



ALLEGHENY CONFERENCE 2024 Annual Report



The Allegheny Conference on Community Development is a leading organization committed to improving the Pittsburgh region's economic future and quality of life. We bring together public and private sector leaders across the region to define and communicate a comprehensive vision, build partnerships, and mobilize action to advance a shared vision for the future. When you invest in the Allegheny Conference, you help fuel economic growth.



Spearhead Downtown Pittsburgh's Revitalization

Downtown Pittsburgh is pivotal to the region's economic vitality. As our region's front door, downtown's post-pandemic revitalization will generate ripple effects, creating a more attractive and dynamic environment for businesses and residents alike. The Allegheny Conference launched a collaborative vision plan to reimagine our urban core.

1
vision plan

80+
partner organizations

\$600
million public-private investment announced by Gov. Josh Shapiro



Key Wins:

Vision Plan: In collaboration with Allegheny County, the City of Pittsburgh, and 80+ partners, we spearheaded a comprehensive, market-driven strategy for downtown. Gov. Josh Shapiro has committed to supporting its implementation over the next decade. That plan provided opportunities for:

- **Public Realm:** Secured funding for the creation of a new signature 4-acre space in the cultural district, known as Arts Landing, and a refreshed Market Square, setting the stage for construction with backing from the public sector as well as corporate and philanthropic organizations.
- **Residential Conversions:** Supported the Urban Redevelopment Authority (URA) in deploying

Downtown Conversion Program funds and advocated to state leaders to continue reinvesting in these funds. Our efforts led to two major residential conversion projects breaking ground in 2024, and the creation or preservation of nearly 1,000 residential units – about a third of which will be affordable for residents with low-to-moderate incomes.

- **Policy:** Advocated for and secured approval of the by-right LERTA (Local Economic Revitalization Tax Abatement Program), which incentivizes investment in downtown properties. With the county, city, and school taxing bodies on board, the program is fully operational.



Scale Efforts to Drive Economic Growth

A strong economy creates pathways to individual prosperity and provides the tax base needed for the region to thrive. The Allegheny Conference drives these outcomes by working directly with companies and other key stakeholders to attract, expand, and retain businesses in the Pittsburgh region.

2024 BY THE NUMBERS

23
project wins

1,447
new jobs

\$361m
in capital investment

Key Wins:

Mainspring Energy: Mainspring Energy selected Findlay Township for its manufacturing facility, representing \$175 million in total investment, including \$87 million in federal funding. The facility will create 600 permanent jobs and an additional 300 construction jobs. Once operational, it will produce up to 1,000 linear generators annually, the power equivalent to meet the electricity needs of up to a quarter of a million U.S. homes.



"The things that excited us most about Pittsburgh are its history of energy and manufacturing combined...its incredible, impressive workforce... its history of innovation. Pittsburgh feels like a sister city [with Menlo Park] with its focus on innovation, manufacturing, and technology."

- Shannon Miller, CEO Mainspring Energy

Key Wins:

Mitsubishi Electric Power Products, Inc.: MEPP announced a \$86 million investment to expand and build an advanced manufacturing facility in the region. This new factory will create 200 jobs and retain over 800 positions. The facility will produce cutting-edge switchgears, enhancing power reliability and supporting the modernization of the electric grid while reducing carbon emissions.



"The [Allegheny Conference] walked through the process with us and helped us understand, step-by-step, how to make the best decision on where to invest. We have a lot of great resources in the area that helped us with difficult questions ensuring that we made the right investment decision for our future."

- Tricia Breeger, MEPP President and CEO

The Allegheny Conference supports pro-growth legislation, public policy, and regulatory actions to grow the economy by improving competitiveness, creating favorable business conditions, removing policy barriers, and securing transformative public sector investment. We work at all levels of government – local, state and federal – to guide policy and advocacy efforts to increase economic competitiveness, attract and retain jobs, and accelerate growth opportunities regionwide.

Key Wins:

State Investments: A top barrier to business investment in Southwest Pennsylvania has been the lack of pad-ready sites. The new \$500 million PA SITES program, created as part of the 2024-25 state budget, will directly address this challenge by bringing more commercial and industrial sites online, making the region more competitive for new development.

Tax Competitiveness: Pennsylvania is strengthening its business climate through tax reforms. The corporate net income (CNI) tax rate is set to decline from 7.9% in 2025 to 4.99% by 2031 – reducing it by half from the original level. The state is also gradually

increasing the net operating loss (NOL) deduction limit from 40% to 80% by 2029. These changes send a clear signal that Pennsylvania is open for business and investment.

Permitting Reform: Efficient permitting is critical for sustainable growth. The Streamlining Permits for Economic Expansion and Development (SPEED) Program and PA Permit Fast Track Program introduced key reforms, including a secure permit tracking system, third-party reviews for select permits, and defined review timelines to accelerate project approvals.



Maximize Federal Investments

Federal investments play a vital role in strengthening our regional economy, particularly in advancing key industry clusters. The Conference partners with companies pursuing federal dollars to support growth in energy, advanced manufacturing, life sciences, and robotics.

Key Wins:

Growing Our Federal Share: In recent years, Pennsylvania has consistently captured 4% of all U.S. federal grant funding. In 2024, SWPA surpassed expectations – securing 7% of all U.S. federal funding and bringing in \$2.24 billion to fuel economic growth.

Direct Application Support: Two-thirds of our business attraction and expansion projects leveraged federal funds. The Conference provides input on technical requirements, data analysis, and application processes to help companies secure these dollars.

Industrial Decarbonization: We supported Pennsylvania's successful application to the U.S. EPA for \$400M in RISE PA (Reducing Industrial Sector Emissions) funding, which would help manufacturers transition to lower-carbon operations.



NEW ECONOMY COLLABORATIVE

New Economy Collaborative: Backed by federal funding from the Department of Commerce, the New Economy Collaborative of Southwestern Pennsylvania – a coalition led by the Conference and Carnegie Mellon University in partnership with 90+ partners – has strengthened our robotics cluster by helping 1,100 businesses adopt and expand their use of autonomous and robotics technologies, establishing a robotics factory, launching a new entrepreneurial fellowship program, and developing a comprehensive workforce and training system.



Shaping the Future Through Thought Leadership

Driving meaningful economic change requires more than just action – it demands insight, strategy, and influence. The Allegheny Conference continues to be a national thought leader, guiding policies and best practices in economic development.

Key Wins:

Data-Driven Research: Released a series of reports shaping our economic strategy, including:

- [The Impact of Regional Business Expansion: Why “Growing Our Own” Matters](#)
- [Insights on Demographics and Workforce](#)
 - Demographic Trends
 - Migration Trends
 - Employment Trends
 - Workforce and Talent Trends
- [Quarterly Vitals – Q1, Q2, Q3](#)

Workforce & Inclusive Growth: Conducted 28 listening sessions with entrepreneurial support organizations (ESOs), community-based organizations (CBOs), and MWDBE (Minority, Women, and Disadvantaged Business Enterprises) leaders. Their insights directly informed new workforce and procurement policy recommendations.





Get Involved

Join us. Stay informed, engage in strategic initiatives, and connect with the region's top leaders.

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