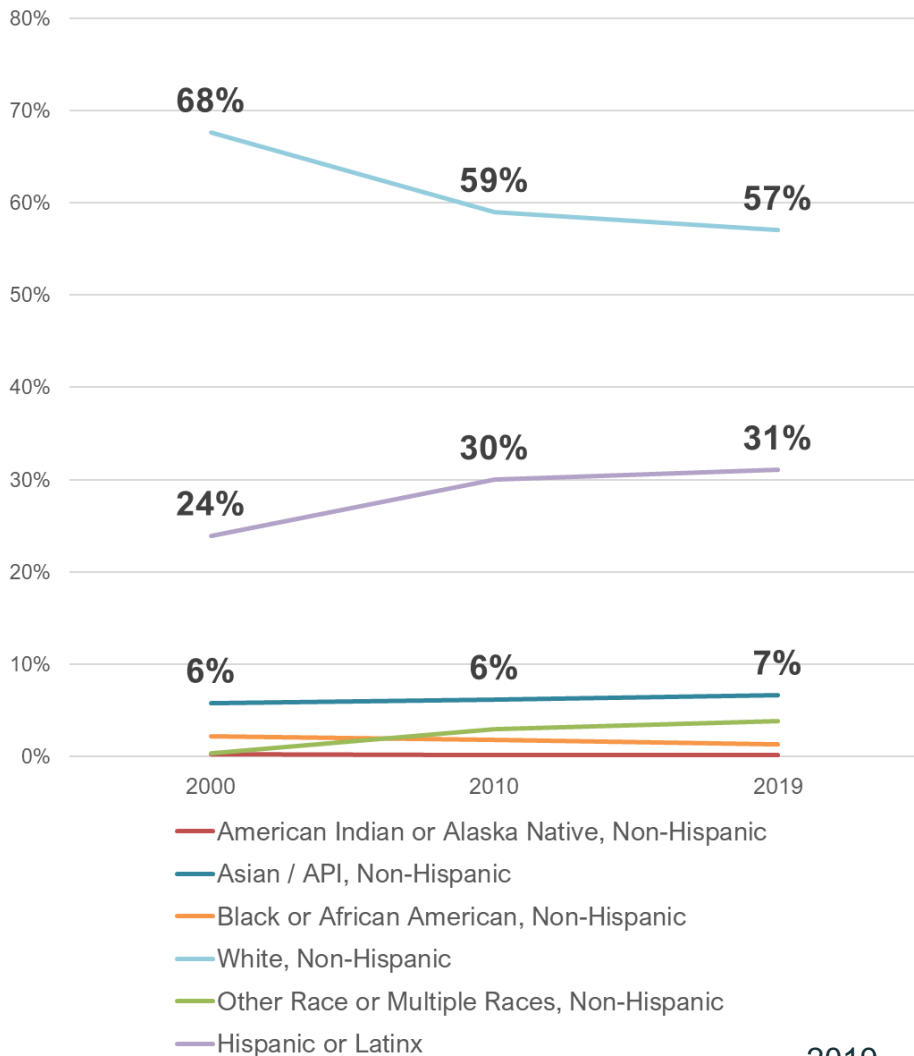




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City of San Rafael

San Rafael Racial Breakdown Over Time



2019

	2000	2010	2019
American Indian or Alaska Native, Non-Hispanic	117	107	75
Asian, Non-Hispanic	3,171	3,556	3,917
Black or African American, Non-Hispanic	1,175	1,024	792
White, Non-Hispanic	36,960	34,031	33,509
Other Race or Multiple Races, Non-Hispanic	168	1,693	2,240
Hispanic/Latinx	13,070	17,302	18,242
Total	54,661	57,713	58,775

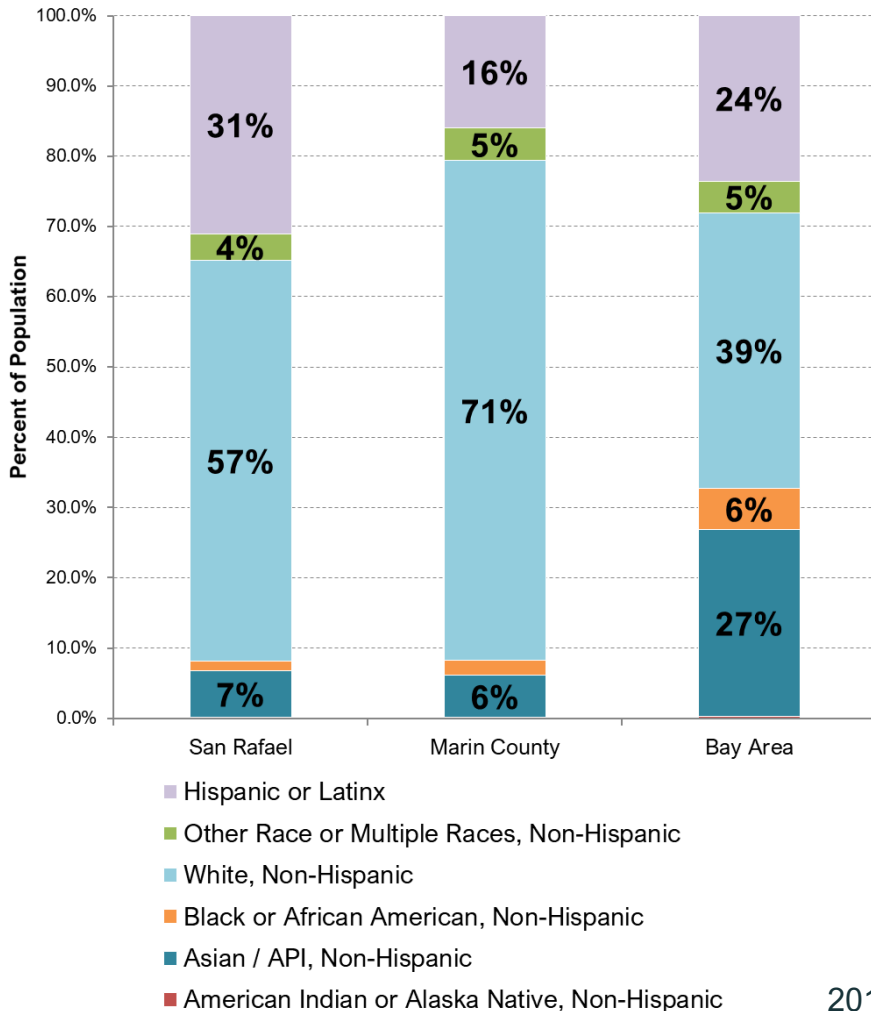
2019



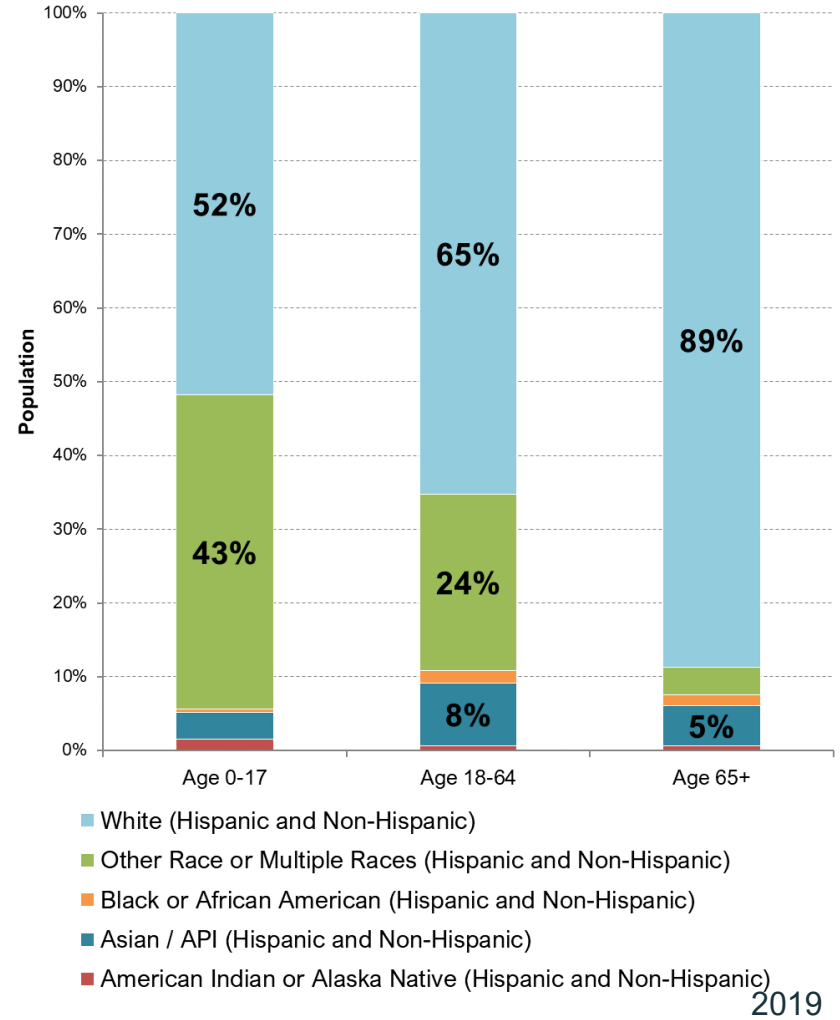
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Racial Breakdown San Rafael, Marin and Bay Area



Racial Breakdown by Age Group

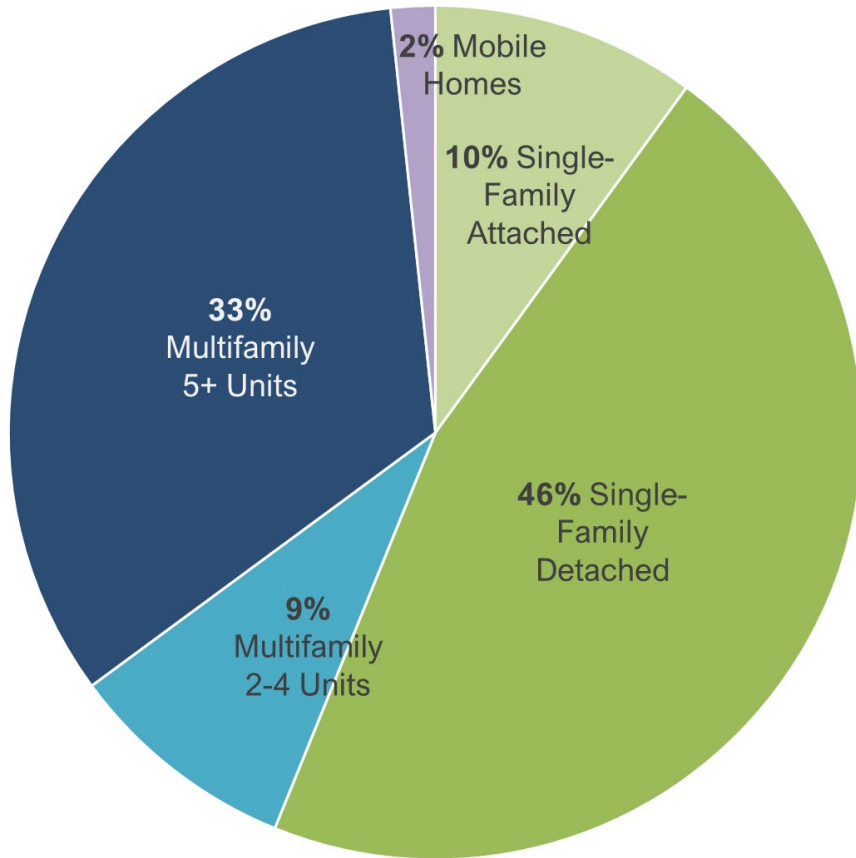




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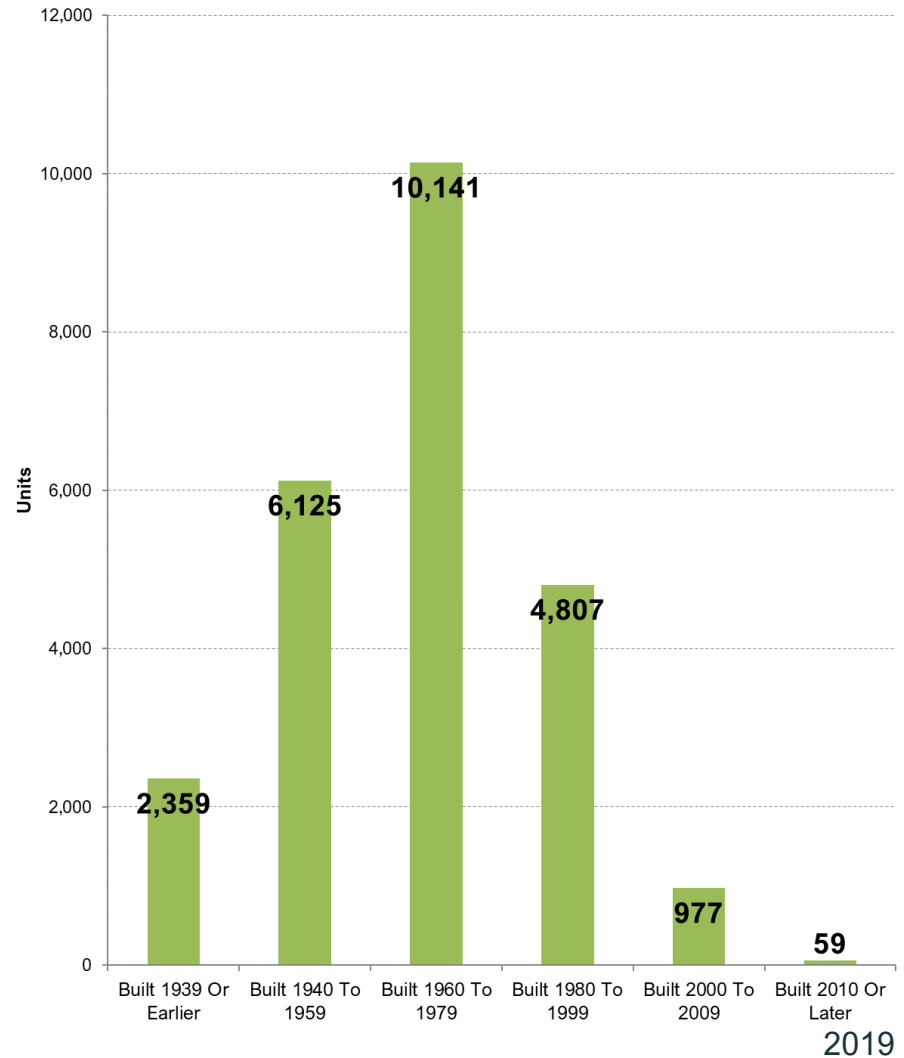
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Housing Stock



2020

Housing Units by Year Structure Built



2019



Overcrowding by Tenure

	Owner Occupied	Renter Occupied
1 to 1.5 occupants/room	0.0%	9.7%
More than 1.5 occupants/room	0.4%	11.7%

Number of Bedrooms by Housing Tenure

	Owner Occupied	Renter Occupied
0 Bedrooms	0%	13%
1 Bedrooms	4%	39%
2 Bedrooms	18%	32%
3-4 Bedrooms	72%	15%
5 Or More Bedrooms	6%	1%



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Income levels to Qualify for Affordable Housing in Marin County

Income Level	1-Person	2-Person	3-Person	4-Person
Extremely Low	\$38,400	\$43,850	\$49,350	\$54,800
Very Low	\$63,950	\$73,100	\$82,250	\$91,350
Low	\$102,450	\$117,100	\$131,750	\$146,350
Moderate	\$125,650	\$143,600	\$161,550	\$179,500
Area Median Income	\$104,700	\$119,700	\$134,650	\$149,600

Source: CA HCD 2021 Income Limits



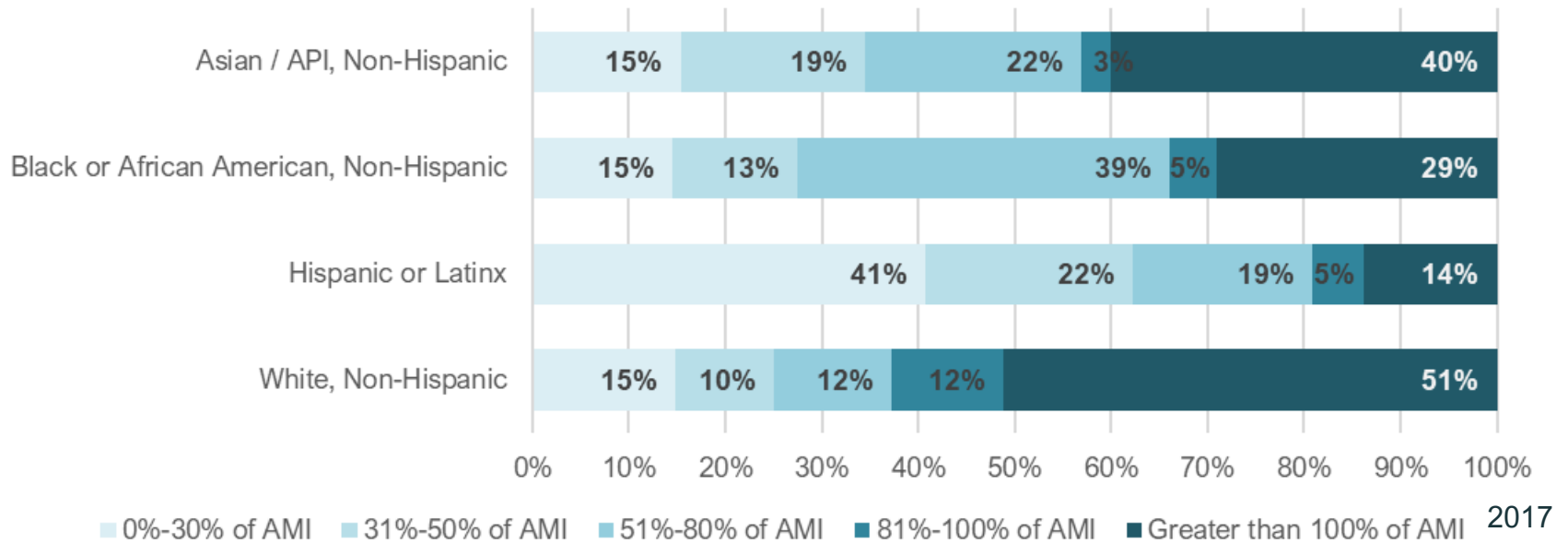
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	2019	2014	2009
Median Annual Renter Household Income	\$61,595	\$44,506	\$45,369
Market-Rate Rent 2-Bedroom	\$3,170	\$1,956	\$1,658

Market-rate rent in Marin increased by 91% from 2009-2019 while incomes increased by 36% in San Rafael.

Household Income Distribution by Race



Tenure by Race

	White, non-Hispanic	Hispanic or Latinx	Black or African American (Hispanic and Non-Hispanic)*	Asian/API (Hispanic and Non-Hispanic)
Owner-occupied	64%	14%	15%	56%
Renter-occupied	36%	86%	85%	44%

* Small sample size



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Affordable housing = 30% of household income

- **Low-Income Household of 1:**
 - Income = \$102,450 | Housing Costs = \$2,561
- **Low-Income Household of 4:**
 - Income = \$146,350 | Housing Costs = \$3,659

Position	Gross Annual Income	Monthly Housing Costs
Senior on Fixed Income	\$18,516 (\$1,543/month)	\$463
Barista, Equator Coffees	\$35,360 (\$17/hour, 40 hours/week)	\$884
San Rafael High School Teacher	\$61,744	\$1,544
Fire Captain, San Rafael Fire Dept.	\$119,850	\$2,996