

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, foundations, and individuals.

What Have We Done?

2005 Sharon Housing Trust, Inc. incorporated.

Aug 2022 New board appointed.

June 2023 Purchased 91, 93 and 95 North Main Street, with six fully occupied affordable rental units.

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

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

September 2025 Signed 99-year lease with town for 99 North Main Street, for conversion into four affordable rental units.

December 2025

- Closed on \$2 million grant from CT Department of Housing to renovate 91, 93 and 95 North Main and convert 99 North Main.
- Received \$250,000 grant from Low Road Foundation.
- Began renovations at 91, 93, 95 North Main.

February 2026 Assembling financing for house on Silver Lake Shores lot.

CONSTRUCTION BEGINS

After more than two years of planning, fundraising and preparation, the Sharon Housing Trust is calling in the contractors.

Work has begun on a months-long renovation of the Trust's three two-family houses at 91, 93 and 95 North Main Street in Sharon. Roof repairs are almost complete. Next will come new windows, new siding and various external improvements.

Across the lawn, at 99 North Main Street, architects' construction drawings for converting the building into four new affordable



The 99 North Main Street conversion will include a shared deck on the building's western side.

rental units are nearly complete. Conversion work should begin in the Spring, subject to state Department of Housing approvals. Once the heavy work is done on 91, 93, 95 and 99, the Trust will re-landscape around all four properties.

FUELED BY GENEROSITY

The Trust's ability to begin renovations is being powered by state and foundation grants and the generosity of Sharon individuals and businesses.

Late in 2025, the Trust closed on a \$2 million grant from the state Department of Housing, which will pay for a majority of the work on 91, 93, 95 and 99 North Main. In addition, the Low Road Foundation granted the Trust an additional \$250,000, which will cover most of the remaining North Main Street building (cont'd)

Our Directors

- Rich Baumann
- John Hecht
- Tom Bartram
- Dick Berry
- Arlin Deboer
- Andrew Ferentinos
- Lelia Mander
- Dylan Mattes
- Herbert Moore
- Carol Neiley
- Fred Peters
- Terry Vance

Fueled by Generosity (cont'd)

budget. These grants supplement the substantial amounts already received from local individuals and businesses. It is this generosity, from many directions, that will allow the Trust to improve its three occupied buildings on North Main Street and convert the fourth into more rental units.



Meanwhile, Downtown...

We have been soliciting bids from contractors for the construction of the one-family house we are building at 160 Silver Lake Shores Road. We hope to receive bids from local contractors in particular. The



bid deadline is March 5. A local foundation has generously offered us a \$25,000 matching grant for the construction of this house. Look for our fundraising appeals for matching this grant — coming soon!

THE NEED

- Sharon housing units: **1,900**
- Affordable housing units target for CT towns: **10%**
- Affordable housing units target for Sharon: **190**
- Affordable housing units in Sharon: **42**
- **30%** of Sharon households are *housing-cost-burdened* (over 30% of income spent on housing).
- **13%** of Sharon households are *severely housing-cost-burdened* (50% or more of income spent on housing).

Through January 2026, we have received almost \$350,000 from local foundations, individuals, and businesses. We are grateful for this! But housing is increasingly expensive, and our projects and goals require ongoing support.

THE ASK: Please help support affordable housing in Sharon!

Please consider donating to us. It's tax deductible and easy to do. Just point your phone camera at the QR code to the right, click on the link and go to the donations page on our website, —you can give cash, stock and even land and buildings!

