

HB

324

SARAH PALIN
GOVERNOR

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STATE OF ALASKA
OFFICE OF THE GOVERNOR
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January 15, 2008

The Honorable John Harris
Speaker of the House
Alaska State Legislature
State Capitol, Room 208
Juneau, AK 99801-1182

Dear Speaker Harris:

Under the authority of art. III, sec. 18, of the Alaska Constitution, I am transmitting a bill relating to the Alaska Housing Trust Fund and to the Alaska Council on the Homeless.

Homelessness is one of the most challenging domestic issues facing the United States. Alaska is no exception. Alaska's Faith-Based and Community Initiatives Task Force found housing to be the most commonly identified challenge facing those in need. On any given night 3,500 Alaskans are homeless, including 1,600 people in families with children. Currently, 4,000 Alaska households are on the waiting list for public housing programs and most are families with children. Furthermore, 20,000 low-income Alaska households spend over half their income on housing, placing them at risk of homelessness.

The Alaska Council on the Homeless was initially established by Administrative Order No. 214 in April 2004 to develop a statewide action plan addressing homelessness in Alaska.

The plan, Keeping Alaskans Out of the Cold, was completed and submitted in October 2005. Included in its recommendations was the appointment of a permanent council to assist the Governor and Legislature to develop an affordable housing trust fund. The Alaska Council on the Homeless completed its work in 2006 and recommended that the Alaska Housing Trust Fund (fund) be created within the Alaska Housing Finance Corporation under AS 18.56. The bill would also provide for advice for governance of the fund by establishing the Alaska Council on the Homeless in permanent law. To date, the council has operated under the authority of administrative orders.

The Honorable John Harris

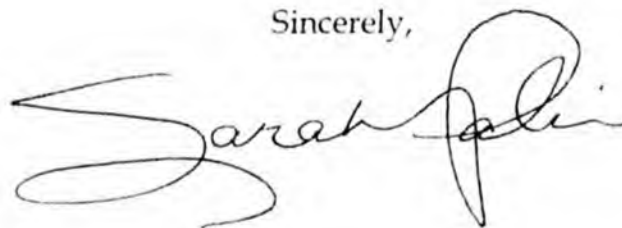
January 15, 2008

Page 2

The bill would create a fund to serve as a financial structure for receiving money to address the needs of Alaska's homeless. The bill would provide authority to provide financial assistance intended to promote the creation and retention of an adequate supply of affordable housing for eligible persons. The fund could also be expended to create capital improvements intended to alleviate homelessness, assist eligible persons in avoiding foreclosures and evictions, provide financial assistance to support housing retention services or to encourage transition from dependency on low-cost housing, and permit participation in demonstration housing projects that address the needs of the homeless.

I urge your prompt and favorable consideration on this measure.

Sincerely,

A handwritten signature in black ink that reads "Sarah Palin". The signature is fluid and cursive, with a large, sweeping "S" at the beginning and a distinct "Palin" at the end.

Sarah Palin
Governor

Enclosure



Headquarters
4300 Boniface Parkway
Anchorage, Alaska
907-338-6100

Mailing Address
PO Box 101020
Anchorage, AK 99510-1020

Internet Web Site
<http://www.ahfc.state.ak.us>

January 17, 2008

The Honorable Peggy Wilson
Chair House Health, Education and Social Services Committee
Alaska State Legislature
Juneau, Alaska 99801

Re: House Bill 324, An Act relating to the Alaska housing trust

Dear Chair Wilson:

House Bill 324 has been referred to the House Health, Education and Social Services Committee.

HB 324 will create a housing trust fund within the Alaska Housing Finance Corporation (AHFC) to address the problems of homelessness in the State of Alaska. HB324 will increase AHFC's flexibility in addressing long term solutions to homelessness.

HB 324 will also codify the role of the Governor's Council on the Homeless, which has been operating under Administrative Order.

Homelessness is one of the most important social issues facing Alaska. The Alaska constitution requires the State to protect the public's safety, including ensuring that all Alaskans have a safe and decent place to live. Housing alone is not enough. People who are homeless, or at risk of being homeless, frequently need supportive services to be self-reliant. There are high personal and public financial costs associated with homelessness and those at-risk of being homeless. Placing the housing trust within AHFC expands the services of the State without expanding government's size. Creation of a housing trust is a proven model to address homelessness.

I respectfully request that HB 324 be scheduled for a hearing at your earliest convenience. I urge your prompt and favorable action on this measure.

If you need assistance or information, please do not hesitate to contact Bryan Butcher at 330-8445.

Sincerely,

A handwritten signature in black ink that reads "Daniel R. Fauske".

Daniel R. Fauske
CEO/Executive Director



"HOUSING FOR ALASKANS"





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Anchorage, Alaska
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SECTIONAL ANALYSIS
House Bill 324

“An Act relating to the Alaska housing trust fund and to the Alaska Council on the Homeless; and providing for an effective date.”

Section 1: Amends AS 18.56 by adding new sections that:

- a. Establishes the Alaska housing trust fund and its funding priorities.
- b. Increases AHFC’s authority to participate in projects that meet the intent of the fund.
- c. Allows for administrative costs to be paid from the fund.
- d. Establishes long term affordability goals for projects funded through the trust fund.
- e. Establishes eligible organizations for funding.
- f. Allows for the adoption of regulations.
- g. Establishes the Alaska Council on the Homeless as an advisory council to AHFC.
- h. Outlines the Councils’ membership.
- i. Establishes AHFC’s reporting requirements for the trust fund.
- j. Defines specific terms.

Section 2: Effective date is July 1, 2008.



“HOUSING FOR ALASKANS”



Alaska Council on the Homeless

WHEREAS, the Alaska Council on the Homeless is charged with developing strategies designed to address the needs of homeless Alaskans; and

WHEREAS, approximately 3,500 people are homeless on any given night, including 1,600 people in families with children,¹ and more than 3,000 children were homeless or inadequately housed at some time during the 2005-2006 school year,² and

WHEREAS, approximately 4,000 households are waiting for public housing programs, mostly with children³ and approximately 20,000 low-income households spend over half their income on housing, placing them at risk of homelessness;⁴ and

WHEREAS, current housing programs are poorly connected to supportive services necessary to end the cycle of homelessness, and the lion's share of housing assistance is provided by federal programs that do not adequately focus on Alaska's homeless problem; and

WHEREAS, approximately \$45,000 is spent on intervention services on each homeless person in Alaska over a 20 month period;⁵ and

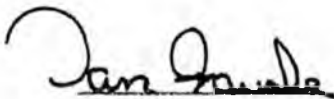
WHEREAS, more than 30 states have created housing trust funds, with consistent success in decreasing homelessness, which on average have leveraged \$9.25 in additional funding for each dollar invested; and

WHEREAS, an Alaska Housing Trust would emphasize prevention of homelessness in addition to addressing the needs of those who are already homeless; and

WHEREAS, an Alaska Housing Trust would be a strong partnership between public and private agencies and organizations; and

THEREFORE, BE IT RESOLVED THAT the Alaska Council on the Homeless supports the creation of an Alaska Housing Trust.

ADOPTED THIS 8th DAY OF February, 2007



Dan Fauske
Chairperson

¹ AHFC, Statewide Homeless Survey: Winter 206. The survey uses the HUD definition, which focuses on people in shelters. It is a point-in-time count.

² Preliminary number from M. Gaber/Alaska Department of Education, Homeless Education Coordinator (personal communication to S. Schubert 9/25/06). The DOE definition also includes children in substandard housing, shared housing, and non-traditional spaces such as motels, campgrounds, and cars. DOE's number is cumulative for the school year.

³ AHFC, Statewide Homeless Survey: Winter 206. The survey uses the HUD definition, which focuses on people in shelters. It is a point-in-time count.

⁴ MOA Housing and Community Development Consolidated Plan, 2003-2007, State 5-Year HCD Plan, 2006-10

⁵ Segal, B. Center for Alcohol & Addiction Studies, UAA. Summary Progress Report: Innovative Services for Alaska's Homeless Persons with Mental Illness, 7/03



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907-338-6100

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SPONSOR STATEMENT

House Bill 324

“An Act relating to the Alaska housing trust fund and to the Alaska Council on the Homeless; and providing for an effective date.”

HB 324 will create a housing trust fund within the Alaska Housing Finance Corporation (AHFC) to address the problems of homelessness in the State of Alaska. It will increase AHFC's flexibility in addressing long term solutions to homelessness. HB 324 will also codify the role of the Governor's Council on the Homeless, which has been operating under Administrative Order. This bill is the culmination of many years of work by several statewide advocacy groups and one of the main recommendations of the Governor's Council on the Homeless, a cabinet level advisory group.

Homelessness is one of the most important social issues facing Alaska.

- 3,500 Alaskans are homeless on any given night, including 1,600 people in families with children.
- 4,000 Alaskan households are on the waiting list for public housing programs – most are families with children.
- 20,000 low-income Alaska households spend more than half their income on housing, placing them at risk of homelessness.

The development of housing alone is not enough to provide permanent solutions to homelessness. People who are homeless, or at risk of being homeless, frequently need supportive services to be successful, such as: treatment, crisis intervention, tenant education, financial literacy, job counseling, and life-skills training.

There are high personal and financial costs associated with the homeless and families at-risk of being homeless.

- Personal costs to individuals and families include a higher risk of crime victimization, increased medical and behavioral health needs, and lower student achievement.
- Financial costs to local governments and the State include increased use of emergency services, medical and behavioral health services, public safety and the courts.

Placing a housing trust within AHFC expands the services of the State without expanding government's size. SB324 will give AHFC and its partners the flexibility to address homelessness in Alaska. Housing trusts are a proven nationwide model.

- There are 600 housing trust funds operating nationwide.



- They generate more than \$1.6 billion a year to support critical housing needs and affordable housing across the U.S.
- On average, each \$1 spent by a housing trust fund leverages \$7 in other funds.

The Governor's proposed FY09 capital budget includes a \$10 million request for the establishment of the housing trust fund. This \$10 million is made up of funds from four different sources: \$2.5 million each from the AHFC dividend, Mental Health Trust Authority receipts, state general funds and contributions from other private sources.





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Alaska Council on the Homeless

Members HB324

Dan Fauske, CEO/Executive Director
Alaska Housing Finance Corporation

Joseph Schmidt, Commissioner
Department of Corrections

Karleen Jackson, Commissioner
Department of Health and Social Services

Jeff Jessee, Executive Director
Alaska Mental Health Trust Authority

Barbara Thompson, Acting-Commissioner
Department of Education and Early Development

Walt Monegan, Commissioner
Department of Public Safety

Major General Craig Campbell, Adjutant General/Commissioner
Department of Military and Veterans Affairs

Public Member Representing Regional Housing Authority

Public Member Representing Local Government

Four Public Members Representing Affordable Housing Industry



"HOUSING FOR ALASKANS"





Alaska Housing Trust is able to pursue our goal of preventing and reducing homelessness with the support of our coalition members:

AARP

Abuse Women Aid in Crisis
Access Alaska
Aiding Women in Abuse and Rape Emergencies Inc.
Akeela Development
Alaska Bankers Association
Alaska Coalition on Housing & Homelessness
Alaska Commission on Faith-Based
and Community Initiatives
Alaska Commission on the Aging
Alaska Office of Long-Term Care Ombudsman
Alaska Mental Health Trust
Alaska Network on Domestic Violence &
Sexual Assault
Alaska State Independent Living Council
Alaska State Council, Inc. Vietnam
Veterans of America
Alaska Traumatic Brain Injury Network
Alaska Veterans Foundation
Alaskan AIDS Assistance Association
Alaskan Women's Lobby
Alliance Bible Church
Anchorage Coalition on Homelessness
Anchorage Community Mental Health Center
Anchorage Downtown Partnership, Ltd
Anchorage Economic Development Corporation
Anchorage Housing Initiatives
Anchorage Neighborhood Housing Services
Association of Alaska Housing Authorities
Bartlett Regional Hospital, Rainforest Recovery Center
Bean's Cafe
Bridge Builders
Bristol Bay Native Corporation
Catholic Social Services
Christian Health Associates
City and Borough of Juneau Assembly
Continental Land Investments
Cook Inlet Housing Authority

Covenant House Alaska

Fairbanks Neighborhood Housing Services
First National Bank Alaska
Gastineau Human Services Corporation
Glory Hole
Governor's Council on Disabilities &
Special Education Commission
Governor's Council on Homelessness
Housing First Coalition
Juneau Affordable Housing Coalition
Juneau Homeless Coalition
Juneau Housing Trust
Love In the Name of Christ
Lutheran Social Services
Partners for Progress
Mat-Su Borough Assembly
Municipality of Anchorage - Americans with
Disabilities Act Commission
Municipality of Anchorage - Housing and
Neighborhood Development Commission
Municipality of Anchorage - Senior Citizens
Advisory Commission
Native Village of Kwinhagak, Housing Dep't
Northrim Bank
Partners for Progress
Rasmuson Foundation
RuralCap/Homeward Bound
Safe Harbour Inn
Salvation Army
St. Vincent De Paul
United Way of Anchorage
United Way of Juneau
USDA Rural Development
Valley Residential Life Services
Vietnam Veterans of America, Chapter 904
Volunteers of America
Wells Fargo Bank
YWCA

Opportunity begins with a home

3745 Community Park Loop, Suite 200, Anchorage, Alaska 99508

Tel: 907.334.2535 Fax: 907.269.7966 Email: kim@akhousingtrust.org www.akhousingtrust.org



Sarah Palin
GOVERNOR

STATE OF ALASKA
OFFICE OF THE GOVERNOR
JUNEAU

May 1st, 2007

ADMINISTRATIVE ORDER NO. 236

I, Sarah Palin, Governor of the State of Alaska, under the authority of art. III, secs. 1 and 24, of the Alaska Constitution, and in accordance with AS 44.19.145(c), establish the Alaska Council on the Homeless in the Alaska Housing Finance Corporation.

BACKGROUND AND PURPOSE

Homelessness is one of the most challenging domestic issues facing the United States. Alaska is no exception. Alaska's Faith-Based and Community Initiatives Task Force found housing to be the most commonly identified challenge facing those in need. The Alaska Council on the Homeless (council) was initially established by Administrative Order No. 214 in April 2004 to develop a statewide action plan addressing homelessness in Alaska.

The plan, *Keeping Alaskans Out of the Cold*, was completed and submitted in October 2005. Included in its recommendations was the appointment of a steering committee to assist the governor and the legislature to develop an affordable housing trust. The steering committee completed its work in 2006 and the current council has recommended that the Alaska Housing Trust Fund (fund) be created within the Alaska Housing Finance Corporation (AHFC) under AS 18.56. The purpose of this Administrative Order is to add additional members to the council and to expand the council's duties.

MEMBERSHIP

The council consists of members appointed by the governor to serve at the pleasure of the governor. Continuing members of the original council are: one representative each from the Alaska Housing Finance Corporation, Alaska Mental Health Trust Authority, Department of Health and Social Services, Department of Education and Early Development, Department of Public Safety, and Department of Corrections serving on the effective date of this Order. New members are: one representative of regional Native housing authorities, one representative of municipal government, and four additional members with experience and expertise in housing development or as consumers of affordable housing.

The council may invite to its meetings non-voting representatives from federal and local government agencies, the business community, providers of services to the homeless, philanthropic agencies, faith-based organizations, homeless advocacy organizations, homeless persons, and community leaders. The council may elect a chair and other officers as determined necessary.

DUTIES OF THE COUNCIL

The council's duties set out in Administrative Order No. 214 are amended by adding new duties as follows:

1. Assist with the development of the fund.
2. Upon establishment of the fund, annually evaluate housing needs and priorities to establish a statewide homeless action plan and recommend to the AHFC Board of Directors the allocation of money in the fund to implement the plan; other duties specific to the fund include monitoring implementation of the fund budget, recommending methods for evaluating and monitoring fund activities, recommending methodology for reporting to public and elected officials, coordinating the fund with other available financing sources, seeking additional money to support fund activities, and ensuring that projects supported by the fund are sustainable.
3. Monitor and review implementation of the statewide homeless action plan and annually report to the governor the council's findings and recommendations regarding implementation of the plan.
4. Annually report to the governor on how state resources, in addition to the fund, may be used to end homelessness.

ADMINISTRATIVE SUPPORT

The AHFC shall provide administrative support for the council. In accordance with law, the AHFC may enter into intergovernmental agreements necessary to accomplish the purposes of this Order.

GENERAL PROVISIONS

The following general provisions apply to the activities of the council:

1. Council members do not receive compensation as a member of the council. Per diem and travel expenses for state and federal members of the council are the responsibility of the state or federal agency the member represents.
2. To reduce costs, the council may use teleconferencing or other electronic means to the extent practicable in order to gain the widest public participation at minimum cost.
3. The council shall establish procedures for voting and meetings of the council.
4. Meetings of the council shall be conducted, and notice of the meetings provided, in accordance with AS 44.62.310 and 44.62.320 (Open Meetings of Governmental Bodies).

This Order takes effect immediately. This Order supplements Administrative Order No.

214 on this matter.

DATED at Juneau, Alaska, this 1st day of May, 2007.

/s/Sarah Palin
Governor

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Administrative Orders 201-present | Contact the Governor | Webmaster | State of Alaska



**ALASKA
HOUSING
TRUST**

January 25, 2008

The Honorable Peggy Wilson
Alaska House of Representatives
State Capitol, Room 403
Juneau, AK 99801-1182

Dear Representative Wilson:

On behalf of the over 70 groups that comprise the coalition in support of the Alaska Housing Trust, I would like to thank you for hearing HB324. This important bill will give Alaska a needed tool to combat a growing problem in our state: homelessness.

The Alaska Housing Trust Initiative began in 2006 as a ground swell from service providers and affordable housing organizations to address a gap in the way that low income housing is built and to create stable housing with supportive services to help people transition into self-sufficiency.

The problem of homelessness is getting worse. Here are a few startling statistics:

- 3,500 Alaskans are homeless on any given night, including 1,600 people in families with children.
- 4,000 Alaskan households are on the waiting list for public housing programs – most are families with children.
- 20,000 low-income Alaska households spend more than half their income on housing, placing them at risk of homelessness.
- Families with children are the fastest growing segment of Alaska's homeless population.

The impacts of homelessness are not just limited to a lack of housing. Homeless people have trouble accessing services to help them get back on their feet, it is difficult to find or hold onto a job. Children suffer academically and often move from school to school.

There are high personal and public costs associated with being homeless or living on the edge of homelessness. Personal costs to individuals and families include greater family stress, lower student achievement, a higher risk of becoming a victim of crime, and increased medical and behavioral health needs. Costs to local governments and the State include increased use of emergency services, medical and behavioral health services, public safety and the courts.

The Housing Trust model is a tool that can help address some of the issues that cause homelessness and help homeless individuals get the services they need to get and maintain stable housing.

Opportunity begins with a home

3745 Community Park Loop, Suite 200, Anchorage, Alaska 99508

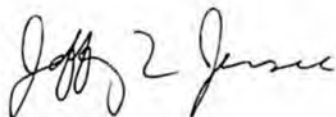
Tel. 907.334.2535 Fax: 907.269.7966 Email: kim@akhousingtrust.org www.akhousingtrust.org

We have attached a regional breakdown of rents and wages demonstrating how long a person working at minimum wage would have to work to afford housing in their community. Clearly, many Alaskans are struggling to stay in housing and the pace of wages cannot keep up with the rising cost of housing.

The Housing Trust model has been successful in over 33 states and in hundreds of communities. Supportive housing is one of the least expensive ways of addressing the issues that so many homeless people face. It cost thousands less per year than incarceration, hospitalization or institutionalization.

On behalf of the Coalition, we respectfully submit these materials and look forward to working together to create the Alaska Housing Trust.

Sincerely,



Jeff Jessee
Chair, Housing Trust Steering Committee
CEO, Alaska Mental Health Trust Authority

Opportunity begins with a home

3745 Community Park Loop, Suite 200, Anchorage, Alaska 99508

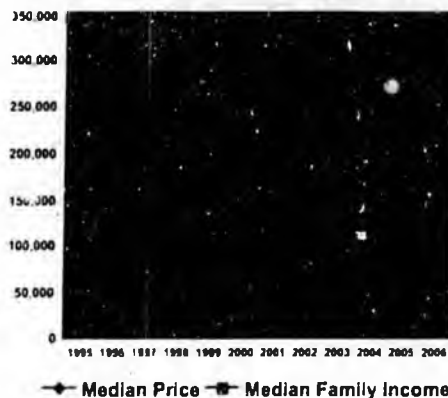
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In Anchorage, housing prices have moved out of reach for ordinary people.



Working Alaskans in Anchorage cannot afford to buy a house.
 In the past ten years, the cost of a single family home in Anchorage has increased by over 100%, while median family income has increased by 38%.

Anchorage: Price of Homes vs. Median Family Income



Working Alaskans in Anchorage cannot afford rent.
 A person living in Anchorage must earn \$17.71 per hour to afford the average fair market rent for a two-bedroom apartment of \$942.00 monthly. A person earning minimum wage must work 99 hours to afford this rent.



Seniors, veterans, and disabled Alaskans are at risk of homelessness.
 People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Anchorage.



1,702

The number of (K-12) school-age children in Anchorage who were homeless at one time in the 2005-2006 school year.

633

The number of children in preschool in Anchorage who were homeless at one time in the 2005-2006 school year.

20,000

The number of low-income Alaskans spending over 50% of their income on housing.

16%

The percentage of homeless people in Alaska who are victims of domestic violence.*

9%

The percentage of homeless people in Alaska who are veterans.*



*Homeless Counts by District & School Year - Alaska Department of Education and Early Development
 *Homeless Counts by District & School Year - Alaska Department of Education and Early Development
 MOA Housing and Community Development Consolidated Plan, 2003-07, State 5 year HCD Plan, 2005-10
 AHFC's Statewide Homeless Survey, Winter 2005
 AHFC's Statewide Homeless Survey, Winter 2005
 Data on rent, purchase price, and income collected from: Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development.

ALASKA HOUSING TRUST

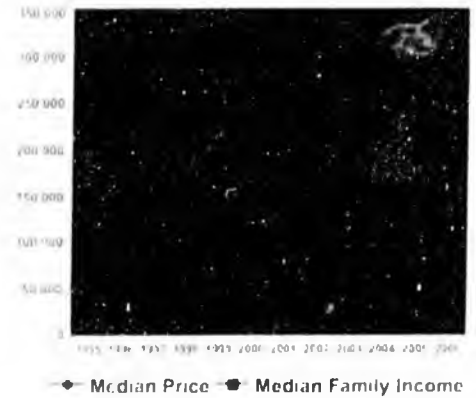


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16%

9%



ALASKA HOUSING TRUST



In the Mat-Su Borough, housing prices have moved out of reach for ordinary people.



Working Alaskans in the Mat-Su cannot afford to buy a house.

In the past ten years, the cost of a single family home in the Mat-Su Borough has increased by over 95% while median family income has increased by 38%.



Working Alaskans in the Mat-Su cannot afford rent.

A person living in Mat-Su must earn \$14.98 per hour to afford the average fair market rent for a two-bedroom apartment of \$797.00 monthly. A person earning minimum wage must work 84 hours to afford this rent.



Seniors, veterans, and disabled Alaskans in the Mat-Su are at risk of homelessness.

People living on fixed incomes like seniors and people with disabilities cannot afford to rent a fair market rate, one-bedroom apartment in the Mat-Su.



530

The number of schoolchildren (K-12) in the Mat-Su Borough who were homeless at one time in the 2005-2006 school year.

137

The number of children in preschool in the Mat-Su Borough who were homeless at one time in the 2005-2006 school year.

20,000

The number of low-income Alaskans spending over 50% of their income on housing.

16%

The percentage of homeless people in Alaska who are victims of domestic violence.¹

9%

The percentage of homeless people in Alaska who are veterans.¹



¹Homeless Counts by District & School Year, Alaska Department of Education and Early Development
²Homeless Counts by District & School Year, Alaska Department of Education and Early Development
 MCA Housing and Community Development Consolidated Plan, 2003-07 State 5 year HCD Plan, 2006-10
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ALASKA HOUSING TRUST



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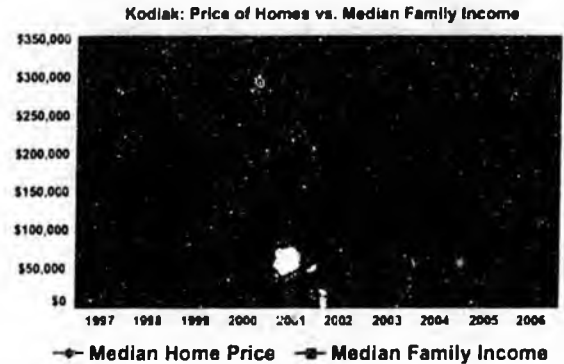
ALASKA HOUSING TRUST



In Kodiak, housing prices have moved out of reach for ordinary people.



Working Alaskans in Kodiak cannot afford to buy a house. In the past ten years, the price of a single family home in Kodiak has increased by \$55,401 while the median family income has increased by \$20,400.



Working Alaskans in Kodiak cannot afford rent. A person living in Kodiak must earn \$19.21 per hour to afford the average fair market rent for a two-bedroom apartment of \$1034.00 monthly. A person earning minimum wage must work 107 hours to afford this rent.



Seniors, veterans, and disabled Alaskans in Kodiak are at risk of homelessness. People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Kodiak.



7

The number of schoolchildren (K-12) in Kodiak who were homeless at one time in the 2005-2006 school year.

13

The number of children in preschool in Kodiak who were homeless at one time in the 2005-2006 school year.

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16%

The percentage of homeless people in Alaska who are victims of domestic violence.

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The percentage of homeless people in Alaska who are veterans.



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ALASKA HOUSING TRUST



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Seniors, veterans, and disabled Alaskans in Kodiak are at risk of homelessness. People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one bedroom apartment in Kodiak.



7	13	20,000	16%	9%
Number of people in Kodiak who cannot afford a two-bedroom apartment	Number of people in Kodiak who cannot afford a one-bedroom apartment	Number of people in Kodiak who cannot afford a two-bedroom apartment	Percentage of people in Kodiak who cannot afford a two-bedroom apartment	Percentage of people in Kodiak who cannot afford a one-bedroom apartment



ALASKA HOUSING TRUST



In Ketchikan, housing prices have moved out of reach for ordinary people.



Working Alaskans in Ketchikan cannot afford to buy a house.

In the past ten years, the cost of a single family home in Ketchikan has increased by \$31,228 while median family income has increased by only \$12,800.



Working Alaskans in Ketchikan cannot afford to rent.

A person living in Ketchikan must earn \$17.88 per hour to afford the fair market rent for a two-bedroom apartment of \$962.00 monthly. A person earning minimum wage must work 100 hours to afford this rent.



Seniors, veterans, and disabled Alaskans in Ketchikan are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent at fair market rate, one-bedroom apartment in Ketchikan.



38

The number of schoolchildren (K-12) in Ketchikan who were homeless at one time in the 2005-2006 school year.

20,000

The number of low-income Alaskans spending over 50% of their income on housing.

16%

The percentage of homeless people in Alaska who are victims of domestic violence*

9%

The percentage of homeless people in Alaska who are veterans*



*Homeless Counts by District & School Year, Alaska Department of Education and Early Development
 MDA Housing and Community Development Consolidated Plan, 2003 (17) State 5 year HCD Plan, 2006 10
 AHFC's Statewide Homeless Survey, Winter 2006
 AHFC's Statewide Homeless Survey, Winter 2006
 Data on rent, purchase price, and income collected from: Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development.

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38%

20,000

16%

9%



ALASKA HOUSING TRUST



In Kenai, housing prices have moved out of reach for ordinary people.



Working Alaskans in Kenai cannot afford to buy a house.

In the past ten years, the cost of a single family home in Kenai has increased by over 78%, while median family income has increased by only 25%.



Working Alaskans in Kenai cannot afford to rent an apartment.

A person living in Kenai must earn \$13.60 per hour to afford the average fair market rent for a two-bedroom apartment of \$732.00 monthly. A person earning minimum wage must work 76 hours to afford this rent.



Seniors, veterans, and disabled Alaskans in Kenai are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Kenai.



241

The number of schoolchildren (K-12) in Kenai who were homeless at one time in the 2005-2006 school year

34

The number of children in preschool in Kenai who were homeless at one time in the 2005-2006 school year

20,000

The number of low-income Alaskans spending over 50% of their income on housing

16%

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9%

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*Homeless Counts by District & School Year. Alaska Department of Education and Early Development
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 MDA Housing and Community Development Consolidated Plan, 2003-07, State 5 year HCD Plan, 2006-10
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241

34

20,000

16%

9%



ALASKA HOUSING TRUST



In Juneau, housing prices have moved out of reach for ordinary people.



Working Alaskans in Juneau cannot afford to buy a house.

In the past ten years, the cost of a single family home in Juneau has increased by over 83%, while median family income has increased by only 43%.

Juneau: Price of Homes vs. Median Family Income



Working Alaskans in Juneau cannot afford to rent.

A person living in Juneau must earn \$20.37 per hour to afford the average fair market rent for a two-bedroom apartment of \$1096.00 monthly. A person earning minimum wage must work 114 hours to afford this rent.



Seniors, veterans, and disabled Alaskans in Juneau are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Juneau.



167

The number of schoolchildren (K-12) in Juneau who were homeless at one time in the 2005-2006 school year

3

The number of children in preschool in Juneau who were homeless at one time in the 2005-2006 school year

20,000

The number of low-income Alaskans spending over 50% of their income on housing¹

16%

The percentage of homeless people in Alaska who are victims of domestic violence.⁴

9%

The percentage of homeless people in Alaska who are veterans.²



¹Homeless Counts by District & School Year, Alaska Department of Education and Early Development
²Homeless Counts by District & School Year, Alaska Department of Education and Early Development
³MOA Housing and Community Development Consolidated Plan, 2003-17, State 5 year HUD Plan, 2006-10
⁴AHFC's Statewide Homeless Survey, Winter 2006
⁵AHFC's Statewide Homeless Survey, Winter 2006
 Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development

ALASKA HOUSING TRUST



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People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Juneau.



167 **3** **20,000** **16%** **9%**



ALASKA HOUSING TRUST



In Fairbanks, housing prices have moved out of reach for ordinary people.



Working Alaskans in Fairbanks cannot afford to buy a house. In the past ten years, the cost of a single family home in Fairbanks has increased by over 90%, while median family income has increased by only 52%.

Fairbanks: Price of Homes vs. Median Family Income



Working Alaskans in Fairbanks cannot afford to rent an apartment.

A person living in Fairbanks must earn \$15.96 per hour to afford the average fair market rent for a two-bedroom apartment of \$859.00 monthly. A person earning minimum wage must work 89 hours to afford this rent.



Seniors, veterans, and disabled Alaskans are at risk of homelessness.

People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Fairbanks.



333

The number of schoolchildren (K-12) in Fairbanks who were homeless at one time in the 2005-2006 school year

10

The number of children in preschool in Fairbanks who were homeless at one time in the 2005-2006 school year

20,000

The number of low-income Alaskans spending over 50% of their income on housing

16%

The percentage of homeless people in Alaska who are victims of domestic violence.*

9%

The percentage of homeless people in Alaska who are veterans



*Homeless Counts by District & School Year - Alaska Department of Education and Early Development
 †Homeless Counts by District & School Year - Alaska Department of Education and Early Development
 ‡MOA Housing and Community Development Consolidated Plan, 2001-07, State 5 year HCD Plan, 2006-10
 §AHFC's Statewide Homeless Survey, Winter 2006
 ¶AHFC's Statewide Homeless Survey, Winter 2006
 ††Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development

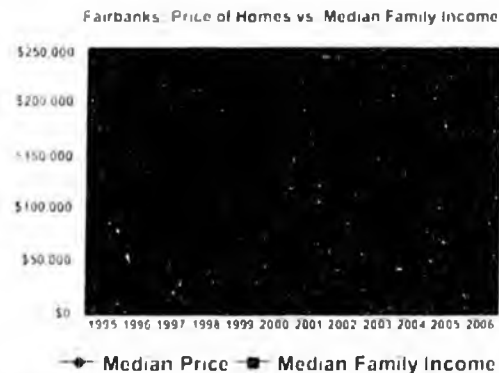
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333

10

20,000

16%

9%



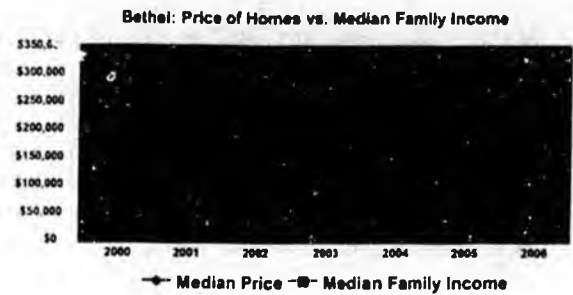
ALASKA HOUSING TRUST



In Bethel, housing prices have moved out of reach for ordinary people.



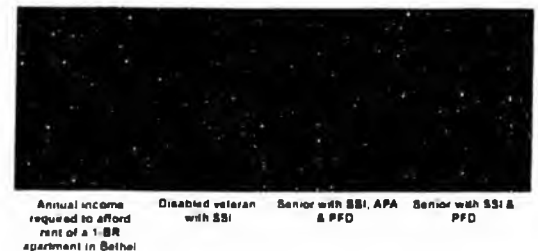
Working Alaskans in Bethel cannot afford to buy a house. In the past six years, the cost of a single family home in Bethel has fluctuated three times, while median family income has increased only gradually.



Working Alaskans in Bethel cannot afford to rent. A person living in Bethel must earn \$22.54 per hour to afford the fair market rent for a two-bedroom apartment of \$1213.00 monthly. A person earning minimum wage must work 126 hours to afford this rent.



Seniors, veterans, and disabled Alaskans are at risk of homelessness. People living on fixed incomes, like seniors, people with disabilities, and veterans, cannot afford to rent a fair market rate, one-bedroom apartment in Bethel.



20,000
The number of low-income Alaskans spending over 50% of their income on housing

16%
The percentage of homeless people in Alaska who are victims of domestic violence.

9%
The percentage of homeless people in Alaska who are veterans.

MCA Housing and Community Development Consolidated Plan, 2003-07; State 5-year HCD Plan, 2006-10
 AHFC's Statewide Homeless Survey, Winter 2006
 AHFC's Statewide Homeless Survey, Winter 2006
 Data on rent, purchase price, and income collected from Alaska Housing Finance Corporation, U.S. Census Bureau, and Alaska Department of Labor and Workforce Development



ALASKA HOUSING TRUST



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16%

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ALASKA HOUSING TRUST

