



# Cumberland County Planning Department

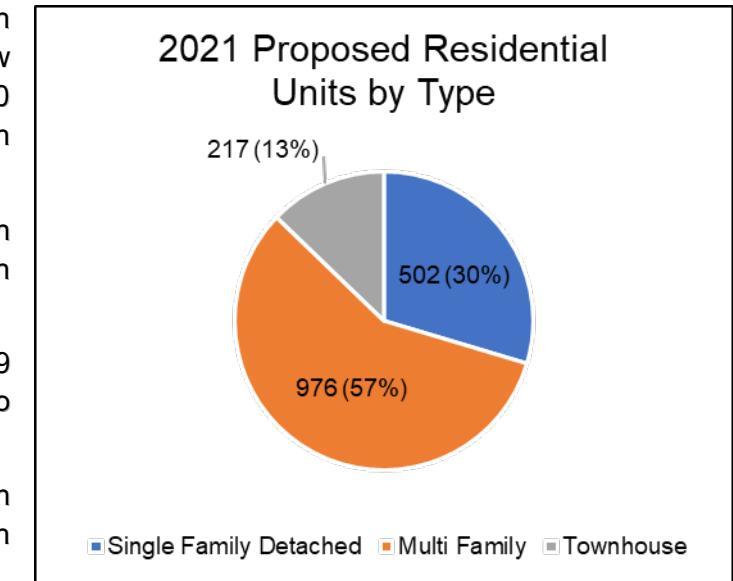
## 2021 Growth Trends Report

Cumberland County Planning Commission  
310 Allen Road  
Carlisle, PA 17013  
717-240-5362

## 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. The following data summarizes the development proposals reviewed in 2021.

- 1,695 total residential units were proposed in Cumberland County. The pie chart below demonstrates the types of units proposed. 1,330 of the proposed units (78%) were concentrated in five municipalities (see table on page 3).
  - 432 units were proposed in the 199 Associates plan in East Pennsboro Township.
  - 250 units were proposed in the Zenith Apartments plan in South Middleton Township.
  - 108 units were proposed in the Cumberland Crossing plan in South Middleton Township. This plan was for senior living facilities.
- A total of 976 multi-family units were proposed in 2021. Of these, 790 units (81%) were proposed in three developments.
  - 432 units were proposed in the 199 Associates plan in East Pennsboro Township.
  - 250 units were proposed in the Zenith Apartments plan in South Middleton Township.
  - 108 units were proposed in the Cumberland Crossing plan in South Middleton Township. This plan was for senior living facilities.
- 502 single family detached residential units were proposed in 2021. 394 of these units (78%) were proposed in the top five municipalities
  - 136 units in Southampton Township
  - 71 units in Silver Spring Township
  - 66 units in North Middleton Township
  - 62 units in South Middleton Township
  - 59 units in Upper Allen Township
- 217 townhouse units were proposed in 2021. Of these, 137 units (63%) were proposed in the Allenberry plan in Monroe Township.



- A total of 45 commercial/industrial units were proposed in 2021.
  - All of the final proposed commercial/industrial growth includes a total of 797,533 square feet of floor area. The three largest plans that accounted for 47% of the proposed commercial/industrial floor area in 2021 include:
    - Penn State Health Hampden Medical Center with a total floor area of 208,450 square feet (26%).
    - A new poultry facility accounted for 126,000 square feet (16%) of the proposed floor area.
    - The Burick Center is a medical facility that included 42,000 square feet (5%) of the floor area.
  - The average floor area per commercial/industrial unit in 2021 was 19,220 square feet.

Municipal Proposed Growth Leaders 2021			
Municipality	# Proposed Residential Units	Municipality	# Proposed Commercial/Industrial Units
East Pennsboro Township	466	Hampden Township	13
South Middleton Township	429	Upper Allen Township	6
Monroe Township	180	Silver Spring Township	5
Southampton Township	136	Lower Allen Township	3
Upper Allen Township	119	South Middleton Township	3
		Southampton Township	3
Subtotal (top 5 municipalities)	1,330	Subtotal (top 6 municipalities)	33
<b>Total (Countywide)</b>	<b>1,695</b>	<b>Total (Countywide)</b>	<b>45</b>

Proposed Lots/Units by Land Use Type in 2021 (Final Plans)										
Municipality	Lots	SF	MU-F	TH	CM	IND	AG	P / SP	ADD	ACREAGE*
Carlisle Borough	11	2	2	28	0	0	0	0	0	12.8
Dickinson Township	11	3	0	0	0	0	0	0	2	206.7
East Pennsboro Township	10	0	466	0	2	0	0	0	2	234.3
Hampden Township	67	19	32	37	12	1	0	0	2	163.7
Hopewell Township	11	2	0	0	0	0	0	0	2	131.6
Lemoyne Borough	1	0	40	0	0	0	0	0	0	4.2
Lower Allen Township	63	33	2	0	3	0	1	0	3	122.2
Lower Frankford Township	8	1	0	0	0	0	0	0	2	204.5
Lower Mifflin Township	8	1	0	0	0	0	0	0	2	242.6
Mechanicsburg Borough	1	0	0	0	0	0	0	1	0	40.0
Middlesex Township	14	0	0	0	1	1	0	0	3	297.9
Monroe Township	25	43	0	137	0	0	1	0	1	441.7
Mt Holly Springs Borough	3	0	0	0	1	0	0	0	1	3.3
Newville Borough	2	0	0	0	1	0	0	0	0	2.5
North Middleton Township	98	66	22	0	1	0	0	0	3	98.2
North Newton Township	5	1	0	0	0	0	1	0	1	252.4
Penn Township	10	0	0	0	0	0	4	0	3	447.7
Shippensburg Borough	4	0	0	0	2	0	0	1	0	1.8
Shiremanstown Borough	3	0	0	0	0	0	0	1	0	3.9
Silver Spring Township	94	71	0	0	2	3	6	1	0	890.2
South Middleton Township	94	62	358	9	3	0	0	1	3	599.1
South Newton Township	3	2	0	0	0	0	1	0	0	118.8
Southampton Township	113	136	0	0	2	1	2	0	3	904.2
Upper Allen Township	76	59	54	6	6	0	0	0	2	210.6
Upper Frankford Township	4	1	0	0	0	0	1	0	0	166.9
Upper Mifflin Township	3	0	0	0	1	0	0	0	1	18.3
West Pennsboro Township	14	0	0	0	0	2	1	0	1	304.0
Wormleysburg Borough	2	0	0	0	0	0	0	0	1	0.1
<b>COUNTY TOTALS</b>	<b>758</b>	<b>502</b>	<b>976</b>	<b>217</b>	<b>37</b>	<b>8</b>	<b>18</b>	<b>5</b>	<b>38</b>	<b>6,124.2</b>

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

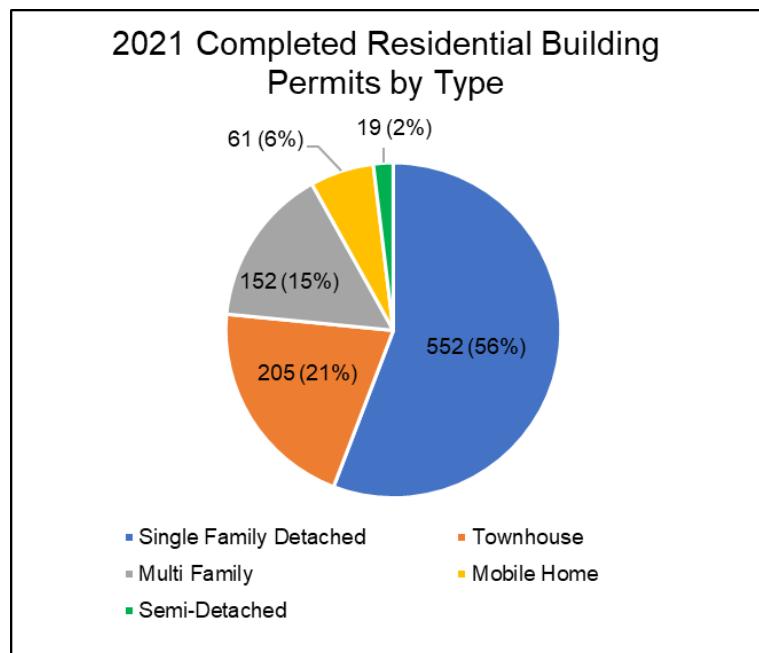
\*Includes total acreage of all final subdivisions and land developments

# BUILDING PERMITS

Prior to 2021, the CCPC conducted an annual building permit survey with the 33 municipalities in the county. The CCPC requested information on the number, type and value of building permits issued by each municipality in that year. The information collected from the municipal building permit survey provided an indication of expected near term development.

In 2021, the CCPC worked in conjunction with the Cumberland County Tax Assessment Office to survey the building permits issued in the county. The tax assessment data reflects buildings that have been constructed and added to the tax rolls. The municipal building permit survey conducted in previous years focused on building permits issued at the start, not completion of construction. This switch in data sources provides a more accurate determination of new development that has occurred in the county. Summary conclusions are included below.

- In 2021, a total of 989 residential, 28 commercial and 1 industrial building permits were completed.
- 714 (72%) of the residential permits were completed in the five municipalities listed below.
- New commercial/industrial development occurred primarily in the six municipalities listed below.
- In total, the majority of new growth occurred in just eight municipalities.



Municipal Building Permit Leaders 2021			
Municipality	# Residential Building Permits Completed	Municipality	# Commercial/Industrial Building Permits Completed
Silver Spring Township	209	Silver Spring Township	6
Hampden Township	201	Lower Allen Township	5
Upper Allen Township	121	Middlesex Township	3
Southampton Township	96	Upper Allen Township	3
South Middleton Township	87	North Middleton Township	2
		South Middleton Township	2
Subtotal (top 5 municipalities)	714	Subtotal (top 6 municipalities)	21
<b>Total (Countywide)</b>	<b>989</b>	<b>Total (Countywide)</b>	<b>29</b>

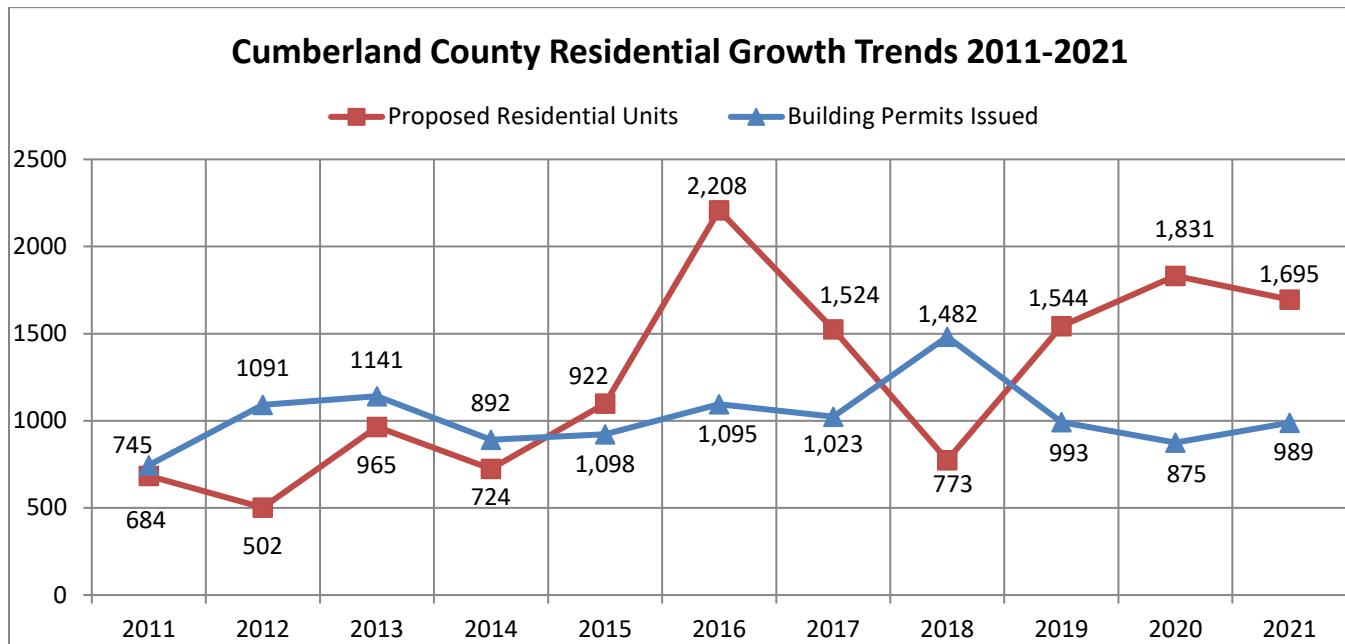
**BUILDING PERMITS ISSUED 2021**

Municipality	Residential						Nonresidential			
	Single Family	Semi-Detached	Multi-Family Apts	Town-houses	Mobile Homes	Total Residential	New Commercial	New Industrial	Total Commercial / Industrial	New Public
Camp Hill Borough	1	0	0	0	0	1	0	0	0	0
Carlisle Borough	10	0	0	5	1	16	0	0	0	0
Cooke Township	1	0	0	0	0	1	0	0	0	0
Dickinson Township	14	0	0	0	1	15	0	0	0	0
East Pennsboro Township	6	0	0	0	0	6	1	0	1	0
Hampden Township	11	13	144	27	6	201	1	0	1	0
Hopewell Township	5	0	0	0	0	5	1	0	1	0
Lemoyne Borough	1	0	0	0	0	1	0	0	0	0
Lower Allen Township	18	0	0	31	0	49	5	0	5	1
Lower Frankford Township	1	0	0	2	6	9	0	0	0	0
Lower Mifflin Township	2	0	0	0	1	3	0	0	0	0
Mechanicsburg Borough	20	0	0	38	0	58	1	0	1	0
Middlesex Township	11	0	0	0	4	15	3	0	3	0
Monroe Township	27	0	0	9	0	36	0	0	0	0
Mount Holly Springs Borough	0	0	0	0	2	2	0	0	0	0
New Cumberland Borough	0	0	0	0	0	0	0	0	0	0
Newburg Borough	0	0	0	0	0	0	0	0	0	0
Newville Borough	0	0	0	0	0	0	0	0	0	0
North Middleton Township	16	0	3	0	6	25	2	0	2	0
North Newton Township	1	0	0	0	0	1	0	0	0	0
Penn Township	3	0	0	0	1	4	0	0	0	0
Shippensburg Borough	3	0	0	0	0	3	0	0	0	0
Shippensburg Township	0	0	0	0	2	2	1	0	1	0
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0
Silver Spring Township	192	6	0	3	8	209	5	1	6	0
South Middleton Township	82	0	0	3	2	87	2	0	2	1
South Newton Township	0	0	0	0	0	0	0	0	0	0
Southampton Township	71	0	0	14	11	96	1	0	1	0
Upper Allen Township	48	0	5	68	0	121	3	0	3	1
Upper Frankford Township	1	0	0	0	6	7	0	0	0	0
Upper Mifflin Township	1	0	0	0	2	3	1	0	1	0
West Pennsboro Township	4	0	0	0	2	6	1	0	1	0
Wormleysburg Borough	2	0	0	5	0	7	0	0	0	0
<b>COUNTY TOTALS</b>	<b>552</b>	<b>19</b>	<b>152</b>	<b>205</b>	<b>61</b>	<b>989</b>	<b>28</b>	<b>1</b>	<b>29</b>	<b>3</b>

SOURCE: Cumberland County Tax Assessment Data 2021

# RESIDENTIAL DEVELOPMENT TRENDS 2011-2021

## Comparison of Final Plan Submissions and Building Permits



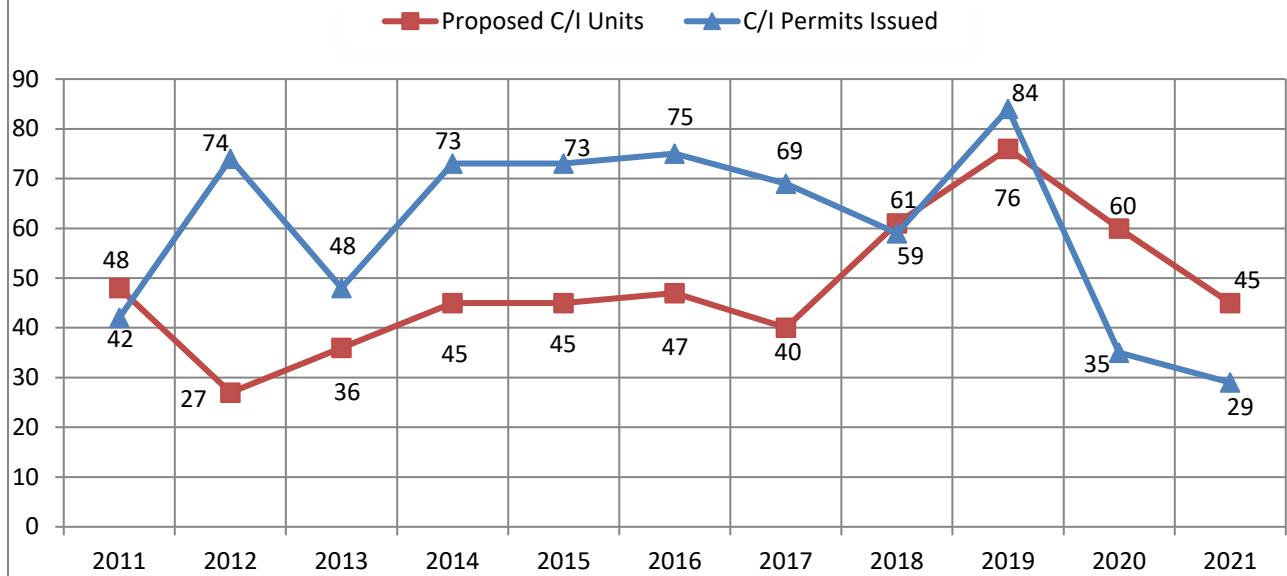
Municipal Residential Building Permit Leaders 2011-2021		Municipal Residential Proposals Leaders 2011-2021	
Silver Spring Township	2,430	Upper Allen Township	2,638
Hampden Township	1,653	Hampden Township	2,449
Upper Allen Township	1,589	Silver Spring Township	1,830
Lower Allen Township	1,289	Lower Allen Township	1,514
South Middleton Township	887	East Pennsboro Township	1,155
<b>Subtotal (top 5 municipalities)</b>	<b>7,848</b>	<b>Subtotal (top 5 municipalities)</b>	<b>9,586</b>
<b>Total (Countywide)</b>	<b>11,198</b>	<b>Total (Countywide)</b>	<b>13,548</b>

- In 2021, the number of proposed residential units continued to exceed the number of building permits issued. While demand is high, delivery of completed houses has been hampered by workforce availability and supply chain interruptions.
- The number of proposed residential units has been consistent throughout the pandemic since 2019. This indicates a strong local economy and confidence in the housing market. Escalating housing costs also point to strong demand and limited inventory.

# COMMERCIAL/INDUSTRIAL DEVELOPMENT TRENDS

## Comparison of Final Plan Submissions and Building Permits

### Cumberland County Commercial/Industrial Growth Trends 2011-2021

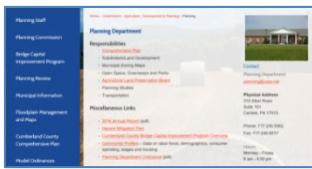


Municipal Commercial/Industrial Building Permit Leaders 2011-2021		Municipal Commercial/Industrial Proposals Leaders 2011-2021	
Carlisle Borough	219	Hampden Township	95
Silver Spring Township	88	Silver Spring Township	69
South Middleton Township	55	Lower Allen Township	55
Hampden Township	51	South Middleton Township	52
Lower Allen Township	34	Upper Allen	34
Subtotal (top 5 municipalities)	447	Subtotal (top 5 municipalities)	305
<b>Total (Countywide)</b>	<b>661</b>	<b>Total (Countywide)</b>	<b>530</b>

- Since 2019, the number of proposed commercial/industrial units and the number of building permits submitted has declined, with 2021 seeing the lowest number of building permits issued in the last 10 years.
- The pandemic, increasing costs of building materials, changing consumer patterns, and global supply chain issues have impacted commercial/industrial development in the county.
- Despite the downturn in building permits, proposals have not experienced significant decreases, signaling that commercial/industrial development will occur in the future.

## 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