

SHARON HOUSING TRUST NEWS

Who Are We?

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

What Have We Done?

2005 Sharon Housing Trust established.

Aug 2022 New board appointed.

June 2023 Purchased 91, 93 and 95 North Main St. Operating six fully occupied affordable rental units in these three buildings.

July 2024 Granted option by town to lease unused town community center at 99 North Main St.

December 2024 Received donation of building lot in Silver Lake Shores neighborhood.

March 2025 Awarded \$2 million by CT Department of Housing to renovate 91, 93 and 95 North Main St. and convert 99 North Main St. into four affordable rental units.

STATE GIVES \$2 MILLION FOR NORTH MAIN ST. PROJECT

The CT Department of Housing has awarded \$2 million to the Sharon Housing Trust to renovate the three affordable rental buildings it owns on North Main St. and to convert the adjacent unused town community center into four more affordable rental units.

In addition to improving all four buildings, the Housing Trust intends to re-landscape the property, improve parking lots and access roads and create a unified affordable housing campus. Renowned landscape designer and Sharon resident Lynden Miller has donated a new landscape design for the campus. (See image below.)

The Department of Housing and the Housing Trust currently expect to close on the \$2 million grant on June 30, 2025. Thereafter, money will be available to the Housing Trust to renovate all four of the buildings and create the unified campus.

Money for the work had originally been sought through two separate grant applications, one by the Housing Trust for \$1 million and one by the town for \$1 million. The final form of the grant allows the town to avoid administrative costs. The \$2 million grant will consist entirely of state funds.



Our Directors

Richard Baumann
 Larry Moskowitz
 Dale Jones
 Tom Bartram
 Dick Berry
 Arlin Deboer
 Andrew Ferentinos
 Herbert Moore
 Carol Neiley
 Fred Peters
 Bob Whelan (emeritus)
 Patricia Whelan (emerita)

THE NEED

- Sharon housing units: **1,900**
- Affordable housing unit target for CT towns: **10%**
- Sharon affordable housing units: **42**
- **30%** of Sharon households (almost 400 households) are **housing-cost-burdened** (30% or more of income spent on housing).
- **13%** of Sharon households (almost 170 households) are **severely housing-cost-burdened** (50% or more of income spent on housing).

Through the end of 2024, we raised more than \$200,000 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.

Our Silver Lake Shores Project

Planning continues for our new Silver Lake Shores site. A generous, anonymous donor has given us a parcel of land in the Silver Lake Shores neighborhood to clear of its current structure (see below) and redevelop. Existing septic and well will support new construction.

The Housing Trust has hired an accomplished area architect to design a cost-effective, single-family three-bedroom home. The design of the home, site clearing, and new building will proceed during 2025 in conjunction with our continuing financing and fundraising efforts.

Our Silver Lake Shores project will differ from our North Main Street project. Although all our housing will be affordable according to state definitions and local needs, North Main Street includes three 2-unit buildings and a future 4-unit structure, all in close proximity. Our Silver Lake Shores project will consist of a single structure with no other affordable housing nearby, and will house a single family. This is sometimes referred to as “scattered site” affordable housing.



THE ASK: Please help support affordable housing in Sharon!

Please consider donating to us. It's tax deductible and it's easy to do. Just point your phone at the QR code to the right, and you will be taken to the donations page of our website, where you can review your giving options — cash, stock, even land!

