

The background of the slide is a wireframe globe, rendered in shades of blue and green, with a gradient from dark blue on the left to green on the right. The globe is composed of a network of thin, intersecting lines that create a spherical shape.

**Spring 2026  
Lehigh Valley  
General Assembly**

# Welcome County Executives





# 2026 ANNUAL REPORT

## Federal Legislation Reauthorization in Our Communities



**Ben Gilsdorf**  
National Association of Counties

# The *BASICS Act*: What Lehigh Valley Leaders Need to Know

Ben Gilsdorf  
Associate Legislative Director  
National Association of Counties

# The Problem

- Federal formula transportation funding predominantly benefits states, even in places where local governments like cities and counties own significant infrastructure.
- There are some mechanisms in place to ensure local control, including suballocation of funding and programming by MPOs (like LVPC), but there is often interference from states that prevents funds from being used as they should.
- This limits the impact of federal funds and prevents communities from implementing high-priority projects

# The Proposal

- The bipartisan *Bridges And Safety Infrastructure for Community Success (BASICS) Act* would help fix many of the issues identified on the former slide.
- The bill puts more money into the hands of organizations like LVPC, including dedicated safety and bridge funding.
- The bill also makes process reforms to ensure that organizations like LVPC can actually use these funds for locally selected, priority projects in their regions.

# The Opportunity

- Congress is in the process of reauthorizing surface transportation programs, with the current bill—the Infrastructure Investment and Jobs Act (IIJA)—set to expire on Sept. 30, 2026.
- This bill will include top-line funding levels, as well as changes to how federal formula funding is disbursed.
- It is important that the *BASICS Act*, or provisions like it, are included in that bill to help regions succeed.

# How You Can Get Involved

- Call your members of Congress – tell them to cosponsor H.R. 7437, the *BASICS Act*!
- Coordinate locally among different levels of government. Mirror the work of the LOT (Local Officials in Transportation) Coalition.
- Bring your federal elected officials to see locally led projects and explain to them how the system relies on all levels of government to move people from point A to point B.

# Questions?

- Reach out to me whenever, I can get you pointed in the right direction or talk more!
- [bgilsdorf@naco.org](mailto:bgilsdorf@naco.org)



# HOUSING

Statewide Housing Action Plan  
+  
Draft Lehigh Valley Housing Supply  
and Attainability Strategy

**L V P C**  
Lehigh Valley Planning Commission  
**2026**  
**ANNUAL REPORT**



**Morgan Boyd**  
PA Department of Community  
and Economic Development

# Housing Action Plan

Morgan Boyd  
PA Department of Community & Economic Development

**March 2026**



# Housing Action Plan

## PRIMARY AREAS OF FOCUS



**Build and Preserve  
Pennsylvania's  
Housing Stock**



**Expand Housing Opportunity  
for All Pennsylvanians**



**Provide Pathways to  
Housing Stabilization  
and Sustainability**



**Modernize Pennsylvania's  
Housing Development  
Regulations**



**Achieve Operational  
Excellence Across State  
and Local Government**

***An "All of the Above" Approach to Housing***



# **Build & Preserve Pennsylvania's Housing Stock**

# Housing Action Plan

## OUR FOUNDATION: THE STATE OF HOUSING IN PENNSYLVANIA

Pennsylvania needs to build **450,000 new housing units by 2035** to meet projected demand.

At current construction rates, the state is **projected to fall short by nearly 185,000 homes.**



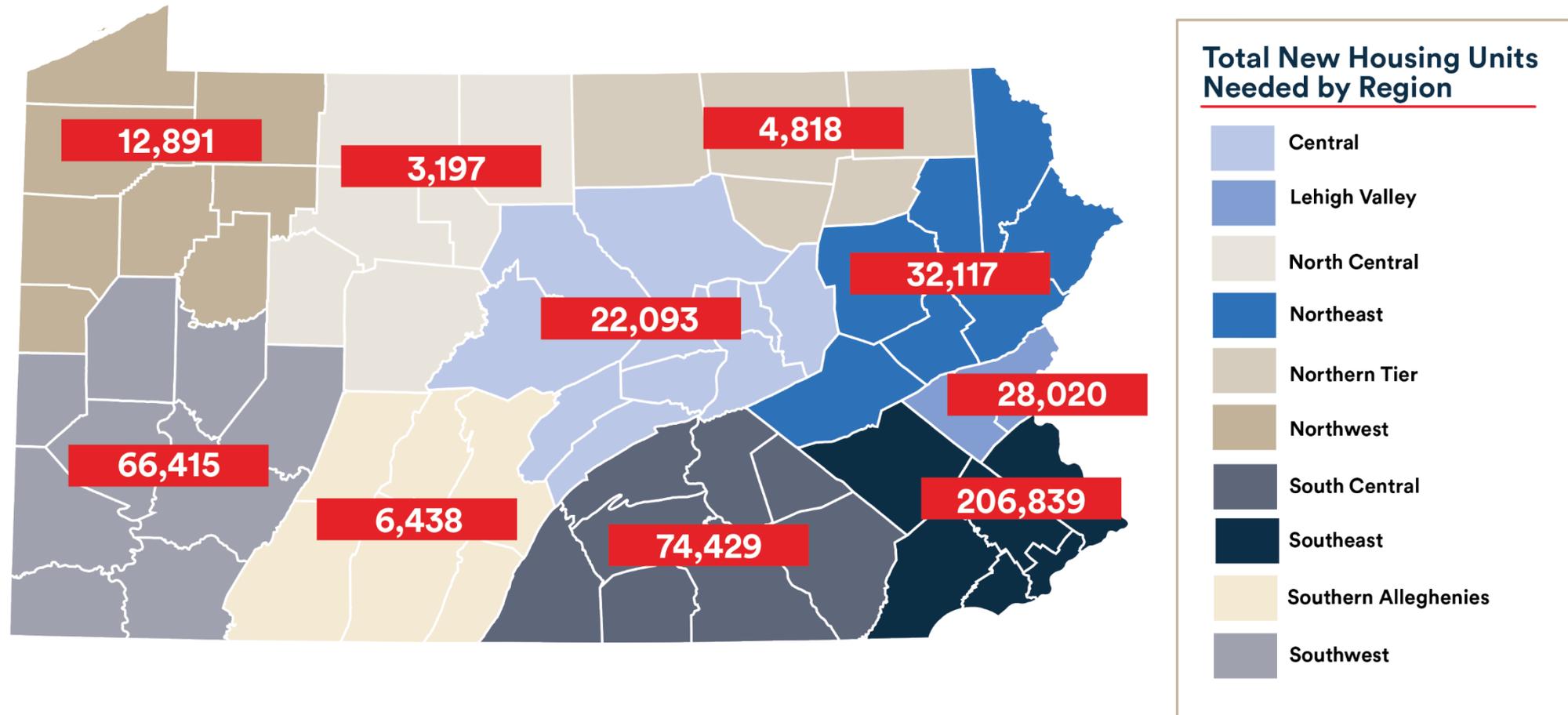
**PA must increase**

its housing  
production by

**18,500**

units per year to meet projected  
future housing demand

# Estimated New Residential Construction Demand by 2035





# Build & Preserve Pennsylvania's Housing Stock

## STRATEGIC INITIATIVES

- Invest in Residential Site Infrastructure and Mixed-Use Development
- Restore Pennsylvania's Aging Homes and Empower Homeowners and Landlords to Make Critical Housing Stock Repairs





# Build & Preserve Pennsylvania's Housing Stock

## STRATEGIC INITIATIVES

- Boost the Production of Housing where Market Dynamics Make It Difficult to Build
- **Support Pennsylvania's Small and Emerging Residential Builders**
- Monitor the Expiration of Affordable Units
- Train Pennsylvania's Next Generation of Builders



# **Expand Housing Opportunity for All Pennsylvanians**

# Housing Action Plan

## OUR FOUNDATION: THE STATE OF HOUSING IN PENNSYLVANIA

**Growing housing expenses are limiting Pennsylvanians' ability to save, invest, and build financial stability** – more than 1.4 million households are spending over 30% of their income on housing



Nearly

**One in Three**

Pennsylvanians **rent their homes**, making it essential to safeguard renters from unfair treatment, predatory practices, and excessive fees.



# Expand Housing Opportunity for All Pennsylvanians

## STRATEGIC INITIATIVES

- Strengthen Legal Protections for Renters and Tenants
- **Prevent and Remediate Tangled Titles**
- **Make It Easier for Pennsylvanians to Purchase their First Home**





# Expand Housing Opportunity for All Pennsylvanians

## STRATEGIC INITIATIVES

- Expand Housing Choices and Accessibility for Older Adults and People with Disabilities
- Create More Opportunities for Shared Housing
- Promote Employer-Assisted Housing Programs



# **Provide Pathways to Housing Stabilization & Sustainability**

# Housing Action Plan

## OUR FOUNDATION: THE STATE OF HOUSING IN PENNSYLVANIA

Commonwealth communities identified **14,088** Pennsylvanians experiencing **homelessness** on a single night in 2024, an increase of 12% compared to 2023.



There were over **120,000** **eviction filings or foreclosure actions** taken against Pennsylvania households in 2024.



# Provide Pathways to Housing Stabilization & Sustainability

## STRATEGIC INITIATIVES

- Align Homelessness Support Programs and Help Pennsylvanians Transition into Safe, Stable Housing
- Expand Statewide Eviction and Foreclosure Programs





# Provide Pathways to Housing Stabilization & Sustainability

## STRATEGIC INITIATIVES

- Protect, Support, & Stabilize Housing for Survivors of Domestic Abuse
- **Protect Manufactured Housing Affordability from Private Equity**
- Invest in Fair Housing Education and Enforcement
- **Connect Unsheltered Medicaid Recipients to Stable Housing and Services through Investments in Health**
- Reduce Household Energy Burden by Strengthening Consumer Protections



# **Modernize Pennsylvania's Housing Development Regulations**

# Housing Action Plan

## OUR FOUNDATION: THE STATE OF HOUSING IN PENNSYLVANIA

The **laws and regulations** that govern residential development are estimated to account for **25-30% of the total construction cost** of a new single family home.

This percentages increases for new multifamily complexes.



**Private investors**  
accounted for

**13%**

of all **single family home sales**  
nationwide in 2024.



# Modernize Pennsylvania's Housing Development Regulations

## STRATEGIC INITIATIVES

- Assess Pennsylvania's Residential Construction and Development Requirements
- **Modernize Local Planning and Regulatory Processes for Residential Construction**





# Modernize Pennsylvania's Housing Development Regulations

## STRATEGIC INITIATIVES

- **Strengthen Municipal Land Banks to Return Blighted Properties to Productive Use**
- **Keep Homeownership Within Reach and Curb Private Equity Purchases of Single-Family Homes**



# **Achieve Operational Excellence Across State & Local Government**

# Housing Action Plan

## OUR FOUNDATION: THE STATE OF HOUSING IN PENNSYLVANIA

**Fragmented oversight** across Pennsylvania's housing functions limits the Commonwealth's ability to support the delivery of more housing units and meet the needs of residents who rely on supportive housing services.

Agency	Enforcement	Funding	Regulatory	Technical Assistance
Department of Aging – <b>HS</b>		•		•
Department of Banking and Securities – <b>HD</b>			•	
Department of Community and Economic Development – <b>HD HS</b>		•	•	•
Department of Corrections – <b>HS</b>				•
Department of Environmental Protection – <b>HD</b>	•		•	
Department of Health – <b>HS</b>		•		
Department of Human Services – <b>HS</b>		•		•
Department of Insurance – <b>HD</b>			•	
Department of Labor and Industry – <b>HD</b>		•	•	
Department of Military and Veteran Affairs – <b>HS</b>				•
Department of State – <b>HD</b>			•	
Department of Transportation – <b>HD</b>		•	•	
Pennsylvania Commission on Crime and Delinquency – <b>HS</b>		•		
Pennsylvania Emergency Management Agency – <b>HS</b>		•		•
Pennsylvania Housing Finance Agency – <b>HD HS</b>		•		•
Pennsylvania Human Relations Commission – <b>HS</b>	•			•
Office of the Attorney General – <b>HS</b>	•			



# Achieve Operational Excellence Across State & Local Government

## STRATEGIC INITIATIVES

- **Appoint a Deputy Secretary for Housing**
- **Reform and Revamp Pennsylvania's State and Local Housing Programs**





# Achieve Operational Excellence Across State & Local Government

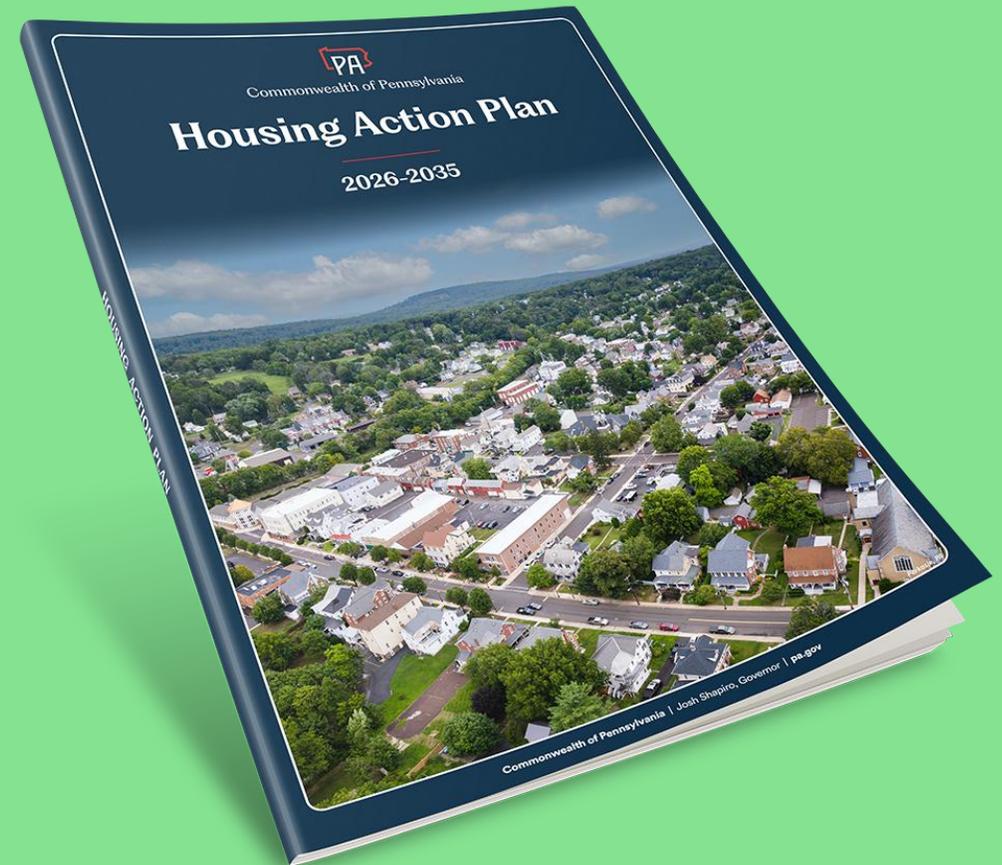
## STRATEGIC INITIATIVES

- Optimize Pennsylvania's Low Income Housing Tax Credits
- **Create a Housing One-Stop-Shop**
- Improve the Commonwealth's Data Collection for Housing Programs and Share Housing Data Across Executive Departments

# Get the Full Plan

The **Housing Action Plan** is available for viewing or download on [DCED's website](#).

If you have questions, speaker requests, or looking for additional information, please email us at [RA-DCEDHousingPlan@pa.gov](mailto:RA-DCEDHousingPlan@pa.gov).





Pennsylvania

**Department of Community  
& Economic Development**

Morgan Boyd

PA Department of Community & Economic Development

[dced.pa.gov](http://dced.pa.gov)

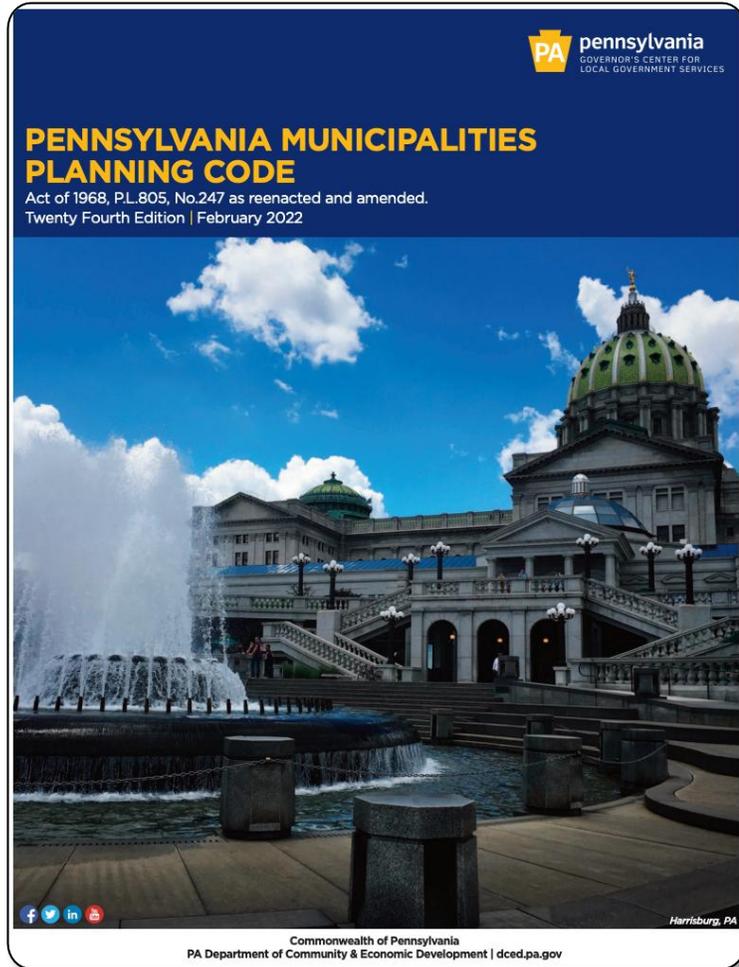




# Lehigh Valley Housing Supply and Attainability Strategy

**DRAFT**

# The Importance of the Housing Strategy



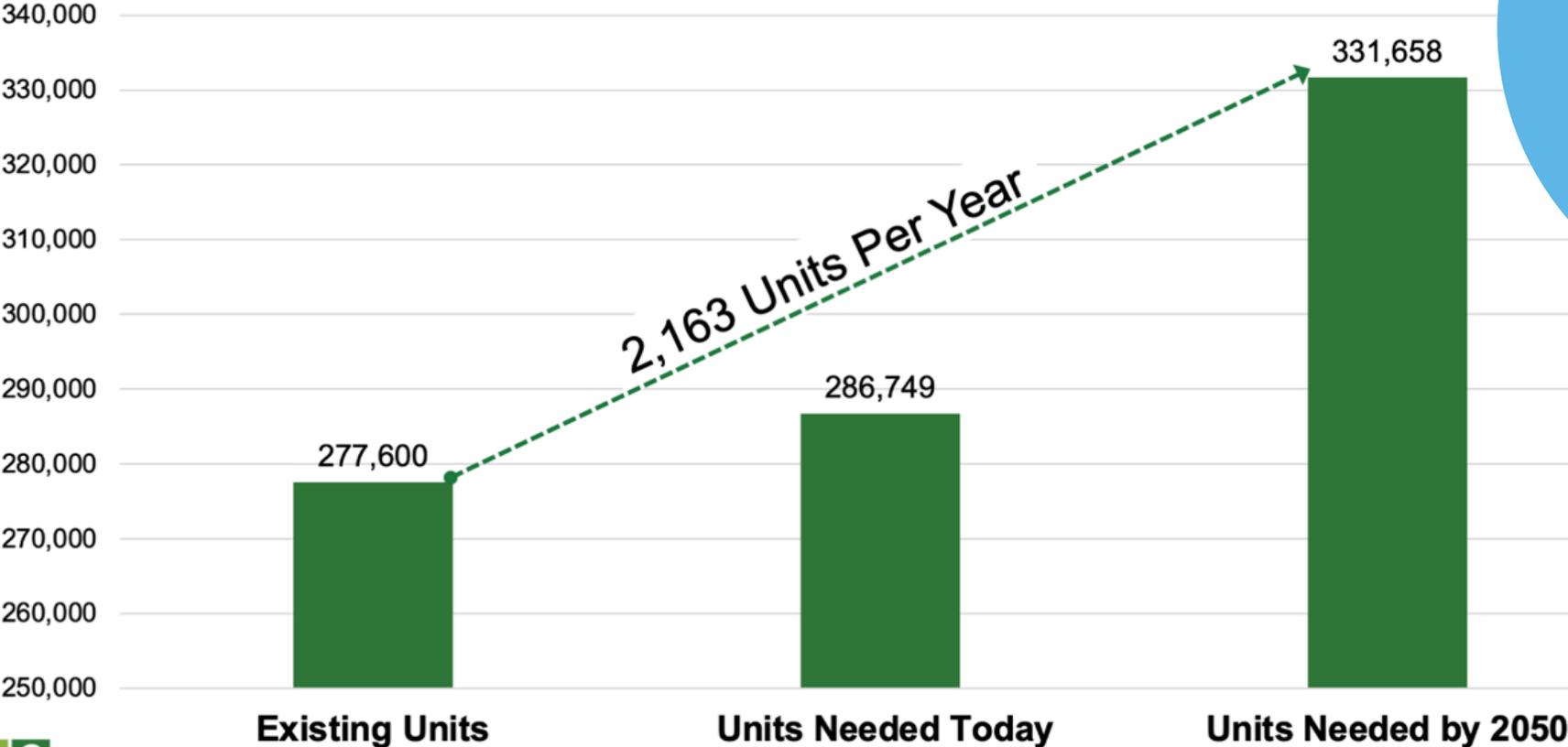
County planning agencies are required to:

- ✓ Study housing conditions
- ✓ Assess future housing needs
- ✓ Plan for different housing types
- ✓ Plan for households across income levels
- ✓ Help municipalities coordinate

# Understanding the Housing Challenge



## Quantity of Available Housing Lehigh Valley Housing Shortage



**+100,000**  
residents  
by 2050

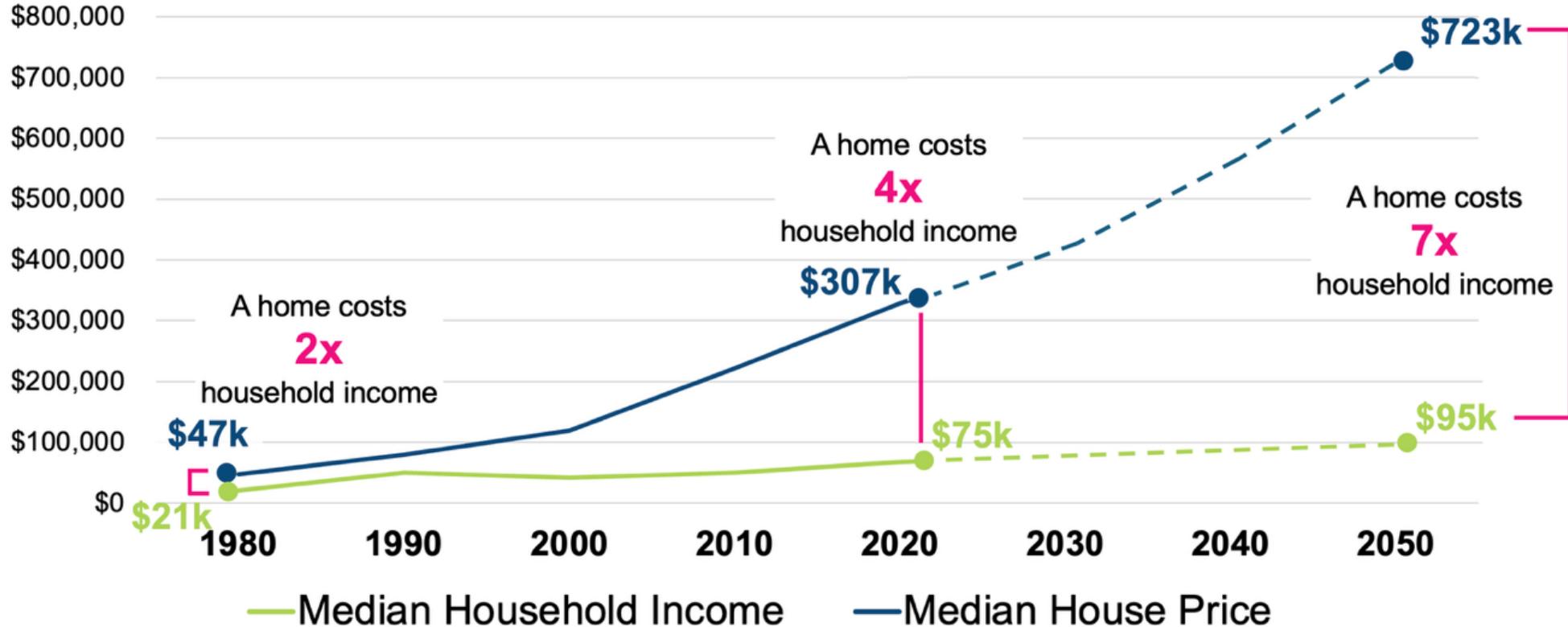
**+80,000**  
jobs  
by 2050

# Understanding the Housing Challenge



## Price Points of Housing

### Lehigh Valley Housing Prices vs Household Incomes (1980-2050)



# Taking A Collaborative Approach to Unlock the Housing Problem

**Community Organizations**

**Governments + Agencies**

**Businesses + Institutions**

**Developers + Design Professionals**

**Housing Market Professionals**



# Housing Strategy Public Engagement Process

February 5

## Kickoff Event

Define the challenge + set the context



March 27-28

## Focus Groups

Explore challenges + develop actions



June 23

## Strategy Discussion Event

Share solutions + action steps



June 23

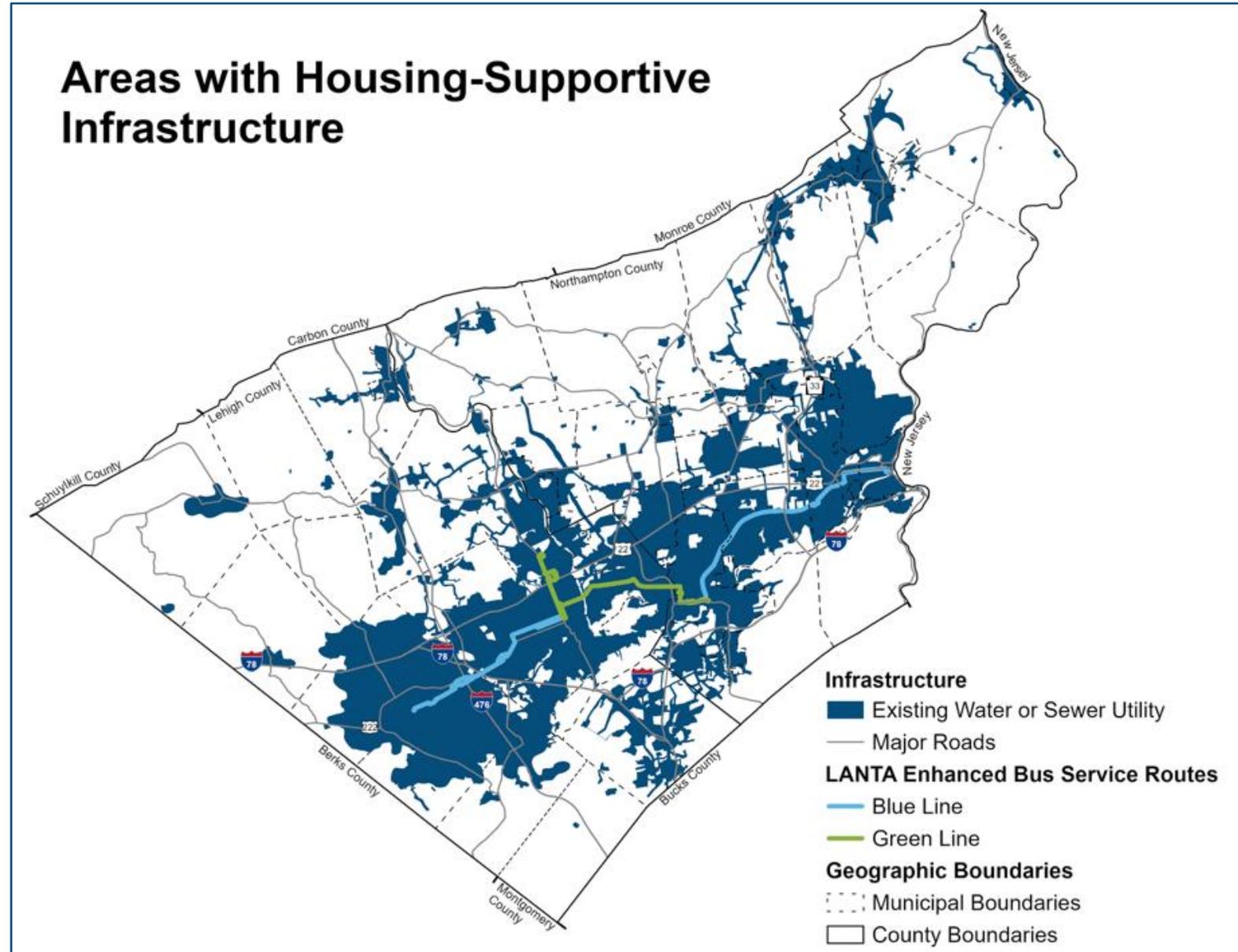
## Community + Municipal Outreach

Focus on local challenges and contexts

# Housing Growth Areas

Places most appropriate for new housing development:

- Follow urban core
- Have or are near public water and sewer, roads, transit, jobs, education, services
- Context-sensitive housing in rural villages
- Preservation remains a priority outside of growth areas



# Strategies to Accelerate Housing Supply

<b>Construction and Development</b>	Addressing physical, market, and workforce factors influencing whether and how housing is built.
<b>Finance</b>	Aligning finance tools, incentives, and capital flows to support housing affordability and production at all income levels.
<b>Land Use and Regulations</b>	Using zoning and regulatory tools to guide development of diverse housing types in strategic locations.
<b>Collaboration and Partnership</b>	Increase coordination across industries and sectors to facilitate additional housing supply.

Strategy	Implementers
1.1 Expand housing construction to include innovative residential construction technologies and a wider range of housing types.	Developers, Municipalities
1.2 Accelerate residential development review and approval processes.	Municipalities, Planners, Developers
1.3 Direct housing to areas that communities identify as prime residential development or redevelopment sites.	Developers, Municipalities, Counties, LVPC, Community Organizations
1.4 Strengthen local infrastructure and services to support sustainable housing growth.	Utilities, Public Agencies, Developers
1.5 Advocate for improvements to state-level regulations to accelerate housing development.	State Agencies, Local Advocates

Strategy	Implementers
2.1 Create regionwide public collaborations and incentive programs that fund needed housing development.	Counties, State, Municipalities, LVPC
2.2 Continue using State, County and Municipal programs to support housing development.	Developers, Municipalities, Counties
2.3 Create additional programs and regionwide incentives that fund the region's needed housing development.	State, Counties, LVPC, Municipalities
2.4 Continue using Federal funding sources to support housing development.	Developers, Municipalities, Counties, States
2.5 Utilize financial tools to reduce barriers and develop pathways to homeownership.	All Implementation Partners
2.6 Continue analysis and implementation of these strategies to develop after-action items.	LVPC

Strategy	Implementers
3.1 Housing approaches should align with objectives of balancing growth and preservation in <i>FutureLV: The Regional Plan</i> .	LVPC, Municipalities
3.2 Take a performance-based planning approach using LVPC's Data to inform updating local zoning ordinances and maps.	Municipalities, LVPC, Developers, LANTA
3.3 Update regulations to facilitate the reuse of vacant structures.	Municipalities, Redevelopment and Housing Authorities
3.4 Provide guidance on determining municipal 'Fair Share' for all land uses.	State, Municipalities, LVPC
3.5 Adopt best practices utilizing educational resources provided by LVPC.	LVPC, Municipalities
3.6 Collaborate to share local resources.	Municipalities

## Collaboration and Partnership

## Draft Housing Strategies

Strategy	Implementer
4.1 Continue to provide the region with quality data and analysis that informs policy decision-making.	LVPC
4.2 Support existing developers and attract residential developers to the region.	Banks and Developers
4.3 Collaborate to provide education and training for small-scale developers in the community.	Municipalities, Counties, LVPC, Community Organizations
4.4 Leverage available land for development and redevelopment opportunities.	Institutions, Employers, Public and Private Entities
4.5 Minimize the number of student-occupied housing units that could otherwise be available to the public.	Colleges and Universities, Municipalities
4.6 Foster support for housing by promoting public education with a unified regional voice and messaging.	All Partners

# Lehigh Valley Intergovernmental Housing Action Organizational Structure

## Lehigh Valley's Redevelopment Authorities

**Purpose:** County and city ventures, per Pennsylvania Urban Redevelopment Law to process blight determinations, collaborate with local code enforcement and courts, provide technical assistance to local governments and finance reuse and revitalization.

**Organization:** Boards appointed by City Councils or County Commissioners, with stand alone bylaws. Staffed and managed by Professional Planners.

## LVPC Comprehensive Planning Committee

**Purpose:** Bi-county standing committee of LVPC, addressing land development, reuse and revitalization, housing and economic policy per Pennsylvania Municipalities Planning Code to research, track, monitor and develop plan for housing.

**Organization:** Committee of the LVPC, whose board appointed jointly by Lehigh and Northampton Counties, with stand alone bylaws. Staffed and managed by LVPC's Professional Planners.

## Lehigh Valley Housing Implementation Partnership

**Purpose:** Bi-county, cross disciplinary standing committee bring together experts, policy makers, researchers, school districts, utilities, and stakeholders to address housing challenges, advance housing policy, increase innovation, productivity, and skills, and develop financing partnerships.

**Organization:** Formal, working group, with an inclusive, cross-sector structure. Staffed and managed by LVPC's Professional Planners.



Commonwealth  
of Pennsylvania



Created by IconPai  
from Noun Project



## Housing Action Plan Initiatives

Increase Housing Supply

---

Modernize Local Regulations

---

Expand Financing & Incentives

---

Strengthen Partnerships

---

Improve Data & Coordination

## Lehigh Valley Housing Strategy

Core Goal To Address Shortage

---

Efficient Processes + Zoning Tactics

---

Leverage Existing + Establish New

---

Continue + Expand Collaboration

---

Data-Informed Decision Making

**COMING TO YOUR INBOXES SOON:**

**Pre-Publication Version of the Lehigh Valley Housing  
Supply and Attainability Strategy For Review and  
Comment**



The main title of the report is centered on the page. It features the year "2025" in a large, bold, white sans-serif font, followed by "Annual Report" in an even larger, bold, white sans-serif font. The background is a dark blue to green gradient with a white wireframe pattern of overlapping circles and lines.

# 2025 PLAN ACTIVITY

**TOTAL REVIEWS**

**932**

**487**

Subdivision and  
Land Development

**168**

Associated  
Stormwater

**22**

Transportation  
Impact Study and  
Assessment

**88**

Sewage and  
Solid Waste

**49**

Municipal  
Ordinance, Maps  
and Plan

**71**

PA Department of  
Environmental  
Protection Permit

**47**

Grant Review  
Letters



# Review Activity by County



**LEHIGH COUNTY  
PLAN ACTIVITY**

**TOTAL REVIEWS**

**498**



**NORTHAMPTON  
PLAN ACTIVITY**

**TOTAL REVIEWS**

**434**

**242**

Subdivision and Land Development

**245**

Subdivision and Land Development

**92**

Associated Stormwater

**76**

Associated Stormwater

**67**

Sewage and Solid Waste

**21**

Sewage and Solid Waste

**42**

PA Dept of Environmental Protection Permit

**29**

PA Dept of Environmental Protection Permit

**27**

Municipal Ordinance, Maps & Plan

**22**

Municipal Ordinance, Maps & Plan

**18**

Grant Review Letters

**29**

Grant Review Letters

**10**

Transportation Impact Study & Assessment

**12**

Transportation Impact Study & Assessment

# 5,891

**2025 Reviewed  
Residential Units**  
(Reviewed by Type)



**3,450**

APARTMENTS



**988**

SINGLE-FAMILY  
DETACHED



**952**

TOWNHOUSES



**36**

MANUFACTURED  
HOMES



**387**

TWINS



**78**

CONDOS

# Residential Reviews by County



2,898

TOTAL RESIDENTIAL UNITS



2,098  
APARTMENTS



300  
SINGLE-FAMILY  
DETACHED



413  
TOWNHOUSES



36  
MANUFACTURED  
HOMES



49  
TWINs



2  
CONDOS



2,993

TOTAL RESIDENTIAL UNITS REVIEWED BY TYPE



1,352  
APARTMENTS



688  
SINGLE-FAMILY  
DETACHED



539  
TOWNHOUSES



0  
MANUFACTURED  
HOMES



338  
TWINs



76  
CONDOS

# Housing Engagement at the National, State, & Local Levels



**National Association of  
Regional Councils**  
Housing Dashboard Award



## **Governor's Housing Round Table**

Informing the State Housing  
Action Plan



## **Lehigh Valley Housing Supply and Attainability Strategy**

Community Engagement With  
Hundreds of Partners

**PLAN SLATE BELT**



**MULTI-MUNICIPAL COMPREHENSIVE PLAN**

- Bangor • East Bangor • Pen Argyl •
- Portland • Roseto • Upper Mount Bethel •
- Washington • Wind Gap •

# Multi-Municipal Planning

Through regional collaboration, multiple multi-municipal planning initiatives continued to gain momentum and move forward



**NORTHERN LEHIGH**  
MULTI-MUNICIPAL COMPREHENSIVE  
**PLAN**

Heidelberg Township • Lynn Township • Lowhill Township  
Borough of Slatington • Washington Township  
Weisenberg Township

**RIVER CENTRAL**  
Multi-Municipal Comprehensive Plan

Catasauqua Borough • East Allen Township • Hanover Township  
North Catasauqua Borough • Northampton Borough

**10.8**  
**MILLION**

**2025 Reviewed  
Non-Residential  
Square Footage**

(Reviewed by Type)



**1,315,547**  
COMMERCIAL



**7,220,276**  
INDUSTRIAL



**424,182**  
TRANSPORTATION



**198,997**  
RETAIL



**3,781,500**  
WAREHOUSE\*



**71,792**  
RECREATIONAL



**1,317,946**  
PUBLIC/  
QUASI-PUBLIC



**236,507**  
OFFICE

\* Warehouse is a subset of Industrial

# Non-Residential Reviews by County



**2,714,950**

**TOTAL NON-RESIDENTIAL SQUARE FOOTAGE REVIEWED BY TYPE**



**748,949**  
COMMERCIAL



**1,526,225**  
INDUSTRIAL



**142,776**  
TRANSPORTATION



**44,288**  
RETAIL



**1,104,278**  
WAREHOUSE\*



**10,000**  
RECREATIONAL



**150,096**  
PUBLIC/  
QUASI-PUBLIC



**92,616**  
OFFICE



**8,070,297**

**TOTAL NON-RESIDENTIAL SQUARE FOOTAGE REVIEWED BY TYPE**



**566,598**  
COMMERCIAL



**5,694,051**  
INDUSTRIAL



**281,406**  
TRANSPORTATION



**154,709**  
RETAIL



**2,677,222**  
WAREHOUSE\*



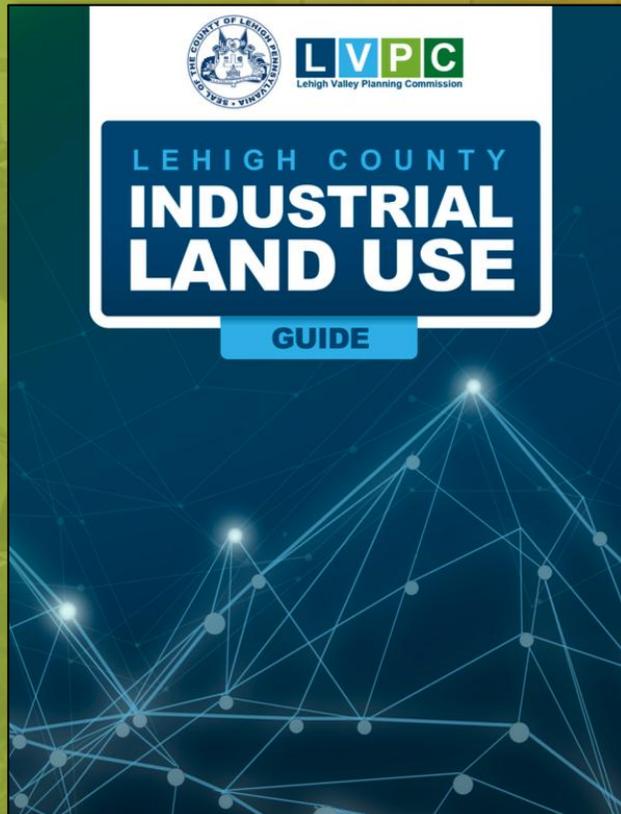
**61,792**  
RECREATIONAL



**1,167,850**  
PUBLIC/  
QUASI-PUBLIC



**143,891**  
OFFICE



# Lehigh County Industrial Land Use Guide

The Lehigh County Industrial Land Use Guide is designed to be a decision-support resource that helps municipalities make connections between industry and market realities and available infrastructure capacity, prevent adverse community impacts, and support informed and proactive local decision-making.

# **FutureLV: The Regional Plan Update**

# What is FUTURELV THE REGIONAL PLAN?



## Bi-County Comprehensive Plan

- Per the Requirements of the Pennsylvania Municipalities Planning Code
- Prepared by the Bi-County Planning Agency  Lehigh Valley Planning Commission



## Metropolitan Transportation Plan

- Per the Requirements of Title 23 of the United State Code
- Prepared by the Metropolitan Planning Organization  Lehigh Valley Planning Commission

# FUTURELV THE REGIONAL PLAN

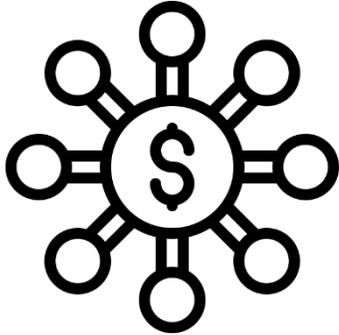
2026

5



Strategy  
Labs

6-7



Project  
Call

7-12



Policy  
Development



Data + Criteria  
Development

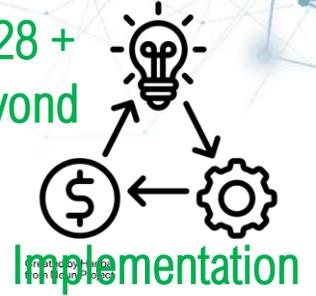
2025

2027



Adoption

2028 +  
Beyond

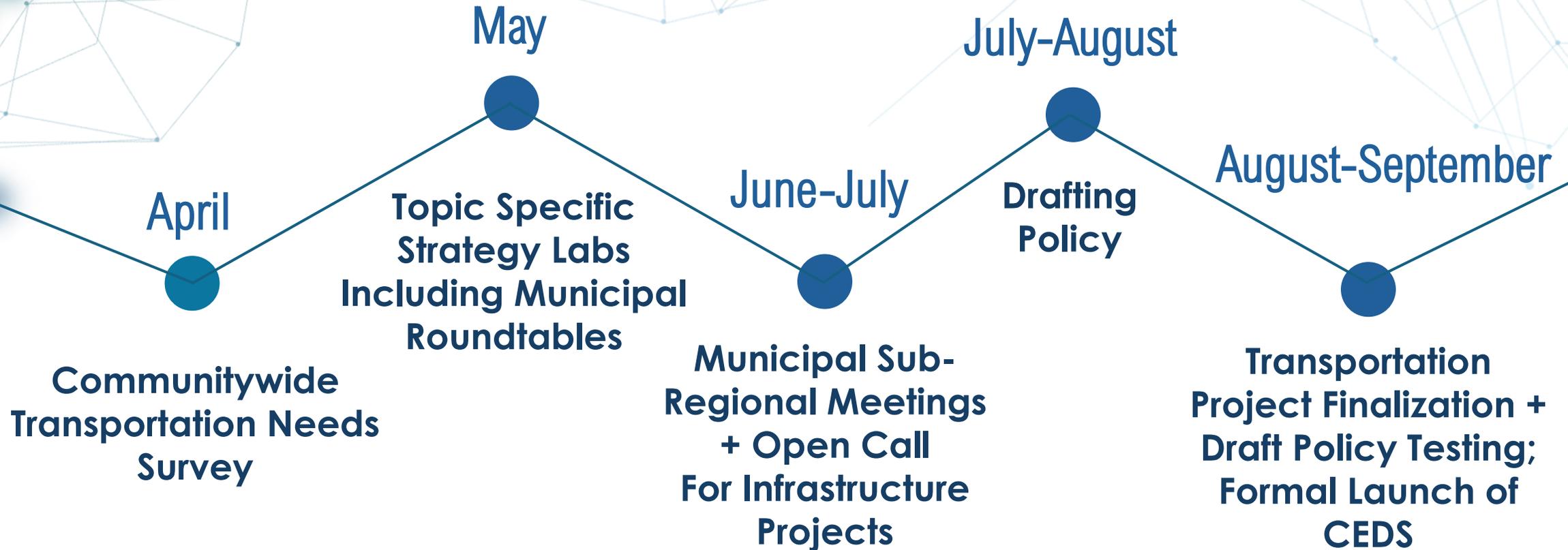


Implementation

# FUTURELV

FUTURE LEHIGH VALLEY

## THE REGIONAL PLAN



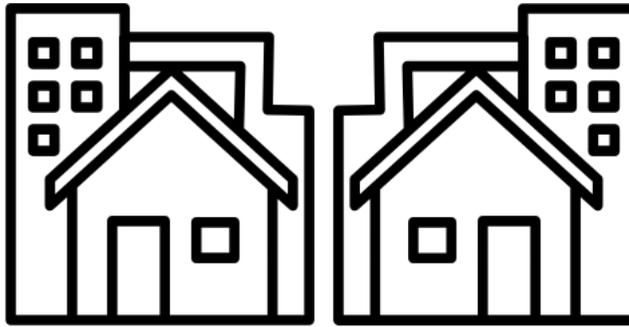


The Why

# FUTURELV THE REGIONAL PLAN

Comprehensive Plan

The How



## Lehigh Valley HOUSING SUPPLY ATTAINABILITY Strategy

Location + Infrastructure Plan

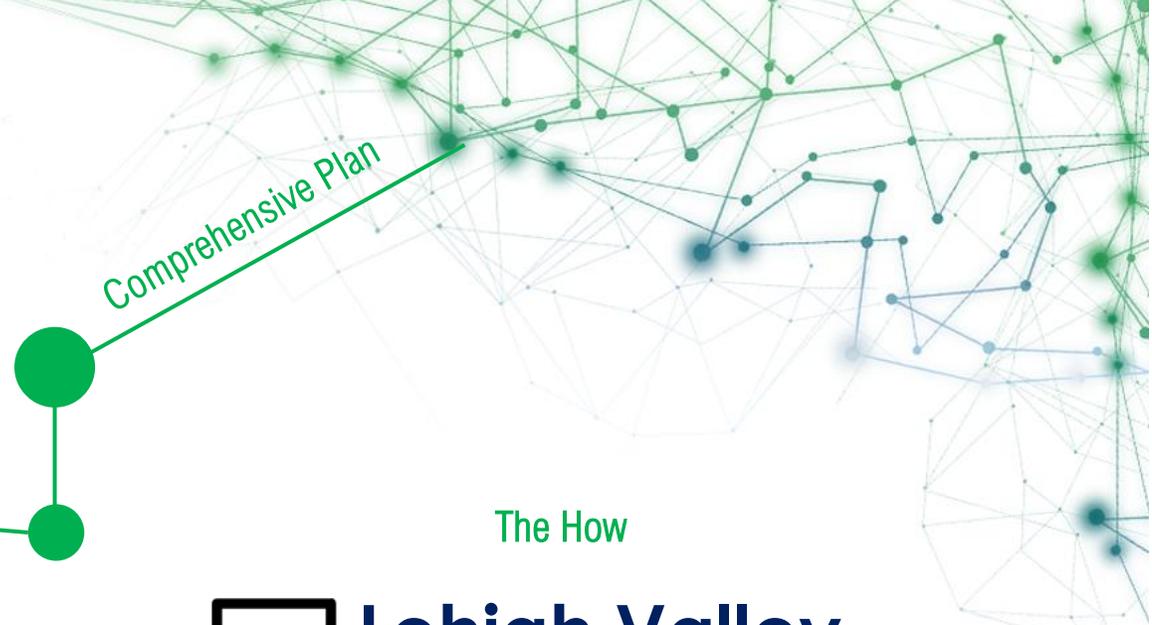
Housing Analysis  
+ Policy Plan

The Where

# Lehigh Valley

Comprehensive  
Economic  
Development

*Strategy*



# QUESTIONS?



**2026**  
**GENERAL ASSEMBLY**

# **Next General Assembly: September 10**