



Cumberland County Planning Department

2020 Growth Trends Report

Cumberland County Planning Commission
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PLAN SUBMISSIONS

The Municipalities Planning Code (MPC) requires municipalities to forward all subdivision and land development plans to the Cumberland County Planning Commission (CCPC) for review and comment. The CCPC uses the residential, commercial and industrial proposals shown on final plan submissions to assess future growth potential in the County. Summary conclusions from 2020 plan submissions are included below.

- Multi-family units and townhouse units comprised 68% or 1,254 of the 1,831 residential units proposed in the county in 2020. Single family dwelling units accounted for only 31% of the total number of proposed units in 2020. In 2019 the county saw similar growth with over 60% of the residential proposals coming from multi-family units and townhouse units.
- 728 multi family units were proposed in East Pennsboro Township and Hampden Township. This figure represents 39.8% of the total proposed residential dwelling units and 78% of the multi family units proposed in Cumberland County in 2020. The large number of mulit family units continues a trend from 2019 when a total of 804 multi-family units were proposed.
- Over 70% of the proposed residential units were located in just 5 municipalities.
- The units proposed in Mechanicsburg Borough came from a single large, mixed use development that includes a mix of single family and townhouse units.
- Commercial development proposals (55) outpaced industrial development proposals (5). The most common commercial/industrial development proposals in 2020 included uses such as medical, restaurants, schools and daycares, warehouses, churches and retail sales.

Municipal Proposed Growth Leaders 2020			
Municipality	# Proposed Residential Units	Municipality	# Commercial/Industrial Proposed Units
Hampden Township	500	Hampden Township	13
East Pennsboro Township	326	Lower Allen Township	9
Upper Allen Township	197	South Middleton Township	8
Mechanicsburg Borough	143	Silver Spring Township	7
Lower Allen Township	126	Shippensburg Township	4
Total (Countywide)	1,831	Total (Countywide)	60

2020 Proposed Development Activity

Proposed Lots/Units by Land Use Type in 2020 (Final Plans)										
Municipality	Lots	SF	MU-F	TH	COM	IND	AG	P/SP	ADD	ACREAGE*
Camp Hill Borough	3	0	0	0	0	0	0	0	0	7.6
Carlisle Borough	23	10	0	50	3	0	0	0	2	20.6
Dickinson Township	11	0	0	0	0	0	0	0	1	50.4
East Pennsboro Township	10	0	326	0	2	0	0	0	1	99.9
Hampden Township	50	21	402	77	13	0	0	2	2	252.1
Hopewell Township	16	3	0	0	2	0	2	0	3	851.0
Lemoyne Borough	7	0	35	0	2	0	0	0	1	5.9
Lower Allen Township	21	38	88	0	8	1	0	5	0	223.6
Lower Frankford Township	2	1	0	0	0	0	0	0	0	116.2
Lower Mifflin Township	3	1	0	0	0	0	0	0	1	217.1
Mechanicsburg Borough	154	59	0	84	0	0	0	1	0	200.6
Middlesex Township	103	13	0	0	0	0	3	0	0	293.2
Monroe Township	27	11	0	0	1	0	1	0	3	397.1
New Cumberland Borough	9	0	0	0	1	0	0	0	4	2.6
North Middleton Township	89	24	80	0	1	0	0	0	0	123.3
North Newton Township	4	0	0	0	0	1	1	0	0	284.9
Penn Township	12	0	0	0	0	1	0	0	4	201.5
Shippensburg Borough	8	0	0	12	1	0	0	4	0	5.1
Shippensburg Township	13	0	0	0	4	0	0	0	3	16.6
Silver Spring Township	133	123	0	0	5	2	0	4	6	373.5
South Middleton Township	101	87	0	0	8	0	0	0	3	715.7
South Newton Township	2	0	0	0	0	0	1	0	0	102.4
Southampton Township	76	86	0	0	1	0	1	0	6	284.4
Upper Allen Township	6	97	0	100	3	0	0	1	0	138.1
Upper Mifflin Township	10	2	0	0	0	0	2	0	2	216.4
West Pennsboro Township	6	1	0	0	0	0	0	1	0	139.2
COUNTY TOTALS	899	577	931	323	55	5	11	18	42	5,339

SF=Single Family, Mu-F=Multi-Family, TH=Townhouse, CM=Commercial, IND=Industrial, AG=Agriculture, P/SP=Public/Semi-public, ADD=Lot Addition

*Includes total acreage of all final subdivisions and land developments

BUILDING PERMITS

The CCPC conducts an annual building permit survey with the 33 municipalities in the county. The CCPC requests information on the number, type and value of building permits issued by each municipality in that year. The information collected from the building permit survey provides an indication of expected near term development. Summary conclusions are included below.

- The Cumberland County Comprehensive Plan estimates that approximately 630 new dwelling units are needed each year from 2015 through 2040 to keep up with our projected population growth. 875 residential building permits were issued in 2020, indicating strong market demand that keeps pace with estimated housing needs.
- Single family detached units comprised 62% of the 875 building permits that were issued for new residential units in 2020. 38% of the building permits issued consist of multi-family units, semi-detached units, and townhouses.
- A total of 35 permits were issued for commercial/industrial building permits.
- Carlisle Borough issued 9 commercial/industrial permits in 2020. This was reduced significantly from the 29 commercial/industrial permits issued in 2019. Carlisle Borough still accounted for 25% of the total number of permits issued in the County and this is the tenth year the Borough has had the most commercial/industrial permits.

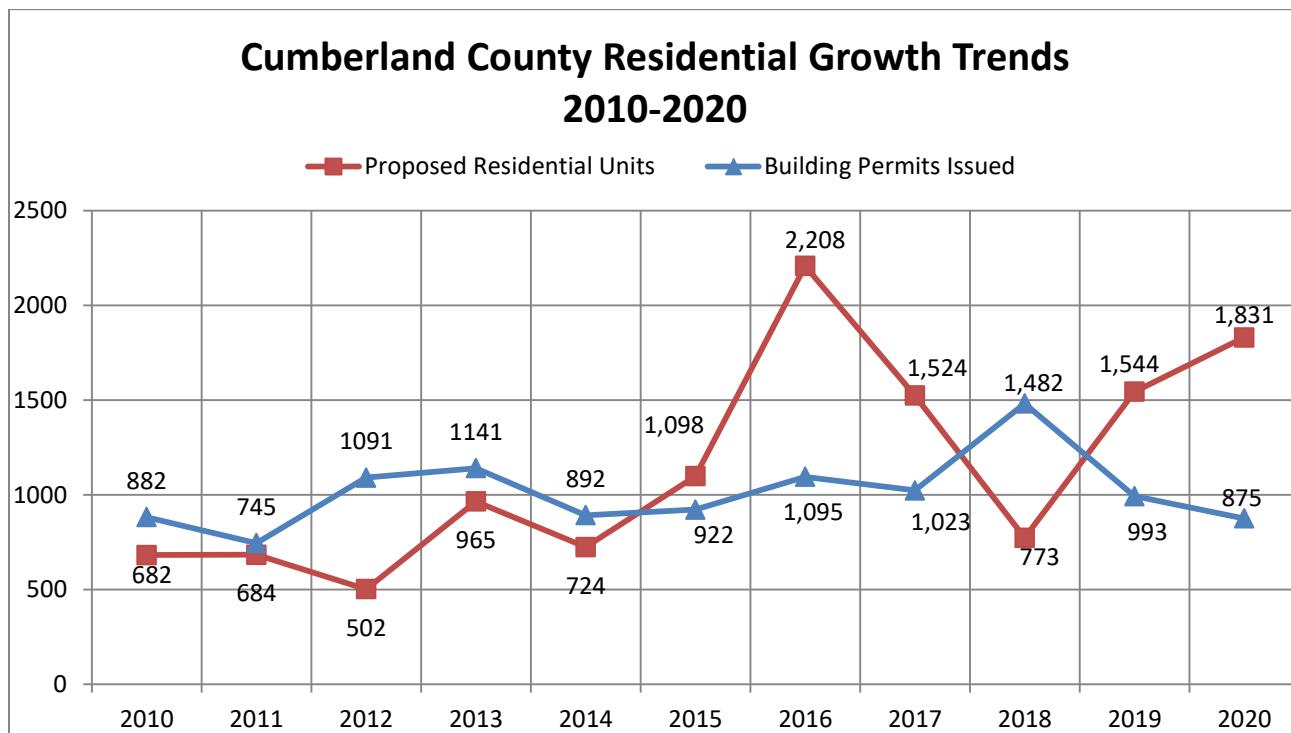
Municipal Building Permit Leaders 2020			
Municipality	# Residential Building Permits Issued	Municipality	# Commercial/Industrial Building Permits Issued
Silver Spring Township	194	Carlisle Borough	9
Upper Allen Township	145	Mechanicsburg Borough	4
Hampden Township	89	Lower Allen Township	3
South Middleton Township	86	Shippensburg Township	3
Southampton Township	76	Silver Spring Township	3
Total (Countywide)	875	Total (Countywide)	35

BUILDING PERMITS ISSUED 2020																
Municipality	Residential										Nonresidential					
	Single Family	Semi-Detached	Multi-Family Apts.	Townhouses	Apartment Conversions	Mobile homes	Rehab Dw Ellings	Total New Residential	Dw Ellings Demolished	Net Total Residential	New Commercial	Improve Commercial	New Industrial	Improve Industrial	New Public	Improve Public
Camp Hill Borough	1	0	0	0	0	0	0	1	0	1	0	10	0	5	0	8
Carlisle Borough	6	2	0	0	0	0	6	14	4	10	9	26	0	4	0	3
Cooke Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dickinson Township	13	0	0	0	0	0	0	13	1	12	0	0	0	5	0	0
East Pennsboro Township	12	0	0	0	0	0	1	13	0	13	0	37	0	0	0	9
Hampden Township	14	2	11	56	0	6	0	89	4	85	1	55	0	5	0	1
Hopewell Township	3	0	0	0	0	2	0	5	0	5	0	0	0	0	0	0
Lemoyne Borough	0	0	0	0	0	0	0	0	1	-1	0	4	0	0	0	0
Lower Allen Township	1	0	0	36	0	0	0	37	1	36	3	36	0	3	0	3
Lower Frankford Township	2	0	0	0	0	4	0	6	1	5	0	0	0	0	0	0
Lower Mifflin Township	2	0	0	0	0	0	0	2	0	2	1	0	0	0	0	0
Mechanicsburg Borough	20	4	0	44	0	0	0	68	1	67	4	10	0	0	0	3
Middlesex Township	9	0	0	0	0	0	0	9	12	-3	1	14	1	18	0	0
Monroe Township	46	0	0	12	0	0	0	58	2	56	0	3	0	0	0	2
Mt. Holly Springs Borough	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
New Cumberland Borough	0	0	0	0	1	0	0	1	0	1	0	1	0	0	0	1
Newburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newville Borough	2	0	0	0	0	0	0	2	1	1	0	0	0	1	0	0
North Middleton Township	16	2	0	0	0	4	0	22	1	21	1	1	0	6	0	0
North Newton Township	2	0	0	0	0	1	0	3	1	2	2	1	0	0	0	0
Penn Township	1	0	0	0	0	2	1	4	2	2	0	0	0	0	0	0
Shippensburg Borough	1	0	0	0	0	0	0	1	0	1	2	5	0	0	0	6
Shippensburg Township	2	0	0	0	0	3	0	5	2	3	3	12	0	1	0	0
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Silver Spring Township	173	8	0	7	0	6	0	194	6	188	3	44	0	0	0	2
South Middleton Township	78	0	0	4	0	4	0	86	3	83	2	7	0	12	0	3
South Newton Township	1	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
Southampton Township	74	0	0	0	0	2	0	76	0	76	0	0	0	0	0	0
Upper Allen Township	57	0	0	88	0	0	0	145	7	138	1	36	0	0	0	0
Upper Frankford Township	5	0	0	0	0	8	0	13	0	13	0	0	0	0	0	0
Upper Mifflin Township	0	0	0	0	0	2	0	2	0	2	0	0	0	0	0	0
West Pennsboro Township	3	0	0	0	0	2	0	5	0	5	1	0	0	0	0	0
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COUNTY TOTALS	544	18	11	247	1	46	8	875	50	825	34	304	1	60	0	41

SOURCE: Municipal Building Permit Survey 2020

RESIDENTIAL DEVELOPMENT TRENDS 2010-2020

Comparison of Final Plan Submissions and Building Permits

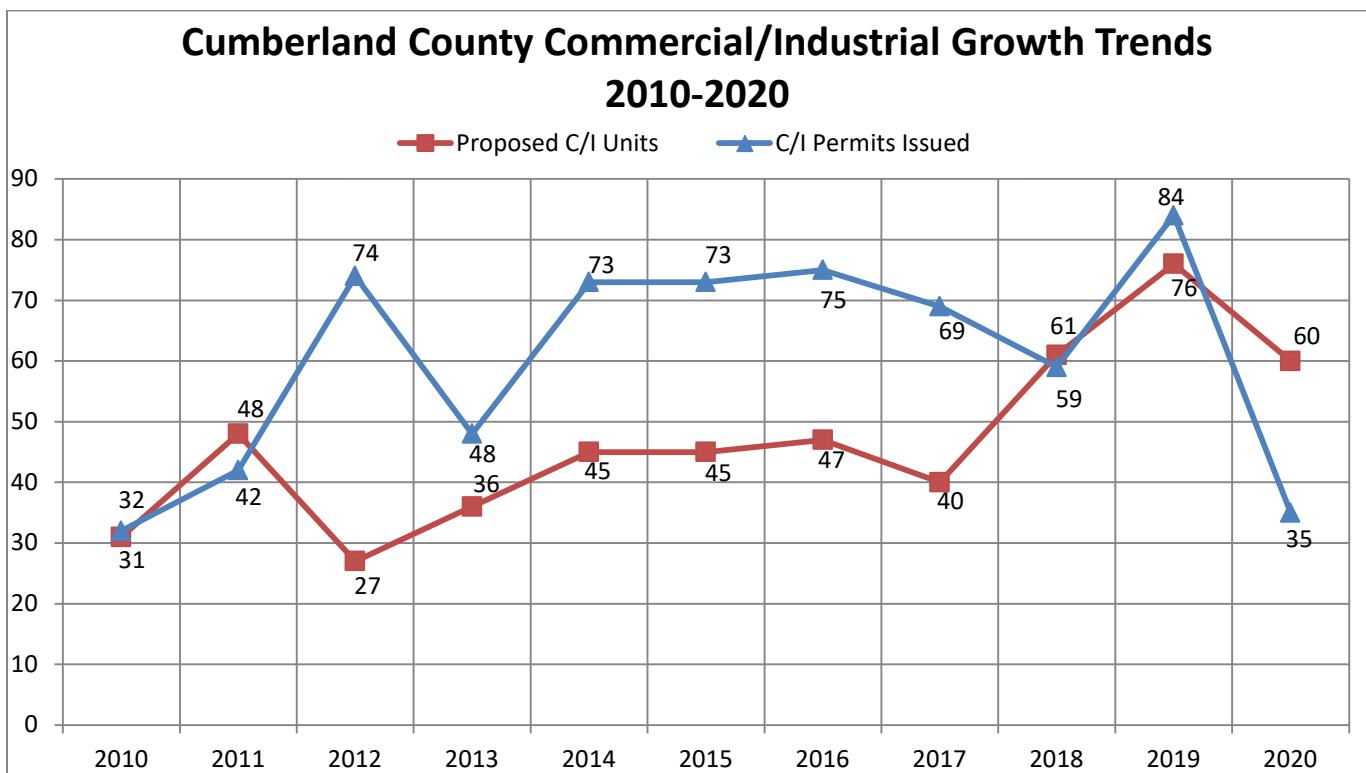


Municipal Residential Building Permit Leaders 2010-2020		Municipal Residential Proposals Leaders 2010-2020	
Silver Spring Township	2,394	Upper Allen Township	2,569
Hampden Township	1,575	Hampden Township	2,403
Upper Allen Township	1,561	Silver Spring Township	1,833
Lower Allen Township	1,263	Lower Allen Township	1,484
South Middleton Township	849	South Middleton Township	748
Total (Countywide)	11,141	Total (Countywide)	12,535

- Despite the COVID-19 pandemic, residential proposals increased by 15.7%, signaling strong consumer demand and confidence in the future housing market. The 1,831 proposed units was the second highest number of proposals in the last 11 years. Building permits on the other hand experienced a 12% decrease from 2019, a result attributable to the financial insecurity, job instability, and increase in material costs caused by the pandemic. The 875 residential building permits issued in 2020 was the second lowest number of such permits issued in the last 11 years.
- The number of proposed residential units more than doubled the number of building permits in 2020. These proposed units will eventually result in future building permits. Based upon the proposed units discussed above, multi-family and townhouse construction will be more than double the amount of single family permits.
- The municipalities leading in residential building permits issued from 2010-2020 are the same municipalities that lead the County in numeric population growth since 2010.
- Five municipalities have accounted for over 70% of the county's total residential building permits and proposals residential growth in the past 11 years.

COMMERCIAL/INDUSTRIAL DEVELOPMENT TRENDS 2010-2020

Comparison of Final Plan Submissions and Building Permits



Municipal Commercial/Industrial Building Permit Leaders 2010-2020		Municipal Commercial/Industrial Proposals Leaders 2010-2020	
Carlisle Borough	223	Hampden Township	83
Silver Spring Township	98	Silver Spring Township	66
South Middleton Township	65	South Middleton Township	54
Hampden Township	52	Lower Allen Township	53
Lower Allen Township	28	Carlisle Borough	39
Total (Countywide)	673	Total (Countywide)	504

- Commercial/industrial permits reached a 10-year high in 2019 but fell by 58% in 2020, nearly matching the 11-year low. Proposed commercial/industrial units also fell by 21%. Financial insecurity coupled with pandemic-required business closures deterred business openings in 2020.
- Commercial/industrial proposals were down 21% from the 11-year high experienced in 2019. Despite the decline from 2019, the 60 commercial/industrial proposals from 2020 matched 2018 numbers and exceeded the 11-year average of 46.
- The same 5 municipalities account for 69% of the entire commercial/industrial growth in the county in the last 11 years.

FOR MORE INFORMATION

The CCPC's website and social media accounts provide more detailed information on the activities of the CCPC as well as a wealth of data on County and municipal growth trends. The images below have live links to the CCPC webpage and Facebook account.



CCPC Website



CCPC Facebook Page