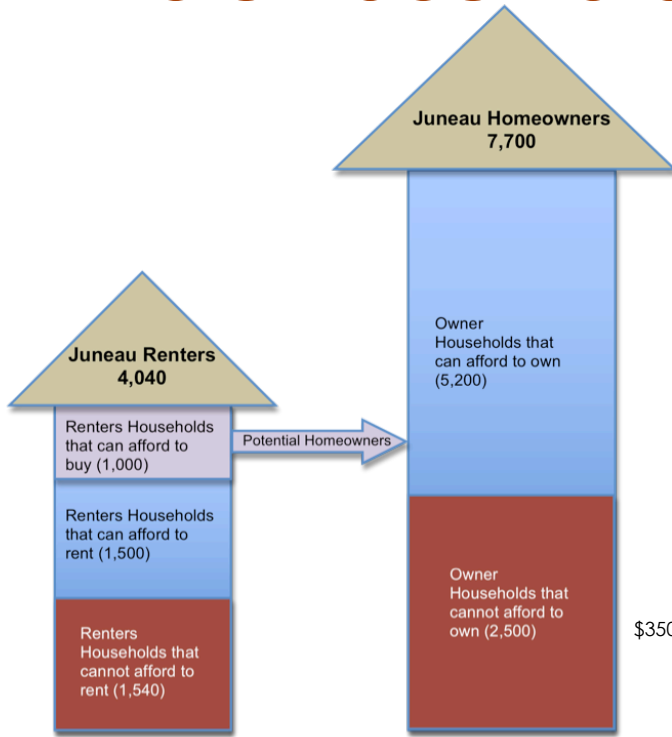


JUNEAU'S HOUSING CRISIS AFFECTS ALL

JUNEAU HOUSING 2011

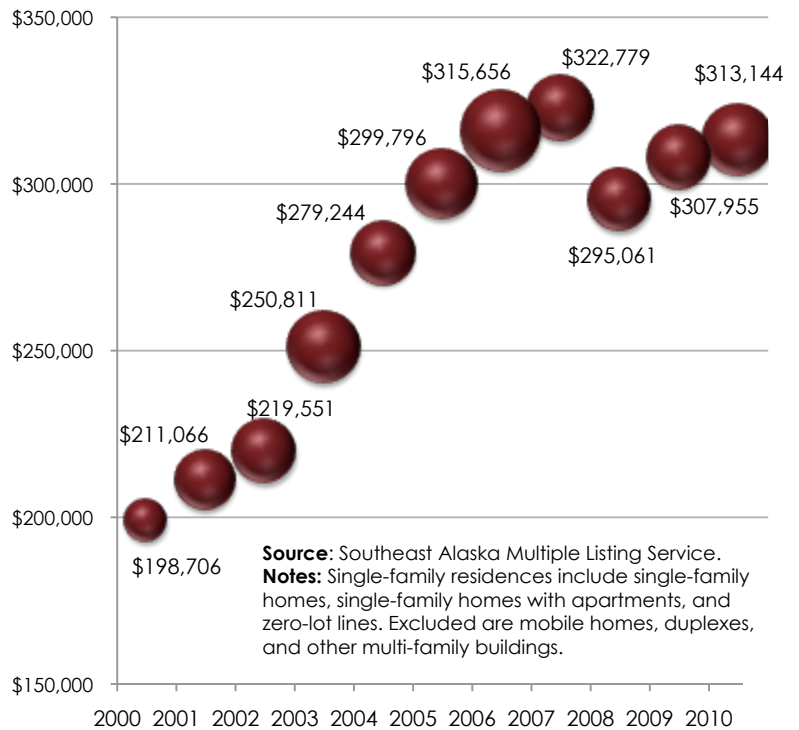


Three Distinct Affordability Problem Areas in Juneau:

If a person pays more than 30% of their wages toward rent or mortgage, they are rent-burdened. This negatively affects housing choice, upward mobility, and the overall attractiveness of the community.

1. Low Income Renters/Homeless.
2. Renters that should be owners.
3. Home owners that are mortgage burdened.

The Average Price of a Juneau Single Family Home 2000 to 2010
(Bubble size = Volume of Sales)



The Cost of Housing

Juneau housing costs are anywhere from 35-64 percent higher in Juneau than in the "average" US city, depending on the comparison criteria:

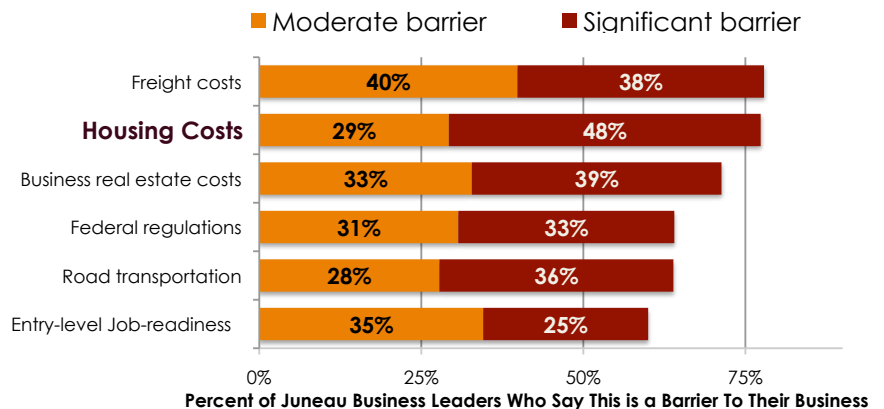
- In 2008 the **median assessed value** of an owner-occupied housing unit in Juneau was 53% higher than the national median value and 30% higher than the Alaska median value.
- Housing costs for a family of four with a relatively **low standard of living** costs 49% more in Juneau than a standard U.S. city.
- **Professional and executive housing** is 64% more expensive in Juneau than the "average" US city.
- The **median monthly Juneau homeowner cost** (for those homeowners with a mortgage) was \$2,039 in 2008. Comparatively, these costs are 17% higher than the Alaska median and 35% higher than the national median.



The High Price of Housing Hurts Juneau Businesses

We asked 125 Juneau business leaders to tell us which elements act as barriers or benefits to operating their businesses. Two of the top three answers included the high price of local real estate. The high cost of housing in general was deemed a barrier 78% of Juneau business leaders, and business real estate costs were called a barrier by 71%.

Juneau Business Barriers: How significant are each of the elements listed below to operating your business?



Juneau does not have enough housing to meeting current demand (let alone enough housing to support growth)

In 2010, one, three and four bedroom rental homes each posted vacancy rates of zero.

NUMBER OF HOUSING UNITS NEED IN JUNEAU TO MEET 2009 PENT UP HOUSING DEMAND

Housing Type	RENTER OCCUPIED UNITS IN MULTI UNIT BUILDINGS	RENTER OCCUPIED SINGLE FAMILY HOMES	OWNER OCCUPIED UNITS IN MULTI UNIT BUILDINGS	OWNER OCCUPIED SINGLE FAMILY HOMES	TOTAL NEW UNITS NEEDED
Total New Units Needed	114	36	25	168	343

Low-Income/Affordable Housing Developed in Juneau in the Last 10 Years

AFFORDABLE HOUSING DEVELOPMENT, 2000-2010, RENTAL/SUPPORTIVE HOUSING

Grantee Name	STATE FISCAL YEAR	FUNDING SOURCE	HOUSING TYPE	UNITS CREATED
St. Vincent de Paul Society	2003	DCCED-CDBG	Transitional	7
Juneau Alliance for Mental Health Inc(JAMHI)	2003	AHFC - SNHG	Permanent Supportive Housing	1
Juneau Youth Services	2008	AHFC - SNHG	Transitional	8
REACH, Inc.	2009	HUD-811	group home	4
REACH, Inc.	2010	AHFC-SNHG	group home	5
Total				25

AFFORDABLE HOUSING DEVELOPMENT, 2000-2010, HOMEOWNERSHIP

Grantee Name	State Fiscal Year	Funding Source	Housing Type	Units Created
Juneau Housing Trust	2001	AHFC - HOME	Single-Family	1
Tlingit-Haida Regional Housing Authority	2004	LIHTC - Glacier Village I	Single-Family	41
Tlingit-Haida Regional Housing Authority	2005	LIHTC - Orca Point	Single-Family	47
Juneau Housing Trust	2007	AHFC - HOME	Single-Family	1
Juneau Housing Trust	2011	HUD- Neighborhood Stabilization Program	Single-Family	3
Total				92



Juneau Housing Needs Assessment Recommendations, 2010

1. Continue to develop the organizational capacity for affordable housing and continue to monitor local housing data.
2. Encourage the creation of more one and two-bedroom apartments and single-family homes to manage unmet needs.
3. Establish an Affordable Housing Trust Fund.
4. Address the buildable land issue
5. Strengthen the Juneau Homeless Coalition



Juneau Affordable Housing Fund

On July 19, 2010 the City and Borough of Juneau Assembly passed ordinance No. 2010-11(G)(b) that appropriated \$400,000 into the Juneau Affordable Housing Fund to be used for the creation, acquisition, rehabilitation, or preservation of affordable housing based on review and recommendation of the Affordable Housing Commission.