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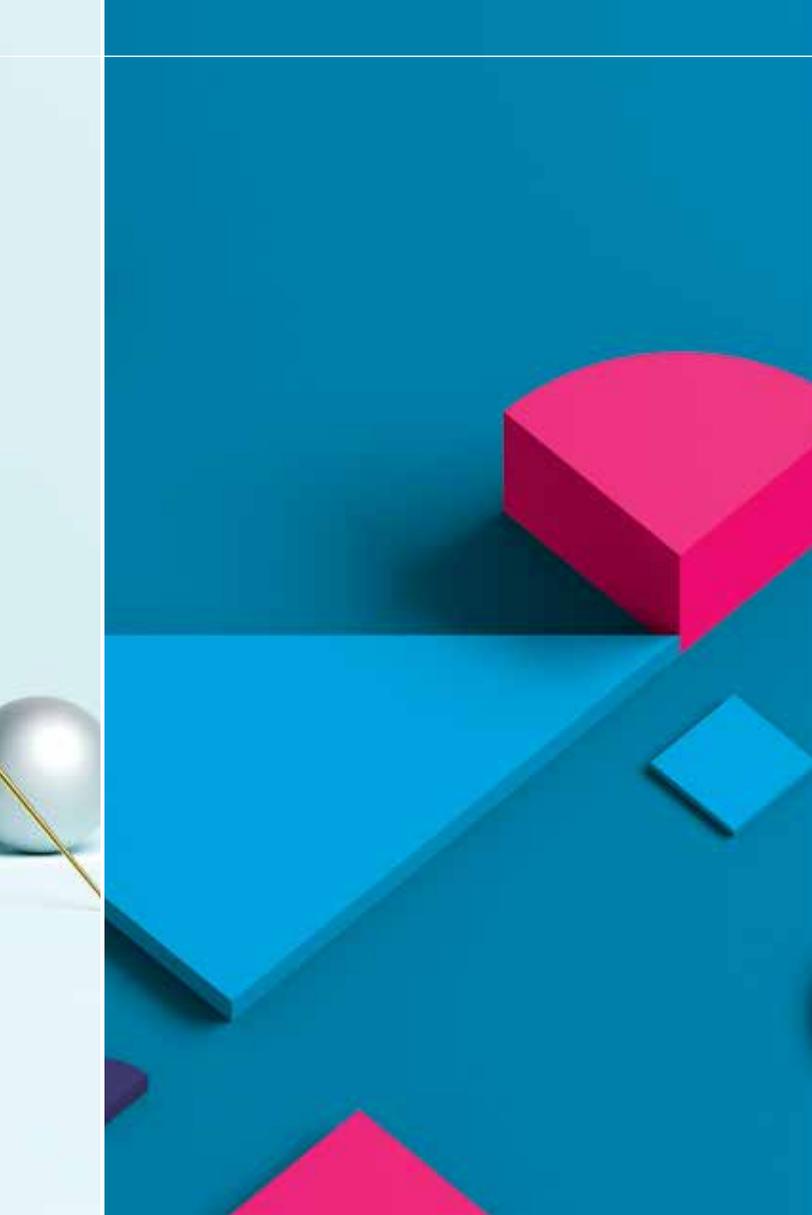
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RICH FITZGERALD, COUNTY EXECUTIVE

BUILDING ON OUR MOMENTUM

It is my pleasure to present the 2019 Annual Report for Allegheny County Economic Development (ACED).

The importance of economic development and jobs cannot be understated in its role as a cornerstone for our region's continued growth and vitality. I'm proud of the work that ACED Director Lance Chimka and his entire staff have done to continue building on that momentum and look forward to the many opportunities that are still before us.

For so many years, parents in this county were resigned to the fact that their children were going to leave this region to find jobs and pursue their careers. I first ran for government office because of my interest in developing an economy that would provide opportunities for my children, my friends' children and my neighbors' children. We have rolled up our sleeves, come together to work collaboratively to further enhance our region's economy, and have made strategic investments that have resulted in a diversified economy which includes higher education, healthcare and medical research, technology-infused manufacturing, energy, financial services and more. We have become an important hub for artificial intelligence and robotics and a center for research on, and development of, autonomous vehicles.

That growth also has contributed to our livability and quality of life. While traditional investments are certainly part of the work done by ACED, we always have made certain that we continue to strengthen our neighborhoods and their business districts, enhance our parks and green space and extend the reach of our most important cultural institutions.

Just as significantly, we have continued to invest in affordable housing and senior housing to make certain that there is always a place for everyone who calls this community home. Working with residential developers and foundations, we have created a total of 35 units of affordable housing throughout the county in 2019. That is in addition to the work that we have done over the past eight years, during which we invested \$59,591,817. In addition to housing, many of these developments include associated services that assist those who are some of the most vulnerable in our community, allowing senior citizens and special-needs adults to enjoy more opportunities to live independently in their own communities.

Our efforts and investments have ensured broad-based progress in areas in which ACED can have the most impact. I'm proud of the solid foundation that we have created in this community and know that, together, we are prepared for even greater growth in the future.

Sincerely,



Rich Fitzgerald
Allegheny County Executive

"Even as we have strengthened our economy, we have improved our neighborhoods and their business districts."

RICH FITZGERALD





"Your county government is also dedicated to improving your neighborhood by creating healthy and vibrant communities."

LANCE CHIMKA

LANCE CHIMKA, DIRECTOR

DRIVING INCLUSIVE GROWTH

Allegheny County is committed to creating a diverse, resilient and growing regional economy, one that is both opportunity rich and highly accessible to our citizens.

Your county government is also dedicated to improving your neighborhood by creating healthy and vibrant communities that contribute to the renowned quality of life in this region.

We achieve this through smart and strategic investment in diverse areas of expertise including affordable housing, infrastructure, planning and commercial and industrial development. We make these investments in partnership with a multitude of businesses, developers, local governments and nonprofits that make up the fabric of our community and who are similarly committed to the positive growth and continued improvement of the region.

Within the pages of this annual report, you will get a glimpse into our work, an overview of the projects, partners and people that helped us deliver on our mission in the past year. I am very proud of what we accomplished in 2019 and grateful for the supremely talented and dedicated staff that work on behalf of Allegheny County communities here every day.

There is so much more to do, and success brings new and different challenges – challenges we will collectively rise to meet in the next decade.

Sincerely,



Lance Chimka
Director, ACED

Allegheny County Economic Development

WHO WE ARE AND WHAT WE DO

The mission of Allegheny County Economic Development (ACED) is to effectively coordinate community and economic development initiatives that maintain and enhance the economic, social and environmental quality of life for all residents of Allegheny County. ACED continues to realize success by effectively coordinating initiatives and making strategic investments that position ourselves for sustained growth. Through public and private partnerships, ACED is continuing to find new ways to grow and prosper.

Our activities span economic and residential development, infrastructure repair and replacement and critical social services. We assist entrepreneurs, private developers, municipalities and the county's healthcare and educational

institutions. We also collaborate with the federal government, the Commonwealth of Pennsylvania, nonprofit organizations and the foundation community.

We advanced these goals during the year by working with our many partners to: create fertile opportunities for the growth of the technology sector and technology-infused industries; manage development consistent with the preservation of our environment; develop affordable housing options throughout the county; assure inclusiveness in all our activities through active promotion of contracting opportunities for Minority, Women and Disadvantaged Business Enterprises (MWDDBE) and Veteran-Owned Small Businesses (VOSB).



OUR MISSION

To effectively coordinate community and economic development initiatives that maintain and enhance the economic, social and environmental quality of life for all residents



Operations

Plays a pivotal role in virtually every ACED initiative by soliciting and reviewing applications for financing, processing contracts and monitoring subsequent compliance, and serving as liaison with our federal and state funding partners. The division houses the department IT functions as well as all ACED accounting/auditing and vendor payment activities.



Planning

This division helps coordinate countywide planning efforts while providing a variety of land use planning support services to municipalities, developers, nonprofits, community organizations and county departments.



Development

A leader in coordinating multifaceted initiatives with transformational potential. The division assembles sites, public-private partnerships and financing packages for the most ambitious projects.



Special Projects & Finance

Focuses on challenging development initiatives with long-lasting benefits. To that end, the division uses public financing methods such as Tax Increment Financing (TIF) and Local Economic Revitalization Tax Assistance (LERTA) to support public infrastructure investment and development. In addition to helping major employers renovate and expand, the division coordinates development of new office/industrial parks as well as transit-oriented development (TOD).



Housing & Human Services

This division helps developers construct or renovate for-sale homes and rental units that provide a broad range of housing options for low- and moderate-income households. Its rehabilitation and vacant property recovery programs provide the impetus for neighborhood improvement and stabilization. Additionally, it provides financial support for many of the county's key social service agencies, enabling them to extend their reach.



Municipal Development

Collaborates with municipalities, councils of government (COGs) and other government agencies on a wide range of infrastructure initiatives, including sewer and water facilities improvements, roadway and recreational facility upgrades and the razing of hazardous structures.



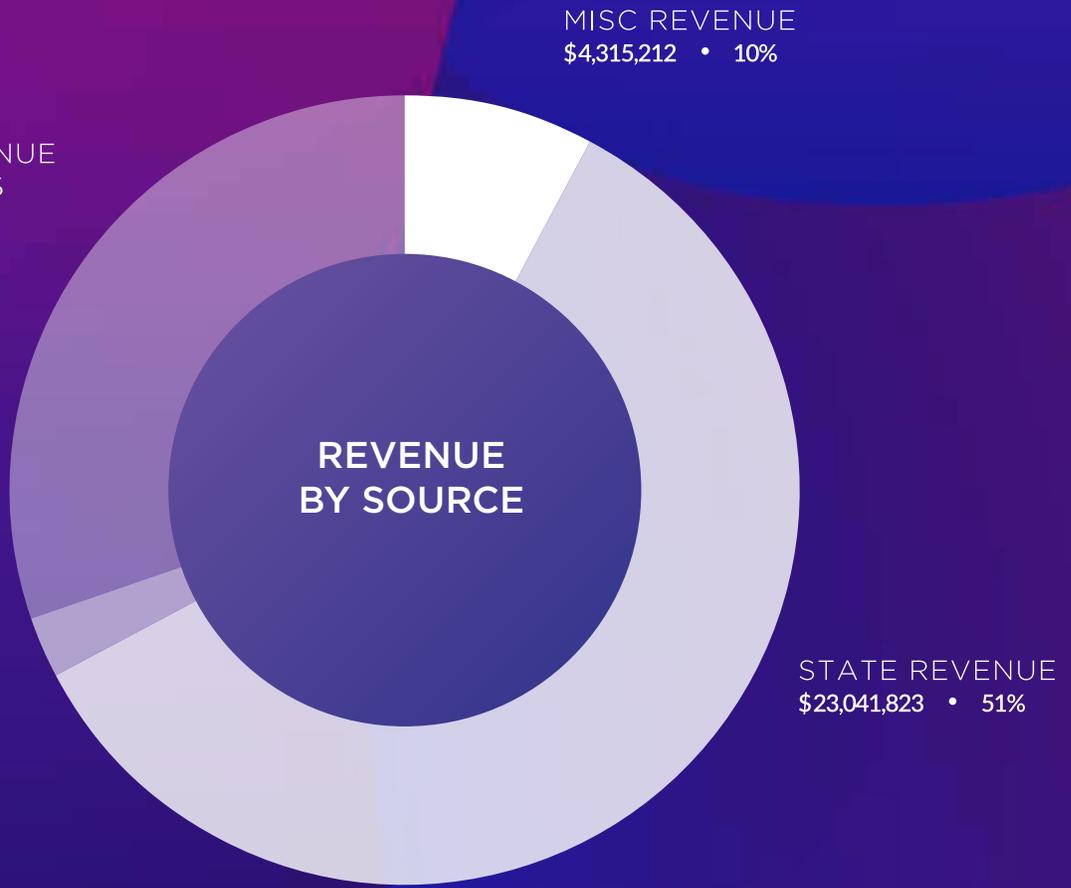
Business Development

This division creates and implements programs to meet the needs of emerging entrepreneurs and industries, and to connect our communities and residents with these new employers. Business Development also coordinates and supports programs that enable the county's neighborhood commercial districts to grow and thrive.



Authorities

With their power to issue bonds and loans, the division's six authorities are uniquely well positioned to assist far-reaching expansion and modernization projects for the county's healthcare, educational and cultural institutions. These authorities are: Allegheny County Hospital Development Authority (ACHDA); Allegheny County Industrial Development Authority (ACIDA); Allegheny County Higher Education Building Authority (ACHEBA); Allegheny County Residential Finance Authority (ACRFA); Redevelopment Authority of Allegheny County (RAAC); Allegheny County Authority for Improvements in Municipalities (AIM).



\$44.9
MILLION
total revenue



\$23 million
51% in state revenue



\$16.2 million
36% in federal revenue

\$37.2
MILLION
total expenditures



\$1.3 million
3% in county revenue



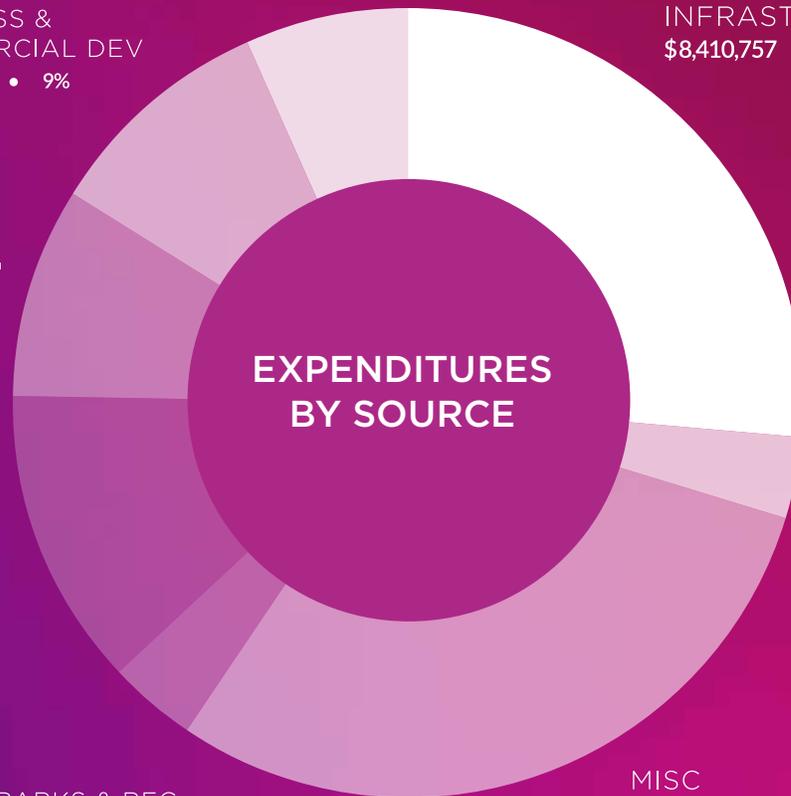
\$4.3 million
10% in misc revenue

HUMAN SERVICES
\$2,106,937 • 7%

INFRASTRUCTURE
\$8,410,757 • 26%

BUSINESS &
COMMERCIAL DEV
\$2,958,073 • 9%

AFFORDABLE HOUSING
\$2,721,005 • 9%



LAND DEVELOPMENT
\$1,057,921 • 3%

ADMINISTRATION
\$3,836,802 • 12%

PARKS & REC
\$1,154,791 • 4%

MISC
\$9,422,143 • 30%



\$8.4 million
26% in infrastructure expenditures



\$1.2 million
4% in parks & recreation expenditures



\$2.7 million
9% in affordable housing expenditures



\$2.1 million
7% in human services expenditures



\$3 million
9% in business & commercial development expenditures



\$1.1 million
3% in land development expenditures

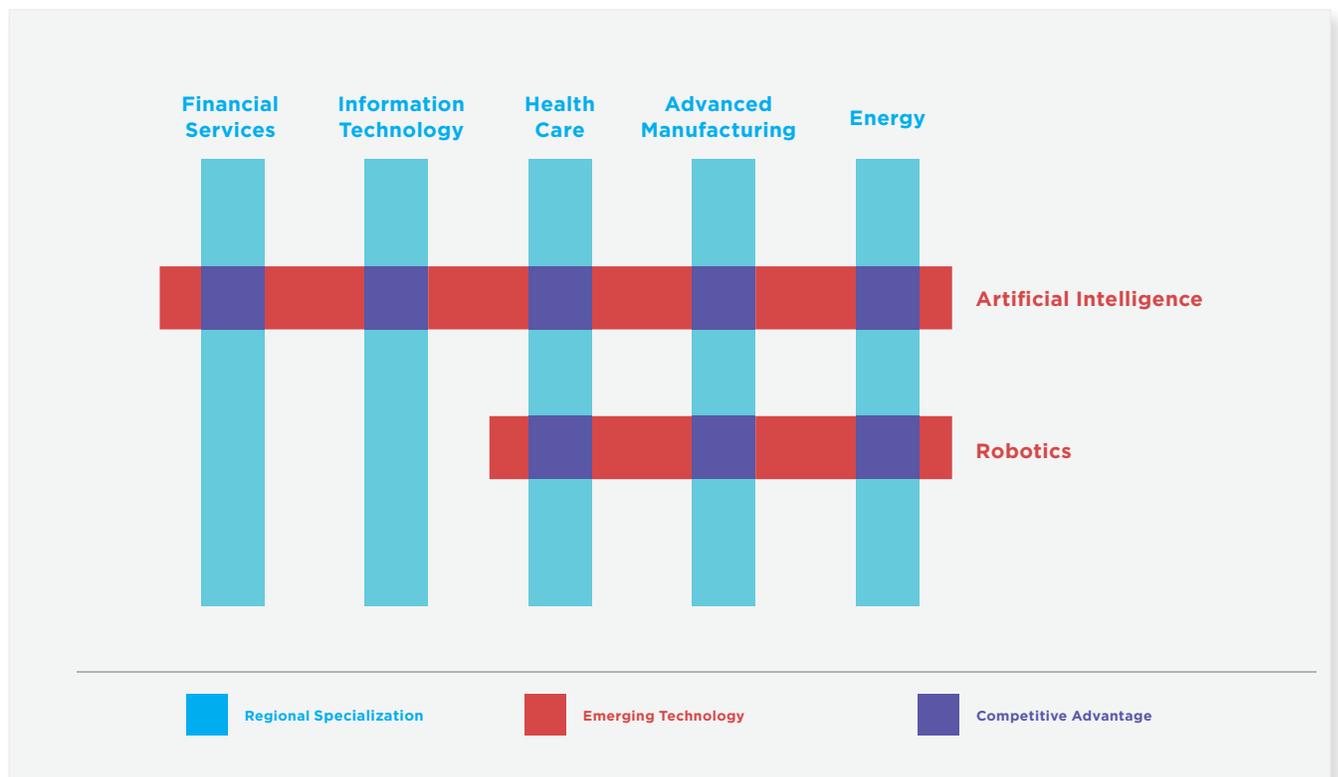
WHY ALLEGHENY COUNTY?

When you're looking for the perfect location for your business or to raise your family, look no further than Allegheny County!

We boast a diverse, growing and thriving economy as well as vibrant communities that continue to attract national and international attention.

Since our transformation from a region dependent on steel, we've developed a robust economy and have experienced widespread success that has positioned Allegheny County for sustained growth. We are a recognized national leader in a number of key sectors that have become the drivers of our growth. These include:

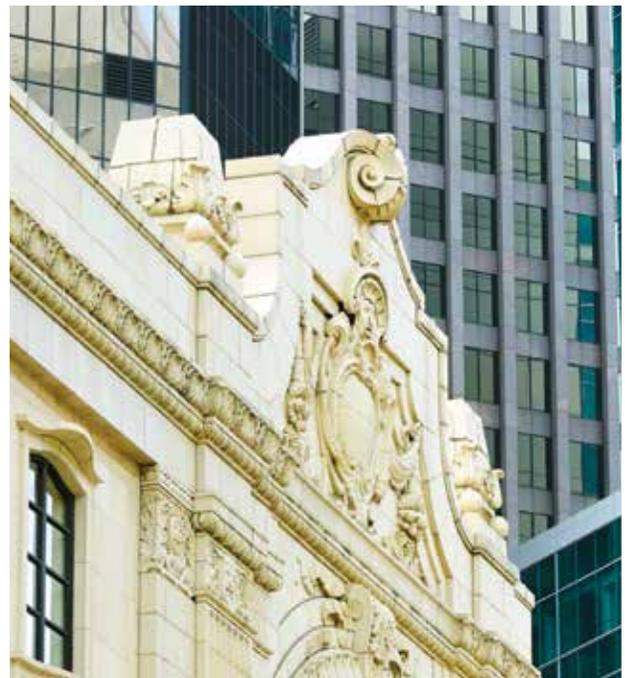
- Financial Services;
- Information Technology;
- Energy;
- Healthcare;
- Advanced Manufacturing.



Moreover, Allegheny County is a hub of activity in artificial intelligence and robotics, the cutting-edge disciplines that fuel innovation and expansion in each of our five foundation sectors. Thus, when you locate your business here, you'll find many suppliers and customers eager to partner with you in your supply chain. That bodes well for the growth and success of your enterprise.

When searching for that perfect place to live, you'll find it in our attractive, stable, affordable neighborhoods. While ours is a county of more than 1.2 million residents, our communities offer thriving, walkable business districts, sparkling cultural and recreational amenities, numerous eclectic dining options and plenty of green space.

When you choose Allegheny County, you'll have plenty of help in reaching your goal. At Allegheny County Economic Development (ACED) we manage the county's growth by coordinating experienced public-private-community partnerships who want nothing more than to help you succeed.



In the pages of ACED's 2019 annual report that follow, you'll read about some of these success stories: a family that transformed an abandoned church to an exquisite wine restaurant; a start-up pioneering the concept of indoor, vertical farming; a vacant building converted to an independent living haven for seniors.

Allegheny County was the ideal choice for them... just as it can be for you. We'll position you to write your success story.

Focus On Business



FOCUS ON BUSINESS

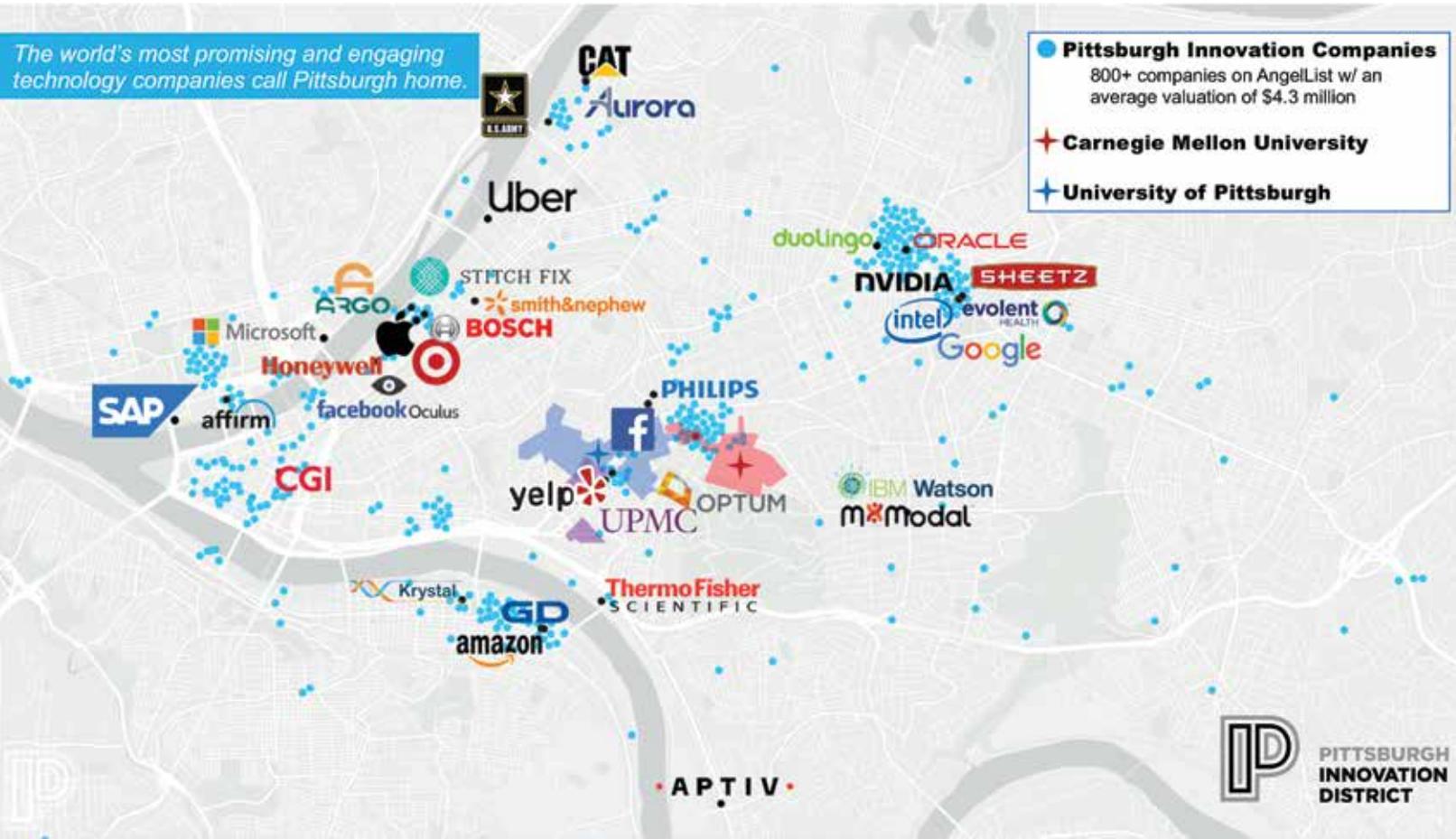
SUSTAINING THE MOMENTUM OF OUR REMARKABLE TRANSFORMATION

Allegheny County and southwestern Pennsylvania have achieved a remarkable transformation from a region dependent on heavy metals to a thriving, diverse economy that's a leader in many sectors. We've become a highly regarded hub for education, medicine and healthcare, energy, advanced manufacturing and financial services – all of it driven by cutting-edge advances in artificial intelligence and robotics.

ACED sustains this momentum by providing fertile opportunities for businesses to locate and expand, creating even more jobs and supply chain partnerships. We accomplish this in a variety of ways: We assemble sites for game-changing development and often coordinate the necessary public space improvements, such as utility and roadway extensions as well as environmental remediation. We identify and collaborate with experienced, dedicated development partners. And we coordinate financing teams that may include the federal government, the Commonwealth of Pennsylvania, private investors and foundations.

The impact of this multifaceted coordination can be seen in such major developments as the re-emergence of the former Carrie Furnace site as a mixed-use destination and the bustling Pittsburgh International Airport corridor, which continues to grow as a vital center for business/office parks.





FOCUS ON BUSINESS

INNOVATEPGH

Launched in 2018, InnovatePGH serves as a consortium of public-private partners working to accelerate Pittsburgh’s status as a global innovation city. Together with partners representing the City of Pittsburgh, the University of Pittsburgh, Carnegie Mellon University, UPMC, the Allegheny Conference on Community Development, regional philanthropic institutions and others, Allegheny County collaborates on efforts that work to attract, retain and grow technology companies in our region.

Pittsburgh’s two leading research institutions, the University of Pittsburgh and Carnegie Mellon University, anchor Oakland’s Innovation District, generate more than a billion dollars in annual R&D and a continuous stream of new graduates.

For Allegheny County, this translates into more than 800 companies, with an average valuation of \$4.3 million, calling the greater Pittsburgh region home.

For global firms and start-ups alike, workforce development, availability of Class A, plug and play office space and transportation remain key impediments to growth. Working together to collaboratively address these challenges, InnovatePGH partners are securing Allegheny County’s future by focusing on growth industries like advanced manufacturing, artificial intelligence and robotics. The financial services, information technology and health care sectors benefit from these industry advancements as well, helping to ensure a diversified regional economy that works for us all.

FOCUS ON BUSINESS

SUPPORTING THE DYNAMIC RESTAURANT/ FOOD SERVICES SECTOR

One of the ongoing success stories in Allegheny County—throughout the region, in fact—has been the great growth and diversification in the restaurant and food services sector. ACED has been pleased to contribute to this surge.

Among these thriving businesses is Black Forge Coffee House, which, since 2015, has operated a venue in Pittsburgh's Allentown neighborhood that hosts such trendy events as local and international concerts, art exhibits, community forums, variety shows and pop-up brunches—more than 900 events in all.

Building on that success, Black Forge acquired a McKees Rocks structure to house its second location, one that will allow the company to brew its own coffee and prepare foods and pastries for both locations.

For the \$285,800 McKees Rocks project, ACED provided \$113,000 in financing, with additional funding from Bridgeway Capital and company equity.

A similar success story is Braddock's The Brew Gentlemen Beer Company, whose trademark Brew Gentlemen brand has enjoyed considerable market success. The business is expanding, as the owners put it, "to sell Brew Gentlemen beer to more people in a more convenient and more meaningful way."

To that end, the company has undertaken a \$1.35 million expansion that will include the purchase of new equipment and provide additional working capital. ACED provided \$400,000 in financing while Huntington Bank and equity provided the balance of the funding.



FOCUS ON BUSINESS

REVITALIZING RANKIN: STASINOWSKY-SMITH FAMILY TRANSFORMS VACANT CHURCH TO UNIQUE DESTINATION



Cheryl Stasinowsky was working as a general contractor in California when she received a phone call from her son Jordan, a Pittsburgh resident who had fallen in love with the former Visitation of the Blessed Virgin Mary Church in Rankin. The building had been abandoned years before, but Jordan saw it as his ideal home. His mother flew in from the West Coast, inspected the structure and convinced Jordan that as a residence, it would be a money pit.

Yet the old church stayed with her.

“I kept thinking, what is Pittsburgh missing?” she recalls. “What is it people want but don’t even know they want?”

The answer: an exquisite wine restaurant with an international selection and a drawing-room ambience.

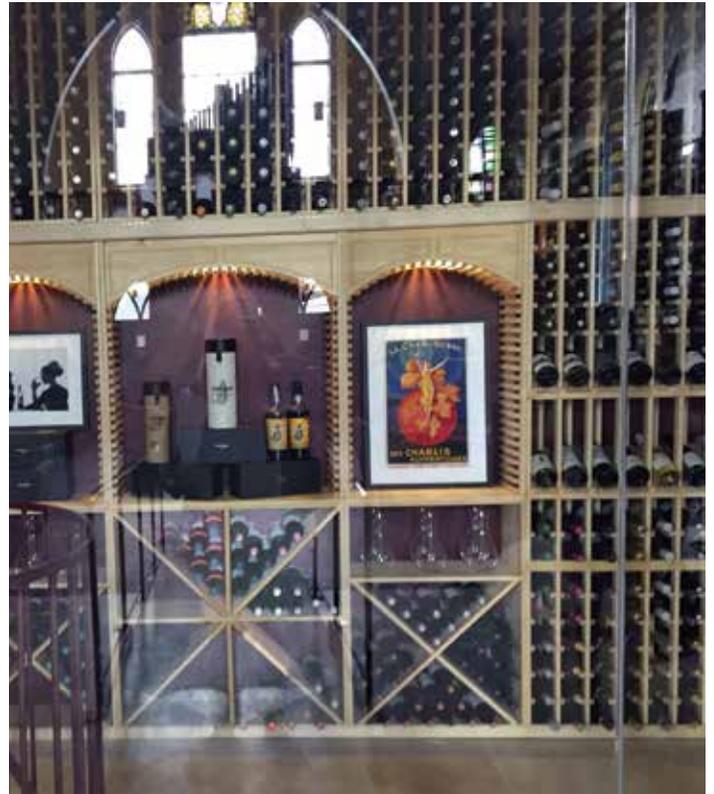
With that as their vision, Cheryl, Jordan and other family members transformed the old church to Mary’s Vine, a unique destination that

is continuing the revitalization of the Rankin-Braddock area and attracting local residents and tourists alike. The rehab was a challenge, but the experience of Cheryl and her husband Walter as contractors was a big plus.

“By not having to hire a contractor, we probably saved up to \$900,000,” she says.

Mary’s Vine offers fireplaces with plush chairs and live music every night. But it’s the extensive wine selection that may be its calling card; the restaurant offers at least one representation from every wine region across the globe.

Moreover, Mary’s Vine developed and deployed a proprietary app that allows patrons to explore the world’s wines – and the Stasinowsky-Smiths assure that any wine that looks appealing is available on site.



The restaurant is an innovative combination of comfort and cutting edge, and ACED supported the \$1.7 million initiative with a \$450,000 loan that the restaurant used to purchase equipment and develop its software.

Above all, Mary's Vine is a family business. Cheryl is president while Walter is building manager. Jordan serves as CFO and sommelier, and his sister, Amber Smith, is the events coordinator and human resources director—a position of growing importance, as Mary's Vine already boasts a staff of 14. Finally, Amber's husband, Daniel Smith, is technology officer.

Since the restaurant opened in 2019, business has been so brisk that Mary's Vine has added Sunday brunches.

"We're a family, so people want to support us," Cheryl Stasinowsky says. "Once they're in the door, they always come back. Pittsburgh is a loyal town, and they like the uniqueness of our place."

"We've introduced 'Philanthropic Thursdays,' where a designated nonprofit organization gets 10 percent of sales. Those organizations have included animal shelters, police departments and the Borough of Rankin. It's a win-win. The groups get exposure and some financial help, and Mary's Vine becomes known as a business that gives back to the community."

—Cheryl Stasinowsky, president, Mary's Vine, Inc.

Focus On Opportunity Zones

PIONEERING AN INNOVATIVE DEVELOPMENT TOOL
TO SPARK GROWTH WHERE IT'S MOST NEEDED

Facilitating and nurturing economic growth in communities where new development and jobs are most needed is a long-standing ACED priority. ACED is putting in effort to ensure that Opportunity Zones work to the benefit of Allegheny County communities.

Opportunity Zones (OZ) were designed to spur economic development and job creation by encouraging long-term investments in economically distressed communities nationwide. As an incentive, profits earned on capital gains reinvested into OZs and held for at least 10 years are tax-free. To date, the Commonwealth of Pennsylvania has certified 68 census tracts in 23 Allegheny County municipalities as Qualified Opportunity Zones.

The program includes residential, commercial and industrial projects, assuring that most initiatives will be covered. If developers “substantially improve” the properties they purchase – that is, invest at least as much in rehabilitation/upgrade/conversion as the building’s acquisition price – they’re eligible for benefits that include:

- *Deferred capital gains taxes;*
- *Lowered basis for tax calculations;*
- *Exemption of capital gains taxes for properties held at least 10 years.*

While the OZ program still is very new, as the regulatory framework wasn’t completed until 2018 and continues to be modified, the county already is enjoying the takeoff of its initial OZ-based development, Fifth Season’s unique “vertical farm” in Braddock.

68

census tracts

23Allegheny County
municipalities

Farming?

**Think Vertical • Think Indoors
Think Fifth Season**

When we think of farming, we typically picture threshers and reapers working their way through amber waves of grain. We usually don't conjure up images of seven-story urban structures that house every aspect of the operation, from planting to harvesting to marketing. Yet that's the vision of Fifth Season, which has located its vertical farm in a \$7 million, 60,000-square-foot light industrial facility in Braddock.

Building on technology they helped develop at Carnegie Mellon University, the founders have implemented a tightly-controlled production process driven by artificial intelligence, robotics and data analysis — all of which are projected to provide higher yields and healthier, more flavorful produce for distribution to grocery stores and restaurants. Explains E. Austin Webb, Fifth Season co-founder and CEO:

"Vertical farming itself has been around for a while and has made great strides, particularly in Japan and the Netherlands. Those organizations inspired us to leverage the progress they made and build upon it — pioneering a more technologically advanced system of indoor farming based on a proprietary robotics and AI platform. Most importantly, our system is profitable, scalable and repeatable.

"Traditional platforms aren't economically sustainable and are limited to a small set of leafy greens and specialty herb crops. We've solved the sustainability problem with positive unit economics, all at an affordable price so that you and I don't have to spend an arm and a leg simply to eat healthy."

Thanks to the building design and proprietary technology, Fifth Season anticipates a first-year harvest of 500,000 pounds of spinach,

arugula, salad blends, microgreens, basil and cilantro, with an even wider mix to follow. The company expects to launch in 2020.

Getting to that point has involved overcoming a series of challenges. First, in partnership with the Borough of Braddock, ACED acquired more than 60 vacant, tax-delinquent residential structures, consolidated these into a single five-acre redevelopment site and identified RDC as project developer. Progress was speeded immeasurably when the initiative was certified through the Opportunity Zone Program. That enabled RDC to bring on private equity investors attracted by the tax advantages offered through the OZ program.

"We see a presence in Braddock as something that can be mutually beneficial both to the community and to us. Braddock is in the process of reinventing itself, but also, as a once-thriving steel town, it represents the Pittsburgh legacy of industry-defining innovation. So overall, it was a perfect home for our first full-scale location.

Hiring locally is a high priority for us. Once the farm is at full capacity, it will require about 20 technicians to run it. We aim to fill as many of those advanced manufacturing positions as possible with residents of Braddock and its surrounding neighborhoods . . . and to continue that trend as we expand into additional shifts."

—E. Austin Webb, co-founder & CEO, Fifth Season

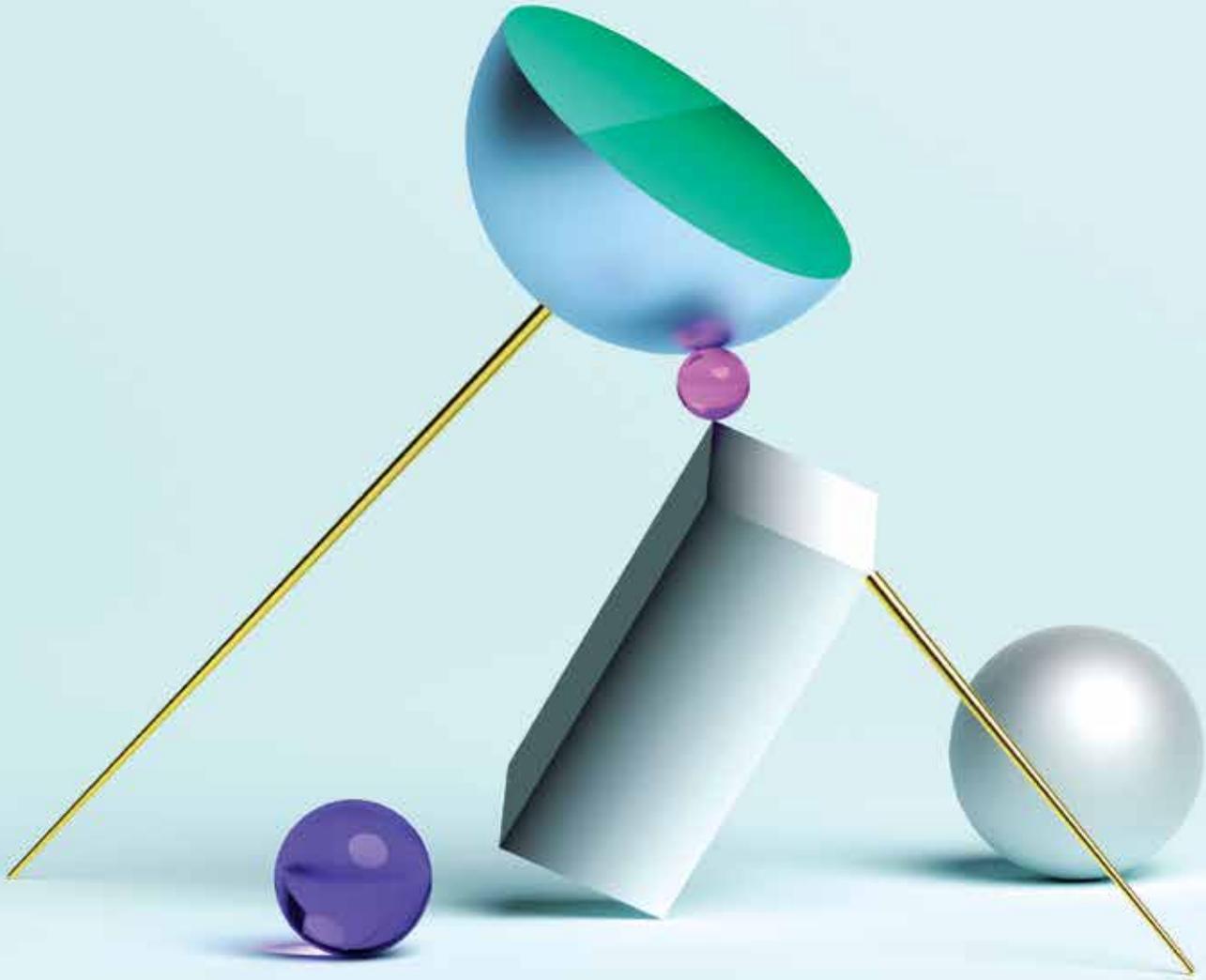
experience truly fresh food — knowing where it came from, who grew it and how it was grown. And because our produce is grown in your community — not thousands of miles away — it can skip the long journey across the country and instead be on shelves hours after harvest, therefore lasting weeks in your refrigerator and leading to a significant drop in food waste."

Even in its infancy, Fifth Season has generated national attention. Fast Company, a magazine that highlights technology innovations and the companies introducing them, called Fifth Season's pioneering vertical farm nothing less than a "world-changing idea." They won't get any disagreement from Webb.

"What we see right now," he says, "is a complicated, broken food distribution system in which people are totally disconnected from their food; worse yet, there's an incredible amount of food waste."

"Fifth Season turns all that on its head. We're hyper-localizing the process so that consumers can finally connect with and

Focus On Communities



STRENGTHENING, MODERNIZING OUR LIVABLE NEIGHBORHOODS

Allegheny County is nationally known for attractive, stable and affordable neighborhoods. But at ACED, we see residential space as one vital component of broader entities we consider communities. To ensure that, our neighborhoods feature a rich stock of dwellings that meet a variety of residential needs, but the county's communities go even beyond that.

Communities include thriving business districts, safe streets, diverse transportation options, cultural and recreational amenities and green space. At ACED, we are pleased to support our communities in their quest to strengthen and modernize and become even more appealing for residential and business location. The results are evident throughout the county.

Assisting Neighborhood Business Districts in Sharpsburg

Sharpsburg's Main Street, the heart of that community's business corridor, has been booming, and ACED is working with the borough to extend that momentum through a multiphase improvement project. Phase 1 included replacement of a plaza and surrounding sidewalk surfaces, curb extensions and stamped asphalt pedestrian crosswalk upgrades as well as new decorative lighting, signage and street improvements. Additional phases will feature sidewalk and gateway improvements, ADA compliant ramps, lighting, street furniture and crosswalk upgrades.

Advancing Safety Updates in Stowe, West Homestead

In Stowe Township and the Borough of West Homestead, the focus of recent ACED outreach has been much-needed safety updates. In Stowe, we provided \$60,000 in Community Development Block Grant (CDBG) funding to enable Char-West COG to raze a multi-unit residential structure deemed uninhabitable, unsafe and unsuitable for rehabilitation. Not only did the demolition remove a safety hazard, but it also created a site for new development.

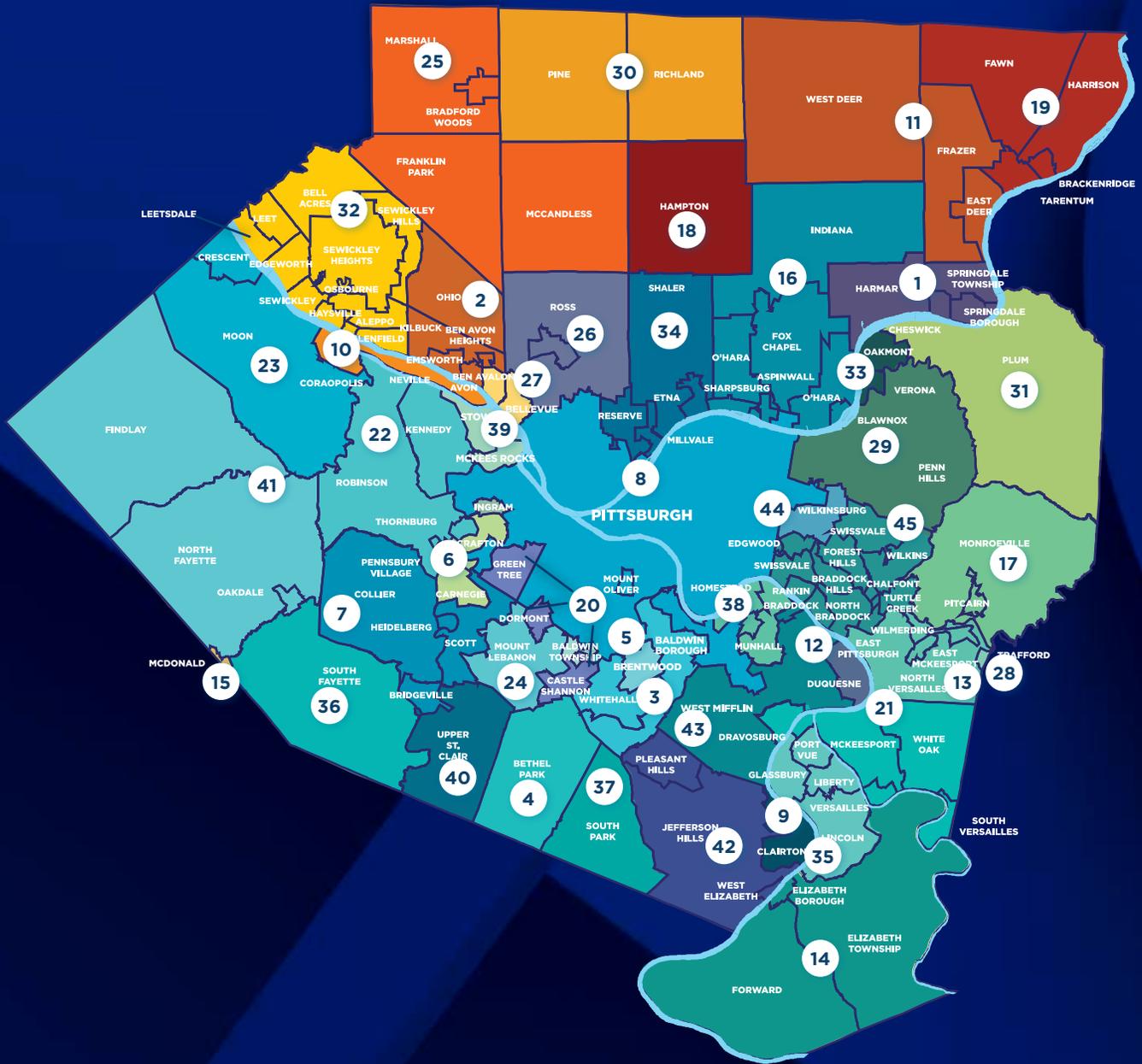
The West Homestead situation was even more urgent. Over the past several years, landslides have caused the partial collapse of Doyle Avenue, affecting 14 households. Ongoing repairs have included road reconstruction as well as installation of diversion curbing, silt socks, a drainage area, pile and lagging walls and other improvements that will restore the road for normal use.

ACED provided \$175,000 through the Community Infrastructure and Tourism Fund (CITF), with the balance of financing for the \$954,253 initiative provided by the borough and First National Bank.



ALLEGHENY COUNTY MAP

Allegheny County offers a variety of choices when it comes to living. Of the 130 municipalities within the county, you have your choice of rural or urban communities, many that boast award-winning school districts, parks, recreation along the three rivers and several transportation options.



RIVERS



MUNICIPALITY BOUNDARIES

Allegheny County also offers a diverse mixture of public, private and charter schools along with an abundant choice of neighborhoods that give residents a chance to choose their living environment along with their preference for the education of their children, allowing them to learn and socialize with peers from various municipalities. We consider this rich tapestry of communities to be one of the county's greatest assets.

SCHOOL DISTRICTS

ALPHABETICAL

- | | |
|-----------------------|----------------------------|
| 1. Allegheny Valley | 24. Mt. Lebanon |
| 2. Avonworth | 25. North Allegheny |
| 3. Baldwin-Whitehall | 26. North Hills |
| 4. Bethel Park | 27. Northgate |
| 5. Brentwood Borough | 28. Penn-Trafford |
| 6. Carlynton | 29. Penn Hills |
| 7. Chartiers Valley | 30. Pine-Richland |
| 8. City of Pittsburgh | 31. Plum Borough |
| 9. Clairton City | 32. Quaker Valley |
| 10. Cornell | 33. Riverview |
| 11. Deer Lakes | 34. Shaler Area |
| 12. Duquesne City | 35. South Allegheny |
| 13. East Allegheny | 36. South Fayette Township |
| 14. Elizabeth Forward | 37. South Park |
| 15. Fort Cherry | 38. Steel Valley |
| 16. Fox Chapel Area | 39. Sto-Rox |
| 17. Gateway | 40. Upper St. Clair Area |
| 18. Hampton Township | 41. West Allegheny |
| 19. Highlands | 42. West Jefferson Hills |
| 20. Keystone Oaks | 43. West Mifflin Area |
| 21. McKeesport Area | 44. Wilkinsburg |
| 22. Montour | 45. Woodland Hills |
| 23. Moon Area | |

Helping Municipalities Plan and Manage Growth

Land development ordinances, which regulate the use and development of land in a municipality, are an essential component of community growth. The two main types of land use ordinances municipalities need are a zoning ordinance and a subdivision and land development ordinance (SALDO). When a municipality lacks an ordinance, ACED can provide valuable assistance.

For example, 28 of the county's municipalities don't have their own SALDO. The Allegheny County Subdivision and Land Development Ordinance, which has development standards and procedures for reviewing and approving plans, applies in these municipalities. It is a partnership: the municipalities are responsible for administering their zoning ordinances and ACED administers the county SALDO on behalf of the municipality. And for those municipalities that do have a SALDO but want to update it, the comprehensive and environmentally sound standards in the county SALDO can serve as a model.

In 2019, ACED welcomed two new municipalities, Springdale Borough and Reserve Township, who decided to come in under the county's SALDO.



Active Allegheny

Active Allegheny embarked on a successful fourth year thanks to a generous contribution from the Hillman Foundation. As usual, the grant awards will address unique local needs and approaches to improving bike-ability and walk-ability in the county. In Whitaker Borough, grant funds will be used to purchase t-shirts and water bottles for participants in a recently-formed community walking group. In Ingram, Borough officials and stakeholders will advance recommendations from their comprehensive plan to improve pedestrian connectivity to a major shopping center, community park, busway station and commercial district. Finally, Carnegie Borough, along with its neighbors Collier Township and Scott Township, will conduct a study to determine the feasibility of extending the Panhandle Trail from its terminus in Collier to downtown Carnegie and the West Busway multimodal transit hub.

The ability to extend the "reach" of the Active Allegheny grant program was significantly increased in 2019 thanks to a funding award from the US Centers for Disease Control's Racial and Ethnic Approaches to Community Health (REACH) program. As a partner in the Allegheny County Health Department's multi-year, multi-agency initiative, ACED will be able to provide additional planning and design funds in six high-risk areas of the county to work towards improving the physical infrastructure and increasing physical activity opportunities for residents. In its first year, the REACH grant will assist the Homewood community in the City of Pittsburgh to complete conceptual planning and preliminary engineering on projects identified in their new neighborhood plan.

Allegheny Grows Community Gardens Still Sprouting

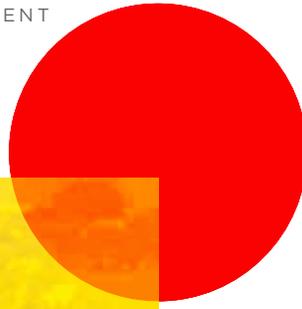
For a decade, Allegheny Grows has been supporting community gardens that enable participants to plant, nurture and harvest produce – for their own use and for those in need. The program’s production has been impressive, as the county’s community gardeners have:

- *Planted 450,000 square feet of garden space, spanning 36 community gardens and 65 additional sites supported through the Sustainability Fund;*
- *Harvested 300,000 pounds of produce;*
- *Logged nearly 19,000 volunteer hours.*

Moreover, working together in their neighborhood gardens has helped residents strengthen their bonds and make their communities more cohesive. Observes Ruth Ann, a volunteer for the Sharpsburg Community Garden:

“We help each other and enjoy a bit of fellowship when we meet. I’ve made so many friends through this garden.”

The program is set for even bigger things, thanks to the establishment of the Three Rivers Agricultural Land Initiative to protect land for urban agriculture in a community land trust model.



Spotlight

**THE
BOROUGH OF**

BELLEVUE

**ACTIVE &
EFFECTIVE
ACROSS A
BROAD FRONT**

Many Allegheny County communities are on the move, diversifying and strengthening their business districts, building new affordable housing, extending the reach of social service programs and enhancing their recreational facilities. In this sea of success, the Borough of Bellevue stands out as a community that has been active and effective across a broad front.

Perhaps the most ambitious Bellevue initiative has been the revitalization of the Lincoln Avenue business corridor, a project so sweeping that it has been implemented over seven phases. The upgrades include new sidewalks, curbs, LED fixtures, electrical receptacles, crosswalks, drainage and landscaping. Moreover, the initiative also features improved traffic light signalization through PennDot's Green Light-Go program. ACED already has provided more than \$1.7 million in financing assistance for this far-reaching initiative.

But that's not all. Over the past few years, the borough also has:

- *Extended important support to Genesis House, which offers a warm, safe, comfortable home for women who are pregnant and homeless. ACED provided \$118,000 in funding for this series of initiatives;*
- *Developed community gardens on land either vacant or under-utilized;*
- *Completed safety and equipment upgrades at Bayne Park, with similar improvements planned for Gillott Park, initiatives for which ACED is providing more than \$96,600 in financing;*
- *Razed a number of hazardous structures and cleared the sites for redevelopment;*
- *Updated its stormwater management ordinance with ACED assistance.*

A number of Bellevue's improvement projects have been coordinated by the Quaker Valley Council of Governments (COG), which represents a total of 14 municipalities. Says Susan G. Hockenberry, the COG's executive director:

"Bellevue has been the beneficiary of a lot of targeted investment from Allegheny County. It has good housing, it's walkable, it has a vibrant business district and it has an emerging hospitality sector. All that has created a buzz around the community and its upward momentum."

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—SUSAN G. HOCKENBERRY
EXECUTIVE DIRECTOR

Focus On Residents

PRIORITIZING PROJECTS THAT IMPROVE
AND ENRICH RESIDENTS' LIVES



In coordinating and managing Allegheny County's growth, ACED engages in a range of activities that are diverse, indeed. Yet the most important priority of each ACED project is the same: improving and enriching the lives of our residents.

That means supporting expansion of businesses so they can provide our residents with good-paying jobs. It means strengthening our neighborhood business districts so that local residents have convenient access to important amenities. That goal also is embodied in our assistance to the county's important medical, educational and cultural institutions, better positioning them to serve residents and visitors alike.

Much of the time, however, we touch our residents by working with a network of experienced, compassionate organizations to provide basic services to those most in need. Our outreach spans support for development of affordable housing options for our most vulnerable populations; collaboration with entities providing education, training and assistance to those with special needs; disaster and emergency relief, and much more.

focus on residents

Sustaining a Vital Lifeline for North Hills Seniors

One of the most far-reaching of these efforts is ACED's partnership with North Hills Community Outreach (NHCO), which operates the Free Rides for Seniors Program in 13 communities served by UPMC St. Margaret Hospital. This shuttle service helps 225 seniors live independently by providing access to health care facilities, medical offices, grocery stores and other important destinations. The program is administered from Lighthouse Pointe in O'Hara Township.

While program costs are funded by the St. Margaret Foundation, that organization reached out to ACED when one of its two vans — a seven-year-old vehicle — showed signs of serious wear and tear. ACED stepped up by providing \$62,500 in Community Development Block Grant (CDBG) funding for the purchase of a new van. Now, NHCO is prepared to continue its vital lifeline, which has provided seniors with more than 75,000 free rides. How valuable is that for riders? Says Millvale resident Donna Hosek, a retired registered nurse and regular patron of the service:

“They pick me up and drop me off right at my house. I can't say enough good things about it. The people are so kind and friendly.”





Helping a CLASS Act Help Disabled Residents

Transportation also is the theme of ACED's support for Community Living and Support Services, Inc (CLASS), a Swissvale-based organization that, for nearly 70 years, has enabled people with disabilities to explore personal and career options, participate fully in their communities and strive for equality. CLASS reaches approximately 700 people, directly and indirectly, in multiple counties across southwestern Pennsylvania.

Two of the organization's most significant components are Centre Services, which helps clients participate in community-based activities, and Residential Services, which offers supportive apartment programs. Both programs depend, to a large extent, on a heavily-used van for transportation.

To keep that transport flowing smoothly, ACED provided a \$52,000 CDBG grant that enabled CLASS to purchase a new, handicapped-accessible van.

700

people reached by CLASS

\$52k

CDBG grant for CLASS

Creating Affordable Housing Options

Dorchester of Mt. Lebanon

A SHINING EXAMPLE OF WHAT AN EXPERIENCED TEAM CAN ACHIEVE

One of ACED's most critical priorities is working with private and public-sector developers to create affordable housing options throughout Allegheny County. Such options can allow residents to remain independent in a secure, stable, convivial environment.

Identifying appropriate sites and funding sources can be challenge enough, but often, such housing won't fully benefit residents unless it offers a range of complementary features that may include on-site medical services, opportunities for social engagement and access to vital amenities.

Dorchester of Mt. Lebanon — Mt. Lebanon Senior Apartments, as it's also known — provides all those features. The initiative transformed a long-vacant parcel to a four-story complex featuring 60 one- and two-bedroom apartments, all reserved for senior citizens of low and moderate income.

Dorchester offers such amenities as decks, a community room, reading and garden areas, ranges and refrigerators, laundry facilities on each floor, tenant-controlled heating and air conditioning and cable television/Internet availability. Pets are permitted and, importantly, American Healthcare Group, LLC, provides residents with social, recreational, educational and health/wellness programs.

In addition, Dorchester offers convenient access to neighborhood amenities including restaurants, banks, pharmacies, grocery stores and the U.S. Postal Service.

Joanne Pegg, a retired nanny who became one of Dorchester's initial occupants in May 2019, is especially pleased with the tenant camaraderie.

"We sit in our community room every evening," she reports. "We have bingo, dinners and you get to know everybody. It's so wonderful, much better than where I was before."

The development team included Allegheny County Housing Authority (ACHA) as lead developer/property manager, Oxford Development and Green Development as co-developers, and ACTION-Housing Inc. as contract administrator. For the more than \$16.5 million initiative, ACED provided a \$1.9 million CDBG loan. Other funding sources include ACHA, Pennsylvania Housing Finance Agency and low-income housing tax credits.

Thanks to the efforts of that broad, experienced team, Dorchester of Mt. Lebanon is a shining example of how well conceived affordable housing can help residents live independently in their own communities... and thrive.

What They're Saying

"I had to give up my car lease after early retirement, but with Free Rides for Seniors, I can count on going shopping every Thursday. It's been a wonderful thing for me."

—Donna Hosek, regular Free Rides for Seniors rider

"I really like this space. The rooms are big, and the Dorchester is close to everything — shopping, hospitals, whatever I want. I was living in Washington County, and it used to take my daughter, who lives in Brookline, up to an hour to get to me. Now, she's three minutes away."

—Paul Lucas, Dorchester of Mt. Lebanon resident

"The room is large enough for all my furniture, and the location is wonderful. It's everything I ever hoped for."

—Joanne Pegg, Dorchester of Mt. Lebanon resident





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