

ALASKA

#15*

In **Alaska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,235**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,115** monthly or **\$49,382** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$23.74
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT ALASKA:

STATE FACTS	
Minimum Wage	\$10.34
Average Renter Wage	\$20.23
2-Bedroom Housing Wage	\$23.74
Number of Renter Households	90,350
Percent Renters	36%

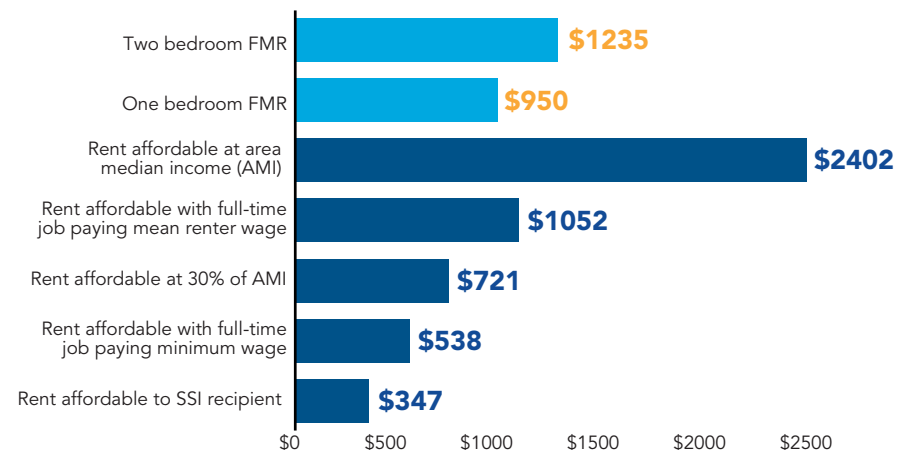
92
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

71
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.3
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	\$31.04
Aleutians West Census Area	\$30.67
Nome Census Area	\$29.50
Kodiak Island Borough	\$28.25
Denali Borough	\$27.94



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.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alaska	\$23.74	\$1,235	\$49,382	2.3	\$96,079	\$2,402	\$28,824	\$721	90,350	36%	\$20.23	\$1,052	1.2
Combined Nonmetro Areas	\$24.55	\$1,277	\$51,074	2.4	\$88,434	\$2,211	\$26,530	\$663	27,126	34%	\$24.19	\$1,258	1.0
Metropolitan Areas													
Anchorage HMFA	\$23.46	\$1,220	\$48,800	2.3	\$104,300	\$2,608	\$31,290	\$782	41,200	39%	\$19.45	\$1,011	1.2
Fairbanks MSA	\$25.02	\$1,301	\$52,040	2.4	\$92,500	\$2,313	\$27,750	\$694	14,866	41%	\$18.14	\$943	1.4
Matanuska-Susitna Borough HMFA	\$19.62	\$1,020	\$40,800	1.9	\$91,600	\$2,290	\$27,480	\$687	7,158	23%	\$11.87	\$617	1.7
Counties													
Aleutians East Borough	\$21.44	\$1,115	\$44,600	2.1	\$81,500	\$2,038	\$24,450	\$611	322	36%	\$27.27	\$1,418	0.8
Aleutians West Census Area	\$30.67	\$1,595	\$63,800	3.0	\$97,100	\$2,428	\$29,130	\$728	852	72%	\$31.19	\$1,622	1.0
Anchorage Municipality	\$23.46	\$1,220	\$48,800	2.3	\$104,300	\$2,608	\$31,290	\$782	41,200	39%	\$19.45	\$1,011	1.2
Bethel Census Area	\$31.04	\$1,614	\$64,560	3.0	\$56,600	\$1,415	\$16,980	\$425	1,878	42%	\$24.12	\$1,254	1.3
Bristol Bay Borough	\$20.81	\$1,082	\$43,280	2.0	\$102,900	\$2,573	\$30,870	\$772	145	46%	\$23.22	\$1,207	0.9
Denali Borough	\$27.94	\$1,453	\$58,120	2.7	\$110,000	\$2,750	\$33,000	\$825	113	18%	\$18.27	\$950	1.5
Dillingham Census Area	\$24.56	\$1,277	\$51,080	2.4	\$62,200	\$1,555	\$18,660	\$467	542	38%	\$19.45	\$1,011	1.3
Fairbanks North Star Borough	\$25.02	\$1,301	\$52,040	2.4	\$92,500	\$2,313	\$27,750	\$694	14,866	41%	\$18.14	\$943	1.4
Haines Borough	\$19.02	\$989	\$39,560	1.8	\$80,300	\$2,008	\$24,090	\$602	338	34%	\$17.72	\$922	1.1
Hoonah-Angoon Census Area	\$19.52	\$1,015	\$40,600	1.9	\$76,000	\$1,900	\$22,800	\$570	194	25%	\$13.20	\$686	1.5
Juneau City and Borough	\$27.17	\$1,413	\$56,520	2.6	\$117,000	\$2,925	\$35,100	\$878	4,464	35%	\$16.06	\$835	1.7
Kenai Peninsula Borough	\$20.71	\$1,077	\$43,080	2.0	\$92,100	\$2,303	\$27,630	\$691	5,880	27%	\$15.26	\$794	1.4
Ketchikan Gateway Borough	\$26.02	\$1,353	\$54,120	2.5	\$89,200	\$2,230	\$26,760	\$669	2,075	38%	\$13.44	\$699	1.9
Kodiak Island Borough	\$28.25	\$1,469	\$58,760	2.7	\$97,700	\$2,443	\$29,310	\$733	1,935	45%	\$17.48	\$909	1.6
Kusilvak Census Area	\$16.60	\$863	\$34,520	1.6	\$37,000	\$925	\$11,100	\$278	488	28%	\$13.97	\$727	1.2
Lake and Peninsula Borough	\$15.88	\$826	\$33,040	1.5	\$51,200	\$1,280	\$15,360	\$384	120	29%	\$27.33	\$1,421	0.6
Matanuska-Susitna Borough	\$19.62	\$1,020	\$40,800	1.9	\$91,600	\$2,290	\$27,480	\$687	7,158	23%	\$11.87	\$617	1.7

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2021 Area Median Income

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

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nome Census Area	\$29.50	\$1,534	\$61,360	2.9	\$58,600	\$1,465	\$17,580	\$440	1,124	40%	\$29.22	\$1,519	1.0
North Slope Borough	\$27.29	\$1,419	\$56,760	2.6	\$85,700	\$2,143	\$25,710	\$643	937	47%	\$56.79	\$2,953	0.5
Northwest Arctic Borough	\$26.63	\$1,385	\$55,400	2.6	\$63,300	\$1,583	\$18,990	\$475	786	44%	\$43.31	\$2,252	0.6
Petersburg Census Area	\$21.77	\$1,132	\$45,280	2.1	\$82,000	\$2,050	\$24,600	\$615	370	31%	\$10.93	\$568	2.0
Prince of Wales-Hyder Census Area	\$19.54	\$1,016	\$40,640	1.9	\$70,200	\$1,755	\$21,060	\$527	646	27%	\$16.13	\$839	1.2
Sitka City and Borough	\$22.67	\$1,179	\$47,160	2.2	\$94,000	\$2,350	\$28,200	\$705	1,445	41%	\$15.15	\$788	1.5
Skagway Municipality	\$24.33	\$1,265	\$50,600	2.4	\$88,500	\$2,213	\$26,550	\$664	175	47%	\$13.73	\$714	1.8
Southeast Fairbanks Census Area	\$23.27	\$1,210	\$48,400	2.3	\$86,400	\$2,160	\$25,920	\$648	575	26%	\$28.10	\$1,461	0.8
Valdez-Cordova Census Area	\$21.56	\$1,121	\$44,840	2.1	\$103,500	\$2,588	\$31,050	\$776	806	25%	\$21.58	\$1,122	1.0
Wrangell City and Borough	\$17.50	\$910	\$36,400	1.7	\$75,200	\$1,880	\$22,560	\$564	330	32%	\$12.10	\$629	1.4
Yakutat City and Borough	\$22.37	\$1,163	\$46,520	2.2	\$83,500	\$2,088	\$25,050	\$626	74	34%	\$18.45	\$959	1.2
Yukon-Koyukuk Census Area	\$15.15	\$788	\$31,520	1.5	\$52,600	\$1,315	\$15,780	\$395	512	28%	\$19.49	\$1,013	0.8

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