



**City of Mill Valley
ABAG/SCS Jobs-Housing Connection Strategy, May 16, 2012**

Produced by Marin Economic Forum
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Table of Contents

Section	Page
Executive Summary	2
1. Introduction	3
2. ABAG Results and Methods	3
3. Hypotheses and Alternative Conclusions	5
4. Conclusions	12
5. References	14
Appendix	15
Census Tract Map	

Table of Figures and Tables

Figure or Table	Page
Figure 1: Population, Mill Valley, 1980 – 2010	6
Figure 2: Number of Households, Mill Valley, 1990 - 2012	7
Figure 3: Households, Housing Units and Surplus	8
Figure 4: Family Households, Number and Percent of Total, Mill Valley, 1980-2010	9
Figure 5: Persons per Household, Mill Valley, 1980 – 2010	10
Figure 6a: Age of Population Change from 2000 – 2010 Census Dates, Mill Valley	11
Figure 6b: Age of Population Change from 2000 – 2010 Census Dates, Bay Area (ABAG Counties)	12
Table 1: Weighting Method for Employment Projections in the ABAG SCS Study	4
Table 2: Census Household Data	6
Table 3a: General Comparisons of Mill Valley’s Population and Households, Census 2010 and 2000	7
Table 4: Census Household Data	8
Table 5: ABAG Jobs-Housing Scenario Revisions, May 16, 2012, Growth from 2010-2040	10

Executive Summary

This study was prompted by a preliminary analysis of Mill Valley's demographic, housing and employment trends during a review of the City's Sustainable Communities Strategy (SCS) and Regional Housing Needs Assessment (RHNA) goals at a joint Mill Valley City Council and Planning Commission meeting on May 30, 2012. The Association of Bay Area Government (ABAG) issued its Sustainable Communities Strategy report on May 16, 2012, which projected employment and housing unit demand from 2010 to 2040. Employment and household growth forecasts become housing unit demand forecasts and potential housing supply requirements through 2040; the ABAG study provided estimates that seemed suspect in terms of reality to Mill Valley's City Council. Specific hypotheses were asked for consideration by Marin Economic Forum (MEF) in this report.

Since 2000, Mill Valley has become a place for families to begin and grow versus a population of households with single residents. As a result, people per household and housing unit demand have fallen. The population in Mill Valley has grown slightly less than 0.4% per year since 1980, using Census benchmark data. Specifically, the number of households has decreased over the last 10 years. There has been growth of households with families and school-age children in Mill Valley since Census 2000 with respect to the Bay Area overall. There is also a surplus in housing units as of Census 2010, which has grown since 2003 as a surplus; there has not been a deficit in housing since the data started to be annually reported in 1990 by the California Department of Finance and United States Census Bureau.

The influx of new families is being absorbed by current housing supply, which likely also includes households with newborns. Population growth through 2040 is likely underestimated by the ABAG data, assuming the Census 2010 number of persons per household. Using the historic growth rate of Mill Valley's population since 1980, the 2040 population is likely to be lower than the ABAG estimate with a larger number of people per household. If the number of people per household climbs faster than the Census 2010 figure of 2.29 as Mill Valley's population grows, indicated by more families moving to Mill Valley, adding additional housing units will likely create an even larger housing surplus than satiate an estimated, excess demand for housing.

Recommendations:

Given the growth in number of people per household in Mill Valley coupled with slow population growth, the number of housing units necessary to accommodate Mill Valley's projected population growth of 1,027 people from 2010-2040 are likely in place. The May 16, 2012 Jobs-Housing Strategy report stated that Mill Valley should have 450 more housing units in place between 2010 and 2040 to accommodate job, population and household growth.

This report shows data that would suggest that the housing unit growth necessary may be as low as zero, given there are 450 units of surplus housing in Mill Valley as of 2010 (see Table 4). Because this study does not provide any data on the characteristics of the housing units available, and the composition can change over time, a more realistic range for the growth of housing unit supply is likely between zero and 190 units, or less than one-half of the May 16, 2012 projection. Mill Valley, due to its location and proximity to the US 101 highway is more of a factor than employment or population growth in the number assigned to Mill Valley.

City of Mill Valley
ABAG/SCS Jobs-Housing Connection Strategy, May 16, 2012

1. Introduction

This study was prompted by a preliminary analysis of Mill Valley's demographic, housing and employment trends during a review of the City's Sustainable Communities Strategy (SCS) and Regional Housing Needs Assessment (RHNA) goals at a joint Mill Valley City Council and Planning Commission meeting on May 30, 2012. Employment and household growth forecasts become a housing units' forecast and requirements through 2040 and provided estimates that seemed suspect in terms of reality to Mill Valley's City Council. Specific hypotheses were asked for consideration in this Marin Economic Forum (MEF) report. These nine hypotheses are as follows:

1. Since 1990, Mill Valley's population has grown at a rate of 0.40% per year;
2. During this same period, the number of households has grown very little and has actually decreased over the last 10 years;
3. Mill Valley's population growth is being driven by an influx of families with school age children, causing the number of people per household to steadily increase and this trend will likely continue for some time;
4. The number of housing units in Mill Valley continues to exceed the number of households and is not a limiting factor on population growth;
5. The influx of new families is being absorbed in our existing, below-capacity housing stock;
6. Since ABAG's SCS report measures population growth based on households, and assumes a constant number of people per household, Mill Valley's population growth is faster than the long-run data predict;
7. As the number of people per household continues to climb, Mill Valley does not need to add additional housing units to accommodate its more than adequate population growth;
8. Contrary to Bay Area wide trends assumed by SCS, Mill Valley tends to lose residents in the 19-34 age range who cannot afford to live here, but gains residents in the 35-50 age range who have developed the financial wherewithal to move to an upscale suburb with excellent schools to raise a family.

This report is split into four parts from here. First is a brief review of the ABAG report. The ABAG report focused on housing and residential demography and the evolution of employment in Mill Valley and the Bay Area beyond Marin County. Next, the hypotheses above will be considered with respect to data that compares these hypotheses to the ABAG conclusions; within each hypothesis discuss will be data analysis. A brief section on how Mill Valley should approach any further revisions of the ABAG Study follows. The final section will make conclusions about how Mill Valley should approach changes to the ABAG conclusions and potential mandates concerning housing and transportation in the form of recommendations to ABAG.

2. ABAG Results and Methods

The May 16, 2012 Jobs-Housing Connection Strategy ("the Study" from here) uses a weighting scheme and data at the industry level to shape employment forecasts. The Study's housing forecasts use transit data, the employment forecasts, and housing market data, also through a weighting system. Most long-term, employment forecasts use demographic projections (usually total population estimates

for a specific geographic area) as a foundation. Forecasts boil down to two simple, statistical ideas: cycle and trend. Population cycles are generally long-term and culturally shaped; employment cycles change based on macroeconomic cycles. Predicting economic cycles well is a difficult task; most macroeconomists can provide a ballpark estimate for the amplitude and length of a current business cycle; after one “cycle” into the future, it is difficult to predict what would happen next. Let’s look at how the Study did their forecast.

How the Study did its Forecasts

The Study gives “weights” to certain factors that shape the factor’s importance in the projections. Table 1 shows the base weights used for all municipalities in ABAG’s nine counties. The Study assigns weights to sector-specific jobs to match assumed, total employment growth. This implies that too high a population growth figure or too high a percentage of the population that is employed will overestimate employment projections, which then has an effect on housing unit demand predictions. Also, the study looks at transportation coverage, frequency, and access, which generates another set of adjustments to the baseline forecast for each city in the nine Bay Area counties. Allocation of housing units throughout these counties at the city level adds up to the total projected for the region. The steps are:

1. Start with industry-level jobs data (NAICS-2 Digit) for each of the industry “sectors” (ag, construction, Manufacturing, retail services, wholesale trade, professional services, personal services, education, health care, tourism, government) as the starting place in 2010;
2. Each sector has a current share of the total employment for each county, which acts as the base;
3. Growth in certain sectors is tied to population growth otherwise (construction, retail, health care, education), as these sectors are considered “population-servicing”;
4. Knowledge-based industry jobs are assumed to growth faster (professional services, information, financial services) across the region and are not tied to population growth; and
5. The final weighting is a mix of current employment, share of specific industry jobs, employees per square mile, and transit use and supply (using MTC projections).

Table 1: Weighting Method for Employment Projections in the ABAG SCS Study

Index Weight	Weight	Base Data to Generate Projections to Modify Each Sector
Size of Employment Base	0.1	Average total employment 1990-2010
Size of Knowledge-based sector	0.1	Average knowledge employment 1990-2010
Knowledge-based concentration	0.2	Knowledge sectors location quotient 2010
Job Gravity	0.1	Share of county's jobs 2010
Knowledge-based Growth Capture	0.1	Share of knowledge-based job growth in county 1990-2000
Density of Employment	0.15	Employees/sq mile
Transit frequency	0.2	Average combined headway 2009 (minutes)
Transit coverage	0.05	% Intersections with Transit
Total	1.00	

Source: http://www.onebayarea.org/plan_bay_area/land_use.htm

Housing demand in the Study uses the Census 2010 as its basis for total and occupied housing units; vacant housing units are the difference. The steps below attempt to account for both the demand and supply; the supply was gathered by local surveys and discussions with officials in each municipality. The Study follows four steps in its housing forecast:

1. Housing Unit Growth was set based on potential growth of housing demand (from estimated population and household growth) and adjusted based on transit availability and transit demand patterns (vehicle miles traveled or VMT from Metropolitan Transit Commission or MTC);
2. A $\pm 10\%$ adjustment is made based on a weighting for each jurisdiction, where the following are the categories of weights:
 - a. 2040 employment levels;
 - b. Net Low-Income, In-commuting workers; and
 - c. Housing values;
3. Growth is then scaled by jurisdiction to conform to regional totals; and
4. Jurisdictional-level growth was adjusted a final time based on local “surveys” to be sure that growth in each jurisdiction absorbs at least 5% of existing units.

The final step (step 4) is a critical piece -- and one of the least transparent -- if one looks closer at the data. In sum, the housing projections used a mix of data to generate supply and demand. The number of households projected for 2040 set the base growth of housing units to be demanded, and then adjustments were to this base growth primarily due to use of existing units, transit availability and patterns, and also job growth from the employment forecasts in the Study.

Conclusions about Mill Valley Summarized

- Mill Valley is estimated to have 6,920 housing units by 2040 as compared to 6,530 in 2010. This is an increase of 390 housing units or approximately nine percent growth over thirty years.
- The number of households in Mill Valley is expected to grow by 450, from 6,080 in 2010 to 6,540 by 2040, a seven percent increase.
- The SCS Study estimates employment in Mill Valley to be 6,780 jobs by 2040 as compared to 5,980 in 2010. This would be a 14 percent increase, approximately 810 new jobs.

These are the baseline figures from the Study and its methodology. Below are the hypotheses to be tested by which one can compare and contrast the conclusions of the ABAG/SCS Study.

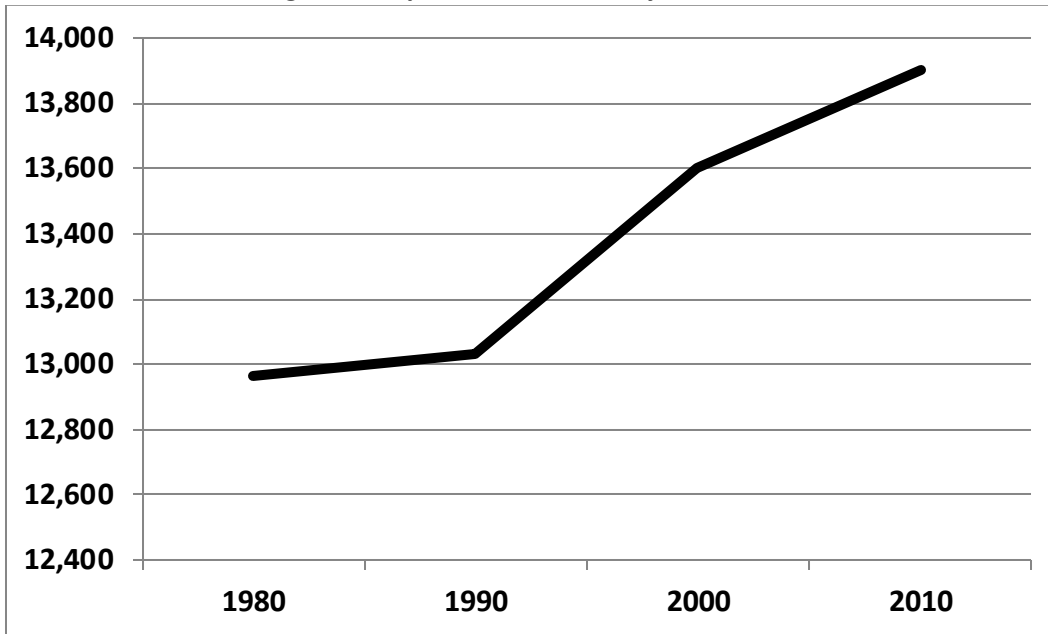
3. Hypotheses and Alternative Conclusions

Specific hypotheses were asked for consideration in this report, and compared to the ABAG findings. These eight hypotheses are as follows:

1. *Since 1990, Mill Valley’s population has grown at a rate of 0.40% per year.*

Mill Valley’s population has grown by 9.29% from 1980 through 2012; there was an annual, average growth rate of 0.282% between Census 1980 and recent Department of Finance estimates for Mill Valley in 2012. Figure 1 shows the evolution of Mill Valley’s population and the growth rate of that population from 1980 to 2010 by the last, four Census dates.

Figure 1: Population, Mill Valley, 1980 – 2010



Sources: Census Bureau, CA Department of Finance

2. *During this same period, the number of households has grown very little and has actually decreased over the last 10 years.*

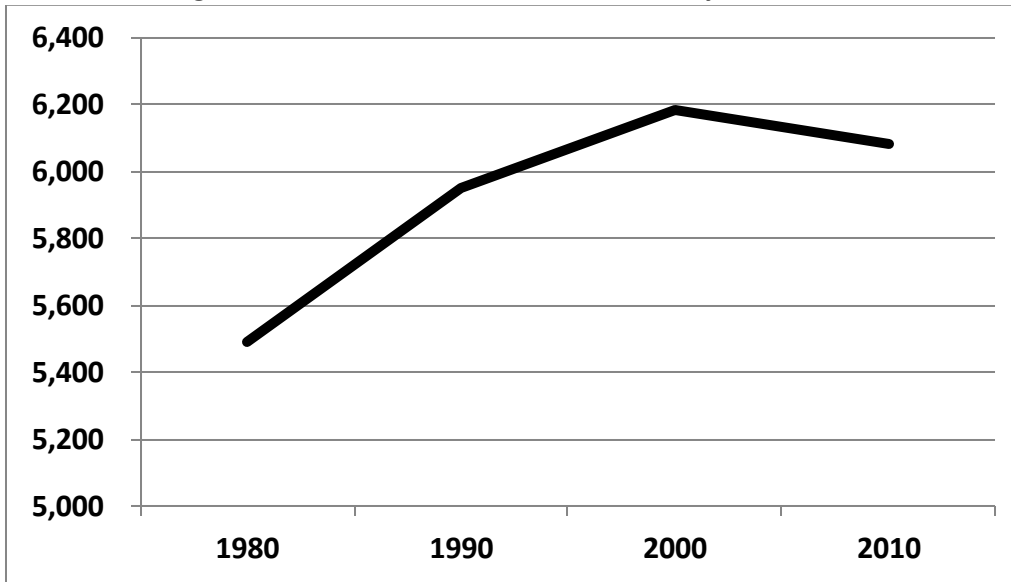
The California Department of Finance (DOF) estimates that the number of households has grown at an average annual growth of households are 0.22 percent since 2002 and 0.27 percent since 1990. The DOF reports are usually interpolations by the DOF between Census dates rather than a hard count of households. Growth has slowed down, and there has been a slight decrease in households. Census data represents more of a hard count through a household survey instrument than does the DOF numbers between Census dates. Table 2 shows the number of households for each of the last four Census dates. Table 2 also shows the implied growth rates based on that data. Figure 2 shows the data in Table 2 graphically.

Table 2: Census Household Data

Census Date	Number of Households	Growth Rates Between Census Dates
1980	5,493	
1990	5,949	8.30%
2000	6,182	3.92%
2010	6,084	-1.59%

Source: Census Bureau (www.census.gov)

Figure 2: Number of Households, Mill Valley, 1990 - 2012



Sources: Census Bureau

3. *Mill Valley's population growth is being driven by an influx of families with school age children, causing the number of people per household to steadily increase and this trend will likely continue for some time.*

There are more school-age children coming into Mill Valley. The Census Bureau tracks “family” households versus non-family. Table 3 shows a comparison of Census 2010 and Census 2000 data with respect to changes in population, household size, family size, and children under 5 and under 18 years old in Mill Valley. Notice that there is growth in the percent of the population that is under 18 years old. These data corroborate the idea that there has been growth in the number of households that are families and those with children under 18 years old. There has been growth in married couples with children under 18 years old and a reduction in non-family households; the growth of new households has been primarily households with children, as the total number of households has fallen. This implies a rise in the number of people per household.

**Table 3: General Comparisons of Mill Valley's Population and Households
Census 1990, 2010 and 2000**

Geography	1990 Census	2000 Census	2010 Census
Total population	13,038	13,600	13,903
Median age (years)	41.2	44	47
Households	5,949	6,182	6,084
Family Households	3,265	2,781	2,984
Average Household size	2.16	2.20	2.29
Average Family size	2.79	2.85	2.94
Persons Under 5 years	679	749	825
Persons Under 18 years	1,632	2,882	3,291

Source: Census Bureau

4. *The number of housing units in Mill Valley continues to exceed the number of households and is not a limiting factor on population growth.*

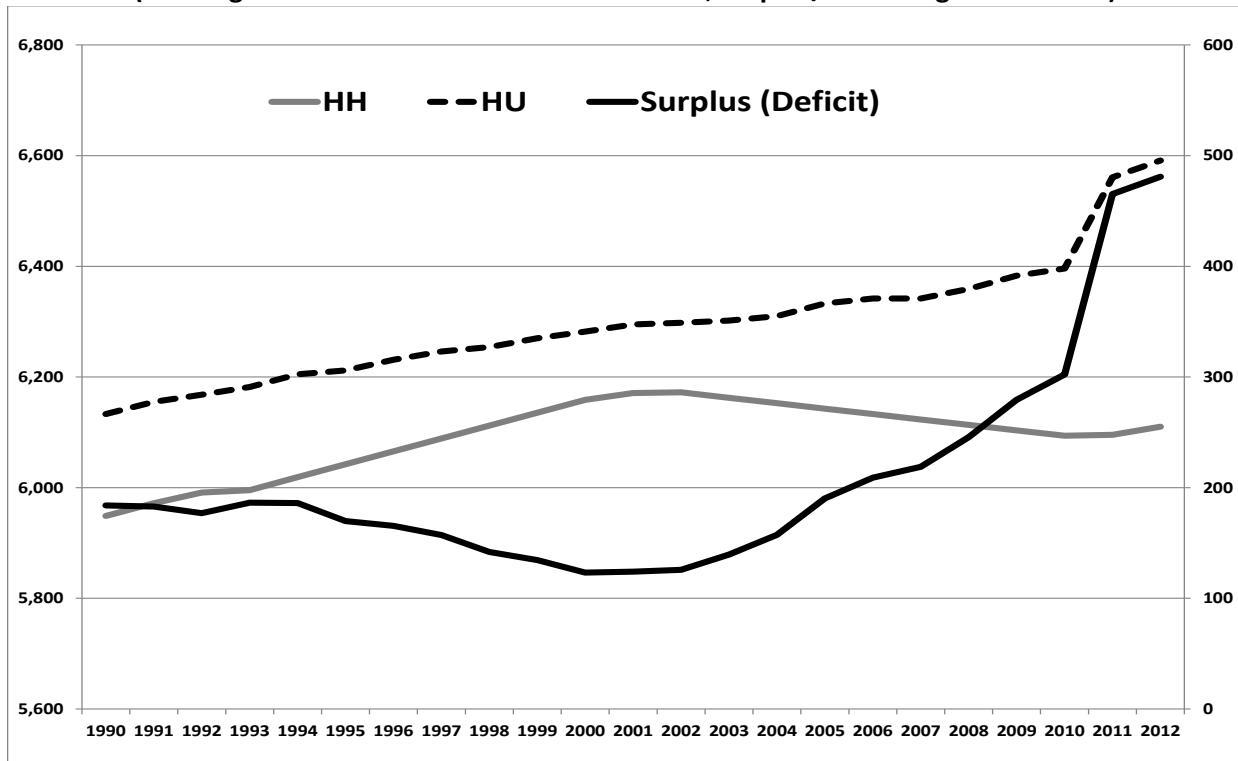
A comparison of housing units and number of households, as reported by the DOF, includes similar data used to discuss Hypothesis 3 and also has similar caveats. The Census data benchmarks for 1990, 2000 and 2010 can be shown as hard counts in terms of housing units. Housing units are counted by Census data and building permit data, and then confirmed by unit completion in each municipality. Table 4 shows this comparison for the housing dates; Figure 3 shows the housing units (supply), households (demand) and the subsequent surplus or deficit.

Table 4: Census Household Data

Census Date	Number of Households	Number of Housing Units	Surplus or (Deficit)
1990	5,949	6,133	184
2000	6,182	6,286	104
2010	6,084	6,534	450

Source: Census Bureau, CA Dept. of Finance

**Figure 3: Households, Housing Units and Surplus
(Housing Units and Households Left-Hand Axis; Surplus/Deficit Right-Hand Axis)**



Source: Census Bureau, CA Dept. of Finance

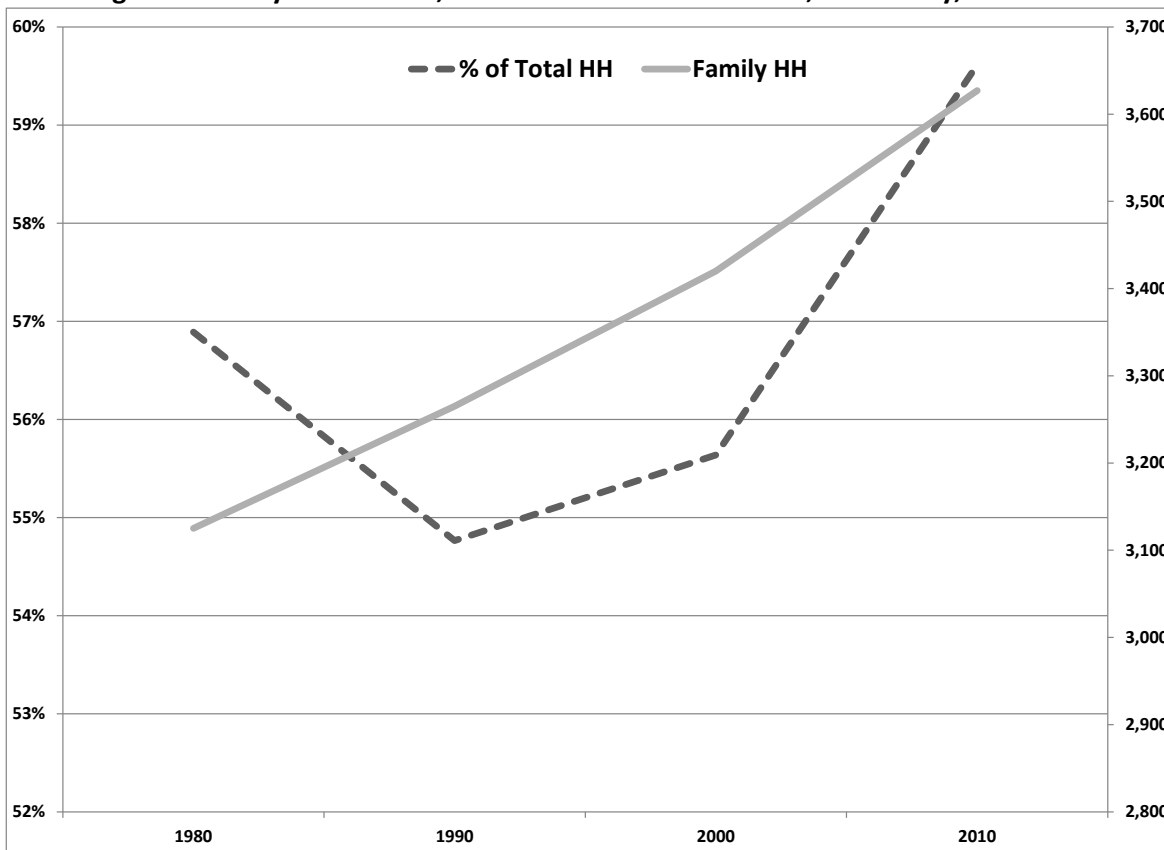
As expected, there is a surplus of housing units in Mill Valley. Mill Valley has never had 6,534 households before, which is the Census 2010 figure; DOF estimates the number of housing units to be 6,591 in 2012 and the number of households to be 6,110 for a surplus of 481 housing units. Since 1990, the number of households in Mill Valley has grown by 2.7 percent. In short, there is a surplus of housing units currently

in Mill Valley, and that surplus has been rising since 2003. Generally, such a surplus will be a function of slowing population growth, more persons per household, or a combination. In this case, since population is not slowing, the rise in persons per household data shows that Mill Valley should experience less housing demand versus its current and planned housing supply.

5. *The influx of new families is being absorbed in our existing, below-capacity housing stock.*

Data on the growth of family households (households in which there are more than one person living together through marriage, offspring or adoption, not including same-sex couples) in Mill Valley suggest that household size growth has reduced the demand for housing units (more people living in the same household implies less housing demand with population growth). While Tables 3a and 3b show growth of family households, and Table 4 and Figure 3 show a rising surplus of housing units in Mill Valley. Notice that the family households and the percentage of total households that are families are rising since 1980 in Figure 4. Combining data for this hypothesis and the previous two hypotheses, Mill Valley's housing surplus growth suggests that as newborn residents of Mill Valley continue to arrive, as do new family households otherwise, Mill Valley is absorbing those changes into its housing stock.

Figure 4: Family Households, Number and Percent of Total, Mill Valley, 1980-2010



Source: Census Bureau

6. *Since ABAG's SCS report measures population growth based on households, and assumes a constant number of people per household, Mill Valley's population growth is faster than the long-run data predict.*

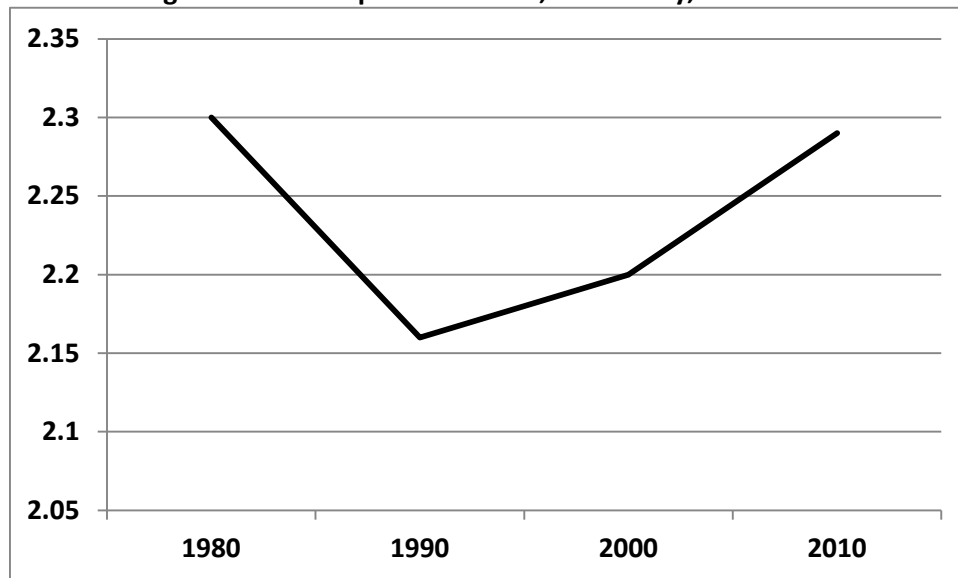
This hypothesis asks that if the number of people per household is held constant, which implies a growth rate of zero in terms of people per household, the actual growth rate of households in the May 16, 2012 study is larger than if the people per household were growing from the Census 2010 figure of 2.29 people per household. Population growth is based 450 new households at a constant 2.29 persons per household for 1,028 more people. If the number of people per household continues to rise, the implied population of 1,028 people will demand fewer than 450 new housing units. Table 5 shows the growth of employment, housing units, households and population for Mill Valley from Census 2010 to the Study’s projections through 2040:

Table 5: ABAG Jobs-Housing Strategy, May 16, 2012, Growth from 2010-2040

Variable Projected	Growth in units or people 2010-2040	Implied Growth Rates in % 2010-2040
Employment	810	14%
Households	450	7%
Housing units	390	6%
Population (Implied)	1,028	7.4%

Source: http://www.onebayarea.org/plan_bay_area/land_use.htm

Figure 5: Persons per Household, Mill Valley, 1980 – 2010



Sources: Census Bureau

The data in Figure 5 show that the number of people per household in Mill Valley has steadily increased since 1990, and has shown faster expansion from 2001 forward. As a result, the increase in the number of people per household allows for population growth to take place without additional pressure on housing demand and the surplus that now exists.

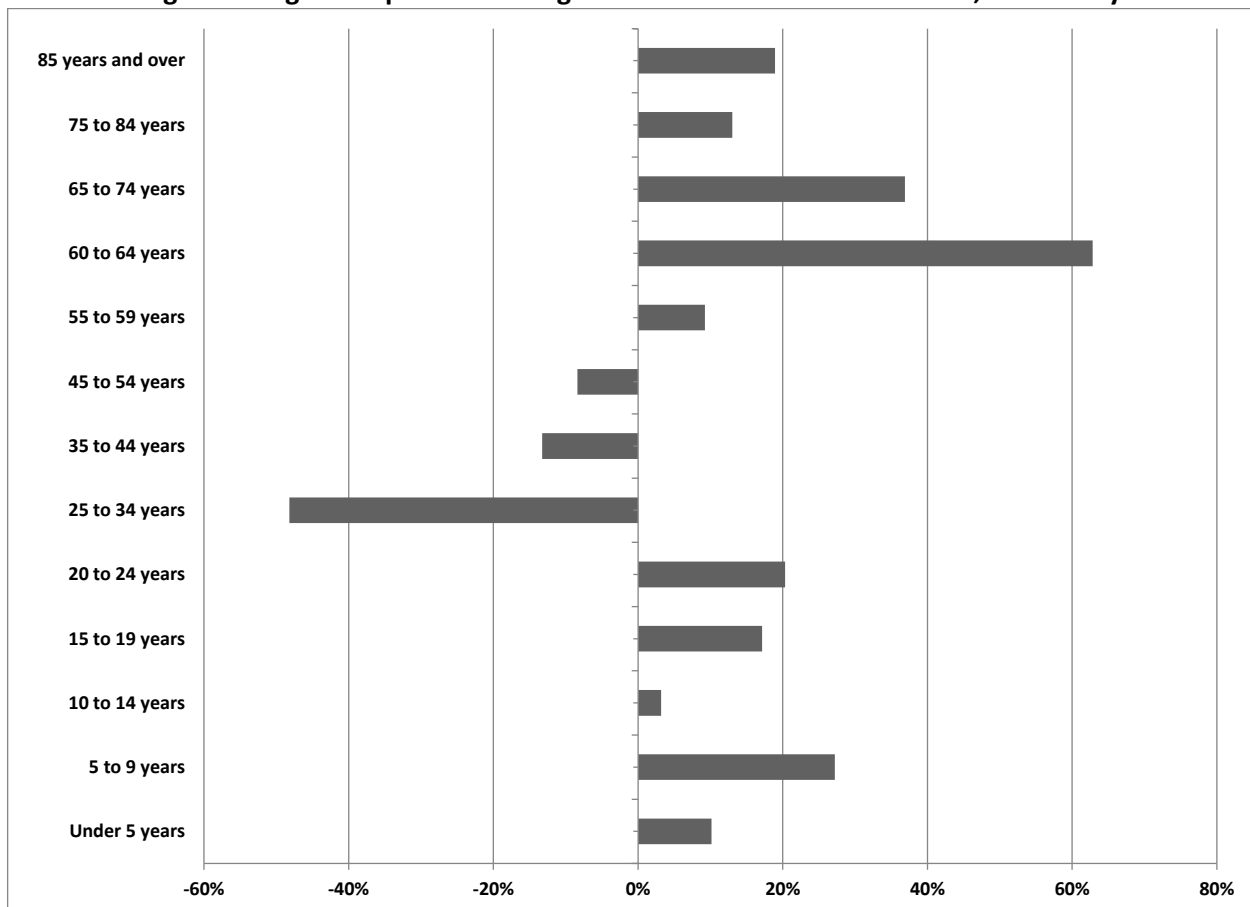
- As the number of people per household continues to climb, Mill Valley does not need to add additional housing units to accommodate its population growth.*

Mill Valley, given the housing surplus shown in Figure 3, has enough housing units to satiate demand for years to come. Considering the supply and demand characteristics of Mill Valley’s housing stock, data from Table 4 and Figure 3 show a surplus of housing units in the current market. The growing

population of Mill Valley, along with a rising trend in the number of people per household, suggests that housing demand (in terms of units demand) will slow down over time, and this put less pressure on the number of housing units needed to satiate demand. Figure 5 shows the rising trend in persons per household as evidence of slowing housing demand.

8. Contrary to Bay Area wide trends assumed by SCS, Mill Valley tends to lose residents in the 19-34 age range who cannot afford to live here, but gains residents in the 35-50 age range who have developed the financial wherewithal to move to an upscale suburb with excellent schools to raise a family.

Figure 6a: Age of Population Change from 2000 – 2010 Census Dates, Mill Valley

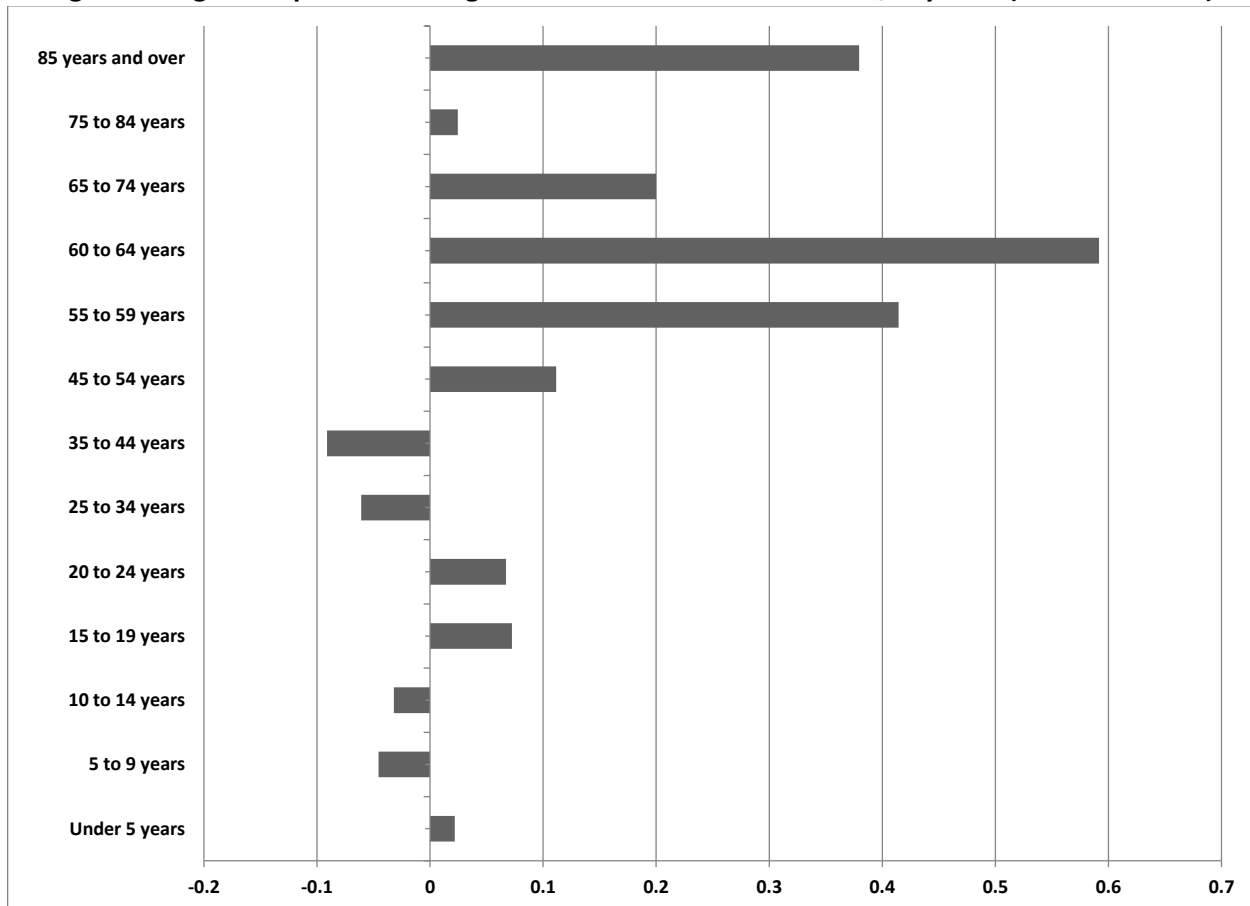


Source: Census Bureau (www.census.gov)

Figures 6a and 6b provide comparisons concerning changes in the age composition of Mill Valley's and the ABAG counties of the Bay Area in sum from Census 2000 to Census 2010. Mill Valley has lost less of its population under 19 years of age (18 years or less) since Census 2000 than the Bay Area overall; this suggests that Mill Valley is attracting more families with children since 2000. Mill Valley also has lost more people between 25 and 34 years of age than the Bay Area on average and is similar its loss of 35 to 44 year old residents. This data, coupled with the growth of family households, suggests that Mill Valley has become an attractive place for new families to move and start, which implies more growth in people per household, and lower housing unit demands. It is logical to imagine that the growth of a more senior population is likely a function of financial ability to move. Further, the

growth of residents between birth and 24 years of age suggests there is a mix of newborns and children growing up in Mill Valley in larger proportion to total population than in the Bay Area on average.

Figure 6b: Age of Population Change from 2000 – 2010 Census Dates, Bay Area (ABAG Counties)



Source: Census Bureau (www.census.gov)

4. Conclusions and Recommendations

The ABAG/SCS Jobs-Housing Connection Scenario was revised on May 16, 2012. The forecasts for Mill Valley are generated from a solid foundation, and a methodology that most economists or demographers would follow with the same task assigned. The task of this study by MEF was to provide data and considerations for nine hypotheses to help Mill Valley consider ways to approach ABAG about adjustments to the May 16, 2012 figures.

Conclusions flow from these hypotheses tests. The population in Mill Valley has grown slightly less than 0.4% per year, using Census date benchmark data. The number of households has decreased over the last 10 years, but there is some conflict between Census Bureau estimates and the California Department of Finance estimates (which has generally overestimated households). There has been growth of households with families and school-age children in Mill Valley since Census 2000. There is a current surplus in housing units, which has grown since 2003 as a surplus and there has not been a deficit in housing since the data started to be annually reported in 1990. The influx of new families as discussed in Hypothesis 3 is being absorbed, households which likely include newborns also. Population growth through 2040 is likely underestimated by the recently revised data, assuming the Census 2010

number of persons per household. Using the historic growth rate of Mill Valley's population since 1990, the 2040 population is likely to be only a few percentage points higher than the ABAG estimate. Assuming the number of people per household climbs faster than the population grows, adding additional housing units will likely create a larger surplus than fill excess demand for housing. Growth is actually in the 50 and older range, where a comparison of Census 2000 and Census 2010 suggests that both the 19-34 and 35-50 range is getting smaller in Mill Valley.

Recommendations:

Given the growth in number of people per household in Mill Valley coupled with slow population growth, the number of housing units necessary to accommodate Mill Valley's projected population growth of 1,027 people from 2010-2040 are likely in place. The May 16, 2012 Jobs-Housing Strategy report stated that Mill Valley should have 450 more housing units in place between 2010 and 2040 to accommodate job, population and household growth.

This report shows data that would suggest that the housing unit growth necessary may be as low as zero, given there are 450 units of surplus housing in Mill Valley as of 2010 (see Table 4). Because this study does provide any data on the characteristics of the housing units available, and the composition can change over time, a more realistic range for the growth of housing unit supply is likely between zero and 190 units, or less than one-half of the May 16, 2012 projection. Mill Valley, due to its location and proximity to the US 101 highway is more of a factor than employment or population growth in the number assigned to Mill Valley.

5. References

Association of Bay Area Governments (2012) Jobs-Housing Connection Strategy, May 16, 2012, ABAG and MTC, Accessed at <<[http://www.onebayarea.org/pdf/SCS Preferred Scenario Jobs Housing Connection Strategy Main Report.pdf](http://www.onebayarea.org/pdf/SCS_PREFERRED_SCENARIO_JOBS_HOUSING_CONNECTION_STRATEGY_MAIN_REPORT.PDF)>>, July 1, 2012

Department of Census (2012), "Census 2010, 2000 and 1990", Accessed at <<<http://www.factfinder2.gov>>> on July 19, 2012.

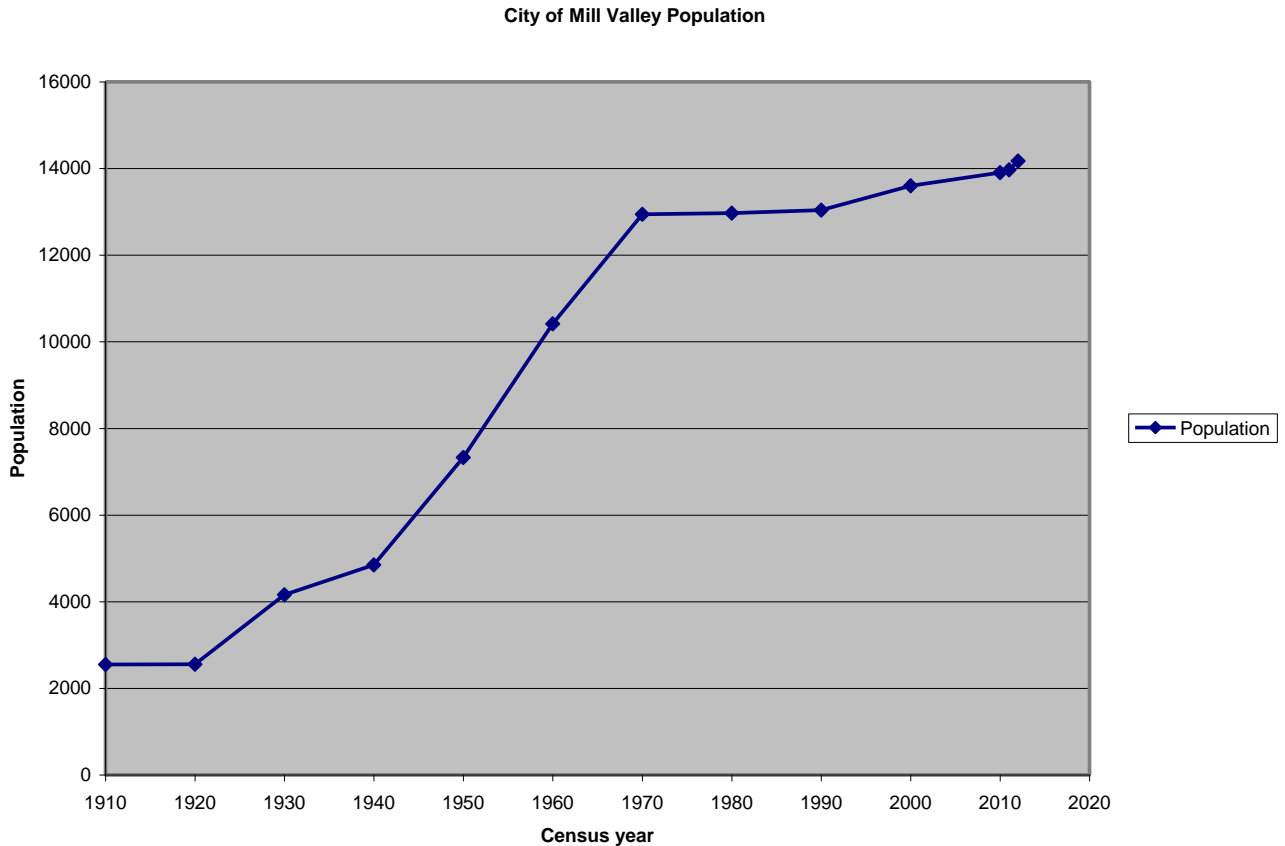
California Department of Finance (2012) "Demographic Projections (Multiple Reports)", Accessed at <<<http://www.dof.ca.gov/research/demographic/reports/view.php>>>, July 15, 2012 and August 1, 2012.

Longitudinal Employment and Housing Dynamics (2012) "Cities and Towns", Accessed at <<<http://lehd.did.census.gov/led/>>>, August 1, 2012

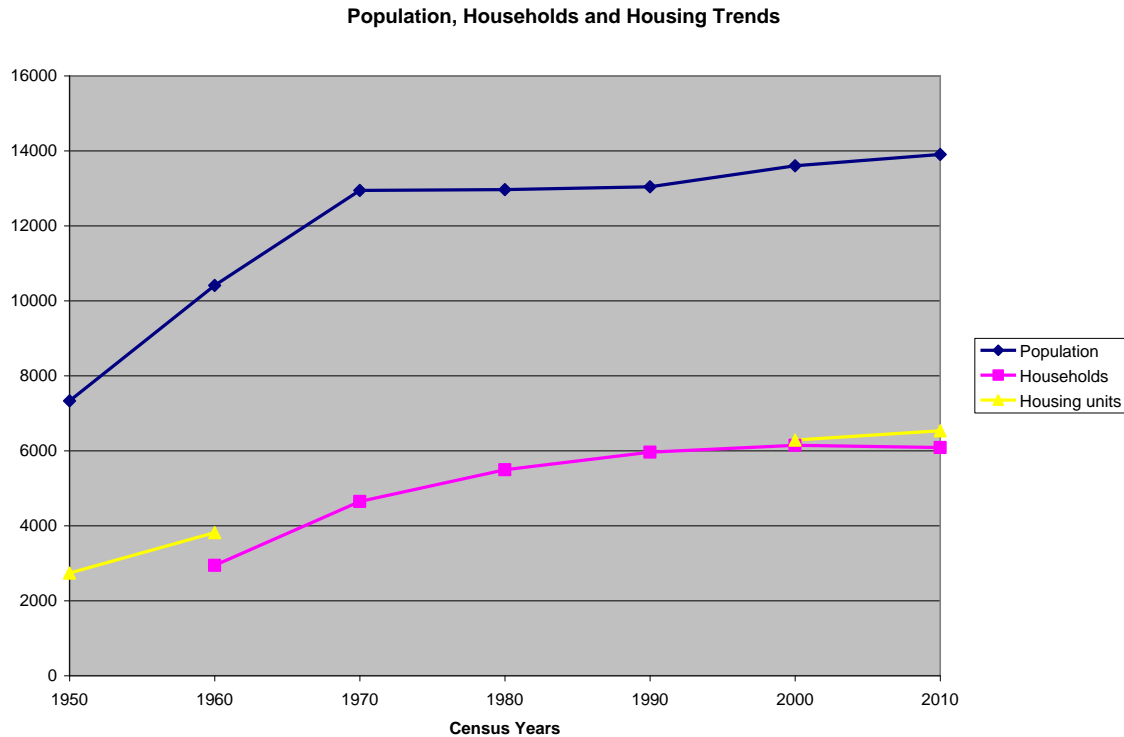
Appendix I
Mill Valley Growth Trends
By Garry Lion, Mayor, City of Mill Valley

A Marin Independent Journal article on May 1, 2012 reported that “Mill Valley led Marin in growth last year”. The gist of the story is the City’s population grew 1.5% last year, but it was due to a demographic shift rather than new housing units according to Planning Director Mike Moore. Some quick analysis of “Bay Area Census” data provided on line by ABAG and MTC (there were holes in the data but it was the best available at the time) provided some interesting insights.

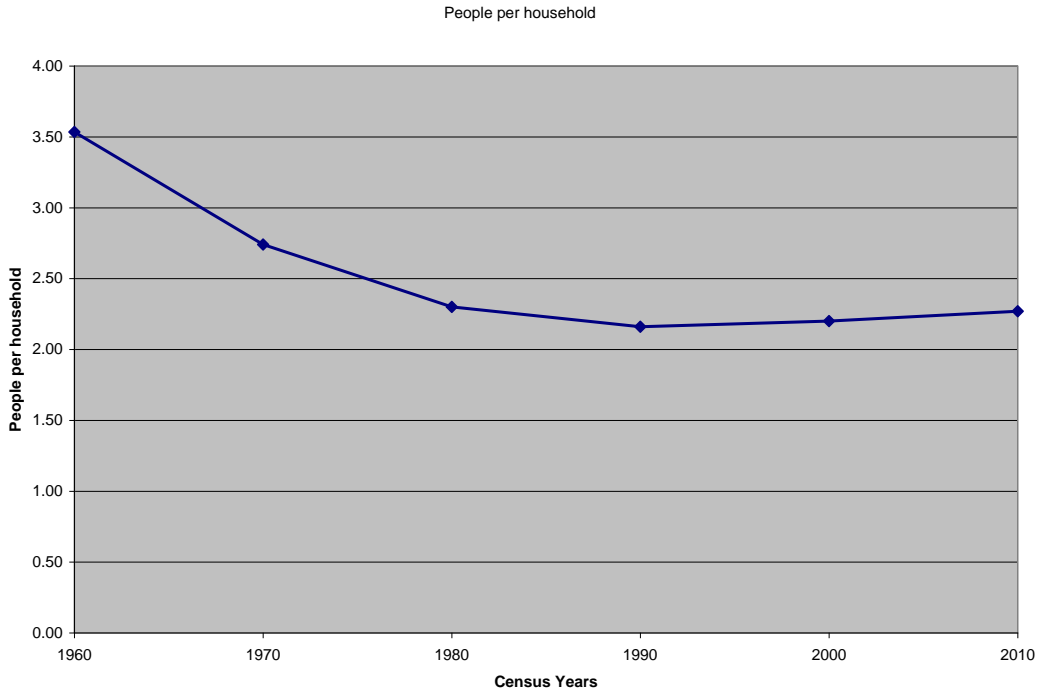
1. Mill Valley’s population (blue line below) grew dramatically from 1920 to 1970, but then leveled out from 1970 to 1990. Since then, the population has been climbing steadily over the last 22 years at an average annual rate (not compounded) of 0.40%. This would equate to 11.9% growth over 30 years, 60% higher than Mill Valley’s current (May 16) 7.4% SCS rate for household growth (a proxy for population growth assuming a constant ratio of persons per household) for the next 30 years.



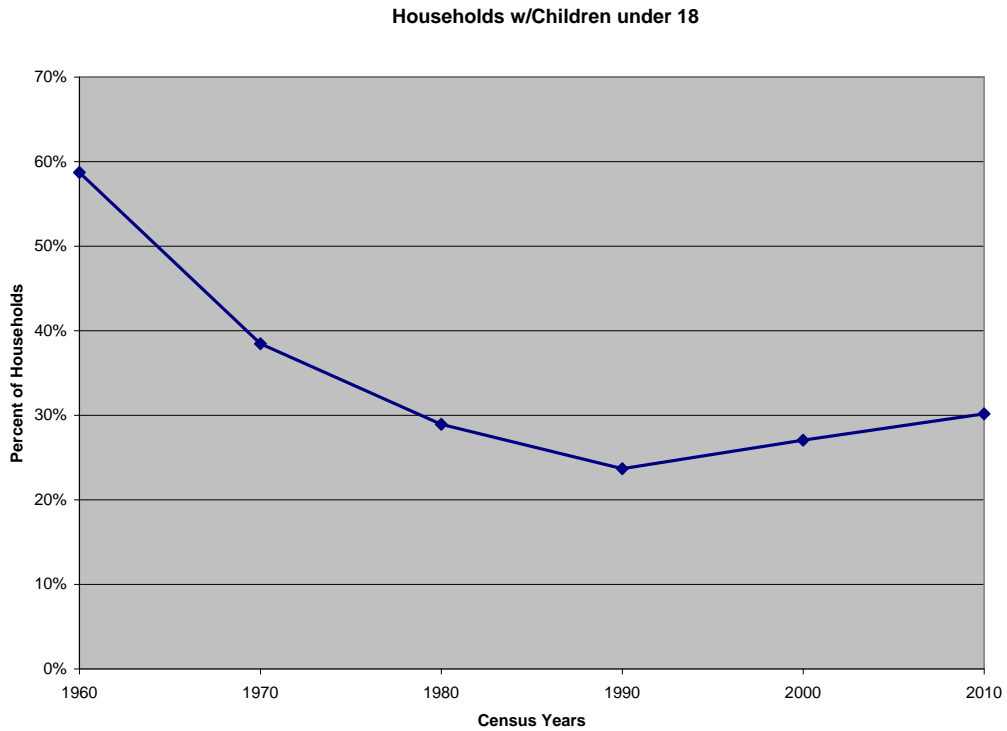
2. However, the number of households in Mill Valley (pink line below) leveled in 1990 and has seen virtually zero growth in the last 20 years. Measuring households is the way ABAG sets population growth targets assuming a constant number of persons per household. Meanwhile, the number of housing units (yellow line) has tracked with and exceeds the number of households in years in which we have data for both measures. We have no housing unit measure from 1970 through 1990. This seems to imply we have ample housing units for our number of households.



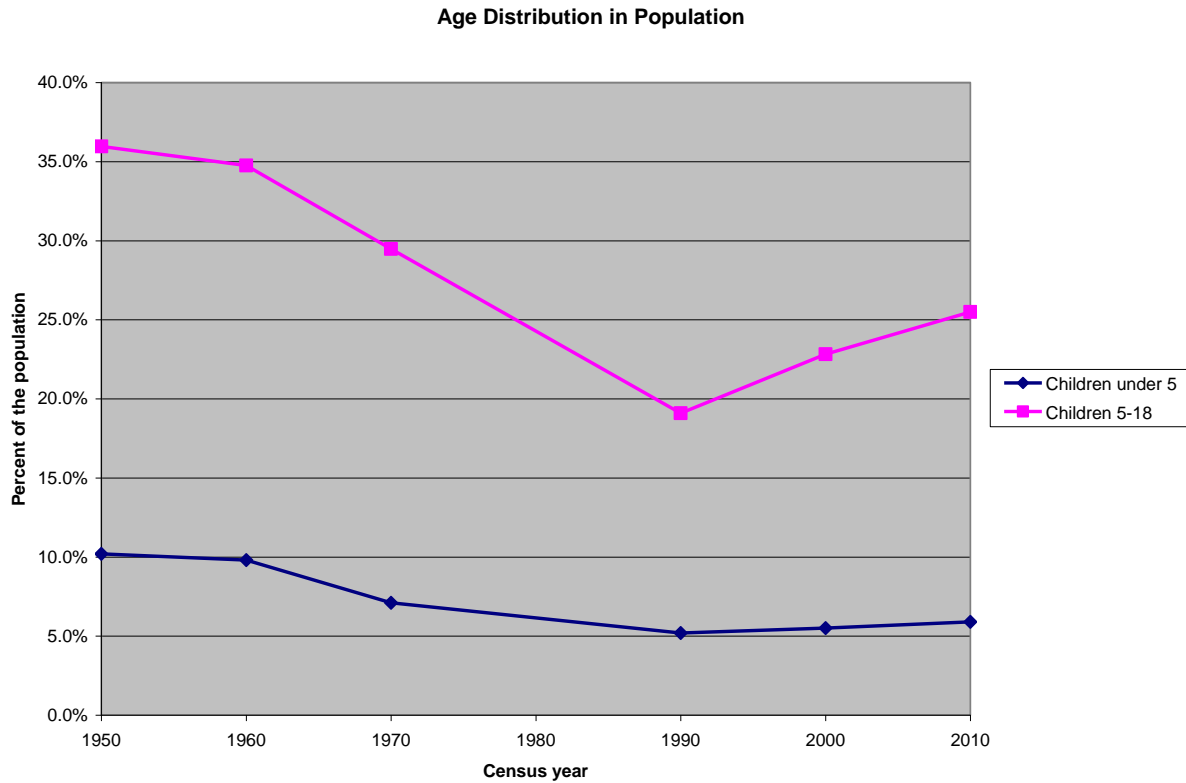
3. So apparently in Mill Valley, the number of people per household has been increasing since 1990. As shown below, in 1960 there were 3.53 people per household and this dropped to 2.16 in 1990. Since then the trend has reversed and the people per household has increased 5% during the last 2 decades. Most of the market rate housing which has been built in Mill Valley in recent decades has at least 3-4 bedrooms and can comfortably accommodate a family of 4 or more people. Therefore there is no reason to assume this upward trend will reach any limits in the near term.



4. This trend is apparently led by new families with children moving into the City and replacing long-term homeowners cashing out of their real estate investment. In some cases, the children raised here may be taking over their parent's home when they can no longer live independently.

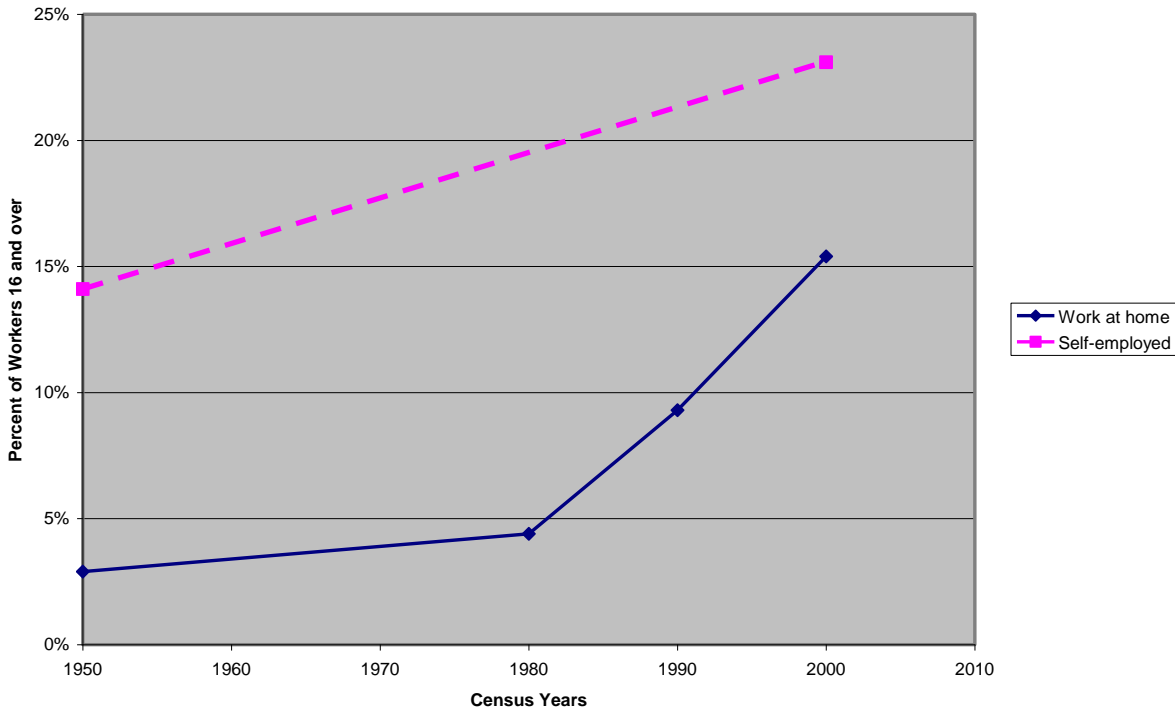


5. As a result we are seeing a transformation in our population back toward family oriented households. As can be seen below, school age children as a percent of the population is on the rebound since 1990, and with the excellence of the Mill Valley School systems, this will likely be a long-term trend. We have not seen as much a rebound in the toddler ages because apparently young families are waiting until the kids reach school age before moving here. While this population growth will not bring new households to Mill Valley or require new housing units (what the State counts), the growth will nevertheless impact our traffic situation, schools, park systems, etc.



6. Another interesting phenomenon is happening on the employment front. More and more of the residents of Mill Valley are working at home (blue line below). This is related to an increase in self-employment (pink line below) in Mill Valley (only 1950 and 2000 census data available) and the increase in Internet-based business. Working at home is the ultimate model for job-housing balance, but unfortunately the State doesn't even give credit for home based workers, either as employment or as zero vehicle miles commuters.

Home Employment



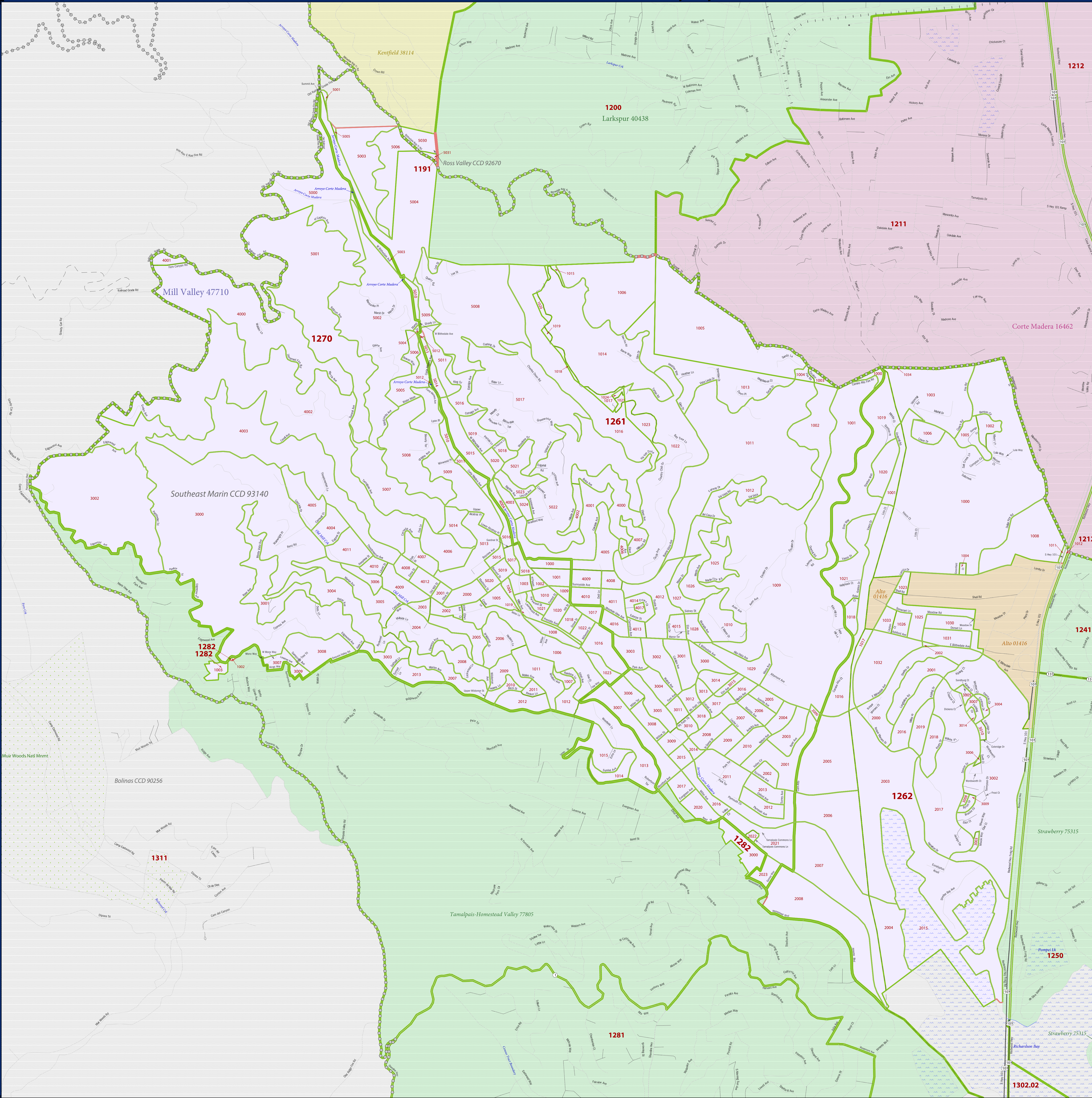
Summary

So it seems to me that Mill Valley is truly unique in the following ways and we should be making ABAG aware of these facts and asking that they be taken into consideration in setting our final SCS and RHNA numbers:

- a. We are experiencing population growth (in kids) which will strain our infrastructure, but this will not be measured in the SCS number of households.
- b. We do not need to provide any more housing units to accommodate the population growth allocated to us by SCS.
- c. We have provided a lot of affordable housing units in terms of second units, but these are not all reflected in SCS's housing unit counts.
- d. We are provided employment, the best kind possible, but it won't be reflected in our SCS defined employment numbers.

I recommend we retain a recognized economist with more extensive data resources to independently validate these trends and prepare a document we can take to ABAG and the State to negotiate more appropriate measures and goals.

2010 CENSUS - CENSUS BLOCK MAP: Mill Valley city, CA



LEGEND	
SYMBOL DESCRIPTION	SYMBOL
International	☆☆☆☆☆
Federal American Indian Reservation	★ ★ ★ ★ ★
Off-Reservation Trust Land, Hawaiian Home Land	+ + + + +
Oklahoma Tribal Statistical Area, Alaska Native Village Statistical Area, Tribal Designated Statistical Area	◆ ◆ ◆ ◆ ◆
American Indian Tribal Subdivision	● ● ● ● ●
State American Indian Reservation	//////
State Designated Tribal Statistical Area	◆ ◆ ◆ ◆ ◆
Alaska Native Regional Corporation	▼ ▼ ▼ ▼ ▼
State (or statistically equivalent entity)	
County (or statistically equivalent entity)	□ □ □ □ □
Minor Civil Division (MCD)	○ ○ ○ ○ ○
Consolidated City	○ ○ ○ ○ ○
Incorporated Place ^{1,2}	■ ■ ■ ■ ■
Census Designated Place (CDP) ²	■ ■ ■ ■ ■
Census Tract	■ ■ ■ ■ ■
Census Block ³	■ ■ ■ ■ ■

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	[Symbol]	Geographic Offset or Corridor	[Symbol]
U.S. Highway	[Symbol]	Water Body	[Symbol]
State Highway	[Symbol]	Swamp, Marsh, or Gravel Pit/Quarry	[Symbol]
Other Road	[Symbol]	Glacier	[Symbol]
Cul-de-sac	[Symbol]	Military	[Symbol]
Circle	[Symbol]	National or State Park, Forest, or Recreation Area	[Symbol]
4WD Trail, Stairway, Alley, Walkway, or Ferry	[Symbol]	Airport	[Symbol]
Railroad	[Symbol]	Selected Mountain Peaks	[Symbol]
Pipeline or Power Line	[Symbol]	Island Name	[Symbol]
Ridge or Fence	[Symbol]	Inset Area	[Symbol]
Property Line	[Symbol]	Outside Subject Area	[Symbol]
Perennial Stream	[Symbol]		
Intermittent Stream	[Symbol]		
Nonvisible Boundary or Feature Not Elsewhere Classified	[Symbol]		

Where state, county, and/or MCD/CCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries. Where American Indian reservation and American Indian tribal subdivision boundaries coincide, the map shows only the American Indian reservation boundaries. Where Oklahoma tribal statistical area boundaries and American Indian tribal subdivision boundaries coincide, the map shows only the Oklahoma tribal statistical area boundaries.

1 A * following an MCD name denotes a false MCD. A * following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 Place label color correlates to the place fill color.

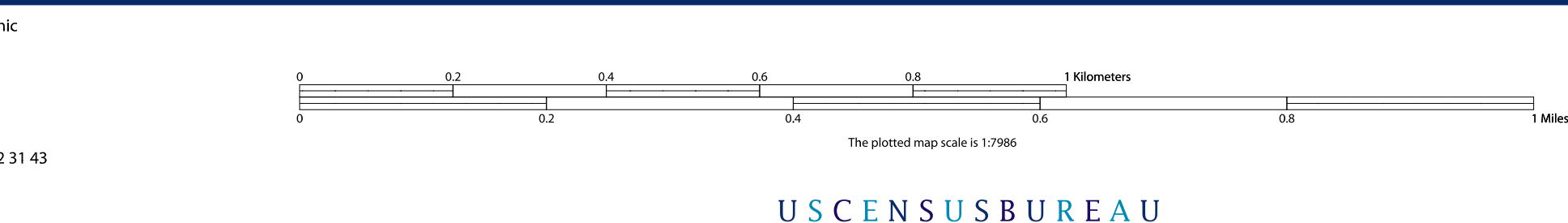
3 A * following a block number indicates that the block number is repeated elsewhere in the block. Blocks are symbolized and labeled only in the subject area of the map.

SUBJECT AREA COUNTIES ON MAP SHEET 06041 Marin

All legal boundaries and names are as of January 1, 2010. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic: Vintage: 2010 Census (reference date: January 1, 2010)
 Data Source: U.S. Census Bureau's MA7/TIGER database (TAB100106)
 Map Created by Geography Division: April 30, 2011

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau



Projection: Albers Equal Area Conic
 Datum: NAD83
 Spheroid: GRS 80
 1st Standard Parallel: 34 06 27
 2nd Standard Parallel: 40 25 20
 Central Meridian: -119 18 20
 Latitude of Projection's Origin: 32 31 43
 False Easting: 0
 False Northing: 0

PARENT SHEET 1
 Total Sheets: 1
 Index Sheets: 0
 Parent Sheets: 1
 Inset Sheets: 0

NAME: Mill Valley city (47710)
 ENTITY TYPE: Incorporated Place
 ST: California (06)
 CO: Marin (041)

Geographic: UHF (IGI) Block Map Series
 2010 CENSUS BLOCK MAP PARENT - PLACE
 2120046710001