planning for the new normal.

Tuesday, March 30, 2021
Lehigh Valley General Assembly Meeting
Virtual Meeting Protocol

As we can’t see each other and wish to support the public dialogue we need conduct the meeting a bit differently:

• Anyone who wishes to speak will need to say your name before you speak, this includes:
  • Discussion
  • Questions

• The LVPC staff will also be monitoring the chat box for any written comment and will share them during designated public comment times

• Additional information is available at lvpc.org
Meeting Agenda

1. Roll Call
2. Courtesy of Floor
4. Housing
5. Education and Training
6. Infrastructure Dialogue
7. Next Meeting
Who’s Participating

1. If you are joining via chat, please put your name and affiliation in the chat box

2. If you are joining via phone or computer microphone

   Please state your name for the record

- Mute and unmute your phone by pressing *6
Courtesy of the Floor

Any member of the public who wishes to speak:

1. **On agenda items:**
   Hold your comments for a bit… When public comment is called on the specific agenda item you wish to discuss, announce yourself and provide input

2. **On non-agenda items:**
   Please speak now… Announce yourself and the subject you wish to discuss

3. **All items:**
   Again, you can use the Chat box throughout the meeting

- Mute and unmute your phone by pressing *6
BuildLV Updates

https://lvpc.org/lvpc-lvts-activities.html
**2020 YEAR IN REVIEW**

**BUILD LV**
Lehigh Valley Subdivision + Land Development Annual Report

**LVPC**
Lehigh Valley Planning Commission 60th 1961-2021

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**Plan Activity**

**Lehigh County**
- Reviews: 265
- Acres: 2,131

**Northampton County**
- Reviews: 251
- Acres: 2,489

**Regional Totals**
- 174 Subdivision/Lot Line Adjustments
- 279 Development
- 150 Stormwater Management
- 63 Municipal Ordinances and Maps

**Total Acres**: 4,620

*Includes preliminary and final plans*
Types of New Development

Housing: 5,159 Total Units
- Single-Family Detached: 1,482
- Row Homes: 794
- Apartments: 2,459
- Planned Residential: 40
- Twins: 276
- Assisted-Living: 0
- Mobile Home Park: 0
- Condos: 108

Non-Residential: 12,874,678 Total Square Feet
- Commercial: 1,039,578
- Retail: 75,213
- Public/Quasi-Public: 1,270,828
- Industrial (Warehouse)*: 9,153,358
  (W: 7,928,289)
- Office: 597,234
- Transportation: 537,254
- Agriculture: 20,160
- Recreational: 181,053

* Warehouse number is a subset of industrial total square footage
2015-2020 Approved Industrial and Warehouse Growth

- **Industrial**
- **Warehouse**

<table>
<thead>
<tr>
<th>Year</th>
<th>Industrial</th>
<th>Warehouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>535,465</td>
<td>2,896,393</td>
</tr>
<tr>
<td>2016</td>
<td>48,400</td>
<td>8,975,273</td>
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<tr>
<td>2017</td>
<td>973,320</td>
<td>584,691</td>
</tr>
<tr>
<td>2018</td>
<td>6,095,018</td>
<td>1,090,272</td>
</tr>
<tr>
<td>2019</td>
<td>4,253,023</td>
<td>751,130</td>
</tr>
<tr>
<td>2020</td>
<td>3,490,762</td>
<td>1,868,886</td>
</tr>
</tbody>
</table>

**Proposed/Not Approved Industrial, 2017-2020:** 10,282,906

LVPC / LVTS
Lehigh Valley Planning Commission
Lehigh Valley Transportation Study
Supply + Demand

Asking Rents by Submarket: All Product Types, All Classes

Source: CBRE Research, Q1 2020.
Robots “pick goods” that traditionally have been done by people operating forklifts.
Demand for Warehousing

WAPO reported nearly 1 million retail workers furloughed in a single week (3/30-4/3/20)

Coresight Research predicts 15,000 stores will close, a 60% increase over 2019

29.9 million sq ft of new warehousing has been approved since 2015

Online business will increase post-pandemic driving warehouse growth & retail facility decline
Shopping Mall Redevelopment Concept
Whitehall Mall at MacArthur Road and Grape Street, Whitehall Township
Housing
Housing attainability is a pre-existing issue...

COST-BURDENED HOUSEHOLDS in the Lehigh Valley

81,391 or 3.3 in 10 households are cost-burdened

Source: U.S. Census Bureau American Community Survey and Lehigh Valley Planning Commission

... made worse by the Pandemic

COVID-19 RELATED JOBS AT RISK in the Lehigh Valley

79% of 249,561 out of 317,505 residents living in the region are employed in at-risk industries
What housing is needed?

Shortage of 14,480 housing units for incomes of $24,999/year or less

Stock of 49,771 housing units for incomes of $25,000-$99,999/year

Shortage of 32,127 housing units for incomes of $100,000/year or more

Higher-income households are either forced to buy down or remain in lower-cost housing as they gain wealth, creating a lack of units in mid- and lower-price ranges.

Lower-income households are forced to spend more than they can afford because of limited housing in their price range.

Shortages in several income brackets add pressure on the entire system, creating constraints everywhere.
2005-2020 Lehigh Valley Median Sales Price and Units Sold

Median Sales Price

Units Sold

Sources: Lehigh Valley Planning Commission, Lehigh County and Northampton County Assessment Departments
Next Steps in Planning for the Housing New Normal

April 15 @ 3 pm via Microsoft Teams
http://tiny.cc/WKH415
610-477-5793, Conference ID: 208 513 899#
Education and Training
Tell us how we can support you

Via Web:
PollEv./beckybradley880

Via Text: text
BECKYBRADLEY880 to 22333
Public Engagement + Participation
April 8 @ 11 am via Microsoft Teams
http://tiny.cc/WM0408
610-477-5793, Conference ID: 300 739 909#
Summer 2021 General Assembly

Tuesday, June 29, 7:00 pm
Via Microsoft Teams

Please check lvpc.org or call 610-264-4544 for more information