

ECONOMIC PROFILE AND TOWN FINANCE FACTS

Employment of Wellesley Residents

- 968 residents (7.9% of workers) worked at home (Census 2000)
- 1,362 (10.9% of workers) are self-employed in an unincorporated business (Census 2000)
- 63% of the population over 15 is in the labor force, and two-thirds of them have professional and management jobs (Census 2000)
- 2003 labor force: 13,532
- 2003 unemployment rate: 2.8%
- Highest unemployment rate 1990-2003: 3.5% in 1991 and 1992

Businesses and Employees (2003)

- 1,472 employers in Wellesley
- 17,676 jobs in Wellesley
- 19% of jobs in finance and insurance
- 16% of jobs in educational services
- 11% of jobs in retail trade
- 10% of jobs in professional and technical services
- 8% of jobs in health care and social assistance
- 36% of jobs in other sectors
- 2003 average annual wage for Wellesley jobs: \$58,812

Financial Position

- Wellesley is one of only 12 Massachusetts communities with a bond rating of Aaa from Moody's, the highest rating possible.
- The Town Office of General Government Services projects that deficits will grow from \$2.6 M (1.6%) in FY2005 to \$7.6M (4.1%) in FY2008 due to a slow economy, lower state aid, fixed cost increases, and collective bargaining agreements.
- Only self-funded retirement plan in Massachusetts

General Fund Sources (FY2004 Guide):

- 76.1% from property taxes
- 11.5% from local fees/receipts
- 6.9% from State local aid
- 2.5% Free cash
- 3.0% Other

Expenditures:

- In FY2000, education absorbed 54.9% of all town expenditures.

Property Taxes

- 87% of property taxes are paid by residential property owners.
- 12th highest total property value (EQV) in the state in total dollars, and the 9th highest per capita.
- Average single-family tax bill: \$7,320 -- 11th highest in the state. Weston's is the highest, at \$11,238
- Commercial/Industrial/Personal Property (C/I/P) declined from 12.6% of Assessed Value in FY94 to 10.9% due to faster growth in the value of residential property. C/I/P accounts for 13.38% of the taxes levied.
- Within levy limits, property taxes will increase for FY2005 by 2.5%; value of new growth will be \$775,000, or \$100,000 less than the \$880,000 average of new growth for the last four years.

WHAT DOES IT MEAN?

- Wellesley has somewhat *more jobs (17,676) than it has workers (13,532) in the labor force.*
- Wellesley residents typically have a *much lower unemployment rate that the state average.*
- *Many Wellesley jobs are in relatively high-wage sectors*
- *Wellesley's tax base and financial management are among the strongest in the state as evidenced by its Aaa bond rating and the Town's experience, compared to other communities, in adjusting the budget to a slow economy and reduced local aid.*
- *As an affluent, "revenue rich" community, Wellesley can afford high quality services, but the demand for services tends to rise faster than available revenues. Revenue increases are limited by Prop 2½, fixed costs are increasing, and preliminary estimates for FY2005 indicate a decrease of 7.5% in local aid.*

Sources: Town of Wellesley, Census 2000, Mass DOR, Mass DET, MAPC