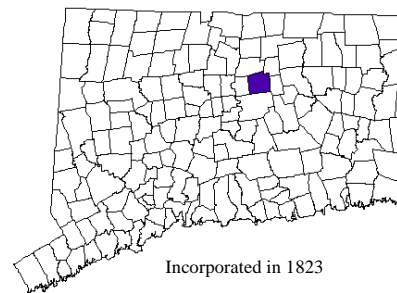


Manchester, Connecticut

CERC Town Profile 2011

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

Belongs to
Hartford County
LMA Hartford
Capitol Area Economic Dev. Region
Capitol Region Planning Area



Incorporated in 1823

Demographics

<i>Population (2010)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Race/Ethnicity (2010)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
1990	51,618	851,783	3,287,116	White	46,333	662,355	2,786,761
2000	54,740	857,183	3,405,565	Black	5,414	109,346	337,299
2010	57,925	880,467	3,511,137	Asian Pacific	2,802	32,224	128,651
2015	60,796	890,564	3,545,169	Native American	91	1,595	6,418
'10-'15 Growth / Yr	1.0%	0.2%	0.2%	Other/Multi-Race	3,285	74,947	252,008
				Hispanic (any race)	4,723	118,777	411,629
Land Area (sq. miles)	27	735	5,009	<i>Poverty Rate (2009)</i>	7.7%	10.1%	8.7%
Pop./ Sq. Mile (2010)	2,125	1,197	701	<i>Educational Attainment (2010)</i>			
Median Age (2010)	38	40	40	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (2010)	24,498	341,717	1,337,758	High School Graduate	11,659	29%	689,864
Med HH Inc. (2010)	\$57,570	\$60,177	\$65,686	Some College	11,718	29%	585,203
				Bachelors or More	13,177	33%	842,517
<i>Age Distribution (2010)</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	1,805 3%	4,406 8%	2,791 5%	10,286 18%	5,251 9%	3,358 6%	27,897
Female	1,732 3%	4,237 7%	2,846 5%	10,458 18%	5,887 10%	4,868 8%	30,028
County Total	54,037 6%	144,990 16%	81,754 9%	291,966 33%	177,352 20%	130,368 15%	880,467
State Total	211,807 6%	586,571 17%	330,532 9%	1,173,203 33%	708,910 20%	500,114 14%	3,511,137

Economics

<i>Business Profile (2005)</i>	<i>% of Total</i>		<i>Top Five Grand List (2009)</i>	<i>Amount</i>	<i>% of Net</i>
<i>Sector</i>	<i>Establishments</i>	<i>Employment</i>			
Agriculture	1.7%	0.7%	Pavilions at Buckland Hill, LLC	\$135,925,850	3.2%
Const. and Mining	10.2%	4.4%	Northland Pavilions, LLC	\$65,849,860	1.5%
Manufacturing	5.1%	12.2%	JC Penny Properties	\$58,401,850	1.4%
Trans. and Utilities	3.0%	2.7%	Connecticut Light & Power	\$52,260,050	1.2%
Trade	28.3%	33.5%	Manchester Developers	\$40,867,060	1.0%
Finance, Ins. and Real Estate	8.1%	3.4%	Net Grand List (2009)	\$4,257,908,344	
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 (2007)</i>	\$3,701,622,527	\$136,936,194,241
			<i>All Outlets</i>		

Education

<i>2009-2010 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	7,480	552,782	Reading	59	61	59	69	55	69	
Most public school students in Manchester attend Manchester School District, which has 6,949 students.			Math	57	64	56	69	39	65	
			Writing	64	64	52	62	55	67	
			<i>Average SAT Score</i>							
			<i>Average Class Size</i>			<i>Town</i>			<i>State</i>	
For more education data please see:	<i>Students per Computer</i>	<i>Town</i>	<i>State</i>	Grade K	18.9	Grade 2	18.9	Reading	494	503
http://www.state.ct.us/sde/	Elementary:	2.9	4.1	Grade 5	19.8	Grade 7	17.7	Writing	493	506
	Middle:	3.9	2.8	High School	20.9	Math	479	508		
	Secondary:	3.2	2.7							

Manchester

Connecticut



Government

Government Form: Council-Manager		Annual Debt Service (2009)	\$9,414,000
		As % of Expenditures	5.8%
Total Revenue (2009)	\$161,447,000	Eq. Net Grand List (2007)	\$5,959,628,016
Tax Revenue	\$112,758,000	Per Capita	\$103,024
Non-tax Revenue	\$48,689,000	As % of State Average	62%
Intergovernmental	\$44,135,000	Date of Last Revaluation (2009)	2006
Per Capita Tax (2009)	\$1,956	Moody's Bond Rating (2009)	Aa2
As % of State Average	80.3%	Actual Mill Rate (2007)	40.14
Total Expenditures (2009)	\$162,038,000	Equalized Mill Rate (2007)	17.68
Education	\$103,412,000	% of Grand List Com/Ind (2007)	23.2%
Other	\$49,212,000		
Total Indebtness (2009)	\$80,457,000		
As % of Expenditures	49.7%		
Per Capita	\$1,396		
As % of State Average	65.8%		

Housing/Real Estate

<i>Housing Stock (2009)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	Owner Occupied Dwellings (2009)	12,715	199,099	812,964
Existing Units (total)	25,631	368,391	1,452,007	As % Total Dwellings	51%	55%	57%
% Single Unit	53.7%	61.3%	64.8%	Subsidize Housing (2008)	3,670	48,156	149,355
New Permits Auth. (2009)	10	810	3,786	<i>Distribution of House Sales (2009)</i>			
As % Existing Units	0.04%	0.22%	0.26%	<i>Number of Sales</i>			
Demolitions (2009)	9	407	1,219	Less than \$100,000	1	69	346
House Sales (2009)	381	4,004	14,696	\$100,000-\$199,999	217	1,325	3,539
Median Price	\$190,000	\$232,250	\$265,000	\$200,000-\$299,999	129	1,494	4,847
Built Pre 1950 share (2000)	37.5%	30.2%	31.5%	\$300,000-\$399,999	30	631	2,510
				\$400,000 or More	4	485	3,454

Labor Force

<i>Place of Residence (2009)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Commuters (2000)</i>			
Labor Force	33,242	465,383	1,889,947	Commuters into Town from:	Town Residents Commuting to:		
Employed	30,545	425,123	1,734,291	Manchester	8,945	Manchester	8,945
Unemployed	2,697	40,260	155,656	East Hartford	2,391	Hartford	5,200
Unemployment Rate	8.1%	8.7%	8.2%	Vernon	2,080	East Hartford	2,172
				Hartford	1,393	Glastonbury	1,091
<i>Place of Work (2009)</i>				South Windsor	1,255	Windsor	1,018
# of Units	1,614	25,365	104,314	Coventry	697	South Windsor	931
Total Employment	27,501	486,138	1,615,355	Tolland	672	Vernon	900
2000-'09 Growth AAGR	-0.8%	-0.3%	-0.4%	Glastonbury	671	West Hartford	802
Mfg Employment	n.a.			Ellington	593	Bloomfield	720
				West Hartford	522	Rocky Hill	527

Other Information

	<i>Town</i>	<i>State</i>			<i>Residential Utilities</i>	
Banks (2007)	12	1,029			Electric Provider	
Crime Rate (2009)					Connecticut Light & Power	
Per 100,000 Residents	272	298			(800) 286-2000	
					Gas Provider	
Library (2010)					CNG Corp	
Total Volumes	242,289		Distance to Major Cities Miles		(860) 727-3000	
Circulation Per Capita	14.8		Hartford		Water Provider	
			Boston		Connecticut Water Company	
			New York City		(800) 286-5700	
			Providence		Cable Provider	
					Cox Communications NEW ENGLAND/MA	
					(800) 955-9515	