



Sharon's Affordable Housing Forum

WWW.SHTCT.ORG

Sharon has housing needs

Affordability has been impacted by the pandemic and other factors. The median price is beyond the ability of a large segment of our neighbors, volunteers and workers to live and work here.



Sharon now has a plan

A plan has been approved by voters regarding the goals and aspirations of the Sharon Affordable Housing Plan

Excerpts of the Sharon Affordable Housing Plan follow. The entire plan is at www.shtct.org



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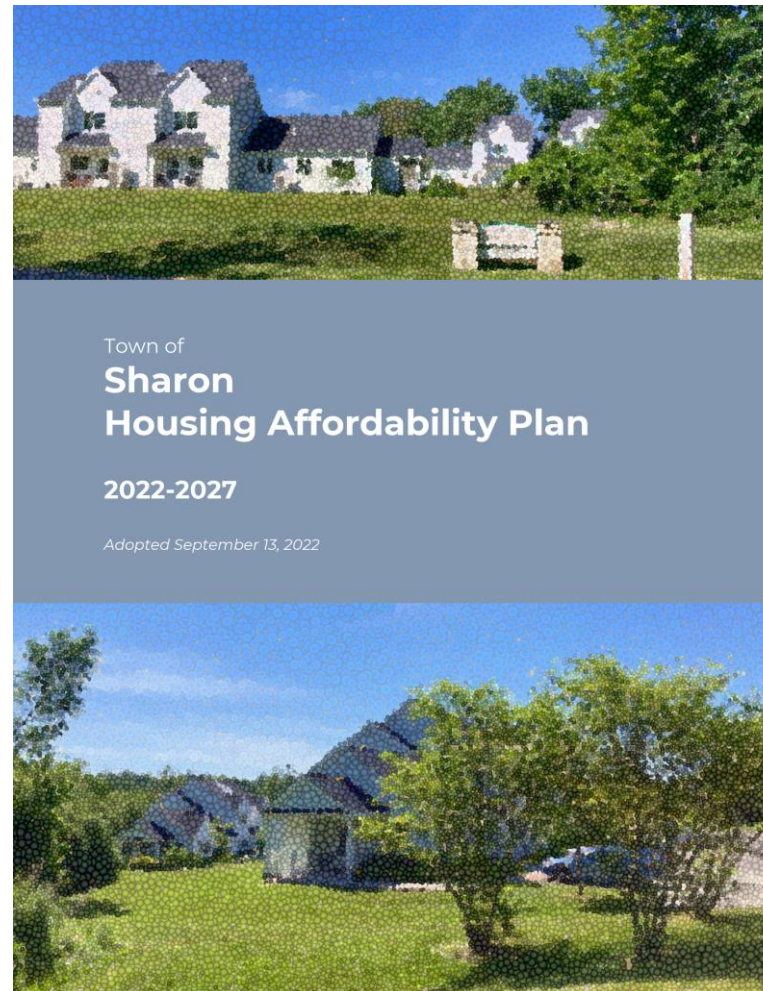
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Introduction

A Connecticut law passed in 2017 (Statute 8-30j) requires every municipality to prepare and adopt an affordable housing plan at least once every five years. In 2021, the Town of Sharon received a grant from the Connecticut Department of Housing to undertake a proactive planning process and lay out a strategy for meeting the housing needs of existing and future residents and workers.

The Town appointed a Housing Plan Steering Committee which met monthly to provide feedback throughout the planning process and to ensure that the Sharon community was engaged in the conversation around housing affordability needs and possible strategies for meeting those needs.

Housing is considered affordable if it costs no more than 30% of a household's income. This is important because when households have to spend more than 30% of their income on housing costs they may not have enough left over to pay for all their other needs including food, gas, clothing, healthcare, childcare, etc. In Sharon:

- 310 households were spending more than 30% of their income on housing costs.
- 205 of those households have reported spending more than 50% of their income on housing costs. This makes them severely housing cost burdened.

There are currently 36 homes in Sharon that are dedicated, managed, and/or restricted in some way to remain affordable for the long term.



Sharon had 465 households that earned less than 80% of the area median income and has just 36 homes dedicated to remaining affordable to them according to the State's Affordable Housing Appeals list (2021).

- 32 of the 36 homes are at **Sharon Ridge** which is overseen by the Sharon Housing Authority (by a board made up of Sharon residents.)
- 3 of these are homes that received **mortgage assistance** through the CT Housing Finance Authority (CHFA) or USDA.
- 1 household was receiving **rental assistance** to pay the difference between what the household could afford and fair market rent.
- Sharon also has one home built by NWCT **Habitat for Humanity** and one home built by the **Sharon Housing Trust**.



Sharon Ridge



What are the 3 main goals of Sharon's Housing Affordability Plan?

1. Support the creation of more **home-renter** options for young adults, young families, and seniors.
2. Encourage development of smaller sized housing options including **"downsizing" options** (1 and 2 bedrooms, 1st floor bedroom, accessibility features) and accessory apartments.
3. Support **first time home-buyer** options



What do residents think?

- **82%** think the cost of housing in Sharon affects **the ability of people who work in town to live in town.**
- **79%** think the cost of housing in town affects the town's **ability to attract/retain younger people or young families.**
- **76%** think the town needs **rental housing options that young families and young adults can afford.**
- **67%** think town needs **"downsize" options**
- **57%** think town needs **first time homebuyer options** that allow renters to purchase their first home



Residential Zoning Assessment

Sharon has three residential zones. The Rural Residential (RR) zone covers most of the land area in town. The General Residential zones 1 and 2 (GR-1 and GR-2) are in the area surrounding Main Street and the town green, much of this area is served by either town water and/or sewer or have close access to those services.

Please help yourself to a copy of the Zoning information at the front door.

What is the Sharon Housing Trust?



WELCOME TO THE SHARON HOUSING TRUST!
SHARON, CONNECTICUT



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Founded in 2005, the Sharon Housing Trust is currently made up of original and new members united by a common purpose – to aid in expanding the amount of affordable housing in Sharon.

The Trust is a non-profit 501(c)(3) organization based in town and headed by a group of Sharon Residents:

Tom Bartram
Arlin Deboer
Andrew Ferentinos
Dale Jones
Larry Moskowitz
Pat Whelan
Bob Whelan

Potential Sites:



Good Neighbors building / Bargain Barn (1 Low Road) – Nuvance Health

Potential Sites:



Designated Incentive Housing Zone –
Bolos Pools property at 116 North
Main Street



Potential Sites:



The Sharon Community Center – 99 North Main Street

Exterior shots



Potential Sites:



The Sharon Community Center – 99 North Main Street
Interior shots first floor



Potential Sites:



The Sharon Community Center – 99 North Main Street
Interior shots 2nd floor



Potential Sites:



145 Hospital Hill Road



Potential Sites:



Sharon Ridge – undeveloped land





Additional Information

Let those who rent their properties in town know about "Doing Well while Doing Good: Promoting Opportunity and Housing Choice by Renting to Voucher Holders, a webinar for landlords."

<https://www.youtube.com/watch?v=MbocyvxIYRw>

Watch this 10-minute video to see what affordable housing looks like in NWCT's small towns:

<https://www.youtube.com/watch?v=hh44IeURLds&t=1s>



Thank you for coming!

Many thanks to the incredible number of people who have helped to bring affordable housing discussions to our region!

We particularly wish to recognize:

The Sharon Housing Trust Founding Members
The Litchfield County Center for Housing Opportunities
The Foundation for Community Health
The Town of Sharon – Selectmen
The Town of Sharon – Planning and Zoning Commission
The Town of Sharon – Building Department
The Sharon Playhouse

Yonah Sadeh – Creator and Director of “Housing our Neighbors”

A link to the film:

<https://drive.google.com/file/d/1Tio4vEwNErhg6dL9KRQWvqFwRcDFr6hJ/view?usp=sharing>