

# ALASKA

# #16\*

In **Alaska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,264**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,215** monthly or **\$50,578** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$24.32**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT ALASKA:

STATE FACTS	
Minimum Wage	<b>\$10.34</b>
Average Renter Wage	<b>\$23.14</b>
2-Bedroom Housing Wage	<b>\$24.32</b>
Number of Renter Households	<b>89,797</b>
Percent Renters	<b>35%</b>

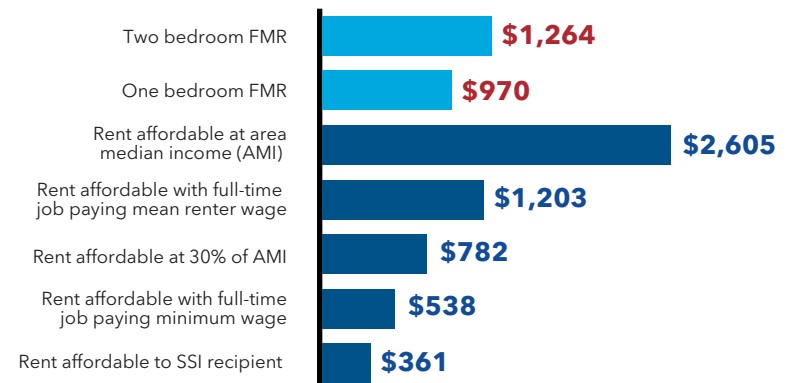
**94**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**72**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.4**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.8**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Bethel Census Area	<b>\$32.65</b>
Aleutians West Census Area	<b>\$31.75</b>
North Slope Borough	<b>\$30.98</b>
Kodiak Island Borough	<b>\$30.15</b>
Northwest Arctic Borough	<b>\$29.38</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.

**Alaska**                      **FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alaska	\$24.32	\$1,264	\$50,578	2.4	\$104,204	\$2,605	\$31,261	\$782	89,797	35%	\$23.14	\$1,203	1.1
Combined Nonmetro Areas	\$25.41	\$1,321	\$52,852	2.5	\$94,689	\$2,367	\$28,407	\$710	27,086	34%	\$27.53	\$1,431	0.9
<b>Metropolitan Areas</b>													
Anchorage HMFA	\$24.00	\$1,248	\$49,920	2.3	\$116,300	\$2,908	\$34,890	\$872	40,408	38%	\$22.57	\$1,174	1.1
Fairbanks MSA	\$25.38	\$1,320	\$52,800	2.5	\$97,800	\$2,445	\$29,340	\$734	14,884	41%	\$21.46	\$1,116	1.2
Matanuska-Susitna Borough HMFA	\$19.90	\$1,035	\$41,400	1.9	\$94,800	\$2,370	\$28,440	\$711	7,419	23%	\$13.62	\$708	1.5
<b>Counties</b>													
Aleutians East Borough	\$22.40	\$1,165	\$46,600	2.2	\$86,400	\$2,160	\$25,920	\$648	381	39%	\$27.95	\$1,453	0.8
Aleutians West Census Area	\$31.75	\$1,651	\$66,040	3.1	\$106,200	\$2,655	\$31,860	\$797	944	72%	\$35.19	\$1,830	0.9
Anchorage Municipality	\$24.00	\$1,248	\$49,920	2.3	\$116,300	\$2,908	\$34,890	\$872	40,408	38%	\$22.57	\$1,174	1.1
Bethel Census Area	\$32.65	\$1,698	\$67,920	3.2	\$60,000	\$1,500	\$18,000	\$450	1,989	44%	\$27.61	\$1,436	1.2
Bristol Bay Borough	\$18.94	\$985	\$39,400	1.8	\$109,200	\$2,730	\$32,760	\$819	138	49%	\$32.08	\$1,668	0.6
Denali Borough	\$28.10	\$1,461	\$58,440	2.7	\$117,600	\$2,940	\$35,280	\$882	124	17%	\$20.10	\$1,045	1.4
Dillingham Census Area	\$23.73	\$1,234	\$49,360	2.3	\$62,000	\$1,550	\$18,600	\$465	566	40%	\$24.66	\$1,282	1.0
Fairbanks North Star Borough	\$25.38	\$1,320	\$52,800	2.5	\$97,800	\$2,445	\$29,340	\$734	14,884	41%	\$21.46	\$1,116	1.2
Haines Borough	\$20.25	\$1,053	\$42,120	2.0	\$88,000	\$2,200	\$26,400	\$660	362	39%	\$18.82	\$979	1.1
Hoonah-Angoon Census Area	\$21.73	\$1,130	\$45,200	2.1	\$75,000	\$1,875	\$22,500	\$563	202	27%	\$16.35	\$850	1.3
Juneau City and Borough	\$27.73	\$1,442	\$57,680	2.7	\$120,900	\$3,023	\$36,270	\$907	4,559	35%	\$19.82	\$1,031	1.4
Kenai Peninsula Borough	\$20.62	\$1,072	\$42,880	2.0	\$98,400	\$2,460	\$29,520	\$738	5,372	25%	\$19.49	\$1,014	1.1
Ketchikan Gateway Borough	\$25.65	\$1,334	\$53,360	2.5	\$100,800	\$2,520	\$30,240	\$756	1,914	36%	\$16.22	\$843	1.6
Kodiak Island Borough	\$30.15	\$1,568	\$62,720	2.9	\$108,400	\$2,710	\$32,520	\$813	2,129	50%	\$20.34	\$1,057	1.5
Kusilvak Census Area	\$16.69	\$868	\$34,720	1.6	\$40,400	\$1,010	\$12,120	\$303	495	28%	\$17.01	\$885	1.0
Lake and Peninsula Borough	\$15.87	\$825	\$33,000	1.5	\$53,200	\$1,330	\$15,960	\$399	130	36%	\$29.74	\$1,546	0.5
Matanuska-Susitna Borough	\$19.90	\$1,035	\$41,400	1.9	\$94,800	\$2,370	\$28,440	\$711	7,419	23%	\$13.62	\$708	1.5

† Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2022 Fair Market Rent.
- 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
- 4: AMI = Fiscal Year 2022 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**

**FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nome Census Area	\$28.87	\$1,501	\$60,040	2.8	\$66,200	\$1,655	\$19,860	\$497	1,061	38%	\$34.49	\$1,793	0.8
North Slope Borough	\$30.98	\$1,611	\$64,440	3.0	\$92,700	\$2,318	\$27,810	\$695	1,059	53%	\$58.26	\$3,030	0.5
Northwest Arctic Borough	\$29.38	\$1,528	\$61,120	2.8	\$65,200	\$1,630	\$19,560	\$489	774	43%	\$49.72	\$2,586	0.6
Petersburg Borough	\$22.98	\$1,195	\$47,800	2.2	\$92,400	\$2,310	\$27,720	\$693	354	29%	\$9.71	\$505	2.4
Prince of Wales-Hyder Census Area	\$19.54	\$1,016	\$40,640	1.9	\$71,900	\$1,798	\$21,570	\$539	622	26%	\$16.30	\$848	1.2
Sitka City and Borough	\$23.63	\$1,229	\$49,160	2.3	\$102,200	\$2,555	\$30,660	\$767	1,401	39%	\$16.55	\$861	1.4
Skagway Municipality	\$25.25	\$1,313	\$52,520	2.4	\$92,500	\$2,313	\$27,750	\$694	148	36%	\$16.54	\$860	1.5
Southeast Fairbanks Census Area	\$23.62	\$1,228	\$49,120	2.3	\$94,500	\$2,363	\$28,350	\$709	618	27%	\$26.56	\$1,381	0.9
Valdez-Cordova Census Area †	\$22.12	\$1,150	\$46,000	2.1	\$110,200	\$2,755	\$33,060	\$827	876	26%			
Wrangell City and Borough Yakutat City and Borough	\$18.15	\$944	\$37,760	1.8	\$77,400	\$1,935	\$23,220	\$581	284	29%	\$14.65	\$762	1.2
	\$23.04	\$1,198	\$47,920	2.2	\$89,000	\$2,225	\$26,700	\$668	107	48%	\$27.86	\$1,449	0.8
Yukon-Koyukuk Census Area	\$16.44	\$855	\$34,200	1.6	\$57,300	\$1,433	\$17,190	\$430	477	26%	\$25.25	\$1,313	0.7

† Wage data not available (See Appendix B).

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