

# ALASKA

STATE RANKING **#10\***

In **Alaska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,289**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,298** monthly or **\$51,576** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$24.80**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT ALASKA:

STATE FACTS	
Minimum Wage	<b>\$9.84</b>
Average Renter Wage	<b>\$18.84</b>
2-Bedroom Housing Wage	<b>\$24.80</b>
Number of Renter Households	<b>90,922</b>
Percent Renters	<b>36%</b>

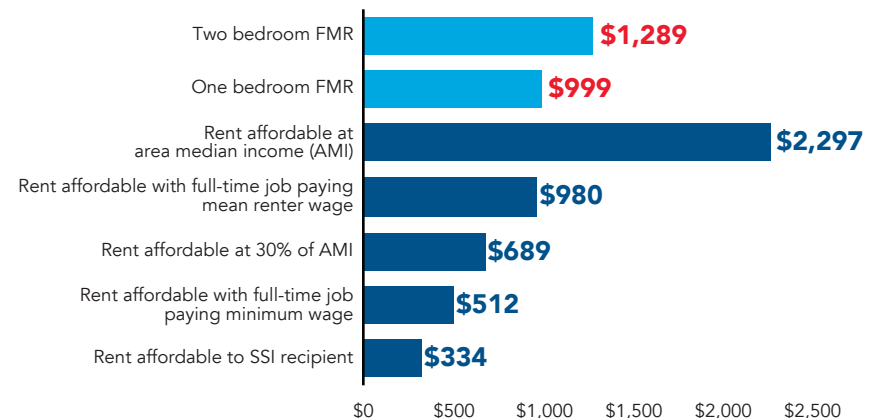
**101**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**78**  
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)

**2**  
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	<b>\$31.31</b>
Nome Census Area	<b>\$29.25</b>
Bethel Census Area	<b>\$28.48</b>
Denali Borough	<b>\$28.04</b>
Juneau City and Borough	<b>\$27.42</b>



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.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alaska	\$24.80	\$1,289	\$51,576	2.5	\$91,861	\$2,297	\$27,558	\$689	90,922	36%	\$18.84	\$980	1.3
Combined Nonmetro Areas	\$23.55	\$1,225	\$48,986	2.4	\$81,165	\$2,029	\$24,350	\$609	27,465	35%	\$22.96	\$1,194	1.0
<b><u>Metropolitan Areas</u></b>													
Anchorage HMFA	\$25.71	\$1,337	\$53,480	2.6	\$99,500	\$2,488	\$29,850	\$746	41,702	40%	\$17.82	\$927	1.4
Fairbanks MSA	\$26.31	\$1,368	\$54,720	2.7	\$93,000	\$2,325	\$27,900	\$698	14,298	41%	\$16.30	\$848	1.6
Matanuska-Susitna Borough HMFA	\$21.37	\$1,111	\$44,440	2.2	\$92,000	\$2,300	\$27,600	\$690	7,457	24%	\$11.11	\$578	1.9
<b><u>Counties</u></b>													
Aleutians East Borough	\$20.21	\$1,051	\$42,040	2.1	\$67,400	\$1,685	\$20,220	\$506	345	44%	\$25.02	\$1,301	0.8
Aleutians West Census Area	\$31.31	\$1,628	\$65,120	3.2	\$94,300	\$2,358	\$28,290	\$707	850	72%	\$27.77	\$1,444	1.1
Anchorage Municipality	\$25.71	\$1,337	\$53,480	2.6	\$99,500	\$2,488	\$29,850	\$746	41,702	40%	\$17.82	\$927	1.4
Bethel Census Area	\$28.48	\$1,481	\$59,240	2.9	\$52,600	\$1,315	\$15,780	\$395	1,634	36%	\$20.09	\$1,045	1.4
Bristol Bay Borough	\$24.00	\$1,248	\$49,920	2.4	\$94,900	\$2,373	\$28,470	\$712	163	45%	\$19.42	\$1,010	1.2
Denali Borough	\$28.04	\$1,458	\$58,320	2.8	\$102,900	\$2,573	\$30,870	\$772	174	25%	\$24.50	\$1,274	1.1
Dillingham Census Area	\$23.10	\$1,201	\$48,040	2.3	\$60,500	\$1,513	\$18,150	\$454	543	39%	\$18.19	\$946	1.3
Fairbanks North Star Borough	\$26.31	\$1,368	\$54,720	2.7	\$93,000	\$2,325	\$27,900	\$698	14,298	41%	\$16.30	\$848	1.6
Haines Borough	\$18.94	\$985	\$39,400	1.9	\$73,200	\$1,830	\$21,960	\$549	367	31%	\$12.91	\$671	1.5
Hoonah-Angoon Census Area	\$16.13	\$839	\$33,560	1.6	\$70,700	\$1,768	\$21,210	\$530	239	29%	\$9.61	\$500	1.7
Juneau City and Borough	\$27.42	\$1,426	\$57,040	2.8	\$104,900	\$2,623	\$31,470	\$787	4,322	36%	\$14.86	\$773	1.8
Kenai Peninsula Borough	\$20.81	\$1,082	\$43,280	2.1	\$82,900	\$2,073	\$24,870	\$622	6,099	28%	\$14.98	\$779	1.4
Ketchikan Gateway Borough	\$24.13	\$1,255	\$50,200	2.5	\$87,400	\$2,185	\$26,220	\$656	2,109	40%	\$14.52	\$755	1.7
Kodiak Island Borough	\$20.40	\$1,061	\$42,440	2.1	\$84,400	\$2,110	\$25,320	\$633	1,800	39%	\$13.99	\$727	1.5
Kusilvak Census Area	\$17.75	\$923	\$36,920	1.8	\$41,500	\$1,038	\$12,450	\$311	450	26%	\$12.56	\$653	1.4
Lake and Peninsula Borough	\$16.94	\$881	\$35,240	1.7	\$57,700	\$1,443	\$17,310	\$433	150	32%	\$20.85	\$1,084	0.8
Matanuska-Susitna Borough	\$21.37	\$1,111	\$44,440	2.2	\$92,000	\$2,300	\$27,600	\$690	7,457	24%	\$11.11	\$578	1.9

1: BR = Bedroom

2: FMR = Fiscal Year 2018 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2018 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nome Census Area	\$29.25	\$1,521	\$60,840	3.0	\$50,900	\$1,273	\$15,270	\$382	1,147	40%	\$23.88	\$1,242	1.2
North Slope Borough	\$22.69	\$1,180	\$47,200	2.3	\$83,200	\$2,080	\$24,960	\$624	1,008	50%	\$54.27	\$2,822	0.4
Northwest Arctic Borough	\$24.54	\$1,276	\$51,040	2.5	\$64,000	\$1,600	\$19,200	\$480	860	45%	\$40.46	\$2,104	0.6
Petersburg Census Area	\$20.87	\$1,085	\$43,400	2.1	\$88,300	\$2,208	\$26,490	\$662	397	32%	\$9.15	\$476	2.3
Prince of Wales-Hyder Census Area	\$19.85	\$1,032	\$41,280	2.0	\$65,500	\$1,638	\$19,650	\$491	642	28%	\$13.35	\$694	1.5
Sitka City and Borough	\$24.25	\$1,261	\$50,440	2.5	\$91,700	\$2,293	\$27,510	\$688	1,544	44%	\$13.96	\$726	1.7
Skagway Municipality	\$25.98	\$1,351	\$54,040	2.6	\$85,000	\$2,125	\$25,500	\$638	195	46%	\$14.86	\$773	1.7
Southeast Fairbanks Census Area	\$23.46	\$1,220	\$48,800	2.4	\$77,600	\$1,940	\$23,280	\$582	591	28%	\$26.90	\$1,399	0.9
Valdez-Cordova Census Area	\$22.96	\$1,194	\$47,760	2.3	\$95,000	\$2,375	\$28,500	\$713	832	28%	\$15.94	\$829	1.4
Wrangell City and Borough	\$18.50	\$962	\$38,480	1.9	\$70,600	\$1,765	\$21,180	\$530	329	31%	\$9.10	\$473	2.0
Yakutat City and Borough	\$21.50	\$1,118	\$44,720	2.2	\$84,800	\$2,120	\$25,440	\$636	98	40%	\$10.72	\$558	2.0
Yukon-Koyukuk Census Area	\$15.17	\$789	\$31,560	1.5	\$50,600	\$1,265	\$15,180	\$380	577	29%	\$19.01	\$988	0.8

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