

Juneau Housing Needs Assessment Factsheet

A housing needs assessment collects, organizes, and analyzes housing information with the goal of providing information that will be used to develop public policies and housing programs, identify resources for housing, and help plan for future housing impacts and growth.

The Juneau Housing Needs Assessment found that nearly 4000 households (10,124 residents) lack safe and affordable housing in Juneau. This lack of affordable housing greatly impacts the low-income, senior citizen, special needs veteran, young professional, and homeless populations.

- 56% of renters ages 65 and over are rent-burdened. (Pay more than 30% of their income to rent.)
- 88% of all Juneau renters that earn less than \$35,000 are rent-burdened.
- 17% of the 177 homeless attendees to the Project Homeless Connect event in 2010 were veterans.
- 62% of homeowners with income less than \$50,000 are mortgage-burdened.
- Median rental costs for a two-bedroom apartment, including utilities, are highest in Juneau. (\$1,155/month)

In 2010, 8.2% of household units (966 of 11,740) were available for low-income, special needs, and homeless populations. To reach a 10% target used in many other communities, Juneau needs to build and support 208 new units of low-income special needs housing.

In order to reach a 5% vacancy rate all housing categories and meet current pent up demand, 343 total housing units are needed, including 138 multi-family units and 205 single-family homes.

Recommendations of the Juneau Housing Needs Assessment:

1. Encourage the creation of more 1-and 2-bedroom apartments and single-family homes to manage unmet needs.
2. Continue to develop the organizational capacity for affordable housing and monitor local housing data.
3. Establish an Affordable Housing Trust Fund. (Completed July 19, 2010.)
4. Address the buildable lands issue.
5. Strengthen the Continuum of Care network. (Juneau Homeless Coalition)

How does the report help?

- The CBJ, CBJ Assembly, and Affordable Housing Commission can use the report to create housing policy and develop a housing plan that includes target outcomes/benchmarks for the creation of senior, low-income housing.
- Affordable housing developers will use the information to strengthen grant and loan applications as well as advocate for more funding to assist targeted populations.
- Private enterprise can use information to create projects to meet a community need.
- Control of local housing data allows the local housing community to comment on statewide housing plans and to influence HUD/AHFC programs.