







# HOUSING ANCHORAGE

*BREAKING GRIDLOCK. BREAKING GROUND.*





## KEY FACTS ABOUT ANCHORAGE'S HOUSING GRIDLOCK

### **PRODUCTION GOAL: *Build 18,000 new units by 2030***

-  We need to build 900 new units in the Anchorage Bowl annually. In the past six years we have built less than 350 annually.
-  A healthy rental vacancy rate is 5%. Our vacancy rate has been below 5 percent for the past six years, with an average vacancy rate since 2010 of 2.5%.
-  Anchorage is not building enough single-family or duplex units, but the greatest shortfall is a lack of multi-family housing. Anchorage needs more than 400 multi-family units a year and is adding just about 70.
-  Only five local builders have built more than 100 housing units in the past six years. Most of the homes they built were pre-sold units.
-  Builders and developers face a 25% to 50% gap between what it costs to develop multi-family housing compared to what the majority of renters can afford to pay.
-  Much of Anchorage's rental housing stock is old and needs to be upgraded or replaced. Twenty-two percent of the housing stock was built before 1970, making it at least 45 years old.





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### **AFFORDABILITY GOAL: *Decrease number of people burdened by housing costs***

-  Median rent for a two-bedroom apartment is \$1300 per month. To afford that, a household must earn \$50,000 per year.
-  The average-priced single-family home is \$347,000. To afford that, a household must earn at least \$85,000 per year.
-  Between 2008-2012 median household income for Anchorage renters increased by 4.7%. In that same period, the median cost for an Anchorage rental increased by 13.7%.
-  Half of renters spend more than 30% of their income on housing - one in five spends 50%. This means many families may not have enough money for food, childcare, transportation, utilities or other purchases that help grow the economy.

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### **ECONOMICS GOAL: *Community acceptance of the necessity of quality, affordable workforce housing***

-  Workers in 21 of the 25 most common jobs in Anchorage cannot afford a two bedroom apartment. Workers in 18 of these jobs cannot afford a one-bedroom rental apartment.
-  Fifty-eight percent of businesses polled said the price and quality of our housing options affected their ability to recruit or retain employees.
-  Ninety-two percent of residents polled feel that an adequate supply of quality housing options is necessary for a good economy.
-  In February 2014, only 458 homes were listed for sale in Anchorage by the Multiple Listing Service. This is the lowest inventory in the last 30 years.

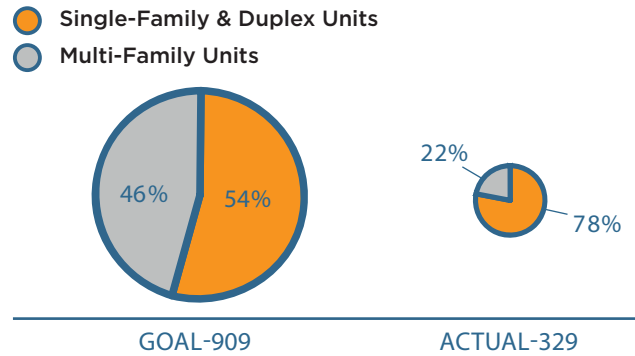
HOUSING ANCHORAGE seeks to find broad-based community solutions to improve the availability of housing options for Anchorage's workforce and to spur economic growth. This collaboration includes **Alaska Housing Finance Corporation, Anchorage Community Development Authority, Anchorage Downtown Partnership, Cook Inlet Housing Authority, Rasmuson Foundation, and United Way of Anchorage.**

# PRODUCTION

## UNITS BUILT IN THE ANCHORAGE BOWL IN 2013



## 2013 CONSTRUCTION: ACTUAL VS. GOAL



Multi-family housing fell significantly short of the goal, increasing the housing gridlock for renters.

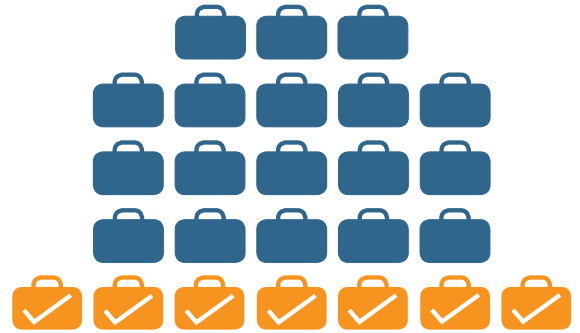
# AFFORDABILITY

## HOUSING INCOME



2 in 4 people are spending more than 30% of their income on housing.

## HOUSING FOR EMPLOYEES



Only 7 of the 25 most common job positions in Anchorage can afford housing at the current rent rate.

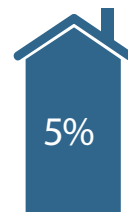
# ECONOMICS

## BUSINESS VIEW

58%

of businesses polled said that price and quality of Anchorage's housing affected their ability to recruit and retain employees.

## RENTAL VACANCY



HEALTHY



ANCHORAGE BOWL

This means we don't have enough housing to support the growing population, which will discourage people from moving here and spending money in Anchorage.