

# Affordable Housing

March 4, 2019 Alaska Common Ground Housing Event Series

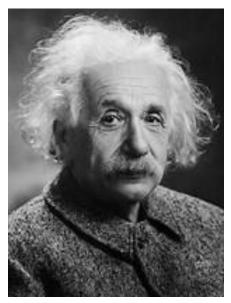
Mark Romick







What populations we are concerned about is important because affordability is relative...



to your income.







# Income Ranges in Anchorage

	Wage Rates						
% of							
MFI		1PH	2PH	3PH	4PH	5PH	6PH
80%	\$24-40	\$50,350	\$57,550	\$64,750	\$71,900	\$77,700	\$83,450
60%	\$21-34	\$41,700	\$47,640	\$53,580	\$59,520	\$64,320	\$69,060
50%	\$17-28	\$34,750	\$39,700	\$44,650	\$49,600	\$53,600	\$57,550
30%	\$10-17	\$20,850	\$23,800	\$26,800	\$29,750	\$32,150	\$34,550

2018 Median Family Income (4PH) = \$99,500







### Affordability is ...

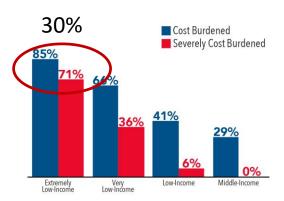
- 30% of gross household income (including utilities) for renters (1937)
- Are you cost burdened?

30% or 50%

or less...

#### Anchorage

HOUSING COST BURDEN
BY INCOME GROUP



Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: NUHC tabulations of 2016 ACS PUMS.







# Rents in Anchorage

Income Require	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
	Median Adjusted Rent	\$835	\$1,050	\$1,250	\$1,554	\$2,419
Municipality of	Rent Affordable @ Annual HH Income =	\$33,400	\$42,000	\$50,000	\$62,160	\$96,760
Anchorage	Affordable Rent for HH @ 60% AMI	\$1,042	\$1,191	\$1,339	\$1,608	\$1,726
	Monthly Affordability Gap @ 60% AMI	0	0	0	0	(\$692)
	Affordable Rent for HH @ 50% AMI	\$868	\$992	\$1,116	\$1,340	\$1,438
	Monthly Affordability Gap @ 50% AMI	0	(\$57)	(\$133)	(\$214)	(\$980)
	Affordable Rent for HH @ 30% AMI	\$521	\$595	\$670	\$803	\$863
	Monthly Affordability Gap @ 30% AMI	(\$313)	(\$455)	(\$580)	(\$750)	(\$1,555)

2018 AHFC/ADOL Vacancy Rate Survey, HUD Published 2018 Income Limits







# Highlights of supply needs

- 4,522 overcrowded units higher than national average, below state average
- Housing quality issues built in 1980's need repair and energy upgrades
- Continued deficits projected with current rates of new construction – gap is 5,600 units in 2025
- Senior population projected to grow increasing need for licensed facilities

2017 Housing Needs Assessment



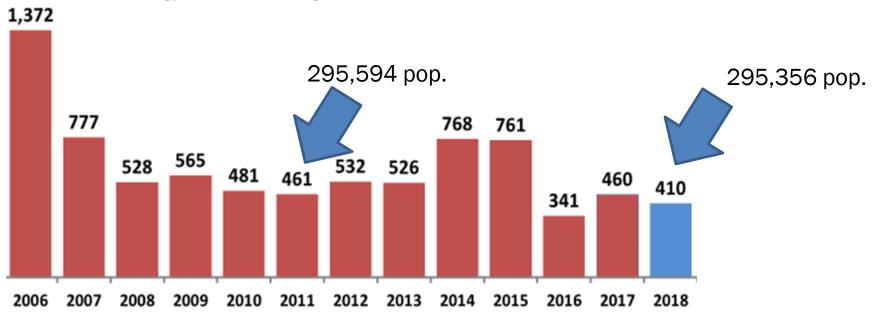




## The nature of things

#### 2018 Slower -- Remains At Near Historical Lows

Number of residential building permits issued in Anchorage



Source: Municipality of Anchorage

Courtesy of Neal Fried, ADOL



