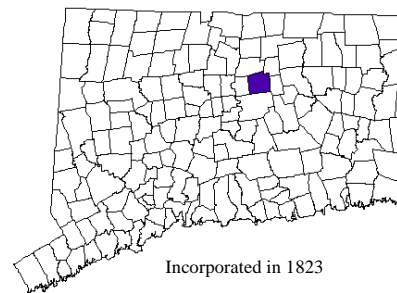


Manchester, Connecticut

CERC Town Profile 2008

Town Hall
P.O. Box 191
Manchester, CT 06045-0191
(860) 647-3123

Belongs to
Hartford County
Hartford Labor Market Area
Capitol Area Economic Dev. Region
Capitol Region Planning Area



Incorporated in 1823

Demographics

<i>Population (2007)</i>				<i>Race/Ethnicity (2007)</i>				
	<i>Town</i>	<i>County</i>	<i>State</i>		<i>Town</i>	<i>County</i>	<i>State</i>	
1990	51,618	851,783	3,287,116	White	46,877	674,964	2,875,466	
2000	54,740	857,183	3,405,565	Black	5,245	109,432	324,251	
2007	57,847	884,968	3,549,606	Asian Pacific	2,949	34,969	125,880	
2012	60,026	904,858	3,647,526	Native American	140	2,562	8,220	
'07-'12 Growth / Yr	0.7%	0.4%	0.5%	Other/Multi-Race	2,636	63,041	215,789	
				Hispanic (any race)	4,435	117,252	405,662	
Land Area (sq. miles)	27	735	5,009	<i>Poverty Rate (1999)</i>	8.0%	9.3%	7.9%	
Pop./ Sq. Mile (2007)	2,122	1,203	709	<i>Educational Attainment (2000)</i>				
Median Age (2007)	38	40	39	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>	<i>%</i>
Households (2007)	24,068	338,687	1,332,283	High School Graduate	11,071	29%	653,300	28%
Med HH Inc. (2007)	\$59,820	\$61,485	\$65,859	Some College	11,016	29%	553,667	24%
				Bachelors or More	11,190	30%	720,994	31%
<i>Age Distribution (2007)</i>								
	<i>0-4</i>	<i>5-17</i>	<i>18-24</i>	<i>25-49</i>	<i>50-64</i>	<i>65+</i>	<i>Total</i>	
Male	1,754 3%	4,558 8%	2,722 5%	10,387 18%	5,018 9%	3,267 6%	27,706	
Female	1,659 3%	4,413 8%	2,796 5%	10,712 19%	5,704 10%	4,857 8%	30,141	
County Total	52,685 6%	150,608 17%	81,563 9%	300,833 34%	171,208 19%	128,071 14%	884,968	
State Total	211,025 6%	609,581 17%	332,254 9%	1,223,861 34%	683,396 19%	489,489 14%	3,549,606	

Economics

<i>Business Profile (2005)</i>			<i>Top Five Grand List (2004)</i>		
<i>Sector</i>	<i>Establishments</i>	<i>Employment</i>		<i>Amount</i>	<i>% of Net</i>
Agriculture	1.7%	0.7%	Pavilions at Buckland Hills LLC	\$96,261,280	3.3%
Const. and Mining	10.2%	4.4%	JC Penney Properties	\$60,058,700	2.1%
Manufacturing	5.1%	12.2%	Northland Pavilions LLC	\$48,808,510	1.7%
Trans. and Utilities	3.0%	2.7%	Connecticut Light & Power Co.	\$34,150,160	1.2%
Trade	28.3%	33.5%	Manchester Developers LLC	\$26,431,860	0.9%
Finance, Ins. and Real Estate	8.1%	3.4%	Net Grand List (2004)	\$2,877,929,170	
Services	40.0%	39.3%	<i>Top Five Major Employers (2006)</i>		
Government	3.6%	3.8%	Smiths Aerospace Components	Town of Manchester	
			J.C. Penny Catalog Logistics Cent	Manchester Health Care, Inc.	
			The Manchester Memorial Hospit		
				<i>Town</i>	<i>State</i>
			<i>Retail Sales (2002)</i>	\$3,175,833,634	\$105,014,859,890
			<i>All Outlets</i>		

Education

<i>2004-2005 School Year</i>			<i>Connecticut Mastery Test Percent Above Goal</i>						
	<i>Town</i>	<i>State</i>	<i>Grade 4</i>		<i>Grade 6</i>		<i>Grade 8</i>		
			<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	
Total Town School Enrollment	7,980	567,138	Reading	53	0	59	0	55	0
Most public school students in Manchester attend Manchester School District, which has 7,651 students.			Math	52	0	57	0	43	0
			Writing	61	0	63	0	50	0
For more education data please see:	<i>Students per Computer</i>	<i>Town</i>	<i>State</i>	<i>Average Class Size</i>			<i>Average SAT Score</i>		
http://www.state.ct.us/sde/	Elementary:	4.8	4.2	Grade K	17.1	Grade 2	19.2	<i>Town</i>	<i>State</i>
	Middle:	3.8	3.5	Grade 5	19.6	Grade 7	20.1	Verbal	497
	Secondary:	2.3	3.4	High School	23.1	Math	503	504	508

Manchester Connecticut



Government

Government Form: Council-Manager		Annual Debt Service (2006)	\$5,144,000
		As % of Expenditures	3.8%
Total Revenue (2006)	\$141,350,000	Eq. Net Grand List (2004)	\$5,870,881,342
Tax Revenue	\$98,509,000	Per Capita	\$102,697
Non-tax Revenue	\$42,841,000	As % of State Average	73%
Intergovernmental	\$37,293,000	Date of Last Revaluation (2005)	2000
Per Capita Tax (2006)	\$1,726	Moody's Bond Rating (2006)	Aa2
As % of State Average	82.6%	Actual Mill Rate (2006)	38.07
Total Expenditures (2006)	\$135,979,000	Equalized Mill Rate (2006)	18.14
Education	\$88,941,000	% of Grand List Com/Ind (2003)	24.3%
Other	\$47,038,000		
Total Indebtness (2006)	\$37,406,000		
As % of Expenditures	27.5%		
Per Capita	\$655		
As % of State Average	32.6%		

Housing/Real Estate

<i>Housing Stock (2005)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	Owner Occupied Dwellings (2000)	13,053	215,253	869,742
Existing Units (total)	25,016	363,495	1,431,569	As % Total Dwellings	54%	61%	63%
% Single Unit	54.5%	61.1%	64.7%	Subsidize Housing (2001)	2,393	45,714	148,930
New Permits Auth. (2006)	270	2,305	9,236	<i>Distribution of House Sales (2006)</i>			
As % Existing Units	1.07%	0.63%	0.64%	Number of Sales			
Demolitions (2006)	15	252	1,584	Less than \$100,000	23	360	1,332
House Sales (2006)	649	9,506	37,483	\$100,000-\$199,999	281	2,842	7,461
Median Price	\$200,000	\$234,900	\$275,000	\$200,000-\$299,999	243	3,582	11,804
Built Pre 1950 share (2000)	37.5%	30.2%	31.5%	\$300,000-\$399,999	77	1,505	6,393
				\$400,000 or More	25	1,217	10,493

Labor Force

<i>Place of Residence (2006)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Commuters (2000)</i>			
Labor Force	31,624	449,501	1,844,244	Commuters into Town from:	Town Residents Commuting to:		
Employed	30,311	428,471	1,765,083	Manchester	8,945	Manchester	8,945
Unemployed	1,313	21,030	79,161	East Hartford	2,391	Hartford	5,200
Unemployment Rate	4.2%	4.7%	4.3%	Vernon	2,080	East Hartford	2,172
				Hartford	1,393	Glastonbury	1,091
<i>Place of Work (2006)</i>				South Windsor	1,255	Windsor	1,018
# of Units	1,623	25,093	103,662	Coventry	697	South Windsor	931
Total Employment	28,925	496,867	1,672,161	Tolland	672	Vernon	900
'92-'06 Growth AAGR	0.9%	0.1%	0.7%	Glastonbury	671	West Hartford	802
Mfg Employment	2,779	60,003	193,727	Ellington	593	Bloomfield	720
				West Hartford	522	Rocky Hill	527

Quality of Life

	<i>Town</i>	<i>State</i>	Library (2001)	<i>Town</i>	<i>Residential Utilities</i>
Banks (2007)	12	1,029	Total Volumes	170,156	Electric Provider
Lodging (1998)	8	756	Circulation Per Capita	7.6	Connecticut Light & Power
Day Care Facilities (1999)	27	1,721			(800) 286-2000
Infant Mortality Rate			<i>Distance to Major Cities Miles</i>		Gas Provider
Per 1,000 births (2001)	no calc	4.5	Hartford	8	CNG Corp
Crime Rate (1999)			Boston	86	(860) 727-3000
Per 1,000 Residents	49	33	New York City	107	Water Provider
			Providence	57	Municipal Provider
					local Contact
Hospitals (1999)	1	9			Cable Provider
Total Beds	249	2,642			Cox Communications CT, Inc.
					800-955-9515