

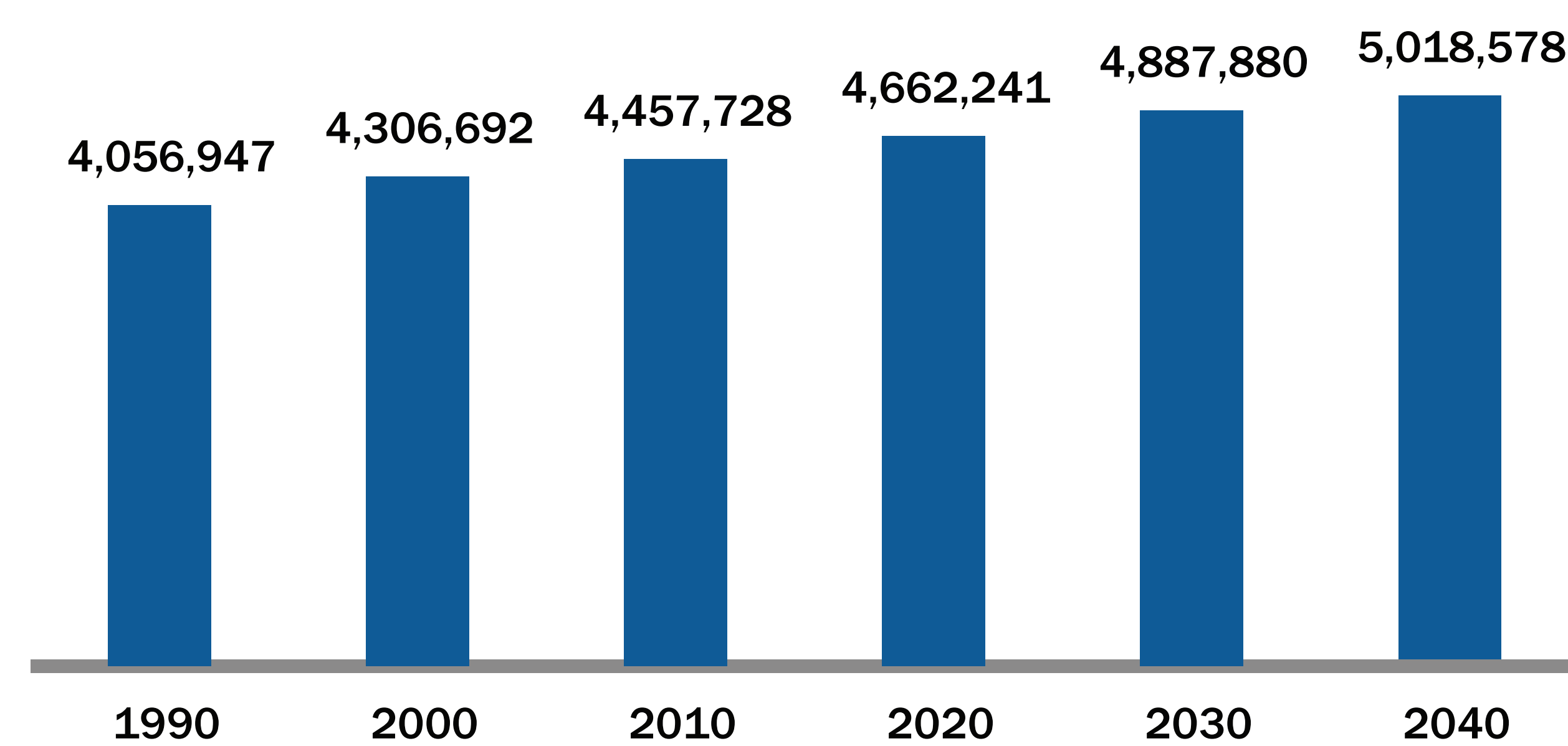
DEMOGRAPHIC SHIFTS

HOW WILL THE MBTA SERVE A GROWING URBAN CORE?

THE POPULATION IS GROWING

The Boston region is growing. Urban living is becoming more desirable as more jobs and amenities are locating in the inner core. Continued growth in the inner core will likely only be able to continue if housing construction is able to keep pace and transit remains a viable option.

Projected population, Metro Boston



Source: MAPC, 2016.

WHERE WILL PEOPLE WORK?

Companies are moving back to urban centers to be closer to their workforce

Companies' shift from suburbs to cities part of national trend
Firms now seek out office areas that attract young talent

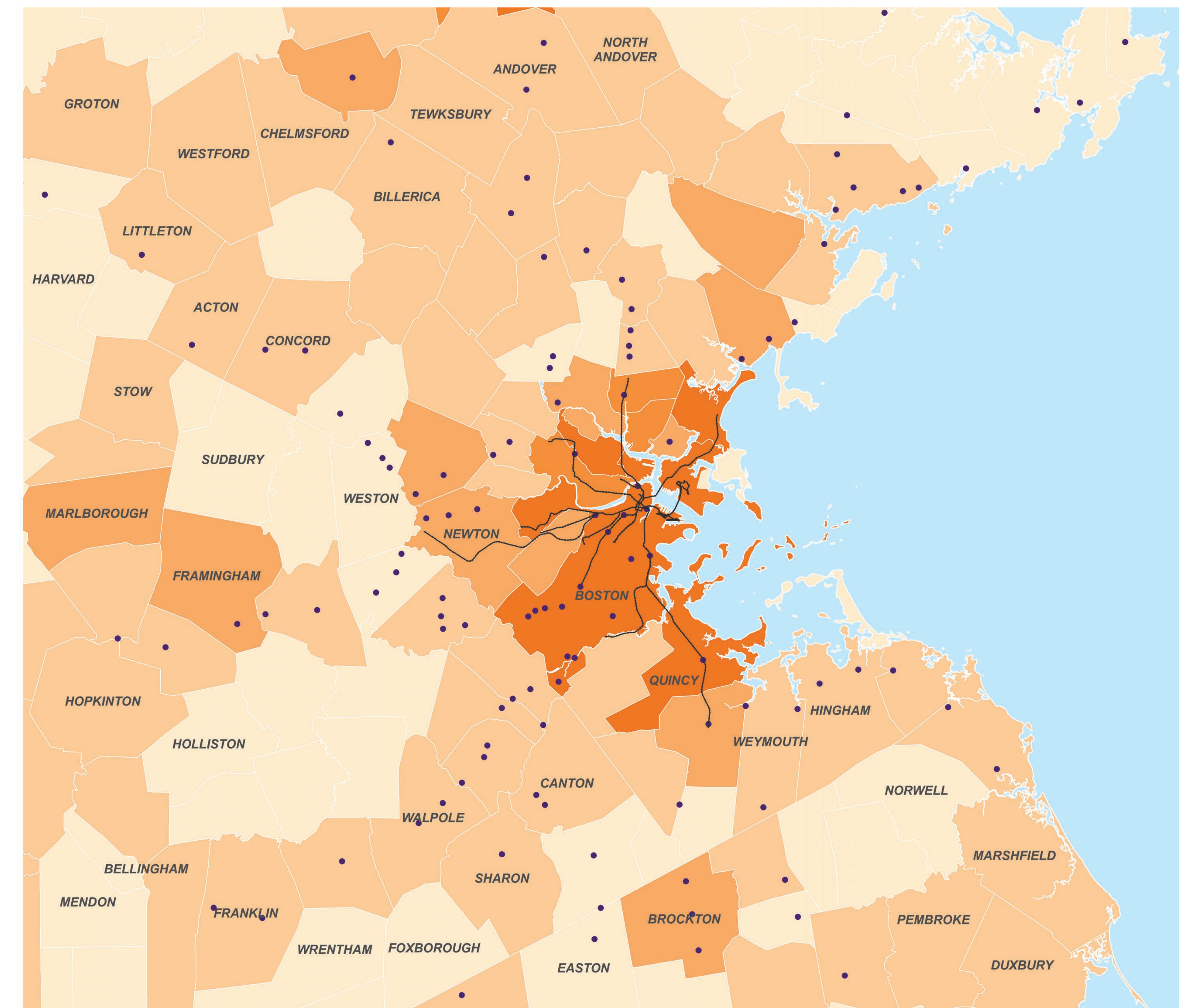
Converse on the move, and in search of talent

Four months after acquisition, Rockport moves to Newton

Casualty of Cities' Resurgence: The Suburb
As more U.S. companies move their headquarters to urban areas, landlords and local businesses struggle to do with empty campuses

Why do companies want to be downtown so badly?
A study by Smart Growth America and Cushman & Wakefield identified 500 companies that moved to urban centers in the past five years.

WHERE WILL PEOPLE LIVE?



Source: Metropolitan Area Planning Council (MAPC), 2014

Housing unit change, 2010 - 2040 (MAPC Stronger Region Scenario)

