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## **Brockton is the hub of business opportunity in Metro South, the fastest growing region in Massachusetts**

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Metro South is the fastest growing region in Massachusetts with 10,000 new arrivals each year since 1959. The Metro South region is comprised of 18 communities south of Boston, and is centered in Brockton, the fifth-largest city in the state, where 97,056 people reside. Metro South is a major market with more than 340,000 residents, over six million people live within a 50-mile radius, and half the population of Massachusetts is within 30 minutes of the region.

### **The Workforce**

Perhaps the greatest asset of the region is its people; a dynamic workforce endowed with a strong work ethic and superbly prepared to compete in today's job market. The city of Brockton has a labor force in excess of 48,000, while the Metro South region as a whole offers a labor force in excess of 181,000. The quality of life in the region and its central location attracts the best workers from all over New England. Enormous investment has been made within the region's public school system. In Brockton, three new schools have recently been constructed, with two more ready to open this fall.

### **Location and Transportation**

Brockton, the hub of the region, is 20 miles south of Boston, 30 miles northeast of Providence, 40 miles west of Cape Cod, and 200 miles northeast of New York City. One-third of the nation's population is within overnight truck delivery.

Convenient public transportation is available through the Brockton Area Transit Authority and the Massachusetts Bay Transit Authority which provides commuter rail service to Boston.

### **Housing**

With the steady increase in population and economic growth, the housing prices have appreciated but remain affordable. The median home price in Brockton is \$220,000. Brockton offers many incentives for homebuyers including the recently unveiled home-buying initiative, Buy Brockton, the first of its kind in Massachusetts. This program allows borrowers to buy homes in the city that are bank-owned, in foreclosure or being sold in a short sale (where the purchase price is less than what is owed) without the customary 5% down payment.

Market rate housing in the downtown area is available through So-Co Lofts and SoCo 146. These two renovated factory buildings are where young professionals have made a home. Located in the heart of Brockton's renaissance district, affordable, wide-open, light filled lofts are abundant. Just steps from Brockton's new transit hub, where the commuter rail provides access to downtown Boston in less than 30 minutes. Brockton boasts four golf courses, and has easy highway access to Providence, Boston and Cape Cod.

### **Water - Desalinization**

The City of Brockton has recently signed an agreement for 10 million gallons of water per day with

the first desalinization plant in New England. There is plenty of water for practically any purpose.

#### Incentives and Financing

Massachusetts has a number of incentives available to new and expanding businesses in the Metro South region. Qualified businesses operating within Brockton are eligible for special tax and financing incentives such as a 5% Investment Tax Credit for all businesses, including manufacturing, a 10% Abandoned Building Tax Deduction, and Local Property Tax Benefits (Special Tax Assessment or Tax Increment Financing). Brockton is one of the top three communities in the state to provide tax incentives via special property tax assessments indicating their strong support and welcome to business.

Brockton has adopted Chapter 40R - Smart Growth zoning near transit centers for mixed use. The adoption provides an overlay to enhance residential/commercial development in downtown Brockton. Additionally, the city has adopted Chapter 43D - Expedited Permitting for commercial and industrial sites. This innovative program reflects the city's business-friendly atmosphere.

A number of financing mechanisms exist to assist companies with relocation and expansion through MassDevelopment including tax-exempt and taxable industrial development bonds, an equipment purchase/lease program, and three loan guarantee programs to help provide access to capital. They include the Capital Access Program, the Massachusetts Export Finance Guarantee Fund, and the Emerging Technology Fund. Brownfield Redevelopment Programs are also available. Additionally, SEED Corporation offers flexible financing in conjunction with many local banking partners.

A decision to relocate or expand in the Metro South region of Massachusetts is a sound one. The Metro South region of Massachusetts will continue its momentum well into the 21st century. Steady growth since 1959 has occurred because of the open space and business opportunity. The region has the resources, workforce, transportation, and political support to meet your company's future goals. W.B. Mason, Franklin Sports, Reebok International and Shaws Supermarkets have all chosen the Metro South region as their home.

The Metro South Chamber of Commerce, headquartered in Brockton, is the region's oldest and leading economic development and business advocacy organization. The Chamber serves over 900 member businesses in the communities of Abington, Avon, Bridgewater, Brockton, Canton, East Bridgewater, Easton, Halifax, Hanover, Hanson, Holbrook, Norwell, Randolph, Rockland, Sharon, Stoughton, West Bridgewater, and Whitman.