

# 2020-2024 Consolidated Plan and FY 2020 Annual Action Plan Summary

## Introduction

The City of Sharon's Consolidated Plan is a collaborative process through which the community has identified housing and community development needs and established goals, priorities, and strategies to measure progress. The Consolidated Plan details an outline of the goals, projects and programs for housing, and community and economic development to principally benefit low- and moderate-income individuals within the City of Sharon during the next five-year period beginning October 1, 2020, ending September 30, 2024.

The City of Sharon, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). Sharon is an entitlement community, which allows HUD to appropriate Community Development (CD) funds to the City on an annual basis. A requirement of HUD, this Consolidated Plan is the means by which requirements for application to its programs are met. The Consolidated Plan is a strategic plan to implement federal programs for housing and community development activities within the City of Sharon and how the proposed activities will principally benefit low- and moderate-income individuals. The Consolidated Plan is a requirement that must be completed by the entitlement community every five (5) years in conjunction with an update to the City's Analysis of Impediments to Fair Housing Choice (AI).

This Five-Year Consolidated Plan establishes the goals the City of Sharon proposes for the next five (5) year period and outlines the specific initiatives the City will undertake to address these goals by encouraging the development of decent housing, promoting a suitable living environment, and expanding economic opportunities. The Five-Year Consolidated Plan is a collaborative planning process between the City, the community at large, social service agencies, housing providers, community development groups, and economic development agencies. The process was implemented through a series of public meetings, and reviews of statistical data. The Community Development Department actively worked with a number of consulting agencies in 2019 and 2020, to develop plans to directly relate to this report to identify funding priorities. The reports will be attached as an appendix to this document and are as follows:

- 2020-2024 Analysis of Impediments to Fair Housing Choice, prepared by Suzanne Kepple
- City of Sharon Blight Strategy Plan, developed by Pala Alto Partners and PA Housing Alliance
- Save Small Business Memo, prepared by Recast City

## Budget Overview

For FY 2020, the City of Sharon has been allocated funds in the amount of \$650,729, which is based on FY 2020 CDBG allocation of \$590,729 and program income of \$60,000. The plans must be submitted to HUD no later than August 16, 2020.

## Proposed FY 2020 Budget

Lots to Love Program Funding to support acquisition and disposition of property, and lot remediation	\$25,000
Public Facility Improvements Improvements for streets and sidewalks	\$76,729
Clearance and Demolition Funding for residential demolition	\$100,000
Public Services	
Crime Prevention	\$34,000
Shenango Valley Shuttle Service	\$15,000
Employment Training	\$10,000
Fair Housing Activities	\$5,000
Tenant and Landlord Counseling	\$5,000
Housing Counseling	\$10,000
Housing Rehabilitation Owner-occupied housing rehabilitation	\$100,000
Code Enforcement	\$90,000
Small Business Technical Assistance	\$25,000
Non-Profit Capacity Building Support start-up efforts of a landbank and Community Development Corporation	\$25,000
Program Administration	\$130,000
<b>Total</b>	<b>\$650,729</b>

## 2020 Budget Summary Chart

All line items with an asterisk below were derived from a strategic plan; activities are organized by CDBG IDIS Matrix Code.

01: Acquisition of Real Property*	Lots to Love	5,000
02: Disposition of Real Property*	Lots to Love	5,000
03F: Parks and Recreational Facilities*	Lots to Love	15,000
Public Facility Improvements: 03K Street Improvements, 03L Sidewalk Improvements		76,729
04: Clearance and Demolition*	Funding for residential structures	100,000
05I: Crime Awareness/Prevention		34,000
05J: Fair Housing Activities*	Implemented by Suzanne Kepple and Jennifer McCreary	5,000
05K: Tenant and Landlord Counseling*	Implemented by Suzanne Kepple	5,000
05E: Transportation Services*	Shenango Valley Shuttle Service	15,000
05H: Employment Training*	Program to support development of local WBE/MBE (women and minority businesses)	10,000
05U: Housing Counseling*	Implemented by Jennifer McCreary	10,000
05Z Other Public Services Not Listed in 03T and 05A-05Y*	CDC and Landbank Years 2-5	
14A: Housing Rehab*	Implemented by Jennifer McCreary	100,000
15: Code Enforcement*	Implemented by Dave Tomko and Suzanne Kepple	90,000
18B Economic Development: Technical Assistance*	Technical assistance for small businesses	25,000
19C CDBG Non-Profit Organization Capacity Building*	CDC and landbank start-up development funds to establish organizations	25,000
21A General Program Admin*	Funds for staff, planning, supplies and rent	130,000

## 2020-2024 Detailed Budget Summary

The activated listed below are the recommended priority funding strategies for the City's Community Development (CD) Department for the next five-year period. A program year for the City's CD Department runs from October 1- September 30 of each calendar year.

Activities are derived from the 2020-2024 Analysis of Impediments to Fair Housing Choice, Blight Strategy Plan, and Recast City Save Small Business Memo (organized by CDBG IDIS Matrix Code and Plan Name and Number).

### 01: Acquisition of Real Property

- AI IMPEDIMENT #3: NEED FOR HOUSING REHABILITATION AND NEIGHBORHOOD INVESTMENT
  - 3-C: Continue to use funds and expand resources for housing demolitions and lots program.
- BLIGHT PLAN PRIORITY STRATEGY #1
  - 1: Prioritize and Demolish Unsafe Structures and Prepare for Reinvestment

### 02: Disposition of Real Property

- BLIGHT PLAN PRIORITY STRATEGY #1
  - 1: Prioritize and Demolish Unsafe Structures and Prepare for Reinvestment

### 03F: Parks and Recreational Facilities

- BLIGHT PLAN PRIORITY STRATEGY #1
  - 1: Prioritize and Demolish Unsafe Structures and Prepare for Reinvestment
- SAVE SMALL BUSINESS MEMO LONG-TERM STRATEGY 1
  - Invest in Riverfront Property

### 04: Clearance and Demolition

- AI IMPEDIMENT #3: NEED FOR HOUSING REHABILITATION AND NEIGHBORHOOD INVESTMENT
  - 3-C: Continue to use funds and expand resources for housing demolitions and lots program.
- BLIGHT PLAN PRIORITY STRATEGY #1
  - 1: Prioritize and Demolish Unsafe Structures and Prepare for Reinvestment

### 05J: Fair Housing Activities

- AI IMPEDIMENT #1: FAIR HOUSING EDUCATION AND OUTREACH
  - 1-A Educate Code Office staff on providing educational awareness/opportunities for all persons to learn more about their rights and requirements under federal and state fair housing laws.
  - 1-B Continue to promote Fair Housing awareness through the media and with assistance from local/regional social service agencies, by providing educational awareness opportunities for all persons to learn more about their rights and requirements under federal and state fair housing laws.

- 1-C Continue to support Shenango Valley Urban League’s Human Relations Commission and Fair Housing monitoring, investigation, and enforcement strategies.
- 1-D Rebuild relationship with the local Board of Realtors to provide information on Fair Housing choices and ways to promote fair housing.

#### 05K: Tenant and Landlord Counseling

- AI IMPEDIMENT #2: NEED FOR AFFORDABLE AND SAFE RENTAL HOUSING
  - 2-C Educating tenants and landlords on zoning and code ordinances, primarily what is expected during the rental inspection.
- AI IMPEDIMENT #4: NEED FOR ACCESSIBLE HOUSING
  - 4-C: Continue to enforce the ADA, Section 504, and Fair Housing requirements for landlords to make “reasonable accommodation” to their properties so they become accessible to persons who are disabled, as well as educating the disabled on their rights and how to request special accommodations (especially rental units).

#### 05E: Transportation Services

- AI IMPEDIMENT #5: NEED FOR AWARENESS OF SOCIAL SERVICE PROGRAMS
  - 5-C: Work with Mercer County Council of Governments on improving efficiency and outreach of public transportation, especially low-income areas.

#### 05H: Employment Training

- AI IMPEDIMENT #5: NEED FOR AWARENESS OF SOCIAL SERVICE
  - 5-B: Build relationships with local grade schools and colleges/universities to promote educational and employment opportunities, especially local businesses (industrial, healthcare, service industry).

#### 05U: Housing Counseling

- AI IMPEDIMENT #7: NEED FOR MORE HOMEOWNERSHIP
  - 7-A: Research need of homeownership and resources/programs for homeownership assistance, including reason(s) for high percentage of geographical mobility the county.
  - 7-B: Work with agencies to provide resources/programs for homeownership assistance.

#### 05Z Other Public Services Not Listed in 03T and 05A-05Y

- BLIGHT PLAN PRIORITY STRATEGY #3
  - 3: Utilize Land Bank to Acquire, Manage and Market Vacant Properties
- SAVE SMALL BUSINESS MEMO LONG-TERM STRATEGY 2
  - Launch the Business Improvement District (BID) for downtown

#### 15: Code Enforcement

- AI IMPEDIMENT #2: NEED FOR AFFORDABLE AND SAFE RENTAL HOUSING
  - 2-A Continue to prioritize rental inspection with higher Code Office capacity, efficient scheduling, and building relationships with landlords to promote more private investment.

- 2-B Effectively and efficiency increase enforcement of housing violations, whether tenants or landlords, including continuing to work with court system and receiving resources from Mercer County Courthouse.
- AI IMPEDIMENT #3: NEED FOR HOUSING REHABILITATION AND NEIGHBORHOOD INVESTMENT
  - 3-B: Encourage residents, especially youth, to maintain their property by providing resources (including on city's website), education, and opportunities with community organizations.
- AI IMPEDIMENT #8: NEED FOR MORE STAFF CAPACITY
  - 8-A: Hire and train employees for these departments to meet capacity demands.
  - 8-B: Aspects of the rental ordinances need to be updated or performed better.
- BLIGHT PLAN PRIORITY STRATEGY #2
  - Coordinate with Mercer County Tax Claim Bureau to Disqualify Negligent & Tax Delinquent Property Owners from Bidding at Sale

#### 14A: Housing Rehab

- AI IMPEDIMENT #3: NEED FOR HOUSING REHABILITATION AND NEIGHBORHOOD INVESTMENT
  - 3-A: 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.
- AI IMPEDIMENT #4: NEED FOR ACCESSIBLE HOUSING
  - 4-A: Continue to promote programs that increase housing accessibility through the rehabilitation of existing housing stock by homeowners and landlords who will make handicap improvements.
  - 4-B: Promote programs to assist elderly homeowners in the City so they are able to make accessibility improvements to their properties in order for those residents to stay in their homes.
- BLIGHT PLAN PRIORITY STRATEGY #4
  - 4: Work with Banks and Non-Profits to Provide Financing for Home Rehabs

#### 18B Economic Development: Technical Assistance

- SAVE SMALL BUSINESS MEMO LONG-TERM STRATEGY 3
  - Bring small business owners together

#### 19C CDBG Non-Profit Organization Capacity Building

- BLIGHT PLAN PRIORITY STRATEGY #3
  - 3: Utilize Land Bank to Acquire, Manage and Market Vacant Properties
    - (establish land bank)

#### 21A General Program Admin

- AI IMPEDIMENT #5: NEED FOR AWARENESS OF SOCIAL SERVICE

- 5-A: Building relationships and continue to support local agencies, organizations, and banks that provide these services to citizens, especially low-income individuals. These agencies include Shenango Valley Urban League, Community Action Partnership of Mercer County, and Mercer County Housing Authority.
- AI IMPEDIMENT #6: NEED FOR RACIAL DIVERSITY
  - 6-A: Survey these individuals and families on their determination in finding a home in general and in Sharon neighborhoods (location, income, job, etc.).
  - 6-B: Continue research by talking with agencies that help these individuals and families.
  - 6-C: Create and implement solutions determined from survey and other resources to help individuals and families explore more housing options.
- BLIGHT PLAN PRIORITY STRATEGY #5
  - 5: Adopt Tax Abatement and Other Programs Authorized by State Law that Provide Incentives for Private Development