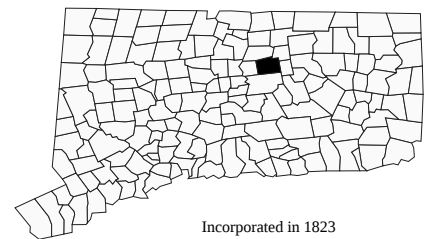


# Manchester, Connecticut

CERC Town Profile 2016 *Produced by The CT Data Collaborative*

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

*Belongs To*  
Hartford County  
LMA Hartford  
Capitol Area Economic Dev. Region  
Capitol Region Planning Area



Incorporated in 1823

## Demographics

### Population (2010-2014)

	Town	County	State
2000	54,740	857,183	3,405,565
2010	58,241	894,014	3,574,097
2014	58,270	897,374	3,592,053
2020	63,457	925,492	3,702,469
'14 - '20 Growth / Yr	1.0%	0.7%	0.9%

	Town	County	State
Land Area (sq. miles)	27	735	4,842
Pop./Sq. Mile (2010)	2,127	1,221	742
Median Age (2010-2014)	36	40	40
Households (2010-2014)	24,005	348,204	1,356,206
Med. HH Inc. (2010-2014)	\$63,198	\$65,499	\$69,899

### Age Distribution (2010-2014)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	4,421 8%	6,297 11%	6,875 12%	17,949 31%	14,867 26%	7,861 13%	58,270 100%
County	49,447 6%	112,669 13%	118,286 13%	228,059 25%	253,833 28%	135,080 15%	897,374 100%
State	194,338 5%	452,157 13%	489,981 14%	892,275 25%	1,032,223 29%	531,079 15%	3,592,053 100%

### Race/Ethnicity (2010-2014)

	Town	County	State
White	36,413	579,222	2,508,360
Black	7,382	119,274	365,871
Asian Pacific	4,953	41,814	145,842
Native American	18	406	1,105
Other/Multi-Race	4,213	80,332	282,094
Hispanic (Any Race)	8,790	145,270	512,795

	Town	County	State
Poverty Rate (2010-2014)	11.6%	12.1%	10.5%

### Educational Attainment (2010-2014)

	Town	County	State
High School Graduate	10,744 26%	677,887 28%	
Associates Degree	3,524 9%	180,321 7%	
Bachelors or Higher	15,344 38%	908,551 37%	

## Economics

### Business Profile (2014)

Sector	Units	Employment
Total - All Industries	1,696	27,605
23 - Construction	112	947
31-33 - Manufacturing	71	2,472
44-45 - Retail Trade	332	6,494
62 - Health Care & Social Assistance	197	5,140
72 - Accommodation And Food Services	160	3,194
Total Government	35	3,416

### Top Five Grand List (2014)

	Amount
Shoppes at Buckland Hills, LLC	\$117,010,340
Connecticut Light & Power	\$103,545,060
JC Penny Properties	\$59,580,700
Northland Pavilions LLC	\$57,076,140
Manchester Developers LLC, Buckland Developers LLC	\$39,511,620
Net Grand List (SFY 2013-2014)	\$3,908,022,444

### Major Employers (2014)

Allied Printing	Manchester Community College
Manchester Memorial Hospital	

## Education

### 2013-2014 School Year

	Grades	Enrollment
Manchester School District	PK-12	6,210

### Pre-K Enrollment (PSIS)

	2011-2012
Manchester School District	250

### 4-Year Cohort Graduation Rate (2013-2014)

	All	Female	Male
Connecticut	87.0%	90.0%	84.0%
Manchester School District	82.0%	84.0%	80.0%

### Connecticut Mastery Test Percent Above Goal (2013)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Reading	46.4%	56.9%	55.3%	62.7%	67.4%	76.3%
Math	53.7%	61.6%	55.7%	65.4%	47.1%	65.2%
Writing	53.7%	60.0%	45.6%	63.1%	56.0%	67.3%

### Rate of Chronic Absenteeism (2012-2013)

	All	K - 3	4 - 8	9 - 12
Connecticut	11.5%	8.9%	9.0%	16.9%
Manchester School District	13.3%	10.8%	9.3%	21.5%

# Manchester, Connecticut

CERC Town Profile 2016



Connecticut  
Economic  
Resource Center

## Government

Government Form: General Manager - Board of Directors

Total Revenue (2014)	\$183,274,000	Total Expenditures (2014)	\$177,343,000	Annual Debt Service (2014)	\$9,921,000
Tax Revenue	\$130,519,000	Education	\$116,985,000	As % of Expenditures	5.6%
Non-tax Revenue	\$52,755,000	Other	\$60,358,000	Eq. Net Grand List (2014)	\$5,476,686,374
Intergovernmental	\$48,744,000	Total Indebtedness (2014)	\$79,135,000	Per Capita	\$94,253
Per Capita Tax (2014)	\$2,363	As % of Expenditures	44.6%	As % of State Average	65.0%
As % of State Average	87.6%	Per Capita	\$1,362	Moody's Bond Rating (2014)	Aa1
		As % of State Average	58.8%	Actual Mill Rate (2014)	37.44
				Equalized Mill Rate (2014)	25.07
				% of Net Grand List Com/Ind (2014)	22.4%

## Housing/Real Estate

### Housing Stock (2010-2014)

	Town	County	State
Total Units	25,163	373,809	1,486,995
% Single Unit (2010-2014)	47.0%	55.0%	59.0%
New Permits Auth (2014)	65	962	5,329
As % Existing Units	0.3%	0.3%	0.4%
Demolitions (2014)	7	243	1,240
Home Sales (2013)	511	6,413	26,310
Median Price	\$192,600	\$238,600	\$274,500
Built Pre-1950 share	34.5%	28.6%	29.7%
Owner Occupied Dwellings	13,458	226,557	913,043
As % Total Dwellings	56.1%	65.1%	67.3%
Subsidized Housing (2014)	3,770	53,351	168,655

### Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	62	804	3,417
\$100,000-\$199,999	282	2,420	7,522
\$200,000-\$299,999	113	1,548	6,031
\$300,000-\$399,999	41	810	3,380
\$400,000 or More	13	831	5,960

## Labor Force

### Place of Residence (2014)

	Town	County	State
Labor Force	32,574	471,431	1,885,100
Employed	30,471	439,054	1,760,400
Unemployed	2,103	32,377	124,700
Unemployment Rate	6.5%	6.9%	6.6%

### Place of Work (2014)

	Town	County	State
Units	1,696	26,578	114,608
Total Employment	27,605	500,863	1,653,545
2011-'14 AAGR	22.4%	33.4%	29.5%
Mfg Employment	2,472	51,188	159,607

### Connecticut Commuters (2014)

Commuters Into Town From:	Town Residents Commuting To:
Manchester	5,766
East Hartford	1,921
Vernon	1,592
Hartford	1,585
South Windsor	1,107
Enfield	728
Glastonbury	726
Manchester	5,766
Hartford	5,062
East Hartford	1,861
Windsor	999
South Windsor	982
Glastonbury	969
West Hartford	919

## Other Information

### Crime Rate (2014)

	Town	State
Per 100,000 residents	2,931	2,167

### Library (2014)

	Town
Circulation per Capita	14.85
Internet Use per Visit	0.17

### Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	329

### Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	4,408

### Distance to Major Cities

	Miles
Hartford	8
Providence	57
Boston	86
New York City	107
Montreal	266

### Residential Utilities

<b>Electric Provider</b>
Eversource Energy (800) 286-2000
<b>Gas Provider</b>
CNG Corp (860) 727-3000
<b>Water Provider</b>
Connecticut Water Company (800) 286-5700
<b>Cable Provider</b>
Cox Communications, Manchester (800) 955-9515