



Chapter 3

Township Demographics

Analysis

The Community Demographic Analysis consists of information relating to Springfield’s population. Except where noted, the source of information is the U.S. Census. Understanding the demographic trends helps guide community decision makers to establish new policies and practices. Demographic characteristics such as employment forecasts and population projections can provide insight into possible trends so that planning can take place for community services, infrastructure, housing, recreation facilities, as well as economic development and revitalization.

Population

Springfield Township experienced significant growth between 1950 and 1970 when it nearly doubled its population from 11,403 residents to 22,394, respectively. Between 1970 and 2000 the number of residents began to decline. In 1990 there were 19,612 residents and for the first time in two decades the population dropped below 20,000. This trend has continued through 2010 (Figure 3.1). By 2010 the population loss had slowed. There were 19,418 residents, 115 fewer residents than in 2000 mostly due to a decrease in the group quarters population. Similar population declines were also experienced in the neighboring communities of Abington, Cheltenham, and Upper Dublin between 2000 and 2010. Only Whitemarsh experienced an increase in residents of 3.9 percent during this period.

Figure 3.1
Total Population (1950 – 2010)

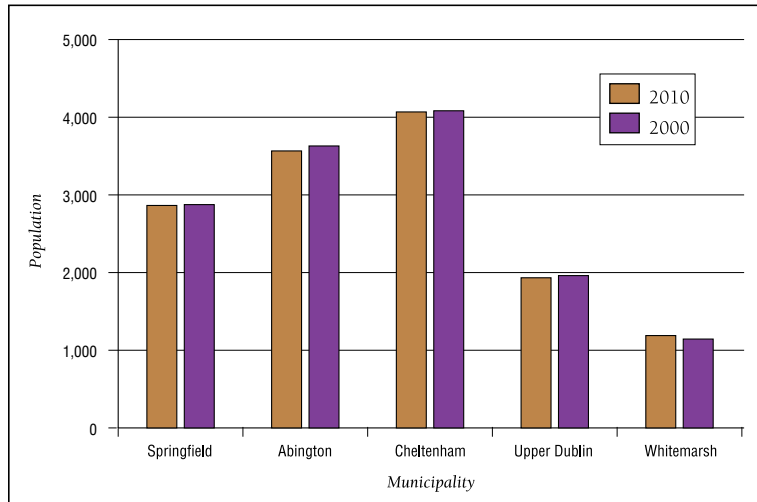
| Total Population | | | | | | | Change in Population | | | | | |
|------------------|--------|--------|--------|--------|--------|--------|----------------------|---------|-------------|---------|-------------|---------|
| | | | | | | | 1950 - 1970 | | 1970 - 1990 | | 1990 - 2010 | |
| 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | Number | Percent | Number | Percent | Number | Percent |
| 11,403 | 20,652 | 22,394 | 20,344 | 19,612 | 19,533 | 19,418 | 10,911 | 96.4% | (2,782) | -12.4% | (194) | -1% |

Source: US Census Bureau.

Similarly, population density, or the number of persons per square mile, also decreased slightly for Springfield and its neighbors, with only Whitemarsh seeing a slight increase in density by 2010 (Figure 3.2).



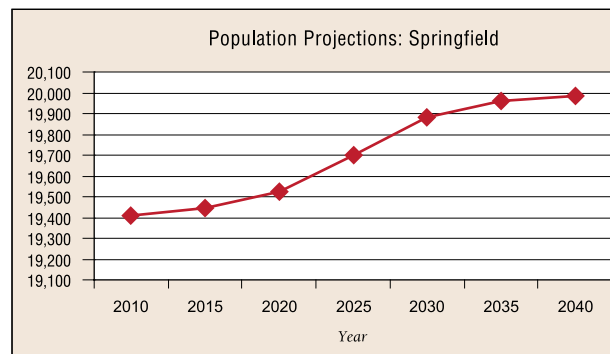
Figure 3.2
Population (2000 – 2010)



Source: U.S. Census Bureau.

The Delaware Valley Regional Planning Commission (DVRPC) estimates that Springfield’s population will increase slightly by 2035 (Figure 3.3). The relatively stable population of Springfield is mirrored in Abington and Cheltenham while, Upper Dublin and Whitemarsh are projected to grow between 9 and 10 percent during this period. The trend may be attributed in part to the limited amount of land available for new housing and lifestyle changes such as older children moving out of the community, leaving empty-nesters, young families having fewer children, and more single people buying homes in the community. Most of the region’s growth in residential and commercial development shifted in the last several decades in the location of employment centers to areas farther away from the city.

Figure 3.3
Population Projections



| Area | 2000* Census | 2010** Census | 2015 Census | 2020 Census | 2025 Census | 2030 Census | 2035 Census | 2040 Census | 2010 - 2040 Absolute Change | 2010 - 2040 Percent Change |
|-----------------------|--------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------------|----------------------------|
| Springfield Township | 19,530 | 19,418 | 19,445 | 19,522 | 19,703 | 19,884 | 19,961 | 19,988 | 570 | 2.9% |
| Abington Township | 56,105 | 55,310 | 55,368 | 55,534 | 55,924 | 56,314 | 56,480 | 56,538 | 1,228 | 2.2% |
| Cheltenham Township | 36,880 | 36,793 | 36,843 | 36,985 | 37,319 | 37,653 | 37,795 | 37,845 | 1,052 | 2.9% |
| Upper Dublin Township | 25,875 | 25,569 | 25,773 | 26,118 | 26,738 | 27,357 | 27,652 | 27,756 | 2,187 | 8.6% |
| Whitemarsh Township | 16,702 | 17,349 | 17,541 | 17,852 | 18,317 | 18,783 | 19,094 | 19,286 | 1,937 | 11.2% |
| Montgomery County | 748,978 | 799,874 | 808,531 | 823,564 | 848,463 | 873,361 | 887,364 | 894,486 | 94,612 | 11.8% |
| Philadelphia | 1,517,550 | 1,526,006 | 1,536,124 | 1,551,247 | 1,572,342 | 1,599,436 | 1,618,512 | 1,630,589 | 104,583 | 6.9% |

* 2000, 2010 U.S. Census, 2012 DVRPC Projections
 ** 2010 U.S. Census



Households and Group Quarters

Less than 5 percent or 937 residents live in group quarters whereas, slightly more than 95 percent or 18,201 residents live in households (Figure 3.4). Group quarters include all residents not living in households in two general categories: institutional and noninstitutional. In Springfield, nursing homes and juvenile facilities are considered institutional group homes while housing associated with religious organizations are considered noninstitutional group homes. Between 2000 and 2010 Springfield residents living in group quarters of all types declined by nearly 30 percent, those living in institutional group quarters declined by 14.52 percent, and those residing in religious and other group homes, decreased by nearly 69 percent.

Figure 3.4

Household and Group Quarters Population (2000 – 2010)

| Population Type | 2000 | | 2010 | | Change 2000 - 2010 | |
|---------------------------|---------------|---------------|---------------|---------------|--------------------|----------------|
| | Number | Percent Total | Number | Percent Total | Number | Percent Change |
| Household Population | 18,201 | 93.2% | 18,481 | 95.1% | 280 | 1.50% |
| Group Quarters Population | 1,334 | 6.8% | 937 | 4.8% | (397) | - 29.80% |
| Institutional | 961 | 4.9% | 820 | 4.2% | (141) | -14.52% |
| Noninstitutional | 373 | 1.9% | 117 | 0.6% | (256) | - 68.62% |
| Total Population | 19,533 | 100.0% | 19,418 | 100.0% | (115) | - 0.50% |

Source: U.S. Census Bureau.

Age Profile

Understanding the change in a community's age profile over time can give valuable insight into the community's makeup and may be helpful in predicting the future needs and interests of the residents. The age profile can show trends and inform decisions about school enrollments, housing needs and the distribution of community services. Figure 3.5 shows that Springfield Township is getting more mature. The median age of all residents combined in 2010 was 45.3 or 1.4 years higher than in 2000 (43.9) and significantly higher than the 2010 median age for Montgomery County (40.6) as a whole. The median age is the midpoint of the population. Half of the population is older and half is younger than the median age.

In 2010, more than 63 percent of the residents were age 35 or older. Those under the age of 18 make up another 22 percent of the total population while less than 15 percent of residents fall between the age of 18 and 34. Between 2000 and 2010, the group that grew the most was those age 55-64, increasing by 1,106 residents or 60 percent. (Baby Boomers) The next largest increase was for those between age 18 and 24. (Baby Boom Echo) This group grew by over 14 percent.

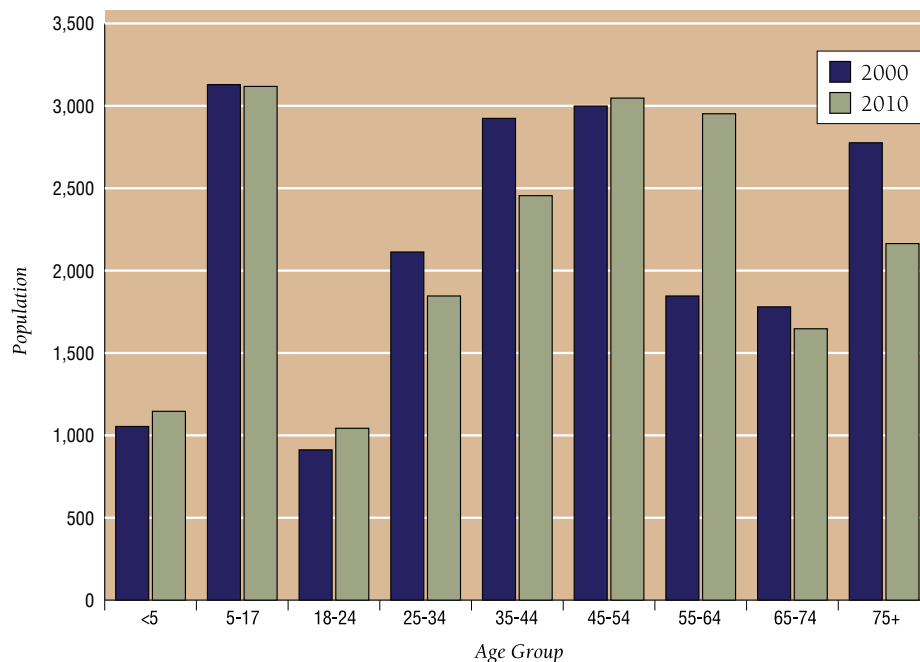


The age group that experienced the largest decline was those age 75 or older residents. This population decreased by 612 residents or 22 percent. The next largest decline was seen in the group age 35-44, which decreased by 469 residents or 16 percent.

Figure 3.5
Age Profile (2000 – 2010)

| Age Group | 2000 | 2010 | 2010 Percent of Total | Number Change | Percent Change |
|-----------|-------|-------|-----------------------|---------------|----------------|
| <5 | 1,054 | 1,146 | 5.9% | 92 | 8.70% |
| 5-17 | 3,129 | 3,118 | 16% | (11) | -0.35% |
| 18-24 | 912 | 1,043 | 5.4% | 131 | 14.36% |
| 25-34 | 2,113 | 1,846 | 9.5% | (267) | -14.46% |
| 35-44 | 2,924 | 2,455 | 12.6% | (469) | -16.03% |
| 45-54 | 2,999 | 3,047 | 15.7% | 48 | 1.60% |
| 55-64 | 1,846 | 2,952 | 15.2% | 1,106 | 59.91% |
| 65-74 | 1,780 | 1,647 | 8.9% | (133) | -7.47% |
| 75+ | 2,776 | 2,164 | 11.1% | (612) | -22.04% |

Source: U.S. Census Bureau.



In 2010, Springfield had 5,999 residents between the age of 45 and 64, an increase of 1,054 residents or 23.8 percent over 2000 figures (4,845). This is significant in that people in this age group tend to have the highest household income and generate the most earned income tax revenues for a community. This group also tends to have the highest household spending of any age group and could have implications for the local economy if household spending was captured within township borders. Another group that continues to grow to a lesser degree, are those

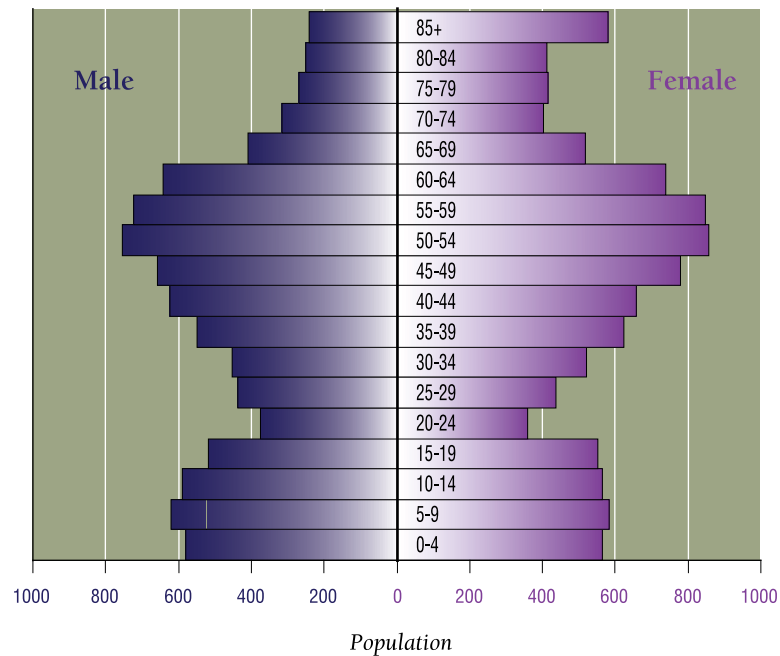


age 5 and under or the pre-school population. The community facilities and services required for these very different age groups will need to be considered going forward. Township investments should be made to community facilities, programs, and other improvements that meet the future needs and interests of these residents.

In Springfield, males make up 46.4 percent of the total population where as females make up 53.6 percent. The median age for male population was 42.9 and 47.2 for females or 4.2 years older than the median age for males. The number of females is greater than males in nearly every age group except between age 5-14 and age 20-29. The most significant difference in population between males and females is with those ages 65 and older where there are 840 or 36.1 percent more older women than older men. Even though the overall number of residents in this age bracket decreased by 754 residents or 20 percent, between 2000 and 2010, they still make up 20 percent of Springfield's total population. Further, in the subset of those age 85 years and older, the number of woman is nearly 60 percent greater than that of men.

Figure 3.6 shows Springfield's population by age and gender where the Baby Boom population is evident in the pyramid as a bulge at ages 45 to 64. The differences in the number of males and females in the older age groups is the result of differences in mortality for men and women where women tend to live longer than men.

Figure 3.6
Age/Gender Profile



Source: U.S. Census Bureau.

Although the number of people age 65 and older has declined, it still represents nearly 20 percent of the total population. As life expectancy continues to rise, older adults that are very elderly and frail will continue to have different needs and preferences for housing types, transportation, community services, shopping, and health-related services than those that are active and healthy.



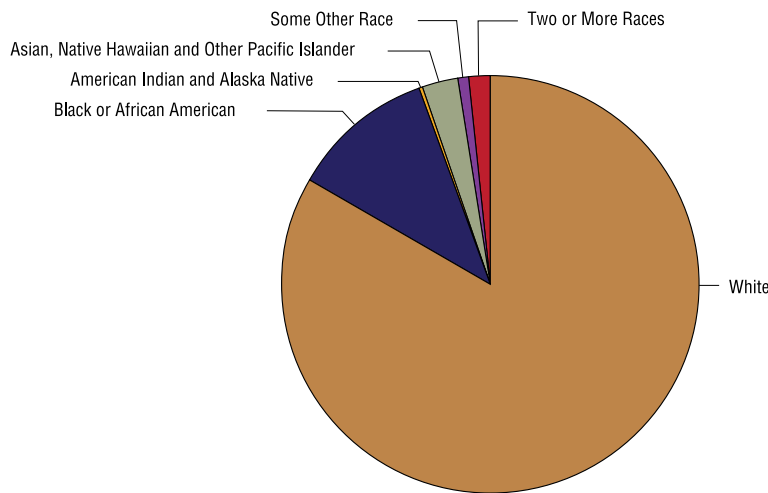
Race and Hispanic Origin

Springfield became more diverse between 2000 and 2010 (Figure 3.7). In 2010, 3,183 or 17 percent of residents identified themselves as nonwhite compared with 2,239 or 12 percent of residents in 2000. Those identifying themselves as two or more races grew by 117.5 percent where those residents identifying themselves as white alone decreased by 6.1 percent.

Figure 3.7
Race (2000 – 2010)

| Race | 2000 | 2010 | Percent of Total | Percent Change 2000 - 2010 |
|---|---------------|---------------|------------------|----------------------------|
| White | 17,294 | 16,235 | 83.60% | -6.10% |
| Black or African American | 1,623 | 2,157 | 11.10% | 32.90% |
| American Indian and Alaska Native | 25 | 25 | 0.13% | 0.00% |
| Asian, Native Hawaiian and Other Pacific Islander | 377 | 545 | 2.80% | 44.50% |
| Some Other Race | 66 | 134 | 0.70% | 103.00% |
| Two or More Races | 148 | 322 | 1.60% | 117.50% |
| Total | 19,533 | 19,418 | 99.90% | -0.58% |

Source: U.S. Census Bureau.



The Hispanic population of Springfield is less than 3 percent of the total population and less than Montgomery County as a whole at 4.3 percent. Although the number of Springfield residents identifying themselves as being of Hispanic origin grew by 259 or 127.6 percent between 2000 and 2010, this group makes up only 2.4 percent of the total population (Figure 3.8). In Abington and Cheltenham, Hispanics make up between 3 and 4 percent of the population whereas in Upper Dublin and Whitemarsh this group makes up less than 2 percent of the population.

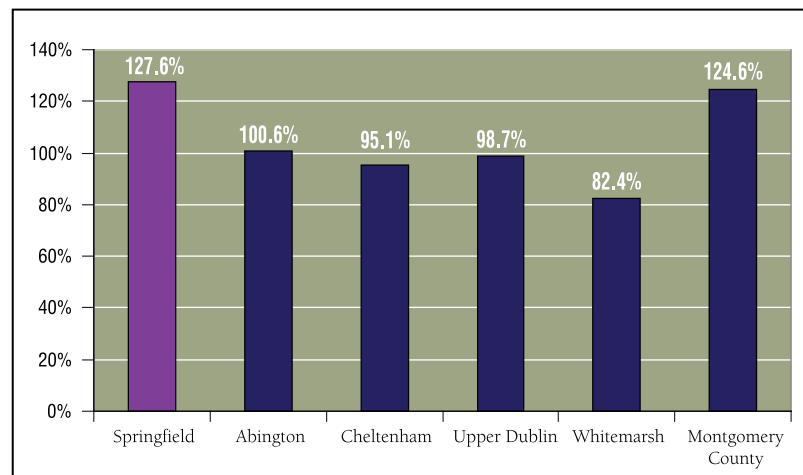


Figure 3.8
Hispanic Origin by Municipality

| Municipality | 2010 Total Population | Total Hispanic | | | | Hispanic by Ethnicity in 2010 | | | |
|-------------------|-----------------------|----------------|--------|---------------|-----------------------|-------------------------------|--------------|-------|----------------|
| | | 2000 | 2010 | Number Change | 2010 Percent of Total | Mexican | Puerto Rican | Cuban | Other Hispanic |
| Springfield | 19,418 | 203 | 462 | 259 | 2.4% | 82 | 135 | 31 | 214 |
| Abington | 55,310 | 883 | 1,771 | 888 | 3.2% | 261 | 683 | 111 | 716 |
| Cheltenham | 36,793 | 732 | 1,428 | 696 | 3.9% | 172 | 631 | 90 | 535 |
| Upper Dublin | 25,569 | 233 | 463 | 230 | 1.8% | 95 | 130 | 41 | 197 |
| Whitemarsh | 17,349 | 165 | 301 | 136 | 1.7% | 86 | 83 | 28 | 104 |
| Montgomery County | 799,874 | 15,242 | 34,233 | 18,991 | 4.3% | 13,386 | 9,356 | 1,338 | 10,153 |

Source: U.S. Census Bureau.

Figure 3.9
Hispanic Population: Percent Change (2000 – 2010)



Source: US Census Bureau.

Household Composition

Household composition is defined by the Census Bureau as a person or persons occupying a single housing unit. Springfield has a total of 7,550 households, both family and nonfamily. A family household consists of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex couples unless there is at least one additional person related to the householder by birth or adoption. In Springfield, nearly 68 percent or 6,912 of all households are considered family households. Nonfamily households consist of people living alone and households which do not have any members related to the householder. 32 percent or 2,421 of Springfield households are nonfamily households (Figure 3.10).

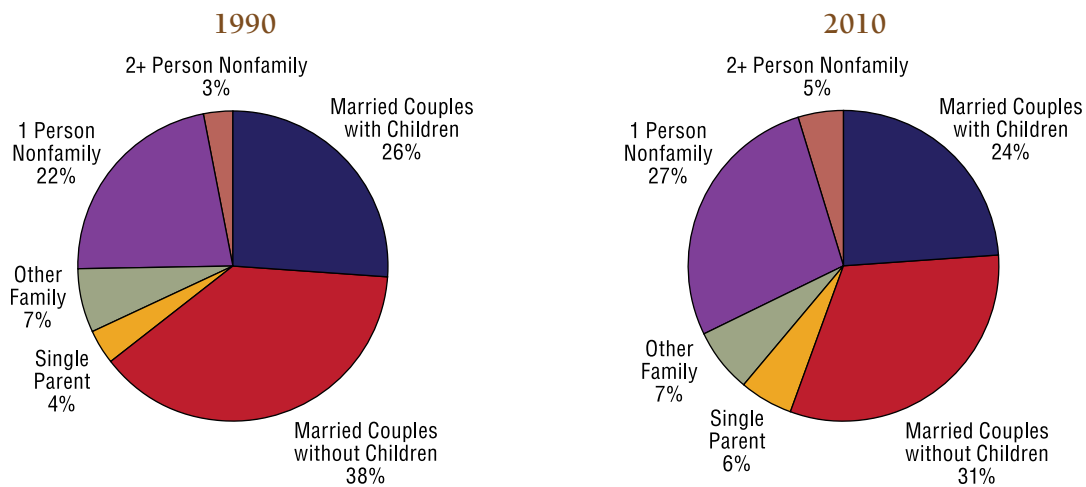


Springfield households mirror the national trend since the 1970s where there has been a decrease in the number of households consisting of married couples with or without children and an increase in both single parent and nonfamily households. Although the number of township households made up of married couples with and without children has been declining, combined they still made up 56 percent or 4,197 of all the township households in 2010.

Figure 3.10
Household Composition

| Household Composition | 1990 | | 2000 | | 2010 | | 1990 - 2010 Change | |
|----------------------------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------------|--------------|
| | Number | % Total | Number | % Total | Number | % Total | Number | % Change |
| Married Couples with Children | 1,847 | 26.1% | 1,812 | 24.3% | 1,809 | 24.0% | (38) | -2.05% |
| Married Couples without Children | 2,711 | 38.3% | 2,510 | 33.6% | 2,388 | 31.6% | (323) | -11.91% |
| Single Parent | 271 | 3.8% | 362 | 4.8% | 419 | 5.5% | 148 | 54.61% |
| Other Family | 470 | 6.6% | 453 | 6.1% | 513 | 6.8% | 43 | 9.15% |
| 1 Person Nonfamily | 1,568 | 22.1% | 2,011 | 26.9% | 2,070 | 27.4% | 502 | 32.01% |
| 2+ Person Nonfamily | 215 | 3.0% | 323 | 4.3% | 351 | 4.6% | 136 | 63.26% |
| Total Households | 7,082 | 100.0% | 7,471 | 100.0% | 7,550 | 100.0% | 468 | 6.60% |
| Average Household Size | 2.57 | | 2.44 | | 2.45 | | — | |

Source: U.S. Census Bureau; Census of Population and Housing, 1990, 2000, 2010.



The number of all nonfamily households increased from 1,783 in 1990 to 2,421 or 36 percent by 2010. Between 1990 and 2010, one-person nonfamily households alone increased by 502 or 32 percent and two-person nonfamily households alone increase by 63 percent or 136 households. Householders living alone increased from 22.1 percent to 26.9 percent and single head of households increased from 3.8 to 4.8 percent during that same period.



Average Household Size

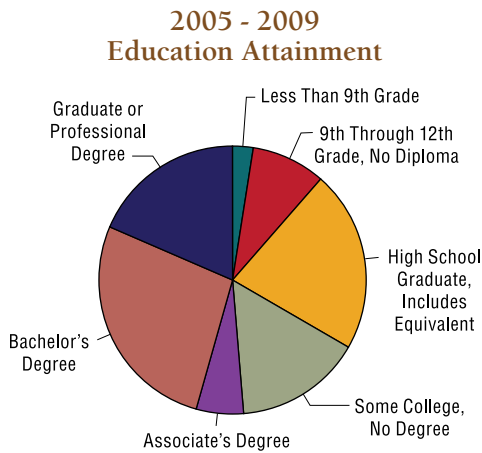
Between 1970 and 2010, the average household size in Springfield Township decreased from 3.37 to 2.45 respectively or over 27 percent (Figure 3.11). The decrease in household size and the increase in the overall number of households headed by single people may be attributed in part to deferred marriage, fewer children, divorce or death of a spouse, children leaving home, as well as, the trend of more single people choosing to live alone. Of the 2,070 nonfamily households in Springfield, 700 consist of male head of household and 1,370 are headed by females. Of those households, 237 of the 700 males are age 65 or older and 779 of 1,370 are females age 65 or older.

Figure 3.11
Average Household Size (1970 – 2010)

| 1970 | 1990 | 2000 | 2010 | Change 1970 - 2010 |
|------|------|------|------|--------------------|
| 3.37 | 2.57 | 2.44 | 2.45 | -27.3% |

Source: US Census Bureau.

Education



Educational attainment is the strongest indicator of an individual's income potential, attitudes, and spending habits and has the biggest impact on a person's occupation and economic status. Springfield Township ranks high in educational attainment with 46 percent of its residents age 25 or older receiving an associates or higher degree (Figure 3.12). Compared with Montgomery County (38.8%), the number of Springfield residents holding a bachelor's degree or higher are 6,534 residents or 45.6 percent of the population. Since 1990, the number of residents with less than a 9th grade education has dropped by more than 53 percent.

Figure 3.12
Education Level

| Education Level | 1990 | | 2000 | | 2005 - 2009* | | Percent Change 1990 - 2009 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|----------------------------|
| | Number | % Total | Number | % Total | Number | % Total | |
| Less than 9th grade | 777 | 5.4% | 360 | 2.5% | 252 | 1.8% | -208.3% |
| 9th through 12 grade, no diploma | 1,174 | 8.1% | 1,286 | 9.0% | 658 | 4.7% | -78.4% |
| High school graduate, includes equivalent | 3,615 | 24.9% | 3,145 | 21.9% | 3,136 | 22.4% | -15.3% |
| Some college, no degree | 2,279 | 15.7% | 2,185 | 15.2% | 2,198 | 15.7% | -3.7% |
| Associates degree | 897 | 6.2% | 836 | 5.8% | 798 | 5.7% | -12.4% |
| Bachelor's degree | 3,449 | 23.8% | 3,858 | 26.9% | 3,655 | 26.1% | 5.6% |
| Graduate or Professional degree | 2,298 | 15.9% | 2,676 | 18.7% | 3,304 | 23.6% | 30.4% |
| Total Population age 25 or older | 14,489 | 100.0% | 14,246 | 100.0% | 14,002 | 100.0% | — |

Source: U.S. Census Bureau: 1990, 2000, *2005-2009 ACS 5-Year Estimates.



Housing Characteristics

Housing Type

Housing type falls into four main categories: single-family detached, single-family attached, multifamily, and mobile homes. Springfield’s housing stock consists of a range of types with single-family detached dwellings being the most common (Figure 3.13). To accommodate residents at various life stages, the housing stock may need to become more diverse. Homebuyer and renter preferences are changing, and those changes will be reflected in the type of housing units demanded in the region. In order to continue to serve the needs of the current residents Springfield Township will need to plan for some higher density/lower maintenance housing, ideally within walking distance to shopping, transit and other services.

Figure 3.13
Housing Types (1990 – 2010)

| Year | Total Units | SFD | | SFA | | MF | |
|------|-------------|-----------------|------------------|-----------------|------------------|-----------------|------------------|
| | | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total |
| 1970 | 6,295 | 5,252 | 83.0% | 445 | 7.1% | 598 | 9.5% |
| 1990 | 7,194 | 5,667 | 78.8% | 671 | 9.3% | 819 | 11.4% |
| 2000 | 7,631 | 5,661 | 57.8% | 766 | 10.3% | 1,031 | 13.8% |
| 2010 | 7,821+ | — | | | | | |

*Note: SFD = Single-Family Detached, SFA = Single-Family Attached, MF = Multifamily.
 Source: US Census Bureau, *Detail of housing units type was not included in 2010 census however, 2009 building permits indicate most of the new housing constructed was SFD.*

Tenure and Vacancy

Housing tenure defines housing units as either owner-occupied or renter-occupied. Housing tenure can change over time when new housing units are built, intended for either owner or renter occupancy and when existing units are converted from owner-occupied to rental units or vice versa. Housing tenure data can be used to assess the general housing conditions of an area. It is used by market researchers to identify potential demand for goods and services. These statistics can also be used to measure how changes in the housing market affect the rate of homeownership.

Springfield has traditionally had a high rate of owner-occupied units which is typical of communities that have mostly single-family detached housing. High home-ownership rates are associated with neighborhood stability, increasing home values, and often a strong sense of community. Likewise, having a good supply of rental units provides housing opportunities that can meet the needs of a diverse population.

An available vacancy rate between 3 and 5 percent is generally considered desirable because it allows for mobility, choice, and renewal of housing supply. A low vacancy rate can indicate an inactive housing market, with low levels of turnover or it can mean a strong market where housing supply is not keeping up with demand.



Figure 3.14

Housing Tenure (1990 – 2010)

| Year | Total Units | Total Occupied Units | Owner Occupied | | Renter Occupied | | Vacant* | |
|------|-------------|----------------------|-----------------|------------------|-----------------|------------------|-----------------|------------------|
| | | | Number of Units | Percent of Total | Number of Units | Percent of Total | Number of Units | Percent of Total |
| 1990 | 7,194 | 7,082 | 6,063 | 84.3% | 1,019 | 14.0% | 112 | 1.6% |
| 2000 | 7,631 | 7,471 | 6,148 | 80.6% | 1,323 | 17.3% | 160 | 2.1% |
| 2010 | 7,821 | 7,550 | 6,044 | 77.2% | 1,506 | 19.3% | 271 | 3.5% |

| 2010 Total Vacant Housing Units* | 2010 Available Vacant Housing Units | | | |
|----------------------------------|-------------------------------------|---------------|-------|------------------------|
| | For Rent Only | For Sale Only | Total | Available Vacancy Rate |
| 271 | 116 | 47 | 163 | 2.1% |

*Includes all units found vacant whether they were on the market (for sale, rent, or seasonal use only) or not.
Source: US Census Bureau.

Unoccupied housing units are considered vacant. The vacancy status is determined by the terms under which the unit may be occupied, e.g., rent, sale, or seasonal use only. The vacancy rate by housing tenure, shown in Figure 3.14a, is the percent of unoccupied units that are available for sale or rent at a particular point in time. When comparing 2000 to 2010, Springfield's "for sale" vacancy rate has remained low. Springfield's housing market has been relatively stable over time and the low rate probably reflects lower housing turnover. In contrast, the rental vacancy rate has nearly doubled since 2000. Since the rate is a snap-shot of vacancy determined at the time of enumeration, the data may be indicative of an increase in the percent of units that went unsold due to a locally depressed housing market condition and then became available for rent.

Figure 3.14a

Comparing Vacancy Rate by Tenure (2000 – 2010)

| For Sale | | For Rent | |
|----------|------|----------|------|
| 2000 | 2010 | 2000 | 2010 |
| 0.5% | 0.8% | 3.6% | 7.1% |

Source: US Census Bureau.

Age

Housing age identifies the approximate original construction date rounded to the nearest calendar year. Springfield's housing stock is relatively old with 80 percent of the structures built prior to 1970 (Figure 3.15). Age alone may not be a significant indicator of the housing stock in a community. Age of structures should be considered along with comparable housing values, level of maintenance, as well as overall neighborhood conditions.



Figure 3.15

Age of Housing Stock

| Year Built | Number of Units | Number of Total Units |
|-------------------------|-----------------|-----------------------|
| 2001 - 2010 | 190 | 2.4% |
| 2000 - 2009 | 363 | 4.6% |
| 1990 - 1999 | 599 | 7.7% |
| 1980 - 1989 | 355 | 4.5% |
| 1970 - 1979 | 798 | 10.2% |
| 1960 - 1969 | 2,282 | 29.2% |
| 1959 or Earlier | 3,234 | 41.4% |
| 2010 Total Units | 7,821 | 100.0% |

Source: US Census Bureau.

Value

Springfield continued to be a desirable place to live as reflected in the steadily increasing housing values and high volume of units turning over between 1990 and 2007. At its peak, the median housing price for the township was \$320,000 in 2007. The volatility in the housing market between 2007-2009 had a significant impact on Springfield's housing values and the number of units sold. The median sales price dropped 11% between 2007 and 2008, and another 5.3 percent between 2008 and 2009. In 2010, the median sales price for Springfield Township began rising again, increasing 8.1 percent to \$292,000. While the housing market is showing signs of recovery, the total number of units sold in 2010 was the lowest recorded for the township in the last decade (Figure 3.16).

Figure 3.16

Comparison of Housing Sales (2000 – 2010)

| Year | Springfield Units Sold | Springfield Median Sales Price | Montco Median Sales Price | \$ Difference Springfield/Montco | % Difference Springfield/Montco | % Difference Springfield from Previous Year |
|------|------------------------|--------------------------------|---------------------------|----------------------------------|---------------------------------|---|
| 2000 | 323 | \$172,000 | \$158,600 | \$13,400 | 7.8% | — |
| 2001 | 335 | \$185,000 | \$166,500 | \$18,500 | 10.0% | 7.6% |
| 2002 | 358 | \$208,000 | \$187,000 | \$21,000 | 10.1% | 12.4% |
| 2003 | 310 | \$237,000 | \$205,000 | \$32,000 | 13.5% | 14.0% |
| 2004 | 354 | \$269,950 | \$237,000 | \$32,950 | 12.2% | 14.0% |
| 2005 | 351 | \$294,000 | \$264,950 | \$29,050 | 9.9% | 9.0% |
| 2006 | 308 | \$301,000 | \$275,000 | \$26,000 | 8.6% | 2.4% |
| 2007 | 279 | \$320,000 | \$278,000 | \$42,000 | 13.1% | 6.3% |
| 2008 | 223 | \$285,000 | \$269,700 | \$15,300 | 5.4% | -11.0% |
| 2009 | 214 | \$270,000 | \$253,000 | \$17,000 | 6.3% | -5.3% |
| 2010 | 201 | \$292,000 | \$265,000 | \$27,000 | 9.2% | 8.1% |

Source: Montgomery County Planning Commission 2000-2010.



Employment Trends

The resident labor force can be viewed in two ways: occupations and industries. Occupations refer to the kind of work an individual is doing at a job or business. Industry refers to the type of business or industrial activity in which a person is employed.

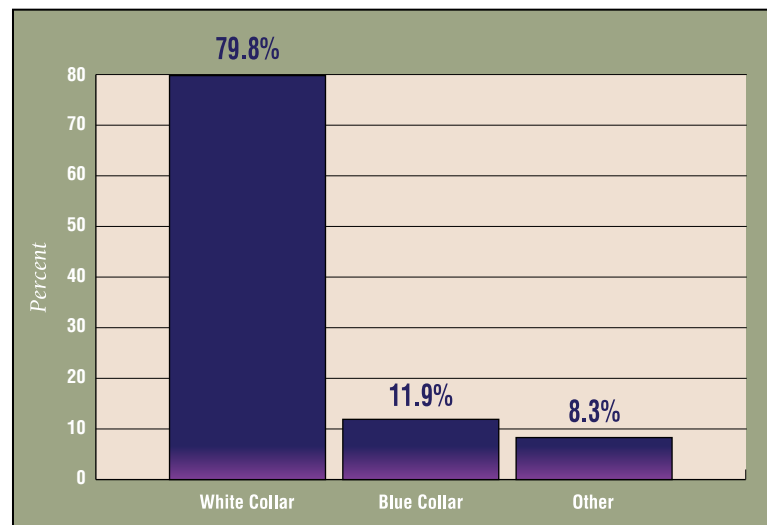
Montgomery County categorizes occupations into 3 broad groups: white collar, blue collar, and other category. Figure 3.17 shows that white collar workers in Springfield make up 79.8 percent of the workforce, higher than Montgomery County (73%) as a whole. Blue collar workers make up 11.9 percent of the workforce and the remaining 8.3 percent work in the “other” category which is largely jobs in the service sector.

Figure 3.17
Labor Force by Occupation

| Occupation of Resident Labor Force | 2000 | | 2005 - 2009* |
|------------------------------------|--------------|------------------|--------------|
| | Number | Percent of Total | |
| Management | 2,049 | 21.3% | 55.3% |
| Professional | 3,131 | 32.5% | |
| Sales | 1,265 | 13.1% | 22.6% |
| Clerical/Office | 1,234 | 12.8% | |
| Construction | 607 | 6.3% | 7.5% |
| Production/Transportation | 539 | 5.6% | 4.2% |
| Agriculture | 24 | 0.2% | <1.0% |
| Services | 776 | 8.1% | 10.8% |
| Total | 9,625 | 100.0% | — |

Source: US Census Bureau: Census 2000; *2005-2009 ACS 5-Year Estimates.

2010 Labor Force by Occupations



Source: Montgomery County Planning Commission.



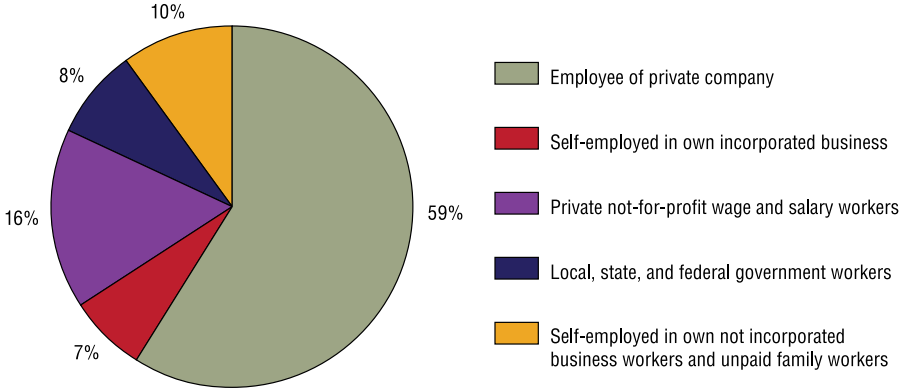
Although 80 percent of Springfield’s labor force held white collar jobs in 2000, nearly 52 percent of the those jobs were in the services sector (Figure 3.18) and nearly 10 percent held jobs in each of the following sectors; manufacturing, retail and F.I.R.E. Less than 3 percent of jobs were in each of agriculture, wholesale, or public administration. The 2005-2009 ACS estimates show an increase in the percent of residents employed in the services and F.I.R.E. sectors although the total number of employed workers may have declined significantly over the sampling period.

Figure 3.18
Labor Force by Industrial Sector

| Resident Labor Force by Industry Sector | 2000 | | 2005 - 2009* | |
|--|--------------|------------------|--------------|------------------|
| | Number | Percent of Total | Number | Percent of Total |
| Agriculture | 30 | 0.3% | 16 | 0.18% |
| Construction | 552 | 5.7% | 726 | 8.25% |
| Manufacturing | 954 | 9.9% | 491 | 5.58% |
| Wholesale | 280 | 2.9% | 192 | 2.18% |
| Retail | 971 | 10.1% | 721 | 8.19% |
| Transportation | 205 | 2.1% | 220 | 2.50% |
| Information | 455 | 4.7% | 316 | 3.59% |
| Finance, Insurance, Real Estate (F.I.R.E.) | 943 | 9.8% | 1,028 | 11.68% |
| Services | 4,968 | 51.6% | 4,861 | 55.25% |
| Public Administration | 267 | 2.8% | 226 | 2.56% |
| Total | 9,625 | 99.9% | 8,797 | 99.96% |

Source: US Census Bureau: Census 2000; *2005-2009 ACS; 5-Year Estimates.

2010 Class of Worker for Civilian Employed Population 16 Years and Over



Major Employers in the Municipality

Springfield’s top ten employers in 2009 include the industries of education, government, research, retail, health care, and recreation (Figure 3.19). Combined these employers provide 1,413 jobs within the township. The largest employer is the Springfield Township School District, while the Carson Valley School employs the second largest group.



Figure 3.19
Major Employers 2012

| 2012 | Employer | Industry | Employees |
|-------|--|-------------|-----------|
| 1 | School District of Springfield Township | Education | 471 |
| 2 | LaSalle College High School | Education | 211 |
| 3 | St Joseph Villa | Health Care | 152 |
| 4 | Genesis Health Care, LLC | Health Care | 143 |
| 5 | Commissioners of Springfield Township | Government | 142 |
| 6 | Carson Valley Children's Aid | Education | 134 |
| 7 | North Hills Country Club | Recreation | 120 |
| 8 | Acme Markets, Inc. | Retail | 108 |
| 9 | Mount Saint Joseph Academy | Education | 104 |
| 10 | Sandy Run Country Club | Recreation | 95 |
| 11 | Flourtown Country Club/TJKFCC | Recreation | 86 |
| 12 | Rest Haven Nursing Center Whitemarsh Inc. | Health Care | 79 |
| 13 | Flourtown Swim Club | Recreation | 74 |
| 14 | Institute for the Achievement of Human Potential | Research | 73 |
| 15 | Rest Haven Nursing Center Chestnut Hill Inc. | Health Care | 70 |
| Total | | | 1,413 |

Source: July 2007 DVRPC; 2035 Employment Forecast for Montgomery County.
 * 2000 U.S. Census employment with modifications.

The Delaware Valley Regional Planning Commission (DVRPC) develops employment forecasts for Montgomery County based on census data, past trends, the job market, and available land. These are displayed in Figure 3.20. Employment in Springfield is projected to grow slowly from approximately 7,491 jobs in 2000 to 7,624 in 2035.

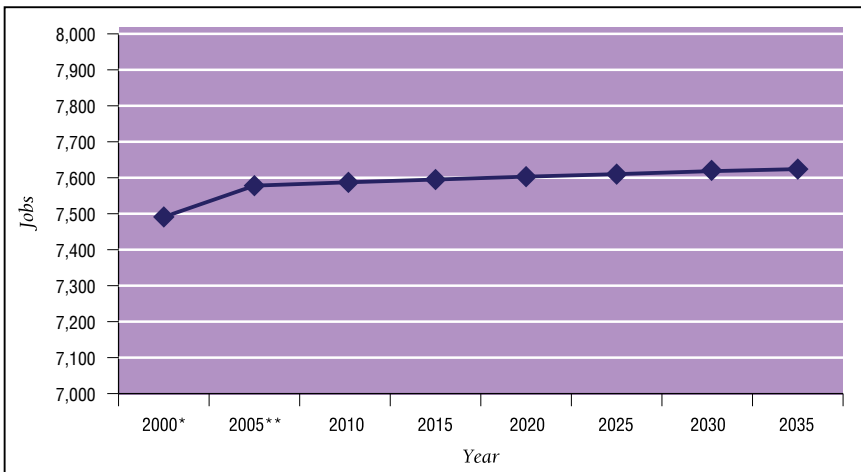
Figure 3.20
Employment Forecast

| Year | Total Employment | |
|-------------|------------------|----------------|
| 2000* | 7,491 | |
| 2005** | 7,578 | |
| 2010 | 7,587 | |
| 2015 | 7,595 | |
| 2020 | 7,603 | |
| 2025 | 7,610 | |
| 2030 | 7,618 | |
| 2035 | 7,624 | |
| Years | Absolute Change | Percent Change |
| 2000 - 2035 | 133 | 1.8% |

Source: * 2000 U.S. Census employment with modifications.
 ** July 2007 DVRPC; 2035 Employment Forecast for Montgomery County.



Employment Forecast (2000 - 2035)



Income

Among other factors, changes in income reflect the state of the overall economy whether it is growing or in a recession, and social changes that expanded or contracted labor force like the aging and retirement of the baby boom generation. Figure 3.21 shows the change in per capita and household incomes for 1989 and 1999 (in 1999 dollars). The median household income in 1999 was \$67,226, higher than the median in Montgomery County (\$60,829) or Pennsylvania median income (\$40,106). The 2005-2009, 5-year estimated median household income was \$84,458, adjusted for 2009 inflation.

Figure 3.21
Income (1989 – 2009)

| Income | 1989 Adjusted | 1999 Unadjusted | 2005 - 2009* Unadjusted |
|------------------|---------------|-----------------|-------------------------|
| Per Capita | \$37,092 | \$42,002 | \$38,975 |
| Median Household | \$82,179 | \$86,539 | \$84,458 |

Source: U.S. Census Bureau; *2005-2009 American Community Survey; 5-Year Estimates.

Conclusion

The compilation of the demographic information presents an interesting picture of Springfield Township as an affluent, educated community with a predominately stable population who own their homes. And yet, the issues that the township faces are very similar to issues faced by other older communities bordering major cities across the country. Springfield will need to address the social and economic challenges it will face as the population ages in place.

