



**September Steering Committee
Data Analysis and Mapping**

Working Draft - 09/04/19

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



Steering Committee Agenda

- **Data Analysis - Housing Data**
- **Mapping Analysis - Live/Work, School Districts**
- **Discussion - Draft Goals**

Full Presentation available at:
www.planslatebelt.org

Working Draft - 09/04/19

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



Housing Analysis

Supply, Demand, Affordability and Future Need

Working Draft - 09/04/19

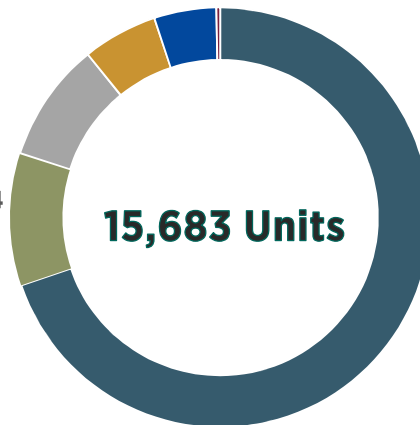
- Bangor • East Bangor • Lower Mount Bethel • Pen Argyl • Plainfield •
- Portland • Roseto • Upper Mount Bethel • Washington • Wind Gap •



Housing Analysis

Housing By Type

- Single Family Detached
- Single Family Attached
- Multifamily 2-4 Units
- Multifamily 5+ Units
- Mobile Home

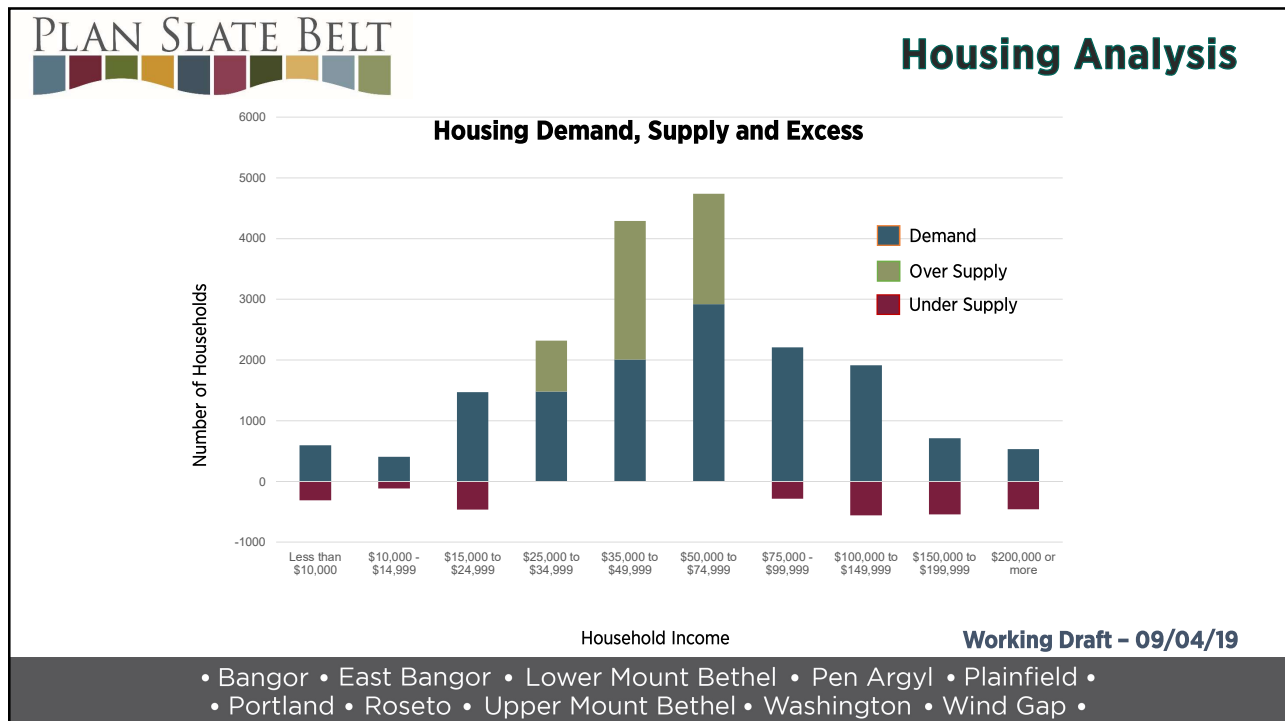
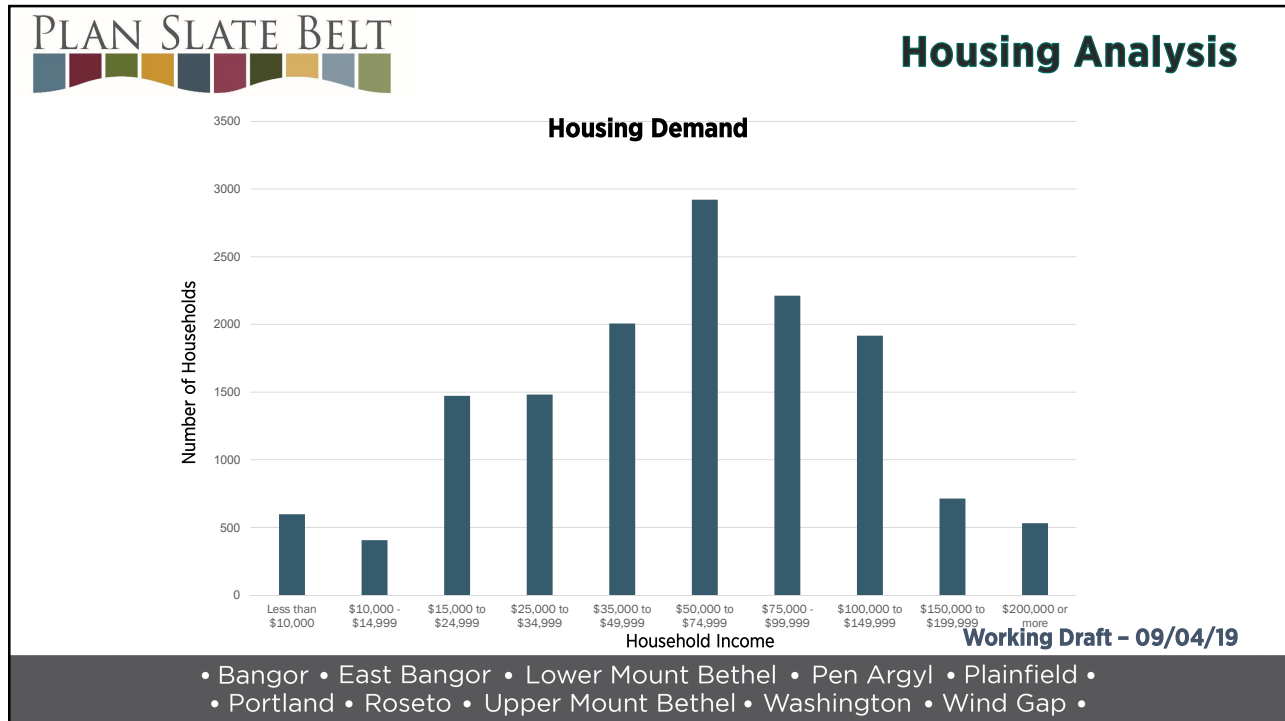


15,683 Units

72% Owner
28% Renter

Working Draft - 09/04/19

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





Housing Analysis

Maximum Housing Cost

Percent AMI	Maximum Income Level	Fee Simple Max Purchase Price (FHA)	Condo Max Purchase Price (FHA)	Rental Unit Max Monthly Rent	Housing Supply
15.8%	\$10,000	\$28,050	\$11,200	\$250	Low
23.7%	\$14,999	\$42,100	\$25,250	\$375	Average
39.4%	\$24,999	\$70,250	\$54,400	\$625	Low
55.2%	\$34,999	\$98,400	\$81,500	\$875	High
78.9%	\$49,999	\$140,550	\$123,700	\$1,250	Very High
118.3%	\$74,999	\$210,850	\$193,950	\$1,875	High
157.8%	\$99,999	\$281,100	\$264,250	\$2,500	Average
236.7%	\$149,999	\$421,700	\$404,800	\$3,750	Low
315.6%	\$199,999	\$562,250	\$545,350	\$5,000	Low
Over 315.7%	n/a	n/a	n/a	n/a	Low

Working Draft - 09/04/19

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



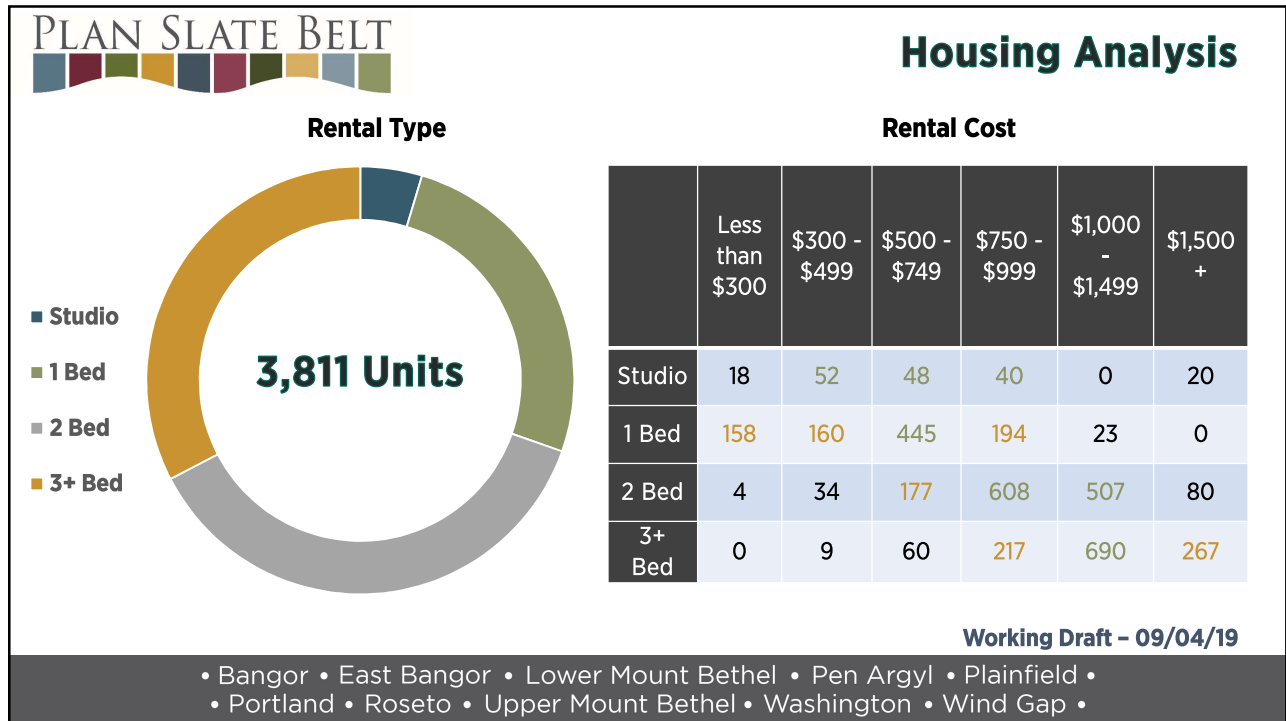
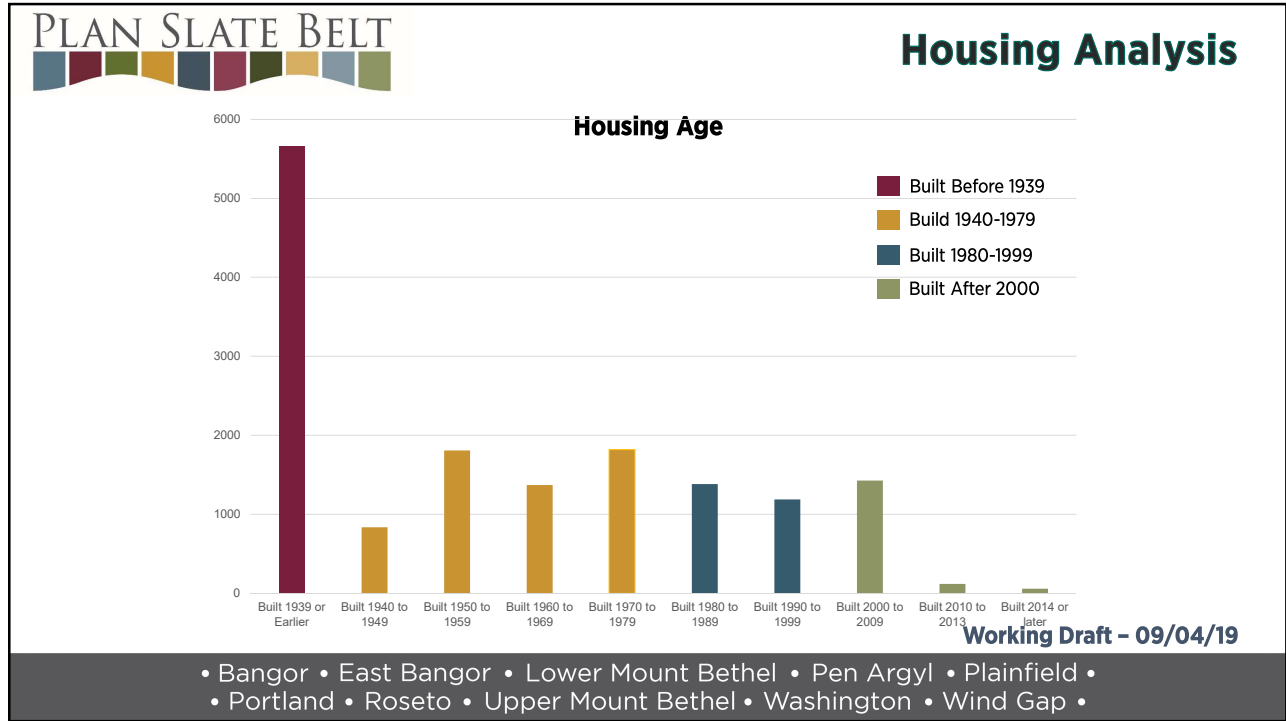
Housing Analysis

Housing Affordability Analysis

Area Median Income	Demand		Supply				Surplus / Shortage
	Income Level	Total Households	Fee Simple	Condo Units	Rental Units	Total Supply	Supply - Demand
15.8%	\$10,000	598	67	1	225	293	-305
23.7%	\$14,999	408	26	0	270	296	-112
39.4%	\$24,999	1474	193	0	823	1016	-458
55.2%	\$34,999	1483	681	0	1643	2324	841
78.9%	\$49,999	2009	3461	22	810	4293	2284
118.3%	\$74,999	2922	4558	2	179	4739	1817
157.8%	\$99,999	2213	1907	0	23	1930	-283
236.7%	\$149,999	1917	1329	0	34	1363	-554
315.6%	\$199,999	715	174	0	0	174	-541
Over 315.7%	n/a	534	80	0	0	80	-454

Working Draft - 09/04/19

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





Housing Analysis

Approved Residential Units, 2009-2018

Municipality	Assisted Living	Apartments	PUD	Row House	Twin	Detached	Municipal Total
Bangor Borough	-	-	-	-	-	-	-
East Bangor Borough	-	-	-	16	-	-	16
Lower Mt. Bethel Township	-	-	-	-	-	11	11
Pen Argyl Borough	-	-	-	-	-	1	1
Plainfield Township	-	-	-	-	-	18	18
Portland Borough	-	-	-	-	-	-	-
Roseto Borough	-	-	-	-	-	-	-
Upper Mt. Bethel Township	-	-	-	-	-	22	22
Washington Township	-	-	-	-	-	39	39
Wind Gap Borough	-	192	-	13	2	13	220
Slate Belt Total	-	192	-	29	2	114	335

Working Draft - 09/04/19

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



Housing Analysis

Building Permits, 2018

Municipality	New Residential	Other Residential	New Commercial	Other Commercial	Municipal Total
Bangor Borough	-	-	-	-	-
East Bangor Borough	-	-	-	-	-
Lower Mt. Bethel Township	6	14	-	1	21
Pen Argyl Borough	11	12	-	4	27
Plainfield Township	-	71	-	-	71
Portland Borough	-	2	-	-	2
Roseto Borough	-	20	-	-	20
Upper Mt. Bethel Township	8	35	-	2	45
Washington Township	-	5	-	-	5
Wind Gap Borough	-	-	-	-	-
Slate Belt Total	25	159	-	7	191

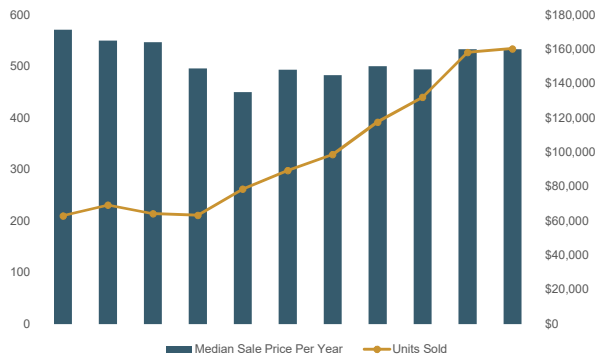
Working Draft - 09/04/19

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



Housing Analysis

Market Trends



Current Market

Type	2017-2018		
	Sales Price	Units	Percent
Single Family	\$160,000	993	94%
Multi-Family	\$140,000	53	5%
Mobile Home	\$42,500	12	1%
Condo/Apartment	\$127,500	3	0%
Median	\$160,000	-	-

Working Draft - 09/04/19

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



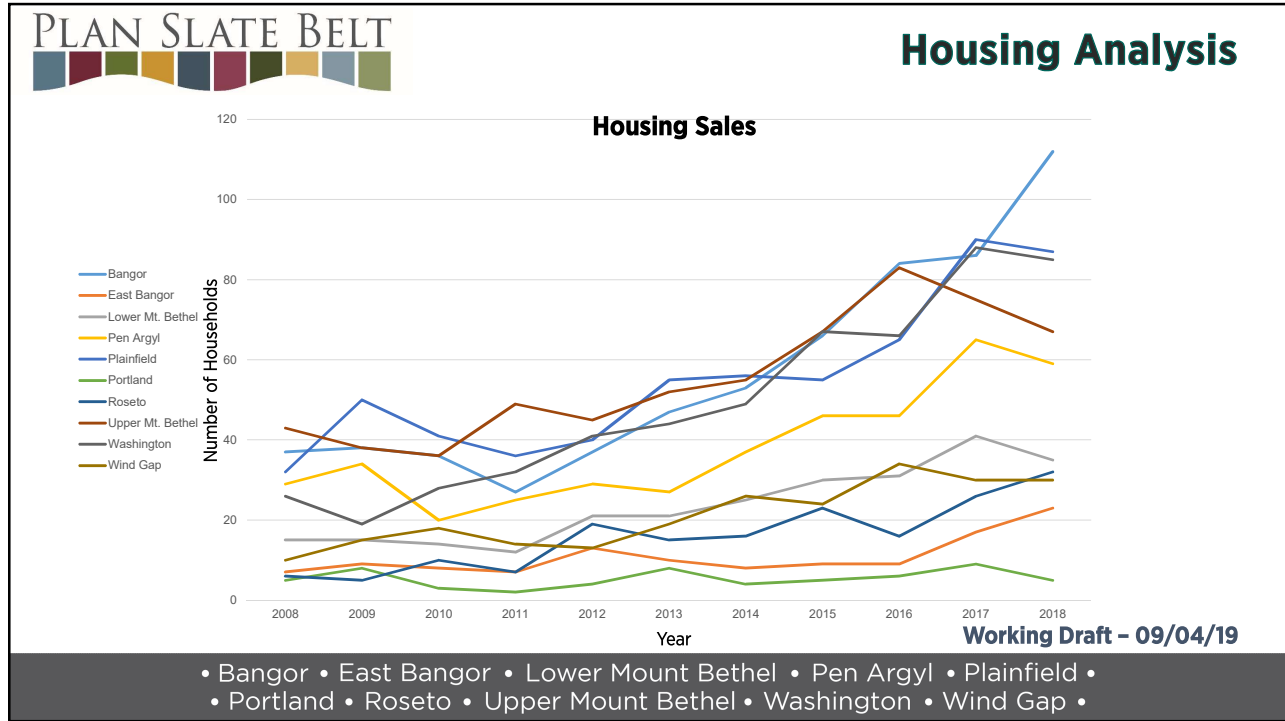
Housing Analysis

Housing Units Sold per Year, 2008-2018

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Bangor Borough	37	38	36	27	37	47	53	66	84	86	112
East Bangor Borough	7	9	8	7	13	10	8	9	9	17	23
Lower Mt. Bethel Township	15	15	14	12	21	21	25	30	31	41	35
Pen Argyl Borough	29	34	20	25	29	27	37	46	46	65	59
Plainfield Township	32	50	41	36	40	55	56	55	65	90	87
Portland Borough	5	8	3	2	4	8	4	5	6	9	5
Roseto Borough	6	5	10	7	19	15	16	23	16	26	32
Upper Mt. Bethel Township	43	38	36	49	45	52	55	67	83	75	67
Washington Township	26	19	28	32	41	44	49	67	66	88	85
Wind Gap Borough	10	15	18	14	13	19	26	24	34	30	30
Slate Belt Total	210	231	214	211	262	298	329	392	440	527	534

Working Draft - 09/04/19

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



PLAN SLATE BELT

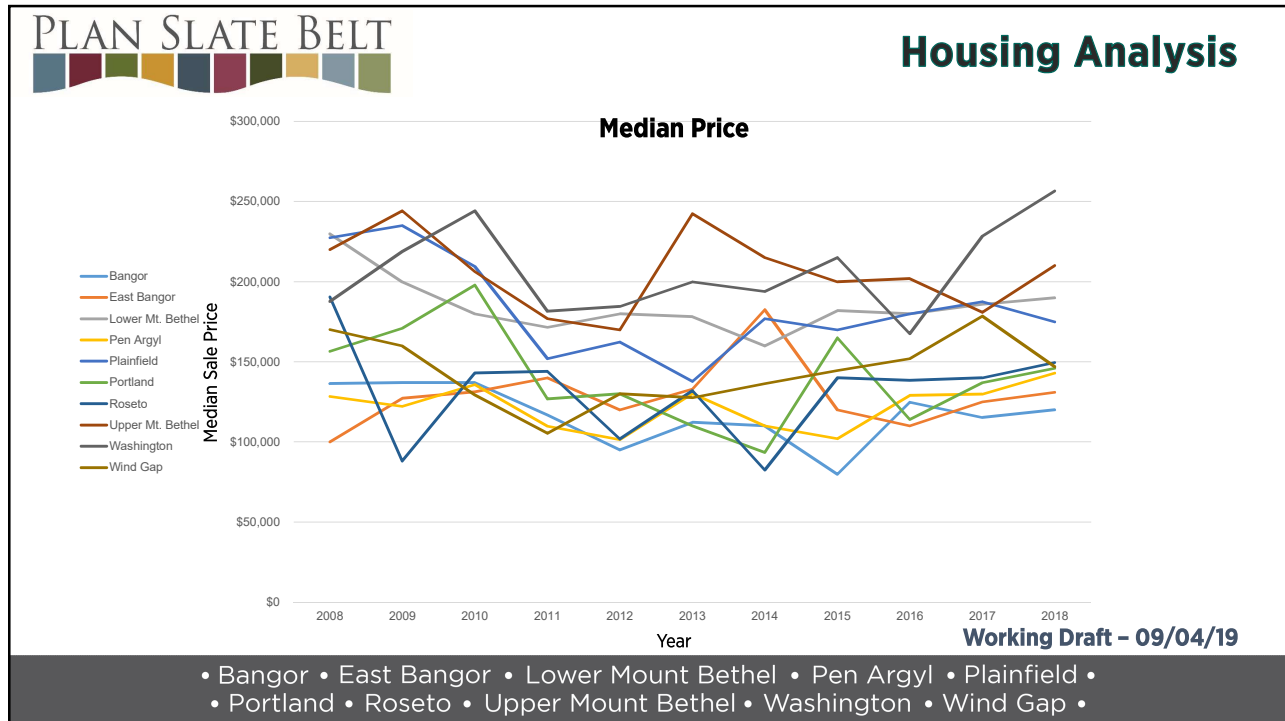
Housing Analysis

Median Sale Price by Year, 2008-2018

Municipality	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Bangor Borough	\$ 136,500	\$ 136,950	\$ 136,950	\$ 116,808	\$ 95,000	\$ 112,200	\$ 110,000	\$ 79,950	\$ 124,900	\$ 115,200	\$ 119,999
East Bangor Borough	\$ 100,000	\$ 127,200	\$ 131,250	\$ 140,000	\$ 120,000	\$ 133,000	\$ 182,500	\$ 120,000	\$ 110,000	\$ 125,000	\$ 131,000
Lower Mt. Bethel Township	\$ 229,900	\$ 200,000	\$ 180,000	\$ 171,500	\$ 180,000	\$ 178,100	\$ 159,900	\$ 182,000	\$ 179,900	\$ 186,000	\$ 190,000
Pen Argyl Borough	\$ 128,500	\$ 122,250	\$ 135,750	\$ 109,900	\$ 101,500	\$ 130,296	\$ 110,000	\$ 102,114	\$ 129,000	\$ 129,900	\$ 143,000
Plainfield Township	\$ 227,500	\$ 235,000	\$ 209,500	\$ 151,950	\$ 162,450	\$ 137,800	\$ 177,000	\$ 170,000	\$ 180,000	\$ 187,625	\$ 175,000
Portland Borough	\$ 156,500	\$ 171,000	\$ 198,000	\$ 126,900	\$ 130,000	\$ 110,000	\$ 93,500	\$ 165,000	\$ 113,950	\$ 137,000	\$ 146,000
Roseto Borough	\$ 190,500	\$ 88,000	\$ 143,000	\$ 144,000	\$ 101,916	\$ 132,000	\$ 82,500	\$ 140,000	\$ 138,500	\$ 140,000	\$ 149,500
Upper Mt. Bethel Township	\$ 220,000	\$ 244,250	\$ 206,250	\$ 176,900	\$ 170,000	\$ 242,500	\$ 215,000	\$ 200,000	\$ 202,000	\$ 181,000	\$ 210,000
Washington Township	\$ 187,736	\$ 218,900	\$ 244,250	\$ 181,500	\$ 184,600	\$ 199,950	\$ 194,000	\$ 215,000	\$ 167,500	\$ 228,500	\$ 256,667
Wind Gap Borough	\$ 170,250	\$ 160,000	\$ 129,375	\$ 105,500	\$ 130,000	\$ 127,600	\$ 136,500	\$ 144,500	\$ 152,000	\$ 178,450	\$ 146,950
Slate Belt Total	\$ 171,250	\$ 165,000	\$ 164,000	\$ 148,830	\$ 135,000	\$ 148,000	\$ 144,900	\$ 150,000	\$ 148,250	\$ 160,000	\$ 159,900

Working Draft - 09/04/19

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



PLAN SLATE BELT

Housing Analysis

Median Sales Price, 2018

Municipality	All	Single Family	Multi Family	Mobile Home	Condo
Bangor Borough	\$115,950	\$114,288	\$141,500	-	-
East Bangor Borough	\$128,692	\$132,500	\$125,000	\$38,550	-
Lower Mt. Bethel Township	\$186,050	\$186,050	\$201,400	\$40,000	-
Pen Argyl Borough	\$131,300	\$133,300	\$96,000	-	-
Plainfield Township	\$185,000	\$185,875	\$81,789	\$63,000	-
Portland Borough	\$141,500	\$141,500	-	-	-
Roseto Borough	\$148,500	\$148,500	\$145,000	-	-
Upper Mt. Bethel Township	\$200,000	\$202,500	\$220,000	\$55,000	\$127,500
Washington Township	\$240,000	\$245,000	\$175,000	\$40,000	-
Wind Gap Borough	\$171,450	\$175,450	\$150,000	\$38,000	-
Slate Belt	\$160,000	\$160,000	\$140,000	\$42,500	\$127,500

Working Draft - 09/04/19

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



Housing Analysis

Sales by Type, 2018

Municipality	Single Family	Multi Family	Mobile Home	Condo
Bangor Borough	89%	11%	0%	0%
East Bangor Borough	93%	3%	5%	0%
Lower Mt. Bethel Township	97%	1%	1%	0%
Pen Argyl Borough	90%	10%	0%	0%
Plainfield Township	95%	3%	2%	0%
Portland Borough	100%	0%	0%	0%
Roseto Borough	93%	7%	0%	0%
Upper Mt. Bethel Township	92%	4%	3%	2%
Washington Township	99%	1%	1%	0%
Wind Gap Borough	97%	2%	2%	0%
Slate Belt	94%	5%	1%	0%

Working Draft - 09/04/19

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



Housing Analysis

Population Change and Household Growth

Municipality	Change 2020-2040			
	Population	Growth	HH Formation	Households
Bangor Borough	1,167	23%	2.6	463
East Bangor Borough	443	56%	2.9	194
Lower Mt. Bethel Township	1,749	57%	2.4	715
Pen Argyl Borough	834	25%	2.5	326
Plainfield Township	2,797	46%	2.4	1,194
Portland Borough	315	85%	2.6	145
Roseto Borough	564	20%	2.6	139
Upper Mt. Bethel Township	3,159	44%	2.6	1,156
Washington Township	2,404	45%	2.8	803
Wind Gap Borough	867	32%	2.2	397

Working Draft - 09/04/19

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



Mapping Analysis

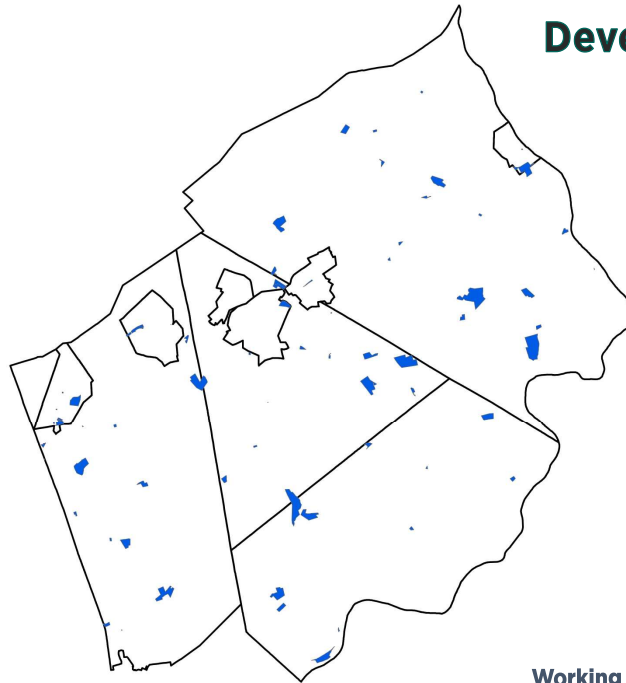
Development, Schools, Live/Work

Working Draft - 09/04/19

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

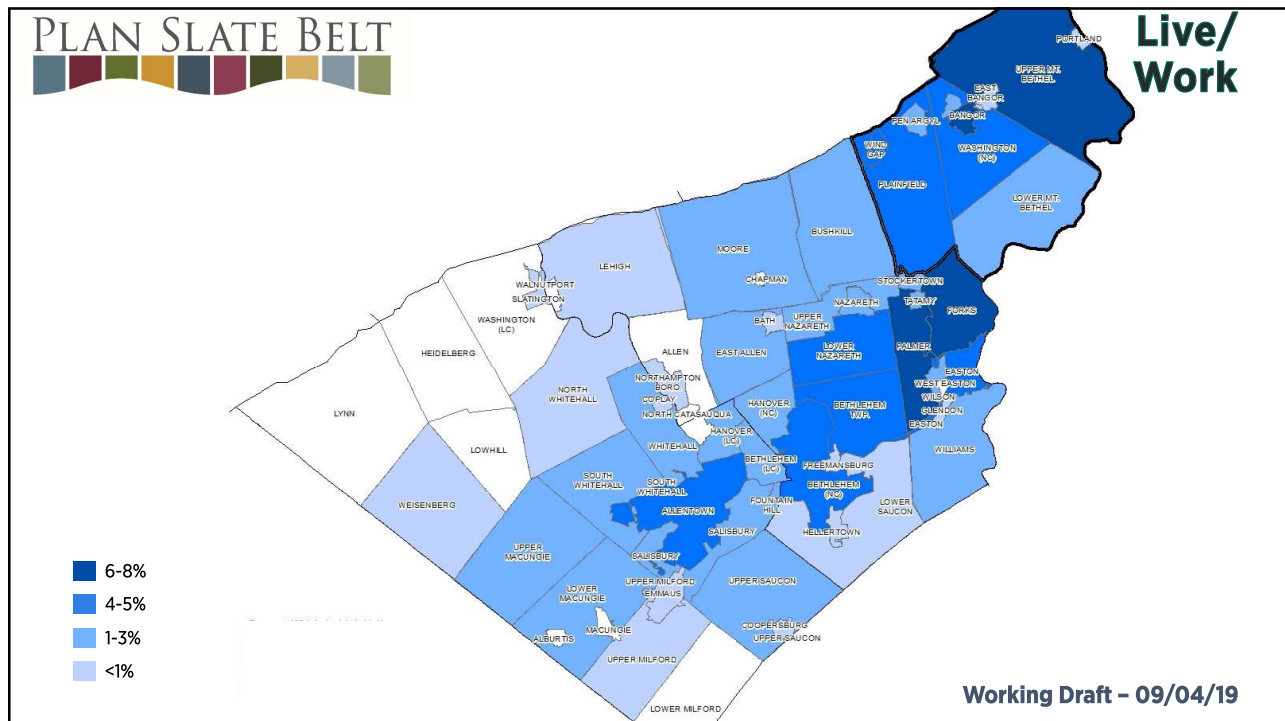
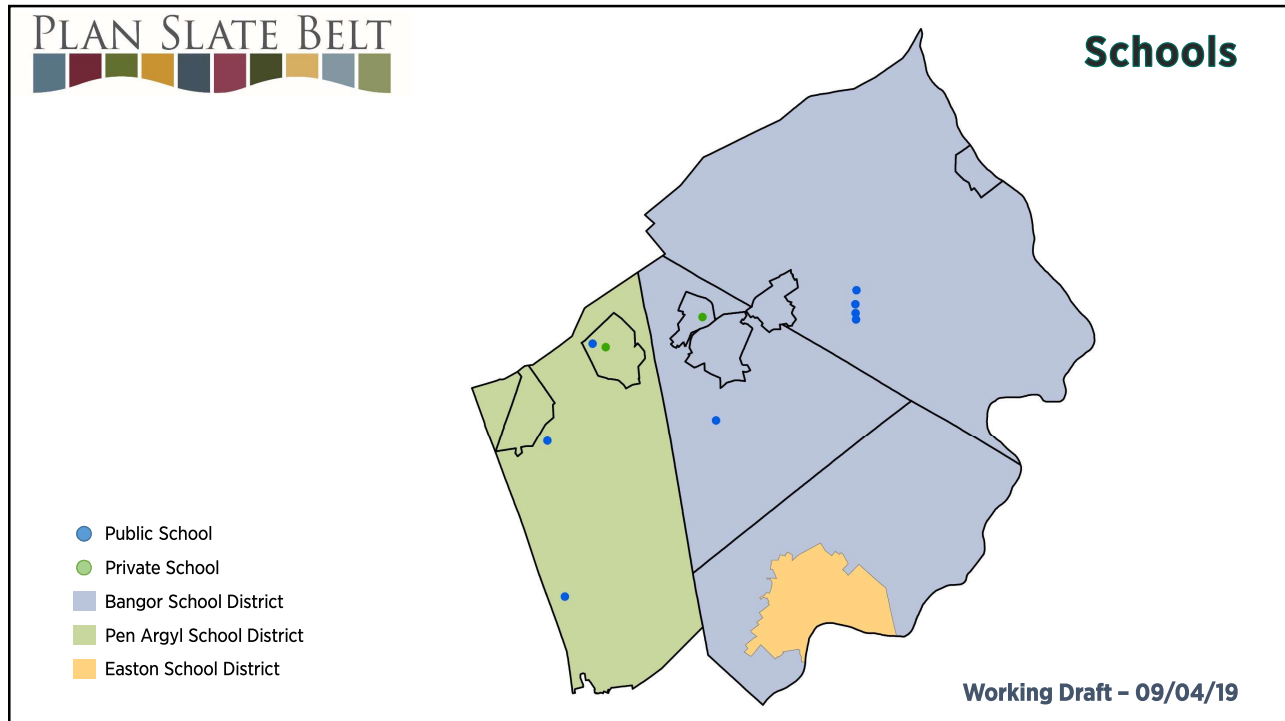


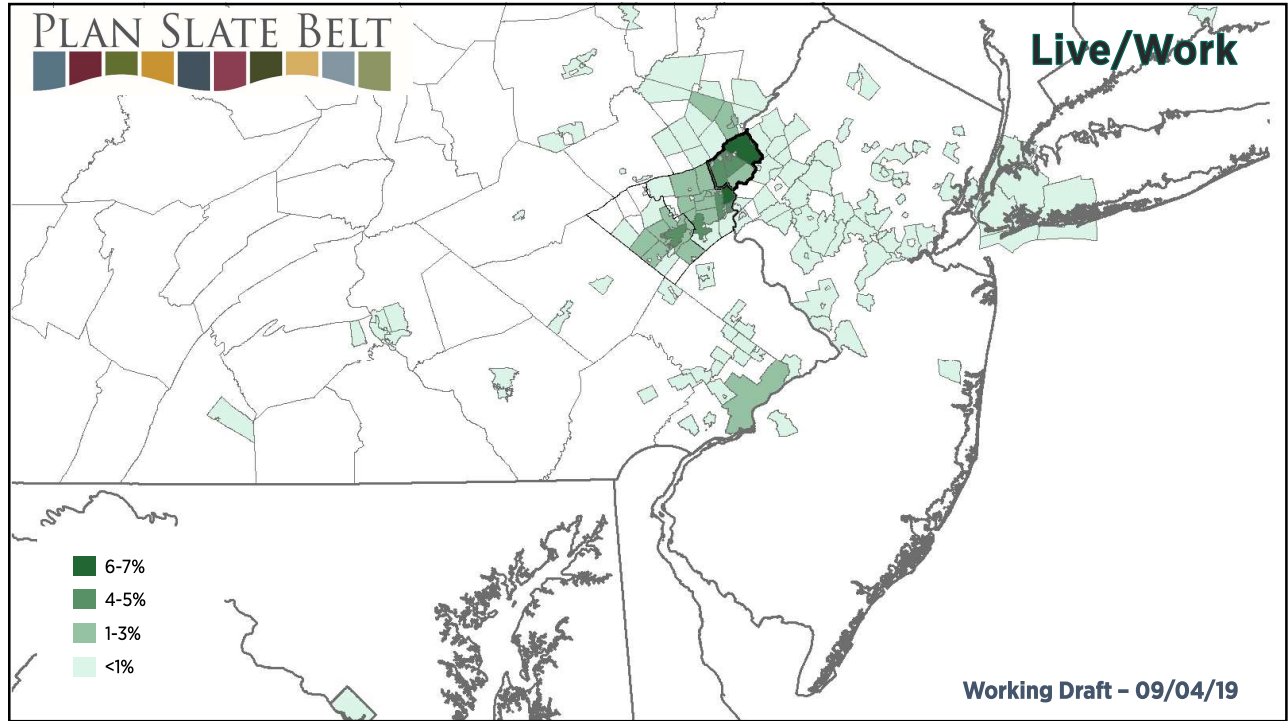
Development



■ Development (10 Years)

Working Draft - 09/04/19





PLAN SLATE BELT

Discussion
Draft Vision and Goals

Working Draft - 09/04/19

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

This slide serves as a title page for a discussion document. It features the Plan Slate Belt logo at the top left. The main title is 'Discussion' in a large, bold font, followed by the subtitle 'Draft Vision and Goals' in a slightly smaller bold font. Below the title, there is a list of towns: Bangor, East Bangor, Lower Mount Bethel, Pen Argyl, Plainfield, Portland, Roseto, Upper Mount Bethel, Washington, and Wind Gap. The text 'Working Draft - 09/04/19' is located at the bottom right of the slide.



Survey Results

Top Survey Priorities

1. Balance land preservation, development, redevelopment, industry and jobs.
2. Preserve the quality of life (safety, heritage, rural character & open space).
3. Improve governmental efficiency and reducing tax burdens.
4. Transportation and infrastructure investment.
5. Sustain farming as a business and way of life.
6. Ensure public schools prepare students for the future job market.

Working Draft – 09/04/19

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



Survey Results

Draft Goals

1. A balance between growth and preservation.
2. A high regional quality of life.
3. An efficient local and regional government.
4. A resilient transportation and infrastructure network.
5. A strong farming community.
6. A prepared student body and workforce.

Working Draft – 09/04/19

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