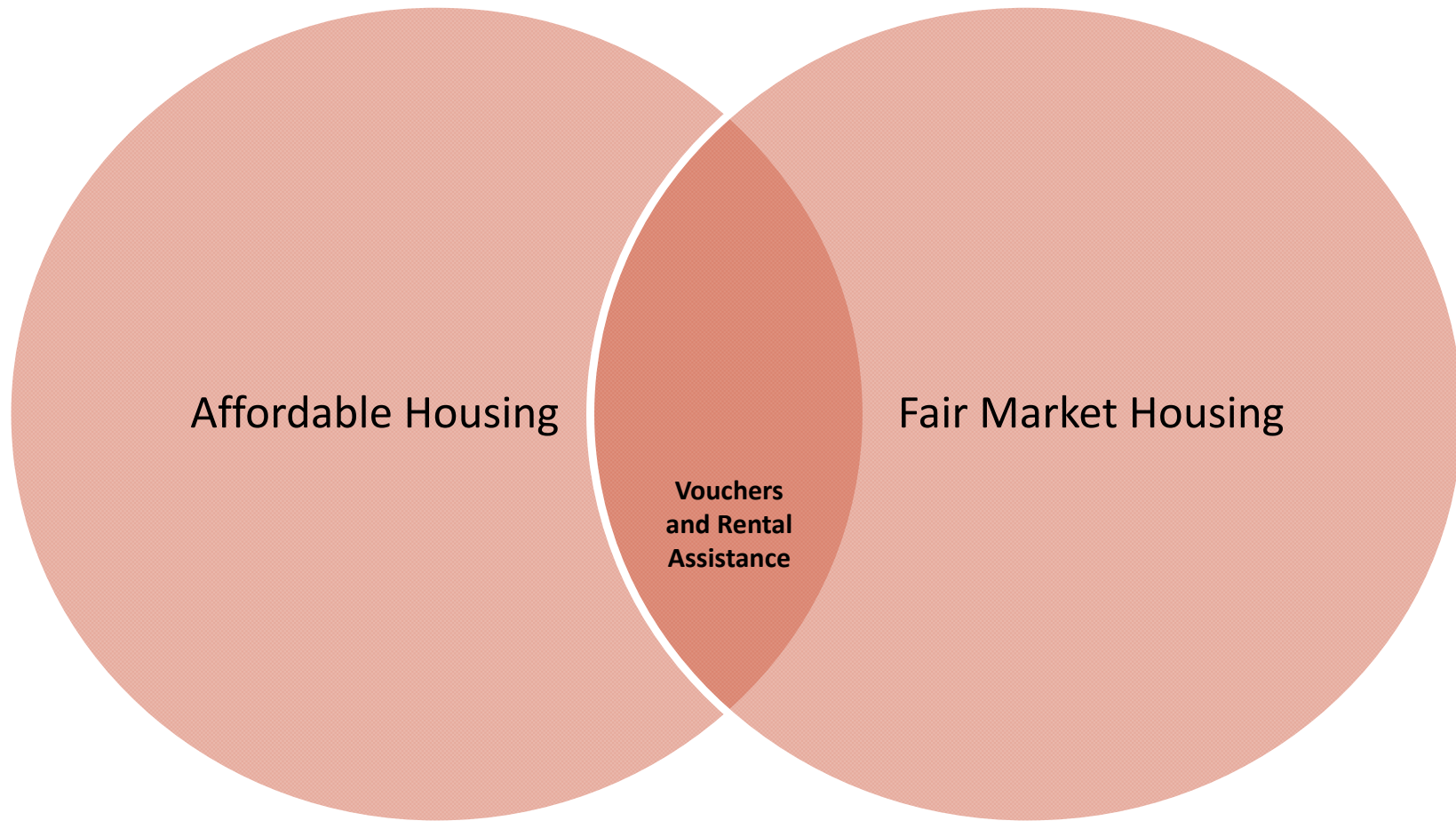


# **ALASKA'S INADEQUATE HOUSING STOCK: GAPS THAT IMPACT THE HOMELESS, LOW-INCOME, AND MIDDLE CLASS**

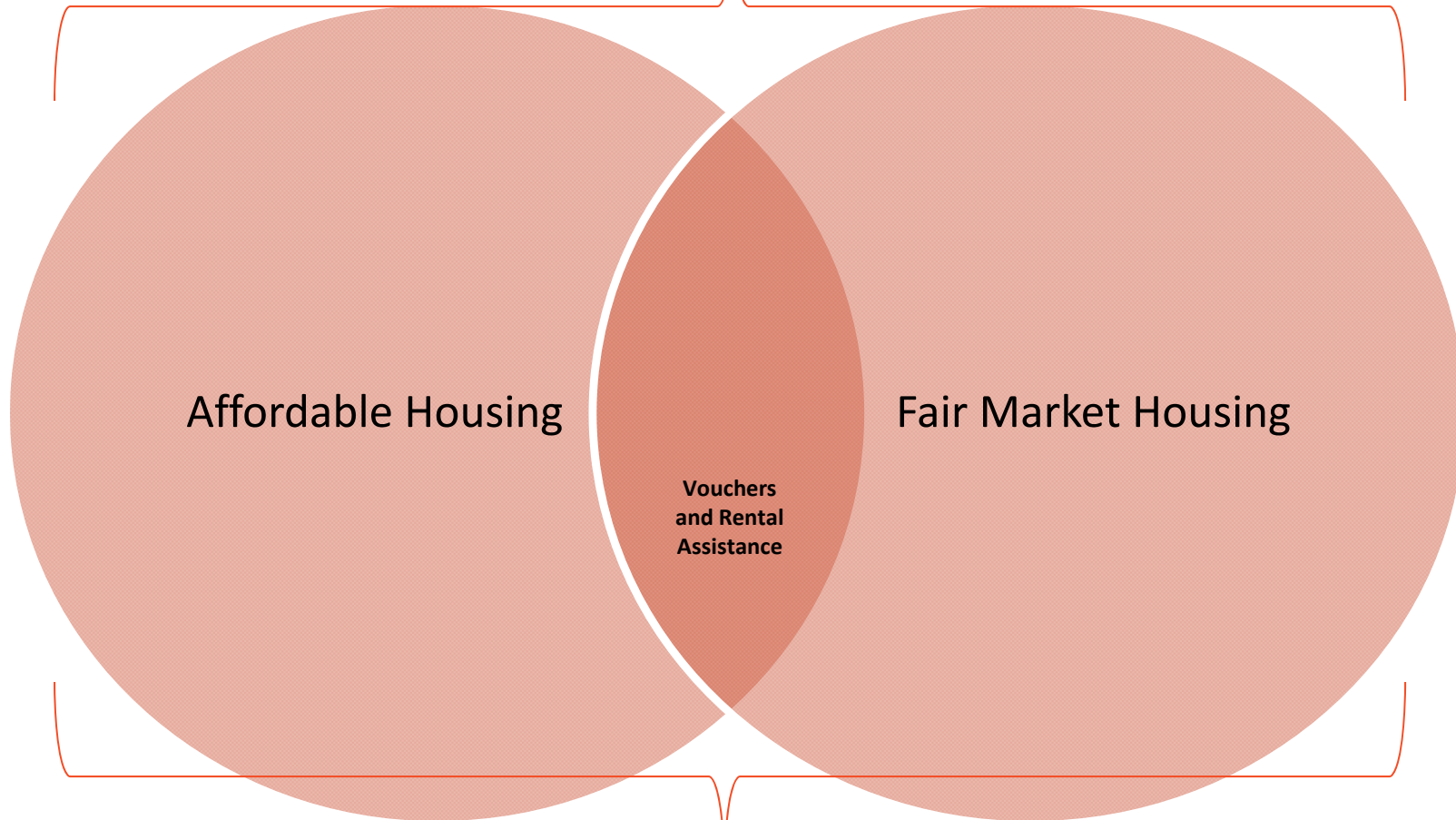
Scott Ciambor, State of Alaska Health and Social Services Planner  
Alaska Mental Health Board/Advisory Board on Alcohol and Drug Abuse  
Co-Chair, Juneau Homeless Coalition

## Types of Housing Available in Communities



## Availability and Affordability

### **Availability:** Housing Stock and Vacancy Rates



**Affordability:** Residents considered burdened if paying more than 30% of income on housing

**Communities Need To Monitor All Aspects of the Local Housing System To Strategically Fill Gaps In A Time of Dwindling Resources**

## Affordable Housing Stock



Affordable Housing

## Continuum of Care – Housing Targeting Homeless Persons

- **Emergency Shelters (Glory Hole, Aware, Inc., THRHA)**
- **Transitional Living (Gastineau Human Services, Juneau Youth Services)**
- **Permanent Supportive Housing (JAMHI)**

## Public Housing

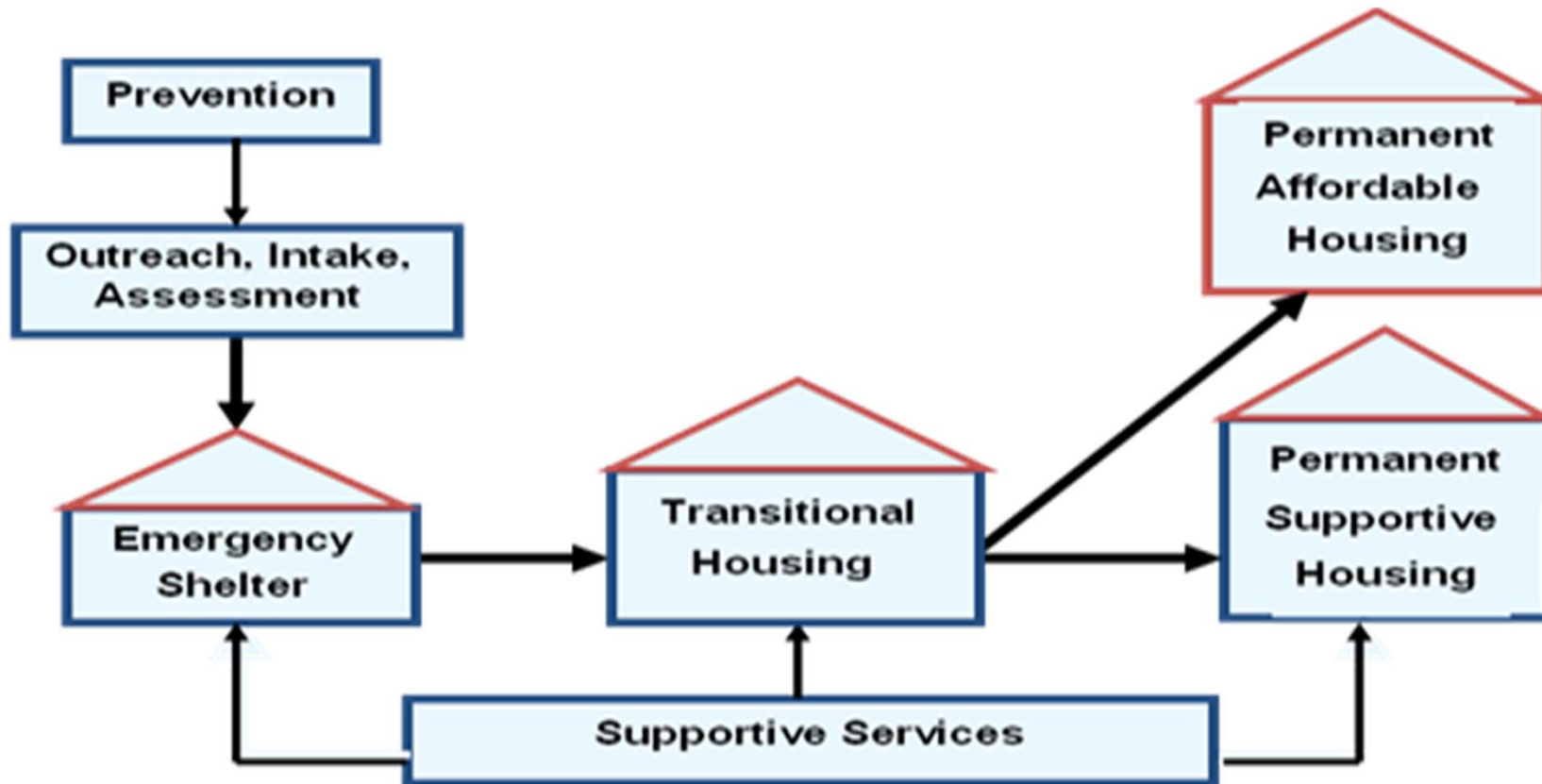
- **AHFC Public Housing Division**
  - **1300 units of subsidized housing**
  - **4300 Housing Choice Voucher**
  - **Juneau – 207 units, 334 vouchers**

## Other: Assisted Living/Senior Housing , Permanent Affordable Housing

- **Permanent Affordable Housing (THRHA/AHDC)**

# Affordable Housing: HUD Continuum of Care Model

Housing that targets homeless persons



## Juneau: HUD Continuum of Care Survey

### Total Number of Continuum of Care Programs of Each Type In Juneau

Emergency Shelter	Transitional Housing	Permanent Supportive Housing	Permanent Affordable Housing
4	8	12	14

### Total Number of Beds Within Each Continuum of Care Program In Juneau

Emergency Shelter beds	Transitional Housing	Permanent Supportive Housing	Permanent Affordable Housing
95	69	133	717

### Agencies that Provide Supportive Services Only

Support Services
7

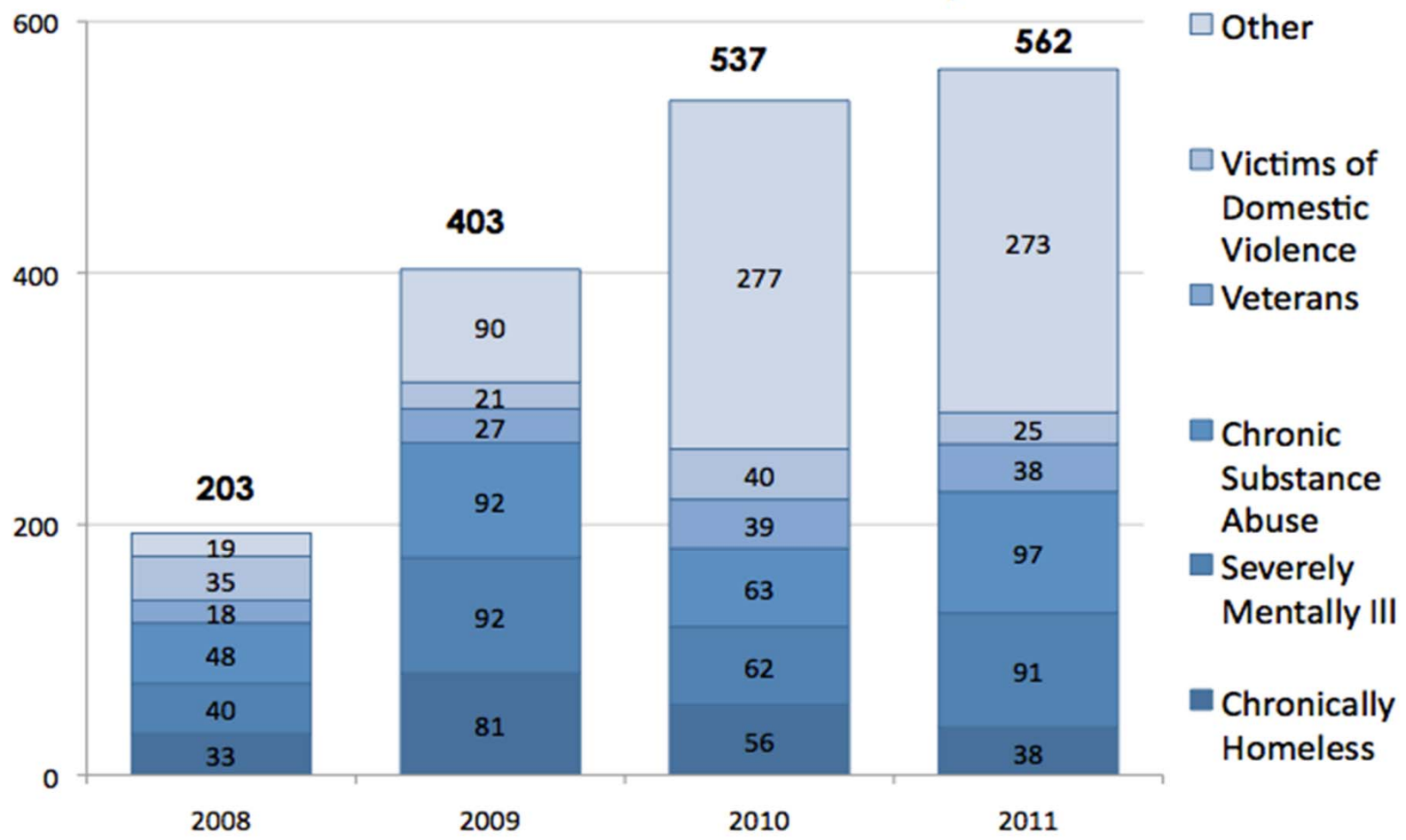
**Result: 1020 of 11,740 units (8.6%) of household units target homeless, low & moderate income residents in Juneau.**

**10% would be an optimal target**

**Question: Who's responsibility is it to make sure housing development for homeless and low-income residents maintains pace with the need?**

**Juneau's Available Continuum of Care Housing Stock does not meet the needs of the local low-income/homeless population**

**Juneau Point In Time Homeless Count, 2008-2011**



## One Reason: Limited Affordable Housing Development in the Past Ten Years

Grantee Name	State Fiscal Year	Funding Source	Grant Amount	Housing Type	Units Created	Description
Juneau Housing Trust	2001	AHFC – HOME Community Land Trust	\$196,000	Homeownership	4	Homeownership
St. Vincent de Paul Society	2003	DCCED-Community Development Block Grant	\$500,000	Transitional	7	Partial Funding for Paul's Place
Juneau Alliance for Mental Health Inc (JAMHI)	2003	AHFC – Special Needs Housing Grant (SNHG)	\$608,457	Permanent Supportive Housing	1 (6 beds)	Salmon Creek the Lodge
Tlingit-Haida Regional Housing Authority (THRHA)	2004	Low - Income Housing Tax Credit (LIHTC)	\$556,231	Single-Family	41	Glacier Village I
Tlingit-Haida Regional Housing Authority (THRHA)	2005	Low - Income Housing Tax Credit (LIHTC)	\$437,000	Single-Family	47	Glacier Village II & III
Juneau Housing Trust	2007	AHFC – HOME Community Land Trust	\$107,000	Single-Family	4	Homeownership on Land Trust Property
Juneau Youth Services (JYS)	2008	AHFC – Special Needs Housing Grant (SNHG)	\$724,708	Transitional	8	Denali Transitional Living Program
REACH, Inc.	2009	HUD-811, Mental Health Trust Authority, & private donations	\$1,120,000	Group home	4	Mendenhall Woods Group Home
REACH, Inc.	2010	AHFC-Special Needs Housing Grant & private donations	\$954,000	Group home	5	Begin construction fall 2010
Juneau Housing Trust	2011	HUD- Neighborhood Stabilization Program (NSP 1)	\$559,032	Single-Family	3	To acquire and rehabilitate three residential properties; one family to be 50% AMI or below; one family between 51-80% AMI, and one family between 81-120% AMI.
<b>Total</b>			<b>\$5,762,428</b>		<b>124</b>	

**Affordable Housing Development in Juneau 2000-2010:** Since 2000 there have been 124 units of low-income/affordable housing units developed in the City and Borough of Juneau.

Juneau's Continuum of Care (much like COC's everywhere) is a little like...



### Gaps

- Emergency Shelter for families
- Housing First Model: Options for hard-to-house, chronic inebrates (0 to 30%AMI)
- Supportive housing for seniors
- Transition-age Youth

### Current Projects to Fill Gaps

- Aware, Inc. - Emergency Shelter and meeting space
- St. Vincent DePaul – 24 studio apartments for low-income housing
- Vulnerability Index Survey & Housing survey for hard-to-house, chronic inebrates
- Glory Hole/Northern Lights Church/Yakoosge Daakahidi H.S. – Emergency Youth Shelter

## Affordable Housing Stock

Housing Choice  
Voucher/Rental Assistance

## Continuum of Care – Housing Targeting Homeless Persons

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## **Steps Being Taken To Address the Housing Shortage Juneau Homeless Coalition**

- **Data: Point In Time Homeless Count**
- **Data & Outreach: Project Homeless Connect Event and report**
- **Data & Street Outreach: 100,000 Homes Campaign & Vulnerability Index**
- **Homeless Medical Respite Program**
- **Projects:**
  - **St. Vincent DePaul**
  - **AWARE, Inc.**
  - **Emergency Youth Shelter**

### **Alaska Mental Health Trust Authority**

- **Affordable Housing Focus Area**
- **Supportive Housing Stock Survey**
- **Housing First technical assistance**

### **Alaska Housing Finance Corporation**

- **Homeless Community Coordination Program**
- **Special Needs Housing Grant Funding**

### **City and Borough of Juneau**

- **Juneau Affordable Housing Fund**
- **Juneau Affordable Housing Commission**
- **Planning Commission: Zoning Changes and easing height restrictions.**
- **Lands Department: Willoughby District Land Use Plan & Studies of CBJ-owned properties for housing.**
- **Representative Munoz H.B. 124 – Property Tax deferral on subdivisions**

# Additional Steps Needed

## City and Borough of Juneau

- **Define the local responsibility of the oversight of the housing systems**
- **Make projections/set goals for housing development**
  - **Ten-Year Plan to End Homelessness – (housing targets and**
  - **CBJ housing plan that includes targets**
- **Increased dialogue between property owners/private developers/social service providers to find common ground and encourage development**

## State of Alaska

SAMPLE SLIDES

# State of Alaska

## Alaska

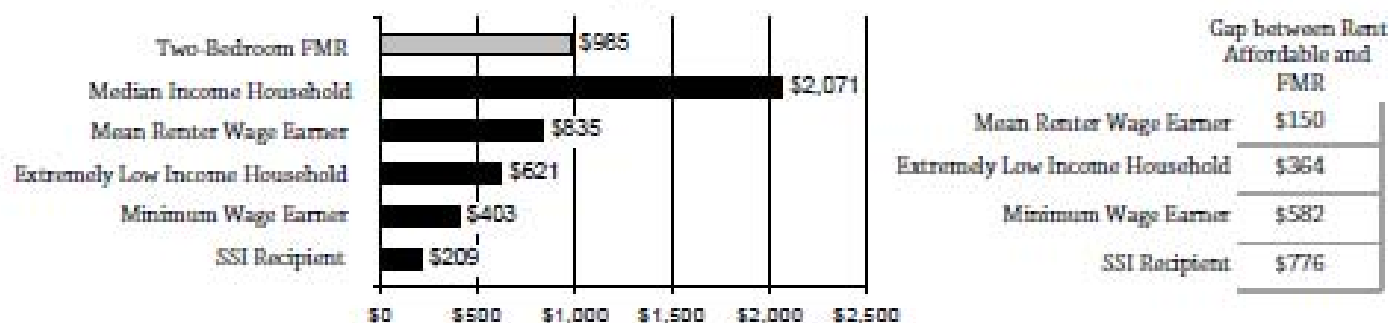
In Alaska, the Fair Market Rent (FMR) for a two-bedroom apartment is \$985. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,283 monthly or \$39,399 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

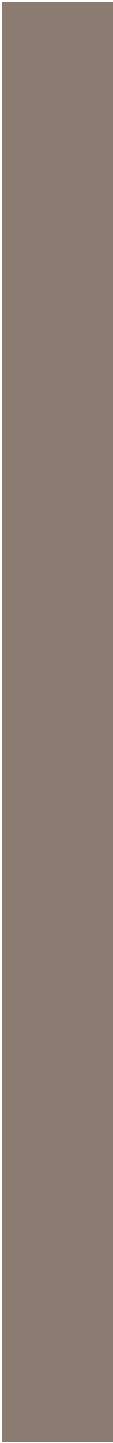
**\$18.94**

In Alaska, a minimum wage worker earns an hourly wage of \$7.75. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 98 hours per week, 52 weeks per year. Or a household must include 2.4 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Alaska, the estimated mean (average) wage for a renter is \$16.07. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 47 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Rent Affordable to Selected Income Levels  
Compared with Two-Bedroom FMR





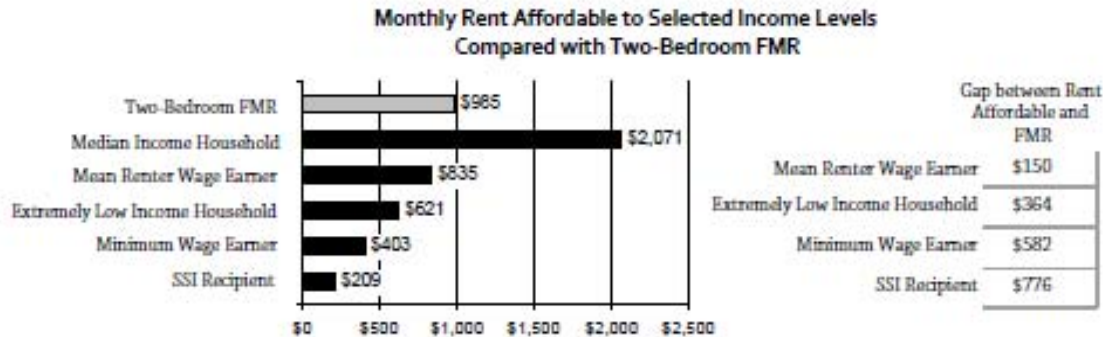
## Alaska

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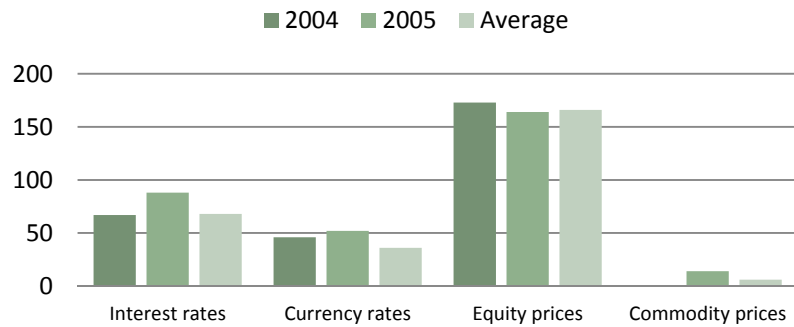
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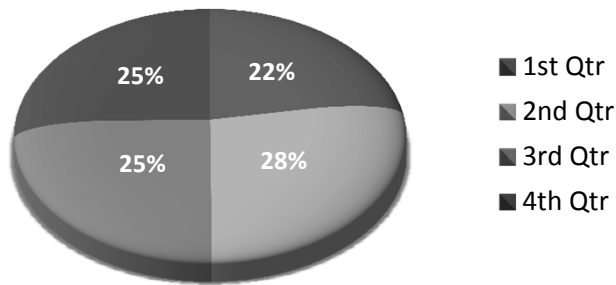
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Market Risk



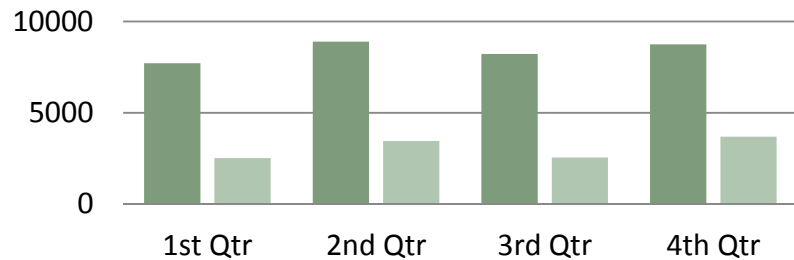
Fiscal Year 2004



Fiscal Year 2005 Annual Report

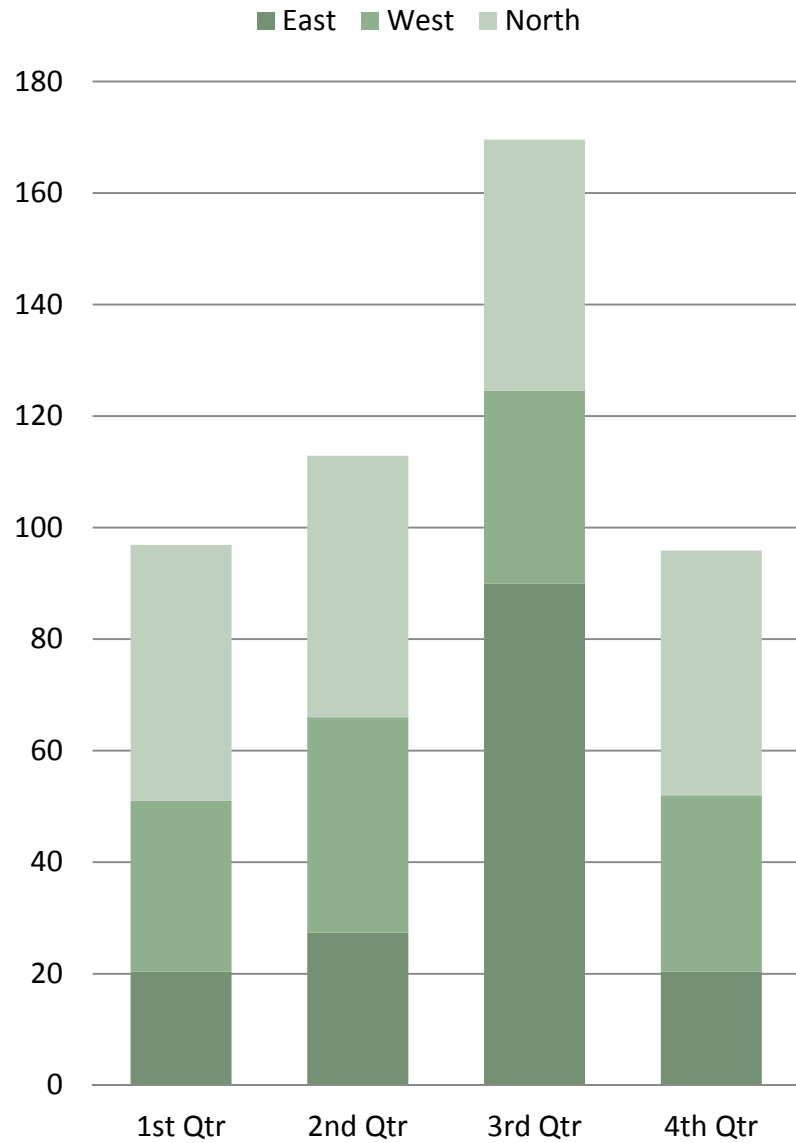
Quarter Ended	1 <sup>st</sup> Qtr.	2 <sup>nd</sup> Qtr.	3 <sup>rd</sup> Qtr.	4 <sup>th</sup> Qtr.	Total
<b>Fiscal year 2003</b>					
Revenue	\$7,746	\$8,541	\$7,835	\$8,065	\$32,187
Gross profit	6,402	6,404	6,561	6,761	26,128
Net income	2,041	1,865	2,142	1,483	7,531
Basic earnings per share	0.19	0.17	0.2	0.14	0.7
Diluted earnings per share	0.19	0.17	0.2	0.14	0.69
<b>Fiscal year 2004</b>					
Revenue	\$8,215	\$10,153	\$9,175	\$9,292	\$36,835
Gross profit	6,735	7,809	7,764	7,811	30,119
Net income	2,614	1,549	1,315	2,690	8,168
Basic earnings per share	0.24	0.14	0.12	0.25	0.76
Diluted earnings per share	0.24	0.14	0.12	0.25	0.75
<b>Fiscal year 2005</b>					
Revenue	\$9,189	\$10,818	\$9,620	\$10,161	\$39,788
Gross profit	7,720	8,896	8,221	8,751	33,588
Net income	2,528	3,463	2,563	3,700	12,254
Basic earnings per share	0.23	0.32	0.24	0.34	1.13
Diluted earnings per share	0.23	0.32	0.23	0.34	1.12

Gross Profit and Net Revenue

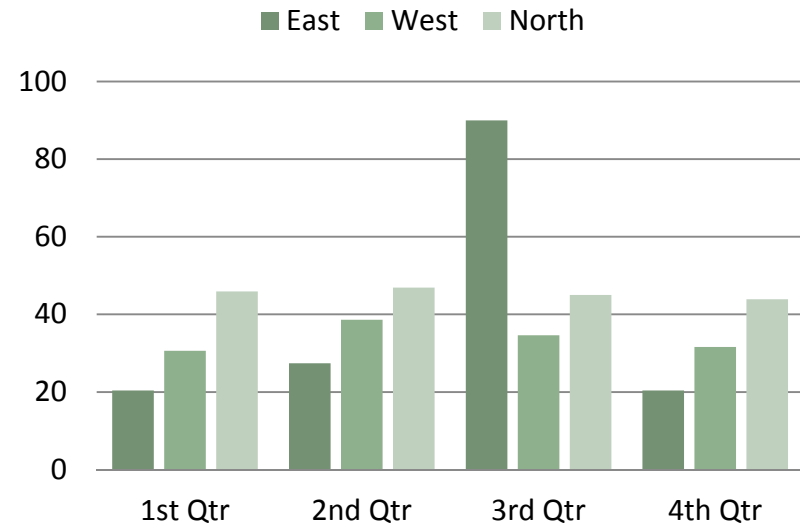


- (1) Includes charges totaling \$750 million (pre-tax) related to the Fabrikam settlement and \$1.15 billion in impairments of investments.
- (2) Includes stock-based compensation charges totaling \$2.2 billion for the employee stock option transfer program.
- (3) Includes charges totaling \$756 million (pre-tax) related to Contoso subsidiaries and other matters.

1<sup>st</sup> Year Sales Figures



Market Distribution



Financial Summary

Our perennial 3<sup>rd</sup> Quarter boost was larger than expected contributing to an exceptionally strong year. Distribution of sales across the geographic markets looks fairly steady.

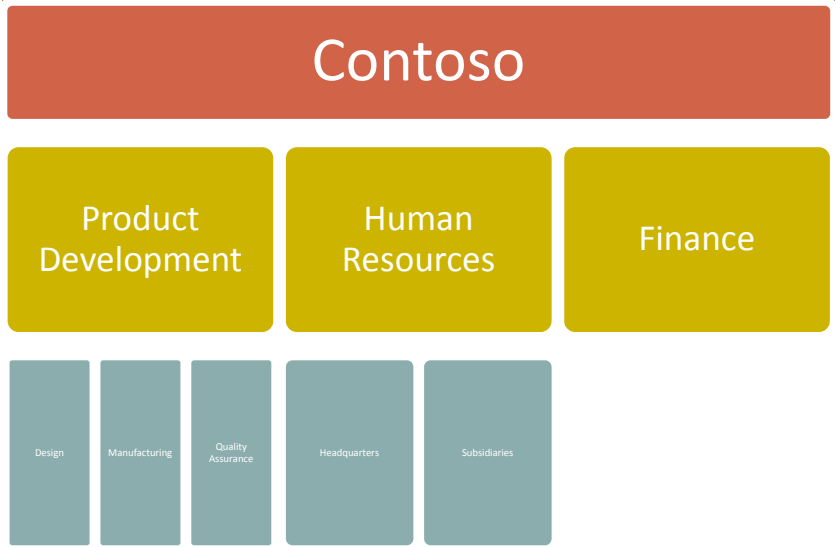
Our new product line, released this year, is early in its adoption phase. We expect to see substantial revenue contribution from these products over the next two years.

### Market Share by Division

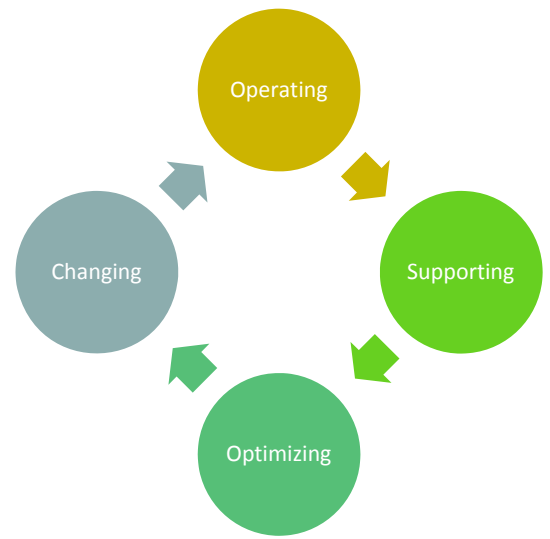
Product Division	2002	2003	2004	2005
Electronics	10.3 %	12.1%	13.2%	17.0%
Consumer Goods	1.3%	2.3%	2.2%	2.7%
Services	12.0%	11.0%	8.9%	9.2%
Widget Sales	78.0%	82.3%	82.5%	84.0%
Installations	5.3%	7.9%	12.2%	15.1%

- (1) Percentages based on domestic comparison to competitors in directly related industries.
- (2) Percentages based on standing at the end of each fiscal year.
- (3) Values provided by a third party agency.

### Organizational Structure



### Business Process Model



### Summary

This has been a pivotal year for the company in growth, but also development of our infrastructure and business processes. We'll continue to focus on our internal systems over the next year.

Specific growth areas include *Electronics* where Contoso has seen as 6.7% increase in market share over the last three years. An area to monitor closely is the *Services* division where market share has dropped slightly.

## About the Template

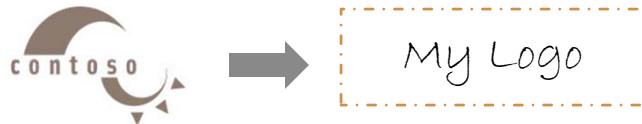
Pitchbooks are structured presentations with tightly packed text and graphics. They are usually intended for print rather than projection. Some typical characteristics of a pitchbook presentation include:

1. Smaller text sizes and more dense content layouts to enable communication of large amounts of information
2. Simple graphical elements which print quickly and accurately
3. High degree of consistency between slides and among sections of slides

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To do this for all of your slides, go into Slide Master View.

1. Click on the **View** tab
2. Click on the **Slide Master** view button

From here, you can add your own logo. You can also customize or add additional layouts to create even more types of slides with this template.

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1. Click on the **Design** tab
2. Right-click on a color set in the **Theme Colors** gallery
3. Select the **Apply to Selected Slides** option

