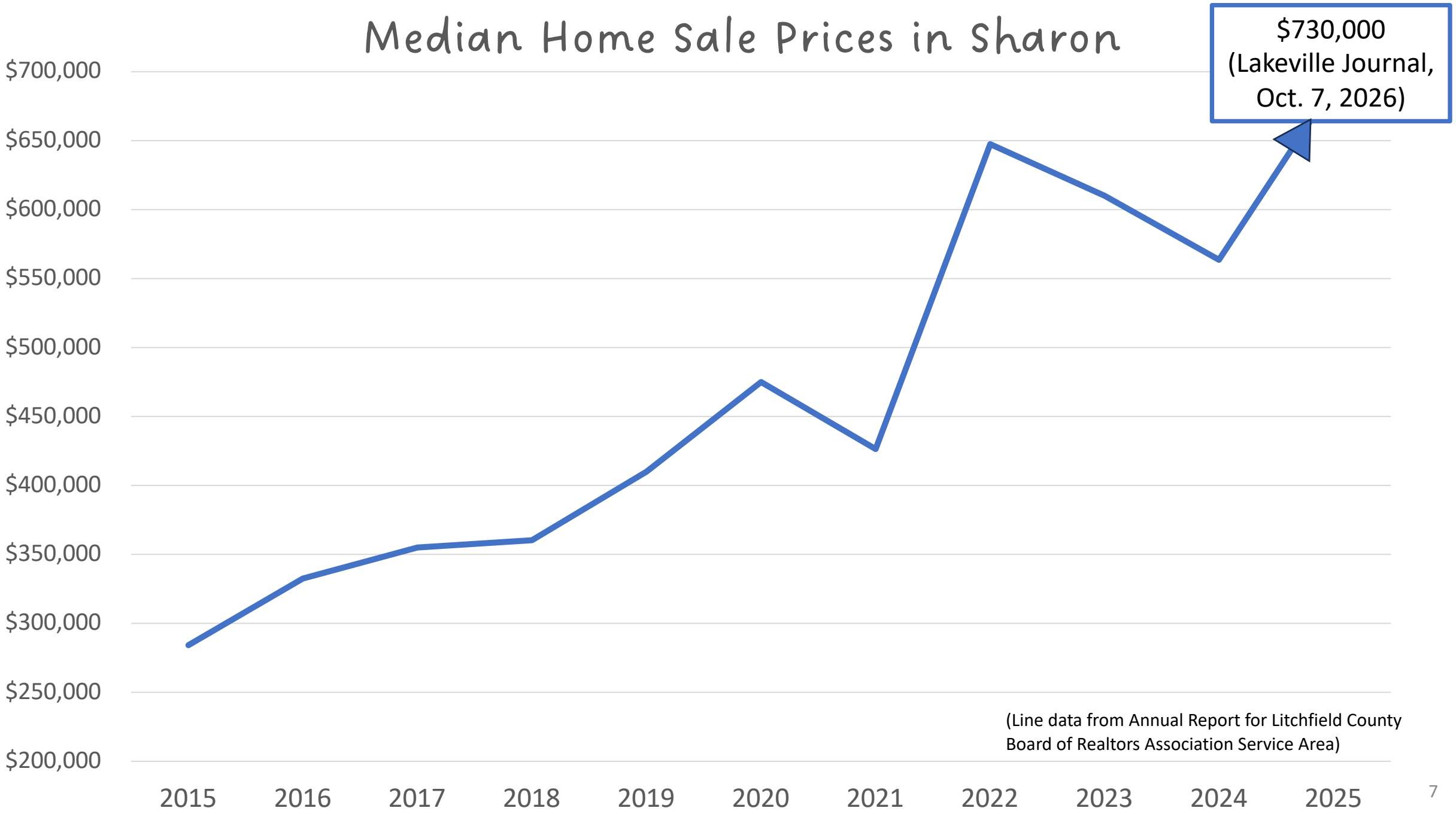
Area Median Income:

- $85,960 for 1-person household
- $98,240 for 2-person household
- $110,520 for 3-person household
- $122,800 for 4-person household

- Households earning less than 80% of the Area Median Income include **seniors, young professionals, families, Fire Dept & EMS volunteers, and many others**

- **400 Sharon households, or 28%,** earn below 80% of the Area Median Income (HUD CHAS)

Median Home Sale Prices in Sharon



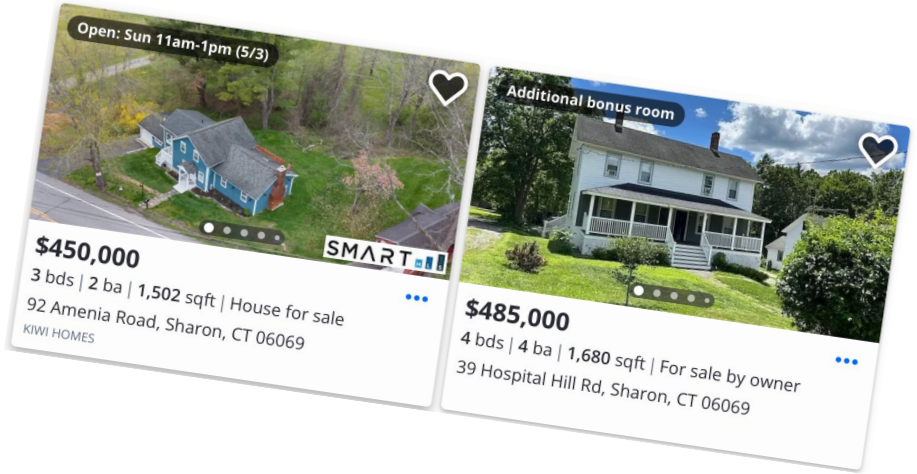
(Line data from Annual Report for Litchfield County Board of Realtors Association Service Area)

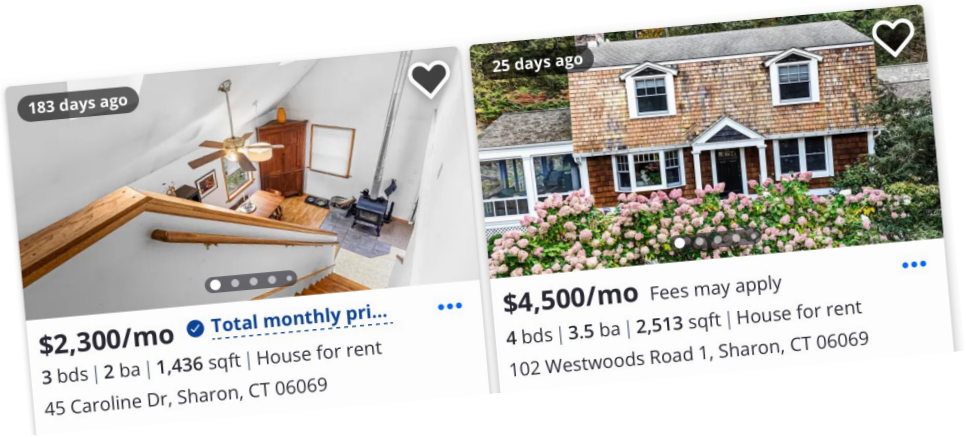
Latest Housing Searches in Sharon

Zillow Search Results, October 2026:

- 29 homes currently **For Sale** in Sharon
  - Median asking price: $795,000
  - Listings under $450,000: 1

- 8 homes currently **For Rent** in Sharon
  - Median monthly rent: $2,700/month
  - Rentals under $1,500/month: 1





How To Apply for Housing

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

  80% of Area Median Income:

  $68,768 for 1-person household
  $78,592 for 2-person household
  $88,416 for 3-person household
  $98,240 for 4-person household

- Our current plan for 160 Silver Lake Shores Road is to **sell** that house, when completed, to qualified individuals with **100% of Area Median Income**

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