

2025-2029 Consolidated Plan & 2025 AAP

THE CITY OF SHARON'S COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM (CDBG PROGRAM) ANNUAL REPORT FOR PROGRAM YEAR
FROM OCTOBER 1, 2025 – SEPTEMBER 30, 2030



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Sharon's Consolidated Plan is a collaborative process through which the community has identified housing and community development needs and established goals, priorities, and strategies to measure progress. The Consolidated Plan details an outline of the goals, projects and programs for housing, and community and economic development to principally benefit low- and moderate-income individuals within the City of Sharon during the next five-year period beginning October 1, 2025, ending September 30, 2030.

The City of Sharon, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). Sharon is an entitlement community, which allows HUD to appropriate Community Development (CD) funds to the City on an annual basis. A requirement of HUD, this Consolidated Plan is the means by which requirements for application to its programs are met. The Consolidated Plan is a strategic plan to implement federal programs for housing and community development activities within the City of Sharon and how the proposed activities will principally benefit low- and moderate-income individuals.

The Consolidated Plan is a requirement that must be completed by the entitlement community every five (5) years in conjunction with an update to the goals of Affirmatively Further Fair Housing (AFFH). There may be some data and information from the American Community Survey (ACS) datasets, 2016-2020. The dataset that is auto-populated in the Consolidated Plan utilizes the previous year's data set.

This Five-Year Consolidated Plan establishes the goals the City of Sharon proposes for the next five (5) year period and outlines the specific initiatives the City will undertake to address these goals by encouraging the development of decent housing, promoting a suitable living environment, and expanding economic opportunities. The Five-Year Consolidated Plan is a collaborative planning process between the City, the community at large, social service agencies, housing providers, community development groups, and economic development agencies. The process was implemented through a series of public meetings, and reviews of statistical data. The Community Development Department utilizes the plans below that will be attached as an appendix to this document and are as follows:

- 2025-2029 Analysis of Impediments to Fair Housing Choice, prepared by Suzanne Kepple
- City of Sharon Blight Strategy Plan, developed by Pala Alto Partners and PA Housing Alliance (June 2020)

In-person public meetings to inform the public on this plan were held May 28th, 2025 and June 25, 2025 and was also presented for review at the regular city council meeting on June 4, 2025.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Housing Priority: Promote and encourage neighborhood investment and revitalization with programs and community participation.

Goals:

HS-1 Continue to support and encourage housing rehabilitation of existing housing units to become decent, safe, and sound housing that is affordable to lower income households, including managing the Community Development Department's Housing Rehab program.

HS-2 Promote and enforce rehabilitation of rental housing to become decent, safe, and sound housing.

HS-3 Support housing assistance agencies to assist low- to moderate-income homebuyers to purchase a home and overcoming homebuyer barriers, while promoting and encouraging renters to buy a home instead of continuing to rent.

HS-4 Improve the public's knowledge and awareness of the Federal Fair Housing Act, and related laws, regulations, and requirements to affirmatively further fair housing in the area.

Special Needs Priority: Support social services, programs, and facilities for the elderly, persons with disabilities, and persons with other special needs.

Goals:

SN-1 Modify housing units and public accommodation to accommodate persons with disabilities, elderly, and persons with other special needs to be decent, safe, and sound as well as affordable.

SN-2 Support social services, programs, and facilities for the elderly, persons with disabilities, and persons with other special needs.

Community Development Priority: Support the improvement of the community facilities, infrastructure, public services, and the quality of life in the City of Sharon.

Goals:

CD-1 Remove and correct blight and slum conditions throughout the City.

CD-2 Improve the City's public facilities and infrastructure through rehabilitation and new construction.

CD-3 Promote and encourage neighborhood investment and revitalization with programs and community participation, including Lots to Love program.

Economic Development Priority: Support individuals and businesses to increase employment, educational/job training, and local economic development growth.

Goals:

ED-1 Support and encourage new job creation, job retention, and job training opportunities in addition to supporting local businesses through financial investment.

Administration, Planning, and Management Priority: Provide program management and oversight for the successful administration of federal, state, and local funded programs.

Goals:

AM-1 Provide program management and oversight for the successful administration of federal, state, and local funded programs.

Homeless Priority: Support programs and individuals/families with housing opportunity initiatives for homeless persons and persons at-risk of becoming homeless.

Goals:

HO-1 Support providers, including Continuum of Care, and their efforts to provide emergency shelter, transitional housing, and permanent housing for the homeless and persons at-risk of becoming homeless.

3. Evaluation of past performance

From the initiative and work on the previous Community Development Director, the City of Sharon created and implemented plans in order to secure grants at the state and federal level. Additionally, procedures and strategies were incorporated out of creation of these plans along with further

collaboration with different entities. The projects and activities are a continuation of the previous consolidated plan, including the expansion of activities that came out of that plan. The Clearance and Lots to Love activities has had a positive impact on the community as part of the blight plan created in 2020. Both these activities will continued to be utilized in order to remediate blight. The Sharon Community Development Corporation (SCDC) was in its initial phase and incorporating its strategic plan during the previous consolidated plan. Towards the end of this plan, the SCDC has added staff and is incorporating projects alongside the City and its community. The funding gap is still a critical issue, with emphasis on additional staff support throughout the city's departments in order to implement and expand the necessary community and economic programs.

4. Summary of citizen participation process and consultation process

To prepare for the 2025-2029 Consolidated Plan, the City of Sharon participated regularly in various public and other entities meetings to inform the City's community and economic development five-year strategy.

To specifically review the 2025-2029 Consolidated Plan and 2025 Annual Action Plan, the City of Sharon hosted two (2) public meetings.

5. Summary of public comments

Comments were received as written feedback (attached) as well as verbal comments at public meetings. A summary of comments is as follows:

- No comments received.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments received.

7. Summary

The overall goal of the Five-Year Consolidated Plan is to improve the living conditions for all residents in the City of Sharon, to create a suitable and sustainable living environment, and to address the housing and community development needs of the City. The Five-Year Consolidated Planning process requires the City to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The City will use the Consolidated Plan's goals and objectives to allocate the next five (5) years of CDBG funds and to provide direction to other partners addressing the housing and community development needs of the low- and moderate-income population of the City of Sharon. HUD will evaluate the City's performance under the Five-Year Consolidated Plan against these goals.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SHARON	Department of Community Development

Table 1 – Responsible Agencies

Narrative

The City of Sharon Department of Community Development is the administering agency for the CDBG program. The Department of Community Development prepares the Five-Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERRs), the Consolidated Annual Performance Evaluation Reports (CAPER), monitoring, pay requests, contracting, and oversight of the programs on a day-to-day basis.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Sharon staff have worked diligently to engage stakeholders and community members throughout the development of the Five-Year Consolidated Plan. The City compiled the following reports to directly inform the Consolidated Action Plan: 2025-2029 Analysis of Impediments to Fair Housing Choice, Blight Strategy Plan and Sharon Community Development Corporation 2022-2027, and the City is currently preparing a Comprehensive Plan and Zoning Update while the Sharon Community Development Corporation is currently preparing an economic development plan. Stakeholder engagement for these efforts include:

City of Sharon staff, commissions and boards, Mercer County Housing Authority, Community Action Partnership of Mercer County, Mercer County Housing Coalition, Fair Housing Partnership of Greater Pittsburgh, Western PA CoC, Shenango Valley Urban League, AWARE, Inc., Mercer County Community of Practice and Employment Coalition, Joshua's Haven, Prince of Peace Center, Salvation Army, F.H. Buhl Club (now Buhl Community Recreation Center), Community Food Warehouse of Mercer County (now Mercer County Food Bank), Shenango Valley Community Library, Mercer County Regional Council of Governments, United Way of Mercer County, Richardson Inspection Services, Penn State Shenango Campus, Laurel Technical Institute, HOPECat, FNB Bank, Mercer County Federal Credit Union, Sharon Community and Economic Development Commission, Sharon Community Development Corporation.

Blight Plan: The Blight Task Force includes representatives from City government, the school district, residents, landlords, and other stakeholders.

Small Business Plan: Coordination with the Shenango Valley Chamber of Commerce, Shenango Valley Urban League, and Shenango Launch Box as well as a variety of businesses through economic development networking opportunities.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Sharon acts as the single point of contact to coordinate efforts between public and assisted housing providers, as well as private and governmental health, mental health, and social service agencies. The City works with the following agencies to enhance funding and service allocations to address the housing and community development needs of the City:

- Mercer County Housing Authority - coordinating on affordable housing (Section 8 Housing Choice Vouchers and Public Housing improvements) especially for the very low- and extremely low-income residents of the City.
- Social Services Agencies - coordinating funding allocations to improve the availability and efficacy of

social service programs for low- and moderate-income persons.

- Housing Providers - coordinating on rehabilitation and development affordable housing needs for low- and moderate-income households.

All members of the housing and social service community are encouraged to actively participate in the CoC's activities. Each year, as part of the CDBG application planning process, local agencies and organizations are invited to submit proposals for CDBG project funding for eligible project activities. These groups participate in the planning process by attending the public hearings and informational meetings, completing survey forms, and commenting on draft plans.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Sharon is a member of the PA 602 Northwest PA Continuum of Care. The City coordinates its activities with the Continuum of Care and supports its applications for funds. The City helps the CoC to address homelessness by working together to develop a framework to deliver housing and services to the homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

ESG - ESG funds for the CoC member communities are administered through the Pennsylvania Department of Community and Economic Development (DCED). The Western CoC is consulted by DCED regarding past program performance and involvement of ESG applicants. The CoC provides input on the allocation of ESG funding to subrecipients, through a Performance Interview Planning Checklist that was developed as a standardized tool for CoC input on applicant capacity and participation in the CoC. The Northwest PA Regional Homeless Advisory Board (RHAB) provides input on ESG applications and ranks and reviews projects.

The Northwest and Southwest CoCs have merged to form the Western PA CoC. Data collection and outcomes are standardized by DCED through the PA HMIS Policies and Standard Operating Procedures. Throughout different times of the year, the CoC and the HMIS lead work together to assess data quality throughout the CoC. This includes working on Annual Homeless Assessment Report (AHAR) submission, the PIT count, project review/ranking, and working with individuals programs while completing their Annual Performance Reports (APRs). Data quality has tremendously improved over the years, largely due to PA HMIS system enhancements. The system ensures data quality by requiring many of the universal data elements upon enrolling a participant into a program. Additionally, the system has an alert system with exit date reminders. The workflow of data entry has been updated to improve data quality. The HMIS lead supports users through the staffing of a Help Desk and ongoing training opportunities. Agency users can run self-reports to assess their program's data quality. CoC-funded organizations are motivated to have good data quality, because the CoC has moved toward a data-

driven project review and ranking system. Projects with poor data quality are more likely to show poor outcomes, which can impact their funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MERCER COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Mercer County Housing Authority plan was reviewed, and any questions were discussed. The City and MCHA talk periodically about housing and community development needs and goals for the City of Sharon.
2	Agency/Group/Organization	Western PA CoC (PA-601)
	Agency/Group/Organization Type	Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CoC is consulted for their input on the housing and community development needs and goals for the City of Sharon.
3	Agency/Group/Organization	Mercer County Regional Planning Commission
	Agency/Group/Organization Type	Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MCRPC holds monthly meetings with their municipalities and County officials in addition to regular discussion with the City for their input on the housing and community development needs and goals for the City of Sharon.

4	Agency/Group/Organization	COMMUNITY ACTION PARTNERSHIP OF MERCER COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CAPMC regularly meets with the City of Sharon for their input on the housing and community development needs and goals for the City of Sharon with a scheduled meeting with other community agencies occurring bi-monthly.
5	Agency/Group/Organization	Shenango Valley Chamber of Commerce
	Agency/Group/Organization Type	Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Chamber is consulted regularly and discuss their input on the economic development needs and goals for the City of Sharon during economic development meetings and events.
6	Agency/Group/Organization	Sharon Community Development Corporation
	Agency/Group/Organization Type	Non-Profit Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The SCDC has scheduled meetings with the City's CD bi-weekly as well as scheduled monthly meetings with its board of directors and staff on community and economic development needs and goals of the City of Sharon.
7	Agency/Group/Organization	Sharon City School District
	Agency/Group/Organization Type	Services-Education School District Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Youth

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The School District consults regularly with the City of Sharon on community and economic development needs and goals of the City of Sharon.
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Identify any Agency Types not consulted and provide rationale for not consulting

The City of Sharon's limited CDBG funding will not support necessary broadband improvements. Therefore, broadband companies were not directly consulted. However, new competition for Spectrum/Charter Communications, Omni Fibre, is currently installing infrastructure of these services not only in Sharon, but also throughout the local municipalities.

Resilience specific agencies were not consulted. As detailed in Sharon's Environmental Review Records, the City's location has minimal project sites in flood zones. The City updated the Emergency Management Plan in 2020 and both hard copy files and digital files are retained by all department heads. The City through supervision of the City Manager is the coordinator for emergency management, including public land and water resources. The City Zoning/Planning Office through the Floodplain Manager manages the flood prone areas.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
2025-2029 AI	City of Sharon	All AI strategies were reviewed to inform Con Plan.
Blight Strategy Plan	City of Sharon	Prepared by the Housing Alliance of PA and Palo Alto Partners, this plan was reviewed to develop Con Plan goals and objectives.
2025 MCH Strategic Plan	Mercer County Housing Authority	This plan was reviewed to develop Con Plan goals and objectives.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
SCDC Action Plan 2022-2027	Sharon Community Development	This plan was drafted by the former Community Development Director and reviewed to align with community and economic development goals and objectives.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Sharon Department of Community Development is the lead planning and administering agency for the City's CDBG program. Close coordination is maintained between the Department and other City departments to ensure the needs for affordable housing and community development are being met.

Cooperation extends beyond the City limits to the county and state level. Communication between the City's CDBG program and the County's CDBG program exist to ensure activities are coordinated and efficiently utilize CDBG.

The City, the County, and the Commonwealth have historically had good working relationships associated with the CDBG program.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The reports previously created was referenced and will be attached as an appendix to this document and are as follows:

- 2025-2029 Analysis of Impediments to Fair Housing Choice, prepared by Suzanne Kepple
- City of Sharon Blight Strategy Plan, developed by Pala Alto Partners and PA Housing Alliance

To prepare for the 2025-2029 Consolidated Plan, the City of Sharon participated regularly in various public and other entities meetings to inform the City's community and economic development five-year strategy.

Two in-person Public Meetings were held on May 28 and June 25, 2025, as well as a City Council Workshop meeting held on June 4, 2025, in which plans were discussed in detail. A newspaper ad informed the public of these meetings. There was also postings on the city's website and facebook pages.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	No attendance/response.	n/a	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	No attendance/response.	n/a	n/a	
3	Internet Outreach	Non-targeted/broad community	No response.	n/a	n/a	
4	Newspaper Ad	Non-targeted/broad community	No response.	n/a	n/a	
5	Public Meeting	Non-targeted/broad community	Regular council workshop and meeting attendance.	No comments received.	No comments received.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Quality, affordable housing is a significant concern for those low- and moderate-income families living throughout Sharon. The following section heavily depends upon data collected for the City of Sharon's 2025-2029 Analysis of Impediments to Fair Housing Choice. Referenced Data will be included in this report. The 2025-2029 AI was concluded in the Spring 2025 to inform this Consolidated Plan.

The City of Sharon's 2025-2025 Analysis of Impediments to Fair Housing Choice has identified the following impediments, along with the goals to address those impediments.

IMPEDIMENT #1: FAIR HOUSING EDUCATION AND OUTREACH – There is a need to continue to educate members of the community concerning their rights and responsibilities under the Fair Housing Act and to raise awareness, especially for low-income households, that all residents of the City of Sharon have a right under federal law to fair housing choice.

Goal: Improve the public's knowledge and awareness of the Federal Fair Housing Act, and related laws, regulations, and requirements to affirmatively further fair housing in the area.

IMPEDIMENT #2: NEED FOR AFFORDABLE AND SAFE HOUSING – A significant amount of households, especially rental households, in the City of Sharon are paying more than 30% of their monthly income on the cost of their housing, which means that these households are considered cost burden. Landlords, tenants, and city officials need to work together to provide decent, safe, and sound rental housing.

Goal: Promote and enforce rehabilitation of rental housing to become decent, safe, and sound housing.

IMPEDIMENT #3: NEED FOR HOUSING REHABILITATION AND NEIGHBORHOOD INVESTMENT –

There are households that are not able to afford the cost of a house project and/or do not care about the maintenance of the property (land, owner-occupied, renter-occupied).

Goal: Promote and encourage neighborhood investment and revitalization with programs and community participation.

IMPEDIMENT #4: NEED FOR ACCESSIBLE HOUSING – There is a need to have more affordable, accessible housing and public accommodations that is decent, safe, and sound.

Goal: Modify housing units and public accommodation to accommodate persons with disabilities to be decent, safe, and sound as well as affordable.

IMPEDIMENT #5: NEED FOR MORE HOMEOWNERSHIP – There is a need to educate renters on how to invest in homeownership and the benefits of owning a home. The data suggests that the cost of renting a property in Sharon often exceeds a comparable mortgage payment when looking at the percentage of income going towards those payments.

Goal: Promote and encourage renters to buy a home instead of continuing to rent.

IMPEDIMENT #6: NEED FOR MORE STAFF CAPACITY – There is a need for the Community and Economic Development Department, Code Department, and Fire Department (NOOP ordinance) to have more staff capacity to meet the departments' demands more efficiently.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Sharon has aging housing stock and there is a lack of quality affordable housing for both renters and homeowners.

Quality affordable housing is a significant concern for those low- and moderate-income families living throughout Sharon. The City of Sharon seeks to provide an assortment of housing program activities for its low- and moderate-income residents. Programs that receive funding include housing rehabilitation projects, support for the Code Department and improving target area neighborhoods to enhance quality of life for all Sharon residents.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	13,755	13,100	-5%
Households	5,995	6,205	4%
Median Income	\$30,720.00	\$31,777.00	3%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,650	1,230	965	730	1,635
Small Family Households	695	380	310	305	810
Large Family Households	20	30	45	20	215
Household contains at least one person 62-74 years of age	265	325	335	194	435
Household contains at least one person age 75 or older	135	235	120	75	115
Households with one or more children 6 years old or younger	375	225	188	89	49

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	4	0	4	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	90	0	0	0	90	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	0	4	0	24	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	485	40	0	0	525	155	100	0	4	259

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	245	365	20	0	630	70	140	55	0	265
Zero/negative Income (and none of the above problems)	90	0	0	0	90	70	0	0	0	70

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	595	40	10	0	645	155	100	0	4	259
Having none of four housing problems	680	645	360	280	1,965	225	445	595	445	1,710
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	370	170	4	544	85	105	25	215
Large Related	20	15	0	35	0	0	0	0
Elderly	155	50	0	205	55	55	14	124
Other	250	170	10	430	85	80	15	180
Total need by income	795	405	14	1,214	225	240	54	519

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	15	15	85	90	0	175
Large Related	0	0	0	0	0	0	0	0
Elderly	70	10	0	80	35	10	0	45
Other	0	155	15	170	35	0	0	35
Total need by income	70	165	30	265	155	100	0	255

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	45	0	4	0	49	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	20	0	0	0	20	0	0	0	0	0
Other, non-family households	40	0	0	0	40	0	0	0	0	0
Total need by income	105	0	4	0	109	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The Mercer County Housing Authority compiled their rental housing and housing choice voucher summary for Mercer County as a whole. In 2024, there were 715 families on the waiting list, with 448 waiting for one-bedroom units. Most households on the waiting list were extremely low-income and half the families desired one-bedroom units. The most immediate needs were mostly furniture/beds. Amongst Sharon public housing complex income data, this data represents the Sharon population well. In addition, there are many single head of households, especially women. MCHA sees a continuous need in Mercer County (including Sharon) for one-bedroom units of affordable housing. There is more detailed data in the 2025-2029 Analysis of Impediments to Fair Housing Choice, included as an attachment.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The homeless population was only available on a Mercer County level. The City of Sharon is a member of the PA 601 Northwest PA Continuum of Care (CoC). The City coordinates its activities with the CoC and supports its applications for funds. The City helps the CoC to address homelessness by working together to develop a framework to deliver housing and services to the homeless.

Western PA Continuum of Care delivers data through a Point-in-Time Count which takes households/persons experiencing homelessness. This data was compiled from 2022 to early 2024. The CoC had the highest count in 2024. Most homeless people in Mercer County were adults who were 25 years old or more with no children. Households with at least one adult and one child under 18 were the next highest. The total number of unaccompanied youth (young people experiencing homelessness that are not in the physical custody of a parent or guardian) was low. There were many households with children experiencing homelessness in 2024. Fifty-six percent (56%), 17%, 17% of homeless were victims of domestic violence in 2022, 2023, and 2024, respectively.

What are the most common housing problems?

According to HUD, a household is considered to have a housing problem if a household has one of the following four housing problems: 1) lacks complete kitchen facilities; 2) lacks complete plumbing facilities; 3) more than 1 person per room (overcrowding); or 4) cost burden is greater than 30%. The housing problems reported to the City of Sharon Code Office deal with housing utility quality and can affect their cost burden. The housing problems dealt with in the Code Office are poor quality electrical, heating, plumbing, and overall property maintenance not the lack of these facilities.

Additionally, the Sharon Code and Fire Departments witness first-hand many housing issues while completing inspections of rental units. The common violations were electrical violations (mostly converting to GFCIs and other outlets), smoke detectors (do not have or not in all required areas), property maintenance (yard and trash/debris), and exterior maintenance where painting is needed. The owner is given a reasonable time to comply with painting the exterior dependent on weather. Generally, owners do not comply with this because of staff's capacity for enforcement, owners do not have funds, or they do not care.

Sadly, there are severe cases of violations that require a lot of research, time, and resources and should have been taken care of by the landlord with their tenant. These severe cases include sewage back-up/leak and/or other plumbing issues, no electricity, no heat, no hot water, hoarding/trash, and mold. Unfortunately, when a tenant reports mold to the Code Office the Code Office does not have authority or knowledge to identify nor has no contact for identification or remediation.

There are times where landlords and tenants do not have a good relationship and the Code Office acts as a mediator. Landlords and tenants need to be aware of (or where to find) the code/zoning ordinances including rental inspections and the responsibilities of both parties.

Generally, a tenant has a complaint and at times it is not reported to the Code Office. When there is a potential violation, the tenant usually stops paying rent thus the landlord begins the process of evicting the tenant for non-payment. At this point, the Code Office receives a report which is brought to the Code Director and could possibly include all parties going to court.

Are any populations/household types more affected than others by these problems?

For all the HAFMI groups, the White population had most of the housing problems. The renters reported more housing problems than the owners throughout the AMI groups.

Overall, renters had more housing problems than owners. The most common housing problem for both tenures was cost burden of 30% or more with the higher number belonging to households above 50% or more. Most of the cost burden of 50% or more for both tenures was incomes 0-30% AMI, especially for renters. Most of the cost burden of 30% or more for both tenures was incomes >30-50% AMI, especially renters. There wasn't a huge problem with the lack of complete facilities and overcrowding; however, renters had more problems with lack of complete facilities than owners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The Northwest PA CoC's Rapid Rehousing program provides assistance to homelessness prevention assistance to households who would otherwise become homeless and to provide assistance to rapidly re-house persons who are homeless as defined by the McKinney-Vento Homeless Assistance Act. The needs for formerly homeless families and individuals include life and job skills with proper case management. There are also various agencies that assist with keeping individuals and families with children in their home. Unfortunately, capacity of organizations and their funding, and affordable and safe housing can prevent families and individuals from accessing proper housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

For individuals and families who do not meet the definition of "homeless" under any of the categories established in the Homeless Definition final rule, the McKinney-Vento Act was amended to allow homeless prevention assistance to be provided to persons who are "at risk of homelessness."

Individuals and families qualify as at risk of homelessness under three categories;

1) Individuals and families

(i) Has an annual income below 30% of median family income for the area; AND

(ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND

(iii) Meets one of the following conditions:

(A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR

(B) Is living in the home of another because of economic hardship; OR

(C) Has been notified that their right to occupy their current housing or living situation will be

terminated within 21 days after the date of application for assistance; OR

(D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR

(E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR

(F) Is exiting a publicly funded institution or system of care; OR

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan

2) Unaccompanied children and youth

A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute

3) Families with children and youth

An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The lack of supportive services and affordable decent, safe, and sanitary housing are the two major housing related issues linked to housing instability and an increased risk of homelessness. Consultation and interviews identified the following program priorities to reduce the risk of housing instability and increased risk of homelessness: short term rental assistance, utility assistance, housing rehabilitation assistance, comprehensive supportive services, and access to permanent supportive housing.

Discussion

The City of Sharon will address the housing needs of the City's residents by continuing the Housing Rehabilitation Program and enforcement of property code violations of the Code Department to address housing quality issues.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For the City of Sharon to accurately address the City's housing needs, a thorough analysis of any racial or ethnic group that has a greater housing need in comparison to City's total housing needs was evaluated from the 2012-2016 CHAS Data. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing problems. A housing problem is defined as one of the four following housing problems: 1. housing lacks complete kitchen facilities; 2. housing lacks complete plumbing facilities; 3. housing has more than 1 persons per room; and 4. housing cost burden is over 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	870	395	85
White	670	320	70
Black / African American	140	70	10
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	710	315	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	430	275	0
Black / African American	185	30	0
Asian	10	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	245	945	0
White	220	800	0
Black / African American	0	130	0
Asian	20	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30	580	0
White	30	510	0
Black / African American	0	70	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The racial and ethnic demographics of the City of Sharon's households according to the 2016-2020 ACS were: 78.8% White; 14.7% Black/African American; 0.2% American Indian or Alaska Native; 1.2% Asian; 0% Native Hawaiian and Other Pacific Islander; and the Hispanic or Latino population of any race was reported as 2.3%. The tenure was also observed with 52.1% as owners and 47.9% as renters. 83.1% White; 18.4% Black/African American; 0.5% American Indian or Alaska Native; 2.2% Asian; 0.1% Native Hawaiian and Other Pacific Islander; and the Hispanic or Latino population of any race was reported as 2.5%. The tenure was also observed with 52.2% as owners and 47.8% as renters.

The 0-30% AMI and 30-50% AMI households had the majority of those who had one or more of four housing problems. Of the households that had one or more of four housing problems, the White population made up about 77% throughout all AMI, 10% made up the Black/African American population, 2% made up the Asian population, and 3.5% made up the Hispanic population (note: the number from the Hispanic data belonged only to the 30-50% AMI). In the 0-30% AMI category, the White and Black/African American populations had twice as many households with one or more of four housing problems than those with no housing problems. In the 30-50% AMI category, the Black/African American population had six times as many households with one or more of four housing problems than those with no housing problems compared to 1.5 times in the White population.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For the City of Sharon to accurately address the City's housing needs, a thorough analysis of any racial or ethnic group that has a greater housing need in comparison to City's total housing needs was considered in the 2025-2029 Analysis of Impediments to Fair Housing Choice. Data detailing information organized by racial groups and ethnicity was evaluated from the 2016-2020 CHAS Data and 2016-2020 ACS. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing problems.

A severe housing problem is defined as one of the four following housing problems: 1. housing lacks complete kitchen facilities; 2. housing lacks complete plumbing facilities; 3. housing has more than 1.5 persons per room; and 4. housing cost burden is over 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	645	620	85
White	480	510	70
Black / African American	125	90	10
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	290	740	0
White	175	530	0
Black / African American	85	135	0
Asian	10	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	35	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35	1,155	0
White	14	1,000	0
Black / African American	0	130	0
Asian	20	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30	580	0
White	30	510	0
Black / African American	0	70	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The 0-30% AMI and 30-50% AMI households had the majority of those who had one or more of four severe housing problems. Of the households that had one or more of four severe housing problems, the White population made up about 69% throughout all AMI, about 12% made up the Black/African American population, about 15% made up the Asian population, and 0% made up the Hispanic population. In the 0-30% AMI category, the Black/African American population had slightly more households experiencing with one or more of four severe housing problems than those with no housing problems. In the 30-50% AMI category, the African American population had two times as many households with one or more of four severe housing problems than those with no housing problems compared to the White population. In the 50-80% AMI category, the Asian population had two times as many households with one or more of four severe housing problems than those with no housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

For the City of Sharon to accurately address the City's housing needs, a thorough analysis of any racial or ethnic group that has a greater housing need in comparison to City's total housing needs was considered. Data detailing information organized by racial group and ethnicity was evaluated from the 2016-2020 CHAS Data and the 2020 Census. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percent or higher occurrence rate of housing cost burdens. A housing cost burden is defined as household paying over 30% of household AMI on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	4,215	875	930	85
White	3,630	655	640	70
Black / African American	465	115	210	10
Asian	25	20	30	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	85	35	0	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

For the jurisdiction as a whole, 30% of all households were cost overburdened by 30% or more and 15.5% of all households were cost overburdened by 50% or more.

Whites experience the highest rate of cost burden in Sharon. Of the White population, 36% of the households experienced housing cost burden. Of the Black/African American population, 70% of the households experienced housing cost burden. The Asian population was evenly distributed for housing cost burden. Of the Hispanic population, 41% experience housing cost burden within the 30-50% range.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The 0-30% AMI and 30-50% AMI households had the majority of those who had one or more of four housing problems. Overall, the White population experienced higher cost burdens and housing problems than other racial groups; however, the majority population of Sharon is White. Of the Black/African American population itself, they are experiencing greater need than other racial or ethnic groups.

If they have needs not identified above, what are those needs?

There are no additional housing needs which were not identified in Sections NA-10 to NA-25.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The racial and ethnic demographics of the City of Sharon's households according to the 2016-2020 ACS were: 78.8% White; 14.7% Black/African American; 0.2% American Indian or Alaska Native; 1.2% Asian; 0% Native Hawaiian and Other Pacific Islander; and the Hispanic or Latino population of any race was reported as 2.3%. There are areas in the City that have a minority population over 20%. The areas are all block groups of CT 332. Note parts of the CT 305 block groups 1 and 3 (the western side of Stambaugh Ave) are connected to the CT 332 neighborhoods.

NA-35 Public Housing – 91.205(b)

Introduction

The local Public Housing Authority, Mercer County Housing Authority (MCHA), helps people with low incomes rent apartments they can afford. In most cases, they pay no more than 30% of their household's monthly income for rent and utilities. The MCHA strictly adheres to fair housing laws and has HUD fair housing information available on their website and to their residents. The data provided in the 2025-2029 AI is the most recent demographic information provided by MCHA.

MCHA offers nine affordable housing complexes in the City of Sharon, offering the following units:

- Rental Assistance Demonstration (RAD): 4 buildings
- Public Housing: 1 building
- Senior/Disabled Housing: 4 buildings

Rental Assistance Demonstration (RAD) was authorized by Congress under the 2012 fiscal year HUD appropriations act and is a voluntary program. RAD allows public housing agencies (PHAs) and owners of other HUD-assisted properties to convert units from their original sources of HUD financing to project-based Section 8 contracts (more detail on Section 8 below). The primary benefit of RAD is that properties that convert under this process are no longer restricted from securing private sources of capital financing (cost of repairs and replacements beyond ordinary maintenance); therefore, owners can address deferred maintenance issues.

The PHAs can use one of the two types of HUD funding contracts that are tied to a specific building, which are Section 8 Project-based Vouchers (PBV) and Section 8 Project-based Rental Assistance (PBRA). When converting to PBVs, the housing authority will administer the vouchers, and the property will thus be subject to the housing authority's administrative plan. When converting to PBRA, the rental assistance contract will be between the private owner and HUD only. Even after the RAD conversion, a resident's existing public housing rights are incorporated into the property, namely their grievance procedure protections to challenge any action or inaction by the owner, and certain termination notification requirements. More information on the RAD program can be found in HUD's "Rental Assistance Demonstration (RAD) Toolkit #1: Why RAD? A Rental Assistance Demonstration (RAD) Overview" and www.hud.gov/rad.

The Housing Authority also manages eight single-family houses (local development) and a Housing Choice Voucher Program/Section 8.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	617	330	0	329	1	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	10,500	11,210	0	11,213	10,296		0
Average length of stay	0	0	4	5	0	5	0		0
Average Household size	0	0	2	2	0	2	1		0
# Homeless at admission	0	0	0	0	0	0	0		0
# of Elderly Program Participants (>62)	0	0	116	58	0	58	0		0
# of Disabled Families	0	0	165	143	0	142	1		0

Demo

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	617	330	0	329	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher	Disabled *
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
White	0	0	363	191	0	191	0	0	0
Black/African American	0	0	253	138	0	137	1	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	3	0	3	0	0	0
Not Hispanic	0	0	615	327	0	326	1	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority entered into a Voluntary Compliance Agreement with HUD in 2004 after it was found to be in non-compliance with Section 504 of the Rehabilitation Act of 1973 during a Compliance Review. The Housing Authority is currently in compliance with its agreement.

The Housing Authority's reasonable accommodation policies are outlined in the tenant manual. If a request for reasonable accommodation is needed, a family must explain what type of accommodation is needed by contacting the Occupancy Department or Site Office. Written requests are encouraged but not required.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Mercer County Housing Authority compiled their rental housing and housing choice voucher summary for Mercer County as a whole. Most households on the waiting list were extremely low-income and half the families desired one-bedroom units. Amongst Sharon public housing complex income data, this data represents the Sharon population well. In addition, there are many single head of households, especially women. MCHA sees a continuous need in Mercer County (including Sharon) for one-bedroom units of affordable housing. There is more detailed data in the 2025-2029 Analysis of Impediments to Fair Housing Choice, included as an attachment.

How do these needs compare to the housing needs of the population at large

Amongst Sharon public housing complex income data, this data represents the Sharon population well. In addition, one-third of current vouchers live in Sharon. MCHA sees a continuous need in Mercer County (including Sharon) for one-bedroom units of affordable housing.

Discussion

The Mercer County Housing Authority is an important part of the City of Sharon's housing strategy, especially for households that are low-income, very low-income, and extremely low-income. The City of Sharon has identified that there is a need for affordable housing to address all households affected by housing problems, severe housing problems, and housing cost burdens. The Housing Authority plans to improve quality assisted housing by renovating, demolishing or modernizing units, and by providing replacement public housing. Waiting lists indicate a need for housing targeted at non-elderly and extremely low-income households. There is a need for one-bedroom units for persons over and under 62 years of age. MCHA, along with its non-profit, will work in conjunction with local municipalities to acquire and renovate homes for rent.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The homeless population was only available on a Mercer County level. The City of Sharon is a member of the PA 601 Northwest PA Continuum of Care (CoC). The City coordinates its activities with the CoC and supports its applications for funds. The City helps the CoC to address homelessness by working together to develop a framework to deliver housing and services to the homeless.

Western PA Continuum of Care delivers data through a Point-in-Time Count which takes households/persons experiencing homelessness. This data was compiled from 2022 to early 2024. The CoC had the highest count in 2024. The majority of homeless people in Mercer County were adults who were 25 years old or more with no children. Households with at least one adult and one child under 18 were the next highest. The total number of unaccompanied youth (young people experiencing homelessness that are not in the physical custody of a parent or guardian) was low. There were many households with children experiencing homelessness in 2024. Fifty-six percent (56%), 17%, 17% of homeless were victims of domestic violence in 2022, 2023, and 2024, respectively.

All the homeless population was sheltered in 2022, 2023, 2024. All those who were sheltered were or are in an emergency shelter situation. It is important to note that safe havens were no longer operational starting in 2019.

The available data illustrates that a small percentage of the population is homeless Mercer County/Sharon; however, these individuals and families need help to transition into a better-quality life along with those who are below the poverty level.

The CoC uses the following to address the emergency shelter and transitional housing needs of homeless persons within its operating jurisdiction:

- Continue to support emergency shelter and transitional housing beds
- Emergency Shelter Grant-funded projects are required to have policies and procedures to prevent involuntary family separations
- Providers throughout the CoC utilize State Homeless Assistance Program dollars, and other resources, to provide shelter in hotels/motels if a community does not have a shelter or if shelters are not configured to aid a family based on family size or configuration

The Mercer County Housing Authority provides general homeless preference for Public Housing and Housing Choice Voucher new admissions. The Shenango Valley Urban League has a rental assistance program that assists clients who are homeless or near homeless. The clients seek security deposit assistance or financial assistance due to an eviction notice to prevent homelessness. Joshua's Haven provides on-site temporary, emergency shelter to homeless men in the community in addition to helping families during a crisis.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	39	0	0	0	0
Persons in Households with Only Children	0	23	0	0	0	0
Persons in Households with Only Adults	0	16	0	0	0	0
Chronically Homeless Individuals	0	3	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	2	0	0	0	0
Persons with HIV	0	1	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Point-in-Time Count 2022, 2023, 2024. 2024 data shown unless stated otherwise*2023 Data (reported 0 in 2024) - Chronically homeless individuals and unaccompanied youth. Unaccompanied youth was ages 18-24

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

At the present time, there are no reported chronically homeless families; there were three chronically homeless adults in 2023.

Of the Civilian population 18-years-old and over, 7.4% are veterans. From 2022-2024, Western PA Continuum of Care (CoC) did not report has reported homeless veterans in Mercer County. This report does not account for all homeless veterans.

There were two reported unaccompanied youth in 2023 between ages 18 and 24.

In long-term partnership with Community Action Partnership of Mercer County and the City of Sharon, AWARE offers emergency housing and transitional housing for victims of domestic violence. Their long-term facility has provided safety and support for women and children since 1989.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In 2024, there were 6 families in need of housing. According to the report, there were no families of veterans in need.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

We do not have this localized data available.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As safe havens were no longer operational as of 2019, the number of unsheltered homeless is increasing. The effects of the coronavirus pandemic are currently unknown.

Discussion:

Small families that are renters are at the highest risk of homelessness due to the burden of local rent. The most common housing was cost burden of 30% or more with the higher number belonging to households above a cost burden of 50% or more. Renters are disproportionally cost burdened, with most renters having a cost burden of 30% or more.

Small households had the higher percentage of the household types in the population. They also had the highest percentage of cost burden above 30% for all household types. "Other" household types had the next highest cost burden above 30% and should be noted.

Overall, the following are the housing and supportive service needs of the homeless that have been identified: housing placement, GED or English classes, dental care, Social Security assistance, permanent

supportive housing, mental health care, transportation assistance, alcohol abuse treatment, transitional housing, legal aid services, medical assistance, treatment for physical disabilities, medical care, treatment for a physical disease, TANF/TCA assistance, drug abuse treatment, job training, child care, food assistance, veterans benefits, case management, hepatitis treatment, life skills training, homeless prevention assistance, Rapid Rehousing assistance, and emergency shelter.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The groups to be addressed in this assessment include:

- Elderly Persons (65 years and older)
- Frail Elderly
- Persons with mental, physical, and/or developmental disabilities
- Persons with Alcohol or other Drug Addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing needs of each one of these groups were determined by consultations with social service providers and statistical information provided by social service providers.

Describe the characteristics of special needs populations in your community:

Elderly Persons (65 years and older) - According to the 2016-2020 American Community Survey, the elderly population represents 14.5% of the total population of the City of Sharon. There is a high number of elderly households on a fixed income and a need for transportation and housing rehabilitation assistance.

Frail Elderly - According to the 2016-2020 American Community Survey, a high percentage of the elderly population have a disability. There is a need for accessibility modifications to owner-occupied and renter-occupied housing units.

Persons with Mental, Physical, and/or Developmental Disabilities - According to the 2016-2020 American Community Survey, 25.4% of the population have a disability. Of the Under 18 Population, 21.3% have a disability. Of the 18-64 Population, 49.1% have a disability. For the 18-64 Age Group, 5.5% have a hearing difficulty, 5.2% have a vision difficulty, 11.9% have a cognitive difficulty, 11.7%, have an ambulatory difficulty, 3.9% have a self-care difficulty, and 10.8% have an independent living difficulty. There is a need for accessible housing, employment opportunities, and supportive services.

Persons with Alcohol or other Drug Addiction – In Mercer County there are ten (10) Drug and Alcohol Treatment Facilities. There is a need for supporting their services, affordable housing, and employment opportunities.

Persons with HIV/AIDS and their families - From 1980-2022, the Pennsylvania Department of Health HIV/AIDS Surveillance Summary Report identified 150 cumulative cases for HIV disease in Mercer County. Of those 150 cases, 88 persons are presumed alive and 62 are reported dead. Nine (9) people in Mercer County were diagnosed in 2022. The most common mode of transmission was male-to-male

sexual contact (39%). There is a need for supportive services and affordable housing.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - AWARE served 801 domestic violence victims, 281 sexual violence victims, 83 child sexual assault victims, 78 child domestic violence victims, 88 emergency housing, 31 permanent rapid re-housing, 44 homeless prevention, and 30 senior victims. There is a need for supportive services and affordable housing.

What are the housing and supportive service needs of these populations and how are these needs determined?

As of 2024, the following housing and supportive service needs have been identified:

- Elderly - 550 units, plus recreational and health care services
- Frail Elderly - 380 units, plus in-home health care services and Meals on Wheels
- Persons with Mental Illness - 235 units, plus health care services
- Developmentally Disabled – 100 units, plus job training and recreational services
- Physically Disabled – 580 units, plus rehabilitation and accessibility services
- Persons with Alcohol/Drug Addiction – 100 units, plus health care counseling and job training
- Persons with HIV/AIDS – 6 units, plus health care counseling
- Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking – 30 units, plus counseling and health care services

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons with HIV/AIDS and their families - From 1980-2022, the Pennsylvania Department of Health HIV/AIDS Surveillance Summary Report identified 150 cumulative cases for HIV disease in Mercer County. Of those 150 cases, 88 persons are presumed alive and 62 are reported dead. Nine (9) people in Mercer County were diagnosed in 2022.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

n/a

Discussion:

Special needs populations include the elderly, frail elderly, persons with mental, physical, and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. While the City of Sharon supports local service providers, the special needs population is primarily provided

housing and supportive services through State, County and private non-profit housing and supportive service providers in the city. The Pennsylvania Department of Health, Department of Aging, and Department of Human Services are the funding sources for County based special needs services. The County administers programs through the Mercer County Behavioral Health Commission and the Mercer County Agency on Aging.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Buhl Community Recreation Center is in an accessible location and offers recreation opportunities to the public, although it can be cost-prohibitive. It underwent major renovations and is in final stages of renovations. The library is in the same area and is a great resource for citizens that do not have internet access, amongst other community programming the library provides. There is a need for increased parks and recreational facilities for quality of life for the city's residents. The City is undergoing a comprehensive plan and this has been marked as a goal for increased services and potentially a regional recreation facility plan with various municipalities.

How were these needs determined?

Input from public meetings, City Commissions and staff and feedback from partnering agencies.

Describe the jurisdiction's need for Public Improvements:

The City of Sharon has a major problem with aging infrastructure. Maintenance of the City's streets, sidewalks, sewer and water lines is ongoing and costly. Sharon is a walkable community, but this asset is hindered by the inaccessible, crumbling and overgrown sidewalks.

How were these needs determined?

Public meetings, City Commissions and staff, input from consulting agencies and partnering agencies.

Describe the jurisdiction's need for Public Services:

The demographics (approximately 39.7% of the population is under 19 or over 65 years of age according to the 2016-2020 ACS) identify a need for both youth and senior services. These services such as meal delivery, medical transportation, after school tutoring and mentoring programs, recreation and educational services are essential for seniors and youth. In addition, to help better serve the low to mod population transportation to jobs and doctor's offices is a major need as well as health services, and housing assistance (i.e. counseling, foreclosure prevention, etc.).

How were these needs determined?

Input from public meetings, City Commissions and staff and feedback from partnering agencies.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Sharon's blight is negatively impacting the City in myriad ways, which is why the City continues to implement its adopted Blight Strategy Plan in addition to the creation of their comprehensive plan. Vacant and blighted properties continue to contribute Sharon's housing crisis: negligent landlords can purchase tax delinquent properties for minimal cost at tax sales; houses are then turned into rental units that are unkept and in some cases unfit for human habitation; housing rehabilitation programs are still desperately needed to fight the years of overall poor property maintenance . These blighted properties deter investment from surrounding homeowners as well as investors. To stabilize the market, blight efforts will continue to be the City's focus for the next five years.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2016-2020 ACS, Sharon has approximately 7,546 residential units and 6,207 Households for an occupancy rate of 82.3%.

Due to the economy, aging population and highly transient population, many families have left their homes. Vacant and abandoned houses causing property values to decline and that declining tax base has had a ripple effect throughout economy of the jurisdiction to this day. Sharon currently has only 52.1% owner-occupied housing units.

Today Sharon faces an aging housing stock that requires extensive rehabilitation or demolition - both solutions hampered by the lack of available funding - and a greater percentage of special need and low income populations to house.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	5,260	70%
1-unit, attached structure	150	2%
2-4 units	795	11%
5-19 units	645	9%
20 or more units	680	9%
Mobile Home, boat, RV, van, etc	10	0%
Total	7,540	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	275	9%
1 bedroom	65	2%	685	23%
2 bedrooms	690	21%	940	32%
3 or more bedrooms	2,485	77%	1,070	36%
Total	3,240	100%	2,970	100%

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Sharon does not have its own housing authority. The City utilizes the Mercer County Housing Authority (MCHA) to provide public housing and housing choice vouchers for the low-income residents of the City. They have a Public Housing Waiting List and Section 8 Waiting List, with long waiting lists. There are 140 HCVs distributed throughout the City. The following MCHA Public Housing Units are located in Sharon:

Francis J. Fornelli Manor (40 units and 4 Market Rent Units) Located on Linden Street, Sharon, PA 16146
L. Dewitt Boosel Estates (20 units) 300 Russell Street, Sharon, PA 16146

Malleable Heights (86 Units; 4 Disability Units) Located on Quinby, Spearman and Ravine Place, Sharon, PA 16146

McDowell Manor (50 Units) Located on Pearrell, Penn and Rose Court in downtown Sharon, PA 16146

Mesabi Street (50 Units) Located on Mesabi Street, near New Castle and Budd Street, Sharon, PA 16146

North Street Estates (6 Units) Located on North Street, Sharon, PA 16146

Pine Hollow Village (38 Units) Located on E. Connelly Blvd., Sharon, PA 16146

Silver Street Estates (6 Units) Located on Silver Street, Sharon, PA 16146

George J. Vermeire Manor (70 Units) Located on Columbia Street, Sharon, PA 16146

The following additional affordable housing options are available in the City:

Riverview Manor Apartments - 1- and 2-bedroom affordable senior housing

Willow Village -1-, 2-, 3-, and 4-bedroomm affordable housing

Connelly Manor - 1- and 2-bedroom affordable senior housing

There are no Low-Income Housing Tax Credit (LIHTC) properties located in the City of Sharon.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units expected to be lost from the affordable housing inventory.

Does the availability of housing units meet the needs of the population?

The need for decent, safe, and sanitary affordable housing exceeds the current condition in the supply of housing.

Describe the need for specific types of housing:

The greatest need for housing in the City of Sharon is decent, safe, and sanitary affordable housing. Based on the Housing Authority's waiting lists, the largest demand for affordable housing units is for 1-bedroom units. This need is supported by the Census and CHAS data that demonstrate a lack of 1-bedroom affordable housing rentals.

Discussion

The City's housing supply is very old and in need of extensive repairs and rehabilitation. Almost half of the City's housing supply was built prior to 1939 and was mainly built for single family household occupancy. There is a disparity between the housing supply and the housing needs of the community. Rehabilitation efforts, both owner-occupied and renter-occupied, weatherization improvements, demolition of the existing housing stock, and new housing construction can address the disconnect between housing supply and demand.

Beginning in 2020, the City of Sharon has significantly increased the number of demolitions of inhabitable and unsafe structures. Currently, the City has removed 400 properties. It is here we note that the 2016-2020 data is most likely inaccurate for the current number of households and housing units. The City will continue to evaluate and remove blighted properties if alternatives like housing rehabilitation are not feasible.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The median income in the City in 2020 was \$31,177 and the median monthly owner cost (with a mortgage) of a house was \$875 or more than 30% of monthly income and is considered cost burdened. The median gross rent was \$588 with more than half of renters paying 30% or more of their income towards rent and is considered cost burdened. Additionally, a higher percentage of rental households are cost burdened than owner-occupied households.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	59,500	64,700	9%
Median Contract Rent	458	462	1%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,895	63.8%
\$500-999	1,065	35.9%
\$1,000-1,499	15	0.5%
\$1,500-1,999	0	0.0%
\$2,000 or more	0	0.0%
Total	2,975	100.2%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	680	No Data
50% HAMFI	1,800	875
80% HAMFI	2,355	1,549
100% HAMFI	No Data	2,017
Total	4,835	4,441

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	656	661	845	1,148	1,233
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments: HUD - 2024

Is there sufficient housing for households at all income levels?

No. There is a lack of quality affordable housing for LMI individuals. There is also a dearth of quality market rate homes available. Houses that are most readily available are of poor quality and the cost of repairs exceeds sale price; homeowners are unable to receive home improvements loans and therefore do not invest.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability has slightly decreased over the past fifteen years analyzed. While the cost of housing has grown conservatively over that time, keeping the cost of housing down, the incomes for the lowest earning households in the City has not kept pace with the cost of housing. This discrepancy has caused the affordability of housing in the City to decrease

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Sharon's housing problem is not one of affordability, but of quality and affordability. There are several local landlords that have learned the County's tax sale system well and they obtain properties for minimal cost, then complete minimal repairs and either evade the City's required rental inspection, or complete the very minimum to pass inspection. The City's approach to maintain quality affordable housing is to bolster the Code Department and Rental Department while establishing the proper procedures to protect citizens from negligent landlords. The City adopted a Blight Strategy Plan in 2020; the City has worked with the Mercer County Tax Claim Bureau on unsafe and uninhabitable properties, however, the houses they have a possibility of being rehab could still fall on irresponsible individuals.

Discussion

Since the pandemic, the housing market has had its fluctuations but seems to becoming relatively stable in the City. To an outsider, the City of Sharon has reasonable prices, but the overall property condition

needs addressed to provide safe housing. The City's Community Development Department will monitor the housing market and more specifically neighborhoods in the City to recognize and adjust housing assistance based on any major market shifts.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Sharon contains 3,575 housing units which were built prior to 1950. This represents 57.6% of the total occupied housing units in the City. Less than 1% (54 units) of all occupied housing units were built since 2000. Of the 6,205 occupied housing units in the City, 1,820 (29.3%) housing units have at least one "selected condition." In addition, 5,930 (95.6%) occupied housing units were built before 1980, and therefore have a potential lead-based paint hazard.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard condition describes a unit that meets the building codes for an occupied dwelling. A substandard condition but suitable for rehabilitation means that the housing unit does not meet the Jurisdiction's current building codes for residential occupancy but is structurally sound, is in a viable neighborhood and can be rehabilitated and added to the affordable housing inventory in the community.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	535	17%	1,220	41%
With two selected Conditions	0	0%	65	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	2,700	83%	1,685	57%
Total	3,235	100%	2,970	100%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4	0%	50	2%
1980-1999	35	1%	185	6%
1950-1979	1,175	36%	1,180	40%
Before 1950	2,020	62%	1,555	52%
Total	3,234	99%	2,970	100%

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,195	99%	2,735	92%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686]
PLAN_SECTION_ID=[1313801000]>

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

In determining decent, safe, and sound housing conditions one needs to look at the environmental quality of these units. Lead based paint is one of the most significant environmental factors that affect residential units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some lead-based paint. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead-based paint and excessive levels of tiny lead particles in household dust.

HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning. Half of these families own their homes and of those, half have incomes above \$30,000 per year.

Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing built prior to 1979, before lead-based paint was banned in the United States.

For the City of Sharon, 5,930 (95.6%) occupied housing units were built before 1980, and therefore have a potential lead-based paint hazard. For Owner Occupied housing units, there are 3,195 housing units built prior to 1980, which represents 98% of the owner-occupied housing stock. For Renter Occupied housing units, there are 2,735 housing units built prior to 1980, which represents 92% of the renter housing stock.

The 2016-2020 CHAS data for risk of lead-based paint hazard was not available. Using the data from 2011-2015 CHAS, ACS data estimates that 185 (6%) owner occupied housing units with children present are at risk for lead based paint hazards and that 20 (1%) renter occupied housing units with children present are at risk for lead based paint hazards. It can be assumed that most of these housing units are inhabited by low- and moderate-income families.

Discussion

The City will strive to successfully continue the longstanding Housing Rehabilitation Program. The purpose of the Rehabilitation Program is to assist the property owner in home improvements to conserve the existing housing stock. The improvements will be those required to make the structure decent, safe and sanitary. The program has an income limitation (below HUD Section 8 Limits) and is applicable Citywide.

Given budget constraints the program has focused primarily on owner-occupied housing units. If awarded, the City intends to leverage HOME funds through the Commonwealth of Pennsylvania's State HOME program to expand the housing rehabilitation program.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Sharon does not have its own public housing authority. The city utilizes the Mercer County Housing Authority (MCHA) to provide public housing for its low-income city residents. The Mercer County Commissioners appoint the members to the housing authority board of directors. The County Commissioners usually appoint at least one (1) board member from the City of Sharon and consult with the City Manager and City Council prior to making that appointment. The City and the MCHA have a good working relationship in which they jointly promote affordable housing opportunities in the City of Sharon and jointly plan for public housing improvements and new housing initiatives for public housing residents.

The Housing Authority is responsible for its own hiring, contracting, and procurement. The City provides police and fire protection, as well as garbage collection, sewer, street cleaning and snow removal. The Housing Authority provides the City with a copy of its Five-Year CFP and Annual Plan for review. The City and Housing Authority review and discuss the authority's capital improvements, and new developments. Should the Housing Authority propose any demolition or disposition of public housing units, it will consult with the City.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			642	332			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Consolidated Plan

SHARON

60

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

- Francis J. Fornelli Manor (40 units and 4 Market Rent Units) Located on Linden Street, Sharon, PA 16146
- L. Dewitt Boosel Estates (20 units) 300 Russell Street, Sharon, PA 16146
- Malleable Heights (86 Units; 4 Disability Units) Located on Quinby, Spearman and Ravine Place, Sharon, PA 16146
- McDowell Manor (50 Units) Located on Pearrell, Penn and Rose Court in downtown Sharon, PA 16146
- Mesabi Street (50 Units) Located on Mesabi Street, near New Castle and Budd Street, Sharon, PA 16146
- North Street Estates (6 Units) Located on North Street, Sharon, PA 16146
- Pine Hollow Village (38 Units) Located on E. Connelly Blvd., Sharon, PA 16146
- Silver Street Estates (6 Units) Located on Silver Street, Sharon, PA 16146
- George J. Vermeire Manor (70 Units) Located on Columbia Street, Sharon, PA 16146

MCHA plans to modernize and upgrade various communities in the next five years. In Pine Hollow Village, there will be exterior upgrades to the six row house type buildings. This may include soffit, fascia metal, siding accents. They are also adding a dumpster enclosure and a concrete pad for under the pavilion that was installed two years ago along with a mounted picnic table and benches. There will be total renovations of the kitchens and bathrooms which started prior and will continue for several years until completed.

In McDowell Manor, closet doors and interior hollow core doors will be changed as needed during turnover. Other improvements include painting exterior doors, replacing refrigerators with Energy Star, and replacing kitchen cabinets, counter tops, faucet, range hood, sinks and kitchen flooring.

In Vermeire Manor, the Bi-Fold closet doors and interior hollow core doors will be replaced, new flooring during, and inspect all appliances to verify if they are energy star efficient while also installing new range hoods and GFCI's where needed.

In Fornelli Manor, pricing for audible signals for elevators will be done, replacing Bi-fold closet doors and interior hollow core doors, install new perimeter fence along the back side of the parking lot, install rubber stair treads in stairwells, and paint all shared areas.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Facilities need general maintenance and updates. The current plans were discussed in the previous section.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

1 Improving Customer Connections

We will establish a Homeownership Program allowing families to use Housing Choice Vouchers for purchasing homes with monthly assistance. Family Self-Sufficiency programs will promote economic independence. Tenant Advisory Groups and Resident Councils will gather feedback, while a mobile office will facilitate tenant recertifications and enhance resident education.

2 Developing a Positive Image

Our goal is to enhance community engagement through better outreach, stronger social media presence, and promotion of affordable housing options. We will create strategies for a positive MCH image and highlight successful residents as role models. A resident services brochure will highlight benefits and local self-improvement programs.

3 Working to End Homelessness

We will collaborate with HUD to establish a homeless preference in multifamily housing, increasing access for those experiencing homelessness. Effective communication among organizations is essential to prevent homelessness from becoming multi-generational. Our focus will be on ensuring individuals in housing instability can access safe accommodations and stability services.

4 Optimizing Internal Operations

We will identify successful services and explore marketing opportunities to reduce reliance on federal funding. Staff development will include resources for leadership and support for new hires. We aim to optimize processes, maintain high performer status in the Housing Choice Voucher program, and implement quality control measures for improved performance. Research information on becoming a MTW housing authority.

Discussion:

At the present time, the City's limited funding is not enough to support the MCHA's extensive rehabilitation needs. Therefore, mindful of the budget shortfalls, the City's strategy for working in partnership will utilize the 2025-2029 AI.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In 1997, Pennsylvania initiated the Regional Homeless Assistance Process in order to increase capacity and resources in applying for federal funding to address homelessness throughout Pennsylvania’s rural counties, known as the “balance of the state”. To cover the participating counties, this process began with the formation of four separate Regional Continuums of Care: Central-Harrisburg, Northeast, Northwest and Southwest. Each region established a Regional Homeless Advisory Board (RHAB) with representatives of 10-15 local entities involved in housing and homeless services.

Through the development of this Governance Charter, the Northwest RHAB and Southwest RHAB merged to create one Continuum of Care. These two RHABs are comprised of 20 counties, all of which will be considered to be within the geographic area of the PA Western Region CoC. Some functions of the CoC will be carried out by each RHAB. In order to ensure that the CoC is guided by local input, the RHABs will also function in an intermediary with the Local Housing Options Teams (LHOTs) and local housing coalitions to bring local issues to the forefront of the full Continuum. The counties represented in each RHAB are as follows:

Northwest RHAB – Crawford, Warren, McKean, Potter, Mercer, Venango, Forest, Elk, Cameron, Lawrence, Clarion, Jefferson, and Clearfield counties

Southwest RHAB - Butler, Armstrong, Indiana, Washington, Westmoreland, Greene and Fayette counties

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	14	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Default Data is not available for selection; there are no Sharon-specific homeless assistance agencies. There is one emergency shelter provider for men with 14 emergency beds (Joshua's Haven). Other programs provide funding assistance for motel stays or rent and are funding-dependent.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The State Steering Committee (SC) on which CoC Co-Chairs participate brings together state agencies to plan state homeless policy and coordinate state and federal resources to support program operations, as well as increase access to mainstream resources.

The Western PA CoC will maintain its high outcome for obtaining non-cash mainstream benefits. On the state level: the Steering Committee will work with Department of Public Welfare to add public and other subsidized housing resources to COMPASS, PA's web-based system for accessing state resources. The CoC will: distribute the updated list of Housing and Homeless Liaisons in every PA County Assistance Office to all agency caseworkers in the Region to facilitate linkages and eliminate barriers to accessing mainstream resources. Case workers will: continue to use COMPASS to access Medicaid, Children's Health Insurance Program, Child Care Works Program, Food Stamps, Energy Assistance, School Meals, Home and Community Based Services, Long Term Care, and Select Plan for Women; work with PA's Health Insurance Marketplace providers to access health insurance under the Affordable Care Act; and continue to coordinate with the VA Medical Centers to improve access to VA medical services.

The CoC's Income and Benefits Committee will be responsible for maintaining or increasing the percentage of project participants that access non-cash mainstream benefits from entry date to program exit. At CoC and Steering Committee meetings, barriers to accessing specific mainstream resources will be identified and strategies developed to address the barriers.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following services and facilities serve the City's homeless population:

Prince of Peace Center

Farrell, PA 16121

(724) 346-5777

Emergency shelter source for short motel stays and rental assistance in partnership with Community Action

Community Action Partnership of Mercer County

Sharon, PA 16146

(724) 342-6222 Housing and veteran's assistance

Salvation Army Sharon

Sharon, PA 16146

(724) 347-5537

Emergency shelter source for short motel stays

Mercer County Housing Authority Sharon
Sharon, PA 16146
(724)342-4000
Housing Authority, Low Income Affordable Housing, Public Housing

Shenango Valley Urban League Farrell
Farrell, PA 16121
724-981-5310-15
Agency that provides HUD Approved Housing Assistance Programs

Joshua's Haven City Mission
Sharon, PA 16146
724-983-0304
Homeless Shelter for men and services

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Sharon has identified the priorities for services and facilities for the City's special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Sharon will use the following strategies for the non-homeless special needs housing and supportive service needs. These priorities are based on the information obtained from housing providers and supportive service organizations, as well as statistical information provided in the Housing and Homeless Needs Section of this Five-Year Consolidated Plan.

Elderly and Frail Elderly Strategy: Promote housing opportunities and provide assistance to supportive service programs that serve the elderly and frail elderly in the City. Through various housing programs, the City of Sharon will continue to address the housing needs of elderly households and will support activities, including rehabilitation, new construction, rental assistance, accessibility improvements, etc., which address these needs. Potential funding sources include CDBG, HOME, HUD Section 202, Section 8, State programs, LIHTC, FHL Bank, and private funds. The City will support the efforts of social and health care service providers who serve the elderly population. Potential funding sources include CDBG funds, state funds, federal funds, charitable contributions, and private foundations.

Persons with Disabilities Strategy: Promote housing opportunities and provide assistance to supportive service programs for persons with disabilities. Both Census data and anecdotal information indicate a need for housing for persons with disabilities. The City will continue to support activities that increase the supply of accessible units. The City has a good working relationship with Whole Life Services and the agencies are working towards the development of a process to educate the general public about the stigma against group homes. We wish to create a process to inform and educate neighbors of groups homes in their area and provide contact numbers in case they have any issues.

Persons with Alcohol/Drug Addictions Strategy: Promote housing opportunities and supportive service needs of persons with alcohol/drug addictions. The City will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions. The City will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population.

Persons with AIDS/HIV: Promote housing opportunities and supportive service needs of persons with AIDS/HIV. The City will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with AIDS/HIV. The City will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs

of this sub-population.

Public Housing Residents Strategy: Promote housing opportunities and supportive service needs for public housing residents. The City will continue its partnership with the Mercer County Housing Authority to explore new housing construction and housing rehabilitation opportunities, as well as further network local service providers to those public housing residents in need of supportive services. Potential funding sources include CDBG, HOME, HUD Section 202 and 811, HUD Public Housing financing, FHL Bank, LIHTC, and private funds.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will fund a portion of the Shenango Valley Shuttle Service, which provides rides to elderly. The Housing Rehab Program offers priority consideration to individuals with disabilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The City is committed to removing or reducing barriers to the development of affordable housing whenever possible.

In 2024, after reviewing the personal care home/group home section of the City's zoning ordinance, it was amended to include that these types of housing are permitted in zoning districts of single-family dwellings. With the creation of the city's comprehensive plan (and the updating of the zoning ordinance) underway, the following public policies will be further analyzed:

- Tax policies affecting land and other property
- Use Controls
- Zoning Ordinance
- Building Codes
- Fees and Charges
- Growth Limits
- Return on residential investment

The City will continue to undertake the following actions through CDBG and HOME funding (if allocated):

- City will leverage its financial resources and apply for additional public and private housing funding
- Continue to provide funds for housing rehabilitation for owner-occupied housing units
- Provide funding for housing-counseling programs
- Use of state funds to abate housing units from lead-based paint hazards

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City, through the Sharon Community Development Corporation (SCDC) is currently in development of developing a downtown plan through DCED's MAP funding. The City has previously taken steps to develop growth strategies for Downtown Sharon by developing an Opportunity Zone plan and BID and Downtown Plan. Sharon's low cost-of-living and local amenities offer positive quality-of-life indicators. These factors are being considered in tandem with the City's blight strategy; the blight is the primary deterrent for potential investors.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	0	0	0	0	0
Construction	0	0	0	0	0
Education and Health Care Services	0	0	0	0	0
Finance, Insurance, and Real Estate	0	0	0	0	0
Information	0	0	0	0	0
Manufacturing	0	0	0	0	0
Other Services	0	0	0	0	0
Professional, Scientific, Management Services	0	0	0	0	0
Public Administration	0	0	0	0	0
Retail Trade	0	0	0	0	0
Transportation and Warehousing	0	0	0	0	0
Wholesale Trade	0	0	0	0	0
Total	0	0	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:
U.S. Census

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

Table 41 - Labor Force

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	0
Farming, fisheries and forestry occupations	0
Service	0
Sales and office	0
Construction, extraction, maintenance and repair	0
Production, transportation and material moving	0

Table 42 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
Total	0	0%

Table 43 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	0	0	0
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

Table 44 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 45 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Most of the local commercial areas in the Region are located along the PA Route 18, PA Route 62, and PA Route 60 Corridors, and are clustered mainly in the Hermitage town center, State Street in Sharon,

and the Broadway/MLK Jr. Boulevard/Dock Street corridor, with some scattered commercial areas located throughout the cities. With a few exceptions, there are no large-scale retail commercial areas within the cities of Farrell or Sharon. Larger scale retail and commercial uses including the large-chain super-centers, shopping malls, and supermarkets can be found to the east in Hermitage along the Route 18 Corridor. There are a variety of employment centers and industries in the region. Wheatland Tube, and Winner Steel are among the largest heavy industries; UPMC Horizon and Sharon Regional Health system (one of Mercer County's largest employers, who is currently undergoing changes with a new owner); Wabtec US Rail, Inc; Wal-Mart; FNB; and the local school districts represent some of the larger employment centers in the Region.

The Education and Health Care sector comprise 27.5% of jobs in the county, dominating other sectors. Other significant sectors include manufacturing jobs (19.2%), retail trade (13.4%), and accommodation and food services (9.1%).

Describe the workforce and infrastructure needs of the business community:

The following are the workforce and infrastructure needs of the City of Sharon economy:

- Encourage future economic development that bolsters the downtown's role as the City center and home of government, retail business, and entertainment
- Creation of new jobs and encourage people to reside in the City
- Encourage a commercial redevelopment or revitalization concept which will make appropriate use of the unutilized or underutilized areas for private redevelopment
- Support the revitalization of existing neighborhoods
- Improve public safety throughout the City

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Along with the development of the City's comprehensive plan and zoning ordinance update that includes an economic development priority, the County is in the beginning stages of development their comprehensive plan as well. Funding limitations have required the Region to research alternative and creative solutions for developing and adapting the local workforce. The City intends to partner with state and local jurisdictions, as well as stakeholder organizations to implement future programs, including job training programs. Current job training programs include medical and construction programs completed through the HopeCAT institution in Sharon. An initiative to have outside the region people moved to Sharon is called "Make My Move" where families are providing housing funds in order to move to Sharon. This is also being implemented and possibly implemented in Hermitage and Greenville, respectively.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There are disconnects between workers and jobs. Some of the imbalance is based on the loss of manufacturing jobs, as well as a lack of job training programs. The City will continue to actively participate in attracting economic development opportunities to the City and ensure that relevant job training and supportive service programs are tied to these development projects. An element in the City's draft of its comprehensive plan includes implementing a more detailed and experience-based approach for Sharon School District students to be introduced into the workforce and what their plans are for their future.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The goals of the Workforce Investment Boards are set at the state level. PA CareerLink Mercer County is located in Sharon. Current job training programs include medical and construction programs completed through the HopeCAT institution in Sharon. LTI provides various job training programs with locations in Sharon, Hermitage, and surrounding areas. All these efforts support the consolidated plan to encourage workforce development in various fields.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

To attract new businesses and to retain existing business, the City has been promoting the following resources to encourage economic growth:

- Tax incentives such
- Low-cost financing opportunities
- Affordable energy sources, easy highway and rail accessibility
- Access to PA CareerLink located in the city
- Commercial and industrial real estate availability
- Hire a consultant to develop an Downtown Plan with the SCDC
- Continue working with the City's comprehensive plan and zoning update consultant

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Concentration: a high volume of a group of people in one area based on different population demographics.

The housing problems reported to the City of Sharon Code Office deal with housing utility quality and can affect their cost burden. The housing problems dealt with in the Code Office are poor quality electrical, heating, plumbing, and overall property maintenance not the “lack” of these facilities. Overall, renters had more housing problems than owners. The most common housing problem for both tenures was cost burden of 30% or more with the higher number belonging to households above 50% or more. About 45% of the rentals had a cost burden of 30% or more and about 15% of owner-occupied households. Most of the cost burden for both tenures were incomes 0-30% HAFMI, especially for renters. There wasn't a huge problem with the lack of complete facilities and overcrowding; however, renters had more problems with lack of complete facilities than owners. The neighborhoods of Census Tract 304 and Wengler (Tract 305002) have a lower percentage of housing problems and the least race/ethnicity distribution in Sharon. These represent some of the higher income areas and coincide with the other data.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Utilizing 2020 Census data, the greatest minority population is located in CT 332 (Musser and Downtown) and 305003 (The Neck).

The City of Sharon is almost entirely low-income, except for one block group in CT 303 (BG 1), two block groups in CT 304 (BG 1 and 3), and two block groups in CT 305 (BG 1 and 2). This data better supports the census tracts than the previous data; however, CT 303 BG 4 was vastly inaccurate, and an in-person survey was conducted to achieve a more accurate representation.

What are the characteristics of the market in these areas/neighborhoods?

As the housing vacancies climb, the property values become stagnant or decline, which doesn't incentivize people to update or maintain their homes. With a high proportion of rentals, with mostly low-income renters, some landlords might not have the means or the wiliness to maintain their properties.

Are there any community assets in these areas/neighborhoods?

Sharon's 3.8 square mile radius leads to being a more accessible community. In CT 332 (Musser and Downtown) and CTBG 305003 (The Neck), the German Maennerchor Club and Slovenian Working Men's

Educational Club are unique cultural institutions in Sharon's residential neighborhoods. Additionally, the Musser Elementary School and various churches are community assets to the neighborhood,

Are there other strategic opportunities in any of these areas?

To fight blight and promote community investment, the City of Sharon assembled a Blight Task Force in early 2020 to develop a comprehensive plan to implement effective strategies to address blight. The Task Force includes representatives from the City of Sharon, the Sharon City School District, residents, landlords, and other stakeholders. Following the blight plan, city staff has demolished hundreds of houses and other structures, primarily concentrated in these areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Limited access to broadband and Internet services parallels inequalities in income, education, race and ethnicity, age, immigration status, and geography. The internet has become an important tool for taking full advantage of opportunities in education, employment, health, social services.

Low-income households, and especially children, are particularly vulnerable by having limited access to technology for education thus limiting opportunities for jobs and other social services.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Low-income households are most likely to cite affordability constraints as a substantial barrier to in-home broadband and internet service. Increased competition allows for more affordable and viable choices for those households. New competition for Spectrum/Charter Communications, Omni Fibre, is currently installing infrastructure of these services not only in Sharon, but also throughout the local municipalities.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Increasing global surface temperatures also increase the probability that more intense storms will likely occur. As more water evaporates into the atmosphere it fuels more powerful storms. These storms are especially worrisome as they have an adverse impact on the area's aging infrastructure system. Unable to handle the increase storm runoff causes water back up and flooding thus creating health and safety issues, especially to the jurisdiction's low-income population.

Additionally, snow and ice storms lead to the deterioration of our roads and public walkways, which is especially problematic for those who utilize motor and active transportation commuters. The City consults their Emergency Management Plan, which was last updated in 2020.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Several health-related consequences are associated with the hazards caused by climate change. Low-to-moderate income populations have less access to information and resources to avoid/and or treat these health risks. Lack of health insurance among this population also intensifies the risk.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the City of Sharon to establish its housing, homeless, other special needs, community development, economic development, and anti-poverty priorities, objectives, and strategies that it anticipates it will complete during the next five years. The FY 2025-2029 Strategic Plan has been developed based on evaluating the needs and problems experienced by the City of Sharon and its residents. This strategy is the result of the City of Sharon's housing and homeless needs assessment, and housing market analysis, which has determined the City's priorities based on its overall needs. The goals, objectives, and activities are designed to assist those households with incomes less than 80% of the area median income (AMI). This group is referred to as the "target income" group. Areas in the City with 51% or more of households with incomes less than 80% AMI are designated as CDBG Target Areas. The City of Sharon has an overall low- and moderate-income population of 56% according to the 2020 ACS Low-Mod Percentage; however, after conducting an income survey for CT 303 BG 4 the low- and moderate-income percentage is 63.5%.

The City of Sharon based its goals and objectives for the FY 2025-2029 Consolidated Plan on the following guiding principles, which provided a framework for the development of the Five-Year Consolidated Plan:

- Assist - Develop comprehensive strategies to support and assist those in need in the City of Sharon.
- Involve - Involve the community and provide opportunities for citizen input and involvement in the Five-Year Consolidated Plan process and the preparation of the report.
- Collaborate - Encourage collaboration between public, private, and non-profit agencies to ensure the most efficient and effective services.
- Leverage - Leverage CDBG funds and other local resources to maximize the effectiveness of programs and services.
- Promote - Encourage and support outside agencies and organizations to undertake specific projects and programs to assist low- and moderate-income persons.

The City of Sharon's priority needs were determined based on existing data on the needs of the community:

- As informed by the 2025-2029 Analysis of Impediments to Fair Housing Choice and Blight Strategy Plan
- Through consultation with City Department Heads and staff
- Attendees at public meetings and public hearings
- Citizen surveys
- Surveys and meetings with social service providers, housing organizations, and community and economic development agencies

The key factors affecting the determination of the five-year priorities include the following:

- The types of target income households with the greatest need for assistance.
- The City's low- and moderate-income areas with the greatest need.
- Those activities that will best address the needs of the City's residents.

- The limited amount of funding available to meet the needs.
- The ability to leverage additional resources.

The priority ranking for housing, homelessness, other special needs, community development, economic development, and anti-poverty needs are as follows:

- High Priority - Activities are assigned a high priority if the City expects to fund them during the Five-Year Consolidated Plan period
- Low Priority - Activities are assigned a low priority if the activity may not be funded by the City during the Five-Year Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Five-Year Consolidated Plan

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Geographic Area
	Other Target Area Description:	Geographic Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Decisions are made with the primary objective of supporting LMI citizens. The City often qualifies projects utilizing the LMA National Objective and determining projects by referencing a map based upon the 2020 Census which denotes all areas that are more than 51% LMI.

Moving forward, specifically for demolition and clearance projects, the City of Sharon will continue to determine strategies towards demolition or rehabilitation of properties. General funds and CDBG funds will both be used toward these efforts.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals
	Geographic Areas Affected	Geographic Area
	Associated Goals	HS-1 HS-2 HS-3 HS-4 SN-1 HO-1
	Description	A significant amount of households, especially rental households, in the City of Sharon are paying more than 30% of their monthly income on the cost of their housing, which means that these households are considered cost burden. Landlords, tenants, and city officials need to work together to provide decent, safe, and sound housing.
	Basis for Relative Priority	Identified as priority in Sharon strategic planning efforts.
2	Priority Need Name	Community Development Priority
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Geographic Area
	Associated Goals	CD-1 CD-2 CD-3
	Description	There is a need to for blight remediation and to improve the community facilities, infrastructure, public services, and the quality of life in the City of Sharon.
	Basis for Relative Priority	Identified as priority in Sharon strategic planning efforts.
3	Priority Need Name	Special Needs Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	Geographic Area
	Associated Goals	SN-1 SN-2
	Description	There is a need to have more affordable, accessible housing and public accommodations that is decent, safe, and sound.
	Basis for Relative Priority	Identified as priority in Sharon strategic planning efforts.
4	Priority Need Name	Economic Development Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Geographic Area
	Associated Goals	ED-1
	Description	Support and encourage new job creation, job retention, and job training opportunities in addition to supporting local businesses through financial investment.
	Basis for Relative Priority	Identified as priority in Sharon strategic planning efforts.

5	Priority Need Name	Administration, Planning and Management Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Geographic Area
	Associated Goals	AM-1 HS-3 HS-4 HO-1
	Description	There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

	Basis for Relative Priority	Identified as priority in Sharon strategic planning efforts.
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Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	At the present time, Community Action Partnership is the lead provider of these services in Sharon and we actively work with the organization to promote their assistance.
TBRA for Non-Homeless Special Needs	Not Applicable. The City does not receive HOME funds.
New Unit Production	The housing needs in the City of Sharon are for decent, safe, and sanitary affordable housing units. Given the limited amount of CDBG funds, the housing priority for the City of Sharon is to rehabilitate existing housing units.
Rehabilitation	The City of Sharon's existing housing market is influenced by a comparatively depressed market value of housing in the City. It costs the same amount to rehabilitate a house in a distressed area as it does in a more affluent neighborhood. The only difference in rehabilitation projects is the return on investment can be zero or negative for improvements made to a property located in a distressed housing market, thus making it economically unattractive for private investors to rehabilitate houses in the City of Sharon.
Acquisition, including preservation	The City of Sharon continues to have a successful partnership with MCCAP and the Redevelopment Authority to acquire vacant lots and implement a Lots to Love strategy on vacant land. The Lots to Love Program is a methodological approach to maintain and beautify formerly blighted lots.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Sharon will be receiving \$539,294 from CDBG funds for the FY 2025 program year. The City anticipates that it will receive \$75,000 in program income (PI) for FY 2025. The City's FY 2025 CDBG program year starts on October 1, 2025 and concludes on September 30, 2030. The City projects the following anticipated resources over the five year period based. The projection is based upon the current year's allocation, as the CDBG allocations during the past couple years have trended upwards, following years of downward trends.

- FY 2025 =\$614,294 (\$539,294 CDBG + \$75,000 PI)
- FY 2026 =\$614,000 (\$539,000 CDBG + \$75,000 PI)
- FY 2027 =\$614,000 (\$539,000 CDBG + \$75,000 PI)
- FY 2028 =\$614,000 (\$539,000 CDBG + \$75,000 PI)
- FY 2029 =\$614,000 (\$539,000 CDBG + \$75,000 PI)

Prior year resources were derived from unexpended CDBG funds in years 2021, 2023, and 2024. A PR02 Report was run to see remaining funds and subtracted from the approved AAP budgets.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	539,294	75,000	0	614,294	2,695,000	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City has applied for HOME funds through the Pennsylvania Department of Community and Economic Development HOME Investment Partnership Program this year. HOME funds can be used in a variety of ways, including market-oriented approaches that offer opportunities such as housing rehabilitation, homeownership or rental activities to revitalize communities with new investment. Homeownership and housing rehabilitation creates economic prosperity for communities and families and acts as a dynamic generator of economic growth. The City has been successful in obtaining a number of state grants from PA Department of Community and Economic Development. The HOME application is currently pending.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Lots to Love program has been designed to care for vacant, abandoned lots in the City.

Discussion

The City does not yet understand the impacts of the coronavirus and current administration on future grant funding.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SHARON	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	
MERCER COUNTY HOUSING AUTHORITY	PHA	Public Housing	
Northwest Pennsylvania CoC	Other	Homelessness	
Commonwealth of Pennsylvania Department of Community and Economic Development	Government	Ownership	

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City's Department of Community Development coordinates and consults with the Commonwealth of Pennsylvania's Department of Community and Economic Development to address its housing and community development priorities, as well as local stakeholders. The City coordinates and consults with the Mercer County Housing Authority on issues of affordable housing for extremely low-, very low-, and low-income residents. Additionally, the City coordinates and consults with Northwest PA CoC on issues concerning emergency shelter, transitional, and permanent supportive housing for the homeless in the City.

The biggest issue that the City encounters in terms of providing services for the Low-mod population of Sharon is a lack of adequate funding for organizations and agencies to address the needs of the City.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Pennsylvania Department of Health, along with the Northwest Pennsylvania Rural AIDS Alliance, provide referral services and case management to persons with HIV to ensure that those persons receive the supportive services that they will need.

Northwest PA CoC provides a number of housing/shelter options, as well as supportive services for homeless persons.

The City of Sharon also provides referral services and information on affordable housing options in the City.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City's Department of Community Development coordinates and consults with Pennsylvania's DCED to address its housing and community development priorities, as well as local non-profit organizations. The City coordinates and consults with the Mercer County Housing Authority on issues of affordable housing for extremely low-, very low-, and low-income residents. Additionally, the City coordinates and consults with Northwest PA CoC on issues concerning emergency shelter, transitional, and permanent supportive housing for the homeless in the City.

The biggest issue that the City encounters in terms of providing services for the low-mod population of Sharon is a lack of funding for organizations and agencies to adequately address the needs of the City.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Sharon's strategy for overcoming gaps in the institutional structure and service delivery system is continued analysis and consultation with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to identify unmet needs of target individuals and families in the City. Through gap analysis performed by the City and Northwest PA CoC underserved areas can be assessed. The biggest problem the City must overcome in identifying alternative strategies to address gaps is a lack of funding.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$750,000	Homeowner Housing Rehabilitated: 75 Household Housing Unit
2	HS-2	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$350,000	Housing Code Enforcement/Foreclosed Property Care: 2600 Household Housing Unit
3	HS-3	2025	2029	Affordable Housing	Citywide	Administration, Planning and Management Priority Housing Priority	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
4	HS-4	2025	2029	Affordable Housing	Citywide	Administration, Planning and Management Priority Housing Priority	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
5	SN-1	2025	2029	Non-Homeless Special Needs	Citywide	Housing Priority Special Needs Priority	CDBG: \$0	Homeowner Housing Rehabilitated: 15 Household Housing Unit
6	SN-2	2025	2029	Non-Homeless Special Needs	Citywide	Special Needs Priority	CDBG: \$118,710	Public service activities other than Low/Moderate Income Housing Benefit: 30970 Persons Assisted
7	CD-1	2025	2025	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$500,000	Buildings Demolished: 75 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	CD-2	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13147 Persons Assisted
9	CD-3	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 5250 Persons Assisted
11	ED-1	2025	2029	Economic Development	Citywide	Economic Development Priority	CDBG: \$5,000	Businesses assisted: 5 Businesses Assisted
12	AM-1	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Economic Development	Citywide	Administration, Planning and Management Priority	CDBG: \$600,000	Other: 65735 Other
13	HO-1	2025	2029	Homeless	Citywide	Administration, Planning and Management Priority Housing Priority	CDBG: \$0	Homelessness Prevention: 25 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1
	Goal Description	Continue to support and encourage housing rehabilitation of existing housing units to become decent, safe, and sound housing that is affordable to lower income households, including managing the Community Development Department's Housing Rehab program.
2	Goal Name	HS-2
	Goal Description	Promote and enforce rehabilitation of rental housing to become decent, safe, and sound housing.
3	Goal Name	HS-3
	Goal Description	Support housing assistance agencies to assist low- to moderate-income homebuyers to purchase a home and overcoming homebuyer barriers, while promoting and encouraging renters to buy a home instead of continuing to rent.
4	Goal Name	HS-4
	Goal Description	Improve the public's knowledge and awareness of the Federal Fair Housing Act, and related laws, regulations, and requirements to affirmatively further fair housing in the area.
5	Goal Name	SN-1
	Goal Description	Modify housing units and public accommodation to accommodate persons with disabilities, elderly, and persons with other special needs to be decent, safe, and sound as well as affordable.
6	Goal Name	SN-2
	Goal Description	Support social services, programs, and facilities for the elderly, persons with disabilities, and persons with other special needs.
7	Goal Name	CD-1
	Goal Description	Remove and correct blight and slum conditions throughout the City.

8	Goal Name	CD-2
	Goal Description	Improve the City's public facilities and infrastructure through rehabilitation and new construction.
9	Goal Name	CD-3
	Goal Description	Promote and encourage neighborhood investment and revitalization with programs and community participation, including Lots to Love program.
11	Goal Name	ED-1
	Goal Description	Support and encourage new job creation, job retention, and job training opportunities in addition to supporting local businesses through financial investment.
12	Goal Name	AM-1
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs.
13	Goal Name	HO-1
	Goal Description	Support providers, including Continuum of Care, and their efforts to provide emergency shelter, transitional housing, and permanent housing for the homeless and persons at-risk of becoming homeless.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

We do not receive entitlement HOME funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

As far as the City of Sharon is aware, the Mercer County Housing Authority (MCHA) is currently in compliance with its Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The MCHA encourages resident involvement by promoting citizen participation at regularly scheduled meetings and through the formation of resident groups, such as the Resident Council.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The City is committed to removing or reducing barriers to the development of affordable housing whenever possible.

In 2024, after reviewing the personal care home/group home section of the City's zoning ordinance, it was amended to include that these types of housing are permitted in zoning districts of single-family dwellings. With the creation of the city's comprehensive plan (and the updating of the zoning ordinance) underway, the following public policies will be further analyzed:

- Tax policies affecting land and other property
- Use Controls
- Zoning Ordinance
- Building Codes
- Fees and Charges
- Growth Limits
- Return on residential investment

The City will continue to undertake the following actions through CDBG and HOME funding (if allocated):

- City will leverage its financial resources and apply for additional public and private housing funding
- Continue to provide funds for housing rehabilitation for owner-occupied housing units
- Provide funding for housing-counseling programs
- Use of state funds to abate housing units from lead-based paint hazards

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Not applicable.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

DCED and the Balance of State CoCs have customized a standardized assessment that utilizes Southwest PA 211 to expand and improve coverage. The tool was designed to be a detailed common assessment tool to identify housing and services appropriate to the individuals' needs.

The methods for conducting the unsheltered count utilized by CoC members:

1. Public places with interviews on PIT night: Standardized Interview Forms were used in interviewing households to collect/record data
2. Public places count: During count, if a family/person was sleeping, not willing to be interviewed or safely reached, details about their household size, gender, estimated age, location, clothes, and appearance were recorded on the Interview Form.
3. Service-based count: Some counties within the CoC have moved to a service-based count. This includes conducting interviews at soup kitchens, day centers, food pantries, health clinics, etc. Some counties conducted the service-based count in combination with the public places count.

Addressing the emergency and transitional housing needs of homeless persons

Most shelters have case management staff who assist homeless persons (including chronically homeless individuals and families, families with children, veterans and their families) to make the transition to permanent housing. During their shelter stays, homeless heads of households are assisted to increase their income, either through employment or through referral to state and federal government agencies to access supplemental income to address their disabilities. They are referred for mainstream benefits such as Medicaid, food stamps, veteran health benefits, etc. Case management staff refer the disabled, homeless individuals and families to permanent supportive housing programs. Veterans and their families are referred to supportive services for veteran families programs and to the HUD VASH voucher program. For homeless individuals and families who do not meet the criteria for these supportive housing programs, shelter staff assist their guests with money management, savings programs and often allow them to stay longer if they are making progress with the goal of obtaining permanent housing. Shelter case management staff assist guests in locating suitable housing that they can sustain upon discharge.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

DCED is supportive of the Housing First approach to ending homelessness that centers on providing people experiencing homelessness with housing as quickly as possible – and then providing services as needed. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve. Housing First programs share critical elements: A focus on helping individuals and families access and sustain permanent rental housing as quickly as possible without time limits; A variety of services delivered to promote housing stability and individual well-being on an as-needed basis; and A standard lease agreement to housing – as opposed to mandated therapy or services compliance.

The CoC is working to increase the supply of permanent supportive housing options, as well as independent living opportunities. Ultimately funding is a limitation to the number of additional housing units that could be created. The CoC continues to provide supportive services to those that find permanent housing. From experience, the CoC has found that continued assistance to those that were once homeless is the most effective way to stop individuals and families from returning to homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

On September 12, 2024, Governor Josh Shapiro signed Executive Order 2024- 03, directing DCED, in collaboration with other agencies and stakeholders, to develop a comprehensive Housing Action Plan that will address the state’s housing shortage, address homelessness, and expand affordable housing options – ensuring Pennsylvanians have access to safe, affordable housing and attracting more people to live here in the Commonwealth. Previously, the Western PA CoC has followed the State’s homeless plan. As a stakeholder in the State’s new housing plan, the CoC will collaborate with federal, state, and local agencies to help low-income individuals and families avoid becoming homeless.

Children aging out of foster care are protected by laws to ensure that youth are not discharged into homelessness. The Federal Fostering Connections Act and State Court Rule require a Transition Plan before discharge from foster care. The PA Office of Children, Youth & Families guides the Transition Plan components. Also, state law allows youth under 21 who have aged out to re-enter foster care and receive placement and services. County agencies are required to enter into youth-driven transition planning as early as age 16 and at least 6 months prior to discharge. The court approved Plan may not include referrals to shelters and must address living arrangements for 6 months, as well as a budget and source of income to address the youth’s living expenses. However, County agencies provide limited housing support upon discharge, ending at age 21. Youth go to relatives or family, transitional living placements, four-year schools, to live with roommates/friends, reunite with family of origin, or remain with a foster family.

Hospitals must have written discharge policies for "appropriate referral and transfer plans" including evaluation of a patient’s capacity for self-care and possibility of being cared for in "the environment

from which s/he entered the hospital." The actual discharge varies with the individual being discharged, their primary and behavioral health needs, and resources and supports available. While planners try to send individuals home or to family, sometimes they discharge to a nursing home, rehab hospital or as last resort, non-HUD funded shelter. Some shelters have protocols against accepting certain individuals directly from a hospital.

Pennsylvania has a formal policy that no discharge from a state hospital can occur unless all housing, treatment, case management, and rehabilitation services are in place at the county level. The goal is for all individuals to move into the most integrated housing of their choice in the community. Every individual in a state hospital for over two years must have a pre-discharge Community Support Plan that includes living arrangements. Individuals are never discharged from a state hospital to the street or shelter. Each individual is discharged to his/her own housing, housing with a friend or relative, limited size personal care home, or mental health residential program.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Sharon addresses LBP hazards through our Housing Rehabilitation Program. The City complies with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Residential Structures (current rule). To meet the requirements of the new LBP regulations the City of Sharon takes actions regarding housing rehabilitation.

Lawrence County Community Action Partnership manages Lead-Based Paint Hazard Reduction Grant Program with the purpose to maximize the number of children under the age of six protected from lead poisoning. The Healthy Homes Supplemental funding is intended to enhance the lead-based paint hazard control activities by comprehensively identifying and addressing other housing hazards that affect occupant health. Their service areas include Lawrence, Mercer, Delaware, & Butler counties.

How are the actions listed above related to the extent of lead poisoning and hazards?

It is estimated that there are approximately 5,607 houses in the City of Sharon containing lead-based paint. Homes built before 1978 are most likely to contain lead-based paint. The lead is not a hazard unless there is peeling, chipped or deteriorating paint. Children under 6 years old are most at risk for serious harm from lead poisoning. They could eat paint chips, chew on painted surfaces, breathe in the lead dust, or touch surfaces with lead dust and put their hands in their mouths. The City of Sharon provides information for citizens about Lawrence County's lead hazard control program to abate the lead from their homes.

How are the actions listed above integrated into housing policies and procedures?

Lawrence County Community Action Partnership manages Lead-Based Paint Hazard Reduction Grant Program, which includes their own set of policies and procedures.

The City of Sharon takes the following actions regarding housing rehabilitation to meet the LBP regulations:

- Applicants for rehabilitation funding receive the required LBP information and understand their responsibilities.
- Staff will properly determine whether proposed projects are exempt from some or all LBP requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable LBP requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable.

- Standards established in 24CFR Part 35, Subpart R.
- Required notices regarding LBP paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing LBP maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing LBP maintenance activities.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development including job-training services for low-income residents. Also, the City's strategy is to provide supportive services for target income residents. Based on the public policies and programs in place for the City of Sharon the following could be achieved should the national economy stabilize and based on the following:

- The City along with Mercer County will continue to pursue new economic development opportunities to create jobs for the unemployed and underemployed.
- The City is willing to use the Section 108 Loan Guarantee Program to promote economic development.
- CDBG funds are available for public service programs for job training, education, health, and social services to raise the standard of living of families above the poverty level.

The City with various community and economic development agencies would use different loan programs to attract new businesses into the area.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Providing access and increasing the supply of affordable housing is integrally tied to the City's Anti-Poverty Strategy. The City views that the most successful components for its Anti-Poverty Strategy is to provide both job training/creation activities while providing affordable housing availability.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Community Development Department has the primary responsibility for monitoring the City's Consolidated Plan and Annual Action Plan. The department maintains records on the progress toward meeting the goals and the statutory and regulatory compliance of each activity. Service area documentation is achieved through scheduling activities, drawdown of funds, and maintenance of budget spread sheets which indicate the dates of expenditures. Program modifications are considered if project activities are not able to be completed within the allowable time limits of the grant. The CD Department is also responsible for the on-going monitoring of any sub-recipients for similar compliance. The City responsibility is to ensure that Federal Funds are used in accordance with all program requirements, determining the adequacy of performance under sub-recipient agreements; and taking appropriate action when performance problems arise. The Community Development Department has developed a "monitoring checklist" to be utilized when programs and activities are reviewed, developed in accordance with "Uniform administrative Requirement for Grants and Cooperative Agreements of State and Local Governments."

CDBG funded activities are monitored periodically during the construction phase and a final inspection is performed which details the cost benefit and benefit to low/moderate income persons. During the on-site inspections, compliance with the local building and housing codes are reviewed. The City also reviews all affordable housing projects it has funded to ensure compliance with all CDBG Program requirements. Copies of financial statements and audit reports are required and kept on file. For those activities which trigger Davis-Bacon Wage Rates, employee payrolls are required prior to payment and on-site employee interviews will be held.

These monitoring standards are required for all administered projects and sub-recipient activities. For each activity authorized under the National Affordable Housing Act, the CD Department has established fiscal and management procedures that will ensure program compliance and fund accountability. The monitoring process is an ongoing system of planning, implementation, communication and following up.

The City monitors its performance with meeting its goals and objectives with its Five-Year Consolidated Plan. It reviews its goals on an annual basis in the preparation of its CAPER and adjusts its goals, as needed.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Sharon will be receiving \$539,294 from CDBG funds for the FY 2025 program year. The City anticipates that it will receive \$75,000 in program income (PI) for FY 2025. The City's FY 2025 CDBG program year starts on October 1, 2025 and concludes on September 30, 2030. The City projects the following anticipated resources over the five year period based. The projection is based upon the current year's allocation, as the CDBG allocations during the past couple years have trended upwards, following years of downward trends.

- FY 2025 =\$614,294 (\$539,294 CDBG + \$75,000 PI)
- FY 2026 =\$614,000 (\$539,000 CDBG + \$75,000 PI)
- FY 2027 =\$614,000 (\$539,000 CDBG + \$75,000 PI)
- FY 2028 =\$614,000 (\$539,000 CDBG + \$75,000 PI)
- FY 2029 =\$614,000 (\$539,000 CDBG + \$75,000 PI)

Prior year resources were derived from unexpended CDBG funds in years 2021, 2023, and 2024. A PR02 Report was run to see remaining funds and subtracted from the approved AAP budgets.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	539,294.00	75,000.00	0.00	614,294.00	2,695,000.00	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City has applied for HOME funds through the Pennsylvania Department of Community and Economic Development HOME Investment Partnership Program this year. HOME funds can be used in a variety of ways, including market-oriented approaches that offer opportunities such as housing rehabilitation, homeownership or rental activities to revitalize communities with new investment. Homeownership and housing rehabilitation creates economic prosperity for communities and families and acts as a dynamic generator of economic growth. The City has been successful in obtaining a number of state grants from PA Department of Community and Economic Development. The HOME application is currently pending.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Lots to Love program has been designed to care for vacant, abandoned lots in the City.

Discussion

The City does not yet understand the impacts of the coronavirus and current administration on future grant funding.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1	2020	2024	Affordable Housing	Citywide	Housing Priority	CDBG: \$220,680.00	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	HS-2	2020	2024	Affordable Housing	Citywide	Housing Priority	CDBG: \$70,000.00	Housing Code Enforcement/Foreclosed Property Care: 520 Household Housing Unit
3	HS-3	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$.00	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
4	HS-4	2020	2024	Affordable Housing	Citywide	Housing Priority	CDBG: \$.00	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
5	SN-1	2020	2024	Non-Homeless Special Needs	Citywide	Housing Priority Special Needs Priority	CDBG: \$.00	Homeowner Housing Rehabilitated: 15 Household Housing Unit
6	SN-2	2020	2024	Non-Homeless Special Needs	Citywide	Special Needs Priority	CDBG: \$23,742.00	Public service activities other than Low/Moderate Income Housing Benefit: 6194 Persons Assisted
7	CD-1	2020	2024	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$100,000.00	Buildings Demolished: 15 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	CD-2	2020	2024	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$100,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2629 Persons Assisted
9	CD-3	2020	2024	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$40,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 1050 Persons Assisted Other: 15 Other
11	ED-1	2020	2024	Economic Development	Citywide	Economic Development Priority	CDBG: \$.00	Businesses assisted: 1 Businesses Assisted
12	AM-1	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Economic Development	Citywide	Administration, Planning and Management Priority	CDBG: \$59,872.00	Other: 13147 Other
13	HO-1	2025	2029	Homeless	Citywide	Housing Priority	CDBG: \$.00	Homelessness Prevention: 5 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1
	Goal Description	Continue to support and encourage housing rehabilitation of existing housing units to become decent, safe, and sound housing that is affordable to lower income households, including managing the Community Development Department's Housing Rehab program.
2	Goal Name	HS-2
	Goal Description	HS-2 is to promote and enforce rehabilitation of housing, especially rentals, to become decent, safe, and sound housing. This will be accomplished by Code Enforcement.
3	Goal Name	HS-3
	Goal Description	Support housing assistance agencies to assist low- to moderate-income homebuyers to purchase a home and overcoming homebuyer barriers, while promoting and encouraging renters to buy a home instead of continuing to rent.
4	Goal Name	HS-4
	Goal Description	Improve the public's knowledge and awareness of the Federal Fair Housing Act, and related laws, regulations, and requirements to affirmatively further fair housing in the area.
5	Goal Name	SN-1
	Goal Description	Modify housing units and public accommodation to accommodate persons with disabilities, elderly, and persons with other special needs to be decent, safe, and sound as well as affordable.
6	Goal Name	SN-2
	Goal Description	Support social services, programs, and facilities for the elderly, persons with disabilities, and persons with other special needs.
7	Goal Name	CD-1
	Goal Description	Remove and correct blight and slum conditions throughout the City.

8	Goal Name	CD-2
	Goal Description	Improve the City's public facilities and infrastructure through rehabilitation and new construction.
9	Goal Name	CD-3
	Goal Description	Promote and encourage neighborhood investment and revitalization with programs and community participation, including Lots to Love program.
11	Goal Name	ED-1
	Goal Description	Support and encourage new job creation, job retention, and job training opportunities in addition to supporting local businesses through financial investment. Funds from previous years will be used to assist businesses.
12	Goal Name	AM-1
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs. General Program Administration supports this Goal. Goal Outcome Indicator reflects present Sharon population.
13	Goal Name	HO-1
	Goal Description	Support providers, including Continuum of Care, and their efforts to provide emergency shelter, transitional housing, and permanent housing for the homeless and persons at-risk of becoming homeless.

Projects

AP-35 Projects – 91.220(d)

Introduction

In order to address the identifiable needs of the City of Sharon, the proposed FY 2025 One-Year Action Plan proposes the following activities:

Projects

#	Project Name
1	Lots to Love
2	Homeowner Housing Rehabilitation
3	Clearance and Demolition
4	Public Facility Improvements
5	Code Enforcement
6	Shenango Valley Shuttle Service
7	General Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations and priorities were established by the participation of City and County decision makers, stakeholders and public hearing participants. The major obstacle that the City experiences in addressing underserved needs of the community is access to additional federal, state, and local financial funding resources to accomplish the housing and community development goals of the City.

AP-38 Project Summary
Project Summary Information

1	Project Name	Lots to Love
	Target Area	Citywide
	Goals Supported	CD-3
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$40,000.00
	Description	This activity is providing operating support for Community Action Partnership Mercer County, which operates various programs to benefit low/mod populations, such as the Lots to Love Program, employment, housing and early childhood development. The purpose of the Lots to Love project is to ensure vacant lots in Sharon do not perpetuate blight. If vacant lots are unkempt, the purpose of blight remediation through demolition become null and void. Regulatory Citation: 24 CFR 570.201(e)Matrix Code: 05Z: Other Public Services Not Listed in 03T and 05A-05Y 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) An example of a legitimate use of this code is when the CDBG funds are provided to a non-profit organization that provides multiple types of social services for operating costs. National Objective: LMA - LOW/MOD AREA BENEFIT.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 vacant lots will be transferred to new owners and maintained. We estimate that each of the 15 lots will impact 20 households (5 to the left of the lot, 5 to the right of the lot and 10 in front of the lot) with an estimate of 3.5 individuals per household, for a total of 1,050 residents. (Neighborhood Assistance Program metric) Other lots and projects will be included in the accomplishment data.
2	Location Description	The program began as a pilot in the neighborhood north of Buhl Club (Hull to the north, Jefferson to the east, State to the south and Sharpsville to the west). The program continues to grow into other neighborhoods and expanding into current neighborhoods throughout the city.
	Planned Activities	Community Action Partnership of Mercer County will serve as the subrecipient to administer the Lots to Love Program. A Project Supervisor and Field Coordinator will implement three lot revitalization strategies: Adopt-a-Lot, Sponsor-a-Lot and the Side Lot program.
	Project Name	Homeowner Housing Rehabilitation
	Target Area	Citywide

	Goals Supported	HS-1 SN-1
	Needs Addressed	Housing Priority Special Needs Priority
	Funding	CDBG: \$220,680.00
	Description	Funding to support a Minor Repair Program and Roof Repair Program. Regulatory Citation: 24 CFR 570.202(a)(1) Privately owned buildings and improvements for residential purposes; improvements to a single-family residential property which is also used as a place of business, which are required in order to operate the business, need not be considered to be rehabilitation of a commercial or industrial building, if the improvements also provide general benefit to the residential occupants of the building; Matrix Code: 14A: Housing Rehab; Single Unit Residential. National Objective: LMH - LOW/MOD HOUSING BENEFIT \$135,000 for Project plus \$59,980.00 for Activity Delivery Cost
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 projects will be completed.
	Location Description	Citywide; homeowners must income qualify.
	Planned Activities	This Activity was derived from the 2025-2029 Analysis of Impediments to Fair Housing Choice and Blight Strategy Plan.
	3	
	Project Name	Clearance and Demolition
	Target Area	Citywide
	Goals Supported	CD-1
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$100,000.00

	Description	Demolition and Clearance of 15 scattered-site residential units. Regulatory Citation: 24 CFR 570.208(b)(2) Activities to address slums or blight on a spot basis. The following activities may be undertaken on a spot basis to eliminate specific conditions of blight, physical decay, or environmental contamination that are not located in a slum or blighted area: acquisition; clearance; relocation; historic preservation; remediation of environmentally contaminated properties; or rehabilitation of buildings or improvements. However, rehabilitation must be limited to eliminating those conditions that are detrimental to public health and safety. If acquisition or relocation is undertaken, it must be a precursor to another eligible activity (funded with CDBG or other resources) that directly eliminates the specific conditions of blight or physical decay, or environmental contamination. Matrix Code: 04- Demolition and Clearance. National Objective: SBS - SLUM/BLIGHT SPOT BENEFIT
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	We estimate 15 structures will be demolished. We estimate that each of the 15 lots will impact 20 households (5 to the left of the lot, 5 to the right of the lot and 10 in front of the lot). Overall, each demolished structure will impact the overall neighborhood.
	Location Description	Demolitions may be completed city-wide in eligible areas.
	Planned Activities	This Activity was derived from the 2025-2029 Analysis of Impediments to Fair Housing Choice and Blight Strategy Plan.
4	Project Name	Public Facility Improvements
	Target Area	Citywide
	Goals Supported	CD-2
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$100,000.00
	Description	City administrators and City Council will work with citizens to prioritize 2025-2029 projects, as detailed below. Regulatory Citation: 24 CFR 570.201(c)Matrix Code: 03K Street Improvements 24 CFR 570.201(c) or 42 USC 5305(a)(2) Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. Also use 03K: For improvements that include landscaping, street lighting, and/or street signs (commonly referred to as streetscaping. If sidewalk improvements (see code 03L) are part of more extensive street improvements. National Objective: LMA - LOW/MOD AREA BENEFIT

	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Improvements are determined by selecting projects that will be most impactful to Sharon residents. The Sharon population of 2023 is 13,147 and that figure is used as a common metric for city-wide projects included in the 2025-2029 Con Plan.
	Location Description	Activities may be completed citywide in eligible areas.
	Planned Activities	The following projects are under consideration for PY 2025: General Street Repairs
5	Project Name	Code Enforcement
	Target Area	Citywide
	Goals Supported	HS-2 CD-1
	Needs Addressed	Housing Priority Community Development Priority
	Funding	CDBG: \$70,000.00
	Description	Sharon Code Officers work with residents to establish safe and healthy living environments. Regulatory Citation: 24 CFR 570.202(c) Code enforcement. Costs incurred for inspection for code violations and enforcement of codes (e.g., salaries and related expenses of code enforcement inspectors and legal proceedings, but not including the cost of correcting the violations) in deteriorating or deteriorated areas when such enforcement together with public or private improvements, rehabilitation, or services to be provided may be expected to arrest the decline of the area. Matrix Code: 15- Code Enforcement. National Objective: LMA - LOW/MOD AREA BENEFIT
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	We estimate code officers to assist approximately at least 10 houses/week.
	Location Description	These activities are city-wide in LMI areas.
	Planned Activities	This Activity was derived from the 2025-2029 Analysis of Impediments to Fair Housing Choice and Blight Strategy Plan.
6	Project Name	Shenango Valley Shuttle Service
	Target Area	Citywide

	Goals Supported	SN-2
	Needs Addressed	Special Needs Priority
	Funding	CDBG: \$23,742.00
	Description	The shuttle provides rides throughout the County, offering affordable, accessible transportation. Regulatory Citation: 24 CFR 570.201(e) Matrix Code: 05E: Transportation Services 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) General transportation services. Transportation services for a specific client group should use the matrix code for that client group. For example, use 05A for transportation services for the elderly. National Objective: LMC
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The service is open to Sharon and Shenango Valley residents. It is estimated from past data that 6,194 individuals/year will benefit, including individuals with special needs and the elderly.
	Location Description	County-wide
	Planned Activities	This Activity was derived from the 2025-2029 Analysis of Impediments to Fair Housing Choice. The Mercer County Council of Governments who manage the SVSS are currently conducting their analysis of the service.
7	Project Name	General Administration
	Target Area	Citywide
	Goals Supported	HS-3 HS-4 ED-1 AM-1 HO-1
	Needs Addressed	Administration, Planning and Management Priority
	Funding	CDBG: \$59,872.00
	Description	General administration includes day-to-day oversight of projects, grant management, reporting and accounting. Regulatory Citation: 570.206 Program administrative costs. Matrix Code: 21A: General Program Administration
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	The Sharon population of 2023 is 13,147 and that figure is used as a common metric for city-wide projects.
	Location Description	Activities are completed throughout the city; administration offices are located at 155 West Connelly Boulevard.
	Planned Activities	This Activity was derived from the 2025-2029 Analysis of Impediments to Fair Housing Choice and Blight Strategy Plan.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Sharon will direct CDBG funds citywide.

The City of Sharon identified the following CTs and BGs with minority concentrations over 29%, as determined by the 2020 Census:

CT 332, BG 1, 95.50%; CT 332, BG 2, 95.60%; CT 332, BG 3, 73.80%; CT 332 BG 4, 75.40%.

The City of Sharon has identified the following CTs and BGs as qualifying low-mod areas:

CT 301, BG 1, 64.90%; CT 301, BG 2, 59.80%; CT 301, BG 3, 83.80%; CT 303, BG 2, 61.10%; CT 303, BG 3, 85.00%; CT 303, BG 4, 78.57%*; CT 304, BG 1, 74.70%; CT 305, BG 3, 72.50%; CT 332, BG 1, 95.50%; CT 332, BG 2, 96.60%; CT 332, BG 3, 73.80%; CT 332, BG 4, 75.40%.

*Survey of CT 303, BG 4 was conducted in Fall 2024.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Sharon has allocated its CDBG funds for the FY 2025 based on which activities will principally benefit low and moderate income persons.

The Public Facilities Improvements activities are either located in a low and moderate income census area or have a low and moderate income service area benefit or clientele. The Housing Rehabilitation Improvements activities have an income eligibility criterion; therefore, the income requirement restricts funds only to low and moderate income households throughout the City. The Public Services activities are for social service organizations with low income clients.

Discussion

Under the FY 2025 CDBG Program, the City of Sharon will receive a grant in the amount of \$539,294 and anticipates program income of \$75,000. The City will allocate \$85,572 of FY 2025 for general administration. The balance of funds (\$528,722) will be allocated to: activities which principally benefit low- and moderate-income persons in the amount of \$428,722 (~69%) and \$100,000 for the removal of slums and blight (~16%).

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Sharon will utilize its CDBG funds to rehabilitate existing affordable housing units and provide housing counseling to facilitate housing affordability.

During the FY 2025 CDBG program year, the City of Sharon does not plan to fund any projects that will construct new units, the acquisition of existing units or provide any rental assistance. The City of Sharon will support housing agencies towards their goals of providing low- to moderate-income families avenues to homeownership and fair housing. The City of Sharon will fund the following projects:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Mercer County Housing Authority is dedicated to enhancing the quality of life for people who need affordable, safe housing choices, and supportive services in well maintained neighborhoods for the residents of Mercer County and the City of Sharon. MCHA provides affordable housing in the most efficient and effective manner to qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development, the Commonwealth of Pennsylvania, Mercer County, the City of Sharon, and any other entity providing funding for affordable housing programs. This is achieved by MCHA assisting individuals and families through its public housing communities and Housing Choice Vouchers.

Actions planned during the next year to address the needs to public housing

MCHA plans to modernize and upgrade various communities in the next five years. In Pine Hollow Village, there will be exterior upgrades to the six row house type buildings. This may include soffit, fascia metal, siding accents. They are also adding a dumpster enclosure and a concrete pad for under the pavilion that was installed two years ago along with a mounted picnic table and benches. There will be total renovations of the kitchens and bathrooms which started prior and will continue for several years until completed.

In McDowell Manor, closet doors and interior hollow core doors will be changed as needed during turnover. Other improvements include painting exterior doors, replacing refrigerators with Energy Star, and replacing kitchen cabinets, counter tops, faucet, range hood, sinks and kitchen flooring.

In Vermeire Manor, the Bi-Fold closet doors and interior hollow core doors will be replaced, new flooring during, and inspect all appliances to verify if they are energy star efficient while also installing new range hoods and GFCI's where needed.

In Fornelli Manor, pricing for audible signals for elevators will be done, replacing Bi-fold closet doors and interior hollow core doors, install new perimeter fence along the back side of the parking lot, install rubber stair treads in stairwells, and paint all shared areas.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

MCHA encourages residents of its public housing units to organize community resident groups to become more involved in housing management. MCHA publishes a quarterly newsletter that keeps residents informed of various events and activities specific to residents. MCHA staffs a Resident Services Department that offers programs to encourage self-sufficiency, improve quality of life, and encourage healthy communities. The following is a list of some of the services offered through the MCHA: After-school and Summer Programs (school-aged children); Pre-K playgroup (ages 3-5); Job board for resident employment opportunities; Community Events and Resource Fairs; Resume writing assistance; Health & Fitness Programs; Youth Programs; Use of on-site computer lab, copier, and fax machine; Financial literacy classes; and Referrals to community resources. In addition, MCHA promotes and provides

information and technical assistance to residents concerning Section 3 opportunities. Part of MCHA's PHA Plan is to be more proactive when it comes to letting the residents know what their options are and what violations can be addressed to prevent termination of the lease. This will help with keeping the units filled and bring down the amount of turnover.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

MCHA was not classified as "troubled" by HUD and was performing satisfactorily according to HUD guidelines and standards.

Discussion

The City of Sharon has identified that there is a need for decent, safe, and sanitary housing to address the households affected by housing problems, severe housing problems, and housing cost burdens. The largest income group affected by housing problems is the extremely low-income households. The Mercer County Housing Authority is an important part of the City of Sharon's housing strategy. MCHA is the primary assisted housing provider of housing for extremely low income, very low income, and lower income residents of Mercer County and the City of Sharon.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Sharon is a member of the Western PA CoC. the Western PA CoC is comprised of the Northwest RHAB (Crawford, Warren, McKean, Potter, Mercer, Venango, Forest, Elk, Cameron, Lawrence, Clarion, Jefferson, and Clearfield counties) and the Southwest RHAB (Butler, Armstrong, Indiana, Washington, Westmoreland, Greene, and Fayette counties).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

DCED and the Balance of State CoCs have customized a standardized assessment that utilizes Southwest PA 211 to expand and improve coverage. The tool was designed to be a detailed common assessment tool to identify housing and services appropriate to the individuals' needs.

The methods for conducting the unsheltered count utilized by CoC members:

1. Public places with interviews on PIT night: Standardized Interview Forms were used in interviewing households to collect/record data
2. Public places count: During count, if a family/person was sleeping, not willing to be interviewed or safely reached, details about their household size, gender, estimated age, location, clothes, and appearance were recorded on the Interview Form.
3. Service-based count: Some counties within the CoC have moved to a service-based count. This includes conducting interviews at soup kitchens, day centers, food pantries, health clinic, etc. Some counties conducted the service-based count in combination with the public places count.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City does not have plans for FY 2025 to fund projects that address emergency shelter housing, but will continue to support initiatives for providing housing and preventing homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Balance of State CoC supports the Housing First approach to ending homelessness that centers on providing people experiencing homelessness with housing as quickly as possible – and then providing

services as needed. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve. Housing First programs share critical elements: A focus on helping individuals and families access and sustain permanent rental housing as quickly as possible without time limits; A variety of services delivered to promote housing stability and individual well-being on an as-needed basis; and A standard lease agreement to housing – as opposed to mandated therapy or services compliance.

Currently PAHMIS is the primary tool to track returns to homelessness. It has the capability of tracking people through the recently implemented “client data sheet” which provides users the ability to see other places in the CoC where that client has appeared for service. This system is not yet widely used, but over the course of the coming year, providers will be trained in its value for tracking returns to homelessness and for developing strategies to prevent future returns. PAHMIS staff will, through user input, develop reports that can be used to further this effort. A current limitation of this is that in rural communities, where there are few shelters and reliance on informal support, there are numerous instances of people not returning to CoC programs after returning to homelessness. When coordinated assessment is fully operational, integrated with HMIS and well-advertised as point of entry for homeless assistance, the CoC will have greater ability to track returns to homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

On September 12, 2024, Governor Josh Shapiro signed Executive Order 2024- 03, directing DCED, in collaboration with other agencies and stakeholders, to develop a comprehensive Housing Action Plan that will address the state’s housing shortage, address homelessness, and expand affordable housing options – ensuring Pennsylvanians have access to safe, affordable housing and attracting more people to live here in the Commonwealth. Previously, the Western PA CoC has followed the State’s homeless plan. As a stakeholder in the State’s new housing plan, the CoC will collaborate with federal, state, and local agencies to help low-income individuals and families avoid becoming homeless.

Children aging out of foster care are protected by laws to ensure that youth are not discharged into homelessness. The Federal Fostering Connections Act and State Court Rule require a Transition Plan before discharge from foster care. The PA Office of Children, Youth & Families guides Transition Plan components. Also, recent state law allows youth under 21 who have aged out to re-enter foster care and receive placement and services. County agencies are required to enter into youth-driven transition planning as early as age 16 and at least 6 months prior to discharge. The court approved Plan may not include referrals to shelters and must address living arrangements for 6 months, as well as a budget and source of income to address the youth’s living expenses. However, County agencies provide limited housing support upon discharge, ending at age 21. Youth go to relatives or family, transitional living placements, four year schools, to live with roommates/friends, reunite with family of origin, or remain

with foster family. There were no unaccompanied youth counted in Mercer County in the Point -in-Time counts for 2018 or 2019. There were 2 unaccompanied youth in 2020.

Hospitals must have written discharge policies for "appropriate referral and transfer plans" including evaluation of a patient's capacity for self-care and possibility of being cared for in "the environment from which s/he entered the hospital." The actual discharge varies with the individual being discharged, their primary and behavioral health needs, and resources and supports available. While planners try to send individuals home or to family, sometimes they discharge to a nursing home, rehab hospital or as last resort, non-HUD funded shelter. Some shelters have protocols against accepting certain individuals directly from a hospital.

Discussion

Mercer County and its municipalities are exploring development/redevelopment of different housing options and neighborhood layouts. The County is undergoing a comprehensive plan that may lead into a county housing plan. Along with its stakeholders, the County and its municipalities should implement a county-wide homelessness/housing plan that includes strategies, goals, and actions to provide decent, safe, and sound housing for all.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The City is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions include, among others, to reduce the cost of housing to make it affordable:

- Provide developers with incentives for construction of affordable housing
- Restructuring of fees for construction, tap-ins, plan review, etc.
- Modifying development standards to increase density
- Reuse of the 2nd and 3rd floors in the downtown business district to promote new residential housing units

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

There are no known public policies in the City that are barriers to affordable housing. The following public policies were analyzed:

- Tax policies affecting land and other property
- Use Controls
- Zoning Ordinance
- Building Codes
- Fees and Charges
- Growth Limits
- Return on residential investment

The City will continue to undertake the following actions through CDBG and (if funded) HOME funding:

- City will leverage its financial resources and apply for additional public and private housing funding
- Continue to provide funds for housing rehabilitation for both owner and renter occupied housing units
- Provide funding for housing counseling programs
- Use of state funds to abate housing units from lead based paint hazards

Discussion:

The City of Sharon will fund the following affordable housing projects with FY 2025 CDBG funds:

1. Housing Rehabilitation

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Sharon has developed the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public, private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting the underserved needs in the City of Sharon is the limited financial resources available to address the priorities identified in the Five-Year Consolidated Plan and the lack of quality affordable housing. The City of Sharon is not a HUD entitlement jurisdiction under the HOME program. Therefore, resources for housing activities are limited. Under the FY 2025 CDBG Program the City will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds
- Continue to provide financial assistance for housing rehabilitation
- Continue to provide funding for public service activities
- Continue to do provide public facility improvements
- Continue to remove slum and blighting conditions in the City
- Continue to provide funding for code enforcement activities
- Continue to support economic development opportunities for LMI individuals.

Actions planned to foster and maintain affordable housing

The City of Sharon will fund the following affordable housing projects with FY 2025 CDBG funds:

- Housing Rehabilitation

The Mercer County Housing Authority will continue to fund the following activities to foster and maintain affordable housing in the City of Sharon:

- Continue to provide Housing Choice Vouchers and public housing units
- Continue to rehabilitate and make improvements to public housing units

Actions planned to reduce lead-based paint hazards

The City of Sharon will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule) for its Housing Rehabilitation Program. In order to meet the requirements of the new lead-based paint regulations, the City of Sharon will take the following actions regarding housing rehabilitation:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.

- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable
- Standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

Actions planned to reduce the number of poverty-level families

The City's goal is to reduce the extent of poverty by taking actions the City can control and through work with other agencies and organizations. During this program year the City will fund:

- Shenango Valley Shuttle Service
- Community Action Partnership Mercer County

Actions planned to develop institutional structure

The City of Sharon Department of Community and Economic Development will coordinate activities among the public and private agencies and organizations in the City. This coordination will ensure that the goals and objectives outlined in the FY 2025-2029 Five-Year Consolidated Plan will be effectively addressed by more than one agency. Staff will facilitate and coordinate the linkage between these public and private partnerships and develop new partnership opportunities in the City.

This coordination and collaboration between agencies is important to ensure that the needs of the residents of Sharon are addressed. The main agencies that are involved in the implementation of the Plan, as well as additional financial resources that are available are the following:

Public Agencies:

- City of Sharon Department of Community and Economic Development – is responsible for administration of the CDBG program.
- Mercer County Housing Authority – is responsible for administering Housing Choice Vouchers and public housing units.

Non-Profit Agencies:

There are several non-profit agencies that serve low income households in the City. The City continued to collaborate with these agencies. Some of these agencies are the following:

- Shenango Valley Urban League

- Community Action Partnership of Mercer County
- Mercer County Housing Coalition
- The Salvation Army
- Mercer County Area Agency on Aging
- Mercer County Food Bank
- Shenango Valley Community Library
- F.H. Buhl Community Recreation Center
- Mercer County Regional Council of Governments (Shenango Valley Shuttle Service)
- United Way of Mercer County

Private Sector:

The private sector is a key collaborator in the services and programs associated with the Five-Year Consolidated Plan. The private sector brings additional financial resources and expertise that can be used to supplement existing services in the City. Examples of these private sectors are: local lenders, affordable housing developers, business owners, community and economic development organizations, healthcare organizations, and others. The City will continue to collaborate with local financial institutions, private housing developers, local realtors, etc.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Sharon is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, county, federal, and state agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the City of Sharon.

During this program year, the City funded Program Administration in the amount of \$85,572 to accomplish this. This is not the total administration budget, which will also involved remaining administrative funds from previous years.

Discussion:

The City monitors its performance with meeting its goals and objectives with its Five-Year Consolidated Plan. It reviews its goals on an annual basis in the preparation of its CAPER and makes adjustments to its action plan as necessary.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text]
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All funding will support low-mod activities, except for the Administration line item. This plan will be used for Program Year 2025 activities.

Attachments

Citizen Participation Comments

Commonwealth of Pennsylvania
County of Mercer

Beth Vares

Advertising Consultant

14th day of May, 2025

Jodi LO Laughlin

My commission expires 12/13/2027

5791.25

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Jodie L O'Laughlin, Notary Public
Lawrence County
My Commission Expires 12/13/2027
Commission # 1440384

on the dates listed below. I certify that I am duly authorized to verify this statement under oath and am not interested in the subject matter of the attached notice or advertisement. All allegations in this affidavit as to time, place and character of publication are true.

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE
PUBLIC HEARING NOTICE
CITY OF SHARON, PENNSYLVANIA
PY 2025-2029 FIVE-YEAR CONSOLIDATED PLAN AND PY
2025 ANNUAL ACTION PLAN

Notice is hereby given that the City of Sharon, Mercer County, PA will hold public hearings on Wednesday, May 24, 2025 at 5:30 PM and Wednesday, June 25, 2025 at 12 PM prevailing time, in the Council Chambers, 155 West Connally Boulevard, Sharon, PA 16148.

The Sharon Municipal Building and the City Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents for them to participate in the public hearing, please call Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, City of Sharon, PA 16148, (724) 983-3231, to make those arrangements. Any person requiring an interpreter for the hearing impaired or the visually impaired should contact Ms. Kepple at least 72 hours prior to the meeting and an interpreter will be provided. In addition, hearing-impaired persons may call Pennsylvania Relay at 7-1-1. Any non-English speaking person wishing to attend the public hearing should contact Ms. Kepple at least 72 hours prior to the meeting and, if needed, a language interpreter will be provided.

Cualquier persona que no hable inglés y desee asistir a la audiencia pública deberá comunicarse con la Sra. Kepple al menos 72 horas antes de la reunión y, si es necesario, se proporcionará un intérprete de idioma.

اگر کسی شخص کو یہ اطلاع دی جائے کہ شہر شاریون میں ایک عوامی سماعت ہو رہی ہے تو وہ اس کی اطلاع دینے کے لیے سوشل میڈیا پر اپنے دوستوں کو مطلع کرے گا۔

任何希望參加公開聽證會的非英語人士應在會議前至少提前 72 小時聯繫 Kepple 女士。如有需要，我們將提供語言翻譯。

सार्वजनिक सुनवाई में भाग लेने के इच्छुक किसी भी गैर-अंगरेजी भाषी व्यक्ति को बैठक से कम से कम 72 घंटे पहले सुखी कैपल से संपर्क करना चाहिए और यदि आवश्यक हो तो भाषा दूधिया उपलब्ध कराया जाएगा।

Любое лицо, не владеющее английским языком и желающее присутствовать на публичных слушаниях, должно связаться с г-ной Кеппл не менее чем за 72 часа до начала заседания, и при необходимости будет предоставлен переводчик.

The purpose of these public hearings are to gather information for the City's PY 2025-2029 Five-Year Consolidated Plan and the Annual Action Plan for PY 2025 which the City must submit to the U.S. Department of Housing and Urban Development for the Community Development Block Grant (CDBG) Entitlement Funds Program. The City of Sharon anticipates based on last fiscal year's allocation that it will receive an estimated CDBG entitlement grant in the amount of approximately \$554.12K and program income in the amount of \$75,000 for PY 2025. These funding levels are contingent upon the final approval of the Federal Budget for PY 2025. In order to receive those funds, the City of Sharon must prepare a Five Year Consolidated Plan and One Year Annual Action Plan for each year for the use of CDBG funds. At least 70% of the CDBG funds must benefit low- and moderate-income persons living in the City of Sharon. In preparing its CDBG application the City intends to afford citizens, local agencies, and interested parties the opportunity to become involved in the planning process.

The following types of activities may be eligible for funding under the CDBG program:

Acquisition of property; disposition costs; improvements to public facilities, including the removal of architectural barriers; demolition and environmental clean-up; public services that are new or a quantifiable increase in the level of service; interim assistance; relocation payments for persons displaced as a result of a CDBG activity; rehabilitation of houses; code enforcement; special economic development activities; special activities undertaken by a community based development organization; home ownership assistance for purchase; planning; environmental; program administration; audit; and other miscellaneous activities.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore, the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG funds.

All interested citizens are encouraged to attend the public hearing and they will be given the opportunity to present oral or written testimony concerning the needs of the City of Sharon and the use of CDBG funds to address those needs over the next five years. Written comments may be addressed to Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, 155 West Connally Boulevard, Sharon, PA 16148.

Beth Veres

Beth Veres

Advertising Consultant

Sworn to and subscribed to before me this

14th day of May, 2025

Jodie O'Laughlin

Jodie O'Laughlin

My commission expires 12/13/2027

Consolidated Plan

\$791.25



**PUBLIC HEARING NOTICE
CITY OF SHARON, PENNSYLVANIA
PY 2025-2029 FIVE-YEAR CONSOLIDATED PLAN AND PY 2025 ANNUAL ACTION PLAN**

Notice is hereby given that the City of Sharon, Mercer County, PA will hold public hearings on Wednesday, May 28, 2025 at 5:30 PM and Wednesday, June 25, 2025 at 12 PM prevailing time, in the Council Chambers, 155 West Connelly Boulevard, Sharon, PA 16146.

The Sharon Municipal Building and the City Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents for them to participate in the public hearing, please call Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, City of Sharon, PA 16146, (724) 983-3231, to make those arrangements. Any person requiring an interpreter for the hearing impaired or the visually impaired should contact Ms. Kepple at least 72 hours prior to the meeting and an interpreter will be provided. In addition, hearing-impaired persons may call Pennsylvania Relay at 7-1-1. Any non-English speaking person wishing to attend the public hearing should contact Ms. Kepple at least 72 hours prior to the meeting and, if needed, a language interpreter will be provided.

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يجب على أي شخص لا يتحدث اللغة الإنجليزية ويرغب في حضور جلسة الاستماع العامة الاتصال بالسيدة كيبيل قبل 72 ساعة على الأقل من الاجتماع، وإذا لزم الأمر، سيتم توفير مترجم لغوي.

任何希望參加公開聽證會的非英語人士應在會議前至少提前 72 小時聯繫 Kepple 女士，如有需要，我們將提供語言翻譯。

सार्वजनिक सुनवाई में भाग लेने के इच्छुक किसी भी गैर-अंग्रेजी भाषी व्यक्ति को बैठक से कम से कम 72 घंटे पहले सुश्री केपल से संपर्क करना चाहिए और यदि आवश्यक हो तो भाषा दुभाषिया उपलब्ध कराया जाएगा।

Любое лицо, не владеющее английским языком и желающее присутствовать на публичных слушаниях, должно связаться с г-жой Кеппл не менее чем за 72 часа до начала заседания, и при необходимости будет предоставлен переводчик.

The purpose of these public hearings are to gather information for the City's PY 2025-2029 Five-Year Consolidated Plan and the Annual Action Plan for PY 2025 which the City must submit to the U.S. Department of Housing and Urban Development for the Community Development Block Grant (CDBG) Entitlement Funds Program. The City of Sharon anticipates based on last fiscal year's allocation that it will receive an estimated CDBG entitlement grant in the amount of approximately \$554,128 and program income in the amount of \$75,000 for PY 2025. These funding levels are contingent upon the final approval of the Federal Budget for PY 2025. In order to receive those funds, the City of Sharon must prepare a Five Year Consolidated Plan and One Year Annual Action Plan for each year for the use of CDBG funds. At least 70% of the CDBG funds must benefit low- and moderate-income persons living in the City of Sharon. In preparing its CDBG application the City intends to afford citizens, local agencies, and interested parties the opportunity to become involved in the planning process.

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All interested citizens are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the needs of the City of Sharon and the use of CDBG funds to address those needs over the next five years. Written comments may be addressed to Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, 155 West Connelly Boulevard, Sharon, PA 16146.

Robert Fiscus, City Manager, City of Sharon



PROOF OF PUBLICATION NOTICE IN THE HERALD

Commonwealth of Pennsylvania

County of Mercer

Beth Veres, of The Herald, having been duly sworn according to law, deposes and says The Herald is a newspaper of general circulation published at 52 South Dock Street, Sharon, Mercer County, Pennsylvania. The Herald was established May 13, 1935 and has been regularly published and issued in Mercer County since that time. The printed notice attached to affidavit is exactly the same as was printed and published in the regular edition and issue of The Herald on the dates listed below. I certify that I am duly authorized to verify this statement under oath and am not interested in the subject matter of the attached notice or advertisement. All allegations in this affidavit as to time, place and character of publication are true.

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE NOTICE OF DISPLAY OF PLAN AND PUBLIC HEARING FOR THE PY 2025-2029 FIVE-YEAR CONSOLIDATED PLAN AND PY 2025 ANNUAL ACTION PLAN FOR THE CITY OF SHARON, PA

Notice is hereby given that the City of Sharon, Mercer County, Pennsylvania has prepared its Five-Year 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan for the Community Development Block Grant (CDBG) Program. In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), this plan will be on public display for a period of 30 days, beginning Wednesday, June 11, 2025 at the following locations:

The Shenango Valley Community Library
11 North Sharpville Avenue, Sharon, PA

City Clerk's Office, Sharon Municipal Building
155 West Connelly Boulevard, Sharon, PA

Community Development Office, Sharon Municipal Building
155 West Connelly Boulevard, Sharon, PA

These plans will be available for public inspection during normal business hours of operation. Written or oral comments will be accepted until Friday, July 11, 2025. Comments may be directed to Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, City of Sharon, Sharon Municipal Building, 155 West Connelly Boulevard, Sharon, PA 16148 (724) 984-3231, skepple@cityofsharon.net.

The second public hearing will be held on Wednesday, June 25, 2025 at 12:00 PM in the City Council Chambers of the Sharon Municipal Building.

The purpose of the public hearing is to present the Five-Year 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan the City has prepared for the use of Community Development Block Grant (CDBG) funds in the amount of \$599,294 which is based on PY 2025 HUD allocation of \$514,294 and program income of \$75,000. The plans must be submitted to HUD no later than August 18, 2025.

The Sharon Municipal Building and the City Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, please call Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, City of Sharon, PA 16148, (724) 984-3241, to make those arrangements. Any person requiring an interpreter for the hearing impaired or the visually impaired should contact Ms. Kepple at least 72 hours prior to the meeting and an interpreter will be provided. In addition, hearing-impaired persons may call Pennsylvania Relay at 7-1-1. Any non-English speaking person wishing to attend the public hearing should contact Ms. Kepple at least 72 hours prior to the meeting and, if needed, a language interpreter will be provided.

Cualquier persona que no habla Inglés y desee asistir a la audiencia pública deberá comunicarse con la Sra. Kepple al menos 72 horas antes de la reunión y, si es necesario, se proporcionará un intérprete de idiomas.

فردی که نمی تواند به انگلیسی صحبت کند و بخواهد در جلسه عمومی شرکت کند باید حداقل 72 ساعت قبل از جلسه با سوزان کیپل تماس بگیرد و اگر لازم باشد، تفسیر زبان فراهم خواهد شد.

任何希望參加公開聽證會的非英語人士請在會前至少提前 72 小時聯繫 Kepple 女士。如有需要，我們將提供語言翻譯。यह सूचना सुनवाई में भाग लेने के वृत्तव्य किसी भी गैर-अंग्रेजी भाषी व्यक्ति को बैठक से कम से कम 72 घंटे पहले सूची कोपल से संपर्क करना

Beth Veres

Beth Veres

Advertising Consultant

Sworn to and subscribed to before me this

11th day of June, 2025

Jodie L OLaughlin

Jodie O'Laughlin

My commission expires 12/13/2027

Amount

on Public Display Notice \$1012.80

COMMONWEALTH OF PENNSYLVANIA - JUDICIAL
Jodie L O'Laughlin, Notary Public
Lawrence County
My Commission Expires 12/13/2027
Commission # 1440394

**NOTICE OF DISPLAY OF PLAN AND PUBLIC HEARING FOR THE
PY 2025-2029 FIVE-YEAR CONSOLIDATED PLAN AND PY 2025 ANNUAL ACTION
PLAN FOR THE CITY OF SHARON, PA**

Notice is hereby given that the City of Sharon, Mercer County, Pennsylvania has prepared its Five-Year 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan for the Community Development Block Grant (CDBG) Program. In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), this plan will be on public display for a period of 30 days, beginning Wednesday, June 11, 2025 at the following locations:

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**City Clerk's Office, Sharon Municipal Building
155 West Connelly Boulevard, Sharon, PA**

**Community Development Office, Sharon Municipal Building
155 West Connelly Boulevard, Sharon, PA**

These plans will be available for public inspection during normal business hours of operation. Written or oral comments will be accepted until Friday, July 11, 2025. Comments may be directed to Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, City of Sharon, Sharon Municipal Building, 155 West Connelly Boulevard, Sharon, PA 16146, (724) 983-3231, skepple@cityofsharon.net.

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The Sharon Municipal Building and the City Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents in order for them to participate in the public hearing, please call Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, City of Sharon, PA 16146, (724) 983-3231, to make those arrangements. Any person requiring an interpreter for the hearing impaired or the visually impaired should contact Ms. Kepple at least 72 hours prior to the meeting and an interpreter will be provided. In addition, hearing-impaired persons may call Pennsylvania Relay at 7-1-1. Any non-English speaking person wishing to attend the public hearing should contact Ms. Kepple at least 72 hours prior to the meeting and, if needed, a language interpreter will be provided.

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The proposed Five-Year 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan was prepared after conducting meetings with community stakeholders and meetings with the City's staff and officials.

In order to address the identifiable needs of the City of Sharon, the proposed PY 2025 Annual Action Plan proposes the following activities:

Lots to Love Program	\$40,000
Funding to support acquisition and disposition of property, and lot remediation	
Public Facility Improvements	\$100,000
Improvements for streets and sidewalks	
Clearance and Demolition	\$100,000
Funding for residential demolition	
Shenango Valley Shuttle Service	\$23,742
Housing Rehabilitation	\$220,680
Owner-occupied housing rehabilitation	
Code Enforcement	\$70,000
Program Administration	\$59,872
Total	\$614,294

The plan will be reviewed at the regularly scheduled City Council Workshop Meeting on Wednesday, June 4, 2025, and voted on during a City Council meeting at 5:30 pm on July 16, 2025.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore,

the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG Funds.

All interested persons, groups, and organizations are encouraged to attend public hearing will be given the opportunity to present oral or written testimony concerning the proposed plans and use of Federal funds. Written comments or oral comments may be addressed to Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, City of Sharon, Sharon Municipal Building, 155 West Connelly Boulevard, Sharon, PA 16146, (724) 983-3231, skepple@cityofsharon.net.

Robert Fiscus, City Manager, City of Sharon

Español: Los materiales del programa están disponibles en los idiomas LEP a pedido.

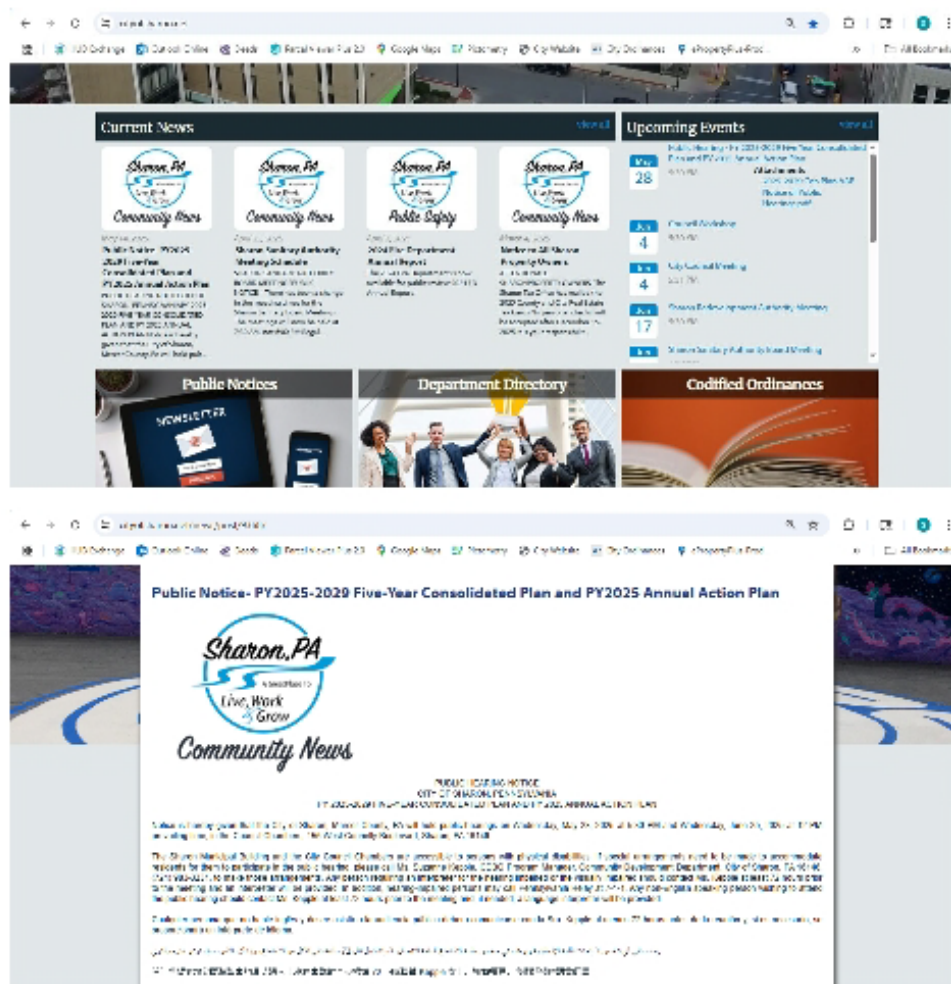
تتوفر مواد البرنامج باللغة (اللغات) المحلية عند الطلب.

中文：可依要求提供 LEP 語言的課程教材。

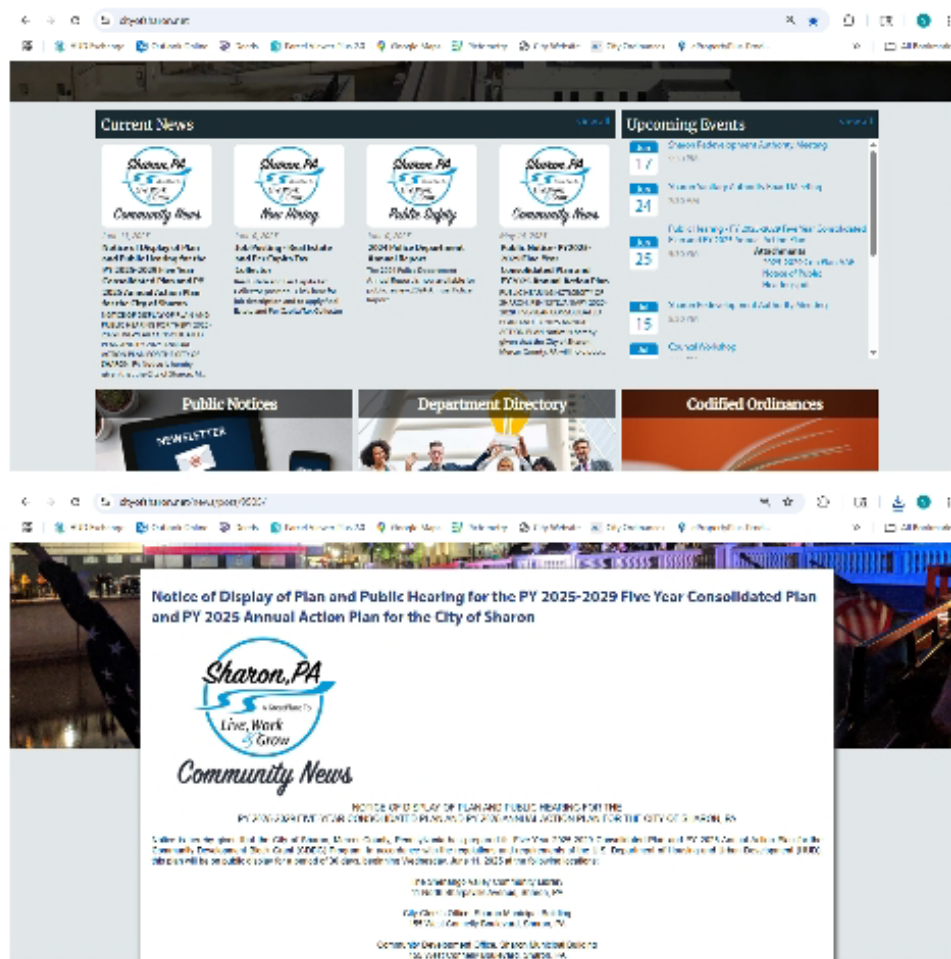
हिन्दी: अनुरोध करने पर कार्यक्रम सामग्री LEP भाषा(ओं) में उपलब्ध है।

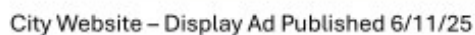
Русский: Материалы программы доступны на языках LEP по запросу.





City Website – Public Hearing Ad Published 5/14/25







City CD Office – Public Hearing Ad – 5/14/25



City Lobby – Public Hearing Ad – 5/14/25



City CD Office – Display Ad 6/11/25



Library – Display Ad – 6/11/25



City Lobby – Display Ad – 6/11/25

**CITY OF SHARON, PENNSYLVANIA
RESOLUTION NO. 47-25**

A RESOLUTION of the Council of the City of Sharon, Mercer County, Pennsylvania, approving the City of Sharon 2025-2029 Consolidated Plan and FY 2025 Annual Action Plan.

SECTION 1 The Council of the City of Sharon, Pennsylvania hereby approves the City of Sharon 2025-2029 Consolidated Plan and FY 2025 Annual Action Plan.

ADOPTED IN COUNCIL this 16th day of July 2025.

CITY OF SHARON

By Mally Bundraut
PRESIDENT OF COUNCIL

ATTEST:

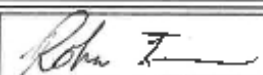
Daphne Parrish
CITY CLERK

Grantee SF-424's and Certification(s)

OMB Number: 4340-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
* 1. Type of Submission: ☐ Preproposal ☒ Application ☐ Changed/Corrected Application		
* 2. Type of Application: ☐ New ☐ Continuation ☐ Revision		
* If Revised, select appropriate description: Other (Specify):		
* 3. Date Received: 09/17/2021		4. Applicant Identifier:
5a. Federal Entity Identifier:		5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Sharon		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 00-0000000		* c. L.C.: 120000000000
d. Address:		
* Street1: 100 West Community Blvd		
Street2:		
* City: Sharon		
County/Parish:		
* State: PA, Pennsylvania		
Province:		
* Country: UNITED STATES OF AMERICA		
* Zip / Postal Code: 15080		
e. Organizational Unit:		
Department Name:		Division Name:
f. Name and contact information of person to be contacted on matters involving this application:		
* Prefix:		* First Name: Stephen
* Middle Name:		
* Last Name: Kappeler		
* Suffix:		
Title:		
Organizational Affiliation:		
* Telephone Number: 724-342-3444		Fax Number:
* Email: stephen@cityofsharon.net		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: City of Tampa, Corporation	
Type of Applicant 2: Select Applicant Type: 	
Type of Applicant 3: Select Applicant Type: 	
* Other (specify): 	
* 10. Name of Federal Agency: U.S. Department of Housing and Urban Development	
11. Assistance Listing Number: 4,713	
Assistance Listing Title: Community Development Block Grant (CDBG)/Revitalizing Community	
* 12. Funding Opportunity Number: 	
* Title: 	
13. Competition Identification Number: 	
Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment	
* 15. Descriptive Title of Applicant's Project: FY 2021 Rental Action Plan for Low Income Housing Preservation Program	
Attach supporting documents as specified in agency instructions. Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional District Of:	
* a. Applicant: CA 34	* b. Program/Project: EN 27
Attach an additional list of Program/Project Congressional Districts if needed. Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
* a. Start Date: 06/01/2021	* a. End Date: 06/30/2021
18. Estimated Funding (\$):	
* a. Federal	104,750.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	75,000.00
* g. TOTAL	179,750.00
* 19. Is Application Subject to Review By State Under Executive Order 12872 Process? ☐ a. This application was made available to the State under the Executive Order 12872 Process for review on . ☐ b. Program is subject to E.O. 12872 but has not been assessed by the State for review. ☒ c. Program is not covered by E.O. 12872.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) ☐ Yes ☒ No If "Yes", provide explanation and attach: Add Attachment Delete Attachment View Attachment	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) ☒ I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is located in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: Robert
* Middle Name:	
* Last Name: Peters	
Suffix:	
* Title: City Manager	
* Telephone Number: 909-468-3905	Fax Number:
* Email: rpeters@cityofchico.net	
* Signature of Authorized Representative: 	* Date Signed: 7/17/25

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

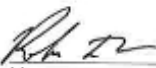
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-117, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

7/17/2025
Date


Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its current dated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

7/17/2025

Date

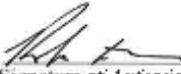


Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.308(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official

7/17/2025

Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2506-0117
Expiration Date: 2-28-2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.15, 8.50, and 148.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.15, 8.50, or 148.25.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant (Insert below the Name and title of the Authorized Representative, name of Organization and the date or signature):

*Authorized Representative Name

*Title

*Organization

*Applicant/Recipient Organization

*Date

1. I have the legal authority to apply for Federal assistance, have the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and conduct the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application in and in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000c(a)) and implementing regulations (24 CFR part 1) which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance. If the applicant is a Federally recognized Indian tribe or is a tribal government housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the Americans with Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 36 or 36 as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. § 6101-07) as amended and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-18), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing except for applicant which is an Indian tribe or is a governmentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 8.105 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(j) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(j)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal laws as well as the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the personnel listed above, I shall complete and submit Standard Form-LLL Disclosure Form to Report Lobbying. I certify that I shall require all subgrantees at all tiers (including subgrants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and Indian designated housing entities (IDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Dym Amendment but State-recognized Indian tribes and IDHEs established under State law are not excluded from the statute's coverage.

Now, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. **WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802; 24 CFR § 28.101(a)(1)(iii)).

* Signature:



Date: (mm/dd/yyyy)

7/17/2025

Form HUD 424-B (1/27/2025)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, H, 451 7th St SW, Room 4178, Washington, DC 20410-5000. **Do not send completed HUD-424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Form HUD-424-B (1-27-2023)

Appendix - Alternate/Local Data Sources

1	Data Source Name U.S. Census
	List the name of the organization or individual who originated the data set. U.S. Census
	Provide a brief summary of the data set. U.S. Census
	What was the purpose for developing this data set? Data set
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? U.S.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2007-2011
	What is the status of the data set (complete, in progress, or planned)? Complete