<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Introduction from Rich Fitzgerald</td>
</tr>
<tr>
<td>6</td>
<td>Lance Chimka, ACED Director</td>
</tr>
<tr>
<td>8</td>
<td>ACED Profile</td>
</tr>
<tr>
<td>10</td>
<td>Board of Directors</td>
</tr>
<tr>
<td>12</td>
<td>Finances</td>
</tr>
<tr>
<td>14</td>
<td>County School District Map</td>
</tr>
<tr>
<td>16</td>
<td>Environment</td>
</tr>
<tr>
<td>20</td>
<td>Covid-19 Special Report</td>
</tr>
<tr>
<td>24</td>
<td>Housing</td>
</tr>
<tr>
<td>28</td>
<td>Racial Equality</td>
</tr>
</tbody>
</table>
AN EXTRAORDINARY PERFORMANCE IN AN EXTRAORDINARILY CHALLENGING YEAR

I am pleased to provide the 2020 Annual Report for Allegheny County Economic Development (ACED).

When we envisioned what 2020 and 2021 would look like, we could have never imagined that we would be battling a global pandemic. Each of us is doing things in new and different ways, and the county is no different. We have been charged with finding new and unique ways to continue to provide the services that our residents and businesses rely upon, and we have risen to that task.

We have often said that our diverse economy is the keystone to our continued energy and vitality. That is particularly true as all of us pivoted to working from home, adapting new business models, and working collaboratively to ensure that our businesses and our community continues to thrive. Those strengths have never been as evident as they were last year—and Allegheny County continues to thrive on those strengths, supporting new and emerging businesses and investing in the sustainability of those which already call this region home.

Returning to “normal” is not going to look the same for everyone, but we have been fortunate to see ongoing announcements of continued investment in this community. Google continues to add jobs and expand its footprint here in Pittsburgh. Innovation Works reported $372 million was invested in Pittsburgh tech startups this past year. Wabtec, Carnegie Mellon and Genesee & Wyoming have moved forward with their plans to establish a research institute focused on freight rail innovation. Our real estate market remains strong and driven by young buyers who are putting down even stronger roots in this region. We continue to welcome the NCAA here for its championships and the 2023 National Senior Games recently announced Pittsburgh as its destination.

Allegheny County Economic Development has continued to work cooperatively with businesses, communities, developers, residents and nonprofits in our region to assist them throughout the pandemic. Its effort to ensure that our community can transition through this challenge has been of foremost importance over the past year and becomes even more important now. Through the COVID-19 Hospitality Industry Recovery Program, the county awarded over $15 million in funding to 642 businesses throughout Allegheny County, preserving over 8,600 jobs in our community. Funding decisions for another $10 million in Community Development Block Grants (CDBG) are also being finalized for activities that benefited residents within the county which prevent, prepare for, and respond to coronavirus.

Allegheny County continues to discover new and innovative ways to boost our diverse and thriving economy. We look forward to a future of continued growth, sustainability and maintaining our public and private partnerships to further our mission of making Allegheny County a national and international destination for years to come. We are grateful to have the opportunity to work with those businesses and organizations which already call this region home, and welcome the chance to talk with anyone interested in this community about what a great place it is to live, work and play. As a partner with our municipalities, we remain focused on economic development and jobs, and building on our momentum to move this region forward. We stand as a willing partner as we continue to strengthen our neighborhoods and business districts and ensure a diverse and welcoming community for all.

Sincerely,

Rich Fitzgerald
Allegheny County Executive
GROWING, IMPROVING AMID DISRUPTION

We met community needs on an unprecedented scale, emerging stronger, more resilient.

To say 2020 was a turbulent year would be an understatement of monumental proportions. I am so proud that the dedicated staff of ACED rose to the unique challenges of 2020 and worked every day through the pandemic, attempting to meet an unprecedented level of community need.

However disruptive the past year was, there is always an opportunity to grow, improve and deliver in-the-midst of disruption. Organizationally, we were motivated to accelerate technology adoption in order to meet remote working needs and improve customer service. Programmatically, we were forced to react quickly and build infrastructure to administer critical programs around rental relief and business assistance on a scale never seen before. Philosophically, we were inspired to take a critical eye to equity and inclusion measures in an effort to contribute to meaningful structural change.

As painful as 2020 was, it is important to reflect on how we performed under the most challenging of circumstances in order to continuously improve. As we pivot away from pandemic response into economic stimulus in 2021, ACED is a better, stronger, more resilient organization ready to meet the shifting needs of the communities we serve.

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 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 maintain and enhance a tremendous quality of life and position ourselves for sustained growth. Through public and private partnerships, ACED is continuing to find new ways to grow and prosper. Through flexibility and quick-start mechanisms, we respond rapidly to crises, as we did in 2020 when COVID-19 brought significant disruptions.

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 and provide a safety net for residents threatened by potential homelessness and food insecurity; assure inclusiveness in all our activities through active promotion of contracting opportunities for Minority, Women and Disadvantaged Business Enterprises (MWDBE) and Veteran-Owned Small Businesses (VOSB).

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 and transportation 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).

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 (ACHEDBA), Allegheny County Residential Finance Authority (ACRFA); Redevelopment Authority of Allegheny County (RAAC); Allegheny County Authority for Improvements in Municipalities (AIM).

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 (COS) and other government agencies on a wide range of infrastructure initiatives, including sewer and water facilities improvements, roadway and recreational facility upgrades and the zoning of hazardous structures.

our divisions

To meet the unprecedented challenges that COVID-19 presented in 2020, ACED’s eight divisions worked seamlessly together to provide innovative responses that reduced the pandemic’s impact.
MARGARET MCCORMICK BARRON
Throughout her career, Margaret McCormick Barron has been a leader in providing employers and clients with expertise across a wide range of public affairs and communications disciplines including marketing, media and community relations, strategic planning, organizational development, and government relations.

She served for more than a decade as executive vice president, external affairs, for West Penn Allegheny Health System and is in similar role with Office of the Mayor, City of Pittsburgh, Carnegie Mellon University and MMM Women’s Hospital. As an independent strategic consultant, she served a diverse client base that included Carnegie Library and Museum of Pittsburgh, Sports and Exhibition Authority, and the City of Belfast, Northern Ireland.


WILLIAM J. BROOKS
After launching his career as a laborer, William J. Brooks rose through the ranks to become one of the region’s most accomplished and respected labor leaders. Since 2001, he has served as president of the Pittsburgh Regional Building Trades Council, and he also is the longtime business manager of Construction General Laborers Local Union 373. He also serves as vice president of the Laborers District Council.

In 2007, he was appointed a trustee/board member of the Pennsylvania State Building & Construction Trades Council, a position he still holds. For his untiring service, he was honored as Allegheny County Labor Council Man of the Year in 2014.

STANLEY LOUIS GORSKI
Stanley Louis Gorski serves as executive director of the South Hills Area Council of Governments (SHACOG), which provides cooperative services to 22 member municipalities encompassing more than 351,000 residents. He served previously as municipal manager for the Borough of Dormont. A retired major in the United States Army Reserve, he earned his B.A. in political science from the University of Pittsburgh, his Master of Public Administration degree from Pitt’s Graduate School of Public and International Affairs and his law degree from Duquesne University School of Law.

DONALD F. SMITH, JR.
As president of the Regional Industrial Development Corporation, Don Smith, Jr. leads an organization that has spearheaded development of such vital initiatives as Hazelwood Green, the Lawrenceville Technology Center and the former Sony plant in Westmoreland County. He is a nationally recognized expert in regional economic development who was named last year to the distinguished American Society of regional economic development board of directors.

In 2017, the PA House of Representatives issued a proclamation honoring her for “outstanding work in the community as a business leader and entrepreneur.”

STANLEY LOUIS GORSKI
For more than two decades, Carl Cannon Williams has served as president of the African American Chamber of Commerce of Western Pennsylvania, helping grow the organization from 26 members to its current roster of 560. He served previously as director of the Office of Business Enterprises & Marketing/Museum Special Services for Carnegie Museums of Pittsburgh and as assistant vice president for Dollar Bank. A tireless leader in community affairs, he has served on the boards of more than 10 organizations, including the Federal Reserve Bank of Cleveland, Leadership Pittsburgh, Inc.; Ben Franklin Technology Development Authority; Western Pennsylvania School for the Blind; August Wilson Center for African American Culture; National Urban League; the U.S. Advisory Council for Small Business; the Highmark Foundation, and Pittsburgh History & Landmarks Foundation.

This leadership has brought her considerable recognition. She was named the Washington and Jefferson College Entrepreneur of the Year (2018) and Small Seeds Development, Inc.’s Business Woman of the Year (2010). During her tenure as president of Squirrel Hill Health Center (2003-2015), she received the Susan B. Anthony Award from the Executive Women’s Council.

Our Directors
Each of ACED’s six authorities is guided by a board of directors which brings together a diverse group of leaders with expertise across a wide range of development and human services disciplines. Most of our directors serve on multiple ACED boards and thus are able to coordinate development initiatives. We are pleased to present profiles of our 2020 board members so that all may appreciate the extraordinary quality of ACED’s leadership.
$85.0 MILLION total revenue

MISC REVENUE $6,521,671 — 8%
STATE REVENUE $13,235,166 — 16%
COUNTY REVENUE $2,708,785 — 3%
FEDERAL REVENUE (CDBG & NON-CDBG) $62,547,310 — 73%

REVENUE BY SOURCE

$63.3 MILLION total expenditures

CARES – RENTAL ASSISTANCE PROGRAM $14,500,000 — 23%
INFRASTRUCUTRE $6,977,957 — 11%
MISC $1,738,590 — 3%
AFFORDABLE HOUSING $4,047,144 — 6%
BUSINESS & COMMERCIAL DEVELOPMENT $13,663,731 — 6%
HUMAN SERVICES $3,865,731 — 6%
PARKS & REC $2,909,712 — 5%
LAND DEVELOPMENT $444,069 — 1%
ADMINISTRATION $442,705 — 1%
OTHER EXPENDITURES $3,397,238 — 5%
MISC REVENUE $6,521,671 — 8%
FEDERAL REVENUE (CDBG & NON-CDBG) $62,547,310 — 73%
COUNTY REVENUE $2,708,785 — 3%
STATE REVENUE $13,235,166 — 16%

EXPENDITURES BY SOURCE

$14.5 MILLION 23% in cares - rental assistance expenditures
$7 MILLION 11% in infrastructure expenditures
$2.9 MILLION 5% in parks & recreation expenditures
$4.6 MILLION 7% in business & commercial development expenditures
$20 MILLION 32% in cares - small business expenditures
$3.9 MILLION 6% in human services expenditures
$4 MILLION 6% in affordable housing expenditures
$0.8 MILLION 1% in land development expenditures
$13.3 MILLION 16% in state revenue
$62.5 MILLION 73% in federal revenue
$2.7 MILLION 3% in county revenue
$6.5 MILLION 8% in misc revenue
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.

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.
Coordinating the economic growth of Allegheny County while preserving the integrity of its environmental assets long has been an ACED priority. Indeed, even as the county has maintained our economic momentum through the challenges of 2020 and beyond, our rich array of environmental strengths—clean waterways, pristine wetlands, inviting parks, sparkling neighborhood business corridors—continues to delight and serve our residents while attracting newcomers and tourists.

During the year, the Commonwealth of Pennsylvania enacted two programs that will advance both goals—economic development and environmental preservation. While the programs work in different ways with different targets, each will help ACED, our development partners and our communities maintain economic vitality and environmental integrity.
Through C-PACE, the owners of eligible properties—including industrial, commercial and agricultural businesses—may apply for long-term financing through approved private capital providers. Such loans are used to underwrite upgrades targeting energy efficiency, renewable energy and water conservation. C-PACE loans, in turn, are repaid through voluntary special assessments collected by the county as part of annual real estate tax bills.

ACED, through RAAC, coordinates C-PACE in the county and has designated Sustainable Energy Fund, a nonprofit organization with a number of programs geared to building a sustainable energy future, as program administrator.

Initial project acceptance and loan closings are expected in 2021, and applications are accepted on an ongoing basis. C-PACE-financed projects will help the county reduce its carbon footprint while generating business and job growth.

DEVELOPING ENVIRONMENTALLY SENSITIVE POLICY INFRASTRUCTURE

One of the most important—and sometimes least understood—components in environmentally sensitive development is a sound policy infrastructure that facilitates development while protecting the environment. To that end, ACED is responsible for reviewing all new and amended comprehensive plans, zoning ordinances, and subdivision and land development ordinances, as well as subdivision and land development plan applications throughout the county, except those within the City of Pittsburgh.

During the year, ACED’s Planning Department spearheaded this mission, reviewing 382 applications for subdivision and land development, including 14 that required county approval. It also reviewed 85 plans and ordinances. Among the most significant of these policy documents are:

• A new multi-municipal comprehensive plan for Tarentum Borough, Brackenridge Borough and Harrison Township;
• A new multi-municipal zoning ordinance, as well as a new multi-municipal comprehensive plan, for Glenfield Borough and Haysville Borough;
• A subdivision and land development ordinance (SALDO) for Stowe Township that the municipality will administer.

UNDERWRITING DEMOLITION THROUGH ACT 152

Allegheny County’s communities have been exceptionally active in razing vacant, derelict properties. They know these eyesores can be hazards to pedestrians, motorists and the environment, and that they produce no local tax revenue while depressing the value of nearby real estate. But because demolition can be expensive—up to $40,000 per property—communities are not always able to keep up.

ACED long has supported demolition through the federal Community Development Block Grant (CDBG) program. Now, the pace and scope of community clean up will pick up thanks to a new initiative approved in 2020 by the PA Legislature.

Through the program, known as Act 152, all counties in the Commonwealth will impose a $15 fee on new or transferred mortgages and deed recordings, with the proceeds allocated to blighted building demolition.

The new fee, which the county may levy annually for approximately 10 years, will raise an estimated $2 million per year, a war chest that will allow communities throughout the county to clear more blight—and prepare those sites for redevelopment and return to the tax rolls.

In advance of the Act 152 funds infusion, ACED’s Municipal Development Division in 2020 provided more than $1.3 million in CDBG financing to assist 25 communities in blighted property demolition. Included were:

• Demolition of substantially blighted structures in Duquesne;
• The razing of three residential buildings in Port Vue that helped stabilize otherwise healthy neighborhoods;
• Demolition of a structure destroyed by fire on Fifth Avenue in Rankin, action that complemented concurrent infrastructure improvements along Third Avenue, Fourth Avenue and Kenmawr Avenue.

C-PACE — A NEW TOOL TO FINANCE ENVIRONMENTAL UPGRADES

Investing in environmental upgrades is a goal for many businesses, yet they may find the costs of such projects out of reach. Through the Commercial Property Assessed Clean Energy (C-PACE) program—which the legislature enacted in 2018, Allegheny County Council approved in 2019 and the Redevelopment Authority of Allegheny County (RAAC) launched in 2020—property owners can get the funding they need.

Through C-PACE, the owners of eligible properties—including industrial, commercial and agricultural businesses—may apply for long-term financing through approved private capital providers. Such loans are used to underwrite upgrades targeting energy efficiency, renewable energy and water conservation. C-PACE loans, in turn, are repaid through voluntary special assessments collected by the county as part of annual real estate tax bills.

ACED, through RAAC, coordinates C-PACE in the county and has designated Sustainable Energy Fund, a nonprofit organization with a number of programs geared to building a sustainable energy future, as program administrator.

Initial project acceptance and loan closings are expected in 2021, and applications are accepted on an ongoing basis. C-PACE-financed projects will help the county reduce its carbon footprint while generating business and job growth.

In advance of the Act 152 funds infusion, ACED’s Municipal Development Division in 2020 provided more than $1.3 million in CDBG financing to assist 25 communities in blighted property demolition. Included were:

• Demolition of substantially blighted structures in Duquesne;
• The razing of three residential buildings in Port Vue that helped stabilize otherwise healthy neighborhoods;
• Demolition of a structure destroyed by fire on Fifth Avenue in Rankin, action that complemented concurrent infrastructure improvements along Third Avenue, Fourth Avenue and Kenmawr Avenue.
By the spring of 2020, it became clear that COVID-19 would have a profound impact on business and society as we knew it. The pandemic brought many new challenges, and we stepped up to meet them with a multifaceted response that was flexible and rapid, an approach that included every member of our staff, leadership team and boards of directors.

ACED’s response featured three phases. Our strong sense was that the most pressing issues for Allegheny County residents were the dual threats of homelessness and food insecurity. To counter those dangers, we collaborated with community-based organizations to strengthen the county’s safety net.

With that safety net re-enforced, we implemented the next phase: stabilizing our backbone of small businesses.

Finally, knowing that the pandemic would ease eventually and that our local economy would need to be reinvigorated, we asked ourselves, what can we do now to stimulate post-COVID-19 growth?
**HERE’S A LOOK AT EACH PHASE OF OUR COVID-19 RESPONSE**

1. **STRENGTHEN THE SAFETY NET**

To help prevent homelessness among renters rocked by the pandemic, ACED, in partnership with the Allegheny County Department of Human Services, created and implemented the CARES Rent Relief Program, which provided financial assistance to lessees who either qualified for unemployment compensation or lost at least 30 percent of their income because of the pandemic.

Lessees could receive up to $2,000 per month of rental assistance, with payments made to landlords on behalf of lessees, as well as a maximum of $500 per month for catch-up on past-due utility and Internet bills.

The impact of CARES was dramatic, as the program reached more than 3,500 renters with over $14 million in assistance. Much of the effort’s success is attributable to the collaboration and generosity of its administrative partnership. ACTION Housing, Inc. was the lead provider, with key support from Community Human Services, the Urban League of Greater Pittsburgh, Auberle, Donnelly-Boland and Associates, and Pittsburgh United.

Through another initiative, ACED partnered with the Greater Pittsburgh Community Food Bank, Dollar Energy and other community-based organizations to help underwrite the rising operational costs of food pantries and homeless shelters, which saw a pandemic-related spike in the number of people dependent on their services. Through Community Development Block Grant and Emergency Solutions Grants financing, we provided $3 million in funding for this irreplaceable outreach.

2. **STABILIZE OUR SMALL BUSINESS BACKBONE**

During the pandemic, many businesses throughout the county were forced to close for a period of time, and reduce staff, services and hours at other times. Necessary though these measures were for the health of the community, they tended to create revenue and capital crunches for small businesses.

To help enterprises navigate these difficult waters, ACED took a dramatic, unprecedented step: We implemented a loan repayment holiday, allowing all our business financing recipients to take a break from their repayments and redirect those funds to urgent priorities.

While the CARES Rent Relief Program primarily targeted renters, ACED was critically aware that most landlords are also small businesses. Increasing the value of the rent relief program by replacing revenue to our small businesses also aided in providing housing to our neighbors.

On another front, the Allegheny Together program in our Business Development Division created an “Open For Business” map to make the public aware of which businesses were operating during the pandemic as well as their hours and e-commerce sites. The map generated more than 240,000 visits and became an effective pandemic survival tool for businesses and consumers alike. Further, Allegheny Together hosted four Webinars for businesses on such topics as Marketing Solutions and COVID-19 Safety Guidance.

Business Development also curated, if you will, a real-time list of federal, state and local assistance programs for small businesses, fielding more than 150 inquiries from establishments seeking help.

In addition, a $20 million business grant program, in partnership with Bridgeway Capital (a federally certified Community Development Financial Institution), Northside Community Development Fund and The Progress Fund, assisted 1,200 businesses with direct grant funding for pandemic-related losses. Over half the beneficiaries were historically disadvantaged business entities.

3. **STIMULATE POST-COVID-19 GROWTH**

To help ensure that the county is poised to grow once COVID-19 has subsided, ACED is partnering with Bridgeway Capital to provide no-cost technical assistance to businesses affected by the pandemic. The initiative will equip approximately 200 small businesses in low-to-moderate-income communities with the tools they need to increase resiliency and better respond to future crises.

We also recapitalized our revolving loan fund to provide no-interest capital to businesses unable to acquire it elsewhere. And we helped our businesses and institutions prepare for expansion by supporting a number of signature projects. Notable among these is Duquesne University’s timely effort to help meet the region’s need for family doctors and general practitioners by developing a College of Osteopathic Medicine.

Located on Duquesne’s campus, the college is trailblazing doctors and general practitioners by developing a College of Osteopathic Medicine.

Indeed, it’s evolving to meet the new COVID-19 surge that stretched into 2021 and produced still more challenges for our residents and businesses.

Yet the pillars of our support are in place. ACED will continue to assist the community with its most urgent needs, and we will continue to prepare the county for exciting new growth.
MEETING IMMEDIATE HOUSING NEEDS
WHILE PLANNING FOR THE FUTURE

The mission of ACED’s Housing & Human Services Division often is twofold: provide affordable housing options while stabilizing the county’s residential neighborhoods; strengthen and extend the safety net for the county’s at-risk residents.

In the year of the pandemic, the division prioritized safety net issues, working with a far-reaching array of community-based organizations to minimize the incidence of homelessness and food insecurity. Our Special Report on ACED’s response to the COVID-19 pandemic, included in this annual report, details the scope and impact of those efforts.

At the same time, we understand that the pandemic will end, and that our most vulnerable populations will need affordable housing options more than ever. Thus, in addition to focusing on pandemic-related challenges during the year, the division took the longer view and supported a number of initiatives targeting affordable housing development.

Among the most significant of these projects was our support for the renovation of the historic former YMCA in the City of Pittsburgh’s Hill District. The structure, for decades an anchor of African-American culture, traditionally provided single-room occupancy (SRO) housing units as well as community-oriented programs, and ACTION-Housing, Inc.’s $7.3 million redevelopment plan pays homage to those traditions.

The facility will offer 74 SRO units with expanded kitchen space and such new amenities as energy-efficient appliances and an elevator while reserving the first floor for community activities. ACED provided $500,000 in financing with additional funding from the Pennsylvania RACP program, the Federal Home Loan Bank of Pittsburgh, the Pennsylvania Housing Finance Agency (PHFA), the Urban Redevelopment Authority of Pittsburgh, UPMC, Homes4Good and local foundations.

In the year of the pandemic, the division prioritized safety net issues, working with a far-reaching array of community-based organizations to minimize the incidence of homelessness and food insecurity. Our Special Report on ACED’s response to the COVID-19 pandemic, included in this annual report, details the scope and impact of those efforts.

At the same time, we understand that the pandemic will end, and that our most vulnerable populations will need affordable housing options more than ever. Thus, in addition to focusing on pandemic-related challenges during the year, the division took the longer view and supported a number of initiatives targeting affordable housing development.

Among the most significant of these projects was our support for the renovation of the historic former YMCA in the City of Pittsburgh’s Hill District. The structure, for decades an anchor of African-American culture, traditionally provided single-room occupancy (SRO) housing units as well as community-oriented programs, and ACTION-Housing, Inc.’s $7.3 million redevelopment plan pays homage to those traditions.

The facility will offer 74 SRO units with expanded kitchen space and such new amenities as energy-efficient appliances and an elevator while reserving the first floor for community activities. ACED provided $500,000 in financing with additional funding from the Pennsylvania RACP program, the Federal Home Loan Bank of Pittsburgh, the Pennsylvania Housing Finance Agency (PHFA), the Urban Redevelopment Authority of Pittsburgh, UPMC, Homes4Good and local foundations.
REVITALIZING CLAIRTON

We also stepped up to support the redevelopment and reuse of another historic property—the former Clairton Inn in the heart of Clairton. Mon Valley Initiative will spearhead a $15.2 million redevelopment that will, through a blend of renovation and new construction, transform the old inn to 49 units of affordable housing for families, with retail/commercial space on the ground floor.

The facility will offer a community room, a library and on-site computer, laundry and supportive services as well as Energy Star appliances. ACED is providing more than $2.2 million in financing for the project. Other funding sources include PHFA, developer equity, low-income housing tax credits and a Duquesne Light Co. energy rebate. The initiative is another step forward in the welcome revitalization of Clairton’s central business district.

RAZING THE ROOF AT HOLY FAMILY INSTITUTE

In 2020, ACED also reached out to another vulnerable population by providing a $220,000 grant to underwrite the complete cost of a new roof installation on the main building of Holy Family Institute (HFI). Located in Emsworth, HFI is a group living facility that has served orphans and other children in need since 1900.

The main building, which is 115 years old, houses offices for administration, counseling services and the Journey of Hope residential program for migrant youth, as well as the cafeteria and classrooms. Following completion of interior renovations, the majority of the building will be used by Nazareth Prep High School, the region’s largest private high school that is majority (over 80 percent) African-American.

SUPPORTING MARKET-RATE HOUSING IN SWISSVALE

Knowing that development of market-rate housing is a key to stabilizing and strengthening neighborhoods, ACED was active on this front during the year. The division helped the Mon Valley Initiative convert a vacant former school to the Swissvale Schoolhouse, which will provide 18 units of condominiums. For the more than $3.2 million initiative, the county is providing $2.3 million in construction/bridge financing and $126,000 in permanent financing.

While the focus of the Swissvale Schoolhouse is market-rate housing, ACED and the development team made purchase of the condominiums more affordable to those of low and moderate income through unique closing cost/downpayment assistance.

When the pandemic does end, our most vulnerable populations will need affordable housing options more than ever.
In a year rocked by a pandemic and a hotly contested— and disputed— presidential election, one of the most profound developments of 2020 was the national discourse on racial equality and continuing lack of equal opportunity. As we turned the spotlight on ourselves as Americans, this discourse was never less than searing and at times was punctuated by violence.

The violence must end, but the conversation must continue so that Americans of all races can share in our prosperity. That long has been an ACED priority, but we’re not content to rest on previous success. We joined that discourse during the year and, after canvassing our partners and other stakeholders, we took the following concrete measures.
Our discussion on equality, at all levels of our society, will and must continue. As it does, you may be assured that the outcomes will be embodied in additional ACED initiatives.

REINVENTING OUR MWDBE LOAN PROGRAM

When our highly successful MWDBE Working Capital Loan Program sunset in 2019, we reached out to the county’s Department of Equity and Inclusion and other community stakeholders to survey the needs of minority- and woman-owned businesses. These findings will form the basis of a reimagined loan program that better meets the needs of businesses that historically have lacked access to capital.

HELPING TIP DEVELOP SAFE, AFFORDABLE STUDENT HOUSING

The Trade Institute of Pittsburgh (TIP) provides valuable job training for those with barriers to employment—particularly those who have been incarcerated—preparing them for careers in such fields as masonry, carpentry, painting and welding. The mission is a success on several fronts. More than 90 percent of TIP graduates are hired for positions that pay better than minimum wage, and the recidivism rate among graduates is about 9 percent—far less than the statewide rate of more than 42 percent.

But there is a problem. Because TIP students often face difficulties obtaining affordable rental housing, about 30 percent of students are considered homeless, living in conditions below minimum standards.

To address this, TIP launched a Temporary Workforce Housing Project that features renovation of a duplex in the City of Pittsburgh’s Homewood neighborhood that will provide stable, comfortable housing for TIP students as well as experience as renters and rental histories that will help them secure future living accommodations. For the $548,000 initiative, ACED is providing $100,000 in financing through the Community Infrastructure and Tourism program.

REACHING FOR BETTER HEALTH IN AFRICAN-AMERICAN COMMUNITIES

More than two decades ago, the U.S. Centers for Disease Control and Prevention introduced a grant program to improve health and prevent chronic disease in African-American communities. Now, a diverse regional coalition led by the Allegheny County Health Department—and including ACED—is participating in the program, called Racial and Ethnic Approaches to Community Health (REACH).

For its part in the initiative, ACED is working to address transportation infrastructure deficiencies that can make it difficult for people to be active in their communities. To support better access to recreational amenities, ACED in 2020 awarded a grant to the City of McKeesport to study improved access to the Great Allegheny Passage trail and Renziehausen Park.