

Economic Development & Planning in Allegheny County

Local Government Academy
Newly Elected Officials Course
February 14, 2026



ALLEGHENY COUNTY

ACED is the leading economic & residential development agency for Allegheny County

- **Support businesses and institutions as they expand, modernize and create jobs**
- **Acquire and assemble sites for development and redevelopment**
- **Assure that minority, woman-owned, disadvantaged businesses and Veteran Owned Businesses are able to participate fully in the County's growth**
- **Ensure the vitality of neighborhood business districts**
- **Aid the County's municipalities in updating infrastructure, including sewer and water systems, highways and recreation amenities**
- **Support homeowners in the acquisition and renovation of homes**
- **Act as the County's Local Planning Agency under the law**

■ Business Development

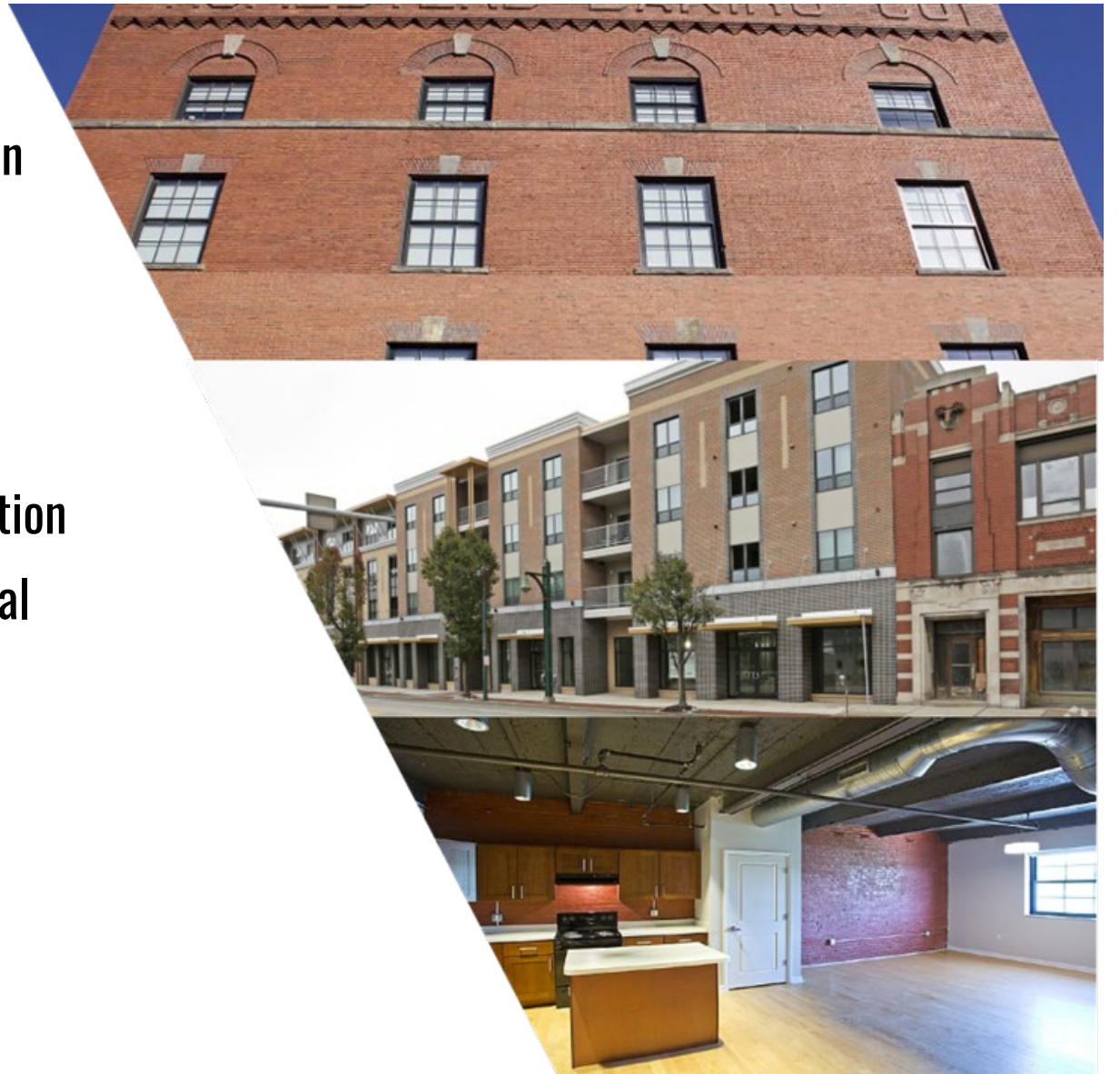
- Small business development and retention
- Target industry attraction and retention
- Business loan programs

■ Development

- Land recycling & vacant property disposition
- RACP – Redevelopment Assistance Capital Program
- LSA & GEDTF grant programs

■ Housing & Human Services

- Low Income Housing Tax Credit projects
- Lead remediation
- Housing Development Fund



- **Municipal Development**

- CDBG
- Municipal infrastructure
- Demolition

- **Planning**

- Transportation
- Land Use

<https://www.alleghenycounty.us/Projects-and-Initiatives/Economic-Development>



Authorities

- 1. Redevelopment Authority of Allegheny County**
- 2. Authority for Improvements in Municipalities**
- 3. Industrial Development Authority**
- 4. Hospital Development Authority**
- 5. Higher Education Building Authority**
- 6. Residential Finance Authority**

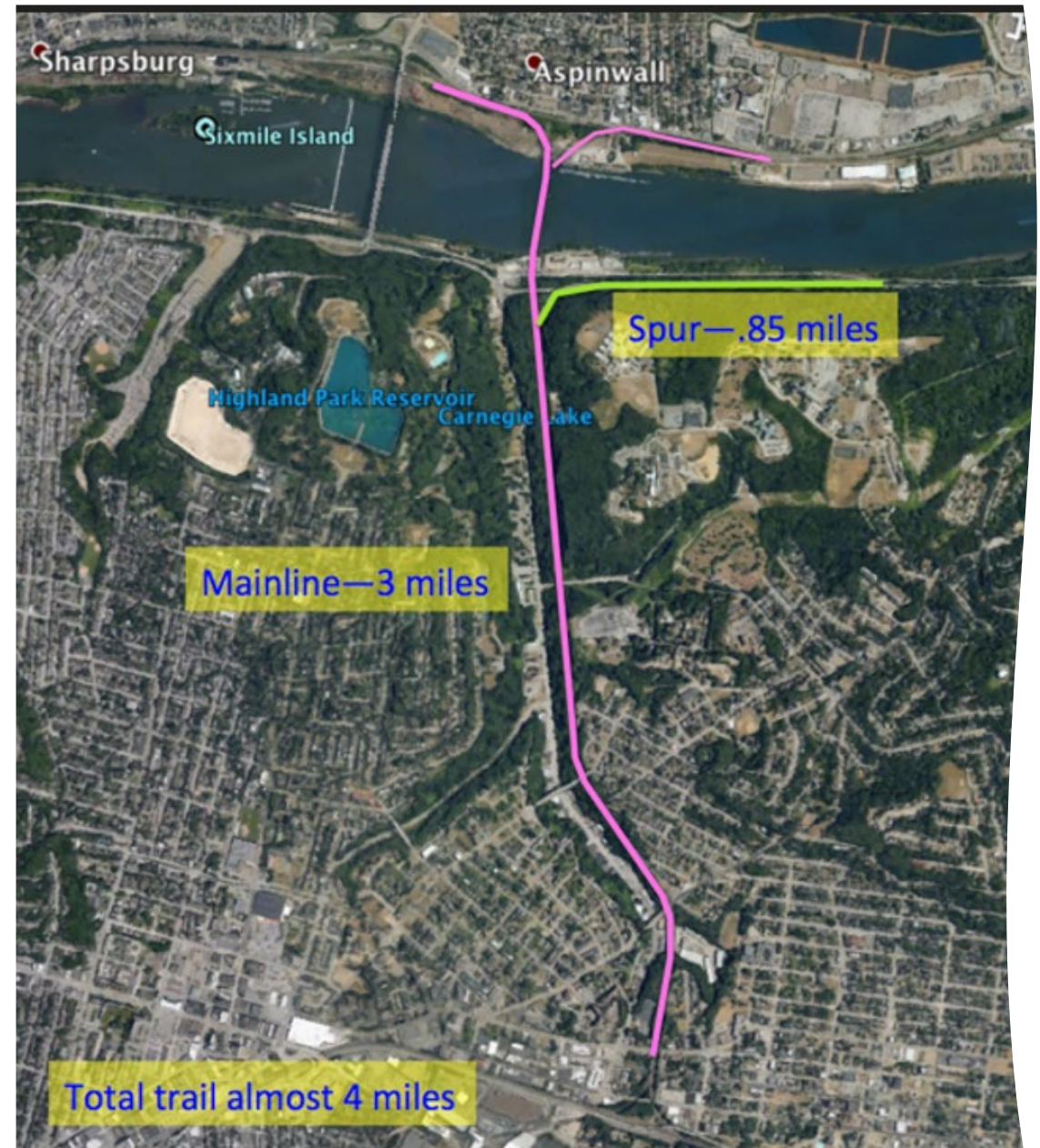


■ Transportation

- Works to implement mobility, connectivity & economic development goals
- Planning & technical assistance
- Southwestern Pennsylvania Commission
- Active Allegheny grant program

■ Land Use

- Subdivision & land development review
- Consistency review
- Municipal land use ordinance review
- Act 167 Stormwater Management Plan
- Municipal planning technical assistance
- County comprehensive plan

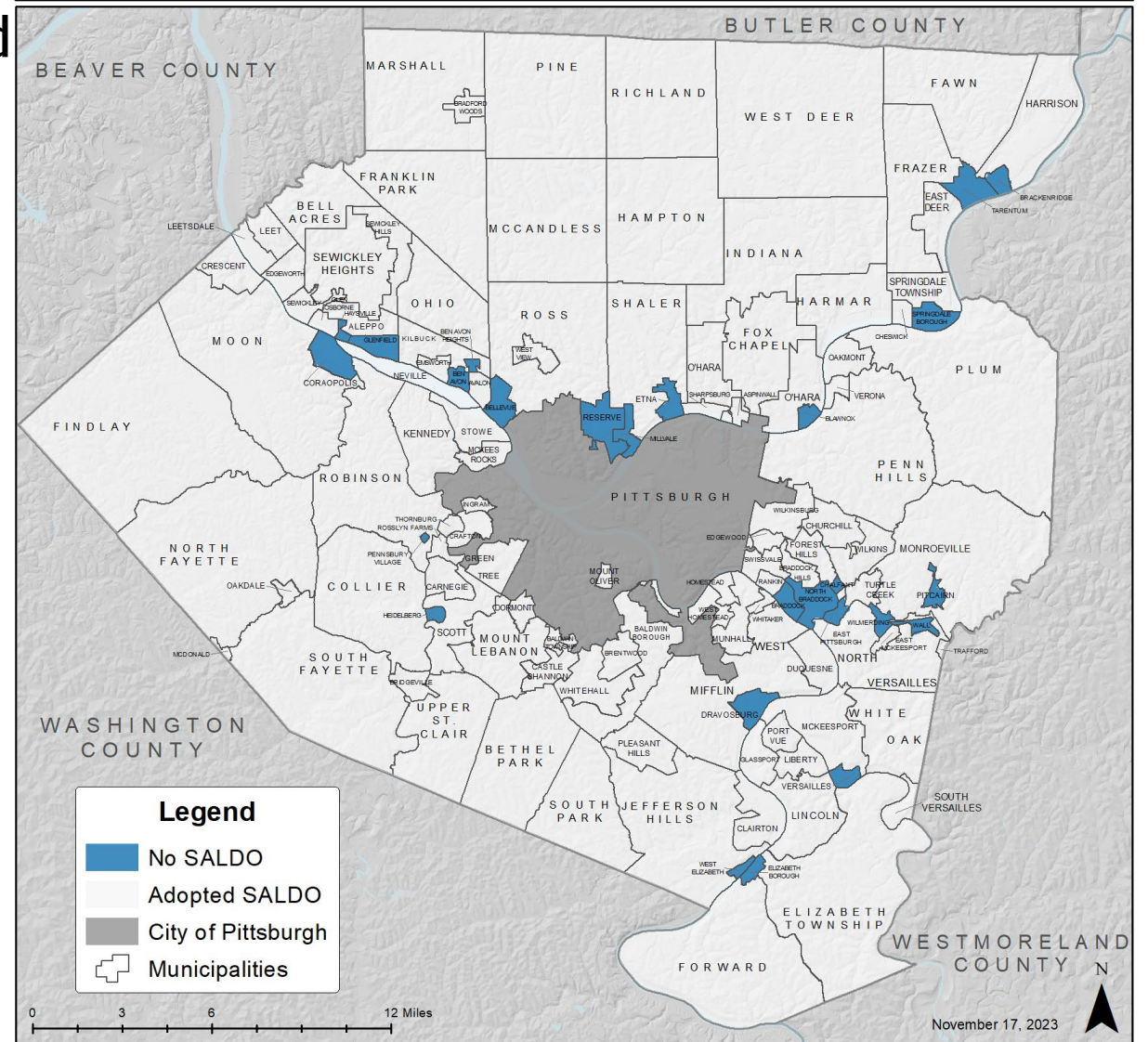


- **Subdivision & land development review**
 - County advisory review
 - County approval
- **Consistency review**
 - Grants (DCED, DEP, DCNR, PennDOT, PENNVEST)
 - Permits (Act 14, Chapter 102)
 - Sewer modules (DEP)
- **Municipal land use ordinance review**
 - Zoning ordinance & map
 - Subdivision and land development ordinance (SALDO)
 - Comprehensive plan
- **Act 167 Stormwater Management Plan**
- **Municipal planning technical assistance**
- **County comprehensive plan**

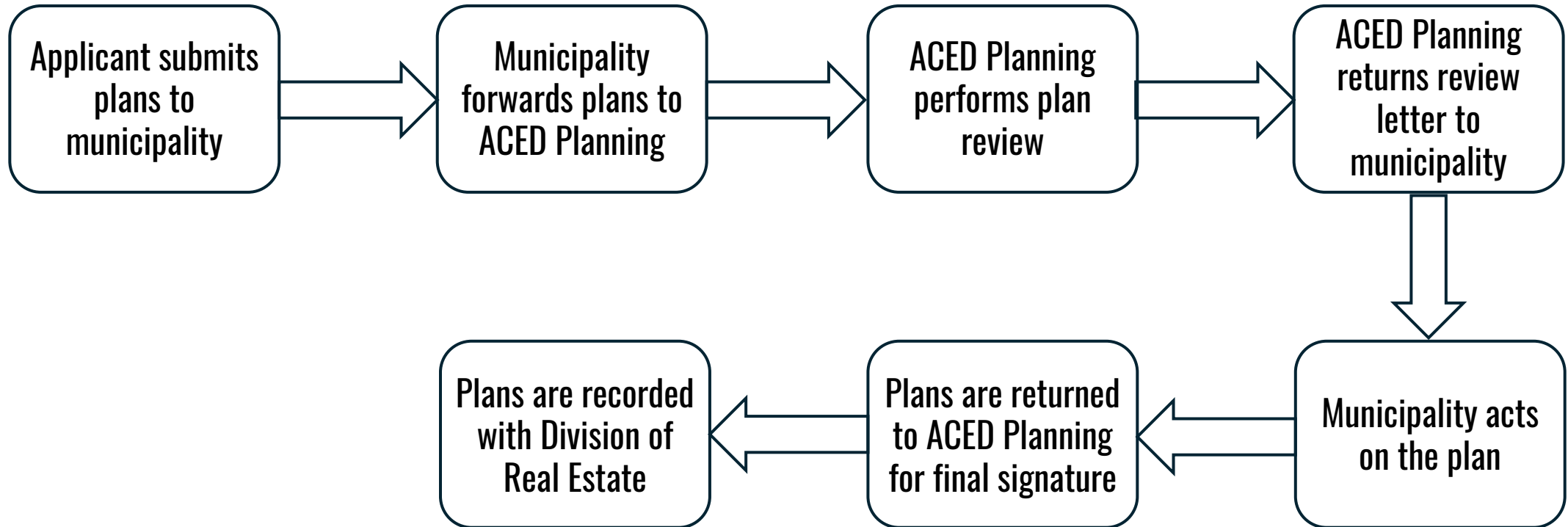
■ 130 municipalities

- 103 county advisory review, with adopted SALDO
- 26 county approval, without adopted SALDO
- City of Pittsburgh exempt from county review

County of Allegheny
Status of Municipal Subdivision and Land Development Ordinances

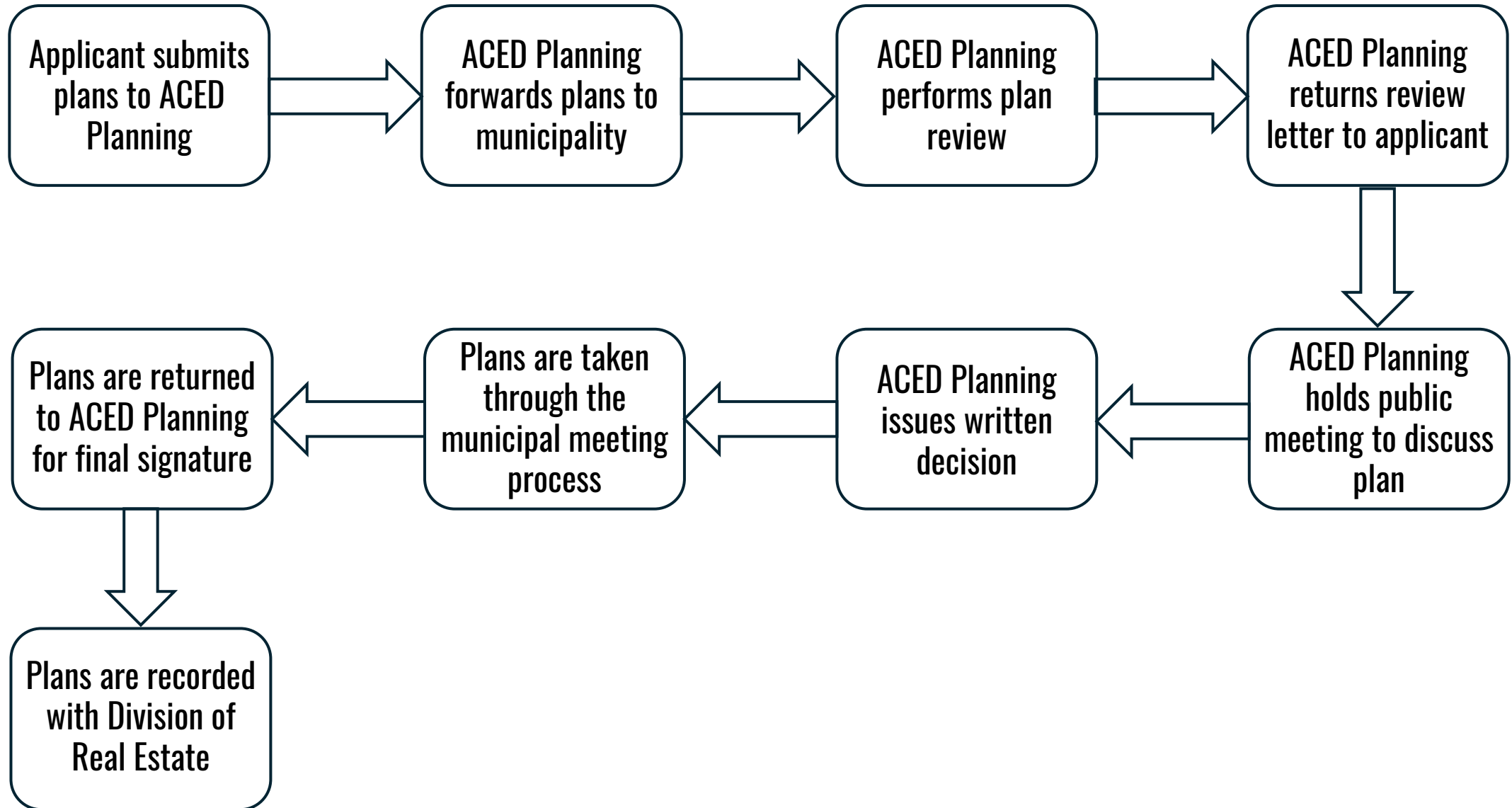


County advisory review process



A municipality **must** give Planning 30 days to review plans and return comments before the governing body (Council, Commission, Board of Supervisors) can act on the plans

County approval process



ALLEGHENY
FORWARD

ALLEGHENY COUNTY'S COMPREHENSIVE PLAN

What a Comprehensive Plan is, what it isn't



A comprehensive plan is ...

- A **framework of goals and strategies** for community development, housing, infrastructure, mobility, and the environment
- A **tool to align** local actions with long-term strategies and broader regional objectives



A comprehensive plan isn't ...

- A **zoning code**, a list of mandates, or a rigid prescription
- A guarantee of outcomes – it's a strategy for how to achieve them

Allegheny County's new comprehensive plan will be:

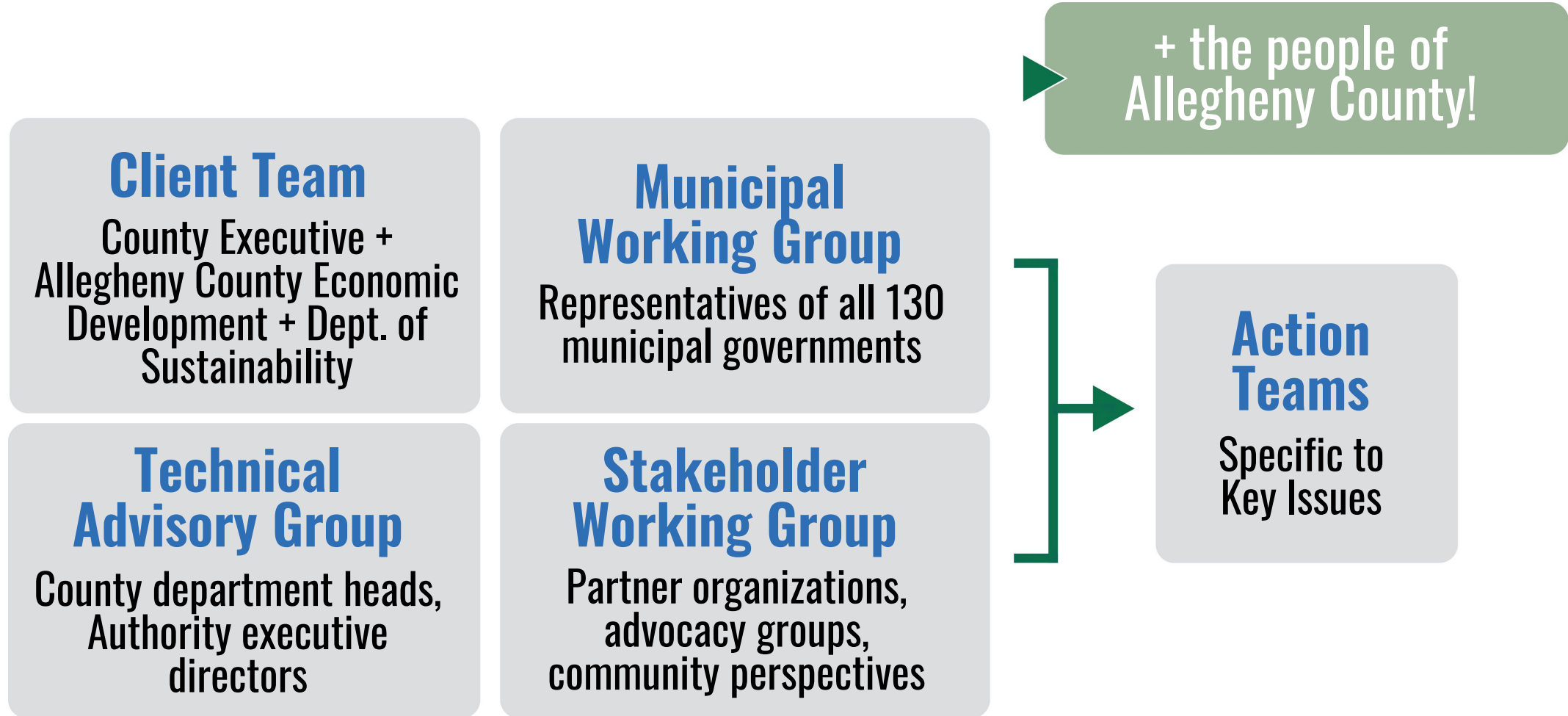
- ▶ **A bold long-range framework to guide growth and investments for the county's next 25 years**
- ▶ **An aligned set of priorities for land use, infrastructure, housing, culture, open space, and economic development across levels of government**
- ▶ **More than a vision: We're committed to building a plan for all and delivering on its promises.**

We're building the plan to work for local government.

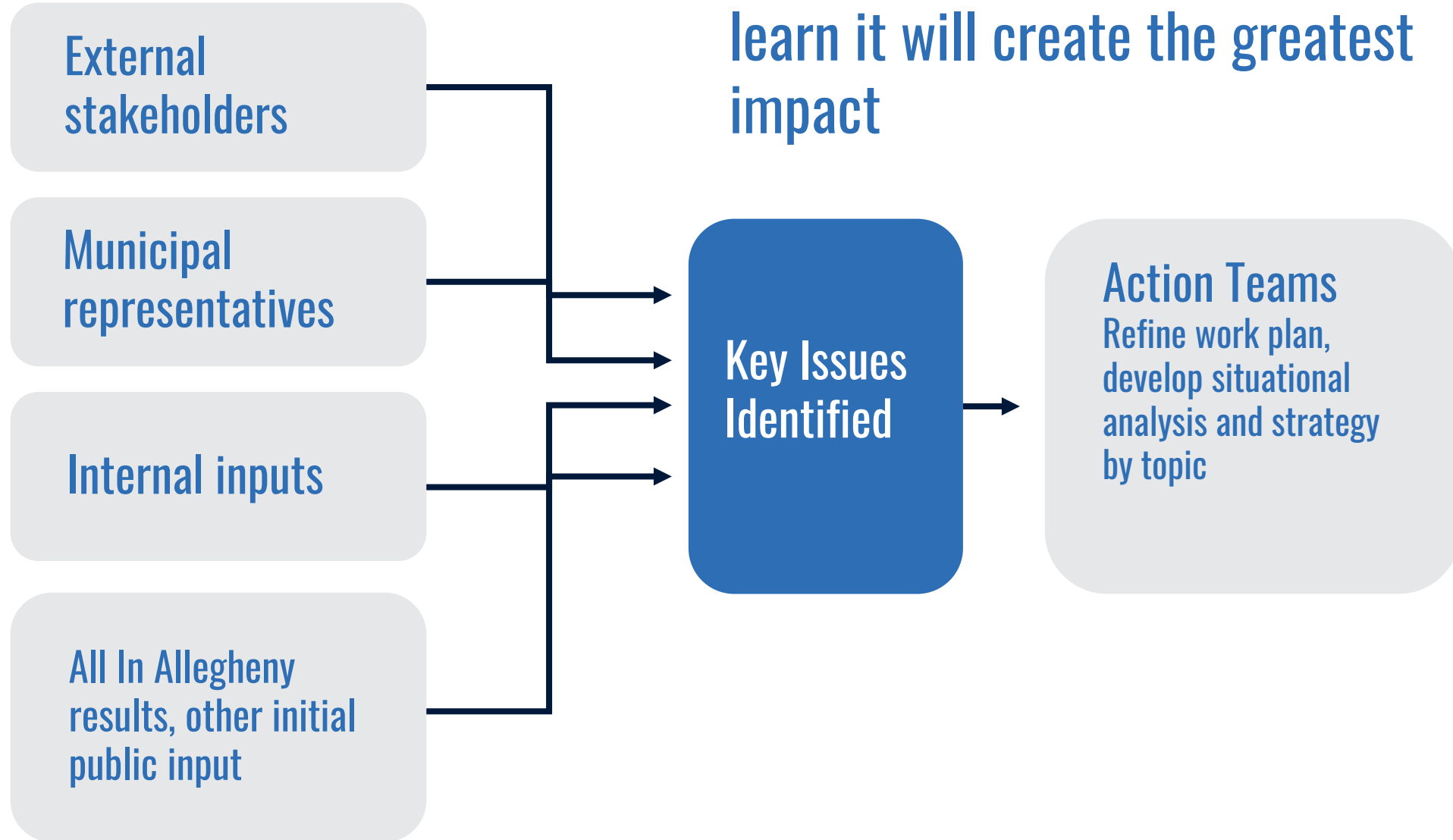
- ▶ This process is a means of **elevating municipal needs** into county policy and investment.
- ▶ This process provides a platform for **aligning vision and resources**, organizing policy, players, and resources for the greatest impact in advancing our collective priorities.
- ▶ This process will lead to tools, initiatives, and changes designed to **support the important work you're doing**.

What does Allegheny
County's future prosperity
look like for your
community?

Who's involved?



Approach



Creating a comprehensive plan for all means getting everyone to the table.

- ▶ Making this plan implementable depends on building it to address **what people care about most.**
- ▶ Engagement will drive how we define and work on the plan's **Key Issues.**
- ▶ We are asking municipal leaders and partner agencies to **help us reach and engage as many people as possible.**

Spread the word!

- ▶ Share the **Project Website**, encourage residents to respond to the survey
- ▶ Use the **Communications Toolkit**:
 - Ready-to-use social media graphics
 - Sample newsletter and email language
 - Website blurbs, key talking points
- ▶ Promote upcoming **engagement opportunities**

[Allegheny Forward Engagement](#)



[Allegheny Forward
Communications Toolkit](#)



Invite us to connect with your community.

The project team can bring a pop-up engagement display or presentation to community events and organization meetings.

- ▶ Anything coming up in your community? Meetings of any groups that should plug into this process? Use the form on the project website to **invite us!**

[Invite Us!](#)



Stay plugged in:

- ▶ Join the project email update list at engagement.alleghenycounty.us/alleggheny-forward
- ▶ Follow updates on the project website
- ▶ Plug into an issue-focused Action Team this Spring

Thank You!

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