

CDBG

Annual

Action

2026

The City of Sharon's Draft Annual Action Plan for the Community Block Grant Program (CDBG). Please contact the CDBG Program Manager Suzanne Kepple at skepple@cityofsharon.net or (724)983-3231 with comments or questions.

2026 FINAL

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: \$200,514 (\$180,514 Activities, \$20,000 Activity Delivery)
4. Shenango Valley Shuttle Service: \$24,930
5. Clearance Activities: \$80,000
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 Goal. 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.

During the May 20th public meeting, an overall review of the the Sharon CDBG program was discussed. There was a larger group of attendees due to the concern over the data center project. This concern may have brought out citizens to other public meetings held by the City. Public comments included homeless strategy/funds (including transitional housing), new construction of safe and affordable housing, and road repairs. Other public comments included a request from the local Community Action Partnership to fund part of their housing counseling program. There was lower attendance at the June 24th meeting with similar items discussed.

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

City of Sharon continues to support the homeless/housing entities although not financially. With the proposed expansion of the homeless facility, the CDBG budget doesn't have the capacity for the scale of the project. The current housing rehabilitation program is only eligible for owner-occupied properties.

Unless carried out by a CBDO, CDBG funding is ineligible for new construction of housing. The City of Sharon continues to build the public facility budget each year, but the projects are expensive and it takes years for funds to build up. Section 108 has been discussed for these projects, but concerns over capacity and return of loan funds. Although the City of Sharon has previously funded housing counseling in the past with an amendment, priority is on housing rehab in addition to a decrease in entitlement funds. Comments and sign-ups are attached as part of the AAP document.

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
155 West Connelly Blvd.
Sharon, PA 16146
(724)983-3231
skepple@cityofsharon.net

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

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(l))

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	<p>A public hearing was held on May 20, 2026 to discuss the community needs for the FY 2026 Annual Action Plan. During the May 20th public meeting, an overall review of the the Sharon CDBG program was discussed. There was a larger group of attendees due to the concern over the data center project. This concern may have brought out citizens to other public meetings held by the City.</p>	<p>Public comments included homeless strategy/funds (including transitional housing), new construction of safe and affordable housing, and road repairs. Other public comments included a request from the local Community Action Partnership to fund part of their housing counseling program.</p>	<p>City of Sharon continues to support the homeless/housing entities although not financially. With the proposed expansion of the homeless facility, the CDBG budget doesn't have the capacity for the scale of the project. The current housing rehabilitation program is only eligible for owner-occupied properties. Unless carried out by a CBDO, CDBG funding is ineligible for new construction of housing. The City of Sharon continues to build the public facility budget each year, but the projects are expensive and it takes years for funds to build up. Section 108 has been discussed for</p>	
---	----------------	------------------------------	--	---	---	--

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)
					these projects, but concerns over capacity and return of loan funds. Although the City of Sharon has previously funded housing counseling in the past with an amendment, priority is on housing rehab in addition to a decrease in entitlement funds. Comments and sign-ups are attached as part of the AAP document.	
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.	Similar items were discussed at this meeting.	See first public meeting response.	

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)
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. Updated language for certain sections were adjusted on the display ad and explained at the public meeting.	n/a	n/a	

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. Overall review of CDBG was discussed as to have the public understand the dynamics of the program.	n/a	n/a	

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: \$200,514.00	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: \$80,000.00	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.
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 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
	Funding	CDBG: \$200,514.00
	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 \$180,514 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: \$80,000.00

	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	CDBG: \$75,000.00
	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	9/30/2027
	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.
--	---------------------------	--

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 \$80,000 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(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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 activities, except for the Administration line item. This plan will be used for Program Year 2026 activities.

Attachments

Citizen Participation Comments

PROOF OF PUBLICATION NOTICE IN THE HERALD

Community Development

155 W. Connelly Blvd.

Sharon, PA 16146

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
PUBLIC HEARING NOTICE		
CITY OF SHARON, PENNSYLVANIA		
2026 COMMUNITY DEVELOPMENT		
BLOCK GRANT PROGRAM		
<p>Notice is hereby given that the City of Sharon, Mercer County, PA will hold public hearings on Wednesday, May 20, 2026 at 6:30 PM and Wednesday, June 24, 2026 at 12 PM prevailing time, in the Council Chamber, 155 West Connelly Boulevard, Sharon, PA 16146. The Sharon Municipal Building and the Council Chamber 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, at (724) 383-3231 or skepple@cityofsharon.net to make those arrangements. Any person wishing to attend the public hearing and require an interpreter for the hearing impaired, visually impaired, or non-English speaking should contact Ms. Kepple at least five (5) business days prior to the meeting and an interpreter will be provided. In addition, hearing-impaired persons may call Pennsylvania Relay at 7-1-1.</p> <p>The purpose of these public hearings are to gather information for the City's Annual Action Plan for FY 2026 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 \$525,414.00 and program income in the amount of \$75,000 for FY 2026. These funding levels are contingent upon the final approval of the Federal Budget for FY 2026. In order to receive these funds, the City of Sharon must prepare a One Year Annual Action Plan 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.</p> <p>The following types of activities may be eligible for funding under the CDBG program:</p> <p>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 quantitative increase in the level of service; interim assistance;</p>		

Beth Veres

Beth Veres

Advertising Consultant

Sworn to and subscribed to before me this

6 th day of May, 2026

Sharon Ann Sorg

Sharon Ann Sorg

My commission expires Feb 9, 2030

Amount

Public Hearing

\$886.20

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Sharon Ann Sorg, Notary Public
Mercer County
My Commission Expires 2/9/2030
Commission # 1483173

Annual Action Plan
2026

50

**PUBLIC HEARING NOTICE
CITY OF SHARON, PENNSYLVANIA
2026 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Notice is hereby given that the City of Sharon, Mercer County, PA will hold public hearings on Wednesday, May 20, 2026 at 5:30 PM and Wednesday, June 24, 2026 at 12 PM prevailing time, in the Council Chamber, 155 West Connelly Boulevard, Sharon, PA 16146. The Sharon Municipal Building and the Council Chamber 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, at (724) 983-3231 or skepple@cityofsharon.net to make those arrangements. Any person wishing to attend the public hearing and require an interpreter for the hearing impaired, visually impaired, or non-English speaking should contact Ms. Kepple at least five (5) business days prior to the meeting and an interpreter will be provided. In addition, hearing-impaired persons may call Pennsylvania Relay at 7-1-1.

The purpose of these public hearings are to gather information for the City's Annual Action Plan for FY 2026 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 \$525,444.00 and program income in the amount of \$75,000 for FY 2026. These funding levels are contingent upon the final approval of the Federal Budget for FY 2026. In order to receive those funds, the City of Sharon must prepare a One Year Annual Action Plan 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 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 fiscal year. Written comments may be addressed to Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, 155 West Connelly Boulevard, Sharon, PA 16146.

Toda persona que desee asistir a la audiencia pública y requiera un intérprete para personas con discapacidad auditiva o visual, o para quienes no hablen inglés, deberá comunicarse con la

Sra. Kepple con al menos cinco (5) días hábiles de antelación a la reunión; se le proporcionará un intérprete. Asimismo, las personas con discapacidad auditiva pueden llamar a Pennsylvania Relay al 7-1-1.

يُرجى من أي شخص يرغب في حضور الجلسة العامة ويحتاج إلى مترجم فوري لمساعدته (سواء كان من ضعاف السمع، أو ضعاف البصر، أو من غير الناطقين باللغة الإنجليزية) التواصل مع السيدة "كيبيل" قبل خمسة (5) أيام عمل على الأقل من موعد الاجتماع؛ حيث على الرقم "Pennsylvania Relay" سيتم توفير مترجم له. وبالإضافة إلى ذلك، يمكن للأشخاص من ضعاف السمع الاتصال بخدمة 7-1-1.

任何希望參加公開聽證會且需要聽障人士、視障人士或非英語人士使用口譯服務的人士，請至少在會議召開前五個工作日聯繫凱普爾女士，屆時將安排口譯員。此外，聽障人士也可撥打賓州中繼服務電話 7-1-1。

जो भी व्यक्ति सार्वजनिक सुनवाई में शामिल होना चाहता है, और जिसे सुनने में दिक्कत हो, देखने में दिक्कत हो, या जो अंग्रेज़ी न बोलता हो, उसके लिए दुभाषिण की ज़रूरत हो, तो उसे मीटिंग से कम से कम पाँच (5) काम-काजी दिन पहले Ms. Kepple से संपर्क करना चाहिए; दुभाषिया उपलब्ध कराया जाएगा। इसके अलावा, सुनने में दिक्कत वाले लोग Pennsylvania Relay को 7-1-1 पर कॉल कर सकते हैं।

Любое лицо, желающее присутствовать на публичных слушаниях и нуждающееся в услугах переводчика (для лиц с нарушениями слуха или зрения, либо для лиц, не владеющих английским языком), должно связаться с г-жой Кеппл не позднее чем за пять (5) рабочих дней до начала мероприятия; переводчик будет предоставлен. Кроме того, лица с нарушениями слуха могут позвонить в службу Pennsylvania Relay по номеру 7-1-1.

Robert Fiscus, City Manager, City of Sharon



802720
COMMUNITY DEVELOPMENT(SH)
ATTN: JASON TOMKO
155 W CONNELLY BLVD
SHARON PA 16146

Proof of Publication Notice in The Herald/Allied News

Commonwealth of Pennsylvania
County of Mercer

Beth Veres, of The Herald & Allied News, 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 Allied News is a newspaper of general circulation published in Grove City, Mercer County, PA. The Allied News was established August 9, 1965 and has been regularly published and issued in Mercer County since that time. The printed notice attached to this affidavit is exactly the same as was printed and published in the regular editions and issues of The Herald/Allied News on the dates listed below the bottom of the notice. 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 2026 ANNUAL ACTION PLAN FOR THE CITY OF
SHARON, PA

Notice is hereby given that the City of Sharon, Mercer County, Pennsylvania has prepared its Program Year 2026 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 Friday, June 12, 2026 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
100 Shenango Ave, Sharon, PA

These plans will be available for public inspection during normal business hours of operation. Written or oral comments will be accepted until Monday, July 13, 2026. Comments may be directed to Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, City of Sharon, 100 Shenango Ave, Sharon, PA 16146, (724) 983-3231, skepple@cityofsharon.net. A public hearing will be held on Wednesday, June 24, 2026 at 12 PM in the City Council Chamber of the Sharon Municipal Building. The plan will also be available for public comment at the City Council workshop meeting held on Wednesday, June 17, 2026 at 5:30 PM in the City Council Chamber of the Sharon Municipal Building.

The purpose of the public hearing is to present the PY 2026 Annual Action Plan the City has prepared for the use of Community Development Block Grant (CDBG) funds in the amount of \$600,444, which is based on FY 2026 HUD allocation of \$525,444 and program income of \$75,000. The plans must be submitted to HUD no later than August 16, 2026.

The Sharon Municipal Building and the City Council Chamber 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, 100 Shenango Ave, Sharon, PA 16146, (724) 983-3231, to make those arrangements. Any person wishing to attend the public hearing and require an interpreter for the hearing impaired, visually impaired, or non-English speaking should contact Ms. Kepple at least five (5) business days prior to the meeting and an interpreter will be provided. In addition, hearing-impaired persons may call Pennsylvania Relay at 7-1-1.

Toda persona que desee asistir a la audiencia pública y requiera un intérprete para personas con discapacidad auditiva o visual, o para quienes no hablen inglés, deberá comunicarse con la Sra. Kepple con al menos cinco (5) días hábiles de antelación a la reunión; se le proporcionará un intérprete. Asimismo, las personas con discapacidad auditiva pueden llamar a Pennsylvania Relay al 7-1-1.

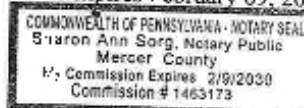
جميع من يريدون الحضور الى الاجتماعات العامة يحتاجون الى ترتيبات خاصة. اذا كان هناك شخص يحتاج الى ترتيبات خاصة، فيجب ان يتصل بـ السيدة سوزان كيبلي، مديرة قسم التنمية المجتمعية، مدينة شاران، 100 شارع شينانغو، شاران، بنسلفانيا 16146، (724) 983-3231، قبل خمسة ايام على الاقل من موعد الاجتماع. سيتم توفير مترجم للمعاقين سميا او بصريا، او لغير الناطقين بالانجليزية. يمكن ايضا الاتصال بـ "Pennsylvania Relay" 7-1-1.

任何希望参加公开听证会且需要翻译人士、视障人士或非英语人士使用口译服务的人士，请至少在会议开始前五天工作日联系苏珊女士。请安排特殊需求。此致。

Beth Veres
Beth Veres
Advertising Consultant

born to and subscribed to before me this
th day of June, 2026

Sharon Ann Sorg
Sharon Ann Sorg
My Commission expires February 09, 2030



Times Amount

CTION

1 1076.10

**NOTICE OF DISPLAY OF PLAN AND PUBLIC HEARING FOR THE
2026 ANNUAL ACTION PLAN FOR THE CITY OF SHARON, PA**

Notice is hereby given that the City of Sharon, Mercer County, Pennsylvania has prepared its Program Year 2026 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 Friday, June 12, 2026 at the following locations:

**The Shenango Valley Community Library
11 North Sharpsville Avenue, Sharon, PA**

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

**Community Development Office
100 Shenango Ave, Sharon, PA**

These plans will be available for public inspection during normal business hours of operation. Written or oral comments will be accepted until Monday, July 13, 2026. Comments may be directed to Ms. Suzanne Kepple, CDBG Program Manager, Community Development Department, City of Sharon, 100 Shenango Ave, Sharon, PA 16146, (724) 983-3231, skepple@cityofsharon.net.

A public hearing will be held on Wednesday, June 24, 2026 at 12 PM in the City Council Chamber of the Sharon Municipal Building. The plan will also be available for public comment at the City Council workshop meeting held on Wednesday, June 17, 2026 at 5:30PM in the City Council Chamber of the Sharon Municipal Building.

The purpose of the public hearing is to present the PY 2026 Annual Action Plan the City has prepared for the use of Community Development Block Grant (CDBG) funds in the amount of \$600,444, which is based on FY 2026 HUD allocation of \$525,444 and program income of \$75,000. The plans must be submitted to HUD no later than August 16, 2026.

The Sharon Municipal Building and the City Council Chamber 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, 100 Shenango Ave, Sharon, PA 16146, (724)983-3231, to make those arrangements. Any person wishing to attend the public hearing and require an interpreter for the hearing impaired, visually impaired, or non-English speaking should contact Ms. Kepple at least five (5) business days prior to the meeting and an interpreter will be provided. In addition, hearing-impaired persons may call Pennsylvania Relay at 7-1-1.

Toda persona que desee asistir a la audiencia pública y requiera un intérprete para personas con discapacidad auditiva o visual, o para quienes no hablen inglés, deberá comunicarse con la Sra. Kepple con al menos cinco (5) días hábiles de antelación a la reunión; se le proporcionará un intérprete. Asimismo, las personas con discapacidad auditiva pueden llamar a Pennsylvania Relay al 7-1-1.

يُرجى من أي شخص يرغب في حضور الجلسة العامة ويحتاج إلى مترجم فوري لمساعدته (سواء كان من ضعاف السمع، أو ضعاف البصر، أو من غير الناطقين باللغة الإنجليزية) التواصل مع السيدة "كيبيل" قبل خمسة (5) أيام عمل على الأقل من موعد الاجتماع؛ حيث على الرقم "Pennsylvania Relay" سيتم توفير مترجم له. وبالإضافة إلى ذلك، يمكن للأشخاص من ضعاف السمع الاتصال بخدمة 7-1-1.

任何希望參加公開聽證會且需要聽障人士、視障人士或非英語人士使用口譯服務的人士，請至少在會議召開前五個工作日聯繫凱普爾女士，屆時將安排口譯員。此外，聽障人士也可撥打賓州中繼服務電話 7-1-1。

जो भी व्यक्ति सार्वजनिक सुनवाई में शामिल होना चाहता है, और जिसे सुनने में दिक्कत हो, देखने में दिक्कत हो, या जो अंग्रेज़ी न बोलता हो, उसके लिए दुभाषिण की ज़रूरत हो, तो उसे मीटिंग से कम से कम पाँच (5) काम-काजी दिन पहले Ms. Kepple से संपर्क करना चाहिए; दुभाषिया उपलब्ध कराया जाएगा। इसके अलावा, सुनने में दिक्कत वाले लोग Pennsylvania Relay को 7-1-1 पर कॉल कर सकते हैं।

Любое лицо, желающее присутствовать на публичных слушаниях и нуждающееся в услугах переводчика (для лиц с нарушениями слуха или зрения, либо для лиц, не владеющих английским языком), должно связаться с г-жой Кеппл не позднее чем за пять (5) рабочих дней до начала мероприятия; переводчик будет предоставлен. Кроме того, лица с нарушениями слуха могут позвонить в службу Pennsylvania Relay по номеру 7-1-1.

The proposed 2026 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 2026 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	\$24,930
Employment Training	\$10,000
Funding to support new job creation, job retention, and job training opportunities	
Housing Rehabilitation	\$180,514
Owner-occupied housing rehabilitation including \$20,000 for administration of program	
Code Enforcement	\$70,000
Program Administration (\$75,000 PI)	\$75,000
Total	\$600,444

The plan will be voted on at the regularly scheduled City Council Meeting on Wednesday, July 15, 2026 at 5:30PM.

As per the Uniform Relocation Act (URA) and Section 104(d) of the Housing and Community Development Act (HDC Act), 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, 100 Shenango Ave, 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।

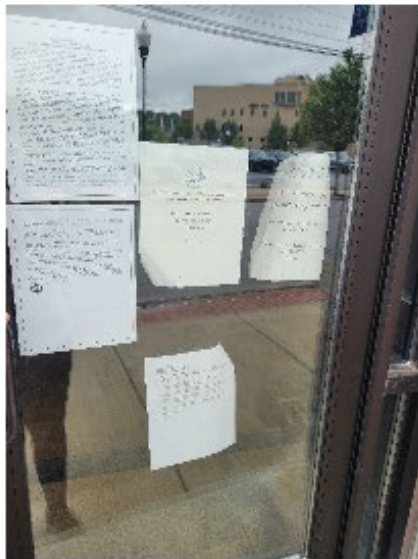
Русский: Материалы программы доступны на языках LEP по запросу.





City of Sharon Municipal Building – Public

Hearings – 5.6.26



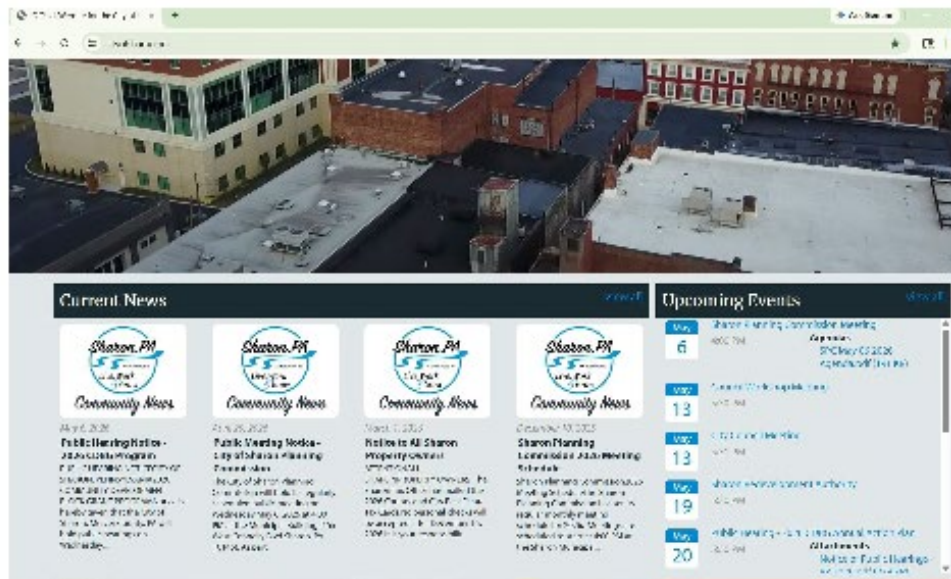
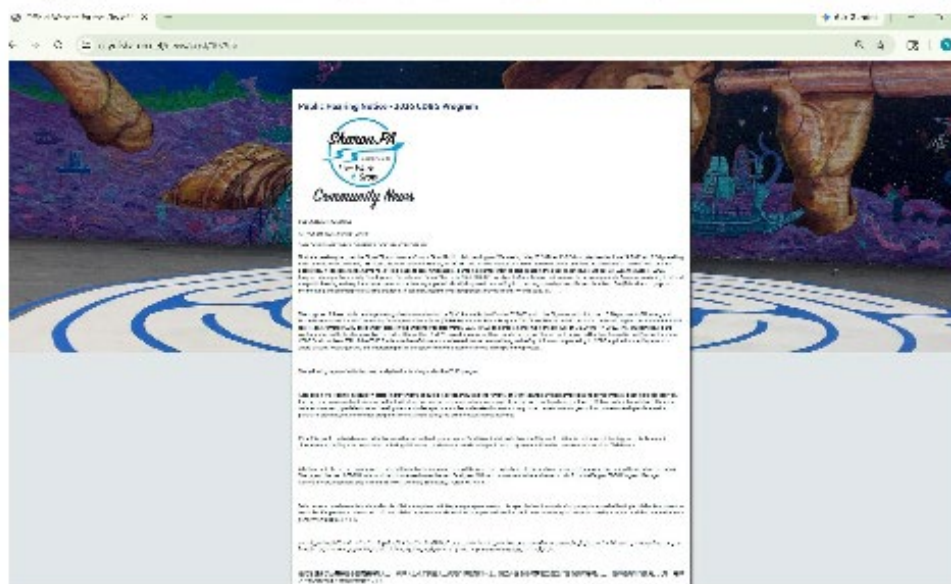
City of Sharon Code/CD Office – Public Hearings –

5.6.26



Community Library of the Shenango Valley

– Public Hearings – 5.6.26



City of Sharon Website Posting – Public Hearings – 5/6/26



City of Sharon Code/CD Office – Public Display

Ad – 6.11.26



Community Library of the Shenango Valley –

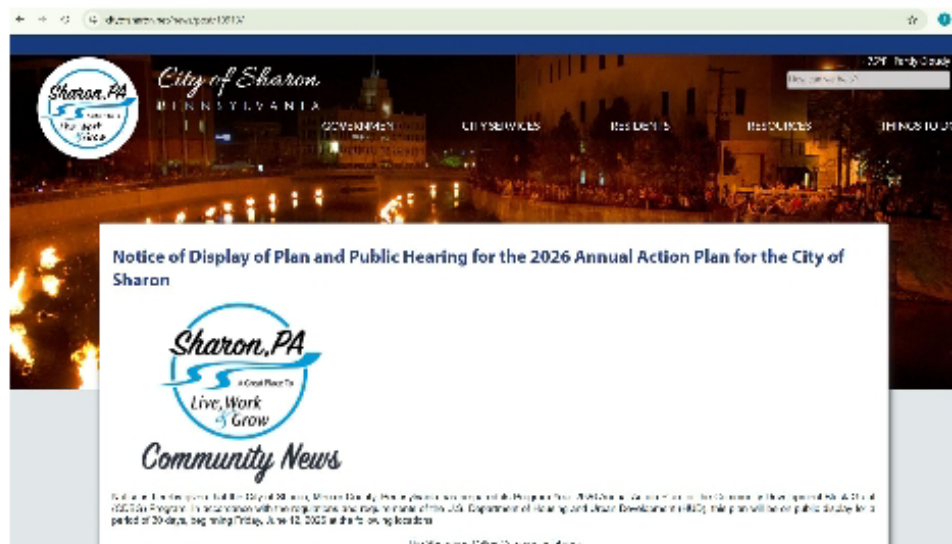
Public Display Ad – 6.11.26



City of Sharon Municipal Building – Public Display

Ad – 6/11/26





City of Sharon Website Posting – Display Ad 6/11/26

MEETING SIGN-IN SHEET

Project:	2026 AAP Public Meeting 1	Meeting Date:	May 20 th , 2026
Facilitator:	Suzanne Kepple	Place/Room:	Council Chambers

Name	Organization	Phone	E-Mail
Rachana M. Murre	457 S. OAKLAND AVE		
David M. McLean	1113 Hwy 81		
Christine Bowman	843 Bechtel Ave		
Terrance Bowman	" " "		
	266 N. Oakland Ave		
Allen Sams	Contractor/Sams Construction		
K. A. D.	Property Owner Sharm		
Suzanne Kepple	City of Sharon/CDBG Program Manager		
CHRISTINA RUSSO	205 CRENSHAW		
Christopher Ford	555 S. Oakland		
Stephanie Blair			
Jennifer McCreary	490 Wilson		
Alyssa Miller	490 Wilson		
Sara Buzzard	279 Ridge View		
Bob Fiscus	City Manager/City of Sharon		
Andrew Fiscus			

Page 1 of 1

City of Sharon

2026 Annual Action Plan Public Comment Form

Please note that by completing this it will become public record and be included in the City of Sharon 2026 Annual Action Plan submitted to Housing and Urban Development (HUD). Form should be submitted to Suzanne Kepple at skepple@cityofsharon.net or delivered to 155 West Connelly Blvd., Sharon, PA 16146.

Name

Christine & Terry Bowman

Address

863 Bechtol Avenue

Telephone

724-979-5474

Email

Comments:

We strongly encourage you to allocate as much money as possible for the regular maintenance of our city streets. So many are an extreme embarrassment! It's no wonder why people are moving out & others won't move in.

I am speaking for my fellow citizens. My street was redone a number of years ago & we are so grateful. But I just cry to see the streets that some people have to put up with.

Signature:

Christine H. Bowman T.L. Bowman

Date:

05-20-2026

PUBLIC HEARING
CITY OF SHARON, PA
2026 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

1. **Homeless shelter for women and children.** Joshua's Haven has talked about expanding their existing facility. Could funds be used for an addition and repairs to existing building?
2. **Transitional housing.** Could we assist agencies and non-profits with purchasing houses or buildings for transitional housing. Could we rehab properties already owned by these agencies or non-profits?
3. **Safe and affordable housing.** Can there be new construction where there are multiple vacant adjacent lots where properties have been demolished? These could be rentals or the properties could be sold to low-income families?
4. **Street paving.** Many streets in the City of Sharon in low-income neighborhoods are in need of paving. Water lines were replaced on Wilson Street 10 years ago. There are cracks and deep pits in the street. The temporary patches are not holding up.

Jennifer L. McCreary
490 Wilson St.

Project:	2026 AAP Public Meeting 2	Meeting Date:	June 24, 2026
Facilitator:	Suzanne Kepple	Place/Room:	Council Chambers

[illegible]

- New housing

idea wengler Ave greenspace

- Street repairs wengler

↳ Malleable was mentioned

↳ Emmet/Elm was a priority for CDBG area

**CITY OF SHARON, PENNSYLVANIA
RESOLUTION NO. 68-26**

A RESOLUTION of the Council of the City of Sharon, Mercer County, Pennsylvania, approving the City of Sharon 2026 Fiscal Year Annual Action Plan.

SECTION 1 The Council of the City of Sharon, Pennsylvania hereby approves the City of Sharon 2026 Fiscal Year Annual Action Plan.

ADOPTED IN COUNCIL this 15th day of July 2026.

CITY OF SHARON

By Molly Bundrant
PRESIDENT OF COUNCIL

ATTEST:

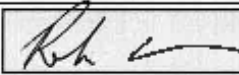
Daphne Parrish
CITY CLERK

Grantee SF-424's and Certification(s)

OMB Number: 4802-0057
Expiration Date: 03/31/2026

Application for Federal Assistance SF-424		
* 1. Type of Submission ☐ Preapplication ☒ Application ☐ Changed/Consolidated Application		* 2. Type of Application ☒ New ☐ Continuation ☐ Revision * (Revision, select appropriate letter(s)). <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>		4. Applicant Identifier <input type="text"/>
5a. Federal Entity Identifier <input type="text"/>		5b. Federal Award Identifier <input type="text"/>
State Use Only: 6. Date Received by State: <input type="text"/>		
7. State Application Identifier: <input type="text"/>		
8. APPLICANT INFORMATION:		
* 8a. Legal Name: <input type="text"/>		
* 8b. Employer/ taxpayer Identification Number (EIN/TIN): <input type="text"/>		* 8c. UIC: <input type="text"/>
d. Address:		
* Street1: <input type="text"/>		
Street2: <input type="text"/>		
* City: <input type="text"/>		
County/Parish: <input type="text"/>		
* State: <input type="text"/>		
* Postal: <input type="text"/>		
* Country: <input type="text"/>		
* Zip / Postal Code: <input type="text"/>		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
* First Name: <input type="text"/>		* Last Name: <input type="text"/>
* Middle Name: <input type="text"/>		* Suffix: <input type="text"/>
Title: <input type="text"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/>		* Fax Number: <input type="text"/>
* Email: <input type="text"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type <input type="text"/>	
Type of Applicant 3: Select Applicant Type <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="US Department of Housing and Urban Development"/>	
11. Assistance Listing Number: <input type="text" value="11-2-1"/>	
Assistance Listing Title: <input type="text" value="Community Development Block Grant (CDBG) Reauthorized Community"/>	
* 12. Funding Opportunity Number: <input type="text" value="EPL-21-05"/>	
* Title: <input type="text" value="Guidance on Submitting Consolidated Plans and Annual Action Plans for CDBG Community Planning and Development (CPD) Formula Grant Program"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
* 16. Descriptive Title of Applicant's Project: <input type="text" value="FY 2025 Annual Action Plan for the Community Development Block Grant (CDBG) Program"/>	
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant <input type="text" value="PA 24"/>	* b. Program/Project <input type="text" value="PA 24"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="11/01/2024"/>	* b. End Date: <input type="text" value="01/31/2027"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="525,000.00"/>
* a. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* c. Local	<input type="text"/>
* c. Other	<input type="text"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="525,000.00"/>
19. Is Application Subject to Review By State Under Executive Order 12372 Process? ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review. ☒ c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) ☐ Yes ☒ No (If "Yes" provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="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 contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Robert"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Riscus"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="724-983-3201"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="rriscus@cityofsharon.net"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="7/16/2026"/>

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.

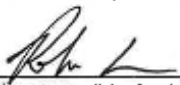
Anti-Lobbying – To the best of the jurisdiction's knowledge and belief:

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-LLL, "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

7/16/2020
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 consolidated 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) 2026 [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.

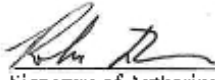
Excessive Force – It has adopted and is enforcing:

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. 2000c) 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

7/16/2020
Date



Title

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2506-0044
Expiration Date: 05/31/2027

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 printed this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.53, and 146.25, 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, 3.115, 8.57, or 146.38.

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 of signature):

*Authorized Representative Name:

Robert Piazza

*Title: Co-Manager

*Applicant/Recipient Organization:

City of Denver

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of this application, including these assurances and certifications, and authorized me as the official representative of the applicant to act 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(d)) 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 OR if the applicant is a Federally recognized Indian tribe or its tribally designated 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 American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-617) 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 in, 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. 3601-19), 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 an applicant which is an Indian tribe or its instrumentality 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 5.106 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. 4501) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) 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 authorizations prior to 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 persons listed above, I shall complete and submit Standard Form LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subgrants at all times (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian Tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian Tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, 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. §§329, 3802; 24 CFR §28.10(b)(1)(III)).

* Signature



* Date: (mm/dd/yyyy):

07/16/2026

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