



## **THE ECONOMIC IMPACT OF THE STAMFORD MASTER PLAN**

### **A Dynamic Impact Analysis**

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## **Executive Summary: The Economic Impact of the Stamford Master Plan**

The Regional Plan Association (RPA) of New York City contracted with the Connecticut Center for Economic Analysis at the University of Connecticut to perform a dynamic analysis of the economic impact of the Stamford Master Plan developments on the City of Stamford. The analysis examines the effects of three possible build-out scenarios for the City. Driven by employment forecasts, the identified investments in each scenario take place within Stamford proper, and we estimate the economic impact for Fairfield County and for the City.

Each build-out scenario uses employment data for specific sectors in Stamford provided by RPA as the input for the simulation (Tables A, B, and C below). RPA calls these the “No Growth” scenario, the “Current Trend/RPA Baseline” scenario, and the “Global Financial Center” scenario. We present the economic impact for each scenario (the results of the increased investments and employment) in terms of key economic variables, including total employment, gross regional product, personal income, population, housing demand, and in fiscal terms of induced government spending and tax revenues (Tables I, II and III below).

The “No Growth” scenario represents slow growth in the region’s economic activity. Aggregate population and employment levels rise very slowly over the long run. Finance and business service jobs grow, manufacturing declines, and retail and personal services grow slowly, reflecting fewer workers and potential customers. Major corporate relocations to Stamford are rare, and any relocations or expansions taking place after 2005 fill existing office space instead of stimulating new development.

Table A: Employment (Jobs) Projections for Stamford  
No Growth Scenario

<i>Sector</i>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Total Nonfarm Employment	84200	88400	89400	90300	91100
Construction	2600	2300	2100	1900	1700
Manufacturing	11700	10900	10200	9700	9300
TCPU	6000	6000	6200	6300	6300
Whole sale trade	5700	5700	5800	5900	6000
Retail Trade	10000	10600	10400	10200	10000
FIRE	13000	15400	15200	14800	14500
Busines Services	16200	18000	19700	21300	22800
Other Services	13000	13500	13900	14300	14700
Government	6000	6000	5900	5900	5800

The “Current Trend” scenario represents small and anticipated growth in the financial and business services sectors and maintains the decline in the manufacturing sector, but at a more moderate rate compared to the 1990s. Housing and transportation are the major constraints on growth, and policy changes do not cause Stamford’s current growth rate to be exceeded. Stamford’s competitiveness within the U.S. and the Tri-State region will remain approximately the same as the current level, with its proximity to Manhattan, its highly skilled workforce and its network of high value added service firms continuing to be its major advantages. The other two scenarios are compared to this one in the impact analysis; hence it is also referred to as the “RPA Baseline” scenario.

Table B: Employment (Jobs) Projections for Stamford  
Current Trend/RPA Baseline Scenario

<i>Sector</i>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Total Nonfarm Employment	84200	91100	94200	97200	99600
Construction	2600	2700	2400	2200	2000
Manufacturing	11700	11200	10700	10300	9800
TCPU	6000	6200	6400	6500	6500
Whole sale trade	5700	6000	6300	6600	6700
Retail Trade	10000	10600	11000	11400	11800
FIRE	13000	16400	16400	16100	15900
Busines Services	16200	18500	20700	22800	24800
Other Services	13000	13500	14400	15400	16300
Government	6000	6000	5900	5900	5800

The “Global Financial Center” scenario represents the potential development of the region as an international financial hub, and exhibits a strong expansion in the finance, insurance and real estate (FIRE) sectors. There is aggressive office development in the downtown area accompanied by substantial employment growth, and substantial population growth within the city and faster population growth in nearby locations. The availability and cost of housing and transportation to surrounding towns are improved following the implementation of successful development policies. Three to four major corporate relocations to Stamford occur, establishing the city as a distinct global financial center, separate from New York City, and stimulating stronger growth in neighboring areas.

**Table C: Employment (Jobs) Projections for Stamford  
Global Financial Center Scenario**

<i>Sector</i>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Total Nonfarm Employment	84200	91100	99000	105700	111100
Construction	2600	2700	3000	3000	2800
Manufacturing	11700	11200	10700	10300	9800
TCPU	6000	6200	6800	7100	7300
Whole sale trade	5700	6000	6300	6600	6700
Retail Trade	10000	10600	11400	12200	12800
FIRE	13000	16400	18400	19600	20700
Busines Services	16200	18500	21500	24400	27100
Other Services	13000	13500	14800	16200	17400
Government	6000	6000	6100	6300	6500

## **RESULTS**

The REMI<sup>1</sup> model provides impact forecasts for Fairfield County (and Connecticut’s seven other counties) under the No Growth, Current Trend/RPA Baseline and Global Financial Sector development scenarios. These results are used to estimate the impact on the City of Stamford.

<sup>1</sup> The gold standard, regional, dynamic impact model created and maintained by Regional Economic Models, Inc. of Amherst, Massachusetts.

## EFFECTS ON THE CITY OF STAMFORD

We estimated the economic impact of the Stamford Master Plan on the City of Stamford based on the REMI results for Fairfield County and on additional data provided by RPA and other sources. The Current Trend/RPA Baseline scenario supplied the “baseline” scenario in terms of employment for the City, and the relevant (employment and investment) changes under the No Growth and Global Financial Center scenarios were added to this level to obtain the total impact.

Table I summarizes the net change for Stamford from 2000 to 2020 in terms of several variables, and provides a comparison across scenarios. The changes reported are over the twenty one-year period. Numbers in parenthesis are negative. The Trend or RPA Baseline forecast is the reference scenario to which the others are compared. Employment for the Trend scenario is taken from RPA estimates, while households, per capita income and population are taken from *Connecticut Town Profiles*. Trend scenario fiscal numbers are from Stamford Operating Budget Summary for FY 2000-2001. The other two scenarios’ numbers are from REMI scaled to Stamford and added to the baseline forecast. ***Financial Center scenario jobs grow more than twice that of the Trend scenario and more than 19 times the employment change in the No Growth scenario. Financial Center scenario net tax revenue to Stamford is more than 3 times that of the Trend scenario and more than 14 times that of the No Growth scenario. Because the difference in population growth between the Global and No Growth scenarios is about a factor of three, the difference in the number of estimated constant size households is about a factor of three, despite the much larger difference in employment.***

**TABLE I: The Effects of the Three Development Scenarios on Stamford City – A Closer Look**

	"No Growth"			Trend			Global Center		
	2000	2020	Change	2000	2020	Change	2000	2020	Change
<b>Employment</b>	<b>84,200</b>	<b>86,000</b>	<b>1,800</b>	<b>84,200</b>	<b>99,600</b>	<b>15,400</b>	<b>84,200</b>	<b>118,500</b>	<b>34,300</b>
Office	53,400	56,800	3,400	53,400	65,000	11,600	53,400	80,700	27,300
Industrial	6,600	5,300	(1,300)	6,600	6,300	(300)	6,600	6,400	(200)
Retail	9,000	8,100	(900)	9,000	10,700	1,700	9,000	12,400	3,400
Institutional	6,500	7,000	500	6,500	8,200	1,700	6,500	9,400	2,900
Other	8,700	8,800	100	8,700	9,400	700	8,700	9,600	900
<b>Population</b>	<b>111,900</b>	<b>118,100</b>	<b>6,200</b>	<b>111,900</b>	<b>123,600</b>	<b>11,700</b>	<b>111,900</b>	<b>131,100</b>	<b>19,200</b>
Under 20	24,800	23,200	(1,600)	24,800	25,400	600	24,800	28,300	3,500
20-64	71,500	72,300	800	71,500	75,600	4,100	71,500	80,000	8,500
Over 65	15,600	22,600	7,000	15,600	22,700	7,100	15,600	22,800	7,200
<b>Households</b>									
<i>Based on REMI</i>	47,100	51,800	4,700	47,100	52,000	4,900	47,100	52,400	5,300
<i>Constant Household Size</i>	47,100	49,700	2,600	47,100	52,000	4,900	47,100	55,100	8,000
<b>In Nominal \$:</b>									
<b>Per Capita Income</b>	<b>\$40,500</b>	<b>\$65,000</b>	<b>\$24,500</b>	<b>\$40,500</b>	<b>\$66,200</b>	<b>\$25,700</b>	<b>\$40,500</b>	<b>\$68,300</b>	<b>\$27,800</b>
<b>Local Revenues (Mil)</b>	<b>\$287.4</b>	<b>\$510.5</b>	<b>\$223.0</b>	<b>\$287.4</b>	<b>\$533.7</b>	<b>\$246.3</b>	<b>\$287.4</b>	<b>\$580.7</b>	<b>\$293.3</b>
Property Taxes	\$232.1	\$412.2	\$180.1	\$232.1	\$430.9	\$198.9	\$232.1	\$468.9	\$236.8
Non-tax Revenue	\$36.5	\$64.9	\$28.4	\$36.5	\$67.8	\$31.3	\$36.5	\$73.8	\$37.3
Intergovernmental	\$18.8	\$33.4	\$14.6	\$18.8	\$34.9	\$16.1	\$18.8	\$38.0	\$19.2
<b>Local Expenditures (Mil)</b>	<b>\$287.4</b>	<b>\$507.4</b>	<b>\$220.0</b>	<b>\$287.4</b>	<b>\$519.1</b>	<b>\$231.7</b>	<b>\$287.4</b>	<b>\$535.1</b>	<b>\$247.7</b>
<b>Net Revenues (Mil)</b>	<b>\$0.0</b>	<b>\$3.1</b>	<b>\$3.1</b>	<b>\$0.0</b>	<b>\$14.6</b>	<b>\$14.6</b>	<b>\$0.0</b>	<b>\$45.6</b>	<b>\$45.6</b>

## **EFFECTS ON FAIRFIELD COUNTY**

The results for Fairfield County, in terms of the average level change and percentage change in employment, Gross Regional Product (GRP), personal income, population and future housing demand, are presented in Table II. The level changes for the No Growth and Global Financial Center scenarios are reported against the Current Trend/RPA Baseline, and the Current Trend/RPA Baseline scenario results are reported against the REMI baseline forecast. The Current Trend/RPA Baseline scenario is more optimistic than the REMI model’s baseline because it incorporates newer information about recent and current projects in the region. Establishing this result allows us to compare the other two scenarios with respect to it.

**TABLE II: CHANGES IN KEY ECONOMIC VARIABLES FOR FAIRFIELD COUNTY  
2001-2020: AVERAGE ANNUAL CHANGE**

	No Growth Scenario – compared to RPA Baseline		Current Trend/RPA Baseline Scenario – compared to REMI Baseline		Global Scenario – compared to RPA Baseline	
	Change in Levels	(%) Change	Change in Levels	(%) Change	Change in Levels	(%) Change
<b>Employment (Thousands)</b>	-3.07	-1.09%	7.87	2.92%	3.27	1.15%
<b>GRP (Millions Nominal \$)</b>	-\$440	-1.30%	\$1,560	5.06%	\$580	1.54%
<b>Personal Income (Millions Nominal \$)</b>	-\$250	-0.74%	\$700	2.22%	\$290	0.78%
<b>Population (Thousands)</b>	-2.66	-0.65%	8.80	2.23%	2.58	0.63%
<b>Future Housing Demand (Millions Nominal \$)</b>	-\$70	-0.20%	\$190	0.56%	\$100	0.27%

Tables III and IV show the fiscal impact on Fairfield County under the three development scenarios. Table III shows the average annual change in total state, local and net tax revenues during the twenty-year study period reported in millions of nominal dollars. Table IV shows the present values of the tax revenue and government expenditure streams generated by the investment projects under the three scenarios.

Induced government spending is the public spending generated to support increased population, such as for public safety and education.

**TABLE III: CHANGES IN TAX REVENUES FOR FAIRFIELD COUNTY: 2001-2020  
AVERAGE ANNUAL CHANGE (Millions of nominal dollars)**

<b>Tax Level Changes</b>	<b>No Growth Scenario – compared to RPA Baseline</b>	<b>Current Trend/RPA Baseline Scenario – compared to REMI Baseline</b>	<b>Global Scenario – compared to RPA Baseline</b>
<b>Average New State Tax Revenue</b>	-\$20.58	\$66.50	\$25.48
<b>Average New Local Property Taxes</b>	\$3.37	\$29.64	\$32.67
<b>Average Total New Taxes</b>	-\$17.21	\$96.14	\$58.15

**TABLE IV: PRESENT VALUE<sup>2</sup> OF NEW TAX REVENUES FOR FAIRFIELD COUNTY:  
2001-2020 (Millions of nominal dollars)**

<b>Present Value of Taxes</b>	<b>No Growth Scenario – compared to RPA Baseline</b>	<b>Current Trend/RPA Baseline Scenario – compared to REMI Baseline</b>	<b>Global Scenario – compared to RPA Baseline</b>
<b>Present Value of Total New Taxes</b>	-\$139.35	\$939.98	\$398.56
<b>Present Value of Induced New Govt. Spending</b>	-\$40.07	\$139.07	\$36.71
<b>Present Value of Net New Taxes</b>	-\$99.28	\$800.92	\$361.85

Almost 3,300 new jobs are created in the Global Financial Center scenario on average each year relative to the RPA baseline scenario in Fairfield County. This is in contrast to the Global Financial Center creating almost 6,300 more jobs on average each year than the No Growth scenario. The latter loses almost 3,100 jobs relative the RPA baseline on average each year in Fairfield County. Gross regional product (the value of all final goods and services produced in the region in a year) for the Global Financial scenario increases by more than \$580 million on average each year above the RPA baseline forecast and more than a billion dollars above the No Growth scenario on

<sup>2</sup> A discount rate of 6.5% is applied to present value calculations.



average each year. Aggregate housing demand increases \$100 million on average each year in the Global Financial scenario relative to the RPA baseline in Fairfield County. This represents housing needs of all kinds in the County. Fiscally the Global Financial Center scenario generates more than \$25 million in total state taxes from Fairfield County on average each year relative to the RPA baseline forecast.

Fairfield County feels the effects of the developments in Stamford to the extent that newly employed workers live outside the City, and induced development takes place outside the City. These are spillover effects reported below on specific towns and in Stamford proper.

### **EFFECTS ON NEIGHBORING TOWNS**

This section presents the effects of the Stamford Master Plan developments on certain surrounding towns under the "No Growth", "Current Trend" and "Global Financial Center" scenarios. We calculate the spillover effect using the commuter share of each town in the total employment in Stamford weighted by per capita income in each town. This spillover "share" was applied to the Fairfield County results above for the No Growth and Global Financial Center scenarios, to calculate the spillover into the towns of Bridgeport, Darien, Fairfield, Greenwich, New Canaan, Norwalk, and Westport. The spillover effects on these towns under the Global Financial Center scenario are reported in Table V, in terms of employment, GRP, personal income, population, and housing demand in each town. We report these changes as annual average increments above the RPA baseline forecast. The important point to take away from this analysis is that despite Stamford's large employment and fiscal gains from the Global development scenario, many surrounding towns benefit as well.

**TABLE V: NET CHANGES IN SELECTED ECONOMIC VARIABLES - SPILLOVER EFFECTS  
GLOBAL FINANCIAL CENTER - AVERAGE CHANGE OVER RPA BASELINE  
2001-2020**

	Bridgeport	Darien	Fairfield	Greenwich	New Canaan	Norwalk	Westport
<b>Employment (Jobs)</b>	6.47	16.45	8.51	31.66	13.05	27.35	8.19
<b>GRP (Mill. Nom \$)</b>	2.57	6.54	3.38	12.59	5.19	10.88	3.26
<b>Per. Inc. (Mill. Nom \$)</b>	1.27	3.23	1.67	6.22	2.57	5.38	1.61
<b>Population (Units)</b>	11.45	29.14	15.07	56.06	23.12	48.44	14.50
<b>Housing Demand (Mill Nom \$)</b>	0.19	0.48	0.25	0.93	0.38	0.81	0.24

## TABLE OF CONTENTS

Executive Summary	<i>i</i>
Table of Contents	<i>x</i>
The Economic Impact of the Stamford Master Plan: Part I	1
Introduction	1
Methodology and Inputs	1
The “No Growth Scenario”	3
The “RPA Baseline/Current Trend” Scenario	4
The “Global Financial Center” Scenario	7
Results	9
The “No Growth Scenario”	9
The “RPA Baseline/Current Trend” Scenario	14
The “Global Financial Center” Scenario	19
A Detailed Estimate of the Effects on Stamford City	24
Spillover Effects	29
Spillover Effect Methodology	31
The Economic Impact of the Stamford Master Plan: Part II	32
Methodology and Assumptions	32
Results	33
<i>Appendix I: New Levels of Key Variables - Tables</i>	36
<i>Appendix II: Level Changes of Key Variables - Tables</i>	63
<i>Appendix III: Net Changes in Key Variables - Tables</i>	71

# **THE ECONOMIC IMPACT OF THE STAMFORD MASTER PLAN: PART I**

## **I. INTRODUCTION**

This report presents the results of a dynamic analysis of the economic impact of the Stamford Master Plan project on the City of Stamford. The Regional Planning Association (RPA) located in New York City requested the Connecticut Center for Economic Analysis (CCEA) at the University of Connecticut to conduct this study. The Center houses the State Economic Model (the REMI model), a sophisticated 53-sector replication of the State's economic structure that can project economic impacts out to the year 2035. The following analysis presents the economic impact of the Stamford Master Plan on the City of Stamford over a period of twenty years, with the year 2001 as the starting point. The objective is to measure the costs and benefits of the Stamford Master Plan to the City of Stamford, its peripheral towns, and Fairfield County under different build-out scenarios.

This analysis presents the economic impact of the Stamford Master Plan in terms of several economic variables over the period 2001-2020. The most significant variables include employment, gross regional product (GRP), personal income, population, and future housing demand. GRP is the value of all goods and services produced in the region (State or County) in one year. The economic impact is measured in terms of changes in the economic variables in each year above or below a baseline (status quo) REMI forecast of the Connecticut economy. The reported changes in selected economic variables represent the average of the annual increases (or decreases) of the aggregate levels that flow directly and indirectly from the proposed investments over twenty years compared to a baseline (status quo) forecast of the City of Stamford's economic performance.

## **II. METHODOLOGY, ASSUMPTION AND INPUTS**

To estimate the economic impact of the Stamford Master Plan, this analysis uses the "REMI" input-output model. The REMI model can estimate the economic impact for

the State and its eight Counties. This analysis estimates the economic impact for the City of Stamford by using the share of commuters to Stamford from its peripheral towns. Given the total employment in Stamford and the number of commuters to Stamford from the other twenty-two towns in Fairfield County, CCEA estimates the share of commuters to Stamford. The portion of Stamford's workers that reside within the city is Stamford's "commuter share" and this is used to measure the economic impact for the City of Stamford. This is because this portion of the indirect benefits that accrue from the new employment is likely to stay within the City. Commuters from neighboring towns, on the other hand, are likely to take the indirect benefits from their jobs into their towns of residence. These spillover effects of the Stamford Master Plan on the neighboring towns of Stamford is therefore measured by their shares in the total employment in Stamford weighted by per capita income in corresponding towns.

This analysis uses employment data as an input to measure the economic impact of the Master Plan for the City of Stamford. It estimates employment in the City of Stamford with disaggregated employment data provided by the Regional Planning Association (RPA). The employment data for the City of Stamford under different scenarios, and a methodology to compute spillover effects are presented in Appendix I. This analysis adopts a "build-out" approach to measure the economic impact of the Master Plan project on the City of Stamford. We consider three scenarios; a "No Growth", a "Current Trend" and a "Global Financial Center". The "No Growth" scenario represents slow growth in economic activities in the region. The "Current Trend" scenario represents small and anticipated growth in the financial and business services sectors and continuing decline of the manufacturing sector. The "Global Financial Center" scenario represents the potential development of the region as a financial hub, and depicts a strong expansion in the finance, insurance and real estate (FIRE) sectors. The "Current Trend" scenario contains projects completed or underway since the REMI baseline forecast was updated in 1997. We therefore use the "Current Trend" scenario as the "RPA baseline" forecast for comparison with the "No Growth" and "Global Financial Center" scenarios. The "Current Trend" scenario is compared to the REMI baseline for institutional purposes.

The following sections present the basic assumptions, geography of growth of each scenario, and the potential economic impact on the City of Stamford under each scenario in terms of employment, income, population, taxes, and future housing demand.

**(1) “NO GROWTH” SCENARIO**

The following explanations and assumptions represent the "No Growth" scenario.

*(a) Principal Parameters*

- Policies seek to maintain stable levels of population and employment outside of the Central Business District.
- Aggregate population and employment levels rise very slowly over the long run, although they vary considerably with the business cycle.
- Population ages, finance and business service jobs grow and manufacturing declines.
- Growth increases in Stamford suburbs, in other parts of Fairfield County and in Westchester County.
- Major corporate relocations to Stamford are rare. Growth from small firms and business expansions balance relocations out of Stamford.

*(b) Major Assumptions*

- Assumes no growth in office employment outside of Downtown.
- Within Downtown, it assumes that only projects that already have strong commitments will be completed. Any corporate relocation beyond 2005 fills existing office space rather than stimulating new development. This has the greatest impact on financial and professional services.
- Policies have little effect on change in industrial employment.
- Retail and personal services grow more slowly with fewer workers and residents as potential customers.
- Labor force participation rates are lower than the RPA Baseline Scenario because there is less employment demand.

*(c) Geography of Growth*

In this first scenario, office growth is limited to 2 million square feet of office space over the five-year period from 2001 to 2005, but the city is successful in keeping all of it in downtown Stamford. This represents an amount of office development that is roughly comparable to the total of those projects that are considered most likely to happen in the downtown area. This assumes that the City is successful in completely locking out new office development from the Ridge Roads and the industrial areas. Additional office space for urban redevelopment projects would not be available.

The modest Retail expansion (50,000 sq. ft.) is also limited to downtown, reinforcing the pedestrian core, but leaving little room for redevelopment in neighborhood commercial areas. Of the 450,000 sq. ft. of projected growth in the institutional sector, 300,000 sq. ft. takes place in the downtown area. An additional 150,000 sq. ft. would be developed outside of downtown in the form of expansion of existing hospitals and schools and a few assisted living facilities.

The overall industrial employment in the industrial districts declines due to regional and local attrition, and the loss of Cytech or other major employers. There are some conversions within the remaining industrial base to high technology/flex use and as a result there is some redevelopment potential. But this potential is directed to the industrial redevelopment projects, primarily in the South End. While policies for keeping all retail and office expansion in the downtown area are successful, the result is that the industrial districts, including those that are integral parts of neighborhoods, remain largely unchanged in appearance and intensity.

**(2) “RPA BASELINE” or “CURRENT TREND” SCENARIO**

The following explanations and assumptions represent the “RPA Baseline” or “Current Trend scenario”.

*(a) Principal Parameters*

- Policy changes affect the location and type of growth, but do not accelerate Stamford’s current rate of growth.

- Uses recent population and employment trends, Claritas profiles and RFA (Regional Financial Associates<sup>3</sup>) forecasts to project employment and population trends to 2020.
- Assumes somewhat slower population and employment growth for the U.S. and the region.
- Assumes slower growth in financial and business services and more moderate declines in manufacturing compared to the 1990's.
- Housing and transportation are the major constraints on growth.

(b) *Major Assumptions*

- Both regionally and nationally, employment growth will be slower in the forecast period than it has been during the last 20 years. The aging of the population will decrease demand for many population-related services (e.g., K-12 education), and increasing productivity will permit rising output and income with fewer workers.
- Employment in financial services will experience much slower growth over the long term as increases in stock prices return to historical levels. Technology will also permit a larger share of employment in banking, securities and insurance to locate outside of central cities and major metropolitan areas.
- Information technology and professional services will continue to grow strongly and account for a larger share of employment growth.
- Manufacturing employment will decline more slowly, due to more favorable international trade conditions and slowing of the very high rates of technological displacement that have occurred in the last decade.
- Stamford's competitiveness within the U.S. and the Tri-State region will remain roughly the same as it currently is. Its highly skilled labor force, its network of high-value service firms and its proximity to Manhattan will remain its major advantages. High housing costs, slow growth in the number of skilled workers and transportation congestion will continue to restrain growth.

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<sup>3</sup> Presently known as Economy.com



- Labor force participation rates will increase slightly as tight labor markets draw more of the elderly and less-skilled into the labor force. However, there is little room for further reductions in unemployment or additional increases in labor force participation from women.
- Even with an increase in population, commuting to Stamford will have to increase to provide enough workers for new jobs.
- Household size will remain at approximately 2.5 persons per household.

(c) *Geography of Growth*

In this scenario, of the 3.5 million sq. ft. of office development, 2.75 million sq. ft. takes place in the downtown area from 2001-2005. This represents an amount of office development that is roughly comparable to the total of all projects for which there are currently proposals in the downtown area (not just the “most likely”) and includes the office program for the major redevelopment projects.

An additional, 750,000 sq. ft. of office development takes place outside of the downtown: 250,000 sq. ft. of office expansion takes place in the various Design Districts along the Ridge Roads (20% of the theoretical 1.25 million square feet tabulated in the model). 500,000 sq. ft. of office development takes place in the industrial districts (50% of the theoretical 1 million square feet tabulated in the model). This happens primarily adjacent to the Robert Martin Industrial Park and the Riverbend Industrial Park where “flex offices” are already prevalent, as well as Magee Avenue and a few waterfront sites.

Of the 850,000 sq. ft. of retail development, 500,000 sq. ft. is retained in the downtown and Bulls Head. The remaining square footage is divided between neighborhood shopping areas and the industrial districts where a number of large-scale stores and a few supermarkets are developed.

Of the 850,000 sq. ft. of projected growth in the Institutional sector, 450,000 sq. ft. takes place in downtown. An additional 400,000 sq. ft. takes place outside of downtown, in part through expansion of existing hospitals and schools. In addition, some new schools are constructed, primarily in the West Side/and South End/Riverside in response to population increases. A number of elder care and assisted living facilities are built along the Ridge Roads.

In this scenario, the city is more aggressive about facilitating the transition from traditional manufacturing to high tech and flex industries and as a result, more of the existing properties are re-developed. But interest in directing this potential to the industrial redevelopment projects in the South End, as well as retail and office incursions, keeps the remaining industrial property in about the same state as it currently is.

### **(3) “GLOBAL FINANCIAL CENTER” SCENARIO**

The following explanations and assumptions represent the "Global Financial Center" scenario.

#### *(a) Principal Parameters*

- State and City policies succeed in improving the availability/cost of housing and transportation connections to surrounding towns, eastern Fairfield County and points west.
- Robust growth in global finance driven by technology and maturation of world markets.
- Stamford establishes an identity as a global financial center distinct from New York City.
- 3-4 additional major corporate relocations from NYC and abroad occur.
- Substantial employment growth downtown, substantial population growth within the city, faster population growth in nearby locations occurs.

#### *(b) Major Assumptions*

- Aggressive office development takes place downtown on the strength of 3-4 major new corporate relocations and few corporate departures.
- A modest amount of office development takes place outside of downtown, mostly for business service firms that are clients to downtown firms, but which cannot afford space in the central business district.
- Policies have little effect on changes in industrial employment.
- Retail and personal services grow more robustly than in the Baseline Scenario.
- Labor force participation rates are the same as in the Baseline Scenario.

- Stamford’s growth stimulates stronger growth in neighboring communities.

(c) *Geography of Growth*

Of the 6 million sq. ft. of office development from 2001-2005, 5 million sq. ft. takes place in the downtown area. This represents an amount of office development that is roughly comparable to the total of all of the projects for which there are proposals in downtown, the build-out of various “soft sites”, and the office program for the major downtown redevelopment projects.

Of the 1,300,000 sq. ft. of projected new retail development, the largest share is 800,000 sq. ft. in and around the downtown area. An additional 150,000 sq. ft. would be developed in the industrial districts in the form of supermarkets and large-scale retailers. The remaining 350,000 sq. ft. allows for the robust enhancement of neighborhood shopping centers and the three “sub-centers”, Glenbrook, Springdale, and Shippan.

Despite tremendous pressure, city policies hold office development in the industrial districts to 500,000 sq. ft. Another 500,000 sq. ft. is absorbed in the South End redevelopment projects in lieu of the flex industrial floor area, which still does not materialize due to only modest growth in industry.

In this scenario, the city is even more aggressive about facilitating the transition from traditional manufacturing to high tech and flex industries and as a result, more of the existing properties in the outlying areas are redeveloped. Except for modest retail and office incursions, the overall intensity of industrial uses in these areas remain about the same except that the line between “industry” and “office” is even less clear.

## RESULTS

### *Scenario I: “NO GROWTH” SCENARIO*

Table 1 presents the changes in key economic variables for the City of Stamford under the "No Growth" scenario for the period 2001-2020 relative to the RPA baseline or “Current Trend” scenario.

**Table 1: Net Changes in Selected Economic Variables for Stamford City  
“No Growth” Scenario  
(Relative to the RPA Baseline/Current Trend Scenario)  
2001-2020**

	Average Annual Change From Baseline	Average % Change From Baseline
Total NF Employment (Thousands)	-3.07	-1.09%
GRP (Billions Nominal \$)	-\$0.44	-1.30%
Personal Income (Billions Nominal \$)	-\$0.25	-0.74%
Population (Thousands)	-2.66	-0.65%
Housing Demand (Bill Nominal \$)	-\$0.07	-0.20%

The results show that under the “No Growth” scenario, Stamford will experience negative changes in employment levels. Under this scenario, the average annual decrease in total employment in Stamford below the RPA baseline is about 3,070 jobs. Similarly, the Gross Regional Product (GRP) of the City declines by an annual average of \$440 million below the baseline. Under the “No Growth” scenario, aggregate personal income of the City of Stamford declines by an annual average of \$250 million. Under this scenario, population of the City declines by annual average of 2,660 people. The decreases in employment and population in the City adversely affect the housing market in Stamford. Under the “No Growth” scenario, the annual average decline in aggregate housing demand in the City of Stamford is \$70 million.

Figure 1 shows the annual changes in employment, GRP, personal income, population, and housing demand in the City of Stamford over the period 2001-2020.

**Figure 1: No Growth Scenario  
Relative to RPA Baseline  
Changes in Key Economic Variables**

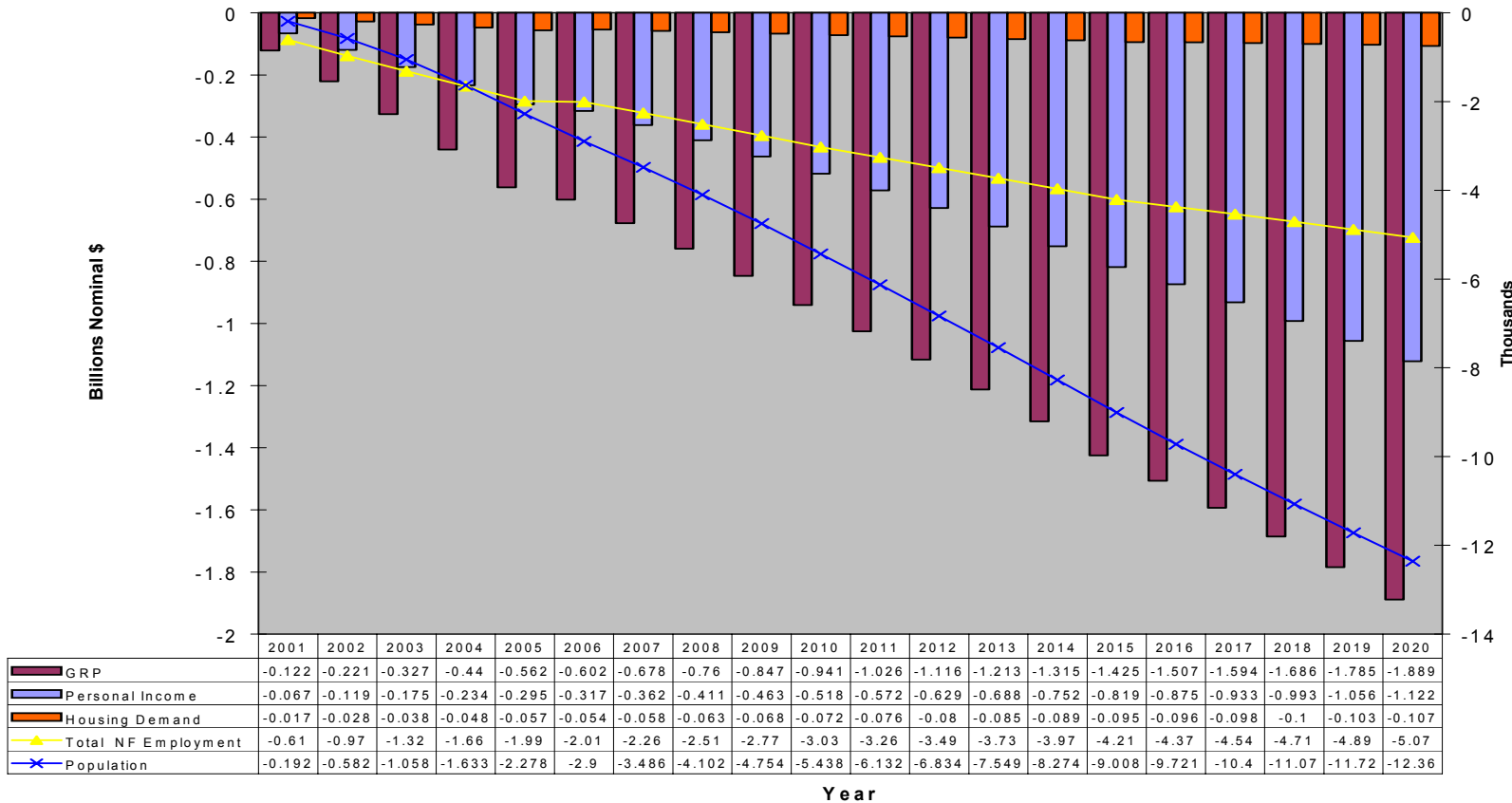


Figure 1 shows that under the “No Growth” scenario, Stamford experiences a decline in key economic variables. The figure shows that GRP, personal income, employment, population, and housing demand continuously decline over time. The decrease in personal income follows the decrease in GRP of the City. By 2020, personal income of Stamford is lower than the baseline forecast by \$1.1 billion and GRP is lower by \$1.9 billion. Similarly, under the “No Growth” scenario, population continually declines over the period 2001-2020. At the end of 2020, population of the City is 12,360 people below the baseline. Housing demand in the City is negatively affected under the “No Growth” scenario. The demand for housing continually declines over the period 2001-2015 but remains stable during 2016-2020 as relative price changes to stabilize demand.

Table 2 presents the tax impact of the Stamford Master Plan project on the City of Stamford under the “No Growth” scenario. This analysis estimates the average annual reduction in new State and local property tax revenue from/to the City of Stamford below

the RPA baseline forecast over the period 2001-2020. State tax revenue includes income taxes, sales and use taxes, and corporate profit taxes. This analysis presents the average annual reduction in induced government spending under the “No Growth” scenario. Induced government spending changes result from the changes in demand for public services, such as police and education, as the population changes.

**Table 2: Average Changes in Tax Revenues (Millions Nominal \$) for Stamford City  
“No Growth” Scenario  
 (Relative to RPA Baseline/Current Trend Scenario)  
 2001-2002**

	<b>Average Annual Tax Revenue Changes over Baseline (Mill Nom \$)</b>
<b>Average New State Tax Revenue</b>	- \$ 20.58
<b>Average New Local Property Taxes</b>	\$ 3.37
<b>Average Total New Taxes</b>	-\$ 17.21
<b>Average Induced Local Govt. Spending</b>	-\$ 4.87
<b>Average Net New Taxes</b>	-\$ 12.34

The results show that under the “No Growth” scenario the annual average decrease in new State tax revenue from the City of Stamford is approximately \$21 million below the RPA baseline forecast. The annual average change in new local property tax is an increase of \$3.4 million, which reflects the property taxes accrued by the new investments. This implies that the annual average decrease in total new tax revenue to the City of Stamford is \$17.21 million below the baseline forecast.

Under the “No Growth” scenario, government spending also declines. The annual average decrease in induced government spending is \$4.87 million. This implies that under the “No Growth” scenario, the City of Stamford experiences an annual average decrease in net (total) taxes by \$12.34 million below the RPA baseline forecast.

Figure 2 presents the tax impacts of the Master plan on the City of Stamford for the period 2001-2020 under the "No Growth" scenario.

**Figure 2: No Growth Scenario  
Relative to RPA Baseline  
Changes in Revenues and Expenditures**

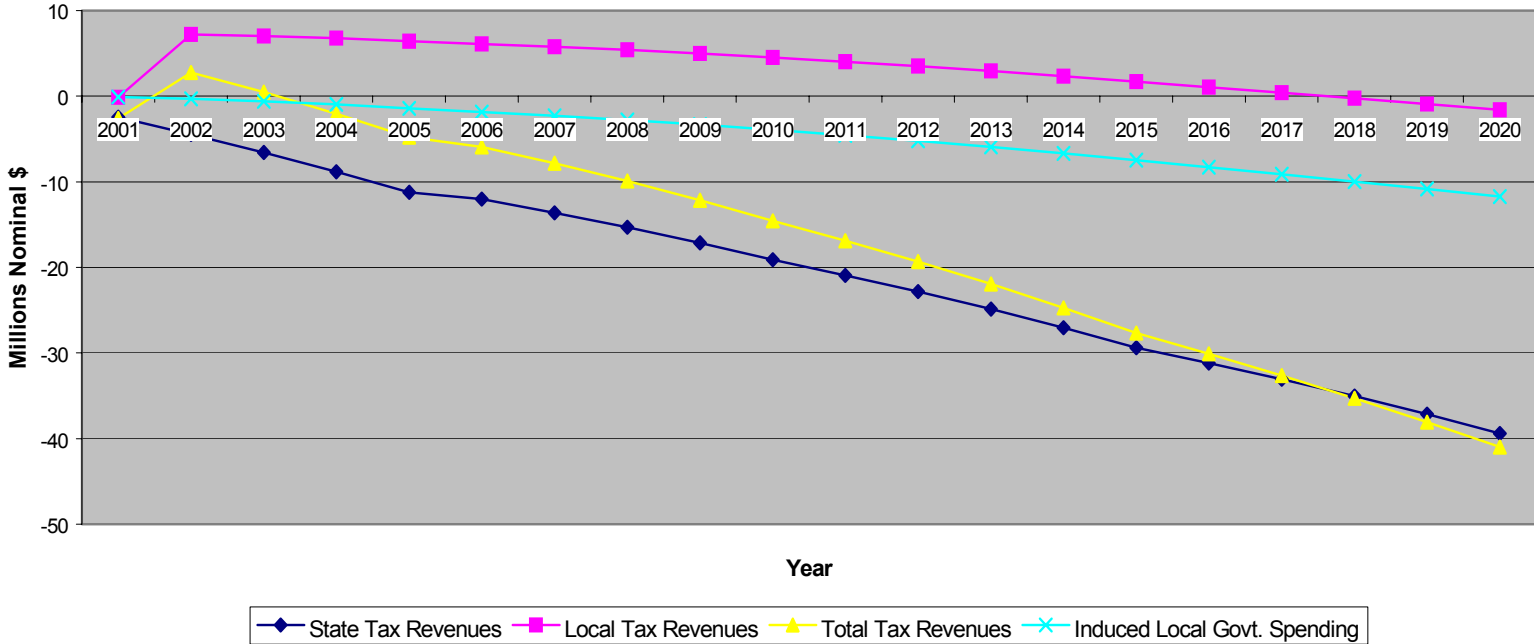


Figure 2 shows that the total tax revenue for the City of Stamford continually decreases below the RPA baseline. The local new property tax revenue remains above the baseline for most of the period, reflecting the taxes brought in by the new investments. Eventually the new property taxes decline below the baseline, as the revenue loss caused by the decline in population offsets the increased revenues from these investments. Induced government spending decreases but at a slower rate. At the end of 2020, the total tax revenue of Stamford declines by \$41 million, of which State tax revenue is \$39.4 million and the local property tax revenue is \$1.6 million. Under the "No Growth" scenario, the City of Stamford will save about \$11.7 million by the decrease in induced government spending at the end of 2020. This implies that under the "No Growth" scenario, net tax revenue for the City of Stamford decreases by \$29.3 million by 2020 (tax losses are more than foregone government spending).

The tax impact of the Stamford Master Plan under the "No Growth" scenario can also be evaluated using the present values of the tax revenues lost offset against the present value of saving in induced government expenditures. Table 3 presents the present values of total lost tax revenues and savings on future induced government spending (over twenty years) under the "No Growth" scenario using a 6.5% discount rate.

**Table 3: Present Value of New Tax Revenues and New Expenditures  
for Stamford City  
“No Growth” Scenario  
(Millions Nominal \$)**

REVENUES AND RELATED EXPENDITURES	PRESENT VALUE
<b>Present Value of State Tax Revenues</b>	-\$184.10
<b>Present Value of Property Taxes</b>	\$44.75
<b>Present Value of Total Taxes</b>	-\$139.35
<b>Present Value of Induced Govt. Spending</b>	-\$40.07
<b>Present Value of Net New Taxes</b>	-\$99.28

Table 3 shows that the net present value of lost total tax revenues for the City of Stamford over twenty years is almost \$140 million, despite a gain in the local property tax of almost \$45 million. The net present value of the reduction in induced government spending under the “No Growth” scenario is \$40 million. This implies that under the “No Growth” scenario, the net present value of forgone net new taxes to the City of Stamford is approximately \$100 million over twenty years.



**Scenario II: “RPA BASELINE” or “CURRENT TREND” SCENARIO**

Table 4 presents the changes in key economic variables for the City of Stamford under the "Current Trend" scenario for the period 2001-2020 *relative to the REMI baseline forecast.*

**Table 4: Net Changes in Selected Economic Variables for Stamford City  
“Current Trend” Scenario  
(Relative to REMI Standard Control)  
2001-2020**

	Average Incremental Change over Baseline	Average % Change Over Baseline
<b>Total NF Employment (Thousands)</b>	7.87	2.92%
<b>GRP (Billions Nominal \$)</b>	\$1.56	5.06%
<b>Personal Income (Billions Nominal \$)</b>	\$0.70	2.22%
<b>Population (Thousands)</b>	8.80	2.23%
<b>Housing Demand (Bill Nominal \$)</b>	\$0.19	0.56%

The results show that under the “Current Trend” scenario, Stamford will experience increases in key economic variables such as employment, GRP, personal income, population, and housing demand. Under this scenario, the average annual increase in employment in Stamford is about 7,870 jobs. Similarly, GRP of the City increases by an annual average of \$1.56 billion. Personal income in Stamford increases by an annual average of \$700 million. Under the “Current Trend” scenario, population of the City also increases. The average annual increase in population of the City is 8,802 people. The increase in employment and population positively affects the housing market in Stamford. Under the “Current Trend” scenario, the annual aggregate housing demand in Stamford increases by \$189 million on average.

We evaluate this scenario with respect to the REMI baseline to understand how it differs from REMI’s current forecast based on its data through 1997. The Current Trend scenario incorporates more recent information than REMI’s forecast and this scenario compares the two. The other two scenarios are compared with the Current Trend as the reference scenario, not with the REMI baseline as it drops out<sup>4</sup>.

<sup>4</sup> No Growth – REMI – [Current Trend – REMI] = No Growth – Current Trend, and  
Global – REMI – [Current Trend – REMI] = Global – Current Trend

**Figure 3: RPA Baseline Scenario Relative to REMI Baseline  
Changes in Key Economic Variables**

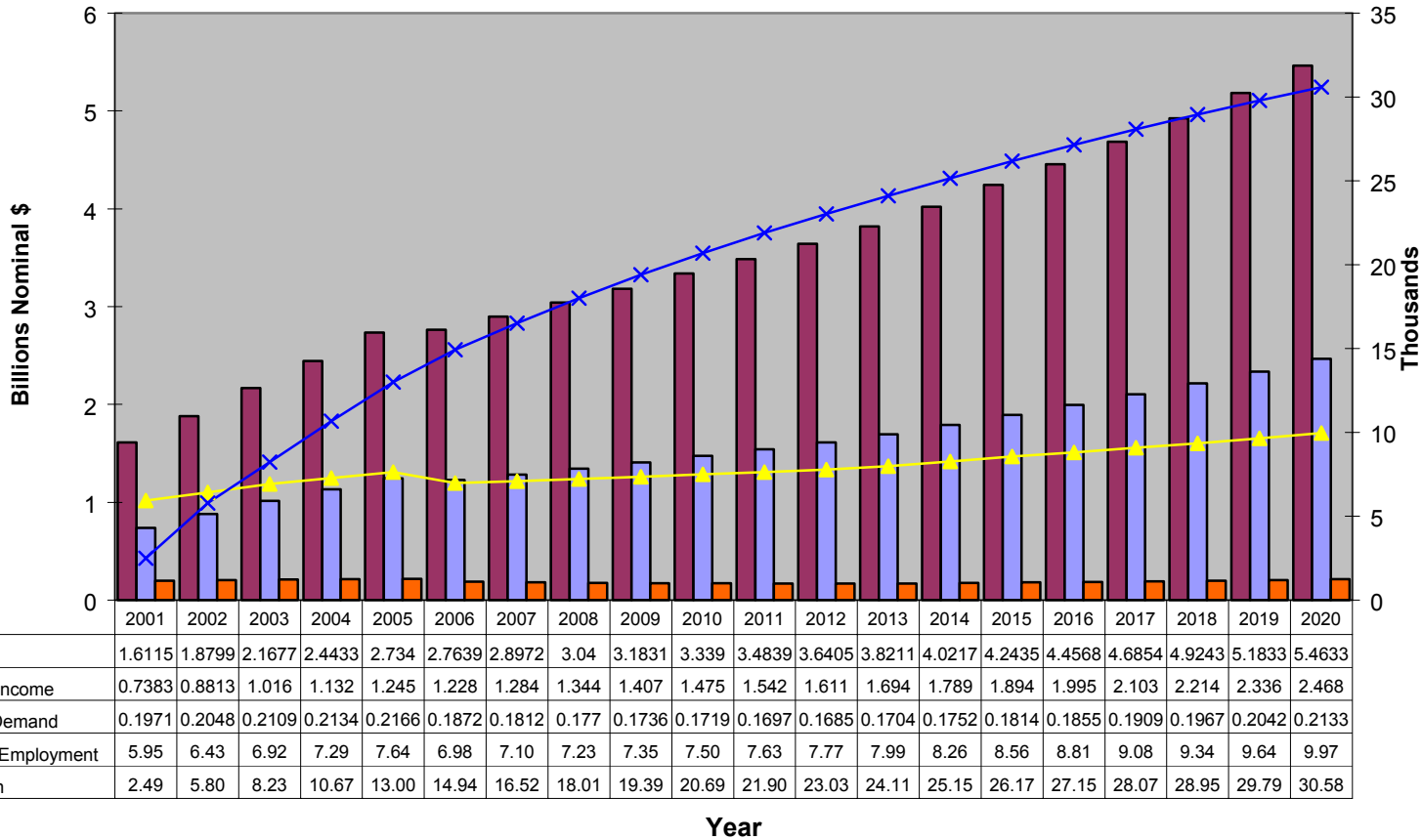


Figure 3 shows the economic impact of Stamford Master plan on the City of Stamford. The figure shows that under the “Current Trend” scenario, Stamford experiences sharp increases in employment, GRP, and personal income until year 2005. These increases reflect the ongoing construction projects in Stamford. However, following the completion of major construction in 2005, the increase in employment *above the REMI baseline* is smaller in 2006, but steadily increases over time. Similarly, GRP and personal income of the City sharply increase in the first five years reflecting the construction phase of the Stamford Master Plan. Personal income and GRP continually increase following the year 2006. At the end of 2020, personal income of Stamford increases by \$2.5 billion and GRP increases by \$5.5 billion *above the REMI baseline*. The figure shows that under the “Current Trend” scenario, the City of Stamford

experiences a significant increase in population over the period 2001-2020. In this scenario, population of the City steadily increases over time, as does housing demand. However, the rate of increase in housing demand is lower relative to the increase in population and income.

Table 5 presents the tax impact of the Master Plan project on the City of Stamford under the “Current Trend ” scenario. This analysis estimates the average annual increases in new State and local property tax revenues and induced government spending from/to the City of Stamford *above the REMI baseline* for the period 2001-2020.

**Table 5: Average Changes in Tax Revenues for Stamford City (Millions Nominal \$)  
“Current Trend” Scenario  
 (Relative to the REMI Standard Control)  
 2001-2002**

	<b>Average Tax Revenue Changes Change over Baseline (Mill Nom \$)</b>
<b>Average New State Tax Revenue</b>	\$66.50
<b>Average New Local Property Taxes</b>	\$29.64
<b>Average Total New Taxes</b>	\$96.14
<b>Average Induced Local Govt. Spending</b>	\$15.53
<b>Average Net New Taxes</b>	\$80.61

The results show that under the “Current Trend ” scenario the average annual increase in new State tax revenue above the baseline from the City of Stamford is approximately \$66.5 million. Similarly, new local property taxes increase by \$29.64 million on average, annually. The annual average increase in total new tax revenue above the REMI baseline forecast is \$96.14 million. Under the “Current Trend” scenario, the annual average increase in induced government spending is \$15.53 million. This implies that under this scenario, the average net taxes to the City of Stamford increases by \$80.61 million *above the REMI baseline forecast*.

Figure 3 presents the tax impacts of the Master plan on the City of Stamford for the period 2001-2020 under the "Current Trend" scenario.

**Figure 4: RPA Baseline Scenario  
Relative to REMI Baseline  
Changes in Revenues and Expenditures**

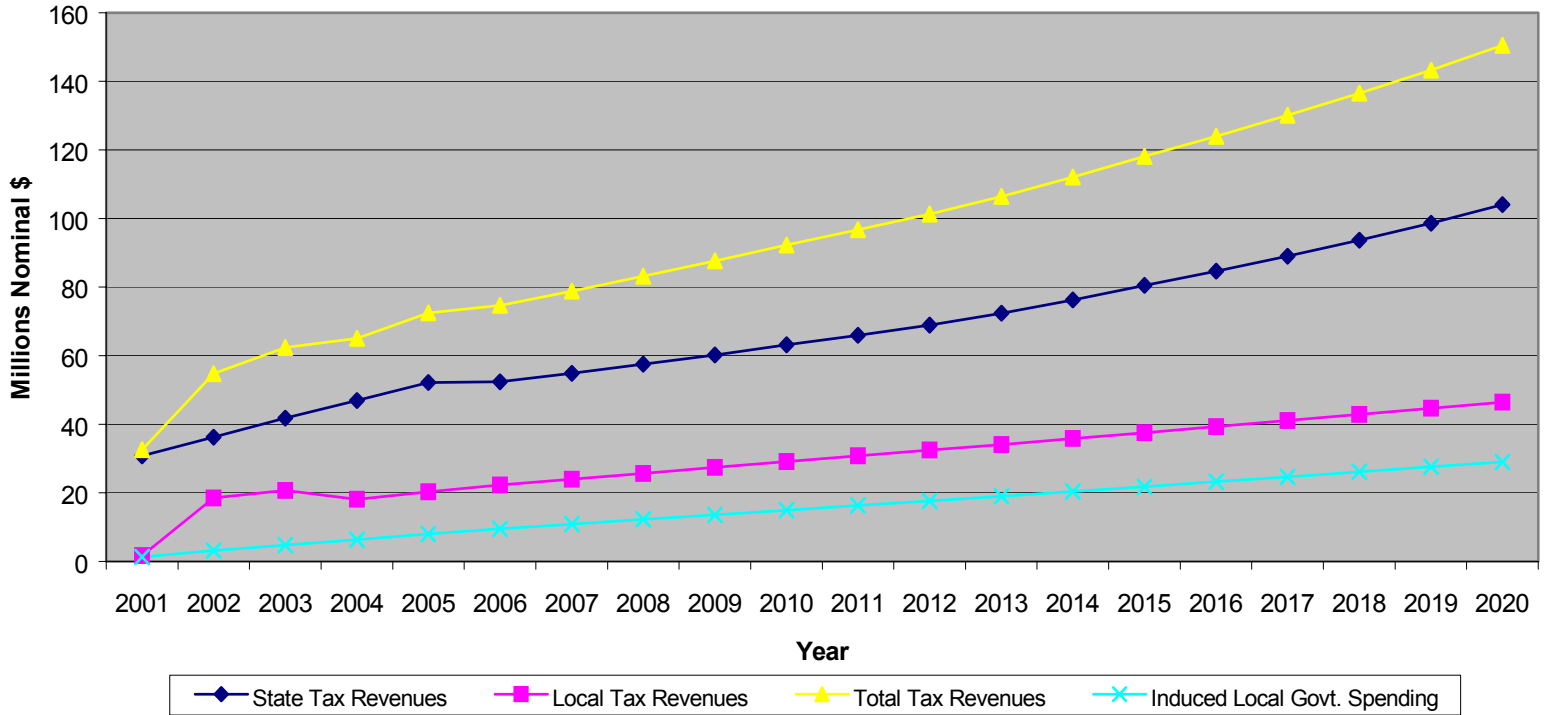


Figure 4 shows that under the “Current Trend” scenario, the total tax revenue for the City of Stamford continually increases over time. Local new property tax revenues closely follow State tax revenues. Induced government spending increases, but at a slower rate. By 2020, the total tax revenue of Stamford increases by \$150.5 million, of which the State tax revenue is \$104.04 million and local property tax revenue is \$46.47 million. By 2020 under the "Current Trend" scenario, induced government spending for the City of Stamford increases by \$29.04 million above the REMI baseline. This implies that at the end of 2020 under the "Current Trend" scenario, the net tax revenue for the City of Stamford increases by \$121.5 million *above the REMI baseline*.

The tax impact of Stamford Master Plan under the “Current Trend” scenario can be evaluated using the present values of the tax revenues lost offset against the present

value of saving in induced government expenditures. Table 6 presents the present values of total tax revenues and savings on future induced government spending (over twenty years) under the “Current Trend” scenario.

**TABLE 6: Present Value of New Tax Revenues and New Expenditures**  
**“Current Trend” Scenario**  
 (Millions Nominal \$)

REVENUES AND RELATED EXPENDITURES	PRESENT VALUE
<b>Present Value of State Tax Revenues</b>	\$654.79
<b>Present Value of Property Taxes</b>	\$285.19
<b>Present Value of Total Taxes</b>	\$939.98
<b>Present Value of Induced Govt. Spending</b>	\$139.07
<b>Present Value of Net New Taxes</b>	\$800.92

Table 6 shows that the net present value of total new tax revenues for the City of Stamford over twenty years is almost \$940 million, of which the State tax revenue is \$655 million and the local property tax is \$285 million. The net present value of the increase in induced government spending under the “Current Trend” scenario is \$139 million. This implies that under the “Current Trend” scenario, the net present value of net new taxes to the City of Stamford is approximately \$801 million.

**Scenario III: “GLOBAL FINANCIAL CENTER” SCENARIO**

Table 7 presents the changes in key economic variables for the City of Stamford under the "Global Financial Center" scenario for the period 2001-2020.

**Table 7: Net Changes in Selected Economic Variables for Stamford City  
“Global Financial Center” Scenario  
(Relative to the RPA Baseline/Current Trend Scenario)  
2001-2020**

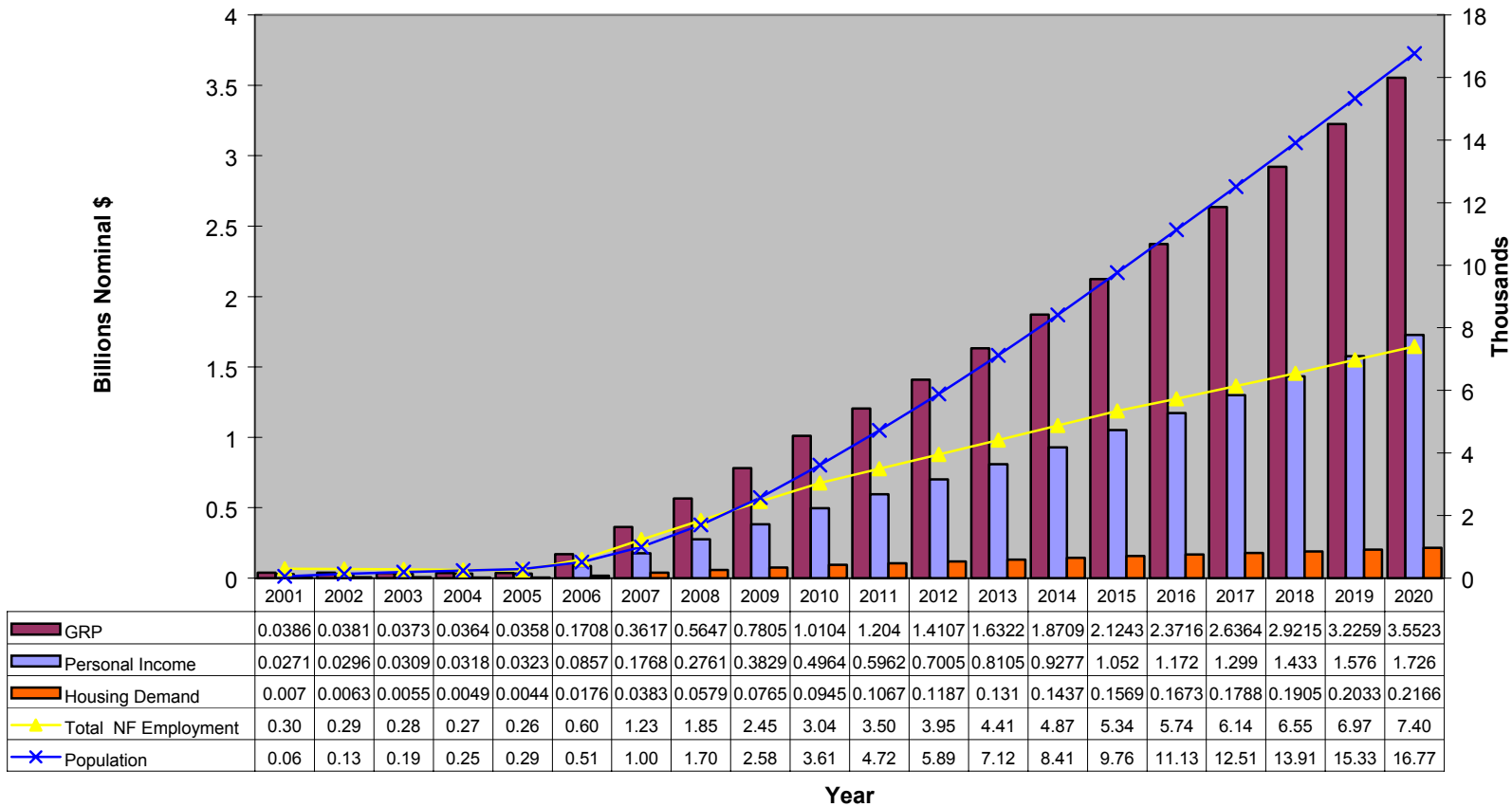
	<b>Average Incremental Change over Baseline</b>	<b>Average % Change Over Baseline</b>
<b>Total NF Employment (Thousands)</b>	3.27	1.15%
<b>GRP (Bill. Nominal \$)</b>	\$0.58	1.54%
<b>Personal Income (Bill. Nominal \$)</b>	\$0.29	0.78%
<b>Population (Thousands)</b>	2.58	0.63%
<b>Housing Demand (Bill Nominal \$)</b>	\$0.10	0.27%

The results show that under the “Global Financial Center” scenario, the City of Stamford experiences increases in employment, GRP, aggregate personal income, population and aggregate housing demand. Under this scenario, the annual average increase in employment in the City of Stamford above the RPA baseline forecast (Current Trend) is about 3,270 jobs. Similarly, the City’s GRP increases by an annual average of \$580 million above the RPA baseline forecast. Personal income in the City of Stamford increases by an annual average of \$290 million. The annual average increase in population under this scenario is 2,580 above the RPA baseline forecast. The increases in employment and population positively affect the housing market in Stamford. Under the “Global Financial Center” scenario, the annual average increase in housing demand in Stamford is \$100 million above the RPA baseline.

Figure 5 shows the annual changes in employment, GRP, personal income, population, and housing demand in the City of Stamford over the period 2001-2020. The figure shows that after the completion of major construction under the Master Plan, there will be a continuous increase in employment, GRP, personal income, population, and housing demand in the City. The decrease in employment and output above the RPA

baseline during 2005 reflects the completion of major construction projects of the Stamford Master Plan.

**Figure 5: Global Scenario Relative to RPA Baseline  
Changes in Key Economic Variables**



The results show that under the "Global Financial Center" scenario, the City of Stamford experiences solid growth in employment, GRP, personal income, and population. Despite somewhat slower relative growth, housing demand in the City continually increases over time. Figure 5 shows that initially the increase in population closely follows the increase in employment in Stamford. However, in the long run, the increase in population exceeds the increase in employment in the City. The results under the "Global Financial Center" scenario show that increases in employment and population above the RPA baseline are 7,400 jobs and 16,770 people respectively, by 2020. The increase in personal income tracks the increase in GRP. By 2020, the

increases in personal income and GRP above the RPA baseline are \$1.73 billion and \$3.55 billion, respectively.

Table 8 presents the tax impact of the Master Plan project on the City of Stamford under the “Global Financial Center ” scenario. This analysis estimates the average annual increase in new State and local property tax revenue from/to the City of Stamford above the baseline for the period 2001-2020, and presents the average annual increase in government spending under the “Global Financial Center” scenario.

**Table 8: Average Changes in Tax Revenues for Stamford City (Millions Nominal \$)  
“Global Financial Center” Scenario  
 (Relative to the RPA Baseline/Current Trend Scenario)  
 2001-2020**

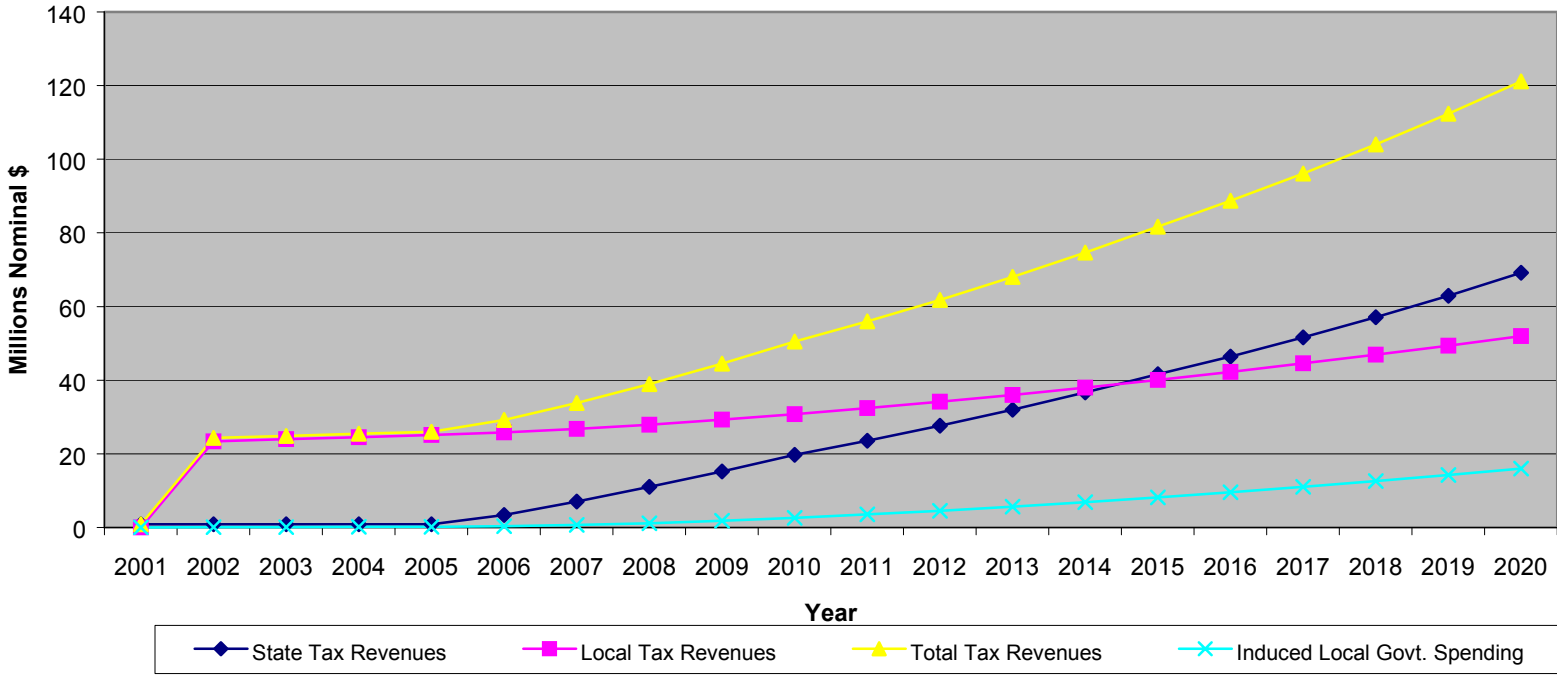
	<b>Average Tax Revenue Changes Change Over Baseline (Mill Nom \$)</b>
<b>Average New State Tax Revenue</b>	\$ 25.48
<b>Average New Local Property Taxes</b>	\$ 32.67
<b>Average Total New Taxes</b>	\$ 58.15
<b>Average Induced Local Govt. Spending</b>	\$ 4.96
<b>Average Net New Taxes</b>	\$ 53.19

The results show that under the “Global Financial Center” scenario the average annual increase in new State tax revenue above the RPA baseline forecast for the City of Stamford is approximately \$25.48 million. Similarly, the annual average increase in new local property taxes above the baseline for the City is \$32.67 million and thus the total annual increase in new tax revenue amounts to \$58.15 million. Under the “Global Financial Center” scenario, the annual average increase in induced government spending for the City above the RPA baseline is \$4.96 million and therefore the annual average increase in net new taxes to the City of Stamford is \$53.19 million.

Figure 6 presents the tax impacts of the Master plan on the City of Stamford over the period 2001-2020 under the "Global Financial Center" scenario.



**Figure 6: Global Scenario  
Relative to RPA Baseline  
Changes in Revenues and Expenditures**



Under the “Global Financial Center” scenario, total tax revenues for the City of Stamford continually increase above the RPA baseline. Both local new property tax revenues and State tax revenues continually increase over time. However, State tax revenue increases more rapidly than local property tax revenue. Induced government spending increases at a slower rate. By 2020, total State tax revenues from Stamford increase above the RPA baseline by \$121.18 million, which consist of State and local property tax revenues of \$69.19 million and \$51.98 million each. Under the "Global Financial Center" scenario induced government spending for the City of Stamford increases to \$15.97 million above the RPA baseline by 2020. This implies that under the "Global Financial Center" scenario, annual net tax revenues for the City of Stamford increase by \$105.21 million above the RPA baseline by 2020.

Table 9 presents the present values of total new state tax revenues, local property taxes, and induced government spending for the City of Stamford over twenty years under the “Global Financial Center” scenario.

**TABLE 9: Present Value of New Tax Revenues and New Expenditures**  
**“Global Financial Center” Scenario**  
**(Millions Nominal \$)**

<b>REVENUES AND RELATED EXPENDITURES</b>	<b>PRESENT VALUE</b>
<b>Present Value of State Tax Revenues</b>	\$200.26
<b>Present Value of Local Property Taxes</b>	\$198.30
<b>Present Value of Total Taxes</b>	\$398.56
<b>Present Value of Induced Govt. Spending</b>	\$36.71
<b>Present Value of Net New Taxes</b>	\$361.85

Table 9 shows that the net present value of total new tax revenues for the City of Stamford over twenty years is \$398.56 million under the "Global Financial Center" scenario, of which the State tax revenue is \$200.26 million, and local property tax is \$198.3 million. The net present value of the increase in induced government spending is \$36.71 million. Under the “Global Financial Center” scenario, the net present value of net new taxes to the City of Stamford is approximately \$362 million.

## ***A DETAILED ESTIMATE OF THE EFFECTS ON STAMFORD CITY***

The REMI model forecasts the results, for Fairfield County as a whole, of the three development scenarios in Stamford City. Using historical trends and the results for the County, CCEA estimated their effects on the City of Stamford in terms of several key economic indicators *not* described above. These results were used to obtain the net effect on the City from 2000 to 2020. The assumptions and methodology used are explained below.

Because the RPA Baseline forecast (Current Trend) was considered the “trend” against which the other two development scenarios were evaluated, CCEA needed to obtain a comparable “trend” for the City of Stamford. For each of the following variables, therefore, a “city baseline” was obtained, and the necessary adjustment was made to that baseline to reflect the effects of the development scenarios.

***Population:*** For the County, population and age group estimates are obtained directly from the REMI model. For the City, the total population and age group breakdown was obtained from *1998 Town Profiles*, a publication of the State of Connecticut Department of Economic and Community Development (DECD). Population was increased by 0.5% annually through 2020, reflecting the RPA Baseline County forecast growth trend, and the age group distribution (for three groups: 0-19 years, 20-64 years, and 65+ years) was estimated proportionately using the County’s breakdown. This is the City’s baseline population forecast. Based on Stamford’s commuter share, 44.6% of the change in population due to each development scenario was attributed to the City. This share of the change in Fairfield County population under the No Growth and Global scenarios was therefore added to the City baseline to obtain the new population and age group distribution for Stamford.

***Personal Income per Capita:*** The most recent personal income per capita measure for the City was obtained from *1998 Town Profiles*, multiplied by population to obtain total personal income, and increased by 3% a year to obtain the City baseline forecast. Stamford’s share (44.6%) of the personal income increase in the County under the No Growth and Global scenarios was added to the City baseline to obtain the new forecast

personal income levels for the City under each scenario. These estimates were then divided by the appropriate population estimates (see above) to obtain the personal income per capita forecast estimates for the City.

**Households:** The REMI model provides forecasts for aggregate housing demand in dollar terms. These forecasts were used to acquire a range for the demand for housing units. This is a restrictive estimate in that we assume a “household” is a residential unit with an average value of \$300,000 in 2001, and therefore cannot be interpreted as a prediction for the demand for all types of housing units in 2020. The number of housing units in the City and County in 1996 were obtained from *Town Profiles*, and these are increased by 0.5% a year (the population growth rate). This is the City baseline level forecast. We estimate the average price of the residential unit described above to increase by 3% a year. We estimate Stamford’s share (44.6%) of the change in housing demand for the County to occur within the City, and this is divided by the average housing price to obtain the demand for housing in units. This increase or decrease in demand for housing units is then added to the baseline to obtain the new level of housing demand forecast for the City. This allows the persons per household ratio to vary, starting from 2.38 persons per household in 2000. Additionally, the demand for housing units was estimated keeping the persons/household ratio constant at 2.38, which is the City baseline ratio.

**Government Expenditures:** The level of local government expenditures for 2000 was obtained from the Stamford Operating Budget Summary for FY 2000-2001, provided by the RPA. We estimate this to increase by 3% a year. This provides the government expenditure baseline forecast for the City. The REMI model provides a forecast of state and local government expenditures for the County. Of this total, 38.5% is local spending. 44.6% of the change in local spending is assumed to occur in Stamford City. Stamford’s share (44.6%) of the induced local spending change therefore is added to the City baseline to obtain the new levels of government spending forecast in Stamford under the No Growth and Global scenarios.

**Government Revenues:** Government revenue for the City of Stamford for FY 2000-2001 was obtained from the Stamford Operating Budget Summary. This includes property taxes, non-tax revenue and intergovernmental transfers. We assume this increases by 3% a year. Property taxes accruing directly from the investments under the RPA Baseline scenario were added to this level to obtain the City baseline revenue levels through 2020. Under the No Growth and Global scenarios, the City obtains revenue from two sources that it would not earn in the absence of the developments; the property taxes accruing directly from the developments, and the taxes earned/lost through the changes in population and other indirect sources. All of the property taxes paid by the new investments go to the City. Of the local taxes paid by the new population in the County, 44.6% is gained by Stamford as that is the proportion of residents that leave or enter the City as commuters in each scenario. Therefore by adding 100% of direct property taxes and 44.6% of indirect local taxes to the baseline, the new level of forecast revenues for the City is obtained for each scenario. The breakdown of revenues by category is estimated as well, assuming the proportion of non-tax revenue and inter-governmental transfers stays the same across the three scenarios.

The results of these calculations are shown for Stamford City and Fairfield County in the following tables.

### STAMFORD DETAIL COMPARISON

New Levels	No Growth			Baseline			Global		
	2000	2020	Net Change	2000	2020	Net Change	2000	2020	Net Change
<b>Stamford City</b>									
Total Employment (thousands)	84.20	86.03	1.83	84.20	99.60	15.40	84.20	118.50	34.30
Private Non-Farm Employment (thousands)	78.20	80.48	2.28	78.20	93.80	15.60	78.20	111.37	33.17
Employment By Industry (thousands) :									
<i>Manufacturing</i>	11.70	9.17	-2.53	11.70	9.80	-1.90	11.70	9.69	-2.01
<i>Construction</i>	2.60	1.62	-0.98	2.60	2.00	-0.60	2.60	2.97	0.37
<i>TCPU</i>	6.00	6.17	0.17	6.00	6.50	0.50	6.00	7.74	1.74
<i>FIRE</i>	13.00	13.71	0.71	13.00	15.90	2.90	13.00	23.30	10.30
<i>Retail Trade</i>	10.00	8.94	-1.06	10.00	11.80	1.80	10.00	13.68	3.68
<i>Whole sale trade</i>	5.70	5.64	-0.06	5.70	6.70	1.00	5.70	6.75	1.05
<i>Services</i>	29.20	35.27	6.07	29.20	41.10	11.90	29.20	47.13	17.93
<i>Government</i>	6.00	5.56	-0.44	6.00	5.80	-0.20	6.00	7.13	1.13
Personal Income Per Capita (city residents) (Nominal \$)	40,478	65,019	24,541	40,478	66,168	25,689	40,478	68,264	27,786
Total Population (thousands)	111.91	118.14	6.23	111.91	123.65	11.74	111.91	131.13	19.22
Population by Age Cohorts (thousands) :									
0-19	24.78	23.23	-1.54	24.78	25.34	0.56	24.78	28.29	3.51
20-64	71.48	72.27	0.79	71.48	75.56	4.07	71.48	79.98	8.49
65 +	15.65	22.64	6.98	15.65	22.76	7.10	15.65	22.86	7.21
Households (or dwelling units) - (Variable persons/hh)	47,065	51,799	4,734	47,065	52,002	4,937	47,065	52,413	5,349
Households (or dwelling units) - (2.38 persons/hh)	47,065	49,683	2,619	47,065	52,002	4,937	47,065	55,147	8,082
Total Govt. Revenues (Mill Nom \$)*	287.41	510.45	223.04	287.41	533.68	246.26	287.41	580.66	293.25
<i>Property Taxes</i>	232.09	412.19	180.10	232.09	430.94	198.86	232.09	468.89	236.80
<i>Non-tax Revenue</i>	36.53	64.88	28.35	36.53	67.83	31.30	36.53	73.80	37.27
<i>Intergovernmental</i>	18.80	33.38	14.59	18.80	34.90	16.11	18.80	37.98	19.18
Government Expenditures - Local (Mill Nom \$)	287.41	507.38	219.97	287.41	519.10	231.69	287.41	535.08	247.66

### FAIRFIELD COUNTY DETAIL COMPARISON

New Levels	No Growth			Baseline			Global		
	2000	2020	Net Change	2000	2020	Net Change	2000	2020	Net Change
<b>Fairfield County</b>									
Total Employment (thousands)	554.27	641.24	86.97	554.27	652.60	98.33	554.27	669.20	114.93
Private Non-Farm Employment (thousands)	508.53	592.28	83.75	508.53	603.09	94.56	508.53	618.28	109.74
Employment By Industry (thousands)									
<i>Manufacturing</i>	68.48	61.44	-7.04	68.48	61.74	-6.74	68.48	61.48	-6.99
<i>Mining</i>	0.54	0.43	-0.11	0.54	0.43	-0.11	0.54	0.44	-0.10
<i>Construction</i>	26.26	26.07	-0.19	26.26	26.24	-0.02	26.26	26.62	0.35
<i>Trans./Public Util.</i>	22.28	23.95	1.67	22.28	24.24	1.96	22.28	25.22	2.94
<i>Fin/Ins/Real Est</i>	57.62	58.39	0.78	57.62	60.16	2.55	57.62	65.99	8.38
<i>Retail Trade</i>	83.92	88.54	4.62	83.92	90.91	6.99	83.92	92.88	8.96
<i>Wholesale Trade</i>	26.23	28.27	2.04	26.23	29.08	2.85	26.23	29.19	2.96
<i>Services</i>	215.42	295.24	79.82	215.42	300.24	84.82	215.42	306.13	90.71
<i>Agri/For/Fish Serv</i>	7.79	9.94	2.15	7.79	10.05	2.26	7.79	10.33	2.54
<i>Government</i>	38.47	41.20	2.72	38.47	41.74	3.27	38.47	43.08	4.61
Gross Regional Product (Billions Nominal \$)	63.38	148.80	85.42	63.38	151.79	88.41	63.38	157.04	93.66
Personal Income Per Capita (state resident)	39,055	63,051	23,996	39,055	63,416	24,360	39,055	64,107	25,052
Total Population (thousands)	846.17	928.84	82.67	846.17	941.20	95.03	846.17	957.97	111.80
Population by Age Cohorts (thousands) :									
0-19	222.62	222.44	-0.19	222.62	227.15	4.53	222.62	233.78	11.16
20-64	509.20	534.81	25.61	509.20	542.19	32.99	509.20	552.09	42.89
65 +	114.34	171.59	57.24	114.34	171.85	57.51	114.34	172.10	57.75
Households (or dwelling units)	348,620	377,228	28,608	348,620	377,618	28,998	348,620	378,409	29,789
Housing Demand (Billions Nominal \$)	7.57	12.63	5.06	7.57	12.90	5.33	7.57	13.43	5.85
Government Expenditures - State and Local (Mill Nom \$)	2389.264	4863.93	2474.67	2389.264	4940.365	2551.10	2389.264	5043.77	2654.51

***SPILLOVER EFFECTS***

This analysis presents the spillover effects of the Stamford Master Plan on its surrounding towns under the "No Growth", "Current Trend" and "Global Financial Center" scenarios. Based on the commuter share of each town in the total employment in Stamford, weighted by per capita income in each town, this analysis measures the spillover effect of the Stamford Master Plan on Bridgeport, Darien, Fairfield, Greenwich, New Canaan, Norwalk, and Westport. The spillover effects are measured in terms of employment, GRP, personal income, population, and housing demand in each town. The results show that among the towns surrounding Stamford, the spillover effect is highest in Greenwich followed by Norwalk, Darien, and New Canaan. Bridgeport and Fairfield have relatively small spillover effects.

Tables 10, 11 and 12 present the spillover effects of the "No Growth", "Current Trend" and "Global Financial Center" scenarios on surrounding towns.

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***(1) No Growth Scenario***

**Table 10: Net Changes in Selected Economic Variables  
2001-2020  
"No Growth" Scenario  
Average Incremental Change from RPA Baseline**

	Bridgeport	Darien	Fairfield	Greenwich	New Canaan	Norwalk	Westport
<b>Employment (Units)</b>	-6.07	-15.43	-7.98	-29.70	-12.24	-25.66	-7.68
<b>GRP (Mill Nom \$)</b>	-1.98	-5.04	-2.61	-9.70	-4.00	-8.38	-2.51
<b>Per. Inc. (Mill Nom \$)</b>	-1.13	-2.87	-1.48	-5.52	-2.27	-4.77	-1.43
<b>Population (Units)</b>	-11.81	-30.05	-15.54	-57.82	-23.84	-49.96	-14.95
<b>Housing Demand (Mill. Nom. \$)</b>	-0.14	-0.36	-0.19	-0.69	-0.29	-0.60	-0.18



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**(2) Current Trend (RPA Baseline) Scenario**

**Table 11: Net Changes in Selected Economic Variables  
2001-2020  
“Current Trend” Scenario  
Average Incremental Change over REMI Baseline**

	Bridgeport	Darien	Fairfield	Greenwich	New Canaan	Norwalk	Westport
<b>Employment (Units)</b>	15.56	39.59	20.47	76.17	31.40	65.81	19.70
<b>GRP (Mill Nom\$)</b>	6.92	17.60	9.10	33.86	13.96	29.26	8.76
<b>Per. Inc.(Mill Nom \$)</b>	3.10	7.90	4.08	15.19	6.26	13.13	3.93
<b>Population (Units)</b>	39.01	99.24	51.32	190.95	78.73	164.99	49.39
<b>Housing Demand (Mill. Nom. \$)</b>	0.37	0.95	0.49	1.83	0.76	1.58	0.47

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**(3) “Global Financial Center” Scenario**

**Table 8: Net Changes in Selected Economic Variables  
2001-2020  
“Global Financial Center” Scenario  
Average Incremental Change over RPA Baseline**

	Bridgeport	Darien	Fairfield	Greenwich	New Canaan	Norwalk	Westport
<b>Employment (Units)</b>	6.47	16.45	8.51	31.66	13.05	27.35	8.19
<b>GRP (Mill. Nom \$)</b>	2.57	6.54	3.38	12.59	5.19	10.88	3.26
<b>Per. Inc. (Mill. Nom \$)</b>	1.27	3.23	1.67	6.22	2.57	5.38	1.61
<b>Population (Units)</b>	11.45	29.14	15.07	56.06	23.12	48.44	14.50
<b>Housing Demand (Mill Nom \$)</b>	0.19	0.48	0.25	0.93	0.38	0.81	0.24

## Spillover Effect Methodology

This analysis presents a simple methodology to measure the spillover effects of Stamford Master Plan on its neighboring towns. The change in income of a town may reflect the spillover effect or economic impact in that town induced by any external or internal economic shocks. This analysis presents the spillover effects of Stamford Master Plan on the towns of Bridgeport, Darien, Fairfield, Greenwich, New Canaan, Norwalk, and Westport. This analysis uses commuter shares of neighboring towns on the total employment in Stamford as a basis to measure the spillover effects in that town. To avoid income bias, the share of each town in total employment in Stamford is weighted by per capita income of each town.

Mathematically,

$$\Delta Y_i = \frac{S_i * Y_i}{\sum_j (S_j * Y_j)} * \Delta Y_{STM}$$

where,

$\Delta Y_i$  = Spillover effect in town  $i$  represented by change in income

$\Delta Y_{STM}$  = Change in income in Stamford

$S_i$  = Commuter share of town  $i$  in total employment in Stamford

$S_j$  = Commuter share of town  $j$  in total employment in Stamford

$Y_i$  = Per capita income in town  $i$

$Y_j$  = Per capita income in town  $j$

# **THE ECONOMIC IMPACT OF THE STAMFORD MASTER PLAN: PART II**

## **1. METHODOLOGY AND ASSUMPTIONS:**

The REMI model is capable of estimating economic impacts at the State and County level. To estimate the economic impact of the Stamford Master Plan on the City of Stamford, this analysis first estimates the economic impact for Fairfield County and then shares out the overall County impact to the City of Stamford. The commuter share to Stamford from the twenty-two towns in Fairfield County estimates Stamford's share of the total economic impact. The commuter pattern shows that about 44.6% of the total commuters to the City of Stamford reside in the City. So we assume that of the total impact in Fairfield County, 44.6% belongs to the City of Stamford. This analysis uses employment data (2000-2020) provided by RPA as inputs to the REMI model. The employment inputs are further disaggregated into more detailed sectors by using the share of each sector according to the REMI Standard Regional Control forecast.

### **Creating a Comparable Baseline:**

The baseline sectoral employment level provided by RPA is reasonably close to the REMI forecast but differs considerably in the FIRE sector. As a result, we create employment inputs for the REMI model by using the following methodology. Table I, II, III show the methodology to compute inputs for REMI.

**TABLE I: “NO GROWTH” SCENARIO**

INPUT: Sectoral Employment Levels	OUTPUT
REMI Baseline Level – RPA No Growth Level = Input for “ <b>No Growth</b> ” REMI Run	<b>RPA “No Growth” Scenario Results</b> (In REMI Output Compared to RPA Baseline);

**TABLE II: “BASELINE OR CURRENT TREND” SCENARIO**

INPUT: Sectoral Employment Levels	OUTPUT
RPA Baseline Level – REMI Baseline Level = Input for “ <b>Current Trend</b> ” REMI Run	<b>RPA “Current Trend” Scenario Results</b> (In REMI Output Compared to REMI STD. CTRL)

**TABLE III: “GLOBAL” SCENARIO**

INPUT: Sectoral Employment Levels	OUTPUT
RPA Global Level – REMI Baseline Level = Input for “ <b>Global</b> ” REMI Run	<b>RPA “Global” Scenario Results</b> (In REMI Output Compared to RPA Baseline)

**II. RESULTS:**

The REMI forecast for the City of Stamford is different from the input (e.g. employment levels) in each sector provided by RPA. The employment data provided by RPA serves as input for the REMI model. The REMI model takes into account several interactions and multiplier effects in different sectors of the economy. In addition to interaction effects, when a given (maximum) sectoral employment is provided for the City, REMI calculates the resulting sectoral employment for the County. This means that while the City may realize the maximum employment, due to interaction and cumulative causation effects, the County realizes more than the City maximum. The City results are different because the economic impact for the City of Stamford is based on the commuter share-out methodology.

The following tables present the impact of the Stamford Master Plan in Fairfield County and the City of Stamford in terms of employment, output and personal income in several different sectors, and several other variables of interest for Fairfield County. The impacts are presented in new levels of the relevant variables (in Appendix I) as well as in

level changes over the RPA baseline (in Appendix II). Net percentage/level changes from 2000 to 2020 of some additional variables are presented in Appendix III.

To compute *level changes*, the employment levels computed from REMI are compared to the RPA baseline employment forecast. The difference between these two represents the net employment impact in the local (Countywide) economy (REMI baseline forecast drops out). The employment forecast in *levels* in each scenario is computed by adding the impact (resultant changes over RPA baseline) to the employment levels provided by RPA. Under the “No Growth” scenario, the result shows that the total employment over time is lower than the initial level of employment (input levels) in most years during the period 2001-2020. This can be attributed to the negative multiplier effects in different sectors of the economy. On the other hand, in the “Global Financial Center” scenario, we expect the resulting levels of employment to be higher than the initial level of employment (inputs) over the period 2001-2020.

In Appendix I, Table 1 presents the resulting levels of employment in **Fairfield County** under the “No Growth” and “Global Financial Center” scenarios. Table 1A gives the baseline levels of employment for comparison purposes. Table 2 represents the resulting levels in employment in **Stamford City** under the two scenarios. Table 2A shows the baseline levels of employment in Stamford. Table 3 represents the resulting levels of GRP for Fairfield County, and Table 3A gives the baseline levels of output. Tables 4 and 4A illustrate the new levels of personal income in Fairfield County under the two scenarios, and the baseline forecast levels of personal income for the County. Appendix I includes employment estimates by occupation, and population estimates by age group and ethnicity in Tables 5-15.

Appendix II consists of tables that illustrate the *level changes* in employment, GRP and personal income compared to the RPA baseline forecast. For each variable, the change is shown for Fairfield County and Stamford City under the “no-growth” and “global financial center” scenarios.

Appendix III contains the net change from 2000 to 2020 in GRP by final demand, wage rates, and population by age cohorts for Fairfield County for each of the three scenarios. Table 1 contains the percentage change in GRP by final demand, in constant dollars, in sectoral detail. Table 2 shows the percentage change in wage rates by sector

for each scenario. Table 3 contains the net change in population, by five year age cohorts, for each scenario.

*APPENDIX I*

**I. EMPLOYMENT: NEW LEVELS**

TABLE 1: FAIRFIELD COUNTY

“No Growth” Scenario - Thousands

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Net Change 2000-2020</b>	<b>Average Net Change</b>
Manufacturing	68.48	67.62	66.31	65.28	64.48	63.74	62.75	62.80	62.83	62.84	62.90	62.91	62.88	62.63	62.46	62.26	62.03	61.75	61.44	-7.04	-0.35
Mining	0.54	0.55	0.54	0.54	0.54	0.54	0.54	0.53	0.52	0.51	0.50	0.49	0.49	0.47	0.46	0.45	0.45	0.44	0.43	-0.11	-0.01
Construction	26.26	26.89	26.94	26.70	26.52	26.44	25.98	25.96	26.01	26.05	26.09	26.16	26.19	26.16	26.12	26.10	26.10	26.09	26.07	-0.19	-0.01
Trans./Public Util.	22.28	22.69	22.81	22.86	22.93	23.02	23.14	23.29	23.40	23.51	23.59	23.68	23.75	23.85	23.88	23.90	23.92	23.94	23.95	1.67	0.08
Fin/Ins/Real Est	57.62	63.05	63.56	64.07	64.68	65.35	65.43	64.24	63.76	63.30	62.81	62.32	61.80	60.77	60.27	59.80	59.33	58.87	58.39	0.78	0.04
Retail Trade	83.92	85.60	86.14	86.29	86.39	86.50	86.12	86.20	86.63	87.05	87.39	87.76	88.02	88.33	88.40	88.46	88.55	88.58	88.54	4.62	0.23
Wholesale Trade	26.23	26.74	26.89	27.03	27.14	27.31	27.45	27.64	27.77	27.89	28.00	28.10	28.19	28.29	28.31	28.32	28.32	28.31	28.27	2.04	0.10
Services	215.42	224.41	230.12	235.63	241.43	247.57	253.54	260.65	264.05	267.46	270.75	274.03	277.07	282.70	285.31	287.88	290.47	292.91	295.24	79.82	3.99
Agri/For/Fish Serv	7.79	8.08	8.16	8.22	8.28	8.36	8.40	8.63	8.75	8.87	8.99	9.11	9.22	9.43	9.53	9.64	9.74	9.84	9.94	2.15	0.11
Private Non-Farm	508.53	525.64	531.47	536.60	542.38	548.83	553.35	559.94	563.71	567.48	571.02	574.56	577.60	582.62	584.75	586.82	588.91	590.72	592.28	83.75	4.19
Government	45.34	45.68	46.05	46.38	46.71	47.01	47.29	47.73	47.95	48.12	48.28	48.35	48.42	48.52	48.55	48.56	48.58	48.62	48.64	3.30	0.17

**EMPLOYMENT: NEW LEVELS**

**TABLE 1 CONTD.: FAIRFIELD COUNTY**

**“Global Financial Center” Scenario - Thousands**

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Net Change 2000-2020</b>	<b>Average Net Change</b>
Manufacturing	68.48	67.71	66.45	65.46	64.70	64.01	63.03	63.13	63.17	63.19	63.23	63.22	63.17	62.90	62.67	62.43	62.15	61.83	61.48	-6.99	-0.35
Mining	0.54	0.55	0.54	0.54	0.54	0.54	0.55	0.53	0.52	0.52	0.51	0.50	0.49	0.48	0.47	0.46	0.45	0.45	0.44	-0.10	-0.01
Construction	26.26	27.71	27.80	27.57	27.40	27.34	26.15	26.23	26.32	26.41	26.47	26.56	26.61	26.63	26.61	26.60	26.62	26.62	26.62	0.35	0.02
Trans./Public Util.	22.28	22.76	22.93	23.03	23.15	23.29	23.50	23.86	24.06	24.27	24.40	24.54	24.66	24.88	24.95	25.02	25.09	25.16	25.22	2.94	0.15
Fin/Ins/Real Est	57.62	63.32	64.09	64.85	65.70	66.61	67.22	67.13	67.19	67.27	67.16	67.06	66.93	66.67	66.52	66.38	66.25	66.12	65.99	8.38	0.42
Retail Trade	83.92	85.79	86.38	86.59	86.74	86.90	86.74	87.47	88.21	88.94	89.56	90.20	90.73	91.59	91.87	92.14	92.45	92.69	92.88	8.96	0.45
Wholesale Trade	26.23	26.85	27.08	27.28	27.47	27.71	27.88	28.19	28.38	28.55	28.71	28.87	29.00	29.19	29.22	29.23	29.23	29.22	29.19	2.96	0.15
Services	215.42	224.85	230.81	236.54	242.56	248.93	255.46	264.06	268.17	272.28	276.22	280.14	283.82	290.76	293.91	297.03	300.19	303.20	306.13	90.71	4.54
Agri/For/Fish Serv	7.79	8.11	8.20	8.27	8.34	8.43	8.48	8.76	8.90	9.05	9.19	9.33	9.46	9.72	9.84	9.96	10.09	10.21	10.33	2.54	0.13
Private Non-Farm	508.53	527.66	534.26	540.12	546.60	553.75	559.00	569.34	574.92	580.47	585.45	590.41	594.88	602.81	606.04	609.25	612.50	615.50	618.28	109.74	5.49
Government	45.34	45.69	46.08	46.43	46.79	47.13	47.48	48.11	48.44	48.73	49.01	49.20	49.39	49.74	49.92	50.09	50.25	50.43	50.60	5.26	0.26



**EMPLOYMENT: BASELINE FORECAST LEVELS**

TABLE 1A: FAIRFIELD COUNTY - THOUSANDS

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Net Change 2000-2020</b>	<b>Average Net Change</b>
Manufacturing	68.48	67.70	66.44	65.46	64.71	64.02	63.04	63.15	63.21	63.25	63.31	63.33	63.30	63.07	62.87	62.64	62.38	62.07	61.74	-6.74	-0.34
Mining	0.54	0.55	0.54	0.54	0.54	0.54	0.54	0.53	0.52	0.51	0.50	0.50	0.49	0.47	0.47	0.46	0.45	0.44	0.43	-0.11	-0.01
Construction	26.26	27.26	27.35	27.13	26.96	26.90	26.11	26.10	26.15	26.20	26.24	26.31	26.35	26.33	26.29	26.27	26.27	26.27	26.24	-0.02	0.00
Trans./Public Util.	22.28	22.75	22.92	23.02	23.15	23.29	23.41	23.56	23.67	23.78	23.87	23.96	24.03	24.14	24.17	24.19	24.21	24.23	24.24	1.96	0.10
Fin/Ins/Real Est	57.62	63.31	64.08	64.84	65.69	66.61	66.73	65.65	65.22	64.81	64.34	63.87	63.39	62.41	61.94	61.49	61.04	60.61	60.16	2.55	0.13
Retail Trade	83.92	85.73	86.32	86.53	86.69	86.86	86.57	86.93	87.51	88.07	88.56	89.07	89.47	90.05	90.25	90.44	90.65	90.81	90.91	6.99	0.35
Wholesale Trade	26.23	26.84	27.06	27.27	27.45	27.70	27.87	28.15	28.32	28.48	28.64	28.79	28.91	29.10	29.12	29.13	29.13	29.11	29.08	2.85	0.14
Services	215.42	224.75	230.71	236.45	242.48	248.86	255.00	262.64	266.30	269.96	273.53	277.07	280.38	286.56	289.39	292.18	295.00	297.67	300.24	84.82	4.24
Agri/For/Fish Serv	7.79	8.10	8.19	8.26	8.34	8.42	8.46	8.69	8.82	8.94	9.06	9.19	9.30	9.52	9.63	9.73	9.84	9.95	10.05	2.26	0.11
Private Non-Farm	508.53	526.99	533.61	539.50	546.02	553.19	557.72	565.39	569.71	574.01	578.05	582.08	585.62	591.66	594.12	596.53	598.98	601.16	603.09	94.56	4.73
Government	45.34	45.68	46.08	46.42	46.78	47.12	47.42	47.92	48.17	48.37	48.56	48.66	48.76	48.92	48.98	49.03	49.08	49.14	49.19	3.85	0.19

**EMPLOYMENT: NEW LEVELS**

TABLE 2: STAMFORD CITY

**“No Growth” Scenario - Thousands**

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Net Change 2000 2020</b>	<b>Average Net Change</b>	
Manufacturing	11.70	11.51	11.32	11.14	10.95	10.77	10.63	10.32	10.17	10.02	9.92	9.81	9.71	9.50	9.44	9.37	9.30	9.24	9.17	-2.53	-0.13	
Construction	2.60	2.37	2.30	2.23	2.16	2.09	2.20	2.12	2.08	2.03	1.99	1.95	1.91	1.82	1.78	1.74	1.70	1.66	1.62	-0.98	-0.05	
TCPU	6.00	5.97	5.95	5.93	5.90	5.88	5.92	6.00	6.04	6.08	6.10	6.11	6.13	6.17	6.17	6.17	6.17	6.17	6.17	6.17	0.17	0.01
FIRE	13.00	13.36	13.73	14.10	14.47	14.84	14.78	14.65	14.59	14.53	14.44	14.34	14.25	14.07	14.00	13.93	13.86	13.78	13.71	0.71	0.04	
Retail Trade	10.00	10.07	10.16	10.25	10.35	10.44	10.36	10.15	10.05	9.94	9.84	9.74	9.64	9.43	9.33	9.24	9.14	9.04	8.94	-1.06	-0.05	
Whole sale trade	5.70	5.66	5.63	5.59	5.56	5.53	5.53	5.53	5.53	5.53	5.53	5.54	5.54	5.54	5.56	5.58	5.60	5.62	5.64	-0.06	0.00	
Services	29.20	29.51	29.86	30.21	30.57	30.93	31.27	31.87	32.18	32.48	32.76	33.04	33.32	33.88	34.16	34.44	34.72	35.00	35.27	6.07	0.30	
Private NF Employment	78.20	78.44	78.92	79.42	79.94	80.46	80.67	80.63	80.61	80.58	80.55	80.51	80.46	80.37	80.40	80.43	80.45	80.46	80.48	2.28	0.11	
Total NF Employment	84.20	84.43	84.91	85.40	85.90	86.41	86.59	86.49	86.43	86.37	86.32	86.27	86.21	86.09	86.09	86.08	86.07	86.05	86.03	1.83	0.09	
Government	6.00	6.00	5.99	5.98	5.97	5.95	5.92	5.86	5.82	5.79	5.77	5.76	5.75	5.72	5.68	5.65	5.62	5.59	5.56	-0.44	-0.02	

TABLE 2 CONTD.: STAMFORD CITY

**“Global Financial Center” Scenario – Thousands**

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Net Change 2000-2020</b>	<b>Average Net Change</b>
Manufacturing	11.70	11.60	11.50	11.40	11.30	11.19	11.09	10.89	10.78	10.67	10.58	10.49	10.40	10.22	10.11	10.00	9.90	9.79	9.69	-2.01	-0.10
Construction	2.60	2.82	2.84	2.86	2.88	2.89	2.78	2.94	3.02	3.09	3.10	3.11	3.12	3.13	3.10	3.07	3.03	3.00	2.97	0.37	0.02
TCPU	6.00	6.04	6.08	6.12	6.16	6.20	6.36	6.69	6.85	7.02	7.10	7.18	7.26	7.43	7.49	7.55	7.61	7.67	7.74	1.74	0.09
FIRE	13.00	13.69	14.36	15.04	15.72	16.40	17.02	18.26	18.88	19.50	19.90	20.30	20.70	21.50	21.86	22.22	22.58	22.94	23.30	10.30	0.52
Retail Trade	10.00	10.15	10.27	10.38	10.50	10.62	10.84	11.32	11.55	11.79	12.01	12.23	12.45	12.88	13.04	13.20	13.36	13.52	13.68	3.68	0.18
Whole sale trade	5.70	5.77	5.83	5.89	5.95	6.00	6.07	6.20	6.27	6.33	6.39	6.46	6.52	6.64	6.66	6.68	6.71	6.73	6.75	1.05	0.05
Services	29.20	29.81	30.36	30.92	31.47	32.03	33.06	35.21	36.28	37.33	38.36	39.39	40.41	42.47	43.40	44.32	45.25	46.19	47.13	17.93	0.90
Private NF Employment	78.20	79.88	81.25	82.61	83.98	85.35	87.23	91.54	93.67	95.78	97.50	99.22	100.93	104.37	105.76	107.15	108.55	109.96	111.37	33.17	1.66
Total NF Employment	84.20	85.88	87.25	88.62	89.99	91.36	93.28	97.69	99.87	102.04	103.84	105.63	107.43	111.04	112.52	114.00	115.49	116.99	118.50	34.30	1.71
Government	6.00	6.00	6.00	6.00	6.00	6.01	6.05	6.15	6.20	6.26	6.34	6.42	6.50	6.67	6.76	6.85	6.94	7.04	7.13	1.13	0.06

## EMPLOYMENT: BASELINE FORECAST LEVELS

TABLE 2A: STAMFORD - THOUSANDS

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Net Change 2000 2020</b>	<b>Average Net Change</b>
Manufacturing	11.70	12.17	12.08	11.96	11.83	11.71	11.60	11.26	11.10	10.95	10.82	10.71	10.60	10.39	10.27	10.14	10.02	9.90	9.78	-1.92	-0.10
Construction	2.60	3.17	3.20	3.22	3.24	3.25	2.85	2.71	2.64	2.58	2.53	2.49	2.45	2.38	2.34	2.30	2.26	2.23	2.19	-0.41	-0.02
TCPU	6.00	6.21	6.25	6.30	6.34	6.38	6.41	6.51	6.56	6.61	6.63	6.65	6.67	6.73	6.72	6.72	6.72	6.73	6.73	0.73	0.04
FIRE	13.00	16.11	17.15	18.19	19.22	20.24	20.21	20.31	20.35	20.39	20.34	20.30	20.25	20.17	20.16	20.14	20.13	20.12	20.10	7.10	0.36
Retail Trade	10.00	10.75	10.92	11.12	11.30	11.48	11.53	11.74	11.83	11.92	12.02	12.11	12.22	12.46	12.59	12.71	12.84	12.97	13.11	3.11	0.16
Whole sale trade	5.70	6.05	6.12	6.21	6.26	6.32	6.38	6.51	6.58	6.65	6.72	6.80	6.87	7.05	7.07	7.11	7.14	7.17	7.21	1.51	0.08
Services	29.20	30.91	31.42	31.96	32.45	32.92	33.29	34.69	35.40	36.13	36.86	37.60	38.37	39.98	40.74	41.50	42.26	43.04	43.84	14.64	0.73
Private NF Employment	78.20	85.48	87.27	89.10	90.79	92.47	92.42	93.88	94.61	95.37	96.08	96.81	97.60	99.33	100.06	100.81	101.57	102.35	103.16	24.96	1.25
Total NF Employment	84.20	91.53	93.39	95.26	97.01	98.74	98.70	100.19	100.93	101.70	102.43	103.17	103.99	105.76	106.49	107.24	107.98	108.76	109.57	25.37	1.27
Government	6.00	6.05	6.12	6.17	6.22	6.27	6.29	6.31	6.32	6.32	6.35	6.37	6.39	6.43	6.43	6.42	6.42	6.41	6.40	0.40	0.02

## II. GROSS REGIONAL PRODUCT (GRP): NEW LEVELS

TABLE 3: FAIRFIELD COUNTY

“No Growth” Scenario – Billions Nominal \$

<i>Sector</i>	2000	2001	2002	2003	2004	2005	2006	2008	2009	2010	2011	2012	2013	2015	2016	2017	2018	2019	2020	Net Change 2000-2020	Average Net Change	
Manufacturing	9.73	10.37	10.78	11.34	11.91	12.50	13.12	14.35	15.02	15.72	16.45	17.21	17.98	19.55	20.37	21.21	22.07	22.95	23.84	14.11	0.71	
Mining	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.05	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06	0.03	0.00
Construction	1.39	1.51	1.54	1.57	1.61	1.66	1.69	1.79	1.85	1.91	1.98	2.05	2.11	2.24	2.31	2.38	2.46	2.54	2.61	1.22	0.06	
Trans./Public Util.	2.01	2.14	2.22	2.31	2.41	2.50	2.61	2.84	2.96	3.09	3.22	3.35	3.48	3.76	3.90	4.05	4.20	4.36	4.52	2.50	0.13	
Fin/Ins/Real Est	10.96	12.54	13.21	13.90	14.64	15.42	16.08	17.26	17.90	18.55	19.21	19.89	20.59	22.04	22.81	23.62	24.44	25.30	26.19	15.23	0.76	
Retail Trade	2.92	3.11	3.22	3.34	3.47	3.60	3.70	4.02	4.19	4.36	4.54	4.73	4.92	5.30	5.50	5.71	5.92	6.14	6.36	3.45	0.17	
Wholesale Trade	3.14	3.40	3.56	3.75	3.95	4.16	4.37	4.81	5.05	5.30	5.56	5.82	6.10	6.67	6.98	7.29	7.61	7.95	8.30	5.15	0.26	
Services	9.33	10.00	10.49	11.04	11.62	12.25	12.88	13.95	14.53	15.12	15.73	16.36	17.00	18.32	19.00	19.71	20.44	21.19	21.96	12.62	0.63	
Agri/For/Fish Serv	0.11	0.12	0.12	0.13	0.13	0.14	0.14	0.15	0.16	0.16	0.17	0.17	0.18	0.19	0.20	0.21	0.21	0.22	0.23	0.11	0.01	
Total GRP	42.17	45.83	47.87	50.18	52.61	55.18	57.63	62.42	65.01	67.70	70.45	73.29	76.18	82.16	85.26	88.49	91.81	95.23	98.72	56.56	2.83	

TABLE 3 CONTD.: FAIRFIELD COUNTY

**“Global Financial Center” Scenario – Billions Nominal \$**

Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Net Change 2000-2020	Average Net Change
Manufacturing	9.73	10.16	10.34	10.66	10.97	11.28	11.61	11.87	12.17	12.47	12.78	13.09	13.40	13.70	13.98	14.26	14.53	14.79	15.05	15.30	15.54	5.81	0.29
Mining	0.04	0.04	0.04	0.04	0.04	0.04	0.05	0.05	0.05	0.06	0.07	0.07	0.07	0.07	0.07	0.08	0.08	0.08	0.08	0.08	0.09	0.05	0.00
Construction	1.61	1.67	1.72	1.77	1.83	1.88	1.94	2.00	2.07	4.14	4.28	4.43	4.59	4.74	4.89	5.05	5.21	5.37	5.55	5.73	5.91	4.30	0.22
Trans./Public Util.	2.70	2.82	2.94	3.06	3.18	3.31	3.44	3.58	3.72	5.77	6.04	6.31	6.59	6.88	7.17	7.47	7.77	8.09	8.42	8.76	9.11	6.41	0.32
Fin/Ins/Real Est	16.61	17.32	18.04	18.78	19.55	20.35	21.17	22.03	22.93	27.62	28.90	30.14	31.42	32.75	34.14	35.58	37.05	38.60	40.20	41.89	43.62	27.02	1.35
Retail Trade	3.77	3.94	4.10	4.27	4.44	4.62	4.80	4.99	5.18	6.48	6.77	7.07	7.39	7.70	8.03	8.36	8.69	9.04	9.40	9.77	10.15	6.38	0.32
Wholesale Trade	4.64	4.87	5.10	5.35	5.59	5.84	6.09	6.36	6.64	7.35	7.73	8.12	8.53	8.95	9.39	9.84	10.28	10.75	11.23	11.73	12.25	7.61	0.38
Services	12.98	13.53	14.08	14.64	15.22	15.81	16.41	17.03	17.68	23.61	24.64	25.70	26.79	27.91	29.05	30.22	31.41	32.65	33.92	35.24	36.58	23.60	1.18
Agri/For/Fish Serv	0.14	0.14	0.15	0.15	0.16	0.17	0.17	0.18	0.18	0.25	0.27	0.28	0.29	0.30	0.31	0.32	0.33	0.34	0.36	0.37	0.38	0.24	0.01
Total GRP	42.17	46.00	48.15	50.58	53.14	55.84	58.48	61.08	63.87	66.80	69.85	72.91	76.08	79.32	82.65	86.07	89.54	93.15	96.88	100.74	104.70	62.53	3.13

\*New GRP Levels for Stamford City cannot be calculated because baseline levels are not available.

**GROSS REGIONAL PRODUCT (GRP): BASELINE FORECAST LEVELS**

TABLE 3A: FAIRFIELD COUNTY – BILLIONS NOMINAL \$

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Net Change 2000-2020</b>	<b>Average Net Change</b>
Manufacturing	13.43	14.05	14.65	15.27	15.90	16.54	17.19	17.85	18.53	32.23	33.75	35.33	36.96	38.61	40.29	42.01	43.74	45.52	47.35	49.20	51.10	37.67	1.88
Mining	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.03	0.00
Construction	1.39	1.53	1.56	1.60	1.64	1.69	1.70	1.75	1.81	1.87	1.93	1.99	2.06	2.13	2.19	2.26	2.33	2.40	2.48	2.56	2.64	1.25	0.06
Trans./Public Util.	2.01	2.15	2.23	2.33	2.43	2.54	2.64	2.76	2.88	3.00	3.13	3.26	3.40	3.54	3.68	3.82	3.97	4.12	4.27	4.43	4.60	2.58	0.13
Fin/Ins/Real Est	10.96	12.59	13.32	14.07	14.88	15.73	16.43	17.03	17.67	18.34	19.03	19.73	20.44	21.17	21.93	22.71	23.52	24.36	25.23	26.14	27.07	16.11	0.81
Retail Trade	2.92	3.11	3.23	3.36	3.49	3.62	3.72	3.88	4.06	4.24	4.42	4.61	4.81	5.01	5.21	5.42	5.63	5.85	6.08	6.32	6.56	3.64	0.18
Wholesale Trade	3.14	3.41	3.59	3.79	4.00	4.22	4.44	4.66	4.90	5.16	5.42	5.69	5.98	6.27	6.57	6.88	7.19	7.52	7.85	8.20	8.55	5.41	0.27
Services	9.33	10.02	10.53	11.09	11.69	12.32	12.98	13.51	14.08	14.68	15.29	15.93	16.58	17.24	17.92	18.62	19.33	20.07	20.83	21.61	22.40	13.07	0.65
Agri/For/Fish Serv	0.11	0.12	0.12	0.13	0.13	0.14	0.14	0.15	0.15	0.16	0.16	0.17	0.18	0.18	0.19	0.19	0.20	0.21	0.21	0.22	0.23	0.12	0.01
Total GRP	42.17	45.96	48.11	50.53	53.10	55.79	58.29	60.69	63.25	65.95	68.74	71.59	74.53	77.52	80.59	83.74	86.94	90.27	93.70	97.22	100.83	58.66	2.93

### III. PERSONAL INCOME: NEW LEVELS

TABLE 4: FAIRFIELD COUNTY

“No Growth” Scenario – Billions Nominal \$

<i>Sector</i>	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Net Change 2000-2020	Average Net Change
Personal Income	46.384	48.70	50.54	52.49	54.56	56.67	58.74	60.91	63.23	65.64	68.08	70.55	73.08	75.63	78.25	80.93	83.65	86.50	89.45	92.50	95.56	49.18	2.46
Wage/Salary Disb.	24.195	25.73	26.61	27.58	28.62	29.68	30.64	31.65	32.70	33.82	34.95	36.12	37.31	38.54	39.81	41.11	42.46	43.87	45.32	46.82	48.34	24.15	1.21
Manufacturing	4.90	4.96	4.97	5.02	5.09	5.15	5.19	5.34	5.49	5.65	5.81	5.98	6.15	6.32	6.50	6.68	6.86	7.05	7.24	7.43	7.62	2.72	0.14
Construction	0.587	0.62	0.63	0.64	0.65	0.67	0.67	0.68	0.70	0.72	0.74	0.76	0.79	0.81	0.83	0.85	0.88	0.90	0.93	0.96	0.99	0.40	0.02
Trans./Public Util.	1.02	1.07	1.10	1.13	1.16	1.20	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.55	1.60	1.65	1.70	1.74	1.80	1.85	0.82	0.04
Fin/Ins/Real Est	4.65	5.23	5.41	5.61	5.83	6.04	6.21	6.31	6.42	6.54	6.67	6.79	6.91	7.04	7.17	7.31	7.46	7.61	7.77	7.94	8.10	3.45	0.17
Retail Trade	1.72	1.79	1.84	1.89	1.93	1.98	2.01	2.05	2.11	2.18	2.25	2.31	2.38	2.45	2.52	2.60	2.67	2.75	2.83	2.91	2.99	1.28	0.06
Wholesale Trade	2.08	2.18	2.24	2.31	2.38	2.45	2.52	2.59	2.67	2.76	2.84	2.93	3.02	3.12	3.21	3.31	3.41	3.51	3.62	3.73	3.84	1.75	0.09
Services	7.64	8.23	8.70	9.21	9.74	10.30	10.87	11.39	11.92	12.47	13.04	13.62	14.23	14.85	15.49	16.16	16.85	17.57	18.33	19.11	19.91	12.27	0.61



TABLE 4 CONTD.: FAIRFIELD COUNTY

**“Global Financial Center” Scenario – Billions Nominal \$**

Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Net Change 2000-2020	Average Net Change
Personal Income	46.384	48.79	50.69	52.70	54.82	57.00	59.14	61.45	63.91	66.48	69.09	71.72	74.41	77.13	79.93	82.80	85.70	88.73	91.88	95.14	98.41	52.03	2.60
Wage/Salary Disb.	24.195	25.83	26.77	27.80	28.90	30.02	31.07	32.22	33.43	34.71	36.01	37.32	38.66	40.04	41.48	42.96	44.46	46.03	47.65	49.34	51.05	26.85	1.34
Manufacturing	4.90	4.97	4.98	5.04	5.11	5.18	5.22	5.38	5.53	5.70	5.86	6.03	6.21	6.38	6.56	6.74	6.92	7.11	7.29	7.48	7.67	2.76	0.14
Construction	0.587	0.64	0.66	0.67	0.68	0.69	0.68	0.70	0.72	0.74	0.76	0.78	0.81	0.83	0.85	0.88	0.90	0.93	0.96	0.99	1.02	0.43	0.02
Trans./Public Util.	1.024	1.07	1.11	1.14	1.18	1.21	1.25	1.29	1.34	1.39	1.44	1.48	1.53	1.58	1.63	1.68	1.73	1.79	1.84	1.90	1.96	0.94	0.05
Fin/Ins/Real Est	4.647	5.25	5.46	5.69	5.93	6.17	6.39	6.55	6.73	6.92	7.11	7.29	7.47	7.66	7.86	8.07	8.28	8.50	8.73	8.97	9.22	4.57	0.23
Retail Trade	1.715	1.79	1.85	1.90	1.94	1.99	2.03	2.08	2.15	2.23	2.30	2.38	2.46	2.54	2.62	2.70	2.79	2.88	2.97	3.06	3.15	1.44	0.07
Wholesale Trade	2.084	2.19	2.26	2.33	2.41	2.49	2.56	2.64	2.73	2.83	2.92	3.02	3.12	3.22	3.33	3.43	3.54	3.65	3.75	3.87	3.98	1.90	0.09
Services	7.639	8.26	8.74	9.26	9.81	10.38	10.98	11.55	12.12	12.72	13.35	13.98	14.64	15.32	16.03	16.76	17.51	18.30	19.12	19.97	20.85	13.21	0.66

\* New Personal Income Levels for Stamford City cannot be calculated because baseline levels are not available.

**PERSONAL INCOME: BASELINE FORECAST LEVELS**

TABLE 4A: FAIRFIELD COUNTY – BILLIONS NOMINAL \$

Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Net Change 2000-2020	Average Net Change
Personal Income	46.38	48.77	50.66	52.67	54.79	56.96	59.05	61.28	63.64	66.10	68.60	71.12	73.71	76.32	79.00	81.75	84.53	87.43	90.44	93.56	96.69	50.30	2.52
Wage/Salary Disb.	24.20	25.81	26.74	27.78	28.87	30.00	30.98	32.02	33.13	34.29	35.48	36.69	37.93	39.21	40.53	41.90	43.28	44.75	46.24	47.80	49.38	25.18	1.26
Manufacturing	4.90	4.97	4.98	5.04	5.11	5.18	5.22	5.38	5.53	5.69	5.86	6.03	6.20	6.38	6.56	6.74	6.92	7.11	7.29	7.49	7.67	2.77	0.14
Construction	0.59	0.63	0.64	0.66	0.67	0.68	0.68	0.69	0.71	0.73	0.75	0.77	0.79	0.82	0.84	0.86	0.89	0.91	0.94	0.97	1.00	0.41	0.02
Trans./Public Util.	1.02	1.07	1.11	1.14	1.18	1.21	1.25	1.28	1.32	1.36	1.40	1.45	1.49	1.53	1.58	1.62	1.67	1.72	1.77	1.82	1.88	0.85	0.04
Fin/Ins/Real Est	4.65	5.25	5.46	5.69	5.93	6.17	6.34	6.45	6.57	6.70	6.84	6.97	7.10	7.23	7.38	7.53	7.68	7.85	8.01	8.19	8.37	3.72	0.19
Retail Trade	1.72	1.79	1.85	1.89	1.94	1.99	2.02	2.07	2.13	2.20	2.28	2.35	2.42	2.50	2.57	2.65	2.73	2.81	2.90	2.99	3.08	1.36	0.07
Wholesale Trade	2.08	2.19	2.26	2.33	2.41	2.49	2.56	2.64	2.73	2.82	2.91	3.01	3.10	3.20	3.31	3.41	3.52	3.62	3.73	3.84	3.95	1.87	0.09
Services	7.64	8.25	8.73	9.25	9.80	10.38	10.95	11.49	12.04	12.61	13.20	13.80	14.43	15.07	15.75	16.44	17.16	17.91	18.69	19.50	20.33	12.69	0.63

## IV. POPULATION

Table 5

### STAMFORD POPULATION LEVEL (THOUSANDS)

#### “No Growth” SCENARIO

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Net Change 2000-2020
<b>White</b>	71.03	70.71	70.27	69.91	69.55	69.20	68.86	68.54	68.25	67.97	67.69	67.43	67.17	66.93	66.69	66.45	66.25	66.07	65.90	69.68	<b>-1.74</b>
<b>Black</b>	21.43	21.61	21.91	22.18	22.44	22.72	23.00	23.28	23.56	23.84	24.12	24.40	24.68	24.96	25.24	25.51	25.78	26.06	26.35	25.84	<b>4.65</b>
<b>Other</b>	4.53	4.62	4.74	4.86	4.97	5.08	5.20	5.31	5.43	5.55	5.67	5.79	5.91	6.03	6.16	6.28	6.40	6.52	6.64	5.97	<b>1.54</b>
<b>Hispanic</b>	16.34	16.61	17.00	17.35	17.73	18.07	18.44	18.81	19.19	19.58	19.97	20.36	20.77	21.19	21.60	22.03	22.44	22.88	23.32	21.44	<b>5.44</b>

Table 6

### STAMFORD POPULATION LEVEL (THOUSANDS)

#### “Global Finance” Scenario

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Net Change 2000-2020
<b>White</b>	71.7	71.8	71.8	71.8	71.8	71.7	71.7	71.6	71.6	71.6	71.5	71.5	71.5	71.5	71.5	71.4	71.4	71.4	71.4	75.4	<b>3.85</b>
<b>Black</b>	21.5	21.8	22.2	22.6	22.9	23.3	23.6	24.0	24.3	24.7	25.0	25.4	25.7	26.1	26.4	26.8	27.1	27.5	27.8	27.4	<b>6.25</b>
<b>Other</b>	4.5	4.7	4.8	4.9	5.1	5.2	5.3	5.5	5.6	5.7	5.9	6.0	6.1	6.3	6.4	6.5	6.7	6.8	6.9	6.3	<b>1.88</b>
<b>Hispanic</b>	16.3	16.7	17.2	17.6	18.0	18.5	18.9	19.3	19.7	20.2	20.6	21.1	21.5	22.0	22.5	23.0	23.4	23.9	24.5	22.6	<b>6.68</b>

**Table 7**

**POPULATION by SEX and ETHNICITY (Thousands) – FAIRFIELD COUNTY**

**“No Growth” Scenario**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Net Change 2000-2020	Average Net Change
Males	410.06	412.98	416.32	419.34	422.06	424.69	426.89	428.97	430.99	432.99	434.94	436.81	438.64	440.52	442.39	444.27	446.14	448.07	450.13	452.30	454.54	44.48	2.22
Females	436.10	438.62	441.42	443.77	446.14	448.45	450.41	452.21	453.97	455.70	457.38	458.97	460.54	462.14	463.75	465.36	466.97	468.64	470.43	472.32	474.30	38.19	1.91
WHITE																							
Males	308.73	309.32	310.22	310.89	311.20	311.40	311.23	310.93	310.57	310.16	309.68	309.13	308.54	307.95	307.36	306.74	306.10	305.49	304.96	304.48	304.03	-4.69	-0.23
Females	328.09	328.18	328.45	328.33	328.19	327.97	327.44	326.77	326.04	325.27	324.43	323.52	322.57	321.63	320.69	319.75	318.79	317.86	317.01	316.22	315.48	-12.61	-0.63
BLACK																							
Males	40.21	40.83	41.51	42.15	42.81	43.48	44.12	44.76	45.41	46.07	46.72	47.36	48.00	48.64	49.28	49.92	50.55	51.19	51.84	52.50	53.17	12.96	0.65
Females	46.33	47.01	47.72	48.41	49.12	49.84	50.53	51.22	51.91	52.61	53.31	53.99	54.67	55.34	56.02	56.69	57.35	58.01	58.68	59.36	60.05	13.72	0.69
OTHERS																							
Males	14.04	14.47	14.92	15.36	15.80	16.25	16.69	17.13	17.57	18.01	18.46	18.91	19.36	19.81	20.27	20.73	21.19	21.66	22.13	22.62	23.10	9.07	0.45
Females	14.65	15.15	15.67	16.17	16.69	17.20	17.71	18.22	18.73	19.24	19.76	20.27	20.79	21.31	21.83	22.35	22.88	23.40	23.94	24.47	25.01	10.36	0.52
HISPANIC																							
Males	47.10	48.36	49.67	50.95	52.25	53.56	54.85	56.14	57.45	58.76	60.08	61.41	62.75	64.11	65.49	66.88	68.29	69.73	71.20	72.70	74.24	27.14	1.36
Females	47.03	48.28	49.58	50.85	52.14	53.44	54.72	56.00	57.29	58.59	59.89	61.20	62.52	63.85	65.21	66.57	67.96	69.36	70.80	72.27	73.76	26.73	1.34

**Table 8**

**POPULATION by SEX and ETHNICITY (Thousands) – FAIRFIELD COUNTY**

**“Global Finance” Scenario**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Net Change 2000-2020	Average Net Change
Males	410.06	413.11	416.69	419.99	423.03	426.01	428.65	431.28	433.97	436.76	439.58	442.37	445.17	448.04	450.95	453.88	456.82	459.81	462.92	466.15	469.45	59.39	2.97
Females	436.10	438.74	441.76	444.38	447.06	449.70	452.06	454.39	456.79	459.27	461.79	464.26	466.74	469.28	471.88	474.51	477.14	479.82	482.62	485.53	488.52	52.41	2.62
WHITE																							
Males	308.73	309.42	310.51	311.39	311.94	312.41	312.58	312.70	312.84	313.01	313.19	313.32	313.43	313.58	313.73	313.88	314.01	314.16	314.37	314.64	314.94	6.21	0.31
Females	328.09	328.28	328.71	328.80	328.90	328.93	328.71	328.44	328.19	327.97	327.76	327.50	327.22	326.98	326.76	326.54	326.32	326.11	325.98	325.91	325.87	-2.22	-0.11
BLACK																							
Males	40.21	40.85	41.54	42.21	42.90	43.60	44.28	44.98	45.70	46.43	47.17	47.90	48.64	49.38	50.13	50.88	51.62	52.37	53.13	53.90	54.69	14.48	0.72
Females	46.33	47.02	47.75	48.47	49.21	49.96	50.68	51.43	52.19	52.96	53.73	54.51	55.28	56.05	56.83	57.60	58.37	59.14	59.93	60.72	61.52	15.18	0.76
OTHERS																							
Males	14.04	14.48	14.93	15.38	15.84	16.30	16.75	17.21	17.67	18.15	18.63	19.11	19.60	20.10	20.60	21.10	21.61	22.13	22.65	23.18	23.72	9.68	0.48
Females	14.65	15.16	15.68	16.19	16.72	17.25	17.77	18.30	18.83	19.37	19.92	20.47	21.02	21.58	22.14	22.71	23.28	23.85	24.42	25.01	25.59	10.94	0.55
HISPANIC																							
Males	47.10	48.37	49.70	51.01	52.35	53.70	55.04	56.39	57.77	59.17	60.60	62.04	63.49	64.98	66.49	68.02	69.57	71.15	72.77	74.42	76.11	29.01	1.45
Females	47.03	48.30	49.62	50.91	52.23	53.57	54.90	56.23	57.59	58.98	60.38	61.79	63.22	64.68	66.15	67.65	69.17	70.71	72.29	73.90	75.54	28.51	1.43

**Table 9**

**POPULATION by ETHNICITY (Thousands) – FAIRFIELD COUNTY**

**All Scenarios**

<b>No Growth Scenario - Levels</b>																					
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	846.17	851.61	857.73	863.12	868.21	873.14	877.30	881.18	884.96	888.70	892.32	895.78	899.18	902.65	906.14	909.63	913.11	916.71	920.55	924.62	928.84
White	636.82	637.50	638.67	639.22	639.40	639.37	638.67	637.71	636.61	635.42	634.11	632.64	631.10	629.58	628.05	626.48	624.89	623.36	621.96	620.70	619.51
Black	86.54	87.84	89.23	90.56	91.93	93.32	94.65	95.98	97.33	98.68	100.02	101.35	102.67	103.99	105.30	106.61	107.90	109.20	110.52	111.86	113.22
Other	28.69	29.63	30.59	31.53	32.49	33.46	34.40	35.35	36.30	37.25	38.22	39.18	40.15	41.12	42.10	43.08	44.07	45.06	46.07	47.09	48.11
Hispanic	94.12	96.64	99.25	101.80	104.39	107.00	109.57	112.14	114.73	117.34	119.97	122.61	125.27	127.96	130.69	133.46	136.25	139.09	142.00	144.97	148.00
<b>RPA Baseline Scenario - Levels</b>																					
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	846.17	851.80	858.32	864.17	869.84	875.42	880.20	884.66	889.06	893.45	897.76	901.91	906.02	910.20	914.41	918.63	922.83	927.11	931.62	936.34	941.20
White	636.82	637.65	639.12	640.04	640.65	641.12	640.90	640.37	639.74	639.04	638.23	637.28	636.25	635.26	634.25	633.21	632.13	631.08	630.16	629.36	628.61
Black	86.54	87.86	89.28	90.66	92.09	93.54	94.92	96.31	97.72	99.13	100.55	101.94	103.33	104.73	106.11	107.50	108.87	110.24	111.63	113.05	114.47
Other	28.69	29.63	30.61	31.57	32.54	33.53	34.50	35.47	36.44	37.42	38.41	39.40	40.40	41.40	42.41	43.43	44.44	45.47	46.50	47.55	48.61
Hispanic	94.12	96.66	99.31	101.91	104.56	107.24	109.88	112.51	115.17	117.86	120.57	123.29	126.04	128.82	131.64	134.50	137.39	140.33	143.33	146.39	149.51
<b>Global Scenario - Levels</b>																					
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	846.17	851.86	858.45	864.37	870.08	875.71	880.71	885.66	890.77	896.03	901.37	906.63	911.91	917.32	922.83	928.39	933.96	939.63	945.54	951.67	957.97
White	636.82	637.69	639.23	640.19	640.84	641.34	641.29	641.14	641.03	640.98	640.95	640.82	640.65	640.56	640.49	640.43	640.33	640.27	640.35	640.55	640.81
Black	86.54	87.86	89.29	90.68	92.11	93.56	94.97	96.41	97.88	99.39	100.90	102.41	103.92	105.44	106.96	108.48	110.00	111.51	113.06	114.62	116.20
Other	28.69	29.63	30.61	31.57	32.55	33.54	34.52	35.50	36.50	37.51	38.54	39.58	40.62	41.68	42.74	43.81	44.89	45.97	47.07	48.18	49.31
Hispanic	94.12	96.67	99.32	101.93	104.58	107.27	109.93	112.62	115.36	118.15	120.98	123.83	126.72	129.65	132.64	135.68	138.74	141.87	145.06	148.32	151.65

**Table 10**  
**POPULATION -MALE - 5-Years Age Cohort (Thousands) – FAIRFIELD COUNTY**  
**“No Growth” Scenario**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Ages 0- 4	27.51	27.21	26.94	26.61	26.38	26.22	26.06	25.97	26.00	26.12	26.31	26.54	26.82	27.13	27.46	27.79	28.12	28.43	28.74	29.03	29.29
Ages 5- 9	28.87	28.80	28.81	28.73	28.62	28.48	28.14	27.76	27.36	27.04	26.78	26.56	26.44	26.43	26.51	26.67	26.89	27.17	27.49	27.85	28.24
Ages 10- 14	29.12	29.43	29.83	30.03	29.95	29.62	29.51	29.45	29.33	29.16	28.97	28.59	28.18	27.76	27.42	27.15	26.93	26.80	26.81	26.91	27.10
Ages 15- 19	28.67	29.31	29.77	29.99	30.47	31.10	31.38	31.71	31.85	31.73	31.34	31.20	31.11	30.97	30.79	30.58	30.20	29.79	29.38	29.07	28.84
Ages 20- 24	20.80	21.66	22.90	24.53	25.73	26.49	27.04	27.40	27.53	27.94	28.49	28.71	29.00	29.12	28.97	28.57	28.43	28.34	28.23	28.09	27.93
Ages 25- 29	25.55	24.63	24.15	23.73	23.69	24.25	25.00	26.09	27.61	28.70	29.33	29.82	30.12	30.22	30.59	31.11	31.33	31.62	31.76	31.67	31.35
Ages 30- 34	27.56	27.18	27.10	27.36	27.04	26.19	25.21	24.46	23.63	23.49	23.95	24.66	25.70	27.18	28.23	28.84	29.33	29.63	29.75	30.16	30.74
Ages 35- 39	36.64	35.32	33.73	31.38	29.51	28.42	28.00	27.83	28.04	27.65	26.74	25.74	24.96	24.12	23.95	24.38	25.07	26.10	27.58	28.64	29.29
Ages 40- 44	35.20	35.86	36.37	36.90	37.12	36.59	35.26	33.62	31.27	29.38	28.27	27.84	27.66	27.86	27.48	26.57	25.59	24.82	24.00	23.84	24.28
Ages 45- 49	32.22	33.03	33.78	34.14	34.53	34.98	35.62	36.08	36.59	36.78	36.23	34.91	33.28	30.95	29.08	27.98	27.57	27.41	27.63	27.27	26.41
Ages 50- 54	29.65	30.72	30.25	30.52	31.09	31.85	32.64	33.35	33.69	34.05	34.49	35.10	35.56	36.06	36.25	35.72	34.42	32.82	30.52	28.70	27.65
Ages 55- 59	23.84	24.52	26.49	27.37	28.15	29.02	30.06	29.59	29.87	30.42	31.16	31.94	32.63	32.96	33.32	33.75	34.37	34.83	35.35	35.55	35.05
Ages 60- 64	17.90	18.60	19.34	20.72	21.85	22.89	23.55	25.44	26.29	27.05	27.88	28.87	28.44	28.73	29.28	30.02	30.78	31.45	31.79	32.16	32.61
Ages 65- 69	13.92	13.89	14.14	14.73	15.42	15.99	16.63	17.29	18.57	19.61	20.54	21.12	22.84	23.65	24.34	25.09	25.96	25.60	25.91	26.44	27.14
Ages 70- 74	12.34	12.36	12.12	11.79	11.54	11.54	11.55	11.78	12.30	12.89	13.38	13.94	14.51	15.62	16.51	17.32	17.83	19.31	20.02	20.63	21.28
Ages 75- 79	9.52	9.38	9.28	9.36	9.41	9.44	9.49	9.32	9.09	8.91	8.94	8.98	9.18	9.60	10.08	10.49	10.95	11.42	12.34	13.08	13.74
Ages 80- 84	6.51	6.65	6.71	6.68	6.62	6.53	6.46	6.42	6.50	6.56	6.59	6.65	6.54	6.40	6.30	6.34	6.40	6.56	6.89	7.26	7.58
85 and over	4.26	4.44	4.63	4.80	4.96	5.11	5.29	5.42	5.49	5.53	5.56	5.62	5.68	5.78	5.85	5.89	5.98	5.96	5.95	5.95	6.04

**Table 11**  
**POPULATION -FEMALE - 5-Years Age Cohort (Thousands) – FAIRFIELD COUNTY**  
**“No Growth” Scenario**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Ages 0- 4	26.35	26.17	25.97	25.64	25.42	25.27	25.11	25.03	25.05	25.17	25.34	25.56	25.83	26.13	26.44	26.76	27.07	27.38	27.67	27.95	28.20
Ages 5- 9	26.85	26.80	26.93	27.13	27.25	27.28	27.06	26.75	26.36	26.05	25.80	25.59	25.46	25.45	25.53	25.68	25.89	26.16	26.47	26.82	27.18
Ages 10- 14	28.11	28.27	28.42	28.24	27.96	27.59	27.50	27.57	27.72	27.79	27.76	27.51	27.18	26.76	26.44	26.18	25.96	25.84	25.84	25.94	26.12
Ages 15- 19	27.15	27.93	28.47	28.72	29.22	29.70	29.83	29.91	29.69	29.36	28.94	28.82	28.86	28.99	29.04	29.00	28.75	28.42	28.02	27.71	27.48
Ages 20- 24	20.42	21.32	22.57	24.26	25.46	26.26	26.98	27.42	27.60	28.02	28.43	28.52	28.55	28.30	27.95	27.52	27.39	27.43	27.59	27.68	27.69
Ages 25- 29	22.72	21.27	20.39	19.71	19.75	20.44	21.27	22.38	23.98	25.08	25.78	26.43	26.82	26.96	27.35	27.74	27.81	27.86	27.63	27.33	26.96
Ages 30- 34	29.54	28.66	27.76	26.87	25.44	23.69	22.18	21.18	20.43	20.38	20.97	21.73	22.79	24.35	25.42	26.09	26.73	27.12	27.28	27.71	28.15
Ages 35- 39	38.33	37.64	36.87	35.46	34.02	32.77	31.86	30.87	29.93	28.45	26.63	25.09	24.06	23.29	23.21	23.78	24.53	25.60	27.16	28.25	28.96
Ages 40- 44	36.82	37.24	37.61	38.05	38.55	38.70	37.99	37.17	35.73	34.26	32.98	32.05	31.05	30.10	28.61	26.79	25.26	24.23	23.47	23.41	24.00
Ages 45- 49	35.77	36.51	36.91	36.63	36.65	37.09	37.52	37.85	38.27	38.75	38.87	38.16	37.34	35.91	34.44	33.16	32.24	31.25	30.32	28.85	27.05
Ages 50- 54	31.02	32.50	32.61	33.83	34.94	35.65	36.38	36.76	36.47	36.48	36.90	37.31	37.63	38.05	38.53	38.65	37.94	37.14	35.72	34.28	33.03
Ages 55- 59	26.44	27.15	28.96	29.28	29.79	30.68	32.13	32.22	33.42	34.50	35.18	35.90	36.26	35.98	35.99	36.41	36.82	37.14	37.56	38.04	38.18
Ages 60- 64	18.78	19.65	20.76	22.80	24.44	25.80	26.47	28.22	28.53	29.02	29.88	31.28	31.37	32.54	33.59	34.26	34.96	35.32	35.05	35.08	35.50
Ages 65- 69	15.83	15.60	15.70	16.08	16.66	17.29	18.10	19.12	21.02	22.52	23.73	24.31	25.91	26.22	26.67	27.46	28.71	28.82	29.91	30.87	31.48
Ages 70- 74	15.61	15.38	14.90	14.38	13.97	13.75	13.55	13.65	13.98	14.49	15.04	15.76	16.64	18.30	19.61	20.66	21.16	22.55	22.83	23.22	23.91
Ages 75- 79	14.01	13.71	13.44	13.37	13.17	12.92	12.75	12.36	11.94	11.60	11.43	11.29	11.38	11.66	12.10	12.58	13.18	13.93	15.35	16.45	17.34
Ages 80- 84	11.33	11.55	11.59	11.37	11.16	10.97	10.77	10.57	10.54	10.39	10.21	10.09	9.79	9.47	9.22	9.09	9.00	9.09	9.34	9.70	10.10
85 and over	11.03	11.27	11.57	11.96	12.31	12.62	12.97	13.21	13.32	13.41	13.49	13.58	13.61	13.66	13.62	13.55	13.56	13.38	13.22	13.05	12.98

**Table 12**  
**POPULATION -MALE - 5-Years Age Cohort (Thousands) – FAIRFIELD COUNTY**  
**“Global Finance” Scenario**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Ages 0- 4	27.51	27.23	27.01	26.71	26.53	26.42	26.32	26.31	26.42	26.64	26.93	27.27	27.65	28.06	28.48	28.91	29.32	29.72	30.10	30.46	30.79
Ages 5- 9	28.87	28.81	28.84	28.79	28.72	28.62	28.34	28.03	27.70	27.48	27.33	27.22	27.21	27.32	27.52	27.80	28.14	28.52	28.95	29.40	29.87
Ages 10- 14	29.12	29.44	29.86	30.07	30.02	29.71	29.64	29.61	29.55	29.45	29.33	29.04	28.73	28.40	28.17	28.02	27.91	27.90	28.03	28.25	28.56
Ages 15- 19	28.67	29.32	29.80	30.03	30.54	31.20	31.50	31.87	32.06	31.99	31.66	31.59	31.56	31.49	31.39	31.26	30.98	30.67	30.36	30.16	30.03
Ages 20- 24	20.80	21.67	22.94	24.60	25.84	26.63	27.22	27.62	27.82	28.30	28.93	29.22	29.58	29.76	29.68	29.35	29.28	29.26	29.21	29.14	29.06
Ages 25- 29	25.55	24.65	24.21	23.82	23.82	24.43	25.25	26.40	27.99	29.16	29.90	30.49	30.88	31.07	31.53	32.14	32.44	32.80	33.01	32.98	32.72
Ages 30- 34	27.56	27.19	27.14	27.44	27.16	26.35	25.43	24.74	24.00	23.96	24.52	25.34	26.49	28.09	29.25	29.98	30.57	30.97	31.18	31.68	32.34
Ages 35- 39	36.64	35.33	33.75	31.43	29.59	28.53	28.15	28.03	28.31	28.00	27.17	26.27	25.59	24.86	24.80	25.34	26.15	27.30	28.89	30.06	30.81
Ages 40- 44	35.20	35.87	36.38	36.93	37.16	36.66	35.36	33.75	31.44	29.60	28.55	28.19	28.08	28.36	28.06	27.25	26.37	25.70	24.98	24.94	25.49
Ages 45- 49	32.22	33.03	33.79	34.16	34.56	35.03	35.68	36.16	36.70	36.92	36.41	35.14	33.55	31.27	29.46	28.43	28.08	27.99	28.29	28.02	27.24
Ages 50- 54	29.65	30.72	30.26	30.54	31.11	31.88	32.69	33.41	33.77	34.15	34.62	35.26	35.75	36.29	36.51	36.02	34.77	33.21	30.97	29.20	28.21
Ages 55- 59	23.84	24.52	26.50	27.38	28.17	29.05	30.09	29.64	29.93	30.50	31.26	32.06	32.77	33.12	33.51	33.97	34.62	35.11	35.66	35.90	35.44
Ages 60- 64	17.90	18.60	19.34	20.73	21.86	22.90	23.57	25.47	26.33	27.10	27.95	28.95	28.54	28.85	29.42	30.17	30.96	31.65	32.01	32.41	32.89
Ages 65- 69	13.92	13.89	14.14	14.73	15.42	15.99	16.64	17.30	18.59	19.63	20.56	21.16	22.88	23.70	24.40	25.17	26.05	25.70	26.03	26.58	27.30
Ages 70- 74	12.34	12.36	12.12	11.79	11.54	11.54	11.55	11.78	12.30	12.89	13.38	13.94	14.52	15.63	16.53	17.34	17.86	19.34	20.06	20.68	21.35
Ages 75- 79	9.52	9.38	9.28	9.36	9.41	9.44	9.49	9.32	9.09	8.91	8.94	8.98	9.18	9.60	10.09	10.50	10.96	11.43	12.35	13.09	13.76
Ages 80- 84	6.51	6.65	6.71	6.68	6.62	6.53	6.46	6.42	6.50	6.56	6.59	6.65	6.54	6.40	6.30	6.34	6.40	6.56	6.89	7.26	7.58
85 and over	4.26	4.44	4.63	4.80	4.96	5.11	5.29	5.42	5.49	5.53	5.56	5.62	5.68	5.78	5.85	5.89	5.98	5.96	5.95	5.95	6.04



**Table 13**  
**POPULATION -FEMALE - 5-Years Age Cohort (Thousands) – FAIRFIELD COUNTY**  
**“Global Finance” Scenario**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Ages 0- 4	26.35	26.19	26.03	25.75	25.57	25.47	25.37	25.35	25.46	25.67	25.95	26.27	26.64	27.03	27.44	27.85	28.24	28.62	28.99	29.33	29.65
Ages 5- 9	26.85	26.81	26.96	27.19	27.34	27.41	27.25	27.00	26.69	26.48	26.33	26.22	26.21	26.32	26.51	26.78	27.10	27.47	27.88	28.31	28.76
Ages 10- 14	28.11	28.28	28.44	28.28	28.02	27.68	27.62	27.72	27.93	28.06	28.11	27.94	27.70	27.38	27.16	27.01	26.90	26.89	27.01	27.23	27.52
Ages 15- 19	27.15	27.94	28.50	28.77	29.28	29.79	29.95	30.06	29.88	29.60	29.24	29.18	29.28	29.48	29.61	29.65	29.49	29.25	28.95	28.75	28.62
Ages 20- 24	20.42	21.33	22.61	24.33	25.56	26.39	27.14	27.63	27.87	28.36	28.84	28.99	29.09	28.91	28.62	28.25	28.19	28.30	28.52	28.68	28.77
Ages 25- 29	22.72	21.29	20.44	19.80	19.88	20.61	21.49	22.67	24.34	25.54	26.33	27.07	27.55	27.78	28.26	28.73	28.88	28.99	28.83	28.59	28.27
Ages 30- 34	29.54	28.68	27.80	26.94	25.55	23.84	22.39	21.45	20.78	20.82	21.51	22.38	23.55	25.21	26.39	27.17	27.91	28.40	28.65	29.15	29.67
Ages 35- 39	38.33	37.65	36.90	35.50	34.09	32.87	32.00	31.06	30.19	28.77	27.04	25.59	24.66	23.99	24.02	24.70	25.57	26.74	28.41	29.61	30.42
Ages 40- 44	36.82	37.25	37.62	38.08	38.59	38.76	38.07	37.29	35.89	34.46	33.23	32.37	31.43	30.56	29.15	27.42	25.98	25.06	24.40	24.44	25.14
Ages 45- 49	35.77	36.51	36.92	36.65	36.68	37.13	37.57	37.92	38.36	38.87	39.03	38.35	37.58	36.19	34.77	33.56	32.70	31.78	30.92	29.53	27.82
Ages 50- 54	31.02	32.50	32.62	33.85	34.96	35.68	36.42	36.81	36.54	36.56	37.01	37.45	37.80	38.24	38.75	38.91	38.24	37.48	36.11	34.72	33.53
Ages 55- 59	26.44	27.15	28.97	29.30	29.80	30.71	32.16	32.27	33.48	34.57	35.28	36.01	36.39	36.13	36.16	36.61	37.05	37.40	37.84	38.35	38.52
Ages 60- 64	18.78	19.65	20.77	22.81	24.46	25.82	26.50	28.25	28.58	29.07	29.96	31.36	31.48	32.66	33.73	34.42	35.13	35.51	35.27	35.32	35.77
Ages 65- 69	15.83	15.60	15.70	16.08	16.66	17.30	18.11	19.13	21.03	22.54	23.76	24.35	25.96	26.28	26.74	27.55	28.82	28.93	30.05	31.02	31.65
Ages 70- 74	15.61	15.38	14.90	14.38	13.97	13.75	13.55	13.65	13.98	14.49	15.05	15.76	16.65	18.32	19.63	20.69	21.19	22.59	22.88	23.28	23.99
Ages 75- 79	14.01	13.71	13.44	13.37	13.17	12.92	12.75	12.36	11.94	11.60	11.43	11.29	11.38	11.66	12.10	12.58	13.19	13.94	15.36	16.47	17.36
Ages 80- 84	11.33	11.55	11.59	11.37	11.16	10.97	10.77	10.57	10.54	10.39	10.21	10.09	9.79	9.47	9.22	9.09	9.00	9.09	9.34	9.70	10.10
85 and over	11.03	11.27	11.57	11.96	12.31	12.62	12.97	13.21	13.32	13.41	13.49	13.58	13.61	13.66	13.62	13.55	13.56	13.38	13.22	13.05	12.98

**Table 14**  
**EMPLOYMENT BY OCCUPATION (Levels) (Thousands)- FAIRFIELD COUNTY**  
“No Growth” Scenario

<i>Occupation</i>	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Net Change 2000-2020	Average Change
EXECUTIVE ADMINIS. MANAGERIAL																							
Managerial & administ	41.42	43.06	43.59	44.09	44.65	45.27	45.73	45.98	46.27	46.59	46.90	47.21	47.51	47.78	48.01	48.24	48.44	48.65	48.85	49.05	49.22	7.80	0.39
Management support	20.77	21.90	22.22	22.56	22.93	23.33	23.60	23.67	23.76	23.87	23.98	24.07	24.16	24.24	24.30	24.35	24.40	24.44	24.49	24.52	24.55	3.79	0.19
PROFESSIONAL SPECIALTY																							
Engineers	8.32	8.50	8.58	8.68	8.81	8.94	9.03	9.14	9.26	9.39	9.51	9.63	9.75	9.86	9.96	10.05	10.14	10.23	10.32	10.40	10.47	2.15	0.11
Architects & surveyors	1.46	1.50	1.52	1.53	1.54	1.56	1.57	1.59	1.60	1.62	1.63	1.65	1.66	1.67	1.69	1.70	1.71	1.72	1.73	1.73	1.74	0.28	0.01
Life scientists	0.78	0.81	0.82	0.83	0.85	0.87	0.89	0.90	0.91	0.92	0.93	0.95	0.96	0.97	0.98	0.99	1.00	1.01	1.02	1.03	1.04	0.26	0.01
Comput, math & oper res	7.56	8.26	8.81	9.38	9.99	10.62	11.25	11.60	11.92	12.24	12.57	12.89	13.22	13.53	13.84	14.15	14.45	14.75	15.05	15.34	15.63	8.08	0.40
Physical scientists	1.25	1.29	1.31	1.33	1.35	1.38	1.41	1.43	1.45	1.47	1.49	1.51	1.54	1.56	1.58	1.60	1.62	1.63	1.65	1.67	1.69	0.44	0.02
Social scientists	0.85	0.89	0.90	0.92	0.94	0.95	0.97	0.98	0.99	1.00	1.01	1.02	1.03	1.03	1.04	1.05	1.06	1.06	1.07	1.08	1.08	0.23	0.01
Social, rec & relig wrkrs	4.58	4.78	4.91	5.06	5.21	5.36	5.52	5.59	5.67	5.74	5.82	5.90	5.98	6.05	6.12	6.18	6.25	6.31	6.38	6.44	6.50	1.93	0.10
Judges, magis & oth judic wrkrs	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.01	0.00
Lawyers	3.70	3.85	3.91	3.98	4.06	4.14	4.21	4.25	4.31	4.37	4.43	4.49	4.54	4.60	4.65	4.70	4.75	4.79	4.84	4.89	4.93	1.23	0.06
Teachers, librarians, couns	29.40	30.01	30.47	30.87	31.29	31.71	32.12	32.36	32.62	32.89	33.15	33.40	33.62	33.83	34.04	34.23	34.42	34.60	34.80	35.00	35.20	5.80	0.29
Health diagnosing	2.76	2.88	2.99	3.09	3.19	3.29	3.39	3.45	3.51	3.57	3.64	3.69	3.75	3.81	3.86	3.91	3.96	4.00	4.05	4.09	4.14	1.38	0.07
Hlth assessmnt & treating	11.33	11.79	12.18	12.53	12.87	13.22	13.58	13.78	13.99	14.20	14.40	14.59	14.78	14.96	15.12	15.28	15.42	15.56	15.71	15.84	15.96	4.64	0.23
Writers, artists & entertainers	6.55	6.78	6.90	7.00	7.12	7.25	7.36	7.43	7.50	7.57	7.64	7.71	7.78	7.84	7.90	7.96	8.01	8.06	8.11	8.16	8.21	1.65	0.08
All other profes wrkrs	3.99	4.18	4.29	4.40	4.52	4.65	4.77	4.83	4.90	4.96	5.03	5.10	5.16	5.22	5.28	5.34	5.40	5.45	5.51	5.56	5.61	1.63	0.08
TECHNICIAN AND REL SUPPORT																							
Hlth technic & technologists	9.96	10.37	10.69	10.97	11.25	11.54	11.83	12.00	12.17	12.34	12.51	12.68	12.83	12.98	13.11	13.24	13.37	13.48	13.60	13.71	13.81	3.85	0.19
Engin & scienc tech & technol	7.15	7.25	7.25	7.27	7.30	7.34	7.37	7.42	7.46	7.51	7.55	7.60	7.64	7.68	7.71	7.73	7.75	7.77	7.78	7.79	7.80	0.65	0.03
Tech, xcpt hlth, engin & scienc	6.27	6.56	6.71	6.85	7.01	7.18	7.33	7.43	7.51	7.60	7.68	7.77	7.85	7.93	8.01	8.08	8.15	8.22	8.29	8.36	8.42	2.16	0.11
MARKETING AND SALES																							
Cashiers	13.42	13.78	13.93	14.03	14.12	14.22	14.24	14.21	14.31	14.41	14.50	14.59	14.67	14.74	14.79	14.84	14.88	14.91	14.95	14.98	15.00	1.57	0.08
Counter and rental clerks	2.16	2.23	2.25	2.28	2.30	2.33	2.35	2.37	2.39	2.41	2.43	2.45	2.47	2.49	2.50	2.52	2.53	2.54	2.56	2.57	2.58	0.42	0.02

Insurance sales wrkrs	1.34	1.45	1.46	1.46	1.46	1.47	1.46	1.46	1.47	1.47	1.47	1.47	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	0.14	0.01
Real est agents, brokers & apprais	1.26	1.36	1.36	1.36	1.36	1.36	1.35	1.34	1.33	1.33	1.32	1.31	1.31	1.30	1.29	1.29	1.28	1.27	1.27	1.26	1.26	0.00	0.00
Salespersons, retail	17.43	17.75	17.84	17.84	17.83	17.81	17.67	17.55	17.62	17.69	17.75	17.79	17.83	17.85	17.85	17.84	17.81	17.77	17.74	17.70	17.64	0.21	0.01
Secur & finan serv sales wrkrs	3.79	4.20	4.29	4.38	4.49	4.59	4.66	4.60	4.54	4.49	4.44	4.39	4.34	4.29	4.24	4.18	4.13	4.08	4.03	3.98	3.94	0.15	0.01
Mktng & sales worker suprvisrs	7.36	7.56	7.61	7.64	7.67	7.70	7.69	7.68	7.70	7.73	7.76	7.78	7.81	7.82	7.83	7.83	7.83	7.82	7.82	7.81	7.80	0.43	0.02
Travel agents	1.10	1.13	1.15	1.17	1.19	1.20	1.22	1.23	1.24	1.26	1.27	1.29	1.30	1.32	1.33	1.35	1.36	1.37	1.38	1.39	1.40	0.30	0.01
All other sales & rel wrkrs	16.88	17.50	17.82	18.13	18.45	18.81	19.12	19.30	19.48	19.66	19.85	20.03	20.20	20.36	20.51	20.65	20.77	20.89	21.01	21.12	21.22	4.34	0.22
ADMINISTRATIVE SUPPORT ANS CLERICAL																							
Adjstrs, investiga & collectors	6.78	7.31	7.50	7.68	7.87	8.07	8.23	8.28	8.34	8.41	8.47	8.53	8.59	8.64	8.69	8.74	8.79	8.83	8.88	8.92	8.96	2.19	0.11
Communic equip operators	1.52	1.54	1.53	1.51	1.50	1.48	1.47	1.46	1.45	1.43	1.42	1.41	1.40	1.38	1.37	1.35	1.34	1.32	1.31	1.29	1.28	-0.25	-0.01
Comput oper & periph equip oper	1.32	1.31	1.26	1.20	1.15	1.09	1.03	1.00	0.96	0.93	0.89	0.86	0.82	0.78	0.75	0.71	0.67	0.63	0.59	0.55	0.51	-0.81	-0.04
Fin records processing	12.56	12.83	12.77	12.69	12.62	12.56	12.46	12.41	12.37	12.34	12.30	12.26	12.22	12.17	12.11	12.04	11.97	11.89	11.82	11.74	11.66	-0.90	-0.05
Information clerks	8.51	8.94	9.13	9.32	9.51	9.72	9.90	10.00	10.11	10.21	10.32	10.42	10.52	10.62	10.70	10.79	10.87	10.95	11.03	11.10	11.17	2.66	0.13
Mail clerks & messengers	1.54	1.59	1.61	1.62	1.63	1.65	1.65	1.66	1.66	1.67	1.67	1.67	1.67	1.68	1.68	1.68	1.68	1.67	1.67	1.67	1.67	0.13	0.01
Post clerks & mail carriers	0.71	0.72	0.72	0.73	0.74	0.75	0.76	0.77	0.78	0.79	0.80	0.81	0.81	0.82	0.83	0.83	0.84	0.84	0.85	0.85	0.86	0.15	0.01
Material rec, sched, disp & distr	15.46	15.66	15.66	15.63	15.61	15.59	15.52	15.49	15.54	15.58	15.62	15.65	15.68	15.69	15.68	15.67	15.65	15.62	15.59	15.55	15.50	0.04	0.00
Recrd processing, xcpt fin	5.86	6.12	6.15	6.18	6.22	6.26	6.27	6.25	6.22	6.20	6.18	6.16	6.13	6.10	6.07	6.04	6.00	5.97	5.93	5.89	5.85	-0.01	0.00
Secretar, stenog & typists	21.52	22.01	21.94	21.84	21.76	21.69	21.54	21.49	21.42	21.36	21.29	21.21	21.13	21.03	20.91	20.78	20.65	20.51	20.36	20.21	20.05	-1.47	-0.07
Oth cleric & admin spprt wrkrs	39.16	40.78	41.12	41.40	41.73	42.09	42.28	42.30	42.34	42.40	42.45	42.49	42.51	42.51	42.49	42.45	42.41	42.36	42.31	42.25	42.18	3.03	0.15
SERVICE																							
Clean & bldng serv, ex priv hh	15.99	16.34	16.34	16.32	16.31	16.29	16.24	16.25	16.20	16.16	16.12	16.06	16.00	15.92	15.83	15.73	15.63	15.52	15.41	15.29	15.16	-0.82	-0.04
Food prep and service	26.40	27.18	27.59	27.91	28.26	28.63	28.92	29.11	29.38	29.65	29.93	30.20	30.48	30.73	30.96	31.19	31.40	31.62	31.85	32.06	32.26	5.86	0.29
Health service	9.10	9.53	9.91	10.26	10.61	10.98	11.35	11.57	11.79	12.00	12.22	12.43	12.64	12.83	13.02	13.20	13.38	13.55	13.72	13.88	14.04	4.94	0.25
Personal service	10.29	10.78	11.12	11.47	11.85	12.24	12.63	12.86	13.10	13.34	13.58	13.82	14.07	14.30	14.53	14.75	14.97	15.19	15.41	15.63	15.84	5.55	0.28
Private household wrkrs	3.05	3.04	2.97	2.89	2.82	2.75	2.67	2.70	2.73	2.75	2.78	2.80	2.82	2.84	2.86	2.87	2.88	2.89	2.90	2.91	2.91	-0.14	-0.01
Protective service	7.26	7.55	7.68	7.80	7.93	8.07	8.19	8.28	8.31	8.35	8.39	8.43	8.46	8.48	8.50	8.52	8.53	8.54	8.54	8.55	8.55	1.29	0.06
All other service wrkrs	4.40	4.59	4.70	4.81	4.92	5.04	5.15	5.22	5.29	5.36	5.43	5.50	5.57	5.64	5.71	5.77	5.84	5.90	5.97	6.03	6.09	1.69	0.08
AGRIC, FOR and FISHERIES																							
Anim brdrs/trnrs; caretak, ex farm	0.41	0.43	0.44	0.45	0.46	0.47	0.48	0.49	0.50	0.51	0.52	0.52	0.53	0.54	0.55	0.56	0.56	0.57	0.58	0.59	0.59	0.18	0.01
Farm wrkrs	3.07	3.15	3.14	3.12	3.11	3.09	3.07	3.09	3.11	3.13	3.15	3.17	3.19	3.21	3.22	3.24	3.25	3.26	3.27	3.28	3.29	0.22	0.01
Farm oper & managers	0.70	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.73	0.74	0.74	0.75	0.76	0.76	0.77	0.77	0.78	0.78	0.79	0.79	0.80	0.10	0.00

Fish, hunters & trappers	0.05	0.05	0.05	0.05	0.05	0.05	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	-0.01	0.00
Forestry & logging	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.14	0.01	0.00
Gard, nurs, greenhse, lawn serv	3.48	3.66	3.72	3.77	3.83	3.89	3.94	3.98	4.03	4.08	4.13	4.17	4.22	4.27	4.31	4.36	4.40	4.44	4.49	4.53	4.57	1.10	0.05
Supervisors, farm/for/agri rel	0.34	0.36	0.36	0.36	0.37	0.37	0.37	0.37	0.38	0.38	0.38	0.39	0.39	0.40	0.40	0.40	0.41	0.41	0.41	0.42	0.42	0.08	0.00
Veter asst, all other rel wrks	1.16	1.20	1.21	1.22	1.24	1.25	1.26	1.27	1.29	1.30	1.31	1.33	1.34	1.36	1.37	1.38	1.39	1.40	1.41	1.42	1.43	0.28	0.01
BLUE COLLR WRKER SUPERVISORS	6.25	6.30	6.26	6.22	6.19	6.16	6.11	6.11	6.12	6.13	6.13	6.14	6.15	6.15	6.15	6.14	6.13	6.12	6.10	6.09	6.07	-0.18	-0.01
CONSTRUCTION TRADES	12.55	12.86	12.90	12.83	12.79	12.79	12.61	12.62	12.65	12.69	12.73	12.76	12.81	12.84	12.85	12.85	12.85	12.85	12.87	12.88	12.88	0.32	0.02
EXTRACT AN REL WORKERS																							
Oil and gas extraction	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.05	0.05	0.05	-0.01	0.00
Mining, quarry & tunneling	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00
All other extraction & rel wrks	0.51	0.53	0.54	0.55	0.56	0.57	0.58	0.58	0.59	0.60	0.60	0.61	0.62	0.62	0.63	0.63	0.64	0.64	0.65	0.65	0.65	0.15	0.01
MECHANIC, INSTALLER																							
Commun equip mech, inst & rep	0.42	0.43	0.42	0.42	0.41	0.41	0.41	0.40	0.40	0.39	0.39	0.38	0.38	0.37	0.37	0.36	0.35	0.35	0.34	0.34	0.33	-0.09	0.00
Electr equip mech, inst & rep	2.41	2.47	2.49	2.51	2.53	2.55	2.56	2.57	2.58	2.59	2.60	2.60	2.61	2.61	2.62	2.62	2.62	2.62	2.62	2.61	2.61	0.20	0.01
Mach/rel mech, inst & rep	7.93	8.24	8.31	8.37	8.45	8.54	8.59	8.64	8.69	8.74	8.79	8.83	8.88	8.92	8.96	8.99	9.03	9.06	9.09	9.12	9.15	1.22	0.06
Vhicle/mobile equip mech & rep	5.15	5.25	5.26	5.27	5.28	5.29	5.27	5.27	5.29	5.31	5.33	5.34	5.36	5.37	5.37	5.37	5.37	5.37	5.37	5.37	5.37	0.21	0.01
Other mech, inst & rep	4.56	4.67	4.71	4.74	4.78	4.82	4.83	4.85	4.88	4.92	4.95	4.99	5.02	5.05	5.07	5.10	5.12	5.13	5.15	5.17	5.18	0.63	0.03
PRODUCTION AND PRECISION																							
Assemblers, precision	2.26	2.21	2.17	2.13	2.11	2.09	2.05	2.06	2.07	2.09	2.10	2.10	2.11	2.11	2.11	2.11	2.11	2.10	2.09	2.08	2.07	-0.19	-0.01
Food wrks, precision	0.83	0.83	0.82	0.80	0.79	0.77	0.76	0.75	0.74	0.74	0.74	0.73	0.73	0.72	0.71	0.71	0.70	0.70	0.69	0.68	0.67	-0.15	-0.01
Inspect, tsters & graders precis	2.59	2.58	2.55	2.53	2.51	2.50	2.48	2.49	2.49	2.49	2.49	2.49	2.49	2.49	2.48	2.48	2.47	2.46	2.46	2.45	2.43	-0.16	-0.01
Metal wrks, precision	3.76	3.70	3.63	3.56	3.51	3.46	3.38	3.42	3.45	3.48	3.50	3.53	3.56	3.58	3.60	3.61	3.62	3.63	3.63	3.64	3.64	-0.12	-0.01
Printing wrks, precision	0.89	0.89	0.88	0.87	0.86	0.84	0.83	0.82	0.82	0.81	0.81	0.81	0.81	0.81	0.81	0.80	0.80	0.80	0.79	0.79	0.79	-0.10	0.00
Text, appar & furn wrks, precis	0.75	0.75	0.74	0.73	0.72	0.71	0.70	0.70	0.69	0.69	0.68	0.68	0.68	0.67	0.66	0.66	0.65	0.65	0.64	0.64	0.63	-0.12	-0.01
Woodwrks, precision	0.52	0.53	0.53	0.52	0.52	0.52	0.51	0.52	0.52	0.52	0.53	0.53	0.53	0.54	0.54	0.54	0.54	0.55	0.55	0.55	0.55	0.04	0.00
Other precision wrks	0.88	0.89	0.88	0.88	0.88	0.88	0.87	0.87	0.87	0.88	0.88	0.88	0.88	0.87	0.87	0.87	0.87	0.86	0.86	0.86	0.85	-0.03	0.00
PLANT AND SYSTEM																							
Chemic plant & syst oper	0.21	0.21	0.20	0.19	0.19	0.19	0.18	0.18	0.18	0.18	0.18	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	-0.05	0.00
Elec pwr gen plant oper/distr/disp	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.11	0.11	0.11	0.11	0.11	0.11	0.10	0.10	0.10	0.01	0.00
Gas & petro plant & syst	0.11	0.11	0.10	0.10	0.09	0.09	0.09	0.09	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.07	0.07	0.07	0.07	0.07	0.07	-0.04	0.00
Stationary engineers	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	-0.01	0.00

Water/liqu wste trtmnt plant/sys oper	0.06	0.06	0.06	0.06	0.06	0.06	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.08	0.08	0.08	0.02	0.00
All other plant & syst oper	0.43	0.44	0.45	0.45	0.46	0.46	0.47	0.47	0.48	0.48	0.48	0.48	0.48	0.49	0.49	0.49	0.49	0.49	0.50	0.50	0.50	0.07	0.00
MACH SETTERS																							
Num ctrl mach tool oper, met/plast	0.44	0.43	0.42	0.42	0.42	0.42	0.41	0.43	0.44	0.45	0.46	0.47	0.49	0.50	0.51	0.51	0.52	0.53	0.54	0.54	0.55	0.12	0.01
Comb mach tool setters/oper/tnders	0.36	0.36	0.35	0.35	0.34	0.34	0.34	0.35	0.35	0.36	0.36	0.37	0.37	0.38	0.38	0.38	0.39	0.39	0.39	0.39	0.39	0.03	0.00
Mach tool cut/form oper, met/plast	2.28	2.22	2.15	2.09	2.05	2.01	1.96	1.98	1.98	1.99	2.00	2.01	2.02	2.02	2.02	2.02	2.02	2.02	2.01	2.00	1.99	-0.29	-0.01
Metal fabricat mach oper	0.53	0.52	0.51	0.50	0.49	0.48	0.47	0.48	0.48	0.49	0.49	0.50	0.50	0.51	0.51	0.52	0.52	0.52	0.52	0.52	0.52	0.00	0.00
Met/plast process mach oper	1.28	1.28	1.28	1.28	1.28	1.29	1.30	1.30	1.31	1.31	1.31	1.31	1.32	1.32	1.32	1.31	1.31	1.31	1.30	1.30	1.29	0.01	0.00
Print, binding & rel wrks	2.18	2.22	2.22	2.22	2.22	2.22	2.22	2.21	2.22	2.22	2.23	2.23	2.24	2.25	2.25	2.26	2.26	2.26	2.26	2.27	2.27	0.09	0.00
Textile and related oper	2.06	2.06	2.03	1.99	1.97	1.95	1.94	1.93	1.89	1.85	1.82	1.79	1.76	1.73	1.70	1.67	1.65	1.62	1.60	1.57	1.55	-0.51	-0.03
Woodworking mach oper	0.13	0.14	0.13	0.13	0.13	0.13	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.11	0.11	-0.02	0.00
Oth mach setters/oper/tnders	6.95	7.03	7.02	7.03	7.06	7.10	7.15	7.18	7.19	7.20	7.21	7.23	7.25	7.26	7.27	7.27	7.27	7.27	7.27	7.27	7.26	0.31	0.02
Hand wrks, incl assemb/fabricat	10.20	10.18	10.07	10.00	9.96	9.93	9.87	9.92	9.94	9.97	9.99	10.02	10.03	10.04	10.04	10.03	10.01	9.99	9.97	9.93	9.89	-0.31	-0.02
TRANSPORATION/MATER MOVING MACHINE/VEHICLE OPERATOR																							
Motor vehicle operators	13.17	13.48	13.59	13.68	13.78	13.89	13.98	14.06	14.16	14.26	14.35	14.45	14.54	14.62	14.69	14.75	14.81	14.86	14.91	14.96	15.00	1.84	0.09
Rail transportation wrks	0.28	0.28	0.28	0.28	0.28	0.28	0.27	0.28	0.28	0.28	0.28	0.28	0.29	0.29	0.29	0.29	0.29	0.29	0.30	0.30	0.30	0.02	0.00
Water transp & rel wrks	0.38	0.38	0.37	0.37	0.36	0.35	0.34	0.34	0.34	0.33	0.33	0.33	0.32	0.32	0.32	0.31	0.31	0.30	0.30	0.29	0.29	-0.10	0.00
Material moving equip oper	3.68	3.76	3.79	3.80	3.83	3.86	3.87	3.89	3.91	3.93	3.95	3.97	3.99	4.01	4.02	4.04	4.05	4.05	4.06	4.07	4.08	0.40	0.02
All other transp/mat mov equip oper	0.63	0.64	0.64	0.64	0.65	0.65	0.65	0.65	0.65	0.66	0.66	0.66	0.67	0.67	0.68	0.68	0.68	0.68	0.68	0.69	0.69	0.06	0.00
Help, labrs & mat movers hand	20.52	21.06	21.26	21.42	21.62	21.85	21.99	22.13	22.25	22.38	22.50	22.63	22.75	22.85	22.94	23.01	23.07	23.13	23.19	23.24	23.27	2.75	0.14
TOTAL COUNTY	554.27	571.71	577.91	583.36	589.46	596.22	601.00	604.28	608.03	612.02	615.95	619.65	623.25	626.36	629.05	631.47	633.63	635.71	637.82	639.66	641.24	86.97	4.35

**Table 15**  
**EMPLOYMENT BY OCCUPATION (Levels) (Thousands)- FAIRFIELD COUNTY**  
“Global Finance” Scenario

<i>Occupation</i>	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Net Change 2000-2020	Average Change
EXECUTIVE ADMINIS. MANAGERIAL																							
Managerial & administ	41.42	43.24	43.84	44.41	45.04	45.73	46.26	46.69	47.15	47.64	48.12	48.56	48.99	49.39	49.77	50.13	50.44	50.76	51.08	51.39	51.68	10.26	0.51
Management support	20.77	21.99	22.36	22.74	23.16	23.61	23.96	24.14	24.35	24.57	24.79	24.97	25.15	25.32	25.47	25.61	25.73	25.86	25.98	26.09	26.20	5.44	0.27
PROFESSIONAL SPECIALTY																							
Engineers	8.32	8.53	8.61	8.73	8.86	9.00	9.09	9.23	9.37	9.51	9.65	9.78	9.92	10.04	10.16	10.27	10.37	10.47	10.56	10.66	10.74	2.42	0.12
Architects & surveyors	1.46	1.51	1.52	1.54	1.55	1.57	1.59	1.60	1.62	1.65	1.67	1.68	1.70	1.72	1.74	1.75	1.76	1.78	1.79	1.80	1.81	0.35	0.02
Life scientists	0.78	0.81	0.82	0.84	0.85	0.87	0.89	0.91	0.92	0.93	0.95	0.96	0.97	0.99	1.00	1.01	1.02	1.03	1.05	1.06	1.07	0.29	0.01
Comput, math & oper res	7.56	8.28	8.85	9.43	10.05	10.71	11.37	11.77	12.13	12.50	12.87	13.24	13.61	13.97	14.32	14.68	15.02	15.36	15.71	16.05	16.39	8.83	0.44
Physical scientists	1.25	1.29	1.31	1.33	1.36	1.39	1.42	1.45	1.47	1.49	1.52	1.54	1.57	1.59	1.61	1.64	1.66	1.68	1.70	1.72	1.75	0.50	0.02
Social scientists	0.85	0.89	0.91	0.92	0.94	0.96	0.98	0.99	1.00	1.02	1.03	1.04	1.05	1.06	1.08	1.09	1.10	1.10	1.11	1.12	1.13	0.28	0.01
Social, rec & relig wrkrs	4.58	4.79	4.93	5.07	5.22	5.39	5.56	5.64	5.73	5.82	5.91	6.00	6.09	6.17	6.25	6.33	6.41	6.49	6.56	6.64	6.71	2.14	0.11
Judges, magis & oth judic wrkrs	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.01	0.00
Lawyers	3.70	3.86	3.93	4.00	4.08	4.17	4.25	4.31	4.38	4.45	4.53	4.60	4.67	4.73	4.80	4.86	4.92	4.97	5.03	5.09	5.14	1.44	0.07
Teachers, librarians, couns	29.40	30.03	30.51	30.93	31.37	31.83	32.30	32.61	32.95	33.30	33.64	33.98	34.28	34.58	34.88	35.16	35.44	35.72	36.02	36.31	36.60	7.20	0.36
Health diagnosing	2.76	2.89	3.00	3.09	3.19	3.30	3.40	3.47	3.54	3.60	3.67	3.73	3.80	3.86	3.91	3.97	4.02	4.07	4.12	4.17	4.22	1.46	0.07
Hlth assessmnt & treating	11.33	11.80	12.20	12.55	12.89	13.25	13.63	13.86	14.09	14.32	14.55	14.76	14.97	15.17	15.35	15.54	15.70	15.86	16.03	16.18	16.33	5.00	0.25
Writers, artists & entertainers	6.55	6.80	6.92	7.04	7.17	7.30	7.43	7.52	7.61	7.70	7.79	7.88	7.97	8.05	8.13	8.20	8.27	8.34	8.41	8.47	8.53	1.98	0.10
All other profes wrkrs	3.99	4.19	4.30	4.42	4.55	4.68	4.81	4.90	4.98	5.06	5.15	5.23	5.31	5.38	5.46	5.53	5.60	5.67	5.74	5.81	5.87	1.89	0.09
TECHNICIAN AND REL SUPPORT																							
Hlth technic & technologists	9.96	10.38	10.70	10.99	11.28	11.58	11.89	12.08	12.28	12.47	12.67	12.85	13.03	13.19	13.35	13.51	13.65	13.78	13.92	14.05	14.18	4.21	0.21
Engin & scienc tech & technol	7.15	7.27	7.28	7.31	7.35	7.39	7.42	7.49	7.55	7.62	7.68	7.74	7.79	7.84	7.88	7.92	7.95	7.97	8.00	8.02	8.04	0.88	0.04
Tech, xcpt hlth, engin & scienc	6.27	6.58	6.74	6.89	7.06	7.24	7.41	7.54	7.65	7.77	7.88	7.99	8.10	8.20	8.30	8.40	8.49	8.58	8.67	8.76	8.85	2.58	0.13
MARKETING AND SALES																							
Cashiers	13.42	13.81	13.97	14.08	14.19	14.29	14.35	14.38	14.53	14.68	14.83	14.96	15.09	15.20	15.30	15.40	15.47	15.54	15.62	15.68	15.74	2.32	0.12

Counter and rental clerks	2.16	2.23	2.26	2.29	2.32	2.35	2.38	2.40	2.43	2.46	2.49	2.52	2.54	2.57	2.59	2.61	2.63	2.65	2.67	2.69	2.71	0.54	0.03
Insurance sales wrkrs	1.34	1.45	1.47	1.47	1.48	1.50	1.50	1.51	1.53	1.54	1.55	1.56	1.57	1.58	1.59	1.60	1.60	1.61	1.62	1.62	1.63	0.29	0.01
Real est agents, brokers & apprais	1.26	1.37	1.37	1.38	1.38	1.39	1.39	1.39	1.39	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.41	1.41	0.15	0.01
Salespersons, retail	17.43	17.79	17.89	17.91	17.91	17.90	17.80	17.75	17.88	18.01	18.14	18.23	18.33	18.41	18.46	18.51	18.52	18.53	18.54	18.54	18.52	1.09	0.05
Secur & finan serv sales wrkrs	3.79	4.22	4.32	4.44	4.56	4.68	4.79	4.76	4.74	4.73	4.72	4.70	4.68	4.65	4.63	4.60	4.58	4.55	4.53	4.51	4.48	0.70	0.03
Mktng & sales worker suprvisrs	7.36	7.58	7.64	7.68	7.72	7.76	7.78	7.79	7.84	7.90	7.96	8.01	8.05	8.09	8.12	8.15	8.16	8.18	8.19	8.20	8.21	0.84	0.04
Travel agents	1.10	1.13	1.16	1.18	1.20	1.22	1.24	1.25	1.27	1.29	1.31	1.33	1.34	1.36	1.38	1.39	1.40	1.42	1.43	1.45	1.46	0.36	0.02
All other sales & rel wrkrs	16.88	17.56	17.91	18.25	18.61	19.00	19.34	19.58	19.82	20.07	20.31	20.54	20.77	20.98	21.18	21.37	21.53	21.69	21.85	22.00	22.13	5.26	0.26
ADMINISTRATIVE SUPPORT ANS CLERICAL																							
Adjstrs, investiga & collectors	6.78	7.34	7.54	7.74	7.95	8.18	8.38	8.49	8.59	8.71	8.82	8.92	9.01	9.11	9.19	9.28	9.36	9.44	9.52	9.59	9.67	2.89	0.14
Communic equip operators	1.52	1.55	1.54	1.52	1.51	1.50	1.48	1.48	1.47	1.46	1.46	1.45	1.44	1.43	1.41	1.40	1.39	1.38	1.36	1.35	1.34	-0.19	-0.01
Comput oper & periph equip oper	1.32	1.31	1.26	1.21	1.16	1.10	1.04	1.01	0.98	0.95	0.92	0.88	0.85	0.81	0.78	0.74	0.70	0.66	0.62	0.58	0.54	-0.79	-0.04
Fin records processing	12.56	12.88	12.85	12.79	12.73	12.69	12.60	12.59	12.60	12.61	12.61	12.60	12.59	12.57	12.53	12.50	12.44	12.39	12.34	12.28	12.21	-0.35	-0.02
Information clerks	8.51	8.97	9.17	9.37	9.58	9.81	10.02	10.16	10.30	10.45	10.60	10.73	10.86	10.99	11.11	11.22	11.33	11.44	11.55	11.65	11.75	3.24	0.16
Mail clerks & messengers	1.54	1.60	1.62	1.63	1.64	1.66	1.68	1.69	1.70	1.71	1.72	1.72	1.73	1.74	1.74	1.75	1.75	1.75	1.76	1.76	1.76	0.22	0.01
Post clerks & mail carriers	0.71	0.72	0.72	0.73	0.74	0.75	0.76	0.77	0.78	0.79	0.80	0.81	0.82	0.83	0.83	0.84	0.85	0.85	0.86	0.87	0.87	0.16	0.01
Material rec, sched, disp & distr	15.46	15.70	15.72	15.71	15.70	15.71	15.66	15.68	15.76	15.85	15.93	16.00	16.06	16.10	16.13	16.15	16.15	16.14	16.14	16.12	16.09	0.63	0.03
Recrd processing, xcpt fin	5.86	6.14	6.18	6.22	6.27	6.33	6.37	6.37	6.37	6.38	6.39	6.38	6.38	6.37	6.36	6.35	6.33	6.31	6.29	6.27	6.24	0.38	0.02
Secretar, stenog & typists	21.52	22.08	22.04	21.98	21.92	21.88	21.77	21.79	21.80	21.80	21.81	21.78	21.75	21.70	21.63	21.55	21.45	21.35	21.24	21.12	21.00	-0.52	-0.03
Oth cleric & admin spprt wrkrs	39.16	40.92	41.33	41.69	42.09	42.53	42.86	43.07	43.29	43.53	43.76	43.93	44.10	44.23	44.35	44.45	44.52	44.59	44.66	44.72	44.77	5.61	0.28
SERVICE																							
Clean & bldng serv, ex priv hh	15.99	16.37	16.40	16.40	16.40	16.41	16.40	16.47	16.48	16.49	16.49	16.48	16.45	16.42	16.37	16.31	16.24	16.16	16.08	15.99	15.89	-0.09	0.00
Food prep and service	26.40	27.23	27.66	28.00	28.37	28.76	29.13	29.42	29.78	30.15	30.53	30.88	31.24	31.57	31.89	32.20	32.48	32.77	33.06	33.35	33.62	7.22	0.36
Health service	9.10	9.54	9.93	10.28	10.63	11.00	11.40	11.63	11.87	12.10	12.34	12.56	12.79	13.00	13.20	13.41	13.60	13.78	13.98	14.15	14.33	5.24	0.26
Personal service	10.29	10.80	11.15	11.52	11.90	12.30	12.72	12.98	13.26	13.54	13.82	14.09	14.37	14.63	14.89	15.15	15.40	15.65	15.90	16.15	16.39	6.11	0.31
Private household wrkrs	3.05	3.05	2.98	2.91	2.84	2.77	2.70	2.74	2.78	2.81	2.85	2.88	2.91	2.94	2.96	2.99	3.00	3.02	3.04	3.06	3.07	0.02	0.00
Protective service	7.26	7.57	7.71	7.84	7.98	8.13	8.28	8.40	8.47	8.53	8.60	8.66	8.72	8.77	8.81	8.85	8.89	8.92	8.94	8.97	8.99	1.73	0.09
All other service wrkrs	4.40	4.60	4.72	4.83	4.95	5.07	5.20	5.28	5.37	5.46	5.55	5.64	5.73	5.81	5.90	5.98	6.06	6.14	6.22	6.30	6.37	1.98	0.10
AGRIC, FOR and FISHERIES																							
Anim brdrs/trnrs; caretak, ex farm	0.41	0.43	0.44	0.45	0.46	0.48	0.49	0.50	0.51	0.52	0.52	0.53	0.54	0.55	0.56	0.57	0.58	0.59	0.60	0.61	0.62	0.20	0.01
Farm wrkrs	3.07	3.16	3.15	3.14	3.13	3.12	3.10	3.13	3.15	3.18	3.21	3.24	3.27	3.29	3.31	3.33	3.35	3.37	3.38	3.40	3.42	0.34	0.02

Farm oper & managers	0.70	0.72	0.72	0.72	0.72	0.73	0.72	0.73	0.74	0.75	0.76	0.77	0.77	0.78	0.79	0.80	0.80	0.81	0.81	0.82	0.83	0.13	0.01
Fish, hunters & trappers	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.04	0.04	0.04	0.04	0.04	0.04	0.04	-0.01	0.00
Forestry & logging	0.12	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.14	0.14	0.14	0.14	0.14	0.02	0.00
Gard, nurs, greenhse, lawn serv	3.48	3.67	3.74	3.80	3.86	3.93	3.99	4.05	4.11	4.18	4.24	4.30	4.36	4.42	4.48	4.54	4.59	4.65	4.71	4.76	4.82	1.34	0.07
Supervisors, farm/for/agri rel	0.34	0.36	0.36	0.37	0.37	0.37	0.37	0.38	0.38	0.39	0.40	0.40	0.41	0.41	0.41	0.42	0.42	0.43	0.43	0.44	0.44	0.10	0.01
Veter asst, all other rel wrkrs	1.16	1.20	1.22	1.23	1.24	1.26	1.27	1.29	1.31	1.32	1.34	1.36	1.38	1.39	1.41	1.42	1.44	1.45	1.46	1.48	1.49	0.33	0.02
BLUE COLLR WRKER SUPERVISORS	6.25	6.35	6.32	6.28	6.26	6.24	6.16	6.18	6.19	6.21	6.23	6.25	6.26	6.27	6.27	6.27	6.27	6.26	6.25	6.25	6.23	-0.02	0.00
CONSTRUCTION TRADES	12.55	13.19	13.25	13.19	13.15	13.15	12.71	12.73	12.79	12.86	12.92	12.97	13.03	13.07	13.10	13.12	13.13	13.14	13.17	13.18	13.20	0.64	0.03
EXTRACT AN REL WORKERS																							
Oil and gas extraction	0.06	0.06	0.06	0.06	0.06	0.06	0.07	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.05	0.05	-0.01	0.00
Mining, quarry & tunneling	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00
All other extraction & rel wrkrs	0.51	0.53	0.54	0.55	0.56	0.58	0.58	0.59	0.60	0.61	0.62	0.62	0.63	0.64	0.64	0.65	0.66	0.66	0.67	0.68	0.68	0.17	0.01
MECHANIC, INSTALLER																							
Commun equip mech, inst & rep	0.42	0.43	0.43	0.42	0.42	0.42	0.41	0.41	0.41	0.41	0.40	0.40	0.39	0.39	0.38	0.38	0.37	0.37	0.36	0.36	0.35	-0.07	0.00
Electr equip mech, inst & rep	2.41	2.49	2.52	2.53	2.55	2.58	2.59	2.61	2.63	2.64	2.66	2.67	2.69	2.70	2.71	2.71	2.72	2.72	2.73	2.73	2.73	0.32	0.02
Mach/rel mech, inst & rep	7.93	8.27	8.36	8.44	8.53	8.64	8.70	8.79	8.87	8.95	9.03	9.11	9.18	9.25	9.31	9.37	9.43	9.48	9.54	9.59	9.65	1.72	0.09
Vhicle/mobile equip mech & rep	5.15	5.27	5.29	5.30	5.32	5.33	5.33	5.35	5.38	5.42	5.45	5.48	5.51	5.53	5.55	5.57	5.58	5.59	5.60	5.61	5.61	0.46	0.02
Other mech, inst & rep	4.56	4.71	4.76	4.79	4.83	4.88	4.87	4.90	4.95	5.00	5.05	5.09	5.14	5.18	5.21	5.25	5.27	5.30	5.33	5.35	5.38	0.82	0.04
PRODUCTION AND PRECISION																							
Assemblers, precision	2.26	2.22	2.17	2.14	2.12	2.09	2.06	2.07	2.08	2.09	2.10	2.11	2.12	2.12	2.12	2.11	2.11	2.10	2.09	2.07	2.06	-0.20	-0.01
Food wrkrs, precision	0.83	0.83	0.82	0.81	0.79	0.78	0.76	0.75	0.75	0.75	0.75	0.75	0.74	0.74	0.73	0.73	0.72	0.72	0.71	0.71	0.70	-0.13	-0.01
Inspect, tsters & graders precis	2.59	2.59	2.56	2.54	2.52	2.51	2.49	2.51	2.51	2.52	2.52	2.53	2.53	2.53	2.53	2.53	2.52	2.51	2.51	2.50	2.49	-0.11	-0.01
Metal wrkrs, precision	3.76	3.73	3.66	3.59	3.54	3.50	3.41	3.45	3.48	3.51	3.54	3.57	3.60	3.62	3.64	3.65	3.66	3.67	3.67	3.68	3.68	-0.08	0.00
Printing wrkrs, precision	0.89	0.89	0.88	0.87	0.86	0.85	0.84	0.83	0.83	0.83	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.81	0.81	0.81	0.80	-0.08	0.00
Text, appar & furn wrkrs, precis	0.75	0.75	0.74	0.73	0.73	0.72	0.71	0.71	0.70	0.70	0.70	0.69	0.69	0.69	0.68	0.68	0.67	0.67	0.66	0.66	0.65	-0.09	0.00
Woodwrkrs, precision	0.52	0.53	0.53	0.53	0.53	0.53	0.52	0.52	0.52	0.53	0.53	0.54	0.54	0.55	0.55	0.55	0.55	0.56	0.56	0.56	0.56	0.05	0.00
Other precision wrkrs	0.88	0.89	0.89	0.89	0.88	0.88	0.88	0.88	0.88	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.88	0.88	0.88	0.87	-0.01	0.00
PLANT AND SYSTEM																							
Chemic plant & syst oper	0.21	0.21	0.20	0.19	0.19	0.19	0.19	0.18	0.18	0.18	0.18	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.16	0.16	0.16	-0.05	0.00
Elec pwr gen plant oper/distr/disp	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.01	0.00
Gas & petro plant & syst	0.11	0.11	0.10	0.10	0.09	0.09	0.09	0.09	0.09	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.07	0.07	0.07	0.07	0.07	-0.04	0.00



Stationary engineers	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	-0.01	0.00
Water/liqu wste trtmnt plant/sys oper	0.06	0.06	0.06	0.06	0.06	0.06	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.02	0.00
All other plant & syst oper	0.43	0.44	0.45	0.45	0.46	0.47	0.47	0.48	0.48	0.49	0.49	0.49	0.50	0.50	0.50	0.51	0.51	0.51	0.52	0.52	0.52	0.09	0.00	
MACH SETTERS																								
Num ctrl mach tool oper, met/plast	0.44	0.43	0.43	0.42	0.42	0.42	0.42	0.43	0.44	0.45	0.47	0.48	0.49	0.50	0.51	0.52	0.52	0.53	0.54	0.54	0.55	0.11	0.01	
Comb mach tool setters/oper/tnders	0.36	0.36	0.35	0.35	0.35	0.34	0.34	0.35	0.35	0.36	0.36	0.37	0.37	0.38	0.38	0.38	0.39	0.39	0.39	0.39	0.39	0.03	0.00	
Mach tool cut/form oper, met/plast	2.28	2.22	2.15	2.10	2.05	2.01	1.97	1.99	2.00	2.01	2.02	2.02	2.03	2.04	2.04	2.04	2.03	2.03	2.02	2.01	2.01	-0.28	-0.01	
Metal fabricat mach oper	0.53	0.52	0.51	0.50	0.49	0.49	0.48	0.48	0.49	0.49	0.50	0.50	0.51	0.51	0.51	0.52	0.52	0.52	0.52	0.52	0.52	0.00	0.00	
Met/plast process mach oper	1.28	1.28	1.28	1.28	1.29	1.30	1.30	1.31	1.31	1.31	1.32	1.32	1.32	1.32	1.32	1.32	1.31	1.31	1.30	1.29	1.29	0.01	0.00	
Print, binding & rel wrks	2.18	2.22	2.23	2.23	2.23	2.24	2.24	2.23	2.24	2.25	2.26	2.27	2.28	2.29	2.30	2.30	2.31	2.31	2.31	2.32	2.32	0.14	0.01	
Textile and related oper	2.06	2.06	2.03	2.00	1.98	1.96	1.95	1.94	1.90	1.87	1.84	1.81	1.79	1.76	1.73	1.70	1.68	1.65	1.63	1.61	1.58	-0.48	-0.02	
Woodworking mach oper	0.13	0.14	0.13	0.13	0.13	0.13	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.11	-0.02	0.00	
Oth mach setters/oper/tnders	6.95	7.04	7.04	7.05	7.09	7.14	7.19	7.23	7.25	7.27	7.30	7.32	7.35	7.36	7.38	7.39	7.40	7.40	7.40	7.40	7.40	0.45	0.02	
Hand wrks, incl assemb/fabricat	10.20	10.20	10.10	10.04	10.01	9.99	9.92	9.99	10.02	10.05	10.09	10.12	10.14	10.15	10.16	10.15	10.13	10.11	10.08	10.05	10.01	-0.19	-0.01	
TRANSPORATION/MATER MOVING MACHINE/VEHICLE OPERATOR																								
Motor vehicle operators	13.17	13.54	13.67	13.78	13.90	14.04	14.14	14.27	14.41	14.55	14.70	14.82	14.94	15.06	15.16	15.26	15.34	15.42	15.50	15.58	15.65	2.48	0.12	
Rail transportation wrks	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.29	0.29	0.29	0.29	0.30	0.30	0.30	0.30	0.31	0.31	0.31	0.31	0.31	0.04	0.00	
Water transp & rel wrks	0.38	0.38	0.38	0.37	0.36	0.35	0.35	0.34	0.34	0.34	0.34	0.34	0.33	0.33	0.33	0.32	0.32	0.31	0.31	0.31	0.30	-0.08	0.00	
Material moving equip oper	3.68	3.80	3.83	3.85	3.88	3.92	3.90	3.93	3.96	3.99	4.02	4.05	4.07	4.10	4.12	4.14	4.15	4.16	4.18	4.19	4.20	0.52	0.03	
All other transp/mat mov equip oper	0.63	0.65	0.65	0.65	0.65	0.65	0.65	0.66	0.66	0.67	0.68	0.68	0.69	0.69	0.70	0.70	0.71	0.71	0.71	0.71	0.72	0.09	0.00	
Help, labrs & mat movers hand	20.52	21.21	21.45	21.63	21.85	22.10	22.19	22.39	22.57	22.76	22.95	23.13	23.30	23.45	23.58	23.71	23.80	23.90	24.00	24.08	24.16	3.64	0.18	
TOTAL COUNTY	554.27	573.74	580.73	586.93	593.77	601.26	606.85	612.11	617.81	623.72	629.55	634.81	639.95	644.61	648.88	652.89	656.30	659.66	663.07	666.25	669.20	114.93	5.75	

*Appendix II*

**EMPLOYMENT: LEVEL CHANGES RELATIVE TO THE RPA BASELINE**

TABLE I: FAIRFIELD COUNTY

**“No Growth” Scenario - Thousands**

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Average Net Change</b>	
Manufacturing	0.00	-0.08	-0.14	-0.19	-0.24	-0.28	-0.30	-0.32	-0.35	-0.38	-0.40	-0.41	-0.42	-0.42	-0.43	-0.44	-0.41	-0.38	-0.35	-0.32	-0.30	-0.01	
Mining	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	0.00	-0.38	-0.41	-0.43	-0.45	-0.46	-0.13	-0.13	-0.14	-0.14	-0.15	-0.15	-0.16	-0.16	-0.17	-0.17	-0.17	-0.17	-0.17	-0.17	-0.17	-0.18	-0.01
Trans./Public Util.	0.00	-0.06	-0.11	-0.16	-0.22	-0.26	-0.26	-0.26	-0.27	-0.27	-0.28	-0.28	-0.28	-0.28	-0.29	-0.29	-0.29	-0.29	-0.29	-0.29	-0.29	-0.29	-0.01
Fin/Ins/Real Est	0.00	-0.27	-0.52	-0.77	-1.02	-1.26	-1.30	-1.35	-1.40	-1.46	-1.51	-1.53	-1.56	-1.59	-1.61	-1.64	-1.67	-1.69	-1.72	-1.74	-1.77	-0.09	
Retail Trade	0.00	-0.12	-0.19	-0.25	-0.30	-0.35	-0.45	-0.59	-0.73	-0.88	-1.02	-1.16	-1.30	-1.44	-1.58	-1.73	-1.85	-1.98	-2.11	-2.24	-2.37	-0.12	
Wholesale Trade	0.00	-0.09	-0.17	-0.24	-0.31	-0.38	-0.42	-0.46	-0.51	-0.55	-0.60	-0.64	-0.68	-0.73	-0.77	-0.81	-0.81	-0.81	-0.81	-0.81	-0.81	-0.81	-0.04
Services	0.00	-0.34	-0.59	-0.83	-1.06	-1.29	-1.46	-1.73	-1.99	-2.25	-2.51	-2.77	-3.04	-3.31	-3.59	-3.86	-4.08	-4.30	-4.53	-4.76	-5.00	-0.25	
Agri/For/Fish Serv	0.00	-0.02	-0.03	-0.04	-0.05	-0.06	-0.06	-0.06	-0.06	-0.07	-0.07	-0.08	-0.08	-0.08	-0.09	-0.09	-0.09	-0.10	-0.10	-0.10	-0.10	-0.01	
Private Non-Farm	0.00	-1.35	-2.15	-2.91	-3.64	-4.36	-4.38	-4.91	-5.45	-5.99	-6.54	-7.03	-7.52	-8.02	-8.53	-9.04	-9.37	-9.72	-10.07	-10.44	-10.81	-0.54	
Government	0.00	-0.01	-0.03	-0.05	-0.07	-0.10	-0.13	-0.16	-0.19	-0.22	-0.25	-0.28	-0.31	-0.34	-0.38	-0.41	-0.44	-0.47	-0.49	-0.52	-0.55	-0.03	

**EMPLOYMENT: LEVEL CHANGES RELATIVE TO THE RPA BASELINE**

**TABLE I CONTD: FAIRFIELD COUNTY**

**“Global Financial Center” Scenario - Units**

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Average Net Change</b>
Manufacturing	0.00	0.01	0.00	0.00	-0.01	-0.01	-0.02	-0.02	-0.02	-0.04	-0.06	-0.08	-0.11	-0.13	-0.16	-0.18	-0.20	-0.22	-0.23	-0.24	-0.25	-0.01
Mining	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	0.00	0.45	0.45	0.45	0.44	0.43	0.04	0.09	0.13	0.17	0.21	0.23	0.25	0.26	0.28	0.30	0.31	0.33	0.34	0.36	0.37	0.02
Trans./Public Util	0.00	0.01	0.01	0.01	0.00	0.00	0.10	0.20	0.29	0.39	0.49	0.54	0.58	0.63	0.68	0.73	0.78	0.83	0.88	0.93	0.98	0.05
Fin/Ins/Real Est	0.00	0.01	0.01	0.01	0.01	0.00	0.49	0.99	1.48	1.97	2.46	2.82	3.18	3.54	3.90	4.26	4.58	4.89	5.20	5.52	5.83	0.29
Retail Trade	0.00	0.06	0.06	0.05	0.05	0.04	0.17	0.36	0.53	0.70	0.86	1.00	1.13	1.27	1.40	1.54	1.62	1.70	1.79	1.88	1.97	0.10
Wholesale Trade	0.00	0.02	0.02	0.01	0.01	0.01	0.01	0.03	0.05	0.06	0.07	0.07	0.08	0.08	0.09	0.09	0.09	0.10	0.10	0.11	0.11	0.01
Services	0.00	0.10	0.09	0.08	0.08	0.07	0.46	0.95	1.42	1.87	2.32	2.69	3.07	3.44	3.82	4.20	4.52	4.85	5.19	5.53	5.89	0.29
Agri/For/Fish Ser	0.00	0.01	0.01	0.01	0.01	0.01	0.02	0.04	0.06	0.09	0.11	0.13	0.14	0.16	0.18	0.20	0.21	0.23	0.25	0.26	0.28	0.01
Private Non-Farm	0.00	0.67	0.65	0.61	0.58	0.56	1.28	2.64	3.95	5.22	6.46	7.40	8.33	9.26	10.20	11.15	11.92	12.71	13.52	14.34	15.18	0.76
Government	0.00	0.00	0.01	0.01	0.01	0.01	0.06	0.12	0.19	0.27	0.36	0.44	0.54	0.63	0.72	0.82	0.94	1.06	1.18	1.29	1.41	0.07

**EMPLOYMENT: LEVEL CHANGES RELATIVE TO THE RPA BASELINE**

**TABLE II: STAMFORD (0.446 OF FAIRFIELD COUNTY)**

**“No Growth” Scenario - Thousands**

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Average Net Change</b>	
Manufacturing	0.00	-0.03	-0.06	-0.08	-0.11	-0.13	-0.13	-0.14	-0.16	-0.17	-0.18	-0.18	-0.19	-0.19	-0.19	-0.20	-0.18	-0.17	-0.16	-0.14	-0.13	-0.01	
Mining	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Construction	0.00	-0.17	-0.18	-0.19	-0.20	-0.21	-0.06	-0.06	-0.06	-0.06	-0.07	-0.07	-0.07	-0.07	-0.07	-0.08	-0.08	-0.08	-0.08	-0.08	-0.08	-0.08	0.00
Trans./Public Util	0.00	-0.03	-0.05	-0.07	-0.10	-0.12	-0.12	-0.12	-0.12	-0.12	-0.12	-0.12	-0.13	-0.13	-0.13	-0.13	-0.13	-0.13	-0.13	-0.13	-0.13	-0.13	-0.01
Fin/Ins/Real Est	0.00	-0.12	-0.23	-0.34	-0.45	-0.56	-0.58	-0.60	-0.63	-0.65	-0.67	-0.68	-0.70	-0.71	-0.72	-0.73	-0.74	-0.75	-0.76	-0.78	-0.79	-0.79	-0.04
Retail Trade	0.00	-0.05	-0.08	-0.11	-0.13	-0.16	-0.20	-0.26	-0.33	-0.39	-0.46	-0.52	-0.58	-0.64	-0.71	-0.77	-0.83	-0.88	-0.94	-1.00	-1.06	-1.06	-0.05
Wholesale Trade	0.00	-0.04	-0.07	-0.11	-0.14	-0.17	-0.19	-0.21	-0.23	-0.25	-0.27	-0.29	-0.30	-0.32	-0.34	-0.36	-0.36	-0.36	-0.36	-0.36	-0.36	-0.36	-0.02
Services	0.00	-0.15	-0.26	-0.37	-0.47	-0.57	-0.65	-0.77	-0.89	-1.00	-1.12	-1.24	-1.36	-1.48	-1.60	-1.72	-1.82	-1.92	-2.02	-2.12	-2.23	-2.23	-0.11
Agri/For/Fish Ser	0.00	-0.01	-0.01	-0.02	-0.02	-0.03	-0.03	-0.03	-0.03	-0.03	-0.03	-0.03	-0.04	-0.04	-0.04	-0.04	-0.04	-0.04	-0.05	-0.05	-0.05	-0.05	0.00
Private Non-Farm	0.00	-0.60	-0.96	-1.30	-1.62	-1.94	-1.95	-2.19	-2.43	-2.67	-2.92	-3.13	-3.35	-3.58	-3.80	-4.03	-4.18	-4.33	-4.49	-4.66	-4.82	-4.82	-0.24
Government	0.00	0.00	-0.01	-0.02	-0.03	-0.05	-0.06	-0.07	-0.08	-0.10	-0.11	-0.13	-0.14	-0.15	-0.17	-0.18	-0.20	-0.21	-0.22	-0.23	-0.24	-0.24	-0.01

**EMPLOYMENT: LEVEL CHANGES RELATIVE TO THE RPA BASELINE**

TABLE II CONTD: STAMFORD (0.446 OF FAIRFIELD COUNTY)

**“Global Financial Center” Scenario - Units**

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Average Net Change</b>
Manufacturing	0.00	4.14	1.29	-1.44	-3.80	-5.70	-7.37	-7.18	-10.44	-16.73	-25.32	-36.42	-47.72	-58.78	-69.31	-79.03	-88.31	-96.34	-102.98	-108.42	-112.75	-5.64
Mining	0.00	0.36	0.34	0.33	0.31	0.30	0.28	0.55	0.80	1.02	1.21	1.27	1.33	1.38	1.43	1.48	1.51	1.55	1.59	1.63	1.67	0.08
Construction	0.00	201.15	201.50	198.92	196.20	193.65	19.18	40.22	59.27	76.40	91.97	101.15	109.67	118.01	126.26	134.42	140.27	146.42	152.71	159.31	166.14	8.31
Trans./Public Util.	0.00	3.39	2.98	2.54	2.14	1.81	43.33	87.73	131.39	174.52	217.16	238.97	260.73	282.50	304.35	326.34	347.70	369.33	391.19	413.31	435.70	21.78
Fin/Ins/Real Est	0.00	5.33	4.31	3.25	2.31	1.53	219.52	441.41	661.42	879.96	1097.16	1258.61	1419.17	1580.18	1740.74	1901.74	2040.90	2180.05	2319.65	2459.69	2600.18	130.01
Retail Trade	0.00	27.09	25.15	22.88	20.69	18.78	77.51	158.46	236.74	312.20	385.39	446.00	505.76	565.53	624.85	684.61	722.07	759.98	798.79	838.03	878.62	43.93
Wholesale Trade	0.00	8.04	7.28	6.42	5.61	4.87	5.88	13.60	20.30	26.00	30.88	33.15	35.13	37.04	38.97	40.97	42.22	43.77	45.54	47.68	50.04	2.50
Services	0.00	45.72	41.68	37.44	33.56	30.36	203.91	422.32	632.43	835.80	1034.27	1200.63	1366.99	1534.24	1702.83	1873.65	2015.47	2162.21	2312.51	2467.72	2627.39	131.37
Agri/For/Fish Serv	0.00	3.84	3.86	3.84	3.82	3.81	9.46	19.16	28.88	38.63	48.48	55.97	63.60	71.36	79.34	87.51	94.69	102.09	109.67	117.39	125.37	6.27
Private Non-Farm	0.00	299.00	288.43	274.16	260.82	249.45	571.77	1176.10	1760.81	2327.67	2881.16	3299.51	3715.18	4130.85	4549.20	4972.90	5316.32	5668.66	6029.92	6395.64	6770.28	338.51
Government	0.00	1.13	2.67	3.91	5.00	5.87	27.46	54.46	85.77	120.69	158.69	198.29	238.79	280.44	323.17	366.70	419.02	471.42	524.05	576.68	629.31	31.47

**GROSS REGIONAL PRODUCT (GRP): LEVEL CHANGES RELATIVE TO THE RPA BASELINE**

TABLE III: FAIRFIELD COUNTY

**“No Growth” Scenario - Millions Nominal \$**

Sector	2000	2001	2002	2003	2004	2005	2006	2008	2009	2010	2011	2012	2013	2015	2016	2017	2018	2019	2020	Average Net Change
Manufacturing	0.00	-10.95	-20.82	-31.26	-42.30	-54.26	-62.02	-79.10	-89.09	-100.02	-106.03	-112.76	-120.12	-137.34	-132.68	-127.97	-123.35	-118.77	-114.13	-5.71
Construction	0.00	-21.12	-23.26	-25.28	-27.24	-29.18	-8.51	-9.78	-10.53	-11.33	-11.98	-12.69	-13.47	-15.26	-15.70	-16.23	-16.84	-17.56	-18.37	-0.92
Trans./Public Util	0.00	-5.88	-11.39	-17.25	-23.47	-30.06	-31.04	-34.94	-37.12	-39.40	-41.62	-43.97	-46.46	-51.99	-54.39	-57.00	-59.78	-62.78	-65.98	-3.30
Fin/Ins/Real Est	0.00	-51.57	-106.39	-165.99	-230.62	-300.48	-326.55	-386.87	-419.97	-454.94	-484.58	-515.68	-548.62	-619.88	-656.57	-695.38	-736.06	-779.19	-824.47	-41.22
Retail Trade	0.00	-4.44	-7.01	-9.56	-12.08	-14.60	-19.21	-34.55	-43.07	-52.17	-61.65	-71.75	-82.58	-106.63	-118.93	-132.20	-146.37	-161.60	-177.87	-8.89
Wholesale Trade	0.00	-11.66	-22.20	-33.59	-45.86	-59.04	-66.91	-89.08	-101.48	-114.80	-128.55	-143.29	-159.14	-194.42	-202.60	-211.26	-220.23	-229.90	-239.88	-11.99
Services	0.00	-15.44	-27.61	-40.27	-53.48	-67.36	-78.95	-112.48	-130.84	-150.20	-170.85	-192.70	-215.77	-266.27	-289.33	-314.04	-340.12	-367.99	-397.51	-19.88
Total GRP	0.00	-121.87	-220.66	-326.52	-440.18	-562.07	-602.07	-759.79	-847.37	-940.74	-1025.90	-1116.24	-1212.62	-1424.85	-1506.74	-1593.75	-1686.15	-1784.83	-1889.02	-94.45

**“Global Financial Center” Scenario – Millions Nominal \$**

Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2015	2016	2017	2018	2019	2020	Average Net Change
Manufacturing	0.00	0.89	-0.02	-0.99	-1.94	-2.80	-4.01	-5.17	-8.20	-13.11	-19.76	-28.14	-37.42	-47.35	-68.51	-79.63	-90.64	-101.51	-112.18	-122.71	-6.14
Construction	0.00	25.27	25.77	26.26	26.77	27.32	2.80	6.07	9.25	12.34	15.36	17.46	19.59	21.80	26.51	28.60	30.85	33.28	35.87	38.66	1.93
Trans./Public Util.	0.00	0.74	0.69	0.63	0.57	0.52	11.48	24.18	37.86	52.57	68.43	78.81	89.95	101.95	128.96	143.81	159.90	177.27	196.14	216.49	10.82
Fin/Ins/Real Est	0.00	2.28	2.39	2.42	2.43	2.43	121.99	255.07	399.07	554.87	723.17	867.04	1021.58	1187.63	1556.71	1742.36	1941.73	2152.89	2380.33	2620.78	131.04
Retail Trade	0.00	2.31	2.24	2.14	2.04	1.96	7.56	16.11	24.97	34.21	43.88	52.78	62.21	72.24	94.40	103.32	112.94	123.17	134.17	145.90	7.29
Wholesale Trade	0.00	2.14	2.06	1.95	1.83	1.71	2.15	4.99	7.75	10.42	13.02	14.77	16.53	18.39	22.52	24.41	26.56	28.97	31.70	34.73	1.74
Services	0.00	4.20	3.99	3.75	3.52	3.33	22.76	48.03	74.11	101.09	129.12	154.66	181.59	210.27	273.01	303.01	335.26	369.89	406.98	446.65	22.33
Total GRP	0.00	35.87	35.39	34.61	33.84	33.22	158.60	335.91	524.45	724.86	938.36	1118.15	1310.08	1515.79	1972.84	2202.49	2448.42	2713.21	2995.89	3298.98	164.95

**GROSS REGIONAL PRODUCT (GRP): LEVEL CHANGES RELATIVE TO THE RPA BASELINE**

TABLE IV: STAMFORD CITY

**“No Growth” Scenario – Millions Nominal \$**

Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average Net Change
Manufacturing	0.00	-4.88	-9.28	-13.94	-18.87	-24.20	-27.66	-31.14	-35.28	-39.73	-44.61	-47.29	-50.29	-53.57	-57.21	-61.25	-59.18	-57.08	-55.01	-52.97	-50.90	-2.55
Construction	0.00	-9.42	-10.37	-11.28	-12.15	-13.01	-3.80	-4.06	-4.36	-4.69	-5.05	-5.34	-5.66	-6.01	-6.39	-6.81	-7.00	-7.24	-7.51	-7.83	-8.19	-0.41
Trans./Public Util.	0.00	-2.62	-5.08	-7.70	-10.47	-13.41	-13.84	-14.67	-15.58	-16.55	-17.57	-18.56	-19.61	-20.72	-21.92	-23.19	-24.26	-25.42	-26.66	-28.00	-29.43	-1.47
Fin/Ins/Real Est.	0.00	-23.00	-47.45	-74.03	-102.85	-134.01	-145.64	-158.73	-172.54	-187.31	-202.90	-216.12	-229.99	-244.68	-260.14	-276.47	-292.83	-310.14	-328.28	-347.52	-367.71	-18.39
Retail Trade	0.00	-1.98	-3.13	-4.26	-5.39	-6.51	-8.57	-11.87	-15.41	-19.21	-23.27	-27.49	-32.00	-36.83	-42.01	-47.56	-53.04	-58.96	-65.28	-72.07	-79.33	-3.97
Wholesale Trade	0.00	-5.20	-9.90	-14.98	-20.45	-26.33	-29.84	-34.59	-39.73	-45.26	-51.20	-57.33	-63.91	-70.97	-78.56	-86.71	-90.36	-94.22	-98.22	-102.53	-106.99	-5.35
Services	0.00	-6.89	-12.32	-17.96	-23.85	-30.04	-35.21	-42.43	-50.17	-58.35	-66.99	-76.20	-85.94	-96.23	-107.16	-118.76	-129.04	-140.06	-151.70	-164.12	-177.29	-8.86
Total GRP	0.00	-54.35	-98.42	-145.63	-196.32	-250.68	-268.52	-302.30	-338.87	-377.93	-419.57	-457.55	-497.84	-540.83	-586.69	-635.48	-672.01	-710.81	-752.02	-796.03	-842.50	-42.13

**“Global Financial Center” Scenario – Millions Nominal \$**

Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average Net Change
Manufacturing	0.00	0.40	-0.01	-0.44	-0.86	-1.25	-1.79	-2.31	-3.66	-5.85	-8.81	-12.55	-16.69	-21.12	-25.75	-30.56	-35.51	-40.42	-45.27	-50.03	-54.73	-2.74
Construction	0.00	11.27	11.49	11.71	11.94	12.18	1.25	2.71	4.13	5.50	6.85	7.79	8.74	9.72	10.74	11.83	12.75	13.76	14.84	16.00	17.24	0.86
Trans./Public Util.	0.00	0.33	0.31	0.28	0.25	0.23	5.12	10.79	16.88	23.44	30.52	35.15	40.12	45.47	51.26	57.52	64.14	71.32	79.06	87.48	96.55	4.83
Fin/Ins/Real Est.	0.00	1.02	1.07	1.08	1.08	1.08	54.41	113.76	177.98	247.47	322.53	386.70	455.63	529.68	609.18	694.29	777.09	866.01	960.19	1061.63	1168.87	58.44
Retail Trade	0.00	1.03	1.00	0.96	0.91	0.87	3.37	7.18	11.14	15.26	19.57	23.54	27.74	32.22	37.00	42.10	46.08	50.37	54.93	59.84	65.07	3.25
Wholesale Trade	0.00	0.95	0.92	0.87	0.82	0.76	0.96	2.22	3.46	4.65	5.81	6.59	7.37	8.20	9.09	10.04	10.89	11.85	12.92	14.14	15.49	0.77
Services	0.00	1.87	1.78	1.67	1.57	1.49	10.15	21.42	33.05	45.08	57.59	68.98	80.99	93.78	107.31	121.76	135.14	149.53	164.97	181.51	199.20	9.96
Total GRP	0.00	16.00	15.79	15.44	15.09	14.82	70.73	149.82	233.90	323.29	418.51	498.69	584.30	676.04	774.92	879.89	982.31	1091.99	1210.09	1336.17	1471.34	73.57

**PERSONAL INCOME: LEVEL CHANGES RELATIVE TO RPA BASELINE**

TABLE V: FAIRFIELD COUNTY

**“No Growth” Scenario – Millions Nominal \$**

<i>Sector</i>	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average Net Change
Personal Income	0.00	-66.67	-119.30	-175.10	-233.90	-295.40	-316.60	-361.80	-410.50	-462.70	-518.10	-572.20	-628.50	-688.20	-751.90	-819.20	-874.50	-932.60	-992.60	-1056.00	-1122.00	-56.10
Wage/Salary Disb.	0.00	-73.74	-132.10	-192.30	-254.10	-317.30	-336.40	-378.50	-423.60	-471.20	-521.20	-568.20	-617.50	-669.60	-725.20	-783.90	-828.30	-875.40	-924.50	-977.20	-1033.00	-51.65
Manufacturing	0.00	-7.51	-13.62	-19.51	-25.19	-30.71	-32.79	-36.46	-40.49	-44.74	-49.19	-51.74	-54.43	-57.30	-60.40	-63.71	-62.08	-60.39	-58.67	-57.00	-55.32	-2.77
Construction	0.00	-9.40	-10.89	-12.17	-13.33	-14.39	-5.78	-5.97	-6.24	-6.56	-6.91	-7.21	-7.55	-7.92	-8.34	-8.80	-9.01	-9.26	-9.53	-9.86	-10.21	-0.51
Trans./Public Util.	0.00	-3.27	-6.30	-9.42	-12.60	-15.85	-16.14	-16.92	-17.77	-18.65	-19.56	-20.41	-21.28	-22.19	-23.16	-24.18	-24.93	-25.72	-26.52	-27.38	-28.27	-1.41
Fin/Ins/Real Est	0.00	-23.77	-47.66	-72.65	-98.65	-125.50	-132.80	-141.60	-151.00	-160.90	-171.10	-179.00	-187.00	-195.50	-204.50	-213.90	-223.00	-232.60	-242.40	-252.90	-263.70	-13.19
Retail Trade	0.00	-3.04	-5.05	-6.99	-8.84	-10.59	-13.13	-17.00	-21.23	-25.67	-30.31	-35.01	-39.90	-45.05	-50.50	-56.23	-61.70	-67.49	-73.53	-79.96	-86.71	-4.34
Wholesale Trade	0.00	-8.13	-15.30	-22.70	-30.29	-38.05	-42.00	-47.57	-53.54	-59.82	-66.38	-72.95	-79.80	-87.01	-94.68	-102.80	-105.50	-108.40	-111.30	-114.40	-117.60	-5.88
Services	0.00	-17.15	-30.29	-44.14	-58.53	-73.46	-83.75	-101.00	-119.40	-138.80	-159.30	-181.10	-204.10	-228.60	-254.80	-282.60	-307.50	-334.10	-362.10	-392.10	-423.90	-21.20

**“Global Financial Center” Scenario – Millions Nominal \$**

<i>Sector</i>	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average Net Change
Personal Income	0.00	27.08	29.57	30.94	31.81	32.30	85.72	176.80	276.10	382.90	496.40	596.20	700.50	810.50	927.70	1052.00	1172.00	1299.00	1433.00	1576.00	1726.00	86.30
Wage/Salary Disb.	0.00	26.00	27.86	28.44	28.46	28.09	96.40	198.30	306.10	418.60	535.30	632.50	732.80	837.40	947.60	1063.00	1172.00	1287.00	1408.00	1537.00	1673.00	83.65
Manufacturing	0.00	1.74	1.66	1.37	1.02	0.64	1.08	3.04	4.69	5.81	6.33	5.78	4.78	3.50	2.02	0.41	-1.63	-3.70	-5.71	-7.61	-9.41	-0.47
Construction	0.00	11.06	11.76	12.23	12.61	12.93	2.84	4.30	5.79	7.29	8.78	9.85	10.92	12.01	13.13	14.30	15.27	16.31	17.40	18.57	19.79	0.99
Trans./Public Util.	0.00	0.57	0.64	0.66	0.65	0.63	5.84	11.97	18.44	25.21	32.25	36.64	41.15	45.82	50.72	55.85	61.01	66.46	72.14	78.17	84.49	4.22
Fin/Ins/Real Est	0.00	1.89	2.23	2.33	2.31	2.21	49.55	101.60	156.70	214.50	274.80	324.00	375.00	428.40	484.70	543.80	599.40	658.00	719.30	784.30	852.30	42.62
Retail Trade	0.00	1.60	1.72	1.73	1.70	1.63	4.89	9.95	15.31	20.84	26.48	31.49	36.54	41.70	47.05	52.59	56.70	60.98	65.40	70.08	74.96	3.75
Wholesale Trade	0.00	1.86	1.97	1.96	1.89	1.79	2.33	4.86	7.54	10.20	12.76	14.61	16.28	17.87	19.42	20.94	22.11	23.28	24.44	25.70	27.01	1.35
Services	0.00	6.52	6.81	6.85	6.80	6.65	25.76	54.54	84.95	116.80	150.00	180.20	211.80	245.00	280.30	317.60	352.10	389.20	428.60	471.00	516.20	25.81



**PERSONAL INCOME: LEVEL CHANGES RELATIVE TO RPA BASELINE**

TABLE VI: STAMFORD CITY

**“No Growth” Scenario – Millions Nominal \$**

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Average Net Change</b>
Personal Income	0.00	-29.73	-53.21	-78.09	-104.32	-131.75	-141.20	-161.36	-183.08	-206.36	-231.07	-255.20	-280.31	-306.94	-335.35	-365.36	-390.03	-415.94	-442.70	-470.98	-500.41	-25.02
Wage/Salary Disb.	0.00	-32.89	-58.92	-85.77	-113.33	-141.52	-150.03	-168.81	-188.93	-210.16	-232.46	-253.42	-275.41	-298.64	-323.44	-349.62	-369.42	-390.43	-412.33	-435.83	-460.72	-23.04
Manufacturing	0.00	-3.35	-6.07	-8.70	-11.24	-13.70	-14.62	-16.26	-18.06	-19.95	-21.94	-23.08	-24.28	-25.56	-26.94	-28.41	-27.69	-26.93	-26.17	-25.42	-24.67	-1.23
Construction	0.00	-4.19	-4.86	-5.43	-5.95	-6.42	-2.58	-2.66	-2.78	-2.92	-3.08	-3.22	-3.37	-3.53	-3.72	-3.92	-4.02	-4.13	-4.25	-4.40	-4.55	-0.23
Trans./Public Util.	0.00	-1.46	-2.81	-4.20	-5.62	-7.07	-7.20	-7.55	-7.93	-8.32	-8.72	-9.10	-9.49	-9.90	-10.33	-10.78	-11.12	-11.47	-11.83	-12.21	-12.61	-0.63
Fin/Ins/Real Est	0.00	-10.60	-21.26	-32.40	-44.00	-55.97	-59.23	-63.15	-67.35	-71.76	-76.31	-79.83	-83.40	-87.19	-91.21	-95.40	-99.46	-103.74	-108.11	-112.79	-117.61	-5.88
Retail Trade	0.00	-1.36	-2.25	-3.12	-3.94	-4.72	-5.86	-7.58	-9.47	-11.45	-13.52	-15.61	-17.80	-20.09	-22.52	-25.08	-27.52	-30.10	-32.79	-35.66	-38.67	-1.93
Wholesale Trade	0.00	-3.63	-6.82	-10.12	-13.51	-16.97	-18.73	-21.22	-23.88	-26.68	-29.61	-32.54	-35.59	-38.81	-42.23	-45.85	-47.05	-48.35	-49.64	-51.02	-52.45	-2.62
Services	0.00	-7.65	-13.51	-19.69	-26.10	-32.76	-37.35	-45.05	-53.25	-61.90	-71.05	-80.77	-91.03	-101.96	-113.64	-126.04	-137.15	-149.01	-161.50	-174.88	-189.06	-9.45

**“Global Financial Center” Scenario – Millions Nominal \$**

<b>Sector</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Average Net Change</b>
Personal Income	0.00	12.08	13.19	13.80	14.19	14.41	38.23	78.85	123.14	170.77	221.39	265.91	312.42	361.48	413.75	469.19	522.71	579.35	639.12	702.90	769.80	38.49
Wage/Salary Disb.	0.00	11.60	12.43	12.68	12.69	12.53	42.99	88.44	136.52	186.70	238.74	282.10	326.83	373.48	422.63	474.10	522.71	574.00	627.97	685.50	746.16	37.31
Manufacturing	0.00	0.77	0.74	0.61	0.46	0.28	0.48	1.36	2.09	2.59	2.82	2.58	2.13	1.56	0.90	0.18	-0.73	-1.65	-2.55	-3.40	-4.20	-0.21
Construction	0.00	4.93	5.24	5.45	5.62	5.77	1.27	1.92	2.58	3.25	3.92	4.39	4.87	5.36	5.86	6.38	6.81	7.27	7.76	8.28	8.83	0.44
Trans./Public Util.	0.00	0.26	0.29	0.29	0.29	0.28	2.60	5.34	8.22	11.24	14.38	16.34	18.35	20.44	22.62	24.91	27.21	29.64	32.17	34.86	37.68	1.88
Fin/Ins/Real Est	0.00	0.84	0.99	1.04	1.03	0.98	22.10	45.31	69.89	95.67	122.56	144.50	167.25	191.07	216.18	242.53	267.33	293.47	320.81	349.80	380.13	19.01
Retail Trade	0.00	0.71	0.77	0.77	0.76	0.73	2.18	4.44	6.83	9.29	11.81	14.04	16.30	18.60	20.98	23.46	25.29	27.20	29.17	31.26	33.43	1.67
Wholesale Trade	0.00	0.83	0.88	0.87	0.84	0.80	1.04	2.17	3.36	4.55	5.69	6.52	7.26	7.97	8.66	9.34	9.86	10.38	10.90	11.46	12.05	0.60
Services	0.00	2.91	3.04	3.06	3.03	2.97	11.49	24.32	37.89	52.09	66.90	80.37	94.46	109.27	125.01	141.65	157.04	173.58	191.16	210.07	230.23	11.51

**APPENDIX III**

**TABLE 1: GRP BY FINAL DEMAND (BILL \$92) – BY SECTOR**

**FAIRFIELD COUNTY**

Variable	No Growth			Baseline			Global		
	2000	2020	% Change	2000	2020	% Change	2000	2020	% Change
Total GRP	32.943	50.29	52.7%	32.943	51.252	55.6%	32.943	53.052	61.0%
Total Consump	21.97	32.34	47.2%	21.97	32.601	48.4%	21.97	33.017	50.3%
Vehicles and Parts	1.023	1.255	22.7%	1.023	1.266	23.8%	1.023	1.285	25.6%
Furn & Hsehd Eq	1.635	6.198	279.1%	1.635	6.254	282.5%	1.635	6.346	288.1%
Other Durables	0.709	0.915	29.1%	0.709	0.923	30.2%	0.709	0.936	32.0%
Food & Beverages	3.59	4.587	27.8%	3.59	4.626	28.9%	3.59	4.691	30.7%
Clothing & Shoes	1.604	2.23	39.0%	1.604	2.249	40.2%	1.604	2.281	42.2%
Gasoline & Oil	0.437	0.589	34.8%	0.437	0.593	35.7%	0.437	0.601	37.5%
Fuel Oil & Coal	0.109	0.08	-26.6%	0.109	0.08	-26.6%	0.109	0.081	-25.7%
Oth Non-Durbls	1.214	1.4	15.3%	1.214	1.418	16.8%	1.214	1.445	19.0%
Housing	3.085	3.506	13.6%	3.085	3.548	15.0%	3.085	3.605	16.9%
Hsehd Operat	1.409	2.152	52.7%	1.409	2.169	53.9%	1.409	2.197	55.9%
Transportation	0.966	1.103	14.2%	0.966	1.112	15.1%	0.966	1.126	16.6%
Medical Care	2.87	3.933	37.0%	2.87	3.941	37.3%	2.87	3.951	37.7%
Other Services	3.317	4.392	32.4%	3.317	4.421	33.3%	3.317	4.472	34.8%
Total Fixed Invest	4.543	6.326	39.2%	4.543	6.376	40.3%	4.543	6.487	42.8%
Residential	0.926	1.008	8.9%	0.926	1.027	10.9%	0.926	1.065	15.0%
Non-Residential	0.634	0.65	2.5%	0.634	0.654	3.2%	0.634	0.663	4.6%
Produc Dur Equip	2.983	4.668	56.5%	2.983	4.696	57.4%	2.983	4.759	59.5%
CBI net IVA+MISC	0.158	0.098	-38.0%	0.158	0.099	-37.3%	0.158	0.098	-38.0%
Total Government	2.554	3.239	26.8%	2.554	3.275	28.2%	2.554	3.323	30.1%
Federal Mil	0.296	0.343	15.9%	0.296	0.343	15.9%	0.296	0.343	15.9%
Federal Civilian	0.248	0.228	-8.1%	0.248	0.228	-8.1%	0.248	0.228	-8.1%

State & Local	2.01	2.668	32.7%	2.01	2.704	34.5%	2.01	2.752	36.9%
Total Exports + Exogenous	29.916	48.884	63.4%	29.916	49.931	66.9%	29.916	51.807	73.2%
Exogenous	0	1.819		0	3.027		0	5.066	
Endogenous Exports	29.916	47.064	57.3%	29.916	46.904	56.8%	29.916	46.741	56.2%
Total Imports	26.197	40.597	55.0%	26.197	41.029	56.6%	26.197	41.681	59.1%
Tot GRP by Val-Add	32.943	50.29	52.7%	32.943	51.252	55.6%	32.943	53.052	61.0%
Tot Priv Non-Farm Val-Add	30.964	47.919	54.8%	30.964	48.857	57.8%	30.964	50.592	63.4%
Tot Govt Compens	1.963	2.349	19.7%	1.963	2.373	20.9%	1.963	2.438	24.2%
Tot Farm Val-Add	0.016	0.022	37.5%	0.016	0.022	37.5%	0.016	0.022	37.5%

**TABLE 2: WAGE RATE (THOUSANDS NOMINAL \$) – BY SECTOR**

**FAIRFIELD COUNTY**

Variable	No Growth			Baseline			Global		
	2000	2020	% Change	2000	2020	% Change	2000	2020	% Change
Durables Manuf	73.371	83.661	14.0%	73.371	83.690	14.1%	73.371	83.786	14.2%
Non-Durbls Manuf	68.6	76.454	11.4%	68.6	76.272	11.2%	68.6	76.088	10.9%
Mining	32.586	35.250	8.2%	32.586	35.265	8.2%	32.586	35.314	8.4%
Construction	22.333	24.665	10.4%	22.333	24.677	10.5%	22.333	24.739	10.8%
Trans./Public Util.	45.969	50.357	9.5%	45.969	50.350	9.5%	45.969	50.422	9.7%
Fin/Ins/Real Est	80.661	90.540	12.2%	80.661	90.459	12.1%	80.661	90.589	12.3%
Retail Trade	20.441	22.055	7.9%	20.441	22.034	7.8%	20.441	22.024	7.7%
Wholesale Trade	79.464	88.518	11.4%	79.464	88.430	11.3%	79.464	88.417	11.3%
Services	35.46	43.999	24.1%	35.46	44.050	24.2%	35.46	44.163	24.5%
Agri/For/Fish Serv	13.98	15.660	12.0%	13.98	15.643	11.9%	13.98	15.638	11.9%

**TABLE 3: POPULATION BY 5-YEAR AGE COHORTS - THOUSANDS**

**FAIRFIELD COUNTY**

	<b>No Growth</b>				<b>Baseline</b>				<b>Global</b>		
	<b>2000</b>	<b>2020</b>	<b>Net Change</b>		<b>2000</b>	<b>2020</b>	<b>Net Change</b>		<b>2000</b>	<b>2020</b>	<b>Net Change</b>
Ages 0- 4	53.86	57.482	3.622		53.86	58.619	4.759		53.86	60.438	6.578
Ages 5- 9	55.725	55.417	-0.308		55.725	56.681	0.956		55.725	58.623	2.898
Ages 10- 14	57.22	53.218	-4.002		57.22	54.432	-2.788		57.22	56.074	-1.146
Ages 15- 19	55.819	56.321	0.502		55.819	57.422	1.603		55.819	58.644	2.825
Ages 20- 24	41.221	55.621	14.4		41.221	56.542	15.321		41.221	57.829	16.608
Ages 25- 29	48.275	58.302	10.027		48.275	59.33	11.055		48.275	60.992	12.717
Ages 30- 34	57.104	58.885	1.781		57.104	60.094	2.99		57.104	62.011	4.907
Ages 35- 39	74.971	58.243	-16.728		74.971	59.498	-15.473		74.971	61.229	-13.742
Ages 40- 44	72.014	48.282	-23.732		72.014	49.362	-22.652		72.014	50.624	-21.39
Ages 45- 49	67.981	53.457	-14.524		67.981	54.239	-13.742		67.981	55.06	-12.921
Ages 50- 54	60.675	60.681	0.006		60.675	61.196	0.521		60.675	61.736	1.061
Ages 55- 59	50.28	73.226	22.946		50.28	73.567	23.287		50.28	73.961	23.681
Ages 60- 64	36.679	68.117	31.438		36.679	68.359	31.68		36.679	68.651	31.972
Ages 65- 69	29.745	58.621	28.876		29.745	58.777	29.032		29.745	58.945	29.2
Ages 70- 74	27.942	45.196	17.254		27.942	45.275	17.333		27.942	45.337	17.395
Ages 75- 79	23.528	31.078	7.55		23.528	31.106	7.578		23.528	31.117	7.589
Ages 80- 84	17.833	17.677	-0.156		17.833	17.681	-0.152		17.833	17.682	-0.151
85 and over	15.295	19.014	3.719		15.295	19.014	3.719		15.295	19.014	3.719