



A residential street in Horsham Township



Background

Geographic Context

Horsham Township is a 17-square-mile community in eastern Montgomery County, Pennsylvania (see Map 1 on the following page). Horsham is bounded to the west by Montgomery Township, to the south by Lower Gwynedd Township and Upper Dublin Township, to the east by Upper Moreland Township, and to the north by Warminster Township and Warrington Township in Bucks County. Horsham has several significant roadways that cross through the township, including State Routes 611 (Easton Road), 463 (Horsham Road), 152 (Limekiln Pike), and 309 (Bethlehem Pike). Horsham also is home to the Power Line Trail, a 5.2 mile trail utilizing the PECO transmission line corridor that when extended, will connect to the greater Montgomery County trail network.

MAP 1. REGIONAL CONTEXT



Historical Context

Horsham Township was established in 1717 by a vote of the migrating Quakers who settled in the area. In 1718, Sir William Keith, Provincial Governor of Pennsylvania, acquired twelve hundred acres of land within the township boundary and built the “Keith House” in what is now known as Graeme Park as a summer residence.¹ Some of the first significant settlements included Horshamville, centered around the junction of Horsham and Easton Roads, Prospectville at Limekiln Pike and Horsham Road, and Davis Grove at Keith’s Road (now Governors Road) and Privet Road.

Horsham was primarily an agricultural community for its first 200 years, with industrial and commercial activity limited to mills, taverns, inns, general stores, and other various shops.² It remained unchanged in any significant way and maintained its agrarian character from when the land was surveyed and first offered for sale in 1684 until a rail line was extended from Glenside to New Hope and established a station 2.75 miles east of Horshamville in 1872. Over the next 20 years or so, the area saw residential development and the township’s population rose to 1,300.³

Between 1942 and 2011 the Naval Air Station-Joint Reserve Base Willow Grove (referred to as

¹“The Keith House.” The Friends of Graeme Park. <https://www.graemepark.org/history/>

²“2003 Horsham Township Park and Recreation Plan Update Chapter 2.” Horsham Township. <https://www.horsham.org/files/documents/document1662113235040115.pdf>.

³“Horsham History.” Horsham Township. <https://www.horsham.org/pview.aspx?id=10480>.

the Willow Grove Naval Air Station, or WGNAS for short, in this document) was a significant presence within the Horsham community, at its peak occupying over 1,100 acres between Easton Road (State Route 611) and Horsham Road (State Route 463). The WGNAS was a major employer and contributed to the township's commercial and residential development in the mid- to late-1900s.

Other factors influencing the township's development from an agrarian community to a suburban residential community and employment center include general suburban migration and the development of major highways such as the Pennsylvania Turnpike.

Horsham Township is named after the town of Horsham in West Sussex County, England.⁴

⁴"Horsham History," Horsham Township. <https://www.horsham.org/pview.aspx?id=10480>.



Circa 1970s aerial of the intersection of Welsh Road and Route 309 showing the English Village Apartments under construction.



Circa 1970s aerial of the former Willow Grove Naval Air Station. Easton Road is shown to the right.



Circa 1970s aerial of the intersection of Limekiln Pike and Butler Pike showing large active farms in the southern part of the township.

Demographics

Population Characteristics

Population Change

In 1930, Horsham Township was a small agrarian community of just over 2,000 people (see Figure 1 below). The township's significant growth in the 1950s and 1960s may have been influenced by the establishment of the Willow Grove Naval Air Base, the construction of the Pennsylvania Turnpike with a nearby interchange in Fort Washington, and general suburban housing development after World War II. The township experienced another surge of housing development and population growth in the 1980s coinciding with significant housing development and regional growth in nearby North Penn and

Fort Washington. 2022 population estimates released by the U.S. Census Bureau estimate the township's current population at 26,697 persons.⁵

The neighboring townships also experienced growth in the mid-20th Century to varying degrees (see Figure 2 below). Warminster Township in Bucks County to the north experienced the greatest population growth through 1970. Lower Gwynedd Township to the southwest is the neighboring township with the smallest population.

With an overall population density of 1,534 persons per square mile, Horsham Township has the second lowest population density of neighboring municipalities, after Lower Gwynedd Township.

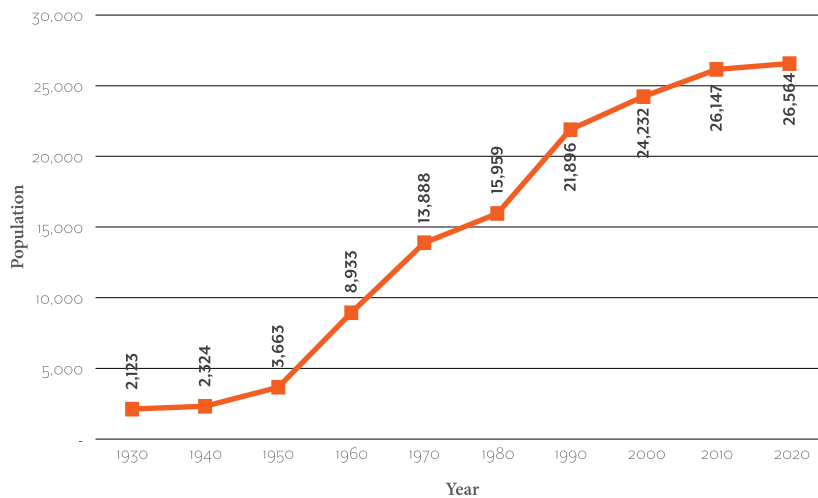
Population Forecasts

Based on population forecasts from the Delaware Valley Regional Planning Commission (DVRPC), the population of Horsham Township is forecasted to grow to 31,279 people by 2050, or an 18.2% increase over the 2020 population (see Figure 3 on the following page). Horsham is forecasted to grow at a greater rate than Montgomery County overall (10.1% or 84,010 persons).

DVRPC's population forecasts are based on existing conditions and recent trends such as land use changes and development activity. Horsham Township's particular population forecast was refined to reflect the potential population increase associated with the planned redevelopment of the Willow Grove Naval Air Station (WGNAS) which has been pushed back to 2040 and beyond.

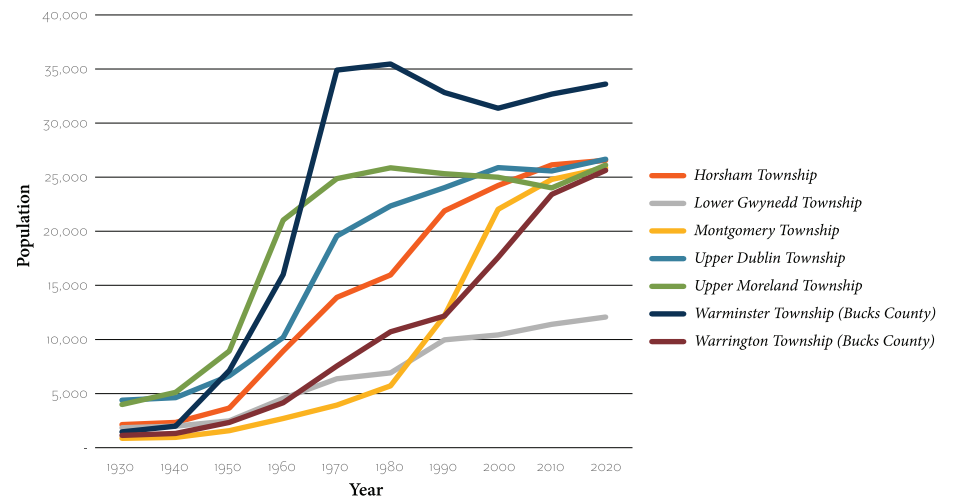
⁵U.S. Census Bureau, "Annual Estimates of the Resident Population for Minor Civil Divisions in Pennsylvania: April 1, 2020 – July 1, 2022."

FIGURE 1. POPULATION CHANGE: 1930-2020



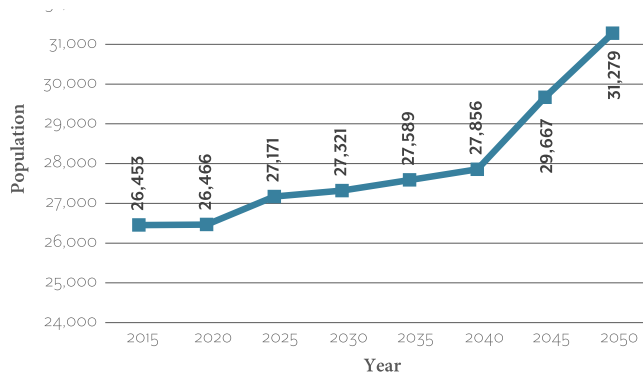
Source: U.S. Census Bureau, Decennial Census, 1930-2020.

FIGURE 2. REGIONAL POPULATION CHANGE: 1930-2020



Source: U.S. Census Bureau, Decennial Census, 1930-2020.

FIGURE 3. FORECASTED POPULATION: 2015-2050*



*Forecasted values.
Source: Delaware Valley Regional Planning Commission.

TABLE 1. AGE CHARACTERISTICS: 2020

MUNICIPALITY	MEDIAN AGE	% UNDER 18	% 65 AND OVER
Horsham Township	39.8	22.8%	18.6%
Lower Gwynedd Township	49.6	20.3%	27.6%
Montgomery Township	45.4	21.1%	16.8%
Upper Dublin Township	44.2	23.2%	18.9%
Upper Moreland Township	37.9	21.1%	16.9%
Montgomery County	41.3	21.6%	17.8%
Warminster Township	48.7	15.4%	28.8%
Warrington Township	44.8	22.5%	17.2%
Bucks County	44.0	20.4%	18.7%

Source: U.S. Census Bureau, Decennial Census: 2020.

Age of Population Trends

The school-age population (under 18 years) makes up almost 23% of Horsham’s total population, which is greater than all of the neighboring municipalities, except for Upper Dublin Township, as well as both Montgomery and Bucks counties overall (see Table 1 above). The senior population (65 years and older) makes up a significant component of the township’s population at 18.6%. However, this percentage is much lower than neighboring Lower Gwynedd and Warminster townships where 28% and 29% of the population is 65 or older, respectively.

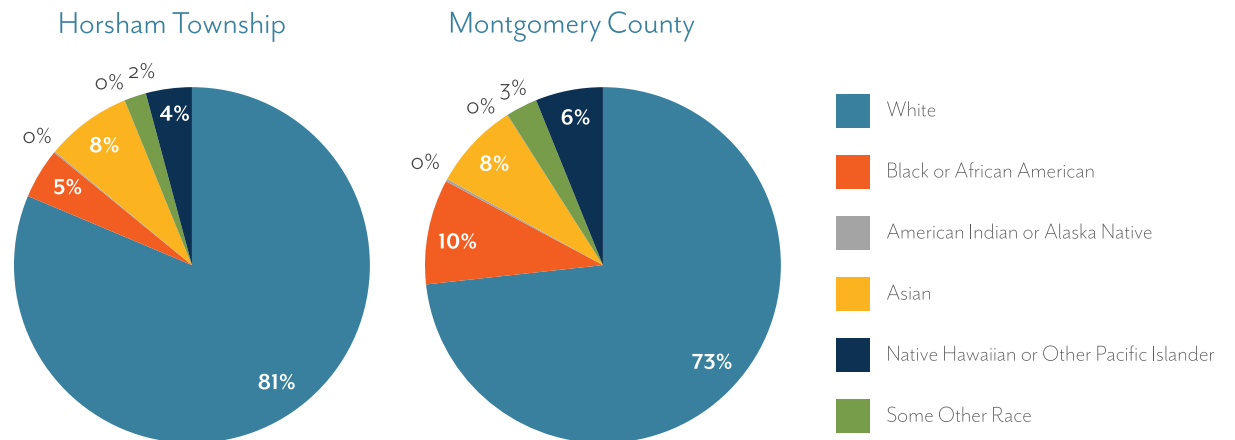
Overall, the township’s population has a median age of 39.8 years, which makes Horsham Township younger than all of the neighboring municipalities, except for Upper Moreland Township, as well as both Montgomery and Bucks counties overall.

Racial Composition

Figure 4 below shows the racial composition of Horsham Township as compared to Montgomery County overall. The township and county have similar percentages of their populations that are Asian, some other race, or two or more

racers. Horsham Township has a slightly larger percentage of population that is white, and a slightly smaller percentage of the population that is black or African American, when compared to Montgomery County overall.

FIGURE 4. RACIAL COMPOSITION: 2020



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Housing Characteristics

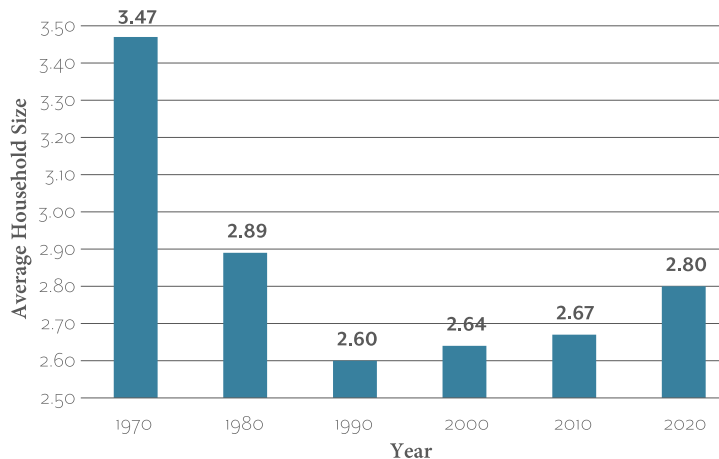
Average Household Size

Horsham Township has seen a significant decline in the average household size (persons per household) since 1970; however, the average household size has been steadily increasing at a slow rate since a low in 1990 (see Figure 5 below).

A general decline in the average household size has been observed in all of the neighboring municipalities and at the county-level. This general decline can be attributed to many societal factors, such as decreased birth rates and an increase in single-parent and single-person households.

However, the small increase in average household size in Horsham since 1990 appears to indicate renewed interest in families locating in Horsham. The township's younger median age may also be an indication of this trend.

FIGURE 5. AVERAGE HOUSEHOLD SIZE: 1970-2020



Source: U.S. Census Bureau, Decennial Census: 1970-2020.

Percent of Household Types

In 2020, just over 27% of all households in Horsham identified as having at least one resident aged 60 years or over, an increase of over 8% since 2015 (see Table 2 on the following page). This percentage is the lowest of any adjacent municipality and is also significantly lower than either Montgomery or Bucks county overall. On the other hand, nearly 37% of households in the township have at least one person under the age of 18, an approximately 2.5% increase from 2015. This percentage is higher than any of the adjacent municipalities and Montgomery County and Bucks County overall.

These two figures show that the township is made up of more families with school-age children than the surrounding communities. There was only a slight increase in the percentage of single-person households in Horsham from 24.4% in 2015 to 24.8% in 2020, which is similar to Montgomery and Bucks counties overall.

Median Housing Value

In 2020, the median housing value for Horsham Township was \$361,700, which is over \$35,000 greater than the county-wide median housing value (see Table 3 on the following page). The median housing values for 2010 have been adjusted for inflation to 2020 levels using the Bureau of Labor Statistics' Consumer Price Index (CPI) Inflation Calculator⁶ for an easier comparison. When adjusted for inflation, median housing values fell across Montgomery and Bucks counties during this time period. Horsham and Montgomery townships' median housing values decreased the least when compared to the adjacent municipalities, which was also similar to the percentage decline at the county-level.

Housing Tenure & Occupancy Status

The percentage of total housing units that were renter-occupied as opposed to owner-occupied rose by approximately 6.5% between 2015 and 2020 (see Table 4 on the following page). The percentage of renter-occupied housing units in adjacent Upper Dublin and Upper Moreland townships rose during the same time period as well, which may reflect large rental apartment developments coming on-line during this time period.

⁶United States Department of Labor; Bureau of Labor Statistics: CPI Inflation Calculator. http://www.bls.gov/data/inflation_calculator.htm

TABLE 2. HOUSEHOLD TYPES: 2015 VS. 2020

	HOUSEHOLDS WITH ONE OR MORE PERSONS UNDER 18 YEARS		HOUSEHOLDS WITH ONE OR MORE PERSONS 60 YEARS AND OVER		HOUSEHOLDERS LIVING ALONE	
	2015	2020	2015	2020	2015	2020
Horsham Township	34.2%	36.7%	19.2%	27.4%	24.4%	24.8%
Lower Gwynedd Township	25.7%	26.7%	48.0%	48.1%	33.8%	30.9%
Montgomery Township	37.4%	31.4%	27.7%	31.3%	22.9%	22.2%
Upper Dublin Township	35.9%	33.6%	32.4%	34.2%	18.9%	17.4%
Upper Moreland Township	31.3%	29.2%	28.3%	31.4%	29.4%	31.2%
Montgomery County	32.1%	31.7%	29.0%	31.7%	26.4%	26.2%
Warminster Township	25.3%	27.7%	45.5%	47.4%	29.5%	27.3%
Warrington Township	39.5%	36.1%	27.3%	32.5%	18.1%	21.1%
Bucks County	31.1%	31.7%	29.7%	33.9%	24.1%	23.2%

Source: U.S. Census Bureau, 2011-2015 & 2016-2020 American Community Survey 5-Year Estimates.

TABLE 3. MEDIAN HOUSING VALUE: 2010 VS. 2020

MUNICIPALITY	2010*	2020	% CHANGE 2010*-2020
Horsham Township	\$393,587	\$361,700	-8.1%
Lower Gwynedd Township	\$573,475	\$487,600	-15.0%
Montgomery Township	\$396,206	\$363,200	-8.3%
Upper Dublin Township	\$483,948	\$425,000	-12.2%
Upper Moreland Township	\$315,251	\$286,300	-9.2%
Montgomery County	\$353,824	\$326,200	-7.8%
Warminster Township	\$364,419	\$324,700	-10.9%
Warrington Township	\$466,685	\$416,300	-10.8%
Bucks County	\$382,753	\$340,500	-11.0%

* Adjusted for inflation to 2020 levels

Source: U.S. Census Bureau, 2011-2015 & 2016-2020 American Community Survey 5-Year Estimates.

TABLE 4. OWNER- VS. RENTER-OCCUPIED HOUSING UNITS: 2015 VS. 2020

	OWNER-OCCUPIED HOUSING UNITS		RENTER-OCCUPIED HOUSING UNITS	
	2015	2020	2015	2020
Horsham Township	76.7%	70.2%	23.3%	29.8%
Lower Gwynedd Township	71.2%	78.4%	28.8%	21.6%
Montgomery Township	89.4%	90.2%	10.6%	9.8%
Upper Dublin Township	87.7%	84.1%	12.3%	15.9%
Upper Moreland Township	64.2%	62.3%	35.8%	37.7%
Montgomery County	72.6%	71.9%	27.4%	28.1%
Warminster Township	67.9%	70.7%	32.1%	29.3%
Warrington Township	80.8%	84.0%	19.2%	16.0%
Bucks County	76.4%	78.1%	23.6%	21.9%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Economic Characteristics

Income, Poverty, and Unemployment Characteristics

In 2020, the median household income in Horsham Township was \$100,186, nearly \$7,000 greater than the county-wide median and more than \$36,000 greater than the median value for Pennsylvania as-a-whole.

Horsham Township’s unemployment rate is lower than Montgomery County, Bucks County, the State, and all of the neighboring municipalities, except for Warminster Township which has the same unemployment rate at 2.8%.

In addition, the township’s poverty rate (the percentage of families whose income in the past 12 months is below the poverty level) is lower than Montgomery County, Bucks County, and

the State overall; however, it is higher than the neighboring municipalities of Lower Gwynedd, Montgomery, and Upper Dublin townships (see Table 5 below).

TABLE 5. INCOME, POVERTY, AND UNEMPLOYMENT CHARACTERISTICS: 2020

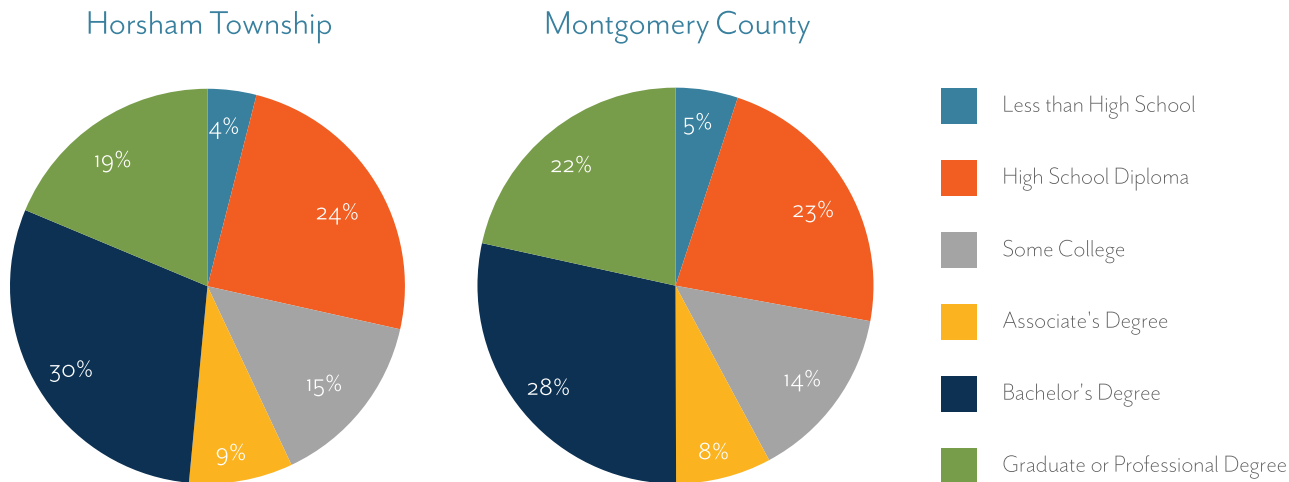
MUNICIPALITY	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME	FAMILY POVERTY RATE	UNEMPLOYMENT RATE
Horsham Township	\$100,186	\$47,177	2.6%	2.8%
Lower Gwynedd Township	\$106,602	\$72,537	1.5%	2.9%
Montgomery Township	\$103,925	\$52,000	1.9%	5.1%
Upper Dublin Township	\$138,316	\$67,822	1.4%	2.9%
Upper Moreland Township	\$81,414	\$39,640	5.0%	4.9%
Montgomery County	\$93,518	\$49,905	3.8%	4.5%
Warminster Township	\$69,471	\$37,900	3.8%	2.8%
Warrington Township	\$106,880	\$49,185	2.8%	4.8%
Bucks County	\$93,181	\$47,266	3.6%	4.2%
Pennsylvania State	\$63,627	\$35,518	8.1%	5.4%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Educational Attainment

A community's educational attainment level can often indicate the community's overall income potential and economic status. In 2019, 48.5% of Horsham's population had a Bachelor's degree or higher, compared to 50.1% for Montgomery County overall (see Figure 6 below). Only 4% of Horsham's population aged 25 and over does not have a high school diploma, which is slightly lower than the percentage for the county overall.

FIGURE 6. EDUCATIONAL ATTAINMENT: 2020



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.