

ALASKA

STATE RANKING #11*

In **Alaska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,292**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,306** monthly or **\$51,669** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.84
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT ALASKA:

STATE FACTS	
Minimum Wage	\$9.89
Average Renter Wage	\$18.96
2-Bedroom Housing Wage	\$24.84
Number of Renter Households	91682
Percent Renters	36%

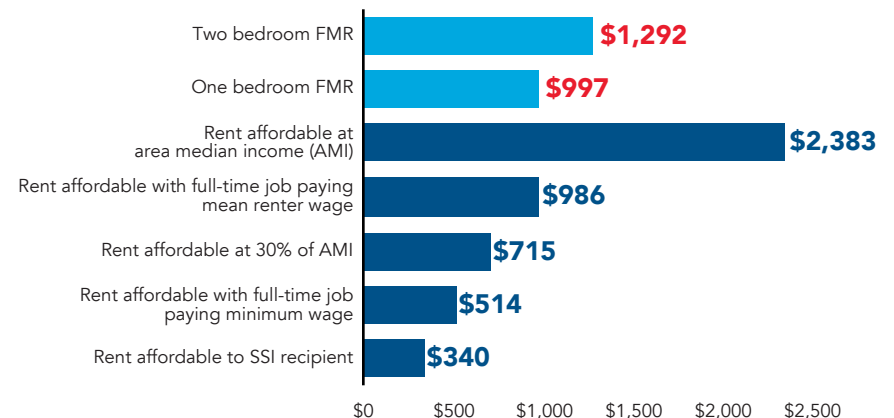
100
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

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)

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, AK	\$31.87
Nome Census Area, AK	\$30.75
Bethel Census Area, AK	\$30.06
Denali Borough, AK	\$28.73
Juneau City and Borough, AK	\$28.02



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

FY19 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alaska	\$24.84	\$1,292	\$51,669	2.5	\$95,317	\$2,383	\$28,595	\$715	91,682	36%	\$18.96	\$986	1.3
Combined Nonmetro Areas	\$24.62	\$1,280	\$51,202	2.5	\$84,923	\$2,123	\$25,477	\$637	27,258	34%	\$22.49	\$1,170	1.1
<u>Metropolitan Areas</u>													
Anchorage HMFA	\$25.25	\$1,313	\$52,520	2.6	\$104,900	\$2,623	\$31,470	\$787	42,290	40%	\$18.48	\$961	1.4
Fairbanks MSA	\$26.08	\$1,356	\$54,240	2.6	\$92,400	\$2,310	\$27,720	\$693	14,930	41%	\$16.06	\$835	1.6
Matanuska-Susitna Borough HMFA	\$20.73	\$1,078	\$43,120	2.1	\$92,600	\$2,315	\$27,780	\$695	7,204	24%	\$11.04	\$574	1.9
<u>Counties</u>													
Aleutians East Borough	\$21.50	\$1,118	\$44,720	2.2	\$78,300	\$1,958	\$23,490	\$587	330	41%	\$26.49	\$1,378	0.8
Aleutians West Census Area	\$31.87	\$1,657	\$66,280	3.2	\$97,000	\$2,425	\$29,100	\$728	851	70%	\$29.37	\$1,527	1.1
Anchorage Municipality	\$25.25	\$1,313	\$52,520	2.6	\$104,900	\$2,623	\$31,470	\$787	42,290	40%	\$18.48	\$961	1.4
Bethel Census Area	\$30.06	\$1,563	\$62,520	3.0	\$56,700	\$1,418	\$17,010	\$425	1,663	37%	\$22.23	\$1,156	1.4
Bristol Bay Borough	\$23.81	\$1,238	\$49,520	2.4	\$108,300	\$2,708	\$32,490	\$812	153	43%	\$18.87	\$981	1.3
Denali Borough	\$28.73	\$1,494	\$59,760	2.9	\$108,200	\$2,705	\$32,460	\$812	145	21%	\$19.35	\$1,006	1.5
Dillingham Census Area	\$25.23	\$1,312	\$52,480	2.6	\$60,600	\$1,515	\$18,180	\$455	534	38%	\$17.79	\$925	1.4
Fairbanks North Star Borough	\$26.08	\$1,356	\$54,240	2.6	\$92,400	\$2,310	\$27,720	\$693	14,930	41%	\$16.06	\$835	1.6
Haines Borough	\$19.46	\$1,012	\$40,480	2.0	\$76,200	\$1,905	\$22,860	\$572	318	29%	\$12.78	\$665	1.5
Hoonah-Angoon Census Area	\$16.65	\$866	\$34,640	1.7	\$70,900	\$1,773	\$21,270	\$532	212	26%	\$11.19	\$582	1.5
Juneau City and Borough	\$28.02	\$1,457	\$58,280	2.8	\$111,400	\$2,785	\$33,420	\$836	4,240	35%	\$14.21	\$739	2.0
Kenai Peninsula Borough	\$21.90	\$1,139	\$45,560	2.2	\$87,400	\$2,185	\$26,220	\$656	6,271	29%	\$15.69	\$816	1.4
Ketchikan Gateway Borough	\$25.58	\$1,330	\$53,200	2.6	\$86,200	\$2,155	\$25,860	\$647	2,009	38%	\$13.45	\$700	1.9
Kodiak Island Borough	\$23.50	\$1,222	\$48,880	2.4	\$98,500	\$2,463	\$29,550	\$739	1,859	41%	\$15.41	\$801	1.5
Kusilvak Census Area	\$17.90	\$931	\$37,240	1.8	\$40,700	\$1,018	\$12,210	\$305	456	26%	\$13.72	\$714	1.3
Lake and Peninsula Borough	\$17.15	\$892	\$35,680	1.7	\$49,700	\$1,243	\$14,910	\$373	130	32%	\$27.52	\$1,431	0.6
Matanuska-Susitna Borough	\$20.73	\$1,078	\$43,120	2.1	\$92,600	\$2,315	\$27,780	\$695	7,204	24%	\$11.04	\$574	1.9

* 50th percentile FMR (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2019 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 2019 Area Median Income

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

Alaska

FY19 HOUSING WAGE

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	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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nome Census Area	\$30.75	\$1,599	\$63,960	3.1	\$54,400	\$1,360	\$16,320	\$408	1,142	39%	\$24.56	\$1,277	1.3
North Slope Borough	\$25.54	\$1,328	\$53,120	2.6	\$82,200	\$2,055	\$24,660	\$617	981	48%	\$51.42	\$2,674	0.5
Northwest Arctic Borough	\$25.50	\$1,326	\$53,040	2.6	\$61,400	\$1,535	\$18,420	\$461	794	43%	\$42.13	\$2,191	0.6
Petersburg Census Area	\$21.31	\$1,108	\$44,320	2.2	\$85,000	\$2,125	\$25,500	\$638	399	32%	\$13.34	\$694	1.6
Prince of Wales-Hyder Census Area	\$20.60	\$1,071	\$42,840	2.1	\$67,000	\$1,675	\$20,100	\$503	625	27%	\$13.66	\$710	1.5
Sitka City and Borough	\$24.10	\$1,253	\$50,120	2.4	\$87,500	\$2,188	\$26,250	\$656	1,537	43%	\$14.48	\$753	1.7
Skagway Municipality	\$26.10	\$1,357	\$54,280	2.6	\$86,400	\$2,160	\$25,920	\$648	203	48%	\$13.60	\$707	1.9
Southeast Fairbanks Census Area	\$23.73	\$1,234	\$49,360	2.4	\$79,900	\$1,998	\$23,970	\$599	606	28%	\$26.71	\$1,389	0.9
Valdez-Cordova Census Area	\$23.50	\$1,222	\$48,880	2.4	\$106,200	\$2,655	\$31,860	\$797	757	27%	\$20.99	\$1,091	1.1
Wrangell City and Borough	\$19.02	\$989	\$39,560	1.9	\$66,100	\$1,653	\$19,830	\$496	362	33%	\$8.79	\$457	2.2
Yakutat City and Borough	\$22.60	\$1,175	\$47,000	2.3	\$85,800	\$2,145	\$25,740	\$644	101	40%	\$12.12	\$630	1.9
Yukon-Koyukuk Census Area	\$15.00	\$780	\$31,200	1.5	\$50,800	\$1,270	\$15,240	\$381	580	30%	\$14.56	\$757	1.0

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