

ECONOMIC DEVELOPMENT ANALYSIS

ECONOMIC ENVIRONMENT

Introduction

Temple's economy today is that of a predominantly residential community, with little commercial or industrial enterprise contributing to the tax base. Farming, while once a thriving source of income, no longer provides a significant contribution to the local economy. The number of farms and agricultural operations has increased slightly though since the last update of this Master Plan. The business landscape is changing, however, as computer technology and service availability has enabled some residents to telecommute and has provided opportunities for others to create their own home-based businesses.

This section provides an overview of Temple's municipal finances, as well as selected information regarding the labor force. By examining the current information, it is easier to plan for changes and determine the direction that is appropriate for Temple's economic future. The challenge is to balance demographic pressures with demands for economic and community development while preserving the overall character of the town that adds to the quality of life for residents.

Data for this chapter was collected using several sources including: the NH Department of Business and Economic Affairs, NH Employment Security, NH Department of Revenue Administration, US Census American Community Survey (ACS) 5-year estimates, and US Bureau of Labor Statistics Local Area Employment Statistics (LAUS). Since this data is dependent on the labor market, changes may occur frequently. Therefore, caution should be used when making comparisons in future years, especially if using a different data source. Since much of this data uses the US Census ACS 5-year estimates, the margin of error in some of the figures could be misleading.

Overview of Economic Development Chapter

This Economic Development chapter begins with highlights of Temple's recent business, socio-economic and demographic trends. The following are highlights of Temple's economic environment:

- Temple's unemployment rate averaged 4.4% between 2007 and 2016 while New Hampshire showed an average of 4.6% and the national rate was 7.0%.
- The number of Temple residents with a Bachelor's degree or higher (37%) currently exceeds the county (35.9%) and state (34.9%) numbers.
- In 2016, approximately 92% of Temple's valuation comes from residential buildings and land, 5% from commercial and industrial uses, 2% from utilities, and 1% from properties in current use.
- Temple's 2016 full value tax rate of \$24.44 ranked 153 out of 227 communities in the State (ranking where 1 is the lowest and 227 is the highest rate.)

Business Profile - Demographics

Situated in the south western portion of Hillsborough County, Temple has a central location to five New Hampshire labor market areas including Keene, Concord, Manchester, Nashua, and Peterborough. Temple is one of nine communities in the Southwest Region of New Hampshire that are part of the NH 101 Corridor, which is an important east-west highway connecting the region to Manchester, Nashua, and I-93. This corridor provides opportunities for economic development with the daily commuting traffic through a portion of town.

Employment- Industry Trends

This table shows the number of Temple residents (civilian) employed by the general industry type for the years of 2010 and 2015. The largest industry of employment for working residents continues to be the category of *Educational Services, Health Care and Social Assistance* accounting for about 22% of all employment by Temple’s residents in 2015. *Manufacturing* and *Professional, Scientific, Management, Administrative, and Waste Management* tied for second in both years. Additional industry sector figures are shown below.

Temple Employed Civilian Population by Industry Type					
Industry Type	2010*	% 2010	2015**	% 2015	% Change
Civilian employed population 16 years and over	676	676	756	756	
Agriculture; Forestry; Fishing and Hunting; and Mining	36	5.3%	8	1.1%	- 4.2%
Construction	65	9.6%	58	7.7%	- 1.9%
Manufacturing	100	14.8%	98	13.0%	- 1.8%
Wholesale Trade	21	3.1%	23	3.0%	- 0.1%
Retail Trade	75	11.1%	57	7.5%	- 3.6%
Transportation; Warehousing; and Utilities	13	1.9%	44	5.8%	+ 3.9%
Information Tech.; Finance/insurance; Real Estate and Rental and Leasing	11	1.6%	31	4.1%	+ 2.5%
Finance & Insurance, and Real Estate	30	4.4%	63	8.3%	+3.9%
Professional; Scientific; Management; Administrative; and Waste Mgmt.	100	14.8%	100	13.2%	- 1.6%
Educational Services, Health Care and Social Assistance	163	24.1%	168	22.2%	- 2.1%
Arts; Entertainment, Recreation; Accommodation; and Food Services	4	0.6%	56	7.4%	+ 6.8%
Other services, except Public Administration	41	6.1%	27	3.6%	- 2.5%
Public Administration	17	2.5%	23	3.0%	+ 0.5%

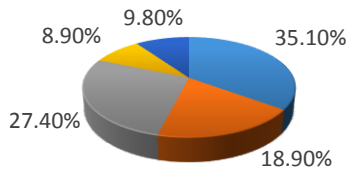
Source: US Census Bureau ACS 5-Year Estimates 2006-2010 and 2011-2015**, Civilian employed population 16 years and over*

Although somewhat similar to the previous table, this table provides a further breakdown of the industries into occupation type to give information about the leading types of jobs that Temple residents hold. The ACS uses a standard list of job types to find out how the employment industry is changing. These categories are broad groupings that are widely accepted by economists in analyzing past trends and in preparing an economic forecast. This table also uses the 2010 and 2015 data from the ACS 5-year estimates. The last column shows us the change, up or down, in the percentage of residents, 16 years of age and older, in each occupation category between these two years. The jobs associated with the category of *Management, Business, Science, and Arts Occupations* were the jobs held by nearly 44% of Temple employed residents in 2015. *Sales and Office Occupations* was next with nearly 23%.

Temple Employed Civilian Population by Occupation type					
Occupation Type	2010*	% 2010	2015**	% 2015	% Change
Civilian employed population 16 years and over	676	676	756	756	
Management, Business, Science, and Arts Occupations	237	35.1%	332	43.9%	+ 8.8%
Service Occupations	128	18.9%	92	12.2%	- 6.7%
Sales and Office Occupations	185	27.4%	173	22.9%	- 4.5%
Natural Resources, Construction, and Maintenance Occupations	60	8.9%	68	9.0%	+ 0.1%
Production, Transportation, and Material Moving Occupations	66	9.8%	91	12.0%	+ 2.2%

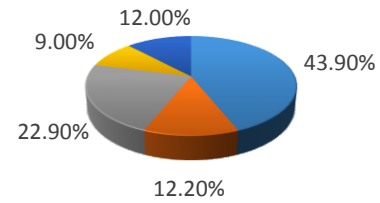
Source: US Census Bureau ACS 5-Year Estimates 2006-2010 and 2011-2015**, Civilian employed population 16 years and over*

2010 Occupations



- Management, Business, Science, and Arts Occupations
- Service Occupations
- Sales and Office Occupations
- Natural Resources, Construction, and Maintenance Occupations
- Production, Transportation, and Material Moving Occupations

2015 Occupations



- Management, Business, Science, and Arts Occupations
- Service Occupations
- Sales and Office Occupations
- Natural Resources, Construction, and Maintenance Occupations
- Production, Transportation, and Material Moving Occupations

The table below highlights the significant employers in Temple. These employers offer a range of employment opportunities such as agriculture, educational, manufacturing, governmental, and residential care services.

Largest Temple Employers - 2018

Employer	Street Address
Ben's Sugar Shack	Webster Hwy
Birchwood Inn	Rte 45
Caswell Pump Co	Colburn Rd
Chet Mazza Repair	Walter Mazza Dr
Congregational Church of Temple	Main St
Connolly Brothers Dairy Farm	Webster Hwy
DRG Autobody Repair & Service	Leighton Ln
Elite Barn Structures	Dutton Ln
Faller Piano Services	Moran Rd
Firearms Etc	Oak Hill Repair Rd
First-In-Technology	Hudson Road
Four Winds Community	Colburn Rd
Horse Power	Pony Farm Ln
Integrity Motor Service	Mansfield Rd
Junior's Hardwood Flooring	Colburn Rd
Kullgren Construction Co	Moran Rd
Lockaway Self Storage	Rte 101
Mansfield Public Library	Main St
Northroad Wood Signs	Revolutionary Rd
Pony Farm	Pony Farm Ln
RE Marble & Granite	Rte 101
Aaron Robbins	Colburn Rd
Temple Emporium	West St
Temple Elementary School	Rte 45
Temple Selectman's Office	Rte 45
Timberdoodle Club	Webster Hwy
Tobias Community Inc.	Birch Hill Rd
US Post Office	Main St
Wheeland's Auto & Truck Center	Rte 45
Willard's Store	Main St

The next table shows the number of employees in Temple businesses according to the type of employment sector (private or public) as reported in five year increments between 2000 and 2015. It also shows the trend in the average weekly wages for each sector and total average weekly wages for each year.

The trend observed is a decline in the number of local jobs, predominantly in the private sector, and an increase in average weekly wages in each of the sectors with an exception in the information from 2005. The reason for the wage difference for that period is unclear.

Average Weekly Wages

	Private		Public-Local Government		Public-State Government		Public-Federal Government		Total # of Jobs	Average Weekly Wages
	#Jobs	Wages	# of Jobs	Wages	# of Jobs	Wages	# of Jobs	Wages		
2000	133	\$445	9	\$456	n/a	n/a	2	\$494	144	\$447
2005	131	\$716	8	\$557	n/a	n/a	2	\$614	141	\$705
2010	105	\$537	8	\$374	6	\$825	4	\$642	123	\$544
2015	109	\$601	8	\$461	4	\$960	2	\$858	123	\$607

Source: New Hampshire Employment Security 2016

Commuting

This section takes a look at the commuting patterns of those employees coming in to Temple for work, as well as those employees living in Temple but working in another town. Combining this information, with traffic counts and other data found in the Transportation Chapter, decisions can be made about infrastructure needs and potential areas for future economic growth.

According to the information from the US Census Bureau, Center for Economic Studies, the top destinations for Temple residents to go to work include: Nashua, New Ipswich, Manchester, Milford, and Peterborough. From a different commuting perspective, people who live in other towns, but work in Temple business are predominantly coming from Milford, New Ipswich, and Wilton.

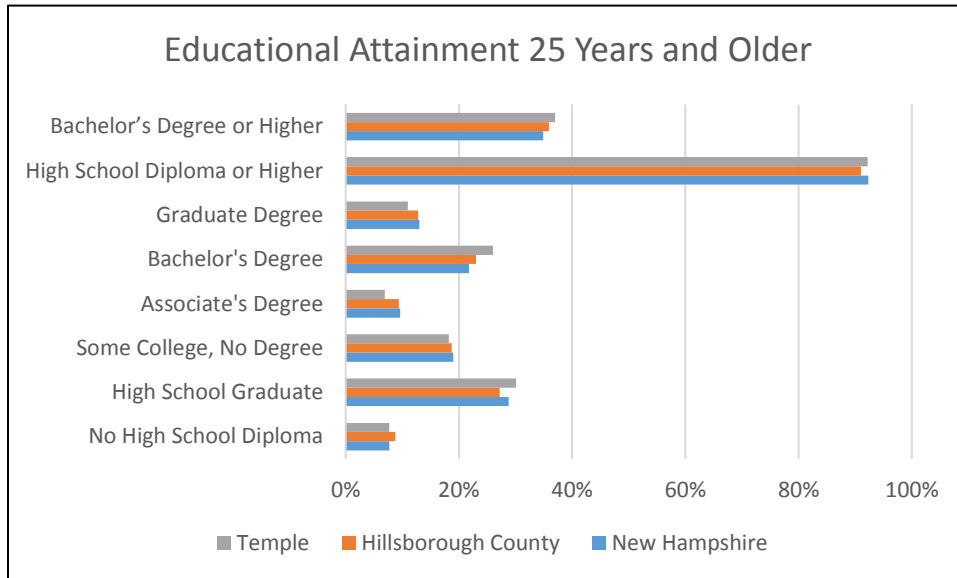
Educational Attainment

Educational attainment provides information about the highest level of education achieved. A well-educated workforce is an important resource for both existing and new businesses. The table below indicates that 92% of Temple residents aged 25 and over have earned a high school diploma or higher, and 37% have received a bachelor’s degree or higher. This is above the figures for New Hampshire and Hillsborough County.

Highest Level of Educational Attainment

	No High School Diploma	High School Graduate	Some College, No Degree	Associate's Degree	Bachelor's Degree	Graduate Degree	High School Diploma or Higher	Bachelor's Degree or Higher
New Hampshire	7.7%	28.8%	19%	9.6%	21.8%	13%	92.1%	34.9%
Hillsborough County	8.8%	27.2%	18.7%	9.4%	23.0%	12.8%	91.0%	35.9%
Temple	7.7%	30.1%	18.2%	6.9%	26.0%	11.0%	92.2%	37.0%

Source: United States Census Bureau American Community Survey 5-Year Estimates 2011-2015 (Table S1501)



Source: US Census Bureau American Community Survey 5-Year Estimates 2011-2015

Unemployment Rate

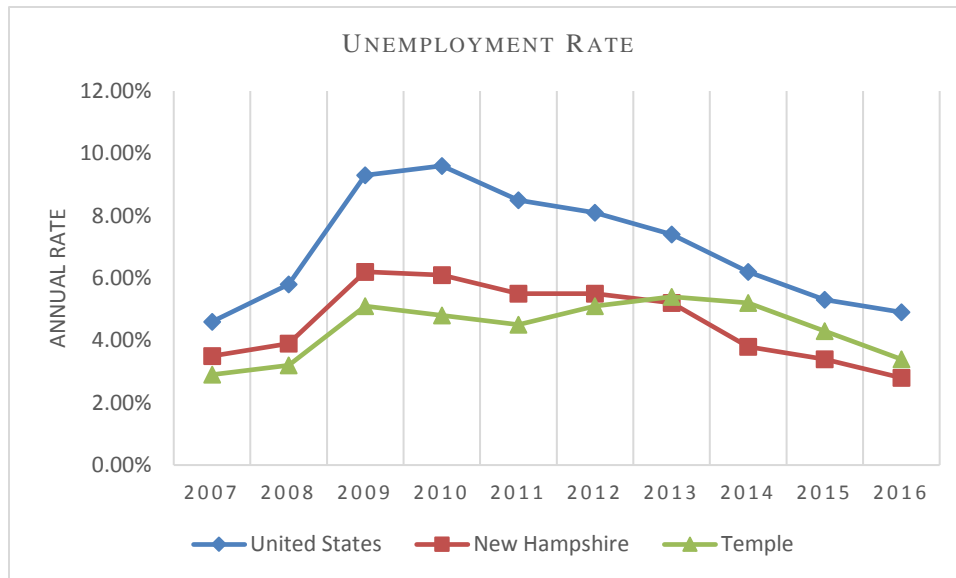
The unemployment rate is defined as the number of unemployed people divided by the total size of the labor force and is expressed as a percentage of the population. It includes people who are jobless, looking for jobs, and that are available to work that are 16 years of age and older.

The following graph shows the average annual unemployment rate between 2007 and 2016 for Temple, New Hampshire and the United States. Both the Temple and New Hampshire unemployment rates are consistently below the national rate, however, the Temple unemployment rate has been getting closer to the national rate in recent years. In 2013, Temple experienced its peak rate of 5.4%.

Average Annual Unemployment Rate

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
United States	4.6%	5.8%	9.3%	9.6%	8.5%	8.1%	7.4%	6.2%	5.3%	4.9%
New Hampshire	3.5%	3.9%	6.2%	6.1%	5.5%	5.5%	5.2%	3.8%	3.4%	2.8%
Temple	2.9%	3.2%	5.1%	4.8%	4.5%	5.1%	5.4%	5.2%	4.3%	3.4%

Source: NH Employment Security and US Bureau of Labor Statistics Local Area Employment Statistics (LAUS)



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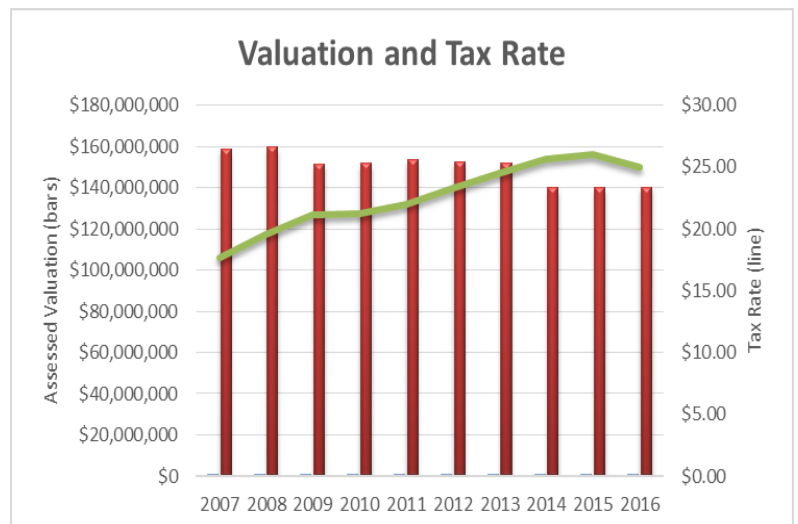
LAND VALUATION AND TAXATION

Land Valuation

Municipal property taxes are levied as a percentage of the assessed value of buildings and land in the community. Similar to the national and state trends, tax rates fluctuate with the land valuations. Taxes are still needed to cover the cost for the town services, even in years of assessment declines. The table and corresponding graph show the changes in the tax rate as property assessments fluctuate. In 2016, the assessed valuation in Temple was approximately \$140 million and the local tax rate was \$25.02.

Temple Valuation and Tax Rate 2007-2016

	Assessed Property Valuation	Total Tax Rate per \$1000 (Local)
2007	158,732,385	17.70
2008	159,566,468	19.58
2009	\$151,434,245	21.12
2010	\$151,796,734	21.26
2011	\$153,506,579	21.94
2012	\$152,478,159	23.34
2013	\$151,921,489	24.50
2014	\$139,799,959	25.61
2015	\$139,771,688	26.02
2016	\$140,120,067	25.02



Source: NH Dept. of Revenue Administration (NHNetwork)

The breakdown of property valuation according to land use is shown in the next table. The land valuation is listed as residential, commercial/industrial, utilities, and current use land and shown as a percentage of the towns' gross valuation. The distribution of each category is a common theme throughout the state, with a significant portion in the residential category. Temple is very similar to Greenfield with both the gross valuation and the percentage of gross valuation per land use.

Subregional Property Valuation Statistics (2016)

	Gross Valuation	Residential (% of Gross)	Commercial & Industrial (% of Gross)	All Utilities (% of Gross)	Current Use (% of Gross)
Temple	\$140,120,067	92%	5%	2%	1%
Greenfield	\$138,825,106	92%	5%	2%	1%
Greenville	\$97,595,138	75%	21%	4%	>1%
Lyndeborough	\$166,012,320	95%	3%	1%	1%
New Ipswich	\$384,950,936	88%	8%	4%	>1%
Peterborough	\$626,785,595	77%	21%	2%	>1%
Sharon	\$50,563,398	95%	2%	2%	1%
Wilton	\$368,579,816	88%	10%	1%	>1%

Source: NH Department of Revenue Administration. Taxable valuations only.

Taxes

The tax rate is determined by the amount of money the town needs to raise, relative to the total value of all properties. To maintain an accurate assessment of land and building values consistent with the current real estate market, towns conduct revaluations of all properties. All towns do not conduct revaluations in the same year. Therefore, some towns may be assessing property close to market value (because they just conducted a revaluation) while other towns are assessing property at more or less than market value (because their revaluation was conducted several years ago). This inconsistency makes it difficult to compare towns to one another since local assessed valuations are based upon different revaluation years. In order to levy a fair and proportional statewide property tax and county tax, the imbalance created by varying municipal assessments must be resolved. This process, called "equalization", involves the adjustment of a town's local assessed value, either upward or downward, in order to approximate the full value of the town's property. The equalized tax rates can then be compared from town to town.

The next table shows a subregional comparison of the tax rates with neighboring towns. Temple ranks 153 out of 227 towns statewide in a scale of lowest to highest taxes in the state. Compared to the surrounding towns, only Sharon, Greenville, and Hancock have a lower (better) state ranking.

2016 Subregional Tax Rate Comparison (including ConVal towns)

	Equalized Valuation	Total Property Taxes Assessed	Municipal Tax Rate	Local Education Tax Rate (equalized)	State Education Tax Rate (equalized)	County Tax Rate (equalized)	Total Tax Rate (local)	Full Value Tax Rate	Equalization Ratio	State Ranking (based on Full Value Tax Rate)
Temple	\$143,100,246	\$3,497,414	\$5.69	\$15.13	\$2.37	\$1.28	\$25.02	\$24.44	97.4	153
Antrim	\$228,588,210	\$6,305,669	\$12.40	\$11.73	\$2.23	\$1.23	\$27.97	\$27.59	97.5	194
Bennington	\$113,412,619	\$278,442	\$11.12	\$14.60	\$2.01	\$1.18	\$31.78	\$28.91	89.9	205
Dublin	\$207,798,582	\$6,393,285	\$8.10	\$15.84	\$2.53	\$4.29	\$27.81	\$30.77	110.9	217
Fracestown	\$182,300,238	\$4,879,944	\$9.01	\$14.04	\$2.42	\$1.29	\$25.51	\$26.77	98.4	186
Greenfield	\$156,545,562	\$3,893,014	\$7.94	\$13.59	\$2.14	\$1.20	\$28.23	\$24.87	93.1	163
Greenville	\$102,862,626	\$2,350,345	\$7.93	\$11.37	\$2.29	\$1.26	\$24.28	\$22.85	95.0	125
Hancock	\$239,392,496	\$5,697,636	\$6.12	\$13.92	\$2.41	\$1.35	\$23.11	\$23.80	102.9	142
Lyndeborough	\$174,066,117	\$4,591,623	\$8.19	\$14.75	\$2.19	\$1.25	\$27.74	\$26.38	95.3	180
New Ipswich	\$403,121,233	\$10,021,106	\$5.52	\$16.08	\$2.08	\$1.17	\$26.23	\$24.86	93.6	162
Peterborough	\$682,515,027	\$19,150,772	\$9.42	\$15.17	\$2.23	\$1.24	\$30.84	\$28.06	94.0	200
Sharon	\$50,569,181	\$1,054,602	\$5.50	\$11.78	\$2.36	\$1.21	\$20.92	\$20.85	99.5	93
Wilton	\$379,392,871	\$9,683,311	\$6.19	\$15.93	\$2.17	\$1.23	\$26.34	\$25.52	97.0	170

Source: NH Department of Revenue Administration. Taxable valuations only. (1 = Low, 227 = High)

