

ALASKA

#11*

In **Alaska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,304**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,346** monthly or **\$52,147** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$25.07
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT ALASKA:

STATE FACTS	
Minimum Wage	\$10.19
Average Renter Wage	\$19.55
2-Bedroom Housing Wage	\$25.07
Number of Renter Households	91,290
Percent Renters	36%

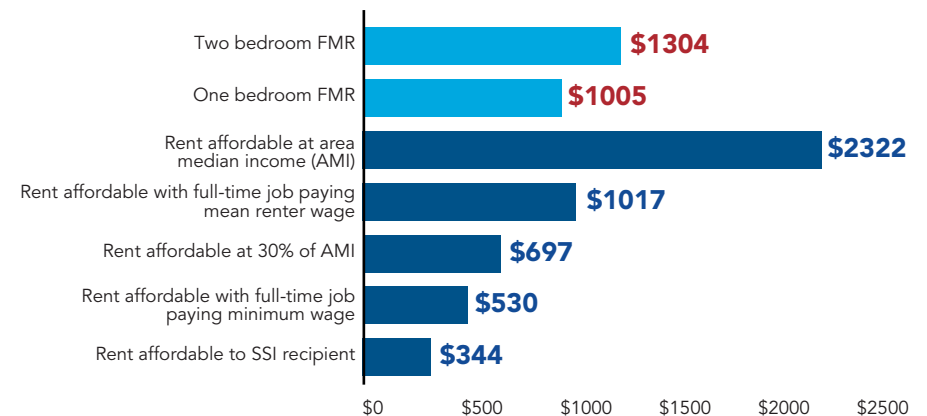
98
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

76
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Aleutians West Census Area	\$33.75
Bethel Census Area	\$32.46
Nome Census Area	\$32.40
Denali Borough	\$29.60
Juneau City and Borough	\$28.50



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

ALASKA

	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTERS			
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Alaska	\$25.07	\$1,304	\$52,147	2.5	\$92,899	\$2,322	\$27,870	\$697	91,290	36%	\$19.55	\$1,017	1.3			
Combined Nonmetro Areas	\$26.11	\$1,358	\$54,318	2.6	\$87,497	\$2,187	\$26,249	\$656	27,308	34%	\$23.29	\$1,211	1.1			
<u>Metropolitan Areas</u>																
Anchorage HMFA	\$25.10	\$1,305	\$52,200	2.5	\$97,300	\$2,433	\$29,190	\$730	41,697	39%	\$18.95	\$985	1.3			
Fairbanks MSA	\$25.48	\$1,325	\$53,000	2.5	\$93,100	\$2,328	\$27,930	\$698	15,150	41%	\$17.08	\$888	1.5			
Matanuska-Susitna Borough HMFA	\$20.06	\$1,043	\$41,720	2.0	\$91,400	\$2,285	\$27,420	\$686	7,135	23%	\$11.31	\$588	1.8			
<u>Counties</u>																
Aleutians East Borough	\$23.13	\$1,203	\$48,120	2.3	\$77,700	\$1,943	\$23,310	\$583	328	38%	\$27.47	\$1,428	0.8			
Aleutians West Census Area	\$33.75	\$1,755	\$70,200	3.3	\$100,100	\$2,503	\$30,030	\$751	845	72%	\$31.02	\$1,613	1.1			
Anchorage Municipality	\$25.10	\$1,305	\$52,200	2.5	\$97,300	\$2,433	\$29,190	\$730	41,697	39%	\$18.95	\$985	1.3			
Bethel Census Area	\$32.46	\$1,688	\$67,520	3.2	\$56,900	\$1,423	\$17,070	\$427	1,774	39%	\$22.96	\$1,194	1.4			
Bristol Bay Borough	\$23.12	\$1,202	\$48,080	2.3	\$102,500	\$2,563	\$30,750	\$769	157	47%	\$24.06	\$1,251	1.0			
Denali Borough	\$29.60	\$1,539	\$61,560	2.9	\$110,500	\$2,763	\$33,150	\$829	140	22%	\$18.65	\$970	1.6			
Dillingham Census Area	\$26.79	\$1,393	\$55,720	2.6	\$65,000	\$1,625	\$19,500	\$488	564	40%	\$18.45	\$959	1.5			
Fairbanks North Star Borough	\$25.48	\$1,325	\$53,000	2.5	\$93,100	\$2,328	\$27,930	\$698	15,150	41%	\$17.08	\$888	1.5			
Haines Borough	\$20.33	\$1,057	\$42,280	2.0	\$80,000	\$2,000	\$24,000	\$600	334	33%	\$16.95	\$881	1.2			
Hoonah-Angoon Census Area	\$19.02	\$989	\$39,560	1.9	\$74,500	\$1,863	\$22,350	\$559	209	26%	\$13.07	\$680	1.5			
Juneau City and Borough	\$28.50	\$1,482	\$59,280	2.8	\$117,800	\$2,945	\$35,340	\$884	4,507	36%	\$15.89	\$826	1.8			
Kenai Peninsula Borough	\$22.92	\$1,192	\$47,680	2.2	\$89,700	\$2,243	\$26,910	\$673	5,809	27%	\$14.86	\$773	1.5			
Ketchikan Gateway Borough	\$27.19	\$1,414	\$56,560	2.7	\$87,300	\$2,183	\$26,190	\$655	2,087	39%	\$13.59	\$707	2.0			
Kodiak Island Borough	\$27.54	\$1,432	\$57,280	2.7	\$98,400	\$2,460	\$29,520	\$738	1,968	45%	\$16.04	\$834	1.7			
Kusilvak Census Area	\$18.13	\$943	\$37,720	1.8	\$38,500	\$963	\$11,550	\$289	435	26%	\$14.93	\$776	1.2			
Lake and Peninsula Borough	\$17.44	\$907	\$36,280	1.7	\$50,700	\$1,268	\$15,210	\$380	131	31%	\$23.97	\$1,246	0.7			
Matanuska-Susitna Borough	\$20.06	\$1,043	\$41,720	2.0	\$91,400	\$2,285	\$27,420	\$686	7,135	23%	\$11.31	\$588	1.8			

1: BR = Bedroom
 2: FMR = Fiscal Year 2020 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2020 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

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	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTERS			
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Nome Census Area	\$32.40	\$1,685	\$67,400	3.2	\$55,600	\$1,390	\$16,680	\$417	1,141	40%	\$27.47	\$1,429	1.2			
North Slope Borough	\$28.50	\$1,482	\$59,280	2.8	\$84,900	\$2,123	\$25,470	\$637	978	50%	\$54.57	\$2,837	0.5			
Northwest Arctic Borough	\$27.15	\$1,412	\$56,480	2.7	\$62,000	\$1,550	\$18,600	\$465	826	44%	\$43.74	\$2,275	0.6			
Petersburg Census Area	\$22.63	\$1,177	\$47,080	2.2	\$79,900	\$1,998	\$23,970	\$599	371	32%	\$11.13	\$579	2.0			
Prince of Wales-Hyder Census Area	\$21.44	\$1,115	\$44,600	2.1	\$67,600	\$1,690	\$20,280	\$507	640	27%	\$15.05	\$783	1.4			
Sitka City and Borough	\$24.87	\$1,293	\$51,720	2.4	\$89,100	\$2,228	\$26,730	\$668	1,499	42%	\$15.67	\$815	1.6			
Skagway Municipality	\$26.54	\$1,380	\$55,200	2.6	\$83,600	\$2,090	\$25,080	\$627	194	49%	\$13.25	\$689	2.0			
Southeast Fairbanks Census Area	\$24.94	\$1,297	\$51,880	2.4	\$82,700	\$2,068	\$24,810	\$620	572	26%	\$26.52	\$1,379	0.9			
Valdez-Cordova Census Area	\$23.87	\$1,241	\$49,640	2.3	\$113,200	\$2,830	\$33,960	\$849	832	27%	\$22.80	\$1,186	1.0			
Wrangell City and Borough	\$19.40	\$1,009	\$40,360	1.9	\$71,400	\$1,785	\$21,420	\$536	340	32%	\$8.46	\$440	2.3			
Yakutat City and Borough	\$23.63	\$1,229	\$49,160	2.3	\$90,800	\$2,270	\$27,240	\$681	87	38%	\$13.42	\$698	1.8			
Yukon-Koyukuk Census Area	\$15.69	\$816	\$32,640	1.5	\$51,400	\$1,285	\$15,420	\$386	540	28%	\$17.65	\$918	0.9			

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