

CDBG

Annual

Action

2026

The City of Sharon's Draft Annual Action Plan for the Community Block Grant Program (CDBG) is available for public review and comment from June 11, 2026 to July 13, 2026. Please contact the CDBG Program Manager Suzanne Kepple at skepple@cityofsharon.net or (724)983-3231 with comments or questions.

2026 DRAFT

Executive Summary

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

1. Introduction

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). In compliance with HUD regulations, the City of Sharon has prepared its Program Year (PY) 2026 Annual Action Plan for the period of October 1, 2026 to September 30, 2027. The PY 2026 Annual Action Plan is a strategic guideline for the implementation of the City's housing, community, and economic development activities. This is the second Annual Action Plan under the City's 2025-2029 Consolidated Plan. The PY 2026 Annual Action Plan is a collaborative effort between the City, the community at large, social service agencies, housing providers, community development agencies, and economic development groups. The planning process was accomplished through input received at public meetings, analysis of statistical data, and review of the City's strategic plans, including:

2025-2029 Fair Housing Plan

City of Sharon Comprehensive Plan (2025)

During the 2026 Program Year, the City of Sharon, PA will receive a CDBG Fiscal Year (FY) 2026 approximate allocation of:

CDBG: \$525,444.00

CDBG PI: \$75,000.00

The City proposes to undertake the following activities with the 2026 FY CDBG Funds:

1. Administration: \$75,000 (\$75,000 PI)
2. Public Facility Improvements: \$100,000
3. Homeowner Housing Rehabilitation: \$180,514 (\$160,514 Activities, \$20,000 Activity Delivery)
4. Shenango Valley Shuttle Service: \$24,930
5. Clearance Activities: \$100,00
6. Code Enforcement: \$70,000
7. Lots to Love: \$40,000

8. Employment Training: \$10,000

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Housing Priority:

Goal 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.

Goal HS-2: 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.

Goal 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.

Goal 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:

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:

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:

ED-1: Support and encourage new job creation, job retention, and job training in addition to supporting local businesses through financial investment. Funds from previous years will be used to assist businesses.

Administration Priority:

AM-1: Provide program management and oversight for the successful administration of federal, state, and local funded programs. General Program Administration supports this Gaol. Goal Outcome Indicator reflects present Sharon population.

Homeless Priority:

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each year the City prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the City's Department of Community Development.

The City of Sharon did not make any changes to the FY 2025-2029 Five Year Consolidated Plan and its program objectives during this reporting period.

During the development of the 2025-2029 Consolidated Action plan, an emphasis on blight remediation needs were addressed. These identified needs contributed to the following decisions:

- Demolition and clearance funding will remain at approximately \$100,000 annually, and the City will contribute from the general fund and continue maintenance of blight properties in the city.
- Code Enforcement continues to support additional staff to assist with maintenance compliance throughout the City to ensure residents have safe living environments.
- Lots to Love continues to support staff to assist the community through this program by maintaining properties so they don't become a form of blight.
- Housing Rehabilitation continues to support activity delivery to assist homeowners with the maintenance of their properties to ensure safe living environments.
- Public Facility Improvement funding will remain at approximately \$100,000 annually as the City builds up its project funds. The City will contribute from other funding of road repairs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City prepared its Annual Action Plan in compliance with the City's Citizen Participation Plan. The City held its first public hearing on the needs of the community on Wednesday, May 20, 2026 at 5:30 PM. This provided the residents, agencies, and organizations with the opportunity to discuss the City's CDBG program and to provide suggestions for 2026 Annual Action Plan priorities and activities. The City discussed potential CDBG funding activities with prospective applicants and stakeholders at the public hearing for FY 2026 CDBG funding.

A "Draft Plan" was placed on display on the City's website at www.cityofsharon.net under the Current News section of the homepage and hard copies of the plan were available for review at the Community Development Department, currently located at 100 Shenango Ave Sharon, PA 16146 and the City Clerk's Office, located at 155 West Connelly Boulevard, Sharon, PA 16146, as well as on display at the Shenango Valley Community Library, 11 N Sharpsville Avenue, Sharon, PA 16146 from Friday June 12, 2026 until end of day Monday, July 13, 2026 for review and comment. The public hearings ad was advertised in The Herald on Wednesday, May 6, 2026. The draft plan review period was advertised in The Herald on Friday June 12, 2026. The Second Public Hearing was held on Wednesday, June 24 at 12 PM to discuss the proposed FY 2026 CDBG activities.

The Annual Action Plan was also reviewed at the June 17, 2026 City Council Workshop Meeting. Upon completion of the thirty-day comment period, the Department of Community Development submitted the Plan to City Council for HUD submission approval at the City's regularly scheduled City Council Meeting on Wednesday, July 15, 2026 at 5:30 PM. The Annual Action Plan was then electronically submitted through HUD's online IDIS system before August 16, 2026.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were no public comments.

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

There were no public comments.

7. Summary

The goal of the 2026 Annual Action Plan is to improve the living conditions for all residents of the City of Sharon, to create a suitable and sustainable living environment, and to address the housing, community and economic development needs of the City. The 2026 Annual Action Plan presents which activities the City will undertake during the program year beginning October 1, 2026 to September 30, 2027. During

the 2026 Program Year, the City anticipates the following federal financial resources: FY 2026 CDBG Funds of \$525,444 and CDBG Program Income of \$75,000.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 (optional)

Consolidated Plan Public Contact Information

Suzanne Kepple, CDBG Program Manager
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Sharon, PA 16146
(724)983-3231
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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Sharon staff has worked diligently to engage stakeholders and community members throughout the development of the Five-Year Consolidated Plan, which was used as the basis to inform this 2026 Annual Action Plan.

The City compiled the following reports to directly inform the Consolidated Action Plan: 2025-2029 Fair Housing Plan and City of Sharon Comprehensive Plan. Stakeholder engagement for these efforts include: City of Sharon staff and commissions/boards, Mercer County Housing Authority, Community Action Partnership of Mercer County, realtors, housing coalitions, fair housing agencies, local non- and for-profit community organizations including veteran and special needs organizations, Mercer County Regional Planning Commission/Council of Governments, Shenango Valley Shuttle Service, educational institutions, health providers and agencies, economic development organizations, and businesses and developers. The Sharon Community Development Corporation (SCDC), whose purpose is to supplement the City of Sharon's community and economic development efforts, works directly with city staff including the Community Development Department. Currently, the SCDC has a full-time Executive Director, full-time Main Street Manager, and full board of directors.

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 (Housing Choice Vouchers and Public Housing improvements) especially for the very low- and extremely low-income residents of the City.
- Social Services Agencies - coordinating on 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.
- Health Services Agencies – coordinating with these services to improve the accessibility and efficacy of health service programs for low- and moderate-income persons.

All members of the housing and social service community are encouraged to actively participate on 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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 are 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). The system ensures data quality by requiring many of the universal data elements upon enrolling a participant into a program. 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 are able to 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 jurisdiction's 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 Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Mercer County Housing Authority was contacted for their input on the housing and community development needs and goals for the City of Sharon.
2	Agency/Group/Organization	Shenango Valley Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Shenango Valley Chamber of Commerce was contacted for their input on the economic and community development needs and goals for the City of Sharon.
3	Agency/Group/Organization	COMMUNITY ACTION PARTNERSHIP OF MERCER COUNTY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Action Partnership of Mercer County was contacted for their input on the housing and community development needs and goals for the City of Sharon.
4	Agency/Group/Organization	Health Equity Council
	Agency/Group/Organization Type	Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Health Equity Council was consulted to discuss health needs within the community.
5	Agency/Group/Organization	Mercer County Council of Governments
	Agency/Group/Organization Type	Other government - County Transportation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Mercer County Council of Governments/Regional Planning Commission was contacted for their input on the economic and community development needs and goals for the City of Sharon and the County.

Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were intentionally not consulted.

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	Western PA CoC (PA-601)	Western PA CoC is the primary provider of housing and supportive services for the City of Sharon's homeless and at risk of being homeless population. The goals of the City and the CoC are complementary.
Comprehensive Plan	City of Sharon	Sharon is dedicated to fostering a community where economic revitalization and neighborhood renewal intersect, creating unique quality of life improvements through a blend of history, innovation, and creativity, to benefit all residents, workers, and visitors alike.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Sharon Department of Community Development is the lead planning and administrating 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.

The City did not consult with broadband providers in regards to CDBG planning efforts; the City's CDBG budget is not sufficient to support broadband infrastructure and it was not identified in the Consolidated Action Plan as a priority. A fiber optic company is currently working with the city and other municipalities on this project.

Environmental agencies are contacted during the Environmental Review Record process for applicable projects.

The strategy of the City's Annual Action Plan is to develop a viable community by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. The Annual Action Plan combined with the Five Year Consolidated Plan act as a strategic vision to be followed by the City and its partners in carrying out programs that primarily benefit low- and moderate-income persons.

AP-12 Participation – 91.105, 91.200(c)

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

In compliance with the City's Citizen Participation Plan, the City held a needs public hearing during the development phase of the Annual Action Plan and a second public hearing held during the thirty (30) day draft review and comment period on Wednesday, May 20, 2026 at 5:30 PM and Wednesday, June 24, 2026 at 12 PM.

A “Draft Plan” was placed on display on the City's website at www.cityofsharon.net under the Current News section of the homepage and hard copies of the plan were available for review at the Community Development Department currently located at 100 Shenango Ave Sharon, PA 16146 and the City Clerk's Office, located at 155 West Connelly Boulevard, Sharon, PA 16146, and the Shenango Valley Community Library, 11 N Sharpsville Ave, Sharon, PA 16146 for a period of 30 days, beginning Friday June 12, 2026.

The draft plan review period was advertised in The Herald on Thursday, June 12, 2026.

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	A public hearing was held on May 20, 2026 to discuss the community needs for the FY 2026 Annual Action Plan.			

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	A public hearing was held on Wednesday, June 24, 2026 to discuss the community needs for the FY 2026 Annual Action Plan. No comments were received.			
3	Newspaper Ad	Non-targeted/broad community	There was a newspaper Needs ad published on Wednesday, May 6, 2026. There was a newspaper Display ad published on Thursday, June 11, 2026. No written comments were received.			

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)
4	Internet Outreach	Non-targeted/broad community	Outreach was conducted multiple times through the City of Sharon website and its Facebook page. No written comments were received.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Sharon anticipates the following resources for the 2026 program year:

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	525,444.00	75,000.00	0.00	600,444.00	2,101,776.00	CDBG Entitlement Funds

Table 5 - 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 of Sharon will leverage CDBG resources on a number of projects. Housing Rehabilitation has additional funds via the DCED HOME program. Public Facilities funding will be matched with state and local funds. Demolition funds will be matched with city funds and funding from the Sanitation Authority. The Lots to Love program has additional funds via the Neighborhood Assistance Program, PHARE grant and private donations. The Shenango Valley Shuttle Service has additional funds from other state and local funds. Code Enforcement has additional funds from other local funds. Projects through the Sharon Community Development Corporation has additional funds from other state and local funds.

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 long-term 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	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$180,514.00	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	HS-2	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$70,000.00	Housing Code Enforcement/Foreclosed Property Care: 520 Household Housing Unit
3	HS-4	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$.00	Other: 13147 Other
4	SN-1	2025	2029	Non-Homeless Special Needs	Citywide	Special Needs Priority	CDBG: \$.00	Homeowner Housing Rehabilitated: 15 Household Housing Unit
5	SN-2	2025	2029	Non-Homeless Special Needs	Citywide	Special Needs Priority	CDBG: \$24,930.00	Public service activities other than Low/Moderate Income Housing Benefit: 6194 Persons Assisted
6	CD-1	2025	2025	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$100,000.00	Buildings Demolished: 15 Buildings
7	CD-2	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$100,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	CD-3	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$40,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 3710 Persons Assisted
9	ED-1	2025	2029	Economic Development	Citywide	Economic Development Priority	CDBG: \$10,000.00	Jobs created/retained: 4 Jobs
10	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: \$75,000.00	Other: 13147 Other
11	HO-1	2025	2029	Homeless	Citywide	Housing Priority	CDBG: \$.00	Homelessness Prevention: 5 Persons Assisted

Table 6 – 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-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.
4	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.
5	Goal Name	SN-2
	Goal Description	Support social services, programs, and facilities for the elderly, persons with disabilities, and persons with other special needs.
6	Goal Name	CD-1
	Goal Description	Remove and correct blight and slum conditions throughout the City.
7	Goal Name	CD-2
	Goal Description	Improve the City's public facilities and infrastructure through rehabilitation and new construction.

8	Goal Name	CD-3
	Goal Description	Promote and encourage neighborhood investment and revitalization with programs and community participation, including Lots to Love program.
9	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.
10	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.
11	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 2026 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
8	Employment Training

Table 7 - 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	
	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.
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 will implement three lot revitalization strategies: Adopt-a-Lot, Sponsor-a-Lot and the Side Lot program.	
2	Project Name	Homeowner Housing Rehabilitation
	Target Area	Citywide

	Goals Supported	HS-1 SN-1
	Needs Addressed	Housing Priority
	Funding	CDBG: \$180,514.00
	Description	Funding to support a Housing Rehabilitation Program, including 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 \$160,514 for Project plus \$20,000.00 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 city's Comprehensive 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	9/30/2027
	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 city's Comprehensive Plan.
4	Project Name	Public Facility Improvements
	Target Area	Citywide
	Goals Supported	SN-1 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	9/30/2027
	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 2026: General Street Repairs
5	Project Name	Code Enforcement
	Target Area	Citywide
	Goals Supported	HS-2
	Needs Addressed	Housing 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	9/30/2027

	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 city's Comprehensive Plan.
6	Project Name	Shenango Valley Shuttle Service
	Target Area	Citywide
	Goals Supported	SN-2
	Needs Addressed	Special Needs Priority
	Funding	CDBG: \$24,930.00
	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: LMA
	Target Date	9/30/2027
	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 have conducted a analysis of their service and have updated their routes for better efficiency.
7	Project Name	General Administration
	Target Area	Citywide
	Goals Supported	HS-1 HS-4 AM-1 HO-1

	Needs Addressed	Administration, Planning and Management Priority
	Funding	:
	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	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The Sharon population is approximately 13,147 and that figure is used as a common metric for city-wide projects.
	Location Description	Activities are completed throughout the city at the administration offices for the City.
	Planned Activities	This Activity was derived from the 2025-2029 Analysis of Impediments to Fair Housing Choice and city's Comprehensive Plan.
8	Project Name	Employment Training
	Target Area	Citywide
	Goals Supported	ED-1
	Needs Addressed	Economic Development Priority
	Funding	CDBG: \$10,000.00
	Description	Hope Center for Arts and Technology, Inc (HopeCAT) facilitates training students in a particular field or skill with no tie to a specific position or business, including EMT and Construction Trade. 24 CFR 570.201(e) Assistance to increase self-sufficiency, including literacy, independent living skills, resume writing, job coaching, "how to get and keep a job" training, or training students in a particular field or skill where there is no tie to a specific position or business. Objective: Low-Moderate Area (LMA)
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	We estimate four Sharon residents will graduate the program and the end goal is each one to have a job placement or apprenticeship.
	Location Description	City-wide; students must income qualify.

	Planned Activities	This Activity was derived from the 2025-2029 Analysis of Impediments to Fair Housing Choice, city's comprehensive plan, and continued growth of HopeCAT's programming.
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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 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Sharon has allocated its CDBG funds for the FY 2026 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 2026 CDBG Program, the City of Sharon will receive a grant in the amount of \$525,444 and anticipates program income of \$75,000. The City will allocate \$75,000 (PI) of FY 2026 for general administration. The balance of funds will be allocated to: activities which principally benefit low- and moderate-income persons in the amount of at least 70% and \$100,000 for the removal of slums and blight (less than 20%).

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 2026 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 9 - 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 10 - 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 continues plans to modernize and upgrade various communities that began in 2025. 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 2026 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.

Under Governor Josh Shapiro's administration, they have developed a comprehensive Housing Action Plan that addresses 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 2024 and 2025. There were 2 unaccompanied youth in 2023.

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 finalizing a comprehensive plan that will 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 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 2026 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 2026 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 2026 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 \$103,000 (\$28,000 EN, \$75,000 PI) to accomplish this.

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
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%

All funding will support low-mod activites, except for the Administration line item. This plan will be used for Program Year 2026 activities.

