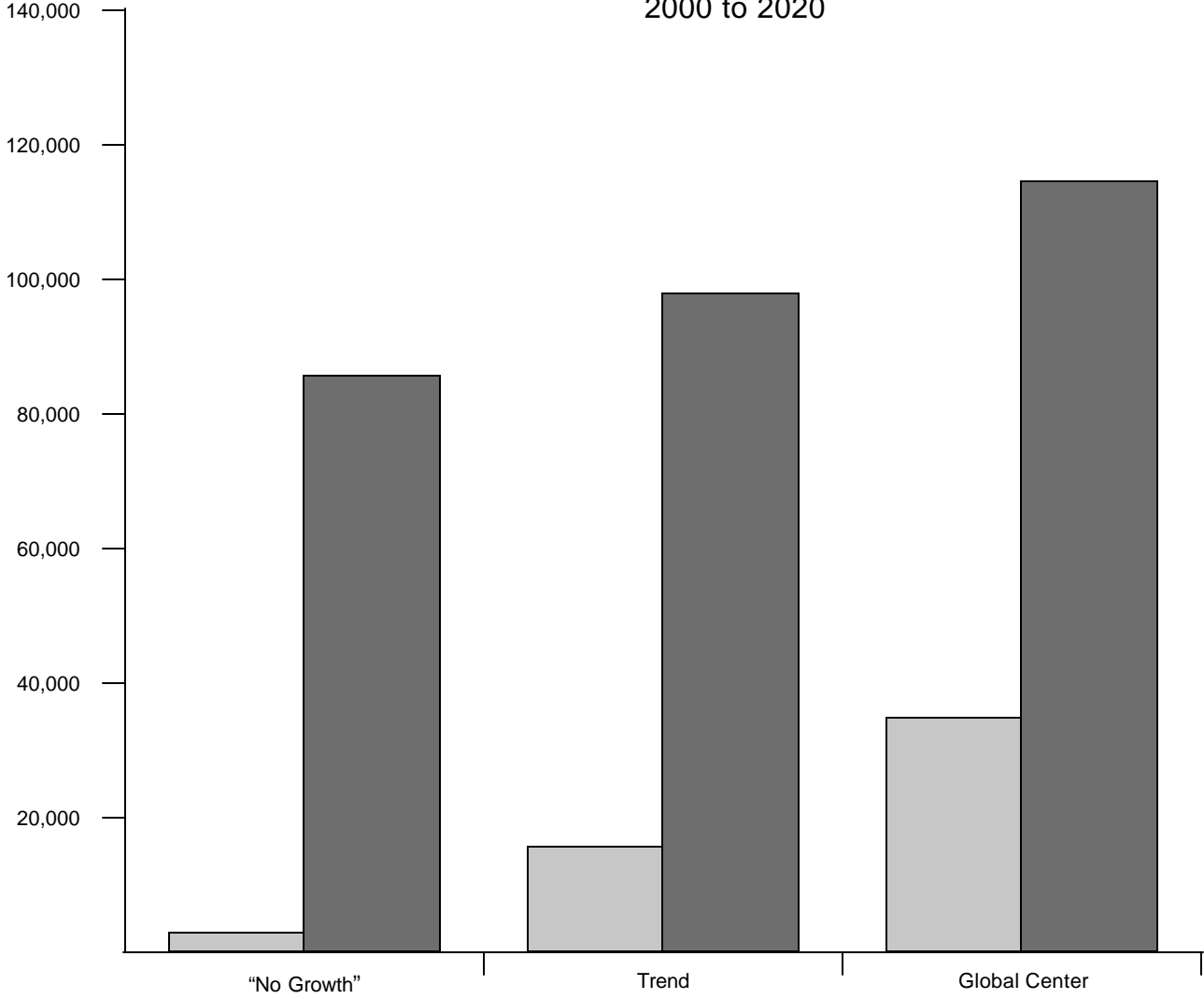
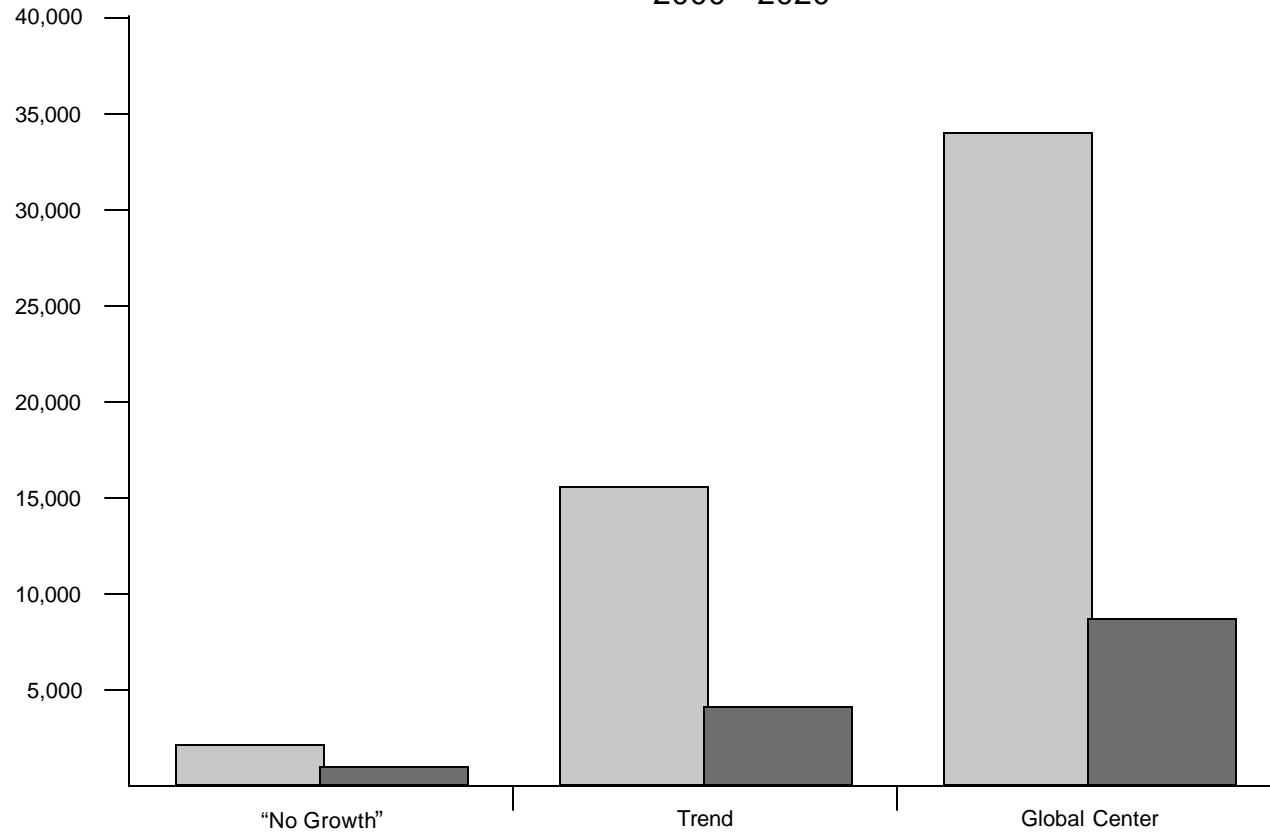


Employment Change 2000 to 2020



- "No Growth" reduces employment growth for Fairfield County as well as Stamford
- Global Center Increases Employment for both

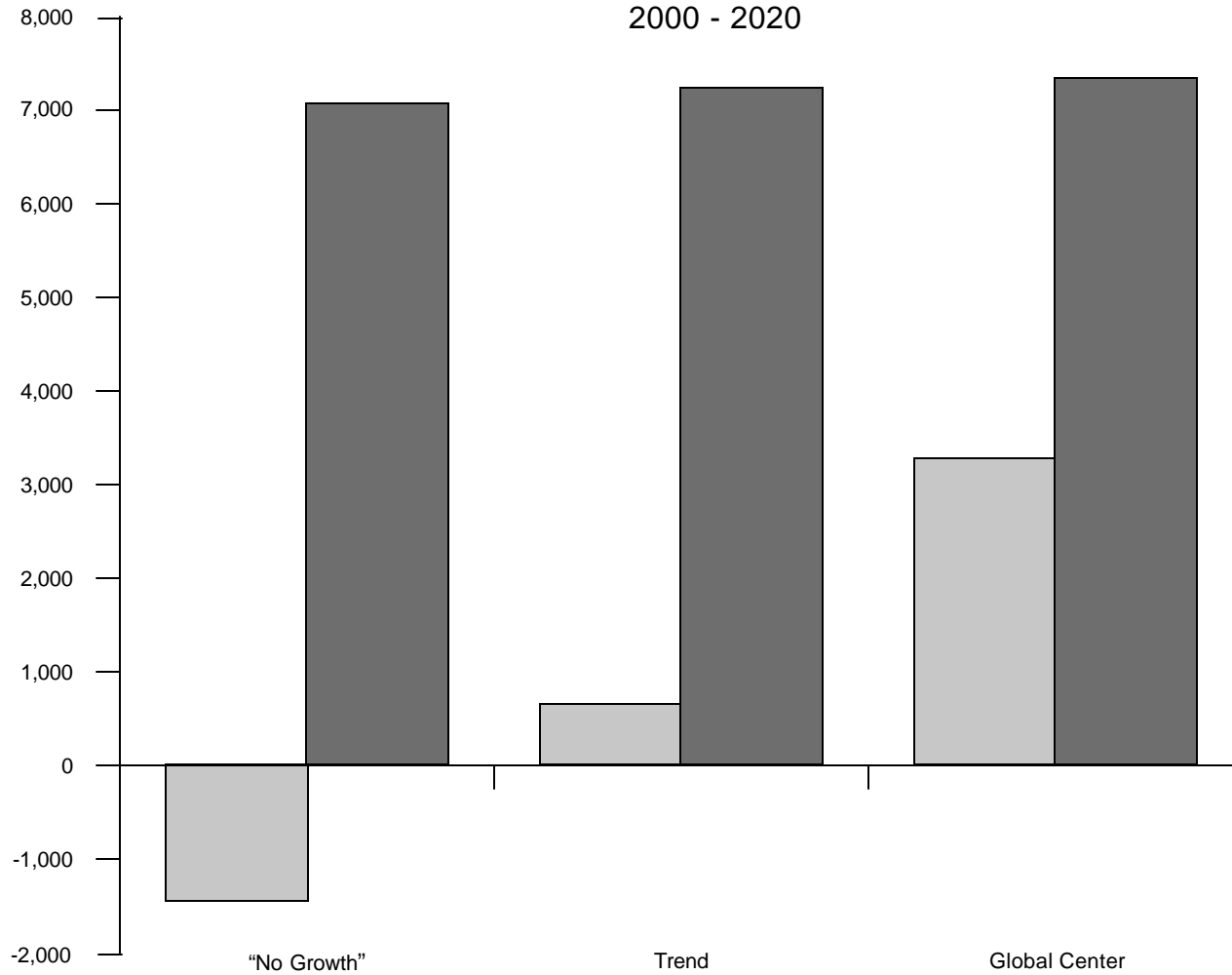
Change in Employment and Working-Age Population in Stamford 2000 - 2020



□ Employment
■ Population
Age 20-64

- In both trend and Global Center scenarios, Stamford needs higher labor force participation and more commuters to fill new jobs

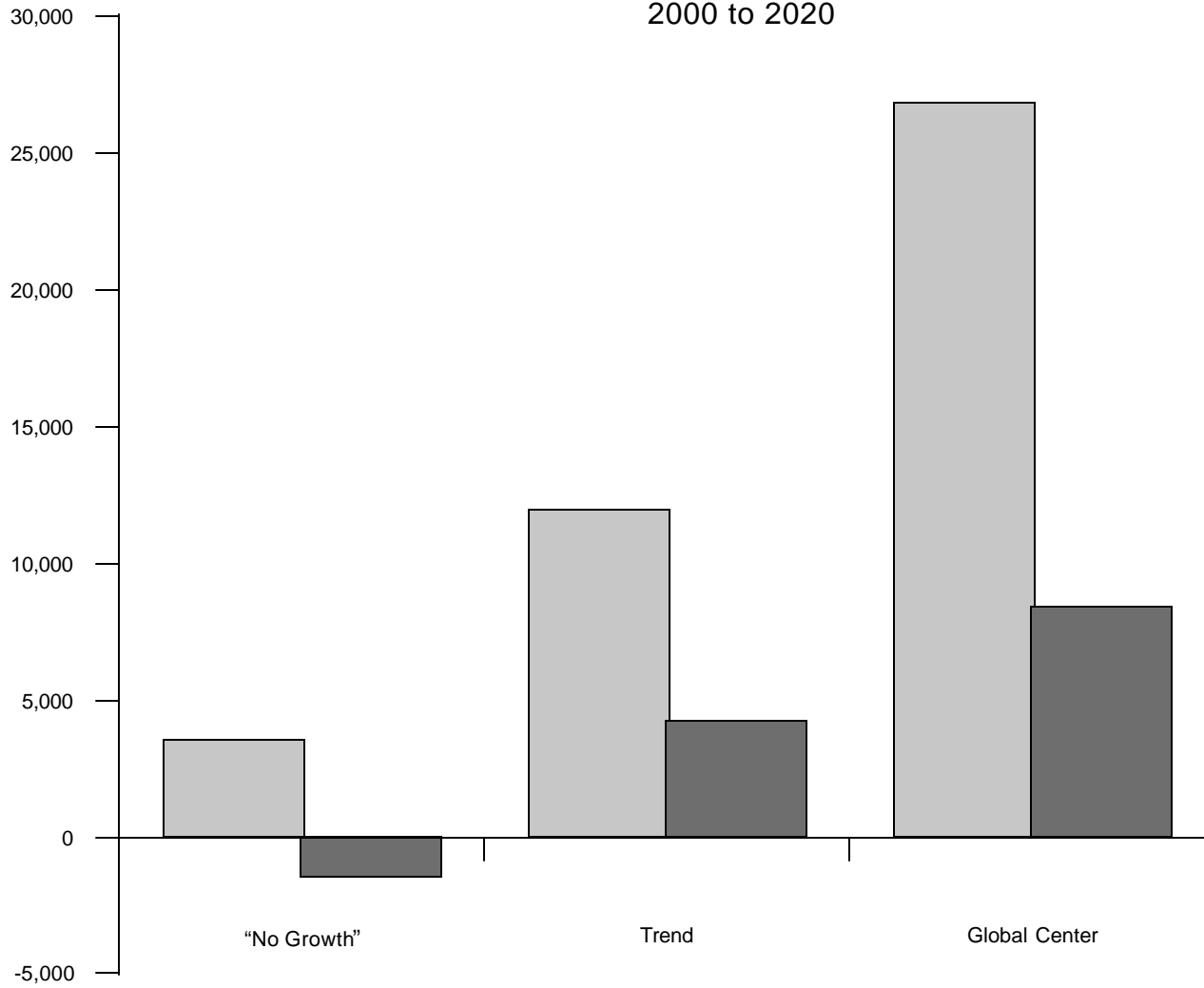
Change in Young and Elderly Population in Stamford 2000 - 2020



■ Population Under 20
■ Population Over 65

- Aging of "Baby Boom" causes rapid growth in elderly in all three scenarios
- Young population changes more with scenario as jobs attract more families with children

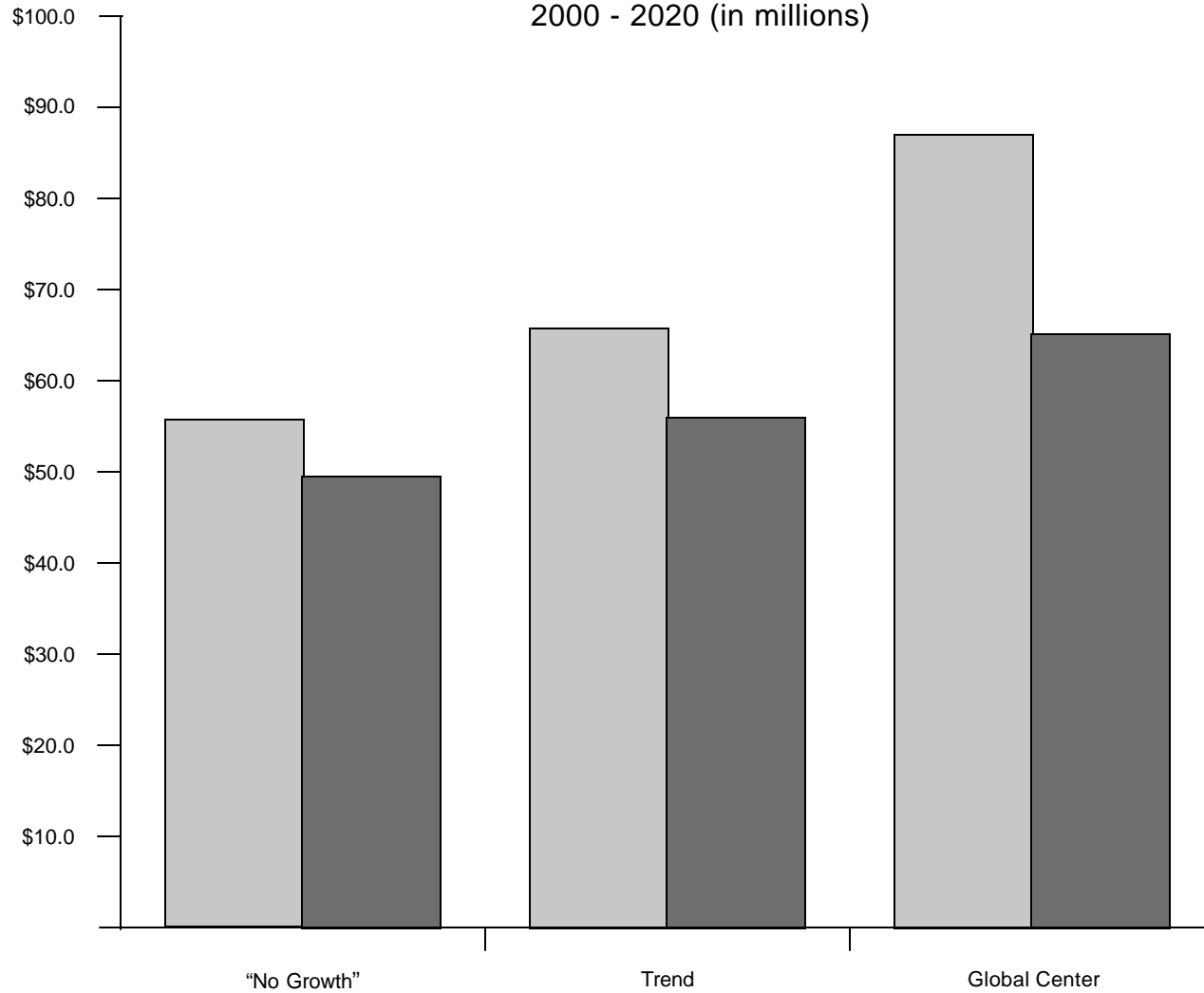
Growth in Stamford's Office and Non-Office Employment 2000 to 2020



□ Office Employment
■ Non-Office Employment

- Office Industries (finances, professional services, administration) dominate employment growth
- Some non-office industries (retail, health services, education) increase with office jobs while others (manufacturing) do not

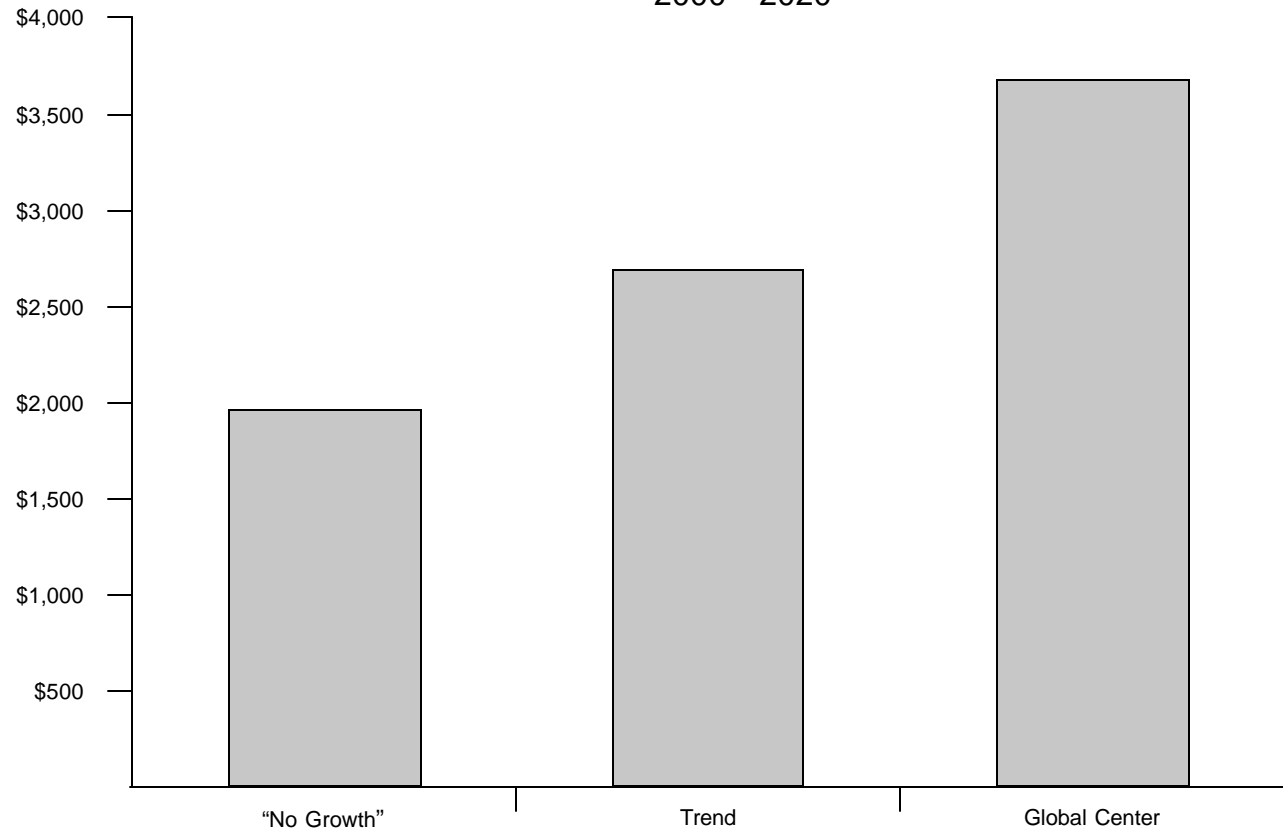
Change in Local Revenues and Expenditures
2000 - 2020 (in millions)



■ Revenues
■ Expenditures

- Revenues increase by more the expenditures in all scenarios, particularly in the Global Scenario

Change in Stamford's Per Capita Income
2000 - 2020



- More higher paying jobs result in higher incomes per capita