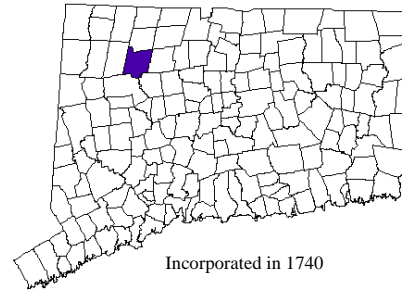


Torrington, Connecticut

CERC Town Profile 2008

Town Hall
140 Main Street
Torrington, CT 06790
(860) 489-2228

Belongs to
Litchfield County
Torrington Labor Market Area
Litchfield Hills Economic Dev. Region
Litchfield Hills Planning Area



Demographics

<i>Population (2007)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Race/Ethnicity (2007)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
1990	33,687	174,092	3,287,116	White	33,992	184,359	2,875,466
2000	35,202	182,193	3,405,565	Black	814	2,172	324,251
2007	36,704	193,020	3,549,606	Asian Pacific	754	2,583	125,880
2012	37,653	199,964	3,647,526	Native American	42	200	8,220
'07-'12 Growth / Yr	0.5%	0.7%	0.5%	Other/Multi-Race	1,102	3,706	215,789
				Hispanic (any race)	2,023	6,886	405,662
Land Area (sq. miles)	40	920	5,009	<i>Poverty Rate (1999)</i>	7.4%	4.5%	7.9%
Pop./ Sq. Mile (2007)	922	210	709	<i>Educational Attainment (2000)</i>			
Median Age (2007)	42	42	39	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (2007)	15,143	74,710	1,332,283	High School Graduate	9,334	38%	653,300
Med HH Inc. (2007)	\$50,937	\$68,760	\$65,859	Some College	6,305	25%	553,667
				Bachelors or More	3,902	16%	720,994
<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	982 3%	2,825 8%	1,851 5%	6,248 17%	3,244 9%	2,645 7%	17,795
Female	873 3%	2,518 7%	1,783 5%	6,145 17%	3,467 9%	4,123 11%	18,909
County Total	9,662 5%	31,039 16%	16,923 9%	64,724 34%	41,958 22%	28,714 15%	193,020
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>% of Total</i>		<i>Top Five Grand List (2006)</i>	<i>Amount</i>	<i>% of Net</i>
<i>Sector</i>	<i>Establishments</i>	<i>Employment</i>			
Agriculture	2.2%	0.6%	Conn Health Ctr Of	\$9,450,000	0.6%
Const. and Mining	13.6%	7.2%	Valerie Nursing Home LLC	\$7,000,000	0.4%
Manufacturing	5.8%	16.8%	Torrington Cmns Improv	\$6,453,400	0.4%
Trans. and Utilities	2.0%	1.8%	Centro Heritage SPE 6 LLC	\$6,081,300	0.4%
Trade	25.2%	27.7%	Health Care Prop Invest	\$5,736,600	0.4%
Finance, Ins. and Real Estate	6.9%	4.4%	Net Grand List (2006)	\$1,609,084,380	
Services	40.9%	38.8%	<i>Top Five Major Employers (2006)</i>		
Government	3.3%	2.7%	The Torrington Company		
			Torrington Board of Education		
			The Charlotte Hungerford Hospita		
			F.M. precision Golf Corporation		
			O&G Industries		
			<i>Retail Sales (2006)</i>	<i>Town</i>	<i>State</i>
			All Outlets	\$1,659,416,054	\$131,862,299,674

Education

<i>2004-2005 School Year</i>	<i>Town</i>	<i>State</i>	<i>Connecticut Mastery Test Percent Above Goal</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	5,153	567,138	Reading	53	0	70	0	69	0
Most public school students in Torrington attend Torrington School District, which has 5,081 students.			Math	50	0	68	0	51	0
			Writing	65	0	62	0	54	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:	4.5	4.2	Grade K	20.6	Grade 2	19.8	<i>Town</i>	<i>State</i>
	Middle:	5.4	3.5	Grade 5	22.2	Grade 7	22.4	Verbal	496
	Secondary:	4.7	3.4	High School	24.4	Math	512	504	508

Torrington Connecticut



Government

Government Form: Mayor-Council

Total Revenue (2006)	\$98,552,611	Total Expenditures (2006)	\$96,984,608	Annual Debt Service (2006)	\$5,909,266
Tax Revenue	\$61,514,392	Education	\$55,729,332	As % of Expenditures	6.1%
Non-tax Revenue	\$37,038,219	Other	\$41,255,276	Eq. Net Grand List (2004)	\$3,323,905,882
Intergovernmental	\$31,192,763	Total Indebtness (2006)	\$36,094,731	Per Capita	\$91,699
Per Capita Tax (2006)	\$1,658	As % of Expenditures	37.2%	As % of State Average	66%
As % of State Average	79.3%	Per Capita	\$973	Date of Last Revaluation (2005)	2003
		As % of State Average	48.3%	Moody's Bond Rating (2006)	A1
				Actual Mill Rate (2006)	32.76
				Equalized Mill Rate (2006)	18.44
				% of Grand List Com/Ind (2003)	14.5%

Housing/Real Estate

<i>Housing Stock (2007)</i>	Town	County	State	Owner Occupied Dwellings (2000)	9,528	53,813	869,742
Existing Units (total)	16,726	83,596	1,445,682	As % Total Dwellings	59%	68%	63%
% Single Unit	59.2%	77.6%	64.8%	Subsidize Housing (2001)	1,879	4,308	148,930
New Permits Auth. (2007)	57	384	7,746	<i>Distribution of House Sales (2007)</i>			
As % Existing Units	0.34%	0.46%	0.54%	Number of Sales			
Demolitions (2007)	3	42	1,285	Less than \$100,000	16	55	495
House Sales (2007)	490	2,049	32,395	\$100,000-\$199,999	283	539	5,866
Median Price	\$185,300	\$265,000	\$295,000	\$200,000-\$299,999	148	613	10,094
Built Pre 1950 share (2000)	41.5%	36.3%	31.5%	\$300,000-\$399,999	40	381	5,655
				\$400,000 or More	3	461	10,285

Labor Force

<i>Place of Residence (2007)</i>				<i>Commuters (2000)</i>			
	Town	County	State	Commuters into Town from:	Town Residents Commuting to:		
Labor Force	19,396	105,500	1,865,499	Torrington	8,853	Torrington	8,853
Employed	18,358	100,961	1,780,481	Winchester	1,069	Litchfield	835
Unemployed	1,038	4,539	85,018	Harwinton	658	Winchester	608
Unemployment Rate	5.4%	4.3%	4.6%	Litchfield	631	Watertown	422
<i>Place of Work (2007)</i>				Waterbury	551	Waterbury	410
# of Units	1,031	6,133	104,094	New Hartford	421	Hartford	392
Total Employment	15,843	62,878	1,686,262	Watertown	316	New Hartford	310
2000-'07 Growth AAGR	-0.4%	-0.7%	0.1%	Thomaston	300	Simsbury	309
Mfg Employment	2,167	10,907	191,264	Goshen	271	Avon	302
				Bristol	200	Thomaston	280

Quality of Life

	Town	State	Library (2001)	Town	<i>Residential Utilities</i>		
Banks (2007)	13	1,029	Total Volumes	46,642	Electric Provider		
Lodging (1998)	5	756	Circulation Per Capita	2.6	Connecticut Light & Power		
Day Care Facilities (1999)	11	1,721			(800) 286-2000		
Infant Mortality Rate			<i>Distance to Major Cities</i>	Miles	Gas Provider		
Per 1,000 births (2001)	no calc	4.5	Hartford	23	Yankee Gas Company		
Crime Rate (2004)			Boston	114	(800) 989-0900		
Per 100,000 Residents	3,035	2,981	New York City	91	Water Provider		
			Providence	88	Municipal Provider		
	Town	County			local Contact		
Hospitals (1999)	1	3			Cable Provider		
Total Beds	109	272			Cablevision of Litchfield, Inc.		
					860-567-3103		