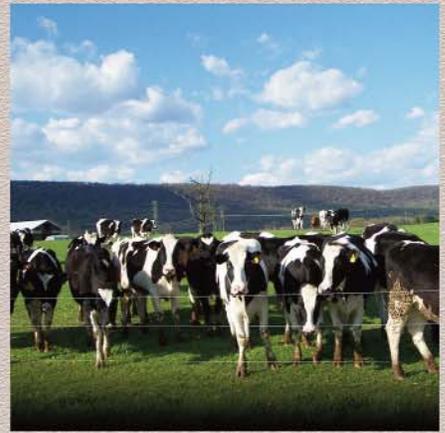


Cumberland County Planning Commission



2008 Annual Report

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Administration

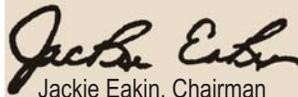
Letter to the Commissioners

Dear Board of Commissioners,

The Cumberland County Planning Commission (CCPC) is pleased to present you with our 2008 Annual Report to inform the Board of Commissioners and the public of our activities and accomplishments. More detailed information on the Commission's activities can be found on the CCPC website at www.ccpa.net/planning.

The CCPC greatly appreciates the support and assistance received from the Board of Commissioners throughout the year, and we look forward to working with you in the future.

Sincerely,



Jackie Eakin, Chairman

Cumberland County Planning Commission

Introduction

The Cumberland County Planning Commission is comprised of nine members who serve terms of four years. Appointments to the Planning Commission are made by the Cumberland County Board of Commissioners.

Staff support for the Planning Commission is provided through the Cumberland County Planning Department and Tri-County Regional Planning Commission.

The Planning Commission meets the third Thursday of each month at 7:30 a.m. The meetings are held at Business Central, Suite 105, 18 North Hanover Street, Carlisle, PA.

Cumberland County Planning Department

18 North Hanover Street, 3rd Floor, Carlisle, PA 17013

Telephone: 717-240-5362

Tri-County Regional Planning Commission

Dauphin County Veterans Memorial Building

112 Market Street, 2nd Floor, Harrisburg, PA 17101-2015

Telephone: 717-234-2639

The Cumberland County Planning Commission's website can be accessed at www.ccpa.net/planning.

Administration

Board of Commissioners

Gary Eichelberger, Chairman
 Richard Rovegno, Vice-Chairman
 Barbara Cross, Secretary

Planning Commission Members

Jackie Eakin, Chairman
 William Forrey, Vice-Chairman
 Allan Williams, Secretary
 Chris Knarr, AICP
 Bruce Rosendale
 Jack Blair
 Rajesh Jain, AICP
 Bud Brown
 Ron Glesner
 Deb Ealer
 Barbara Wilson, Exofficio, Capital Region COG Representative

Cumberland County Planning Commission Staff

Executive Director Kirk Stoner, AICP
 Deputy Director Jeffrey Kelly, AICP
 Greenway and Open Space Coordinator Stephanie Williams
 Agricultural Land Preservation Coordinator Rebecca Wiser
 Planning Coordinator James Bennett
 Department Clerk III Tracey Yoder

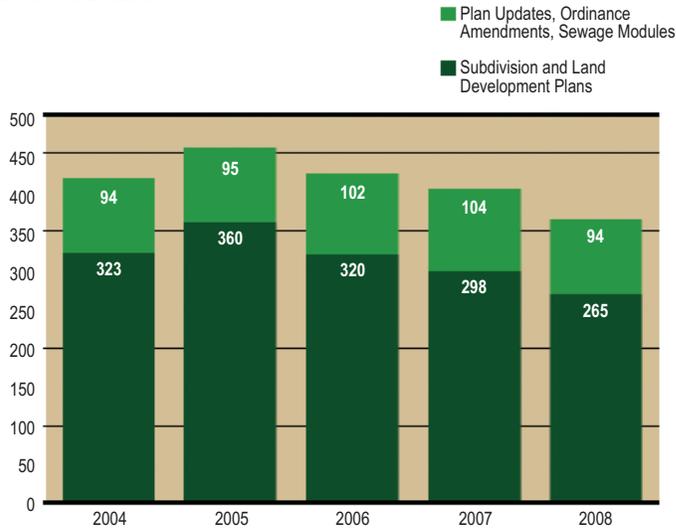
Tri-County Regional Planning Commission Staff

Executive Director James Szymborski, AICP
 Associate Director Timothy Reardon, AICP
 Staff Planner III Omar Syed, AICP
 Diane Myers-Krug, AICP
 Janine Park
 Staff Planner II Jason Finnerty
 Alfred Sundara, AICP
 Karen Green
 Staff Planner I Mike Kmiecinki
 GIS Manager Drew Ames
 Planning Technician III George Hubley, Jr.
 Planning Technician II Timothy Jones
 Administrative Coordinator Patty Buggy
 Administrative Assistant/Receptionist Donna Clay

Administration

Planning Program

PLANNING REVIEWS 2004-2008



PLANNING REVIEWS

Cumberland County has experienced a steady decrease in the amount of subdivision and land development plans from 2005 thru 2008. Since 2005 Cumberland County has averaged 32 fewer subdivision and land development plans a year.

2008 Major Municipal Planning Projects

MUNICIPALITY	Comp Plan Update	Zoning Ordinance Update	Subdivision/ Land Development Update	Special Projects
Boiling Springs Village				T(1)
Camp Hill Borough	T\$			
Churchtown Village				T(2)
Dickinson Township	T\$			
Hopewell Township		T		
Lemoyne Borough	T\$			
Mechanicsburg Borough		T		
Middlesex Township		T\$	T\$	
Monroe Township		T\$		T (3)
Mount Holly Springs Borough	T			
North Middleton Township	T\$			
North Newton Township		T		
Shippensburg Township		T\$	T\$	
Silver Spring Township		T\$		
South Middleton Township	T			T(3)
Wormleysburg Borough	T\$			

Key:

- T = Technical assistance
- \$ = Financial assistance
- T(1) = Boiling Springs Livable Communities Plan
- T(2) = Churchtown Revitalization Plan
- T(3) = South Middleton Township / Monroe Township Trail Plan

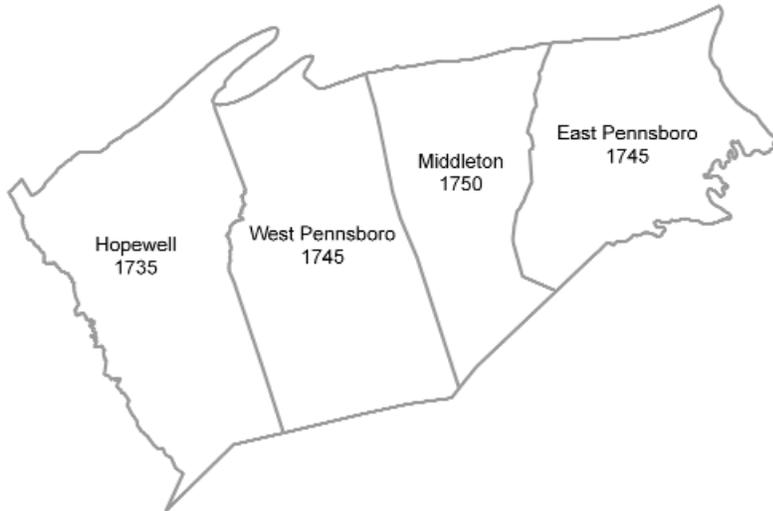
MUNICIPAL TECHNICAL ASSISTANCE

The Planning Department staff provides direct technical assistance to our municipal partners through the Local Planning Assistance program. Municipalities that enter the program have access to a variety of county resources at no cost to assist with local planning initiatives. The program allows municipalities to partner with the county to work on important projects that municipalities may otherwise not have the resources or staff time to address. The Planning Department staff logged nearly 700 hours of municipal technical assistance in 2008.

In addition to the Local Planning Assistance program, the Planning Department also provides funding through its Land Partnerships Grant Program to municipalities to update local planning documents. The Planning Department closed out nine municipal planning grants in 2008 that totaled nearly \$83,000.

Planning Program

MUNICIPALITY DIVISIONS IN 1750



HISTORICAL PRESERVATION PLAN UPDATE

The *History and Historic Preservation Plan* chapter of the *Cumberland County Comprehensive Plan* update began in 2007 and was completed in 2008. The Pennsylvania Historical and Museum Commission (PHMC) provided a grant to Cumberland County for updating the plan.

The Historic Preservation Plan provides over 820 mapped historical districts and sites in the Historic Sites Inventory. Each site was visited before being mapped and recorded. Critically significant historic sites that contribute to the identity of Cumberland County such as the Peace Church in Hampden Township, Old Courthouse in Carlisle Borough

and Laughlin Mill in West Pennsboro Township were included in the mapping process.

The Historic Preservation Plan provides different regulatory and educational tools that promote the protection of historic resources. These tools include historic districts, zoning strategies, and techniques provided from PHMC programs.

The Historic Preservation Plan provides a variety of recommendations for preservation. These recommendations include:

- Encourage and promote the preservation of the sites listed in the Historic Sites Inventory.
- Provide technical assistance and guidelines to municipalities interested in establishing historic preservation standards and programs.
- Encourage historic and cultural preservation as an economic development strategy that can revitalize downtowns and neighborhoods.



■ The historic Harkness House is located in Upper Allen Township.

Planning Program



■ Laurel Lake

COUNTYWIDE STORMWATER MANAGEMENT PLAN – ACT 167

The goal of this study is to develop standard stormwater regulations to mitigate flooding and pollution of surface and groundwater on a watershed basis. A model stormwater management ordinance will be developed for implementation by the county's municipalities. During 2008, the east and west Advisory Committees each met twice to review the progress of the Plan. The following actions were completed in 2008.

- Collected and measured field data for significant obstructions in the watersheds. A total of 607 obstructions were measured.
- Delineated major watersheds in the eastern part of the county into 87 subwatersheds for a detailed modeling effort.
- Reviewed existing and future land use maps for accuracy.
- Began developing draft language for the model ordinance.
- Completed drafts of the Land Use and Hydrologic Characteristics chapters of the plan.

A draft plan is anticipated to be completed by the end of 2009 and adopted by the county in early 2010. Municipalities are then required to implement the standards of the plan.

- Eight Counties participated in the Southcentral Pennsylvania Regional Action Plan (RAP) in 2008

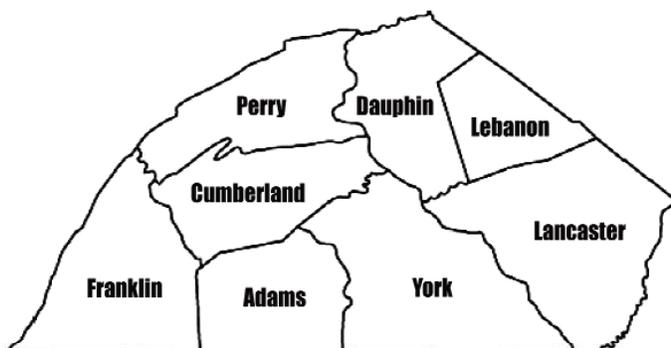
REGIONAL ACTION PLAN

Cumberland County participated in the Southcentral Pennsylvania Regional Action Plan (RAP) in 2008 in conjunction with our regional neighbors including the counties of Franklin, Adams, York, Perry, Dauphin, Lebanon, and

Lancaster. The RAP process was initiated by several state agencies with the intent of providing a forum for adjacent counties to collaborate on land use, transportation, and economic development projects of regional significance.

The Planning Directors of the constituent counties are providing oversight for the project. The Commissioners Caucus of Southcentral PA will have review and approval authority over the projects that will be identified for future implementation consideration. The plan should be completed by mid-2009 and regional project priorities should be identified and pursued shortly thereafter.

2008 REGIONAL ACTION PLAN COUNTY PARTICIPANTS



Planning Program



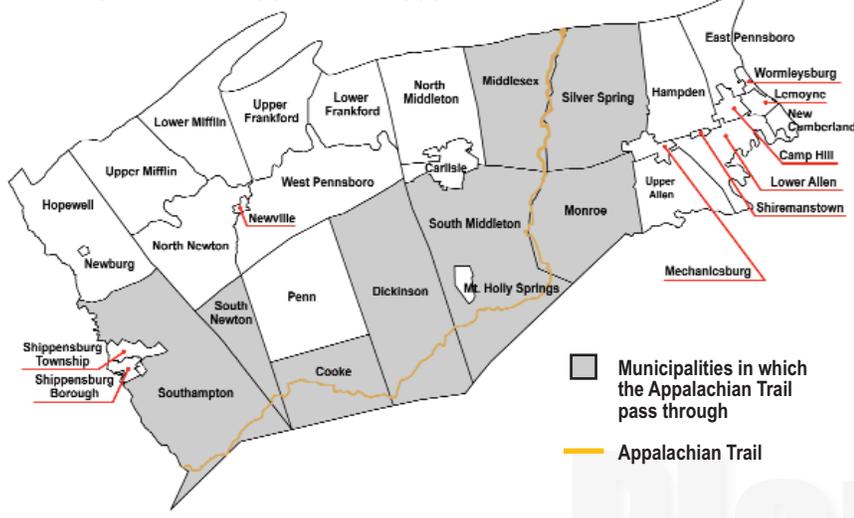
■ Planning Department staff hiked 15 miles on the Appalachian Trail in Cumberland County in 2008.

APPALACHIAN TRAIL ZONING

The Pennsylvania General Assembly passed Act 24 in 2008 which requires municipalities to preserve the natural, scenic, historic and esthetic values of the trail and to conserve and maintain it as a public natural resource. The legislation requires that municipalities take action “as the governing body deems necessary” to preserve those values. At a minimum, municipalities are expected to evaluate their respective zoning ordinances and implement measures to protect the specified trail values.

Cumberland County has seven municipalities that are affected by the legislation that include Southampton Township, South Newton Township, Cooke Township, Dickinson Township, South Middleton Township, Monroe Township, Middlesex Township, and Silver Spring Township. The Planning Department coordinated with those municipalities in 2008 to raise awareness regarding Act 24 and the associated municipal responsibilities. The municipalities expressed interest in coordinating implementation of consistent zoning language throughout the Appalachian Trail corridor in the county. The Planning Department will convene this municipal working group throughout 2009 to provide implementation assistance as each municipality develops its ordinance language to comply with Act 24.

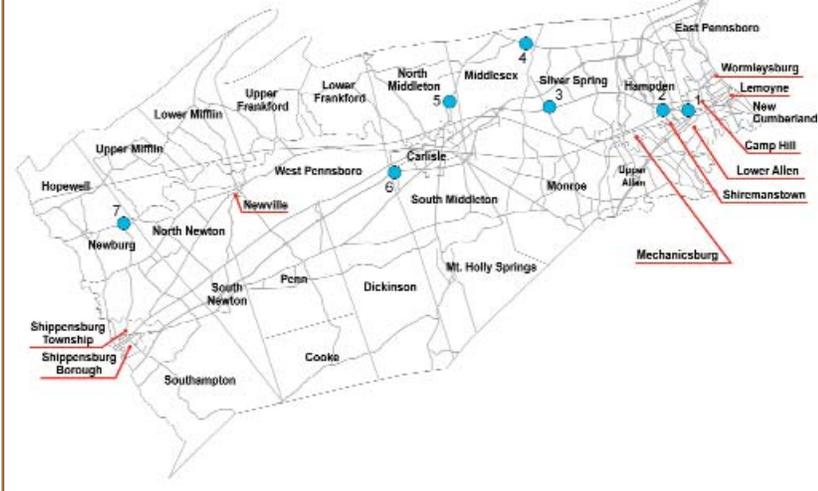
APPALACHIAN TRAIL IN CUMBERLAND COUNTY



■ Municipalities through which the Appalachian Trail passes

Transportation

MAJOR TRANSPORTATION PROJECTS 2008



MAJOR TRANSPORTATION PROJECTS 2008

The future of Cumberland County depends upon a transportation system that effectively moves people and goods. Planning and implementing that future transportation system has been a key policy priority for the Cumberland County Commissioners for several years.

Through its participation in the Harrisburg Area Transportation Study (HATS), Cumberland County works with Dauphin County, Perry County, and PennDOT to identify and fund priority transportation projects throughout the

tri-county region. Several important transportation projects were either initiated or completed in Cumberland County in 2008.

Major Transportation Projects, 2008

	Project	Description	Progress in 2008	Future Progress
1	US 15 / PA Route 581	Improve interchange, rehabilitate bridges, and widen roadways in Camp Hill Borough and Lower Allen Twp.	Began Construction	Scheduled completion in 2011
2	St. John's Church Road Area Circulation Study	Identify improvements to traffic circulation in Camp Hill Boro, Shiremanstown Boro, Hampden Twp, and Lower Allen Twp.	Completed study	N/A
3	New Kingstown Bypass	Relocate northbound lanes of US Route 11 around Village of New Kingstown in Silver Spring Twp.	Completed design phase	Construction in 2009
4	Appalachian Trail Crossing PA 944	Construct pedestrian access under PA 944 in Middlesex Twp.	Completed construction	N/A
5	Spring Road Bridge	Replace PA 34 bridge crossing Conodoguinet Creek in North Middleton Twp.	Began design phase	Construction in 2010
6	I-81, Exit 44 Improvements	Redesign interchange and improvements to PA Route 465 in South Middleton Twp. and Carlisle Boro.	Continued right-of-way and design work	Construction in 2009
7	PA Route 641 Bridge	Replace bridge over Conodoguinet Creek in Hopewell Twp.	Preliminary engineering and design phase	Estimated construction 2012

Numbers correspond to project locations shown on the Major Transportation Projects map.

Transportation



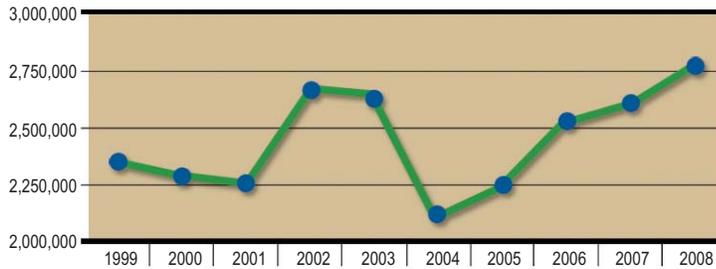
PUBLIC TRANSIT

Capital Area Transit (CAT) provides public transit services in Cumberland and Dauphin Counties. CAT's ridership grew nearly 6% in 2008 and has grown 24% since 2004. The unprecedented spikes in energy costs helped CAT achieve 2.7 million riders in 2008. Popular Cumberland County routes included express bus routes

from Carlisle and Shippensburg to Harrisburg that cumulatively carried over 150,000 passengers. Similarly, routes in Mechanicsburg and Highland Park carried nearly 100,000 passengers each.

Cumberland County continued its participation in the CAT Service Planning Study in 2008. Working in partnership with CAT, Dauphin County, Perry County, and the City of Harrisburg the study aims to maximize the efficiency of the CAT system by recommending modifications to existing bus routes, adding new routes, or discontinuing under performing routes. The study will be completed in late 2009.

CAT RIDERSHIP 1999-2008



COUNTY BRIDGE PROGRAM

The Planning Department continued its administration of the maintenance and replacement program for the county's 28 bridges. The program reached a milestone in 2008 with the completion of the Gilbert Bridge replacement. This \$3 million project took nearly 11 years to complete. The bridge incorporated an award-winning design that limited impacts to adjacent historic properties and natural resources.

With the completion of the Gilbert Bridge project, the Planning Department began working with the county bridge engineer to develop a bridge capital improvements plan. The plan, which will be completed in early 2009, will identify the priority county-owned bridges that should be considered for replacement.

Routine maintenance was completed on McCormick Bridge in Upper Allen Township, Enck's Bridge in Dickinson Township, and Orr's Bridge in Hampden Township. Maintenance on Bridge Road Bridge in East Pennsboro Township was deferred as delays in the permitting process pushed the project schedule to conflict with the opening of the local school district.



Gilbert Bridge replacement completed in 2008.

Open Space/Agriculture

What is Land Partnerships?

- Adopted in April 2006, Land Partnerships is a countywide strategy designed to maintain and improve the quality of life in Cumberland County through open space preservation and smart growth planning. The plan identifies important features of the County and suggests strategies and policies to protect those resources for current and future generations. Land Partnerships is a blueprint intended to help the County achieve a healthy balance between preservation and development.

LAND PARTNERSHIPS

In 2008, the County completed implementation of Phase 1 of Land Partnerships, Cumberland County's Open Space Preservation and Smart Growth Plan. Phase 1 represented a finance and action plan for 2006 through 2008 and included two primary funding areas; farmland preservation and a pilot grant program.

For the farmland preservation component of Phase 1, \$4.2 million was directed to the Cumberland County Agricultural Land Preservation Board to be invested in the Agricultural Conservation Easement Purchase Program. Through the Easement

Program, a combination of federal, state and county funding was utilized to purchase agricultural conservation easements from willing landowners on prime agricultural lands. A total of 3,900 acres of prime farmland across 36 farms was permanently preserved between 2006 and 2008.

To implement the pilot grant program, \$1 million in county funding was made available for projects that achieve the goals and objectives of the Plan. The Land Partnerships pilot grant program provided financial assistance to municipalities and non-profit organizations in Cumberland County. A total of 33 grants were awarded for land acquisition, park and trail development, land use ordinance

assistance and comprehensive planning for greenways and open space.

As a result of the Land Partnerships grant offering, the following projects were completed:

- 5 land acquisition projects were settled, which resulted in the protection of 240 acres of high priority conservation areas
- 6 land use ordinances were updated, including innovative smart growth techniques such as conservation subdivision and traditional neighborhood development
- 4 comprehensive land use plans were updated, including 1 multi-municipal plan for three boroughs
- 1 multi-municipal master trail/urban greenway plan was developed
- 17 park & trail development projects were completed, including 11 park improvement projects, 4 new park projects and 2 new trail projects

In addition to the farmland preservation initiative and the pilot grant program, the Cumberland County Planning Office has implemented numerous recommendations of Land Partnerships through low-cost measures including education, training and technical assistance.

In total, the \$5.2 million County investment in Phase 1 of Land Partnerships has leveraged nearly \$10 million in local, state and private dollars, for a total community investment of over \$15 million. Further, the Plan has significantly increased public awareness for land preservation and helped to build support and capacity for smart growth planning.



- 33 grants were awarded between 2006 and 2008 for land acquisition, park and trail development, land use ordinance assistance and comprehensive planning for greenways and open space.

Open Space

Open Space/Agriculture

AGRICULTURAL CONSERVATION EASEMENT PROGRAM

The Cumberland County Agricultural Land Preservation Board was established in 1989 by the Board of Commissioners to oversee and administer the county's Agricultural

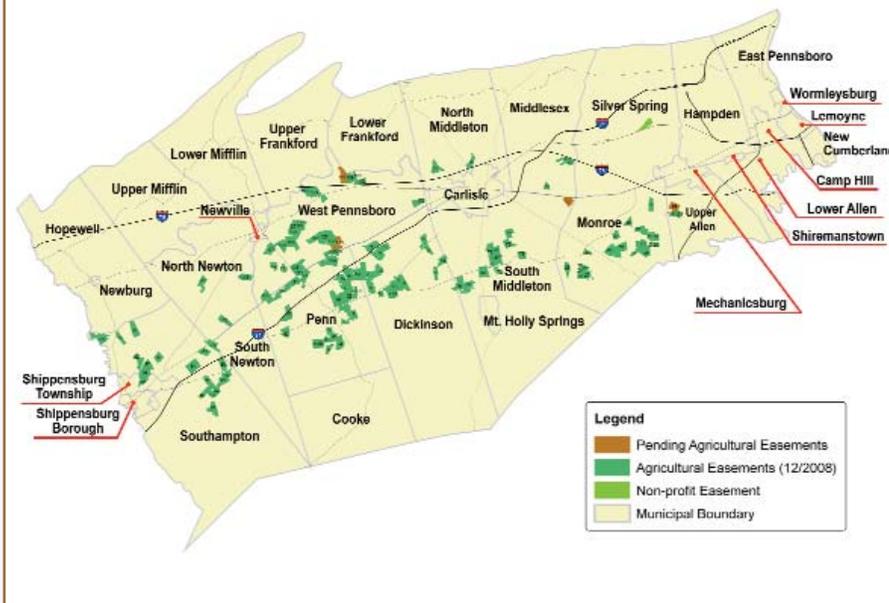
easements on prime agricultural land from willing landowners.

The Board received an allocation of \$688,450 from the 2008 Farm and Ranch Lands Protection Program (FRPP) for 3 farms containing 350 acres of farmland in the County. The federal allocation will be used to fund approximately 50% of the easement value for each of these farms. Funds from FRPP are allocated by the United States Department of Agriculture through a competitive application process in which counties apply for farms willing to include further restrictions on their easements as required by this federal program.

In 2008, 42 applications were ranked for funding. The top 6 ranking farms were selected for appraisal and easement purchase consideration. Of the 6 farms selected, one farm settled and 4 farms are expected to proceed to settlement for a total of 491 acres preserved in 2008.

From the Program's inception in 1989 until the end of 2008, 13,841 acres on 114 easements were preserved or pending settlement. A total investment of \$35.3 million in federal state, county, and local funding was utilized to purchase these easements.

AGRICULTURAL CONSERVATION EASEMENTS 2008

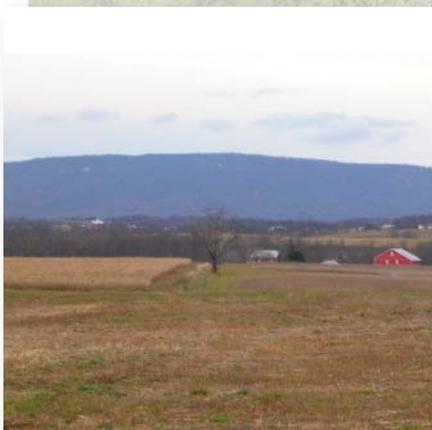


Conservation Easement Program. The Program was developed to strengthen the county's agricultural economy and to protect prime farmland. The Agricultural Conservation Easement Program utilizes local, county, state, and federal funds to purchase agricultural conservation

FARMLAND PRESERVATION DONATION PROGRAM

In 2008, the Cumberland County Board of Commissioners enacted a Farmland Preservation Donation Program. The purpose of the Program is to protect prime farmland by acquiring agricultural conservation easements through voluntary donation for the benefit of the general public. Applications will be accepted

any time throughout the year and will be considered on a case by case basis. Preservation of the farmland tract must be consistent with the municipal land use plans and the Cumberland County Comprehensive Plan. All applications will be reviewed by the County Agricultural Land Preservation Board, which will make a recommendation to the Board of Commissioners regarding the donation.



■ John & Peggy Snyder, 2008 Farm receiving FRPP funds, West Pennsboro Township

Education

EDUCATION & OUTREACH

Passing on the Family Farm Workshop



On March 4, the Planning Department organized a workshop for farmers on succession, retirement, and estate planning. Instructors from the Pennsylvania Department of Agriculture and the Center for Farm Transition presented information and advice to 29 farmers at the event.

Pennsylvania Department of Agriculture, Penn State Dickinson Agricultural Law Center and Planning Department staff. 29 people attended the event including officials and staff from 9 municipalities in Cumberland County and representatives from neighboring counties.

Farmland Preservation Pre-Application Workshop

The Planning Department organized an information meeting on November 6 for all persons interested in enrolling in the Agricultural Conservation Easement Purchase Program. The purpose of the workshop was to provide an overview of the program and review the provisions of the deed of easement, farmland ranking system and the application process. 23 landowners attended the event.

Well-attended workshops help inform and educate County stakeholders.

Pennsylvania Farmland Preservation Association Bi-Annual Meeting

Cumberland County hosted the spring bi-annual meeting for the Pennsylvania Farmland Preservation Association (PFPA) at Allenberry Resort Inn & Playhouse on April 23. PFPA consists of farmland preservation administrators, board members and supporters from across the state. 52 people representing 22 counties attended the day-long meeting.

Basic Traffic Engineering for the Local Planner Workshop

On November 21, the Planning Department hosted a traffic engineering workshop for county and municipal planning commission members, staff and officials. The purpose of the training was to provide information on the basics of traffic impact studies and the highway occupancy permit process as they relate to subdivision and land development plans. 35 individuals representing 9 municipalities, 2 counties and 4 consulting firms attended the workshop.

Agricultural Security Area Workshop

On October 21, the Planning Department hosted municipal officials, staff, solicitors and agricultural committee members to a workshop on the Agricultural Security Area Program. Presentations were made by the

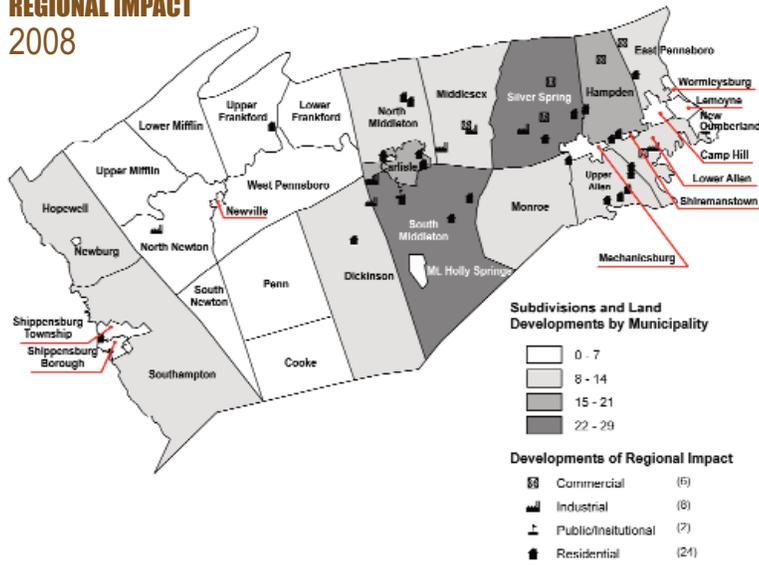


Growth Trends

SUBDIVISION AND LAND DEVELOPMENT SUBMISSIONS

The Cumberland County Planning Commission monitors growth trends through the submission of final subdivision and land development plans to our office. Information includes number of plans submitted, developments of regional impact, number of proposed dwelling units, proposed acreage developed, open space preserved, and proposed development in growth areas.

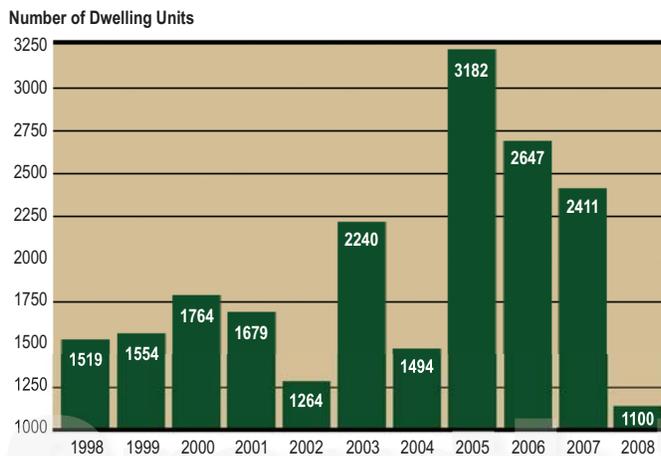
SUBDIVISION & LAND DEVELOPMENT PLANS AND DEVELOPMENT OF REGIONAL IMPACT 2008



Plans Submitted & Developments of Regional Impact

In 2008, 265 subdivision and land development plans were submitted. The municipalities receiving the most plans are highlighted. This included 40 plans identified as developments of regional impact. Developments of regional impact are plans proposing 25 or more dwelling units or 20,000 square feet or more of floor area for commercial / industrial uses.

PROPOSED DWELLING UNITS (Final Plan Submissions) 1998-2008



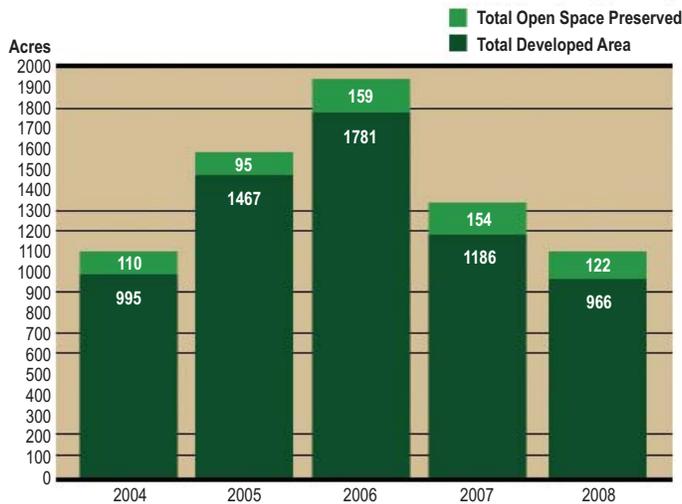
Proposed Dwelling Units

In 2008, the number of proposed dwelling units dropped by more than 54% from 2007. It is the largest decrease in proposed dwelling units during a one year period. The number of dwelling units proposed for development in 2008 (1,100) is one of the lowest on record. It continues the decreasing trend since a high in 2005.

Growth Trends

SUBDIVISION AND LAND DEVELOPMENT SUBMISSIONS

PROPOSED ACRES DEVELOPED & OPEN SPACE PRESERVED 2004-2008

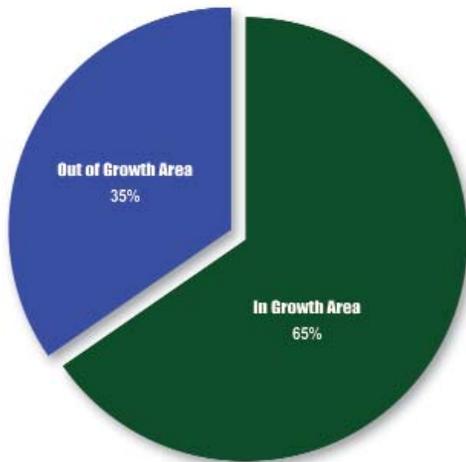


Acres Developed and Preserved

Approximately 966 acres were proposed for development in 2008, based on final plan submissions. This is a decrease of 220 acres from 2007 (19% decrease) and continues the trend of decreasing development acreage.

Approximately 122 acres of preserved open space was proposed in 2008 through final plan submissions. This is a decrease of 32 acres (21%) from 2007. In 2008, 1 acre of open space was proposed for preservation for every 8 acres proposed for development.

PROPOSED ACRES DEVELOPED IN & OUT OF GROWTH AREAS 2008



Acreage In & Out of Growth Areas

In 2008, the majority of acres proposed for development (65%) occurred in growth areas as designated by the County Comprehensive Plan. Growth areas are regions provided with public services such as sewer, water, transit, and highway access. The percentage of proposed development in growth areas decreased from 78% in 2007 to 65% in 2008.

Growth Trends

Growth Trends

SUBDIVISION AND LAND DEVELOPMENT SUBMISSIONS

Number of Proposed Lots/Units by Land Use Type in 2008

Final plan submissions by land use type are presented below. Data is provided by municipality and includes the types of uses and the associated acreage.

NUMBER OF PROPOSED LOTS/UNITS BY TYPE 2008 FINAL PLANS

MUNICIPALITY	Lots	SF	MU-F	TH	CM	IND	AG	P/SP	ADD	Acreage
Camp Hill Borough	14	0	0	6	3	0	0	0	10	2.98
Carlisle Borough	66	9	0	211	2	1	0	2	5	31.78
Cooke Township	0	0	0	0	0	0	0	0	0	0.00
Dickinson Township	53	39	0	0	1	2	1	3	7	285.70
East Pennsboro Township	55	40	0	11	1	0	0	0	3	102.74
Hampden Township	91	50	0	109	9	2	0	2	7	68.39
Hopewell Township	20	9	0	0	1	0	1	0	9	499.17
Lemoyne Borough	2	0	0	0	2	0	0	0	0	0.93
Lower Allen Township	10	0	0	0	2	3	0	3	4	122.93
Lower Frankford Township	8	7	0	0	0	0	0	0	1	24.55
Lower Mifflin Township	10	9	0	0	0	0	0	0	1	91.19
Mechanicsburg Borough	3	0	1	5	1	0	0	0	0	.47
Middlesex Township	38	26	0	0	5	2	0	2	3	70.94
Monroe Township	19	14	0	30	1	0	1	0	2	31.25
Mt. Holly Springs Borough	11	1	20	8	0	1	0	0	0	4.37
New Cumberland Borough	17	3	0	0	0	1	0	1	12	4.82
Newburg Borough	0	0	0	0	0	0	0	0	0	0.00
Newville Borough	4	0	0	0	1	0	0	0	3	0.70
North Middleton Township	173	141	0	23	2	0	5	1	1	244.89
North Newton Township	7	1	0	0	2	0	1	1	2	103.21
Penn Township	7	3	0	0	1	0	2	0	1	58.53
Shippensburg Borough	15	0	12	0	4	0	0	2	8	2.35
Shippensburg Township	12	12	0	0	0	0	0	0	0	15.37
Shiremanstown Borough	2	0	0	0	1	0	0	0	1	1.21
Silver Spring Township	85	6	25	0	18	3	0	5	52	139.38
South Middleton Township	121	85	0	14	7	2	0	6	7	233.73
South Newton Township	12	11	0	0	0	0	0	0	1	337.69
Southampton Township	23	9	0	0	4	1	4	1	4	20.77
Upper Allen Township	82	75	0	0	2	1	0	0	4	51.61
Upper Frankford Township	65	63	0	0	1	0	1	0	0	23.14
Upper Mifflin Township	3	2	0	0	0	0	1	0	0	23.75
West Pennsboro Township	13	10	0	0	1	0	0	1	2	35.77
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0.00
Total	1041	625	58	417	72	19	17	30	150	2634.31

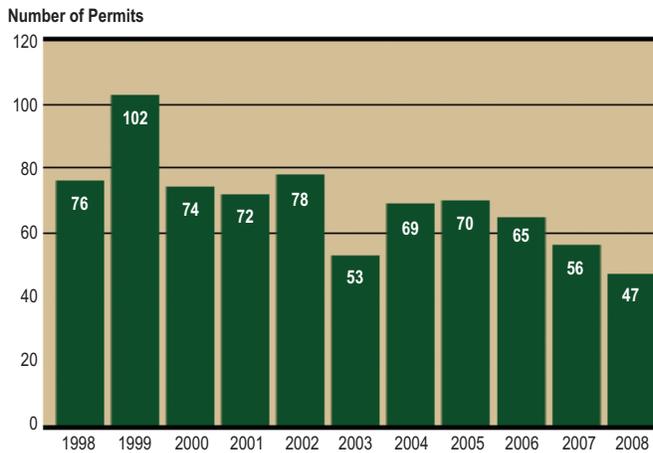
■ SF = single family, MU-F = multifamily, TH = townhouse, CM = commercial, IND = industrial, AG = agriculture, P/SP = Public/Semi Public, ADD = lot addition

Growth Trends

BUILDING PERMIT SURVEY

The Cumberland County Planning Commission conducts a building permit survey each year to monitor growth trends and identify locations where development is actually occurring. The survey includes the number and type of permits issued by municipality, as well as, the estimated construction costs. The following data is from the 2008 building permit survey.

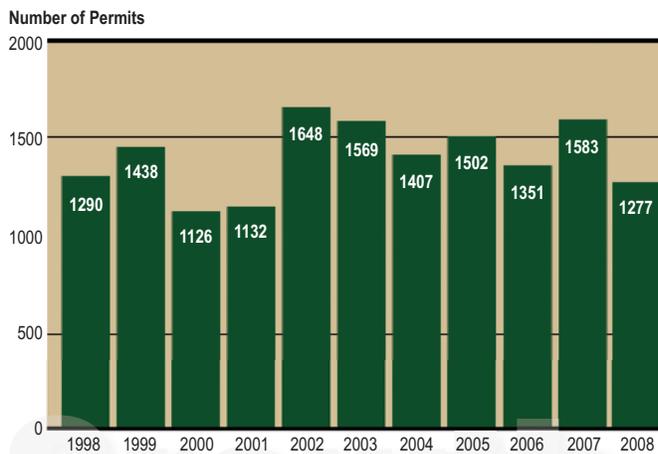
BUILDING PERMITS (Commercial & Industrial) 1998-2008



Commercial & Industrial Development Activity

The number of permits continued to decline in 2008. Building permits for commercial and industrial development is at its lowest level in over 10 years.

BUILDING PERMITS (Residential) 1998-2008



Residential Development Activity

The number of residential permits issued in 2008 declined by over 300 from 2007. Building permits for residential development have fluctuated since 2002, with an average of 1,400 issued per year.

Growth Trends

BUILDING PERMIT SURVEY

Total Permits for New Dwelling Units from 1998-2008

The number of residential building permits issued by each municipality during the last 10 years is shown below. During that period, Hampden Township issued the greatest number of permits followed by Silver Spring and Upper Allen Townships.

TOTAL NEW DWELLING UNITS 1998-2008

MUNICIPALITY	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Camp Hill Borough	0	*	7	1	3	3	1	1	3	17	31
Carlisle Borough	28	112	30	35	55	61	128	59	106	27	82
Cooke Township	3	1	8	1	3	5	4	3	0	1	0
Dickinson Township	51	46	35	42	42	46	59	40	41	18	15
East Pennsboro Township	114	146	130	159	197	207	118	65	77	56	40
Hampden Township	349	349	170	164	192	197	229	288	241	253	188
Hopewell Township	15	18	8	*	8	*	9	7	6	10	9
Lemoine Borough	3	6	22	13	15	*	20	14	4	18	20
Lower Allen Township	73	15	20	29	323	42	32	31	36	78	34
Lower Frankford Township	11	6	5	4	5	4	4	6	6	7	2
Lower Mifflin Township	9	10	*	13	21	21	8	12	13	9	6
Mechanicsburg Borough	5	12	3	6	2	3	12	3	8	2	4
Middlesex Township	26	26	15	21	19	25	35	31	49	57	44
Monroe Township	13	42	31	32	23	28	21	27	21	16	18
Mt. Holly Springs Borough	7	8	3	5	5	2	3	4	6	5	6
New Cumberland Borough	0	1	1	2	3	0	18	0	0	7	3
Newburg Borough	0	1	0	0	0	0	0	0	2	2	0
Newville Borough	0	9	0	0	0	0	2	0	0	2	3
North Middleton Township	62	38	26	39	58	78	96	138	134	75	43
North Newton Township	20	12	18	10	15	11	16	21	12	16	11
Penn Township	23	17	22	20	20	12	12	29	22	10	12
Shippensburg Borough	1	2	40	21	6	10	11	5	11	14	3
Shippensburg Township	68	0	3	29	2	57	5	7	6	194	114
Shiremanstown Borough	1	0	1	1	1	2	2	2	2	1	0
Silver Spring Township	60	187	202	129	177	261	162	125	101	151	203
South Middleton Township	86	113	125	96	118	154	99	119	114	112	66
South Newton Township	9	7	*	4	5	4	5	1	8	2	3
Southampton Township	67	83	64	56	73	94	117	101	102	199	152
Upper Allen Township	116	104	95	153	208	188	119	263	148	184	124
Upper Frankford Township	21	14	11	9	12	15	24	29	36	13	10
Upper Mifflin Township	9	7	9	14	9	6	9	7	3	8	3
West Pennsboro Township	40	46	23	24	25	31	27	62	31	19	17
Wormleysburg Borough	1	0	0	0	3	2	0	2	2	0	11
Total	1291	1438	1127	1132	1648	1569	1407	1502	1351	1583	1277

* No data provided Source: Annual Building Permit Surveys

Growth Trends

BUILDING PERMIT SURVEY

Building Permits Issued in 2008

The number and type of building permits issued by municipality is shown below. In 2008, Silver Spring Township issued the greatest number of permits for new residential units. Silver Spring and South Middleton Townships issued the most permits for new commercial/industrial development.

BUILDING PERMITS ISSUED 2008

MUNICIPALITY	New Residential Units								Dwellings Demolished	Net Total Residential Units	New Commercial Establishments	New Industrial Establishments	New Public / Semi-Public Establishments
	Single Family	Semi-Detached	Multi-Family	Townhouses	Apartment Conversions	Mobile Homes	Rehabilitated Dwellings	Total New Residential					
Camp Hill Borough	6	0	6	19	0	0	0	31	0	31	0	0	0
Carlisle Borough	9	8	33	32	0	0	0	82	2	80	1	1	0
Cooke Township	0	0	0	0	0	0	0	0	0	0	0	0	0
Dickinson Township	14	0	0	0	0	1	0	15	2	13	0	0	0
East Pennsboro Township	19	0	0	21	0	0	0	40	5	35	1	0	0
Hampden Township	83	0	0	92	0	13	0	188	13	175	4	0	0
Hopewell Township	4	0	0	0	0	5	0	9	0	9	0	0	1
Lemoyne Borough	0	4	0	16	0	0	0	20	0	20	0	0	0
Lower Allen Township	34	0	0	0	0	0	0	34	0	34	1	0	0
Lower Frankford Township	2	0	0	0	0	0	0	2	1	1	0	0	0
Lower Mifflin Township	2	0	0	0	0	4	0	6	0	6	0	0	0
Mechanicsburg Borough	2	0	0	0	0	0	2	4	1	3	1	0	0
Middlesex Township	7	0	0	36	0	1	0	44	6	38	1	0	0
Monroe Township	18	0	0	0	0	0	0	18	2	16	0	0	0
Mt. Holly Springs Borough	0	0	0	0	6	0	0	6	1	5	0	0	0
New Cumberland Borough	3	0	0	0	0	0	0	3	0	3	0	0	0
Newburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0
Newville Borough	0	0	0	0	0	0	3	3	0	3	0	0	0
North Middleton Township	20	4	0	5	0	14	0	43	10	33	0	0	0
North Newton Township	11	0	0	0	0	0	0	11	0	11	0	1	0
Penn Township	9	0	0	0	0	3	0	12	0	12	0	2	2
Shippensburg Borough	1	2	0	0	0	0	0	3	5	-2	0	0	0
Shippensburg Township	0	0	108	2	0	2	2	114	0	114	0	0	0
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0	0	0	0
Silver Spring Township	146	6	0	51	0	0	0	203	2	201	9	3	1
South Middleton Township	36	0	0	28	0	2	0	66	8	58	12	0	0
South Newton Township	2	0	0	0	0	1	0	3	0	3	0	0	0
Southampton Township	44	2	96	6	0	4	0	152	0	152	4	0	0
Upper Allen Township	26	0	11	87	0	0	0	124	5	119	4	0	0
Upper Frankford Township	2	0	0	0	0	8	0	10	0	10	0	0	0
Upper Mifflin Township	3	0	0	0	0	0	0	3	0	3	0	0	0
West Pennsboro Township	8	2	0	0	0	6	1	17	0	17	1	0	1
Wormleysburg Borough	0	0	6	0	2	0	3	11	2	9	1	0	0
County Totals	511	28	260	395	8	64	11	1277	65	1212	40	7	5

Source: Municipality Building Permit Survey 2008

Growth Trends

Cumberland County Housing Costs Summary

The median home sale price for all housing types in Cumberland County decreased by 1.3% in 2008. The median sales price for single family homes increased by 3.4% and the median sales price for attached or semi-attached homes decreased by 2.4%. The County's median home sales prices fared better than the national level where prices declined by 10.5% for single family homes.

■ **Sources:** Central Penn Multi-List, Inc. 2008
National Association of Realtors, 2008

All Housing Types:	2002	2003	2004	2005	2006	2007	2008
	\$133,000	\$140,000	\$150,000	\$167,900	\$177,000	\$184,900	\$182,500
Single Family: Detached	2002	2003	2004	2005	2006	2007	2008
	\$142,000	\$154,900	\$169,000	\$187,000	\$199,900	\$201,150	\$208,000
Single Family: Attached & Semi-attached	2002	2003	2004	2005	2006	2007	2008
	\$98,250	\$110,250	\$116,250	\$113,950	\$137,500	\$148,500	\$145,000

BY MUNICIPALITY	2002	2003	2004	2005	2006	2007	2008
Camp Hill Borough	125,400	138,225	146,000	160,000	167,010	178,500	189,950
Carlisle Borough	103,500	115,250	121,925	127,000	135,000	145,800	140,000
Cooke Township	102,450	97,000	74,950 (2)	247,500	134,200 (2)	307,500	100,000
Dickinson Township	143,900	192,200	240,000	245,000	287,825	244,000 (1)	260,000
East Pennsboro Township	135,400	130,000	134,297	139,950	156,730	159,900	153,750
Hampden Township	179,900	187,000	208,900	251,750	250,000	237,000	245,000
Hopewell Township	105,450	140,900	81,000 (2)	183,500	259,950 (2)	259,250	229,200
Lemoyne Borough	90,450	109,900	106,900	112,500	129,499	133,000	140,000
Lower Allen Township	112,200	120,000	129,900	139,900	149,900	156,000	155,000
Lower Frankford Township	106,950	165,000	145,250	169,900	194,000	110,000	166,750
Lower Mifflin Township	120,000	115,500	141,000	126,450	159,950	123,450	127,000
Mechanicsburg Borough	115,000	115,450	116,750	144,900	149,900	155,950	159,500
Middlesex Township	164,900	167,700	176,000	243,500	225,000	250,500	225,900
Monroe Township	154,700	169,000	171,950	222,000	210,900	223,000	225,000
Mt. Holly Springs Borough	89,000	95,800	128,900	128,000	140,000	142,000	130,500
New Cumberland Borough	100,000	114,500	126,900	128,000	149,200	141,000	145,500
Newburg Borough	0	80,000 (1)	129,900 (3)	184,370 (3)	182,000 (1)	223,500 (1)	165,000 (1)
Newville Borough	79,050	107,500	107,000	104,000	115,000	117,000	142,000
North Middleton Township	124,900	134,950	156,500	179,400	178,700	181,700	176,700
North Newton Township	103,400	137,900	139,950	180,450	188,750	176,900	176,000
Penn Township	117,400	104,900	174,000	140,000	222,450	177,400	208,000
Shippensburg Borough							
Shippensburg Township	77,950	81,500	109,000	184,750	159,900	158,000	131,500
Shiremanstown Borough	133,700	137,500	146,900	142,700	141,950	166,000	136,700
Silver Spring Township	153,150	149,900	170,902	179,535	211,000	219,584	218,450
South Middleton Township	149,950	170,900	171,900	179,000	189,950	204,763	190,000
South Newton Township	149,950 (2)	123,500	149,900	142,000	131,500	171,000	161,500
Southampton Township	105,450	124,500	120,000	141,630	183,000	198,500	175,120
Upper Allen Township	137,000	156,900	161,900	180,000	205,000	201,080	189,900
Upper Frankford Township	113,600	106,450	175,000	170,450	181,000	176,000	114,900
Upper Mifflin Township	148,000 (2)	119,950 (2)	119,900	182,450	185,000	180,950	280,000
West Pennsboro Township	129,000	140,450	155,000	163,950	167,000	197,000	180,000
Wormleysburg Borough	94,876	119,900	123,000	98,500	142,450	130,000	174,900

■ (1), (2), (3) - Number of properties sold / only those municipalities that had 5 or less homes sold in that year are indicated



In memory of Jack Blair

The Cumberland County Planning Commission
lost one of its most beloved and dedicated members,

John S. “Jack” Blair

on April 2, 2008.

Jack was appointed to the Cumberland County Planning Commission in 2003 serving tirelessly and selflessly until April of 2008. In addition to the Planning Commission, Jack also served on the Cumberland County Transportation Authority and the Harrisburg Area Transportation Study. Jack served as a mentor to the Planning Department staff and other Planning Commission members with whom he routinely shared his local government and transportation experiences. Jack was truly a role model for all individuals who aspire to public service.



Cumberland County Planning Commission

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