



Lehigh Valley Planning Commission

Lehigh Valley General Assembly Meeting

September 10, 2026



2026
GENERAL ASSEMBLY

Welcome

Introductions

1. Who you are
2. Who you represent

Meeting Agenda

- Welcome + Introductions
- LV Housing Strategy
- Environmental Plans + Implementation
- *FutureLV: The Regional Plan* Update
- Transportation Plans + Programs
- Data Centers
- Adjournment

Lehigh Valley **Housing Supply + Attainability Strategy**



**Urban Land
Institute**

Lehigh Valley

Housing Supply + Attainability Strategy



Public Engagement Process



Housing LV 2.0: Online Housing Dashboard

HOUSINGLV

Lehigh Valley
**Housing Supply +
Attainability Strategy**



LVPC



Urban Land
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Regional Overview Community Explorer

The Lehigh Valley's Housing Problem

The Lehigh Valley is facing a housing shortage today, but beyond the total number of units, housing needs reflect whether current homes match local incomes, housing preferences and future growth trends. Overall, the region has a current shortage of 6,073 housing units, including 4,033 ownership homes needed and 2,040 rental units needed. **Looking ahead, the region is projected to need approximately 51,355 more housing units by 2050 to keep pace with population, employment and household growth.**

The Unit Shortage

Ownership units + rental units = total unit shortage



The Lehigh Valley's Cost Burden

Percent of people paying more the 30% of their income on housing.



Current housing conditions show that finding affordable ownership opportunities may be difficult for households earning less than \$76,736 per year, while finding affordable rental opportunities may be difficult for households earning less than \$55,520 per year. These estimates are based on the income needed to afford median local housing costs without being cost-burdened, or spending more than 30% of gross household income on housing. The region has generally balanced housing choices for owner-occupied housing and broad housing choices for rental housing. Providing a variety of housing options is essential for all households to find the right housing type depending on their income, household size, preferences, and ability to rent or buy.

Lehigh Valley

Housing Supply + Attainability Strategy



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- 1 Construction and Development**
- 2 Finance**
- 3 Land Use and Regulations**
- 4 Collaboration and Partnership**

3.1a

Municipalities should identify Housing Growth Areas based on the following criteria.



*Implementation Timeframe: **Short Term (1 year)***

Infrastructure Capacity

Access to utility availability (sewer, water, electricity, broadband, stormwater management) and adequate transportation infrastructure (roadway connectivity and transit).

Location and Accessibility

Proximity to employment centers, schools, healthcare, and shopping via multiple transportation modes.

Land Use Compatibility

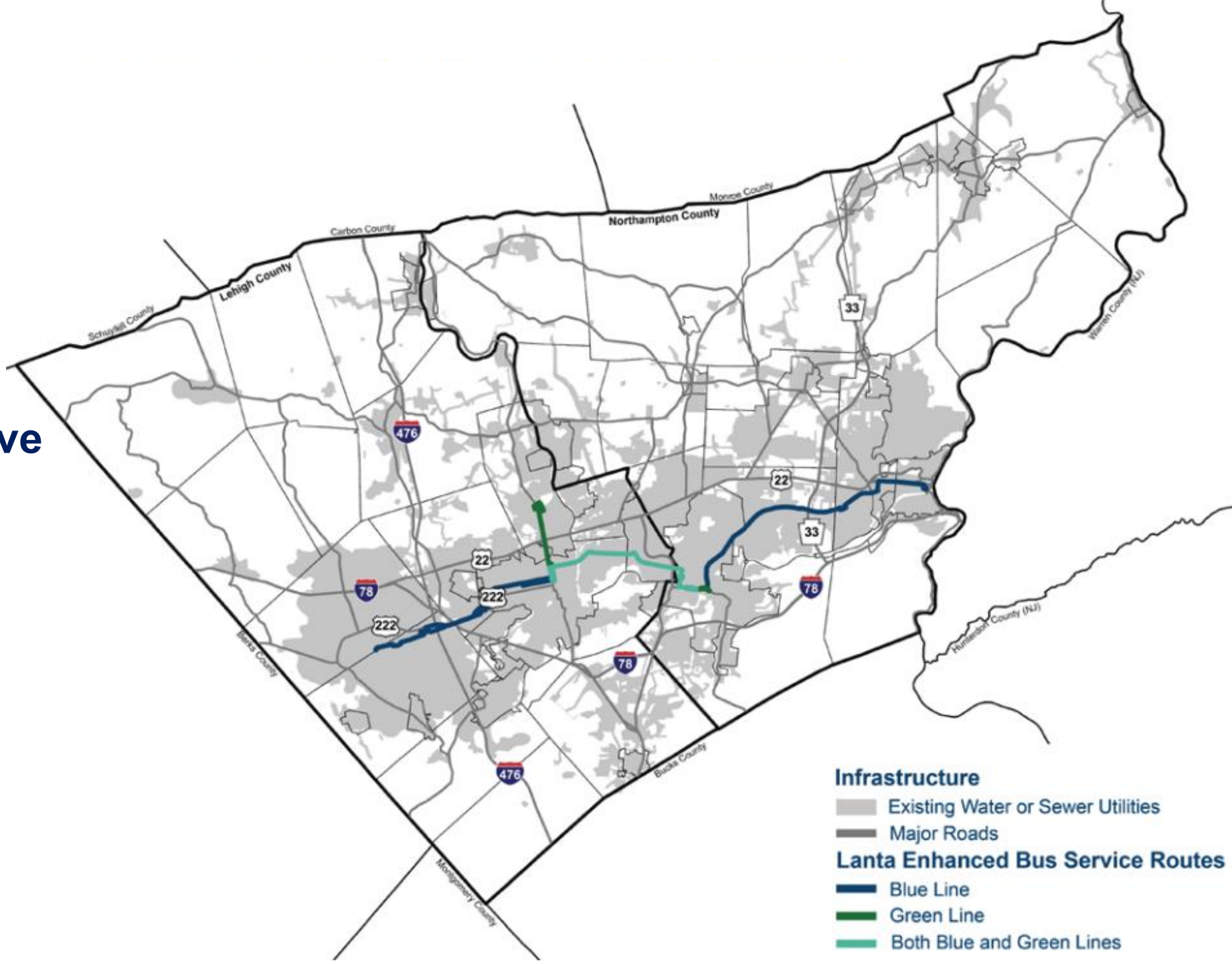
Areas designated for growth or redevelopment in comprehensive plans, underutilized sites, density compatibility with surrounding development.

Market Feasibility

Sites that can realistically yield attainable housing types; alignment with projected growth needs through 2050; market conditions that support redevelopment (demand, financing, partnerships).

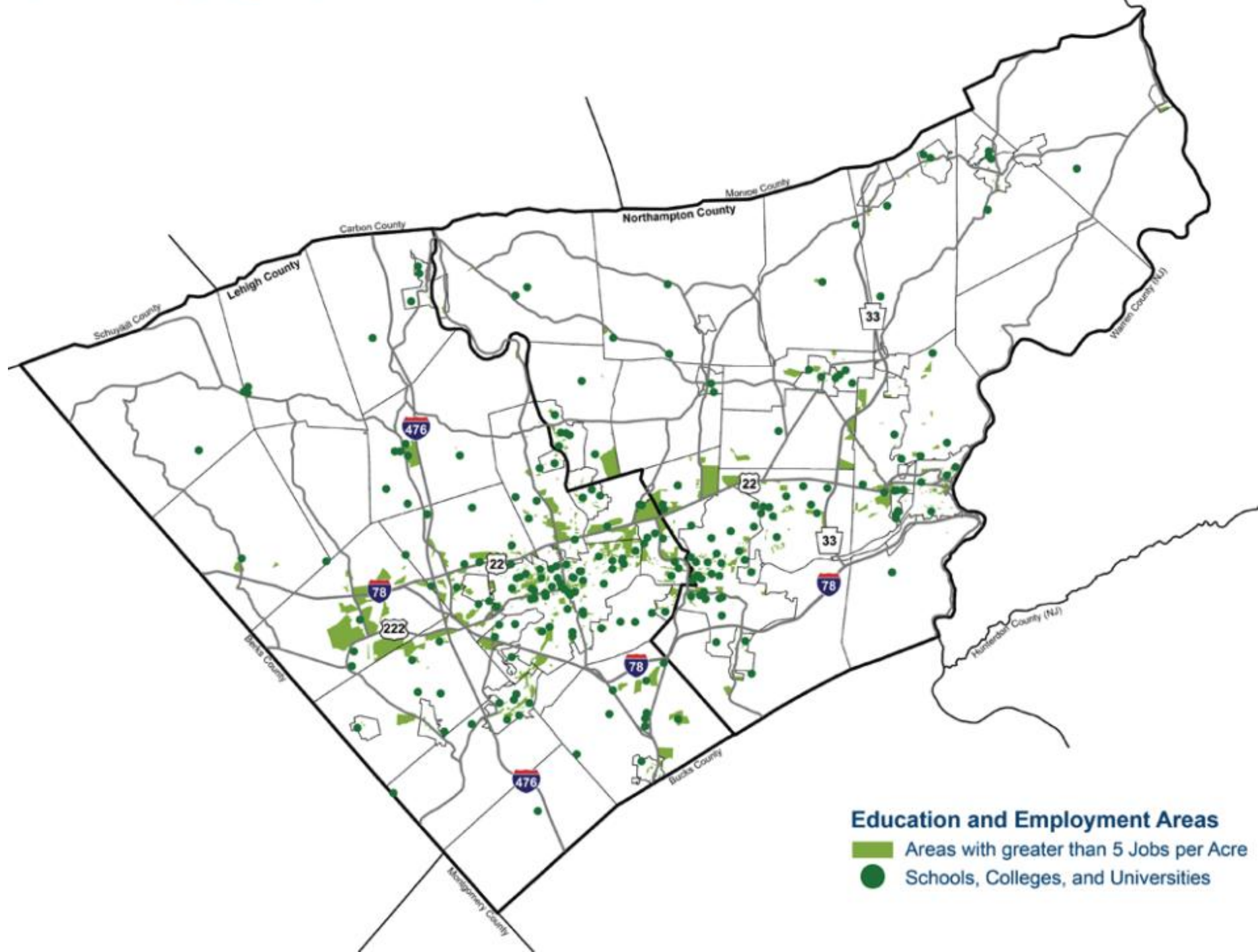
Housing Growth Areas:

Areas with Housing-Supportive Infrastructure



Housing Growth Areas:

Areas with
Employment and
Educational
Opportunities



Federal Bill: **21st Century ROAD to Housing Act**

Housing planning and zoning

Pre-approved housing plans and designs

Adaptive reuse

Manufactured and modular home construction

Creates new opportunities + resources for **local implementation**



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Lehigh Valley

Housing Supply + Attainability Strategy

WorkshopLV | Housing

September 14, 2026

Municipal Representatives - 11:30 AM to 1:00pm

Community Stakeholders – 6:00pm to 7:30pm

Please email Hannah Milagio (hmilagio@lvpc.org) if you're
interested in attending

QUESTIONS?



Environmental Plans + Implementation

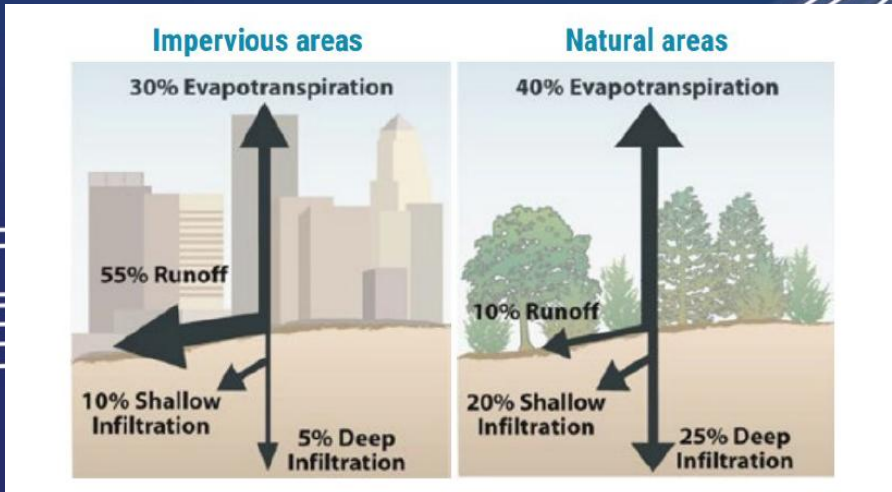
Lehigh Valley Watershed Assessment & Global Act 167 Model Ordinance Update

Who?

- All 62 municipalities and both counties with LVPC as bi-county planners
- Other partners, such as the conservation districts, PA DEP, watershed groups

What?

- Required by State statute for all watersheds
- Results in an updated plan for all 15 watersheds
- Includes stormwater management ordinance reflecting contemporary standards.



Lehigh Valley Watershed Assessment & Global Act 167 Model Ordinance Update

When?

- Started in 2025 and will run through 2027
- Municipal Ordinance adoption complete by 2028



Why?

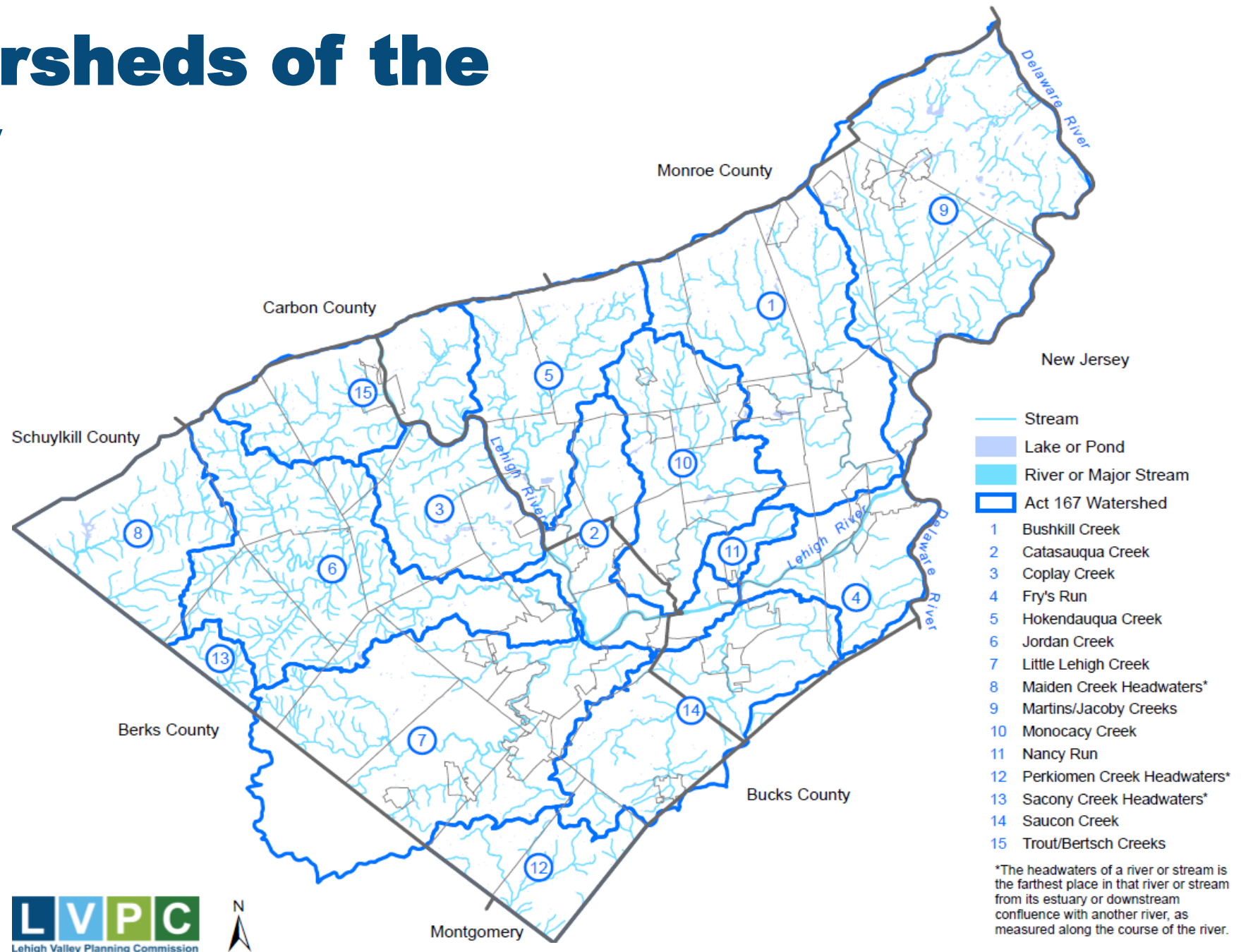
- Protects watersheds & water quality, manages & reduces run-off & emergency response
- Supports broader municipal, county, regional and statewide goals
- Establishes, modern, clear regulatory framework
- Aligns with state guidance and regulation updates

Act 167 Watersheds of the Lehigh Valley

Where?

Northampton and
Lehigh Counties

728 Square Mile
Drainage Area



Lehigh Valley Watersheds Assessment and Act 167 Model Ordinance Project Update



L V P C

WORKSHOP WORKSHOP LEHIGH VALLEY LV
WATER



October 29th, 2026
9:00 – 10:30AM



615 Waterfront Dr.
Allentown, PA
18102

LIVABLE LANDSCAPES

A Park, Recreation, Open Space,
Agricultural and Historic Lands Plan for
LEHIGH COUNTY



2027 Update!



pennsylvania
DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES





<https://lvpc.org/active-transportation>

Pathway

to a Resilient Greater Lehigh Valley

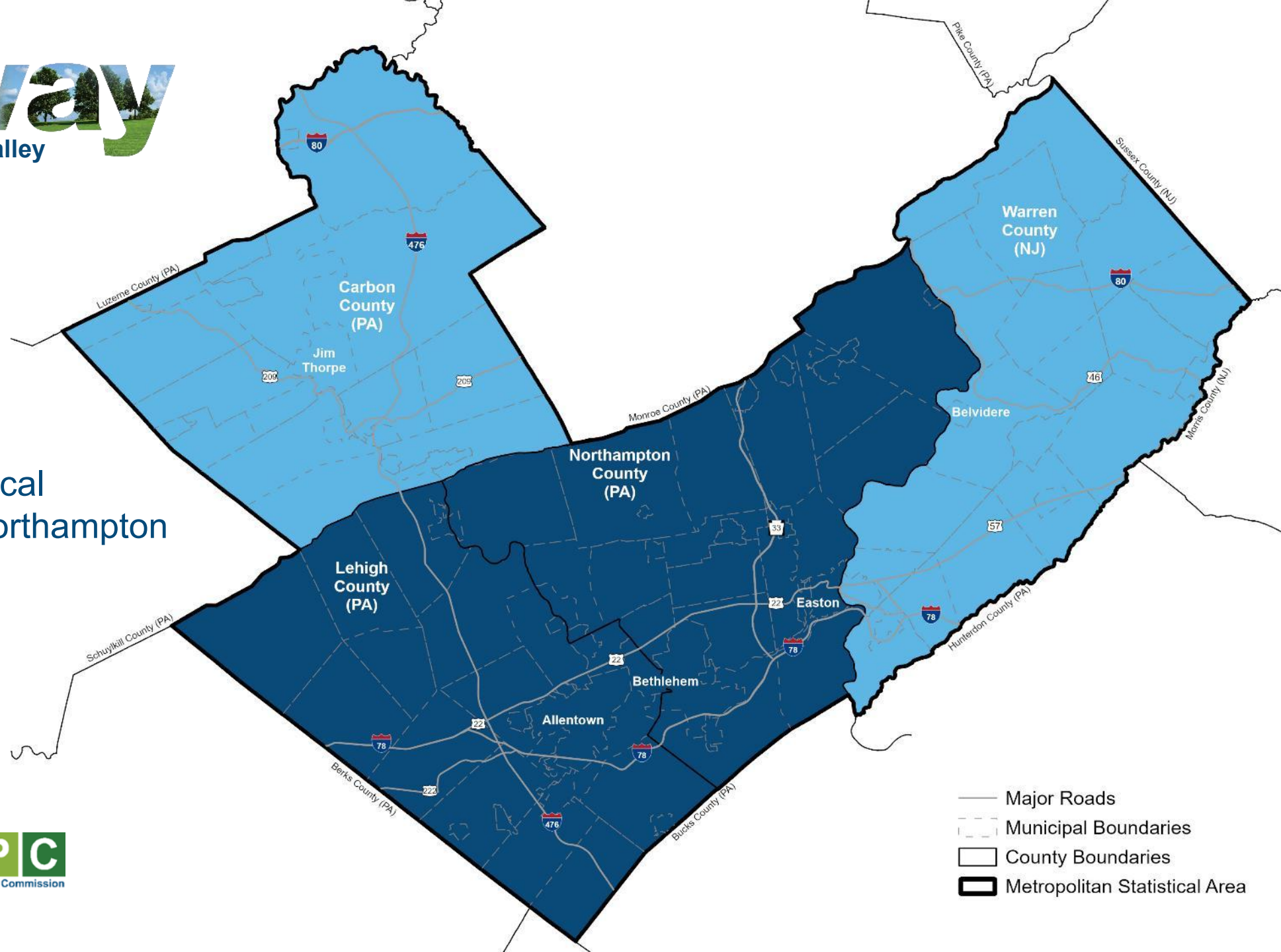
Carbon, Lehigh and Northampton Counties, PA with Warren County, NJ

<https://lvpc.org/climate-resiliency>



Regional Plan Context

Allentown-
Bethlehem-Easton PA
-NJ Metropolitan Statistical
Area (MSA), Lehigh, Northampton
& Carbon Counties
in Pennsylvania, and
Warren County in
New Jersey.



Pathway to a Resilient Greater Lehigh Valley (RGLV) is a strategic and comprehensive approach designed to reduce carbon and related emissions effectively within the Greater Lehigh Valley region.

The RGLV plan includes:

A comprehensive emissions inventory

Economywide emission reduction targets

Goals, policies and implementation actions

Cost and savings estimates

Regionwide co-pollutant benefits analysis

Workforce planning analysis

Implementation/Monitoring strategies

<https://lvpc.org/climate-resiliency>





Pathway

To a Resilient Greater Lehigh Valley

Carbon, Lehigh and Northampton Counties, PA with Warren County, NJ

This plan is a blueprint to offset the impacts of our growth and reduce emissions by:

2030

1.4 Million

*MTCO₂e

2050

5 Million

*MTCO₂e

*metric tons of carbon dioxide equivalent



QUESTIONS?

THE REGIONAL PLAN
FUTURE
LV

Update



Open Call for Infrastructure Projects

Submit Your Infrastructure Project Applications Now Through September 28!



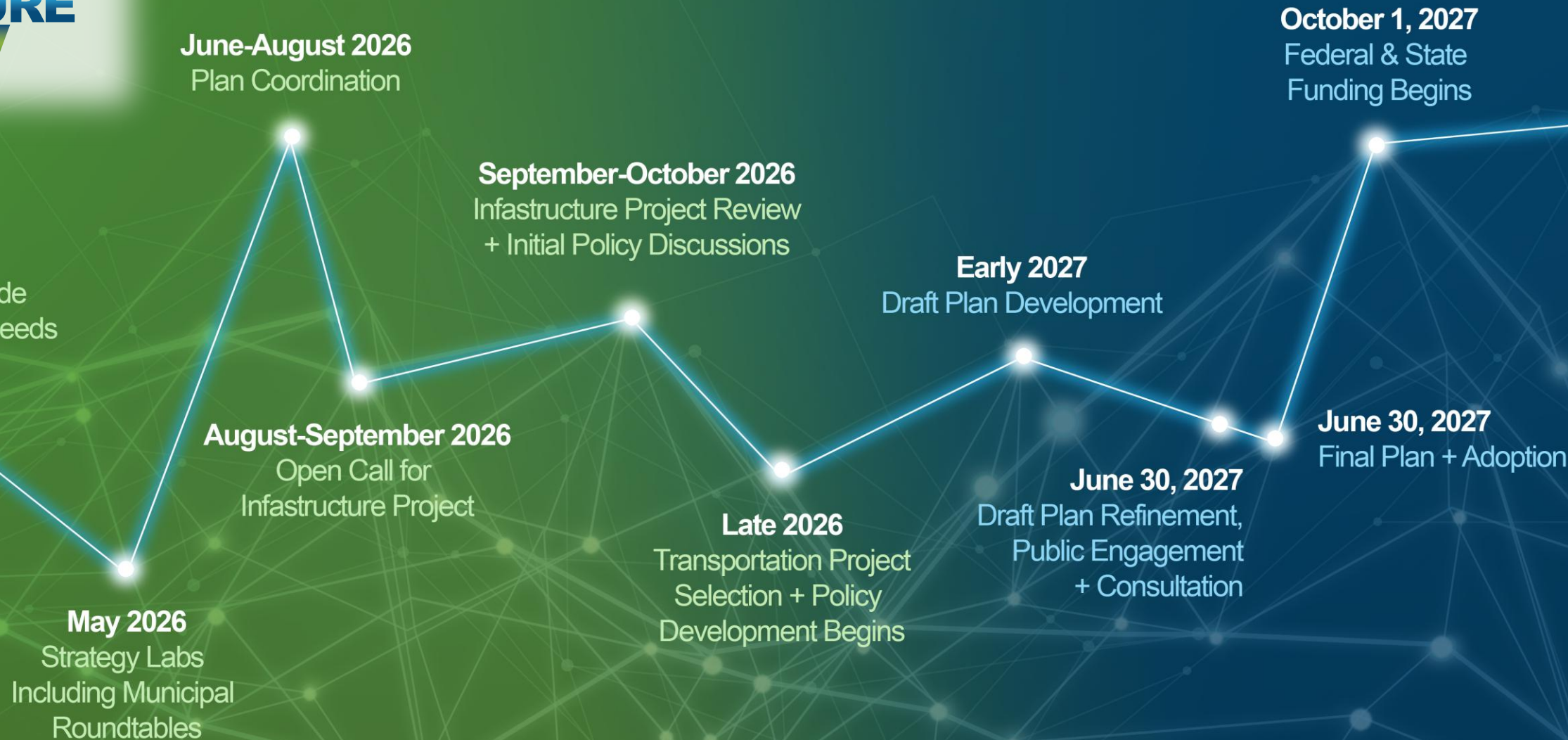
**Transportation
Infrastructure**

NEW!

&



**All Other
Infrastructure**



QUESTIONS?



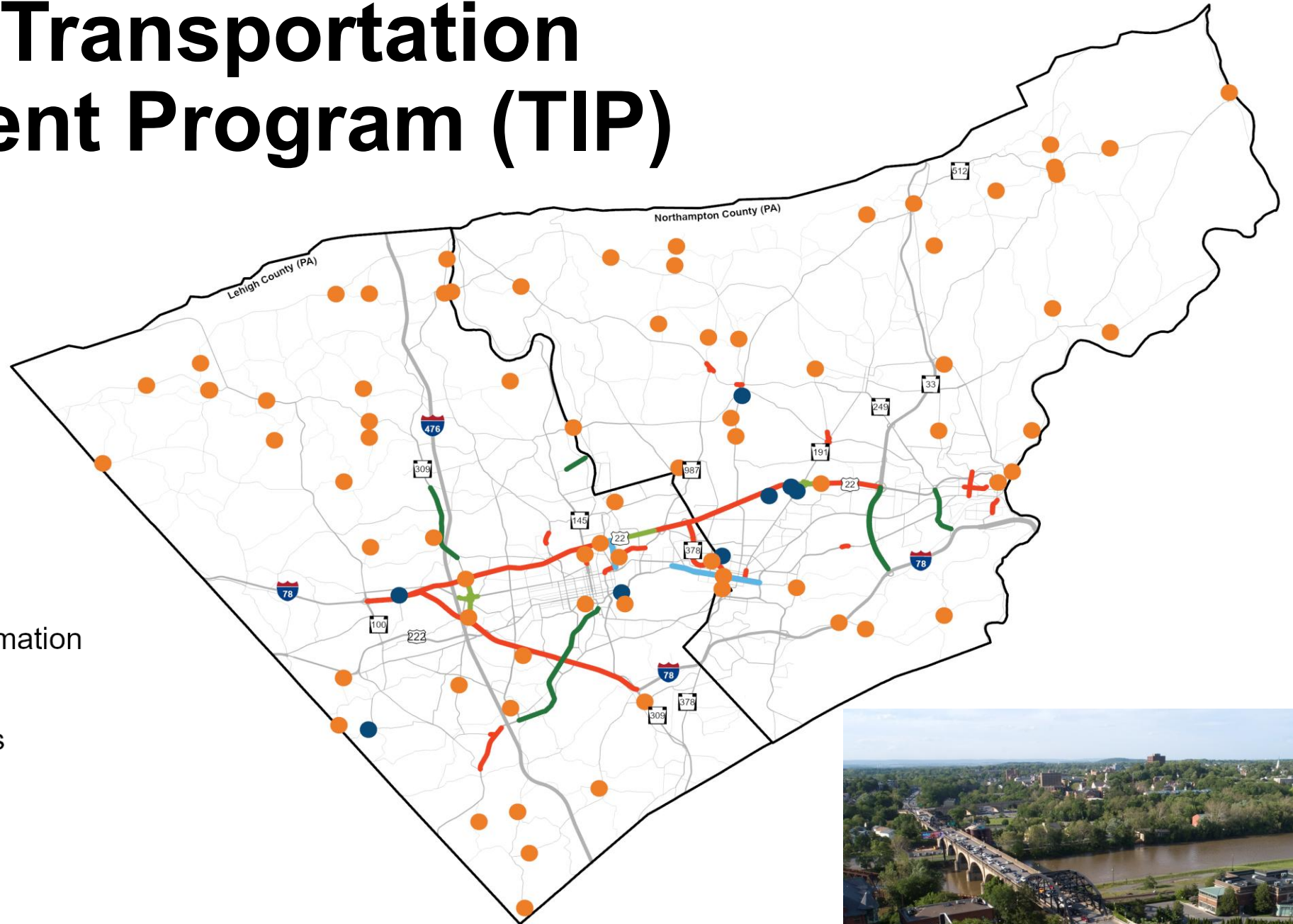
Transportation Plans + Programs

2027-2030 Transportation Improvement Program (TIP)



TIP Project Types

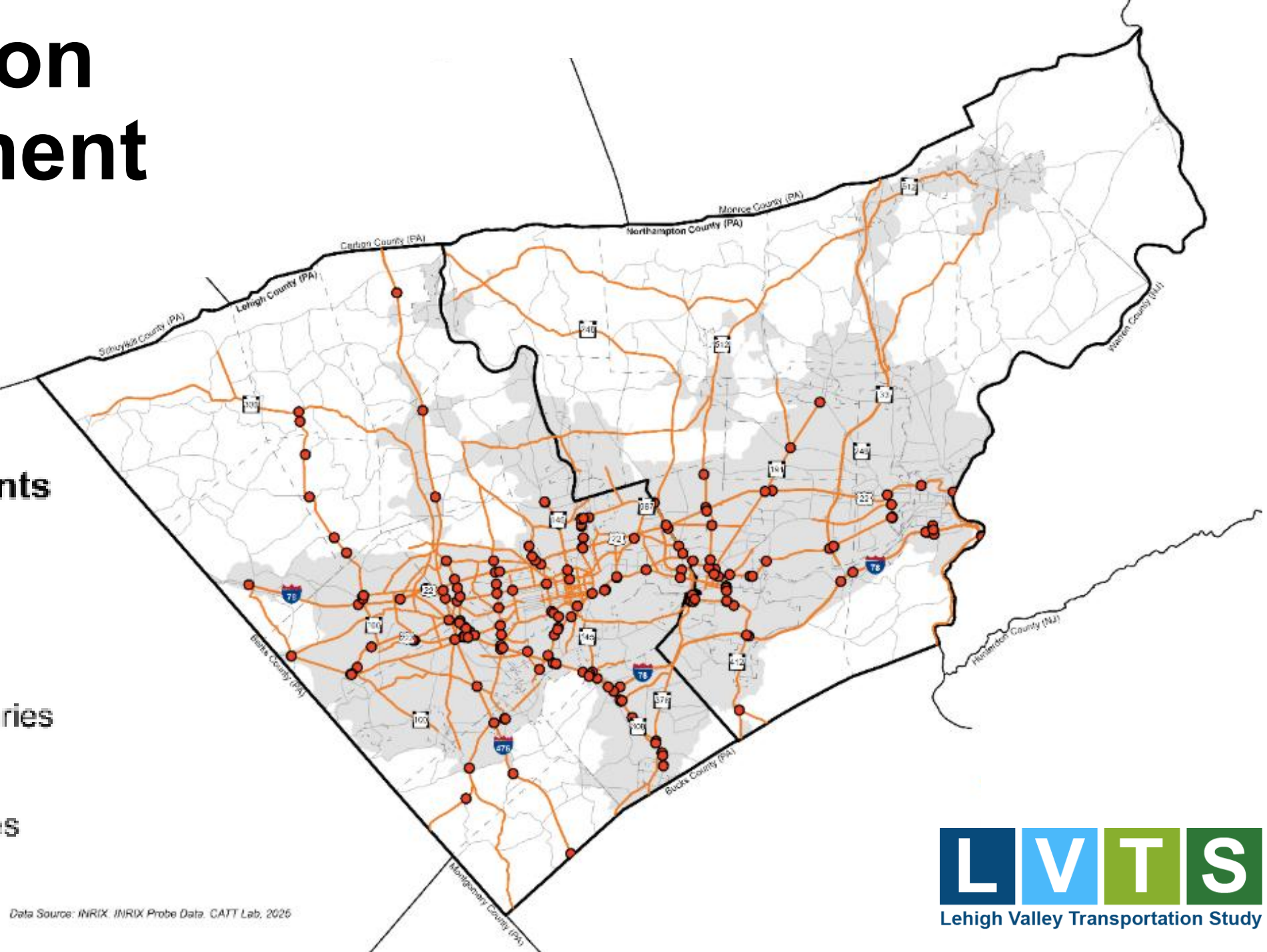
- Road Reconstruction, Modernization, and Automation
- Multimodal Projects
- Road Expansion Projects
- Road Projects
- Bridge Projects
- Rail Projects



Congestion Management Plan

Network Components

- Bottlenecks
- Corridors
- Other Roads
- - - Municipal Boundaries
- Urbanized Areas
- County Boundaries



Data Sources: INRIX, INRIX Probe Data, CATT Lab, 2026



Congestion Management & Safety Plan



- Establish a long-term vision for corridor improvements
- Safety enhancements
- Corridor-wide operational improvements
- Leverage technology to improve travel time
- Targeted list of short/mid/long-term projects
- Phasing plan for *Future LV*



Passenger Rail Study Phase 2



Safe Streets for All





pennsylvania

DEPARTMENT OF TRANSPORTATION

LOCAL TECHNICAL ASSISTANCE PROGRAM



Lehigh Valley Planning Commission

- **Trucks on Local Roads - Sept. 22, 8 am-noon**
- **Speed Limits and Management – Sept. 29, 8 am-noon**
- **Managing Utility Cuts - October 7, 8 am-noon**
- **Local Road Safety Plans – Nov. 17, 8 am-noon**

Register at www.gis.penndot.gov/LTAP or contact Hannah Milagio at hmilagio@lvpc.org

QUESTIONS?

Data Centers Update

DATA CENTERS: The biggest land use issue of the day



- In all cases new proposals are hotly contested by the community
 - Considered LULUs (locally undesirable land uses)
 - Primary Reasons:
 - Seen as raising utility costs and supporting the ultra wealthy when costs for basic needs have already risen sharply
 - Seen as empowering AI which many do not understand and can eliminate jobs
 - Seen as destroying the environment, creating noise, using too much water, etc.
 - People don't want more development, especially in high growth areas
 - The growth of Data Centers is driving up land costs and anticipated to affect the viability of other project types in some cases (not all)
- Public sector leadership at all levels is concerned
 - Land use is local in PA and municipal governments are racing to refine land use regulations to balance need and impact
 - County planners have issued guidance and are training local governments, and the community on how to regulate within state statute
 - State and federal legislators have proposed various laws. In all cases they affect long held land use governance structures and if any are passed maybe be a bellwether for major changes in local land use control.

Existing Data Centers

Lehigh Valley inventory

LEHIGH COUNTY

TekPark, Breinigsville

- TierPoint colocation facility
- Broadcom semiconductor operations

NORTHAMPTON COUNTY

Two TierPoint locations in Hanover Township

- Enterprise colocation
- Cloud, managed services + disaster recovery
- Embedded facilities also support major regional employers



Local Proposals

Seven Projects in the Pipeline

ALLEN TOWNSHIP

1.0M SF
warehouse conversion
Approved

SOUTH WHITEHALL

1.5M SF
3-building plan
Under Review

ALLENTOWN + BETHLEHEM

About 526,000 SF over
3 projects
Under Review

UPPER MOUNT BETHEL

4.6M SF
23-building campus
Announced

LOWER MOUNT BETHEL

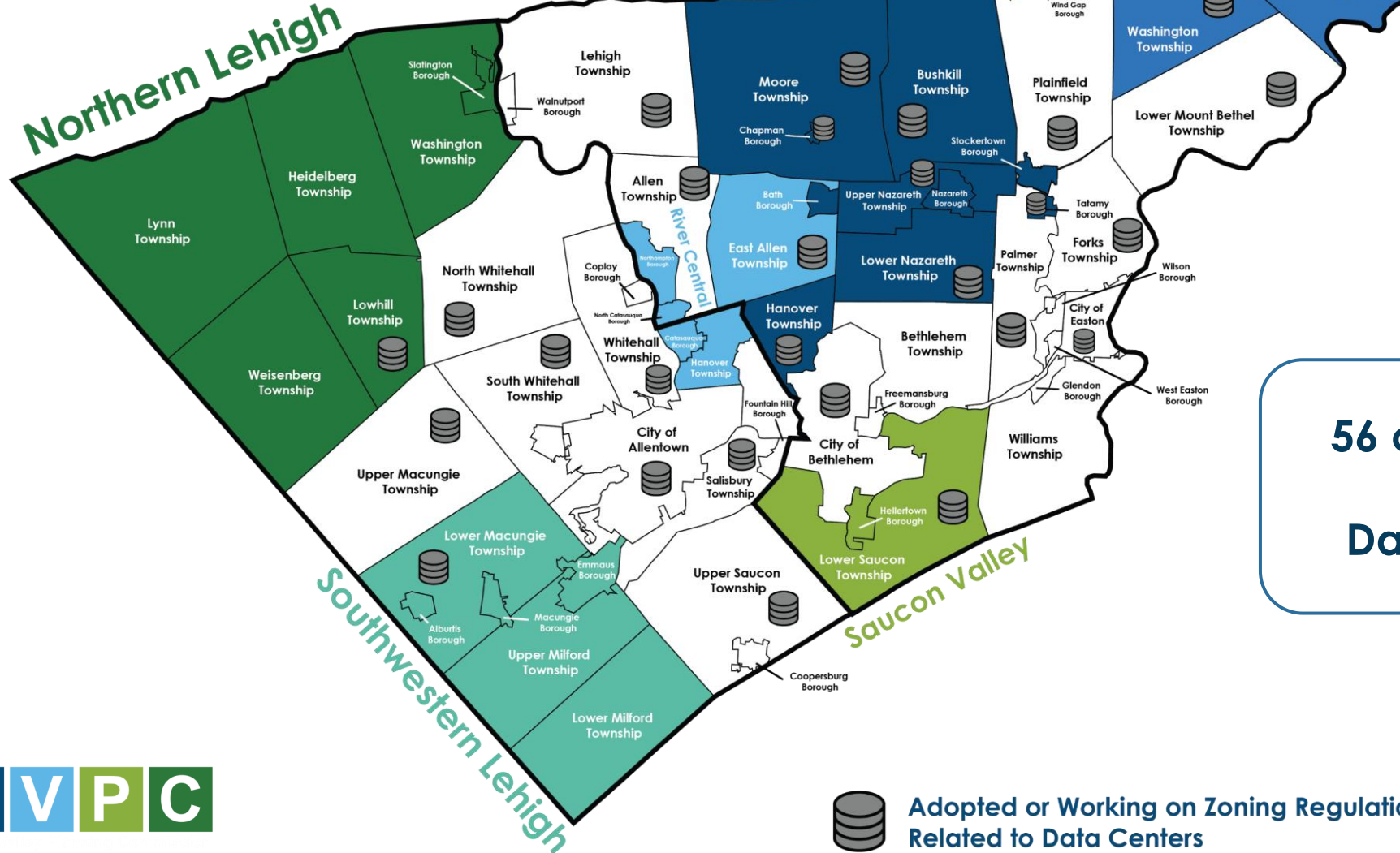
240 acres
Announced

Communities Regulating Data Centers

Northern Lehigh

Naz Plan

Slate Belt



56 out of 62 Municipalities
are protected by
Data Center Regulations



What is doing to support municipalities

- Updated Industrial Land Use Guide in partnership with Lehigh County
- On-call consultation with local governments, on-going and constant
 - Calls
 - Meetings
 - Presentations
 - Expert testimony
- Continuation of municipal, county and state outreach, information sharing and education
- Updated web accessible examples
- Constant knowledge development, tracking and reporting

Legally-Defensible Land Use Regulations

Five Considerations When Crafting Ordinances:

1. Are we regulating a land-use impact?
2. Does another regulator have primary responsibility?
3. Is the requirement objective and measurable?
4. Is the requirement proportional to the impact?
5. Does the ordinance leave reasonable space for the use?

Governor elevated the role of comprehensive plan!

Governor Shapiro EXECUTIVE ORDER 2026-05

Signed August 18, 2026

Responsible Infrastructure Development (GRID) now shapes state permit sequencing and access to the data-center equipment tax exemption.

New State Guardrails

- Binding GRID commitment through a DEP consent order
- Developer pays the full cost of generation and grid infrastructure
- Early public engagement, local workforce commitments and community benefits
- Environmental protection, water conservation and annual reporting
- No AI data centers in PA Permit Fast Track; no nondisclosure agreements



Save the Date!

Workshop|LV Land Use: Data Centers

Wednesday, October 7 at 3:00 PM

@ LVPC Conference Center

- Hear updates on industry evolutions and best planning practices
- Discuss experiences and approaches with other community representatives



QUESTIONS?

Next General Assembly March 31, 7 pm



Title Slide



2026

ANNUAL REPORT

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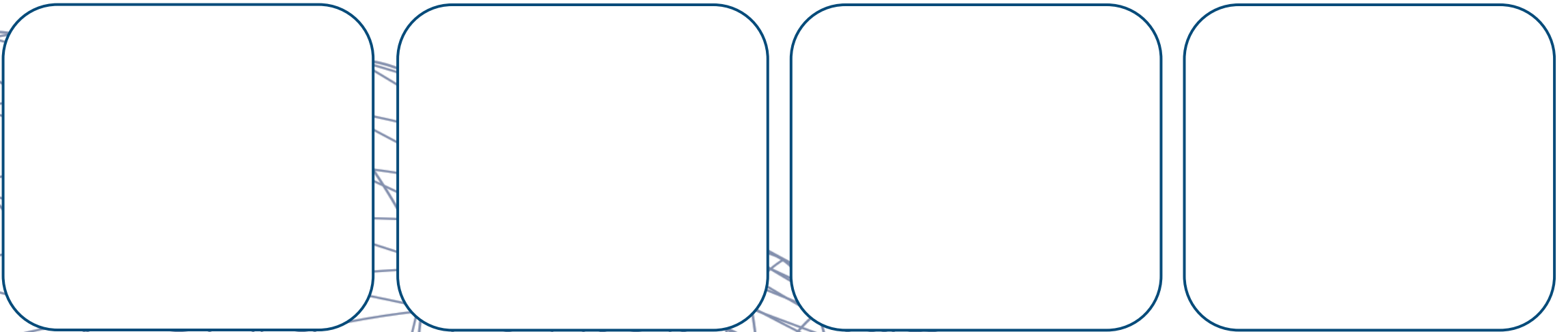


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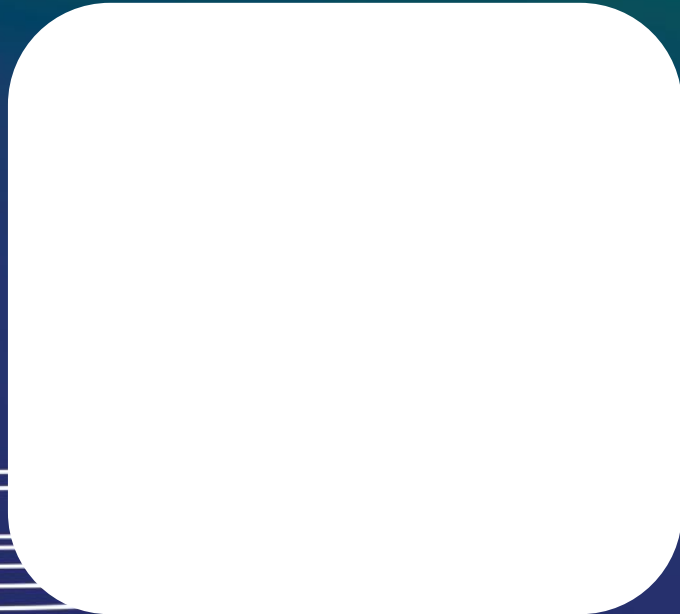
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2026

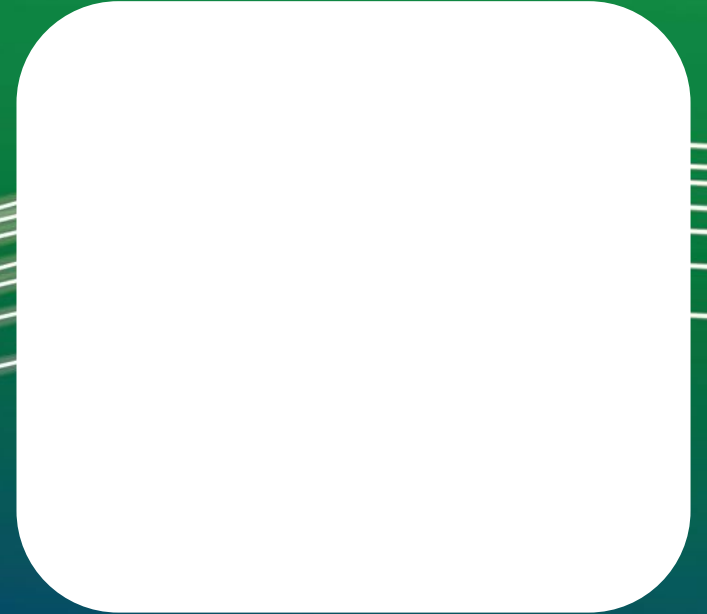
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