

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, businesses, foundations, and individuals.

What Have We Done?

2005 Sharon Housing Trust, Inc. established.

Aug 2022 New board appointed.

June 2023 Purchased 91, 93 and 95 North Main Street. We operate six fully occupied affordable rental units in these buildings.

July 2024 Granted option by town to lease empty community center at 99 North Main Street for conversion into four affordable rental units.

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 and convert 99 North Main.

June 2025 Finalized new house design for Silver Lake Shores lot.

July 2025 Remortgaged 91, 93 and 95 North Main. Awaiting closing on CT DOH grant.

OUR EXCITING YEAR!

We are delighted to update you about our exciting year at the Sharon Housing Trust. During the past year, the State of Connecticut granted us \$2 million toward the upgrading of our campus at 91, 93, and 95 North Main Street, where we operate six affordable rental units, and the conversion of the empty community center next door into four more affordable rental units. In addition, a generous donor gifted us a lot in Silver Lake Shores with frontage on Mudge Pond. We will build a three-bedroom house on it and sell the house at an affordable price to eligible buyers. You can learn more about these projects below and on our website (which is currently being renovated itself).

Design Finalized for 160 Silver Lake Shores Road

160 Silver Lake Shores Road will consist of a single structure with no other affordable housing nearby, and will be occupied by a single household. This housing model is sometimes referred to as “single-unit, scattered site” affordable housing. We have finalized the design for the house and will hire a general contractor and begin construction as soon as we complete our financing package.



Our Directors

Rich 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 June 2025, we raised almost \$225,000 from local foundations, individuals, and businesses. We are grateful for this! But housing is increasingly expensive, and our projects and goals require ongoing support.

North Main Street Campus to have Sept. 29 Groundbreaking

The Connecticut Department of Housing has awarded us \$2 million toward the upgrading of our buildings at 91, 93, and 95 North Main Street and the conversion of the empty community center next door into more affordable rental units. In addition, we plan to re-landscape all of the surrounding property, to improve parking lots and access roads and create a unified campus for the four buildings. Renowned landscape designer and Sharon resident Lynden Miller has donated a new landscape design for the campus. (See below.)

We are waiting for the state to close on the \$2 million grant, at which time we can start drawing down funds and going to work on the site.

While we wait, we are planning to hold a groundbreaking on Sept. 29, with the head of the state DOH. Look for details of our event, coming soon!



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!

