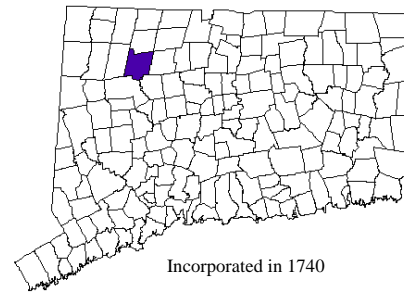


Torrington, Connecticut

CERC Town Profile 2005

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



Incorporated in 1740

Demographics

<i>Population (2004)</i>				<i>Race/Ethnicity (2004)</i>				
	<i>Town</i>	<i>County</i>	<i>State</i>		<i>Town</i>	<i>County</i>	<i>State</i>	
1990	33,687	174,092	3,287,116	White	33,698	181,464	2,863,369	
2000	35,202	182,193	3,405,565	Black	794	2,094	319,094	
2004	36,248	189,521	3,507,246	Asian Pacific	668	2,274	86,177	
2009	37,476	198,123	3,626,616	Native American	71	333	9,927	
'04-'09 Growth / Yr	0.7%	0.9%	0.7%	Other/Multi-Race	1,017	3,356	228,679	
				Hispanic (any race)	1,327	4,447	367,273	
Land Area (sq. miles)	40	920	5,009	<i>Poverty Rate (1999)</i>	7.4%	4.5%	7.9%	
Pop./ Sq. Mile (2004)	911	206	700	<i>Educational Attainment (2000)</i>				
Median Age (2004)	40	41	38	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>	<i>%</i>
Households (2004)	15,381	75,405	1,357,133	High School Graduate	9,334	38%	653,300	28%
Med HH Inc. (2004)	\$45,119	\$60,854	\$58,438	Some College	6,305	25%	553,667	24%
				Bachelors or More	3,902	16%	720,994	31%
<i>Age Distribution (2004)</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	1,051 3%	3,107 9%	1,701 5%	6,313 17%	2,887 8%	2,497 7%	17,556	
Female	964 3%	2,752 8%	1,641 5%	6,287 17%	3,094 9%	3,954 11%	18,692	
County Total	10,426 6%	33,839 18%	15,428 8%	65,593 35%	37,125 20%	27,110 14%	189,521	
State Total	219,287 6%	640,516 18%	311,209 9%	1,239,795 35%	614,161 18%	482,278 14%	3,507,246	

Economics

<i>Business Profile (2005)</i>					<i>Top Five Grand List (2003)</i>		
<i>Sector</i>	<i>Firms</i>	<i>% of Total</i>	<i>Emp.</i>	<i>% of Total</i>		<i>Amount</i>	<i>% of Net</i>
Agriculture	39	2.2%	87	0.6%	Timken	\$18,636,010	1.0%
Const. and Mining	245	13.6%	978	7.2%	Connecticut Light & Power Co.	\$18,562,480	1.0%
Manufacturing	104	5.8%	2,283	16.8%	The Torrington Water Company	\$14,556,830	0.8%
Trans. and Utilities	36	2.0%	241	1.8%	Devcon	\$11,252,700	0.6%
Trade	453	25.2%	3,757	27.7%	Connecticut Health Center of Torrington	\$9,809,000	0.5%
Finance, Ins. and Real Estate	124	6.9%	595	4.4%	Net Grand List (2003)	\$1,824,034,047	
Services	735	40.9%	5,258	38.8%	<i>Top Five Major Employers (2002)</i>		
Government	21	1.2%	360	2.7%	The Torrington Company	Torrington Board of Education	
Total	1,796	100.0%	13,564	100.0%	The Charlotte Hungerford Hospit	F.M. precision Golf Corporation	
					O&G Industries		
					<i>Retail Sales (2002)</i>	<i>Town</i>	<i>State</i>
					All Outlets	\$1,532,896,734	\$105,014,859,890

Education

<i>2000-2001 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>	
Total Town School Enrollment	4,985	542,193		<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>
Most public school students in Torrington attend Torrington School District, which has 4,938 students.				Reading	60 58	57 64	67 66		
				Math	59 61	60 61	61 55		
				Writing	66 61	60 60	63 59		
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	5.3	Grade K	18.9	Grade 2	17.9	<i>Town</i>	<i>State</i>
	Middle:	4.0	4.4	Grade 5	23.5	Grade 7	22.7	Verbal	501 502
	Secondary:	4.5	4.1	High School	18.3	Math	505 503		

Torrington Connecticut



Government

Government Form: Mayor-Council

Total Revenue (2002)	\$84,190,323	Total Expenditures (2002)	\$82,232,963	Annual Debt Service (2002)	\$7,535,246
Tax Revenue	\$50,288,830	Education	\$44,731,363	As % of Expenditures	9.2%
Non-tax Revenue	\$33,901,493	Other	\$29,966,354	Eq. Net Grand List (2001)	\$2,469,997,974
Intergovernmental	\$29,624,577	Total Indebtness (2002)	\$60,355,880	Per Capita	\$69,946
Per Capita Tax (2002)	\$1,422	As % of Expenditures	73.4%	As % of State Average	
As % of State Average	82.8%	Per Capita	\$1,706	Date of Last Revaluation (2001)	1999
		As % of State Average	98.8%	Moody's Bond Rating (2001)	A1
				Actual Mill Rate (2002)	38.00
				Equalized Mill Rate (2002)	22.00
				% of Grand List Com/Ind (2001)	17.7%

Housing/Real Estate

Housing Stock (2002)	Town	County	State	Owner Occupied Dwellings (2000)	9,528	53,813	869,742
Existing Units (total)	16,313	80,716	1,401,802	As % Total Dwellings	59%	68%	63%
% Single Unit	58.1%	76.8%	64.4%	Subsidize Housing (2001)	1,879	4,308	148,930
New Permits Auth. (2002)	102	807	9,731	<i>Real Estate Sales Distribution (2004)</i>			
As % Existing Units	0.63%	0.69%	1.00%	Number of Sales			
Demolitions (2003)	8	44	1,275	Less than \$100,000	192	872	10,608
Residential Sales (2004)	1,043	5,370	83,255	\$100,001-\$200,000	610	1,886	26,425
Median Price	\$150,000	\$195,000	\$219,900	\$200,001-\$300,000	163	1,098	18,676
Built Pre 1950 share (2000)	41.5%	36.3%	31.5%	\$300,001-\$400,000	59	650	10,402
				\$400,001 or More	19	864	17,144

Labor Force

Place of Residence

(2003)	Town	County	State
Labor Force	19,252	101,762	1,803,119
Employed	17,996	96,611	1,703,962
Unemployed	1,256	5,151	99,157
Unemployment Rate	6.5%	5.1%	5.5%

Place of Work

(2003)	Town	County	State
Total Employment	15,702	62,532	1,625,932
'92-'03 Growth AAGR	0.0%	0.3%	0.6%
Manufacturing			

Commuters (2000)

Commuters into Town from:	Town Residents	Commuting to:	
Torrington	8,853	Torrington	8,853
Winchester	1,069	Litchfield	835
Harwinton	658	Winchester	608
Litchfield	631	Watertown	422
Waterbury	551	Waterbury	410
New Hartford	421	Hartford	392
Watertown	316	New Hartford	310
Thomaston	300	Simsbury	309
Goshen	271	Avon	302
Bristol	200	Thomaston	280

Quality of Life

	Town	State	Library (2001)	Town
Banks (2003)	15	1,226	Total Volumes	46,642
Lodging (1998)	5	756	Circulation Per Capita	2.6
Day Care Facilities (1999)	11	1,721		
Infant Mortality Rate Per 1,000 births (2001)	no calc	4.5	Distance to Major Cities	Miles
Crime Rate (1999) Per 1,000 Residents	22	33	Hartford	23
% Open Land (1990)	70.0%	68.7%	Boston	114
			New York City	91
			Providence	88
Hospitals (1999)	1	3		
Total Beds	109	272		

Residential Utilities

Electric Provider	Connecticut Light & Power
	(800) 286-2000
Gas Provider	Yankee Gas Company
	(800) 989-0900
Water Provider	Municipal Provider
	local Contact
Cable Provider	Cablevision of Litchfield, Inc.
	860-567-3103