

# **POPULATION AND HOUSING ANALYSIS**

## POPULATION AND HOUSING

### Introduction

The examination of population and housing statistics is a critical element of a Master Plan. Planning for the impacts of population changes as they relate to housing availability is an integral part of the master planning process. By studying historical trends, insight can be gained to prepare for future needs. In this chapter, not only are the population and housing trends considered, but also the trends of Temple's neighboring towns. This provides a larger view of the development in the subregional area, since development seldom stops at the town line.

In addition to the past trends, an examination of the population projections is also studied in this chapter. By knowing Temple's past population trends and projecting the future population, it is possible to estimate the level of Town services necessary to serve the expected growth and to see that it happens in an orderly manner.

An analysis of the population and housing statistics also enables the Planning Board to determine whether amendments to the zoning ordinance might be required in order to address any needs made apparent through the analysis. Following two important NH Supreme Court cases,<sup>1</sup> the concept of equal opportunity housing is now firmly established in the master plan process. In short, every town must, through its Master Plan, address the current and future housing need of all its residents; and in doing so must consider the housing situation in its neighboring towns as well.

### Method of Analysis

This analysis relies on the following primary sources: the US Census Bureau (decennial data and American Community Survey 5-year estimates), the New Hampshire Office of Strategic Initiatives (OSI), New Hampshire Housing, and Town records. Decennial information for both population and housing counts are taken from the US Census, and annual figures are based on estimates developed by OSI. It must be noted that the way in which census information is collected and reported sometimes results in inconsistency in the numbers; nevertheless, this is the most reliable and comprehensive information available. The methodology employed measures the absolute growth in population and housing and the percentage of change over a particular time period. Tables and graphs are used, where appropriate, to visually depict information.

### Population

Temple's current population according to the 2010 Census count is 1,366 people. A more recent figure of 1,394 was provided by OSI as an estimate based on births and deaths since the 2010 census. This is the

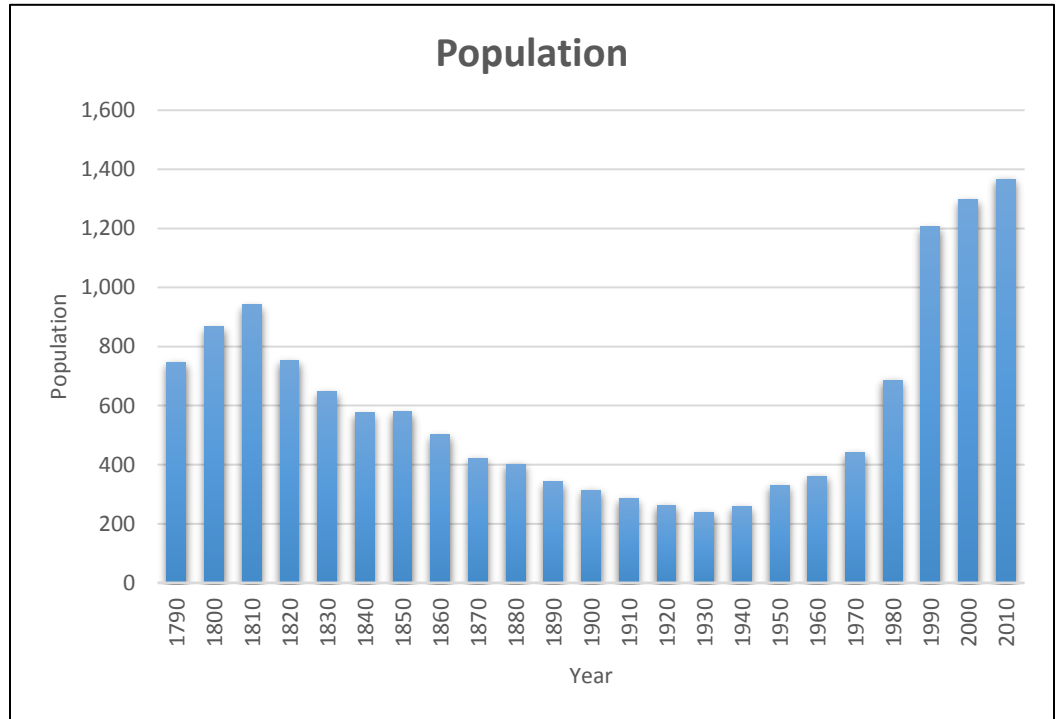
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<sup>1</sup> *Soares v. Atkinson*, 128 NH (1986) and *Britton v. Town of Chester*, 134 NH (1991). In both cases, the court held that the local zoning ordinance did not provide reasonable housing opportunity for low- and moderate-income residents.

largest population of Temple ever recorded, since the first Census in 1773, which counted 418 persons. Following that census, the population crested at 941 in the year 1810, then steadily declined during the next 110 years. Since then, the numbers began to slowly increase until the town experienced a 72.5% increase in residents between 1980 and 1990. The growth rate has been a steady, but gradual, increase since then.

Year	Population
1790	747
1800	867
1810	941
1820	752
1830	648
1840	576
1850	579
1860	501
1870	421
1880	402
1890	342
1900	313
1910	284
1920	263
1930	239
1940	258
1950	330
1960	361
1970	441
1980	692
1990	1,194
2000	1,297
2010	1,366

**TEMPLE POPULATION BY DECADE 1790 - 2010**



In planning for the future needs of the community, it can be beneficial to also look at the changes that are occurring in the surrounding towns, or subregions, since the impacts of development are not usually confined to the town boundaries that they occur in. In the following tables, information is provided to give a profile of Temple and the subregion to allow for a broader perspective of the population trends.

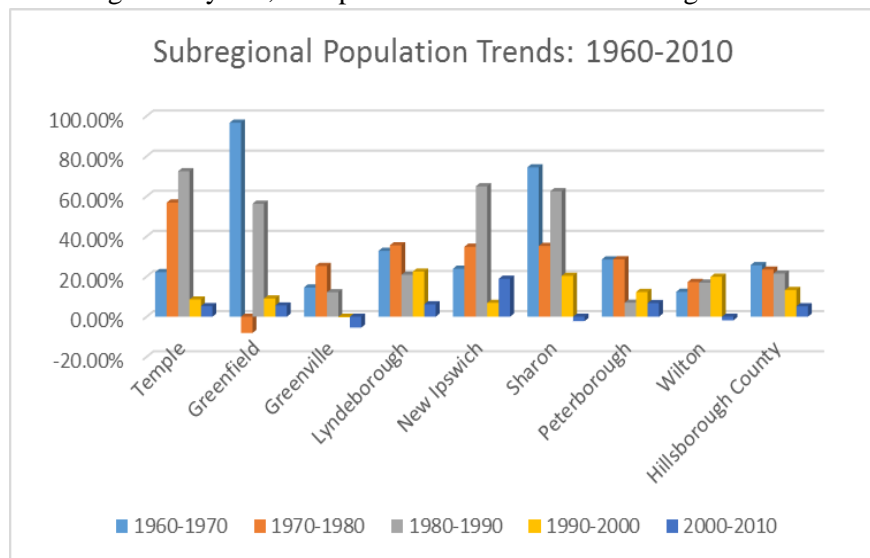
In this table, the population changes that have occurred between 1960 and 2010 are given for Temple, the subregion, and Hillsborough County. When comparing towns of varying populations, it is more useful to look at the percent change rather than the actual number of people to get the rate of growth.

**Temple Area Population Trends, 1960 - 2010**

Population						
	1960	1970	1980	1990	2000	2010
Temple	361	441	692	1,194	1,297	1,366
Greenfield	538	1,058	972	1,519	1,657	1,749
Greenville	1,385	1,587	1,988	2,231	2,224	2,105
Lyndeborough	594	789	1,070	1,294	1,585	1,683
New Ipswich	1,455	1,803	2,433	4,014	4,289	5,099
Sharon	78	136	184	299	360	352
Peterborough	2,963	3,807	4,895	5,239	5,883	6,284
Wilton	2,025	2,276	2,669	3,122	3,743	3,677
Hillsborough County	178,161	223,941	276,608	336,073	380,841	400,721
Percentage Change						
	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010	
Temple	22.2%	56.9%	72.5%	8.6%	5.3%	
Greenfield	96.7%	-8.1%	56.3%	9.1%	5.6%	
Greenville	14.6%	25.3%	12.2%	-0.3%	-5.4%	
Lyndeborough	32.8%	35.6%	20.9%	22.5%	6.2%	
New Ipswich	23.9%	34.9%	65.0%	6.9%	18.9%	
Sharon	74.4%	35.3%	62.5%	20.4%	-2.2%	
Peterborough	28.5%	28.6%	7.0%	12.3%	6.8%	
Wilton	12.4%	17.3%	17.0%	19.9%	-1.8%	
Hillsborough County	25.7%	23.5%	21.5%	13.3%	5.2%	

Source: US Census Bureau

Temple’s population growth during the past 60 years has shown consistent growth, with the greatest change occurring between 1970 and 1990. During those years, Temple far exceeded the rate of growth in the subregion and in Hillsborough County by experiencing a 56.9% increase in residents between 1970 and 1980 and a 72.5% increase in residents between 1980 and 1990. The following decades showed a much smaller growth with 8.6% between 1990 and 2000 and 5.3% between 2000 and 2010 which was generally comparable with Hillsborough County. This is a graphic representation of the Population Trends table.



Source: US Census Bureau

Population Density

Population density is the relationship of people per square acre of land. Population density figures can vary greatly depending on the amount of developable land available. The table shows the number of people per square miles in each of the census between 1990 and 2010 for the subregion, county and state. For this table, the area of the surface water is not included in the total land area.

	Land Area in square miles	1990		2000		2010	
		Population	Density	Population	Density	Population	Density
Temple	22.25	1,194	53.1	1,297	58.3	1,366	61.4
Greenfield	26.49	1,519	57.3	1,657	62.6	1,749	66.0
Greenville	6.88	2,231	324.3	2,224	323.3	2,105	306.0
Lyndeborough	30.15	1,294	42.9	1,585	52.6	1,683	55.8
New Ipswich	32.74	4,014	122.6	4,289	131.0	5,099	155.7
Peterborough	38.08	5,239	137.6	5,883	154.5	6,284	165.0
Sharon	15.66	299	19.1	360	23.0	352	22.5
Wilton	25.61	3,122	121.9	3,743	146.2	3,677	143.6
Hillsborough Co.	877.11	336,073	383.2	380,841	434.2	400,721	456.9
New Hampshire	8,969	1,109,252	123.7	1,235,786	137.8	1,316,470	146.8

Sources: US Census; NH OSI

Age Characteristics

The US Census provides the age structure of communities according to categories, or sectors, which can be beneficial for planning for the education and housing needs of residents as well as other services. For example, looking at trends in the four blocks showing the age categories between 0-4 and 5-9 in the next table will help plan for school enrollment needs. Another group with specific needs is the older population. Combining the blocks showing the age categories that are 65 and greater can help the community prepare for housing needs and services of that population. Observing the trends of the blocks showing the age categories of 55-59 and 60-64 is also beneficial for similar potential needs within the next 10 years. Following trends in this way can assist the town with planning and budgeting for projects that may be necessary to meet the growing demands of the public.

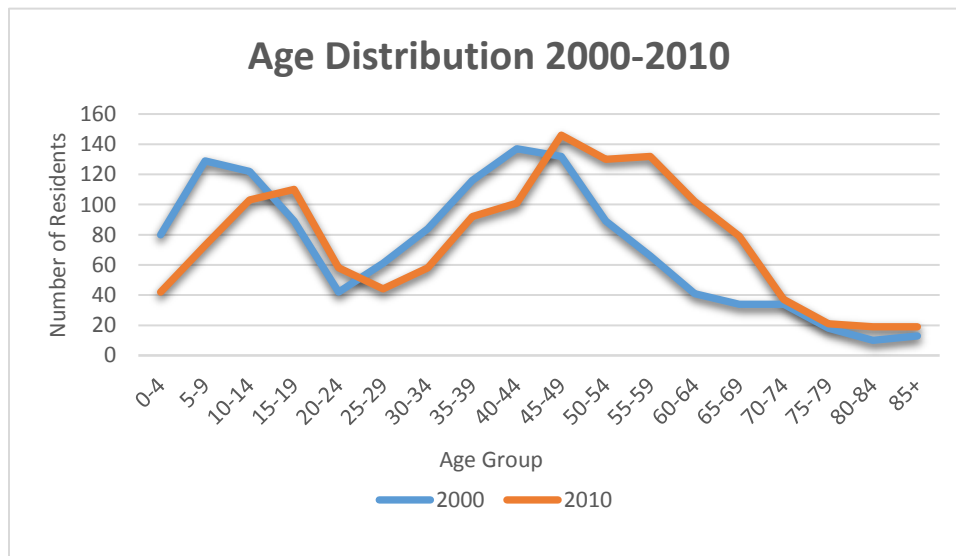
The table provides information for the age distribution using data from the 2000 and 2010 Census. The age categories that have experienced the most significant decreases in population are the school age segments which show a 47.5% decrease in the 0-4 age and a 43.4% decrease in the 5-9 age. This is significant since these age groups will still be school age residents in the next census.

The age categories that have experienced the greatest increases in population are the 55-59, 60-64 and 65-69 which show increases ranging from 100% to 149%. There was also a 90% increase in the 80-84 age category.

### Age Distribution

	Population		Change	% Change
	2000	2010		
<b>0-4</b>	80	42	-38	-47.5%
<b>5-9</b>	129	73	-56	-43.4%
<b>10-14</b>	122	103	-19	-15.6%
<b>15-19</b>	89	110	21	23.6%
<b>20-24</b>	42	58	16	38.1%
<b>25-29</b>	61	44	-17	-27.9%
<b>30-34</b>	84	58	-26	-30.9%
<b>35-39</b>	116	92	-24	-20.7%
<b>40-44</b>	137	101	-36	-26.3%
<b>45-49</b>	132	146	14	10.6%
<b>50-54</b>	89	130	41	46.1%
<b>55-59</b>	66	132	66	100.0%
<b>60-64</b>	41	102	61	148.8%
<b>65-69</b>	34	79	45	132.4%
<b>70-74</b>	34	37	3	8.8%
<b>75-79</b>	18	21	3	16.7%
<b>80-84</b>	10	19	9	90.0%
<b>85+</b>	13	19	6	46.2%

Source: US Census



The next table uses this data by showing the trend that has occurred in Temple since 1980. Grouping the population by age sectors can be particularly useful for consideration of projects in the Capital Improvement Plan. It includes a school age (0-17), workforce (18-64), and senior (65 and over) sector. The declining trend in the *Birth to 17 Years* group and the increasing trend in the *65 Years and Over* group are consistent with trends seen throughout the state.

Age Structure of Temple's Population								
	1980		1990		2000		2010	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Total Population	692	----	1194	----	1297	----	1366	----
Birth to 17 Years	199	28.8%	361	30.2%	387	29.8%	301	22.0%
18 to 64 Years	421	60.8%	743	62.2%	801	61.8%	890	65.2%
65 and Over	72	10.4%	90	7.5%	109	8.4%	175	12.8%

Source: US Census

**Natural Increase**

Population growth is the product of two factors: natural increase (defined as births minus deaths) and migration, the movement of people in or out of the community. The next two table show the natural increase data and the migration data.

By looking at the years of 1997 to 2006, the average natural increase in Temple was 5.3 people per year. The next ten years (2007 - 2016), however, show that the natural increase has dropped to only 1.4 people per year indicating that there is a more even distribution of births and deaths occurring in recent years.

Births, Deaths and Natural Increase for Temple Residents			
Year	Births	Deaths	Natural Increase
1997	13	9	4
1998	13	3	10
1999	8	7	1
2000	8	6	2
2001	13	5	8
2002	8	8	0
2003	20	5	15
2004	8	6	2
2005	15	5	10
2006	12	11	1
2007	15	5	10
2008	10	11	-1
2009	6	4	2
2010	8	7	1
2011	14	8	6
2012	9	10	-1
2013	7	4	3
2014	10	8	2
2015	7	11	-4
2016	7	11	-4

Sources: NH DHSS, Health Statistics & Data Management

<b>MIGRATION 2000-2010</b>	
Population, 2000	1,297
Natural Increase, 2000-2010	50
Population in 2010 with no migration	1,347
Actual 2010 Population	1,366
Population increase due to migration	19

Sources: US Census; NHDHSS, Health Stats. & Data Mgmt.

This table shows the change in Temple’s population based on people moving into or out of town. Based on the combined information from the US Census and the New Hampshire Vital Statistics, there was a natural increase of 50 people between 2000 and 2010, and a net immigration of 19 people. This type of information is further used to make the population projections as shown in the next section.

Population Projections

Population projections are provided by OSI to give some insight to projected changes, up or down, of the population in each town and county in the state. This table shows the population projections of Temple, the subregion, Hillsborough County, and New Hampshire beginning with the 2015 estimates and ending in 2040.

Temple’s population is projected to grow by approximately 6.9% over the next 25 years. This is very similar to the county and state projections. The towns of Peterborough, Greenfield, and New Ipswich are all expected to see a higher rate of growth, while Greenville is projected to see a decline. Although projections can be beneficial in preparing for changes in the demand for town services and facilities, it is cautioned that several factors could influence these figures and result in changes including construction of a large subdivision, closure of large employer, or other significant change in land use.

<b>Population Projection</b>							
	<b>2015 estimate</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>% Change 2015-2040</b>
Temple	1,380	1,399	1,424	1,451	1,469	1,475	6.9%
Greenfield	1,817	1,868	1,928	1,965	1,989	1,997	9.0%
Greenville	2,070	2,009	1,954	1,992	2,016	2,024	-2.2%
Lyndeborough	1,702	1,730	1,765	1,799	1,820	1,828	7.5%
New Ipswich	5,160	5,383	5,635	5,744	5,812	5,836	13.1%
Sharon	352	348	345	352	356	358	1.7%
Peterborough	6,445	6,604	6,795	6,926	7,008	7,037	9.2%
Wilton	3,678	3,642	3,619	3,689	3,733	3,748	1.9%
Hillsborough County	404,322	409,978	416,445	424,492	429,538	431,284	6.7%
New Hampshire	1,330,501	1,349,908	1,374,702	1,402,878	1,422,530	1,432,730	7.7%

Source: NH Office of Strategic Initiatives (NH OSI)

Income

Income figures provide information that can be used to determine specific needs that residents have and can also help to influence the type of development that the community could support successfully. The



next table shows the median household income, median family income, and per capita income. The US Census defines these three income measures as: *median household income* - the total income of all workers who occupy a house regardless of relationship; *median family income* - the total income of family members (related by birth, marriage, or adoption) living in the same house; and *per capita income* - income per person. These are calculated using gross income figures.

According to the most recent figures from the US Census Bureau ACS 5-year estimates, Temple has a higher income average than the State and County for the median household and median family incomes, but a lower average in per capita income.

**Median Income: Household, Family, and Per Capita**

	Median Household Income	Median Family Income	Per Capita Income
<b>Temple</b>	\$72,143	\$93,976	\$32,180
<b>Hillsborough County</b>	\$71,244	\$85,966	\$35,242
<b>New Hampshire</b>	\$66,779	\$81,726	\$37,499

Source: United States Census Bureau American Community Survey (ACS) 5-Year Estimates 2011-2015

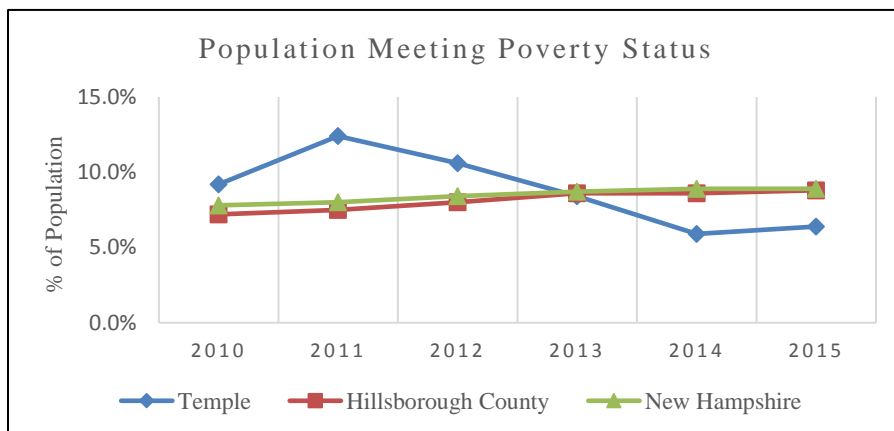
Poverty levels are measured by the percent and number of individuals below poverty level. The following table shows a comparison of the local, county, and state poverty status for the years of 2010 through 2015.

Temple had a peak in the poverty status in 2011 followed by a fairly steady and significant decline with the exception of a slight increase in 2015. Despite that increase, the town has had a much lower poverty rate over the last few years than the state and county figures. The corresponding chart provides a visual representation of these changes.

**Poverty Status**

	2010	2011	2012	2013	2014	2015
Temple	9.2%	12.4%	10.6%	8.4%	5.9%	6.4%
Hillsborough County	7.2%	7.5%	8.0%	8.6%	8.6%	8.8%
New Hampshire	7.8%	8.0%	8.4%	8.7%	8.9%	8.9%

Source: United States Census Bureau American Community Survey (ACS) 5-Year Estimates 2011-2015



## Housing Analysis

### Building Permits

Reviewing recent building permit activity can show trends in the housing market for new construction. This table shows the number of building permits issued in each of the surrounding towns between 2010 and 2015. The last two columns show the actual change during this period and the average number of permits issued. It does not, however, indicate if the houses were actually built.

During this period, the towns of Temple, Greenville and Sharon have averaged less than one permit per year. In contrast, Peterborough and New Ipswich have issued an annual average of 18 and 10 permits respectively.

	Building Permits for New Homes: 2010-2015						2010-2015	
	2010	2011	2012	2013	2014	2015	Change	Average/year
Temple	-1	0	0	0	1	1	1	0.16
Greenfield	4	5	2	3	1	3	18	3
Greenville	-2	-2	0	1	0	3	0	0
Lyndeborough	0	5	0	2	6	5	18	3
New Ipswich	10	3	5	7	20	17	62	10
Sharon	1	0	0	1	0	1	3	0.5
Peterborough	-1	64	-2	4	-5	48	108	18
Wilton	3	4	-2	4	7	0	16	3

Source: NH Office of Strategic Initiatives (NH OSI)

### Housing Trend

This table shows the number of housing units for Temple and the surrounding towns in the decades between 1980 and 2010. Five out of the eight towns in Temple’s subregion outpaced the rate of change in the number of housing units for Hillsborough County and New Hampshire. The towns of Lyndeborough and New Ipswich grew at a much higher rate with approximately 30% and 32% increases in housing units respectively. The towns of Greenville and Sharon experienced far fewer new housing units during the same period.

#### Subregional Total Housing Units 1980 to 2010

Town	Housing Units				%Change 2000-2010
	1980	1990	2000	2010	
Temple	252	429	465	542	16.6%
Greenfield	370	517	640	699	9.2%
Greenville	728	918	918	933	1.6%
Lyndeborough	370	488	530	687	29.6%
New Ipswich	798	1,326	1,449	1,916	32.2%
Peterborough	1,952	2,242	2,509	2,956	17.8%
Sharon	81	128	160	164	2.5%
Wilton	904	1,251	1,265	1,530	20.9%
Hillsborough County	100,052	135,622	149,961	166,053	10.7%
New Hampshire	347,758	503,541	547,024	614,754	12.4%

Source: U. S. Census Bureau

The number of housing units in Temple has been showing a decline in the growth rate of new units since 1970, until recently in which there was an increase in the rate during the last decade. The number of housing units has increased nearly 300% overall during the study period of 1970 to 2010.

**Temple Housing Units 1970-2010**

Year	1970	% Change 1970-1980	1980	% Change 1980-1990	1990	% Change 1990-2000	2000	% Change 2000-2010	2010	% Change 1970-2010
# of Units	137	83.9%	252	70.2%	429	8.4%	465	16.6%	542	295.6%

Source: U. S. Census Bureau

Type of Housing

Temple’s housing stock is comprised predominantly of single family homes. Of the estimated 465 units of housing, 82.1% are single family homes, 15.5% are multi-family units (defined as two or more units in a building), and 2.4% mobile, or manufactured homes. (Note that according to the U.S. Census definition, once a mobile home has been added onto, it is then counted as a single family home.)

**Housing Types in the Subregion**

	2010				% of Subregional Total
	Single Family	Multi-family	Manufactured Housing	Total	
Temple	445	84	13	542	5.7%
Greenfield	603	84	12	699	7.4%
Greenville	437	273	222	932	9.9%
Lyndeborough	578	80	30	688	7.3%
New Ipswich	1,597	290	29	1,916	20.3%
Peterborough	1,585	1,371	0	2,956	31.3%
Sharon	158	6	0	164	1.7%
Wilton	1,054	455	21	1,530	16.2%
	<b>Total</b>			9,427	100%

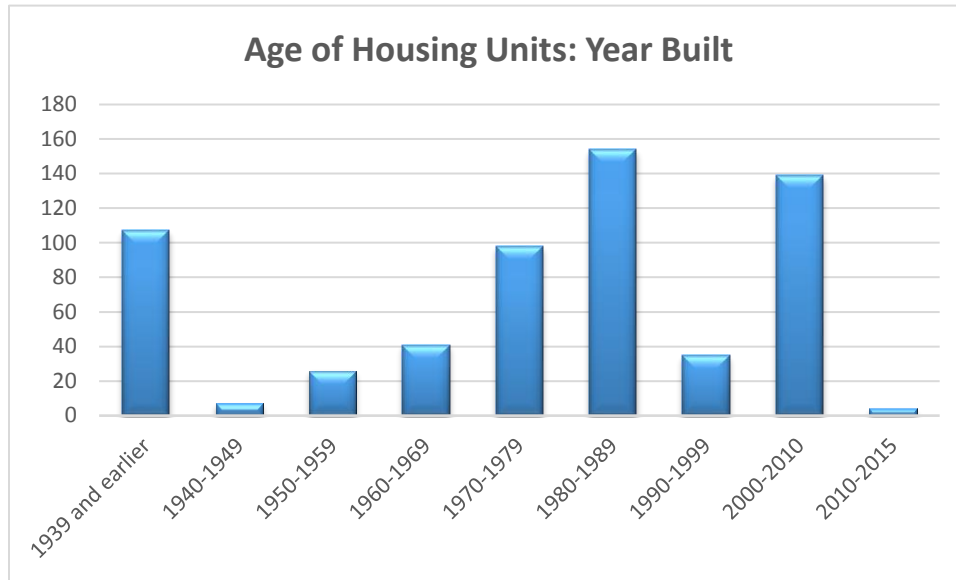
Source: US Census, NH OSI

Age of Housing Units

The age of the housing stock provides an insight to a variety of housing characteristics such as style, size, building materials used, and energy efficiency. Older homes are generally larger and have distinctive defining features. These homes provide historical benefits to the community and add to the rural charm. The benefit of newer homes, however, is improved energy efficiency and thereby a reduction of monthly housing costs.

The next chart shows the distribution of Temple’s housing stock in each decade from 1940 to present. Those built prior to 1940 are grouped together. This chart indicates that a great portion of homes were built after 1970. Homes built since then are subjected to more stringent building codes.

**Age of Housing Stock**



Source: U.S. Census Bureau, ACS 2011-2015 Estimates

Housing Tenure

The housing tenure table shows the percent of housing units occupied and the distribution of renter versus ownership. By comparing the figures for different years, a trend can be seen indicating a decline in renter occupied units and an increase in home ownership. The table also shows that the average number of people per unit has not significantly changed in either rental or owner occupied units.

**Housing Tenure**

	Owner Occupied			Renter Occupied		
	2000	2010	2015 *	2000	2010	2015*
Total Occupied Units	369	433	471	71	70	41
Percent of Occupied Units	83.9%	86.1%	92.0%	16.1%	13.9%	8.0%
Average # of People per Unit	2.9	2.5	2.8	2.8	2.7	2.6

Sources: U. S. Census Bureau 2011-2015 (ACS) 5-Year Estimates\*; other data from US Census 2000 and 2010

**Housing Needs Assessment**

The enabling statute relative to the development of Master Plans (RSA 674:2) requires that the housing section address current and future housing needs of all residents, at all income levels, of the town and the region in which it is located. In order to do that, opportunities for housing development in Temple are examined, as well as population projections that give some indication as to what the town can expect in terms of housing needs for new population.

Housing Opportunity

Temple has three zoning districts; all three districts permit single family dwellings and accessory apartments, two districts permit manufactured housing, and the same two permit Planned Residential

Development. The zoning provisions of Temple that relate to housing opportunities are presented in the table below, specifically, which housing types are permitted and what the minimum lot requirements for those dwelling units are.

**Housing Opportunities in Temple**

<b>Zoning District</b>	<b>Permitted Housing Types</b>	<b>Lot and Yard Minimum Requirements</b>
Village and Historic Preservation	Single family dwellings Accessory Dwelling Units	2 acres, 250 feet of frontage
Rural Residential and Agricultural	Single family dwellings Accessory Dwelling Units Manufactured Housing Planned Residential Development	3 acres, 300 feet of frontage
Mountain	Single family dwellings Accessory Dwelling Units Manufactured Housing Planned Residential Development	5 acres, 350 feet of frontage

Source: Temple Zoning Ordinance

Affordability

An analysis of housing costs and incomes is used to determine the affordability to live in a home without financial difficulty. This section looks at the monthly cost of housing, income levels and percentage of income spent on housing, and other factors that help determine housing affordability. The three tables below provide the median home values, median cost of home ownership, and the median monthly rent. The median home value in 2015 was estimated at \$246,300. The median monthly cost of home ownership with a mortgage was \$2,048 and without a mortgage was \$779. This figure considers factors such as mortgage, insurance and taxes. The median monthly rent for Temple was \$875 during the same time period.

<b>Median Home Values- Temple 2015</b>		
<b>Home Values</b>	<b># of Units</b>	<b>% of Occupied Units</b>
<b>Owner-occupied units</b>	<b>471</b>	<b>100%</b>
Less than \$50,000	8	1.7%
\$50,000 to \$99,999	7	1.5%
\$100,000 to \$149,999	12	2.5%
\$150,000 to \$199,999	90	19.1%
\$200,000 to \$299,999	217	46.1%
\$300,000 to \$499,999	119	25.3%
\$500,000 to \$999,999	18	3.8%
\$1,000,000 or more	2*	0.4%
<b>Median</b>	<b>\$246,300**</b>	

Source: U.S. Census Bureau, ACS 2011-2015 Estimates. Tables DP04 and B25077

\*This information was obtained from the Temple Assessing Records and is not included in the median home value of the ACS estimates. \*\* does not include the homes of \$1,000,000 and higher.

<b>Median Monthly Cost of Housing in Temple-2015</b>	
Own w/ Mortgage	\$2,048*
Own w/o Mortgage	\$779**

Source: US Census Bureau, ACS 2011-2015 Estimates.  
Tables S2506\* and S2607\*\*

<b>Gross Monthly Rent- 2015</b>		
<b>Gross Rent (monthly)</b>	<b>Number of Units</b>	<b>% of Total Rental Units</b>
\$500 - \$999	18	58.1%
\$1,000 - \$1,499	7	22.6%
\$1,500 - \$1599	6	19.4%
\$1,600 and more	0	0%
Median Monthly Rent	\$875*	

Source: US Census Bureau, ACS 2011-2015 Estimates. Table B25064

The US Census Bureau also collects data that indicates how affordable housing is for people. The next two tables show the selected monthly housing costs for those who own their homes, and those who are renting. The census defines the selected monthly owner costs as calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Whether it is homeownership or rental, the general affordability guideline is that a person or household should not be paying more than 30% of their income for housing. As the information in the next two tables show, nearly 56% of homeowners (with and without a mortgage) pay 30% or more of their income toward housing, whereas only about 10% of renters fall into the same category.

<b>Selected Monthly Owner Costs as a Percentage of Household Income* (SMOCAPI) 2015</b>				
<b>Temple Housing Costs</b>	<b>With a Mortgage</b>		<b>Without a Mortgage</b>	
	<b># of Units</b>	<b>% of Units</b>	<b># of Units</b>	<b>% of Units</b>
<b>Less than 20.0 %</b>	86	29.3%	109	61.6%
<b>20.0 to 24.9 %</b>	48	16.3%	14	7.9%
<b>25.0 to 29.9 %</b>	59	20.1%	16	9.0%
<b>30.0 to 34.9 %</b>	16	5.4%	9	5.1%
<b>35.0 % or more</b>	85	28.9%	29	16.4%
<b>Total Housing Units</b>	294	58.6%	177	35.3%
<b>Not Computed</b>	31		11.4%	

Source: US Census Bureau, ACS 2011-2015 Estimates. \*Based on Gross Income

<b>Gross Rent as a Percentage of Household Income* (GRAPI) 2015</b>		
<b>Housing Costs (Rental)</b>	<b># of Units</b>	<b>% of Units</b>
<b>Less than 20.0 %</b>	10	32.3%
<b>20.0 to 24.9 %</b>	11	35.5%
<b>25.0 to 29.9 %</b>	7	22.6%
<b>30.0 to 34.9 %</b>	0	0%
<b>35.0 % or more</b>	3	9.7%
<b>Total Housing Units</b>	31	6.2%
<b>Not Computed</b>	10	2.0%

The next two tables show the affordable purchase price of a home based on the median household income (gross) and the median family income (gross). The estimated property tax used in the calculation is the 2015 tax rate of \$26.02 per \$1,000 valuation. This scenario assumes that the homebuyer would provide a \$10,000 down payment. A homeowners insurance fee of 0.5% is also calculated into the total.

The projected affordable home calculated for Temple households using the 2015 *median household income* level of \$72,143 is \$240,106. For those residents that earn 80% of the median household income, the affordable purchase price is \$185,246; and for those at 50% of the median household income, the affordable purchase price is \$105,538.

	<b>2015*</b> <b>Median Household Income</b>	<b>80% of 2015*</b> <b>Median Household Income</b>	<b>50% of 2015*</b> <b>Median Household Income</b>
<b>Annual Income (gross)</b>	\$72,143	\$57,714	\$36,072
<b>30% of income (gross)</b> (to spend on housing)	\$21,643	\$17,314	\$10,821
<b>Purchase price affordable at 4.25% for 30 years**</b>	\$240,106	\$185,246	\$105,538

Source: Zillow Affordability Calculator

\* U. S. Census Bureau 2011-2015 (ACS) 5-Year Estimates Table DP03

\*\*includes 2015 property tax rate of 2.6%, home insurance of \$800/yr. \$10,000 cash on-hand, mortgage insurance of \$188/mo., and \$250 other monthly debt.

If using the 2015 *median family income* of \$93,976, the affordable purchase price of a home is \$322,902. For those residents that earn 80% of the median family income, the affordable purchase price is \$251,553; and for those at 50% of the median family income, the purchase price is \$147,961.

	<b>2015*</b> <b>Median Family Income</b>	<b>80% of 2015*</b> <b>Median Family Income</b>	<b>50% of 2015*</b> <b>Median Family Income</b>
<b>Annual Income (gross)</b>	\$93,976	\$75,181	\$46,988
<b>30% of income(gross)</b> (to spend on housing)	\$28,193	\$22,554	\$14,096
<b>Purchase price affordable at 4.25% for 30 years**</b>	\$322,902	\$251,553	\$147,961

Source: Zillow Affordability Calculator

\* U. S. Census Bureau 2011-2015 (ACS) 5-Year Estimates Table DP03

\*\*includes 2015 property tax rate of 2.6%, home insurance of \$800/yr. \$10,000 cash on-hand, mortgage insurance of \$188/mo., and \$250 other monthly debt.

Since the median value of a home in Temple is approximately \$246,300, those residents that earn the median family income, and 80% of the median family income are likely to find a home in Temple that fits within their budget using no more than 30% of their income. However, those that earn the median household income may have difficulty finding a home that meets their budget for affordability standards (30% of income spent on housing).

Future Housing Need

In order to estimate what the potential need for housing will be in the future, the available data on housing characteristics and population growth must be reviewed along with estimates for growth in population, and therefore, housing need.

Future housing needs can be estimated from OSI population projections or from the past population change trends for the period from 1990 to 2010. To begin, the average person per unit figure is determined by dividing the population by housing units (2010 census figures used), which is 2.5 person per unit in Temple. The future population values are then divided by the average person per unit estimate, resulting in a total housing estimate.

**Temple Population Growth Trends, 1990 - 2010**

Population			Increase 1990- 2000	% Change 1990- 2000	Increase 2000-2010	% Change 2000-2010	Average Growth Rate Per Decade 1990-2010
1990	2000	2010					
1,194	1,297	1,366	103	8.6%	69	5.3%	7%

Source: US Census

**Projected Population using Past Population Trend**

2010	2020	2030	2040	# Increase 2010-2040	% Change 2010-2040
1,366	1,462	1,564	1,673	307	22.5%

Source: US Census

**Temple's Population Projections using OSI Figures**

2015	2020	2025	2030	2035	2040	# Increase 2010- 2040	% Change 2015- 2040
1,380	1,399	1,424	1,451	1,469	1,475	95	6.9%

Source: NH Office of Strategic Initiatives(OSI), November 2017

Temple's population increased 14.4% during the period 1990-2010. During that same period, the number of housing units saw a larger increase of 26.3%. This indicates that Temple's overall housing stock is in good condition and the likeliness of overcrowding of dwelling units is very low.

The average growth for each 10-year period using the historical census data was 7%. Projecting this growth rate to 2040, there could be an increase in population to 1,673 by 2040 (an increase of 307 people or 22.5%).

The OSI population projections suggest a 6.9% increase in population from 2010 to 2040 (an increase of 95 people).



When using the *Past Trends Method*, the observations and projections indicate that if Temple were to experience the same level of population growth between 2010 and 2040 as it did between 1990 and 2010, the need for housing units would increase from the actual number of 543 units in 2015 to 669 units in 2040; an additional 126 housing units. This would mean that there would need to be approximately 5 housing units built each year to meet the projected need.

If, on the other hand, the Projection Based Method is used, 47 additional housing units would be needed. This would result in a need to construct an additional 2 units per year to meet the projected population and need.

This analysis only calculates the projected need based on population growth. It does not take into consideration many of the characteristics discussed in earlier sections of this chapter. The changing needs of the residents such as age and income, as well as the rehabilitation of older homes into more energy efficient homes should be explored.

**Temple Housing Need**

Methodology Used	2040 Projected Population	Persons Per Unit*	Total Housing Needed	Additional Units Needed	Additional Units Per Year
Past Trend Method	1,673	2.5	669	107	5
Projection Based Method	1,475	2.5	590	47	2

Source: US Census and NH OSI \*based on 2010 census of total population and housing units in Temple