

City and Borough of Juneau 2006 Housing Situation Report

Community Development Department
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- 1 List of Subsidized Affordable Housing in the CBJ
- 2 2000 Census data Community Profiles by Geographic Areas
- 3 Pro-Forma Analysis of a Prototypical Single-Family Housing Development
- 4 Living Wage Calculation for prototypical Juneau households

Data Sources

Please note that some of the data presented herein reflect the following data sources:

1. Year 2000 U.S. Census Bureau data for the CBJ;
2. 2005 and 2006 CBJ housing data, Community Development Department;
3. 2005 Alaska Housing Finance Corporation survey data; and
4. 2004 and 2005 Alaska Department of Labor occupation and wage data for Southeast Alaska.

We did not mix data or extrapolate from one to another; sources of data are noted therein. The most recent data to assess the CBJ's housing needs are the U.S. Census Bureau's Year 2000 data sets derived from the 2000 Census' SF1 "short form" (100 % survey) data and the SF3 "long form" sample survey data. This data, combined, reveals the household characteristics and income of CBJ residents as of April 2000. The annual growth rate in population and jobs has been a steady 1% since 2000. This is a very modest and stable growth rate which indicates that the Year 2000 Census data can be a reliable reflection of current household characteristics and income. This data can describe, in general, what *size* dwelling unit a household needs to avoid overcrowding and what rent or price they can pay for shelter to avoid an unacceptable financial burden on the household for shelter costs.

1. Introduction

The City's Role in the Provision of Housing

One of the City and Borough of Juneau's (CBJ's) most important responsibilities is to provide safe, sanitary and affordable housing for its residents. Furthermore, this housing should be located within a healthy and pleasant living environment. This neighborhood "livability" can be measured by such factors as the absence or presence of graded roads, sewer and water systems, pedestrian pathways, and noise as well as the distance or proximity to transit, schools, libraries, parks, convenience shopping and employment centers.

The CBJ plays a key role in the provision of housing and livable neighborhoods by establishing Comprehensive Plan land use policies and land use map designations for residential neighborhoods. It adopts Land Use Codes, zoning district map designations, and building development standards to assure safe and sanitary buildings and neighborhoods. The CBJ also provides essential public services in support of its residential population, such as the development and maintenance of roads, water and sewer systems (called infrastructure) as well as schools, emergency and medical services, parks and public transit services, among others.

The CBJ plays a more active role in the provision of housing:

- It occasionally gives land to non-profit developers for construction of affordable housing;
- It sells land to private developers for housing construction;
- It assists in the processing of Community Development Block Grant grant applications for non-profit affordable housing corporations; and
- In the past it has offered low interest loans for rehabilitation of housing and for construction of rental housing.

The CBJ is currently undertaking a review and update of its Comprehensive Plan. A major effort of the Plan Update is to identify ways to facilitate the construction of new affordable housing as well as to conserve existing affordable housing. This report discusses the condition of existing housing in the CBJ, residents' household characteristics and income relative to their ability to afford housing, and presents suggestions for increasing the inventory of affordable housing within the CBJ. The report is intended to provide background information as a basis for identifying housing need and for formulating land use policies and development strategies to meet that need.

This report identifies the costs of building new housing and the "affordability gap" between the typical Juneau household's income and the costs of building a small single-family, detached home. Finally, the study identifies potential strategies intended to

narrow the affordability gap for Juneau households, particularly for households who have the means and desire to purchase housing.

2. Key Findings

Like many households across the country, Juneau residents are suffering from a housing crisis: *There is an inadequate supply of housing to provide residents choice in housing size and price, resulting in households paying more than 30% of their income on housing and living in overcrowded units.*

The three indicators of a housing crisis are the presence of households that are overburdened by housing costs, live in overcrowded conditions and/or live in unsafe and/or unsanitary housing units. The generally accepted standard for affordability in housing is a monthly rental rate, plus the costs of essential utilities such as home heating and power, that does not exceed 30% of the household's income. For a homeowner, the mortgage, private mortgage insurance, homeowners' association fee, and taxes, plus essential utilities, should not exceed 30% of the household's income. In order to qualify for a home loan, the buyer's mortgage principal and interest, private mortgage insurance, taxes and homeowners association fees should not exceed 31% of monthly income, and all debt, including credit card debt, car payment(s) and student loan(s), should not exceed 43% of monthly income.

In 2000, approximately 37% of CBJ *renter* households paid more than 30% of their income for shelter and about 17% of *owner* households paid more than 30% of their income for shelter. However, this figure does not include the costs of essential utilities such as home heating, electric power, water, sewer or garbage services. A quick review of nearby U.S. cities reveals the following statistics from the 2000 Census:

2000 Census Data Set	Juneau, AK	Fairbanks, AK	Bellingham, WA
Total Population	30,711	30,259	66,815
Per Capita Income	\$26,719	\$19,814	\$19,483
% population below the poverty level	6%	10%	20%
Gross Rent greater than 30% Of household (HH) income	37%	42%	55%
Mortgage greater than 30% Of HH income	17%	23%	23%
Units lacking complete plumbing & % of total units	209 / 1%	169 / 1%	170 / .05%
Units lacking complete kitchen & Of total	182 / 1%	231 / 1%	394 / 1%
Units with more than 1 person per room	349 / 1%	320 / 4%	657 / 2%

The generally accepted standard for overcrowding is having more than one person per room living in the dwelling, not counting the kitchen or bathroom. The generally accepted standard for safe and sanitary housing is the presence of a complete kitchen and bathroom. From the Census numbers shown on the previous table, Juneau is doing well in providing safe and sanitary housing for its residents. It is also doing well in providing unit sizes that match its household size and avoiding overcrowding. However, it is not doing well in providing housing that is affordable to its households and this constitutes our housing crisis.

The U.S. Department of Housing and Urban Development Department (HUD) calculates the 2006 Juneau Median Family Income for a family of 4 as \$86,900. This household can afford to purchase a 1,000 square foot, 2-bedroom, 1-bath new single-family, detached home at a sale price of \$265,000 requiring a monthly shelter cost of \$2,080. This is good news for households earning the median income. Unfortunately, we do not have data describing 2006 household characteristics or income and, for the purpose of this analysis, we will use the 2000 Census data to assist in our analysis. In 2000, over 60% of Juneau households earned less than the median income. Those 7,000 plus households could not afford to buy a home and were depending upon a rental housing market with a vacancy rate of less than 1%. Today, the average assessed value of a single family home is \$357,355 with a vacancy rate of less than 1%. The average rental rate for a 2-bedroom unit is \$1,200 with a vacancy rate of less than 1%. Additionally, the average monthly home heating cost for a 1,000 square foot home is \$300 and the average monthly electric power cost for that unit is \$80. Shelter costs can easily exceed 50% of a household's gross income, leaving very little income for food, clothing, transportation and other living expenses (see Attachment 4). A walk through any one of the city's retail Malls can give an indication of what little disposable income residents' have to support their local businesses, as many storefronts are vacant.

How many housing units are "needed" to satisfy the demand for housing in Juneau? It is difficult to assess housing "need" from "demand" and from "effective demand". Many Juneau households are "housed"; that is, they are living in a housing unit. However, that unit may be unsatisfactory to the household because it lacks complete kitchen or bathroom facilities, or it is too small for the number of people in the household, or it may be too costly, forcing them to pay more than 30% of their income for housing.

The desired housing situation for that household may not reflect the household's ability to pay for that unit and, as such, the household does not have an "effective demand". An effective demand occurs when the householder who wants a bigger home or who is now renting and wants to purchase a home has (1) good credit and low debt; (2) a down payment; and (3) income necessary to support a mortgage, taxes and insurance.

The simple, but inaccurate, answer to the question of how much housing is needed to meet current demand is about 750 units to house:

- the 134 households living in crowded conditions (349 persons divided by 2.6 persons per household);

- 209 households living in housing lacking complete plumbing facilities;
- 182 households living in housing lacking complete kitchen facilities;
- 200 homeless households;
- 7 units to house 30 youths still in high school and unable to live at home; and
- 7 units to house 25 mentally- or physically-disabled adults ready to live away from home with support services.

Of course, this is a simplistic answer because the 391 units without complete plumbing or kitchens could be retrofitted with adequate facilities. Furthermore, those units may have been included in the tally of 134 households living in crowded conditions. Simply increasing the supply of housing by 645 units to create a 5% vacancy rate may not be sufficient to satisfy the local demand for housing. Additionally, the 2,802 households that are paying too much of their income for housing can be relieved of this burden by either securing jobs with higher wages or by securing lower-cost housing.

There is not a clear and specific answer to the question of the number of new housing units that are needed, today, to satisfy the housing need or the pent up demand for suitable and affordable housing. However, an addition of 750 to 1,000 units in the near term would probably significantly ease the cost burden of Juneau households.

Juneau is not alone in the crisis of affordability. Many cities across the country suffer this crisis and have adopted strategies to ease the shelter cost-burden on their residents. Staff has reviewed numerous strategies that have been used successfully by other cities and has analyzed how those strategies, or derivatives of those strategies, can be useful to us. Juneau has unusual constraints related to our terrain, and we bear extra costs associated with our isolation and weather; however these constraints are not insurmountable. At the direction of the Planning Commission, the strategies identified in Section 7 of this report can be further analyzed for feasibility in the coming months.

Local builders say that the price of buildable land is the single most expensive cost factor in constructing housing. A recent theoretical cost analysis by staff of a prototypical housing development in Juneau produced a sale price for a 2-bedroom, 1-bath, 1,000 square foot single-family, detached home of \$265,000. This "pro-forma" analysis assumed a below-market-rate land price of \$60,000 per acre, a 5-units-per-acre density development, built on a 20-acre flat and dry parcel. This house would require a \$2,080 monthly housing cost which would be affordable to only 38% of Juneau households in 2000. In 2000, there were over 5,500 households who could not afford the average priced housing at \$179,200; these households would compete for the 4,180 rental units on the market.

If there is a "secret" to providing affordable housing, it is in finding and making available for development:

- relatively flat and dry land
- with water, sewer and roads, and

- at densities needed to reduce the land cost per unit

Throughout this Comp Plan Update effort, we will continue to seek ways to reduce the costs of housing development and many strategies are described in Section 7 of this report; the most important effort of the Update is the work program task to find buildable lots which is currently underway by CDD staff.

3. The Existing Housing Stock

The distribution of the existing CBJ housing stock, by type of structure or unit, is summarized in the following table.

Table 1: 2006 CBJ HOUSING DISTRIBUTION BY TYPE, 2005

Type of Housing	No. of units	% of total Housing stock	Vacancy rate	Persons Per Household	Average age of Housing	Avg. Assessed Value of Housing
Single-Family Dwelling unit (du)	5,042	39%	0.86%	2.7	34 years	\$357,355
Single-Family With Apt.	1,300	10%	Data Not Available (DNA)	Apt. in SF du 1.91	35	\$406,297
Townhouse	175	1%	NA	1.77	11	\$257,918
Condo	960	7%	NA	1.77	27	\$164,705
Duplex	618	5%	NA	2.6	32	\$364,285
Zero Lot line du	812	6%	1.16%	1.16	21	\$231,076
Zero Lot du With Apt.	8	NA	NA	1.91	14	\$257,325
Multi Family unit (apartment)	2,662	21%	3.13%	3.13	26	\$865,229
Mobile Home on Lot	257	2%	0.88%	1.33	27	\$136,000
Mobile Home in Park	966	7%	0.88%	1.33	29	\$30,936
Live-aboard RV on Lot	3	NA	NA	1	33	\$69,200
Live-aboard boat	104	NA	0	1.8	NA	NA
Total	12,907					

Source: CBJ Community Development Department, 2006.

Evaluating the Current Housing Stock

As mentioned earlier, the measure of a healthy housing inventory, or housing stock, for a municipality is the determination that it meets the following criteria:

1. The housing is safe, functional and in good repair and has adequate cooking and plumbing facilities;
2. The housing stock offers a range of unit sizes to meet the size of resident households without causing overcrowding; and
3. The housing stock offers sufficient choice in size and price such that resident households do not experience overcrowding and do not pay a burdensome proportion of their income for shelter costs.

Typically, a 5% vacancy rate for residential units provides sufficient choice in housing types, size and price to avoid households paying more than 30% of their gross income for shelter (rent or mortgage plus home heating and power). However, years of population growth without a matching increase in the number of housing units can create a deficit and a "pent up" demand for housing that cannot simply be met by increasing the housing inventory by a numerical 5%, as will be discussed later.

Housing Condition

One indicator of the "health" of the local housing stock is the age of the units and how well they have been maintained. Juneau's climate requires regular maintenance of roofing and exterior wall treatments.

Age. According to 2000 Census data, 83% of the total Year 2000 housing units were built from 1960 to March 2000 and were less than 40 years of age. Only 17% of the residential units were 60 years or older. This is generally considered "sound" housing stock. One problem for Juneau is the number of older mobile home and manufactured home units that comprise a significant proportion of the city's affordable housing stock. "Mobile homes" are dwelling units constructed prior to 1976 when the U.S. Department of Housing and Urban Development (HUD) required such units to be built to fire-safety standards. These standards include fire-proof insulation around water heaters and furnaces within the unit; copper wiring instead of aluminum wiring of the electrical systems; two exits out of the unit; and larger bedroom windows as a means of emergency escape in the event of a fire. Such units built after 1976 to HUD standards are called "manufactured homes". The CBJ stock of mobile homes and manufactured homes are, on average, 30 years old; some are new and some are much older. Today, a mobile home should be considered functionally obsolete unless it has been rehabilitated to meet the HUD fire safety standards. Manufactured homes that are well-maintained to assure waterproofing and prevention of mold growth can be expected to be safe and habitable housing for 30 years. The CBJ mobile and manufactured homes that have reached or exceeded this age are of concern, particularly in Juneau weather conditions. However, since the average price valuation of those units is from \$31,000 to \$70,000, these units are an important element in the City's stock of affordable housing units and care should be taken to ensure that they are well-maintained or, if beyond their functional and economic life, they should be replaced with similarly affordable units. In some cases, whole neighborhoods may be in need of major rehabilitation or redevelopment.

Maintenance. Census data do not reveal whether or not the City's housing has been well maintained. In climate such as ours, it is very important that roof and siding are maintained in good condition. Housing older than 40 years, built in the 1960's, may be in need of electrical and plumbing upgrades. A random sampling of single-family homes in the five neighborhoods with the lowest per capita income in 2000 resulted in a finding that the older homes therein were in sound condition and had received replacement roofs, and some upgraded plumbing and electrical elements. As a rule, the high value of homes in Juneau, even older homes, enable homeowners to secure home equity loans to make these improvements. However, a concern expressed by recent buyers of older homes is that, even though the deficiencies were reported to the buyer by the seller, the seller did not discount the price or put any of the sale funds into an escrow account to make the repairs and the buyer is burdened with both a high mortgage payment and the costs of the repairs and improvements. Many times the household is already paying more than 30% of their income on the mortgage, and needed repairs and improvements are deferred to the next buyer. This cycle of deferred maintenance can result in the incremental deterioration of the unit to a condition that is no longer economic to repair and, eventually, the unit would be sold as a "tear down" to make way for a new unit on the property. Over time, a significant number of small, older, and more affordable, homes could be lost to this cycle of deferred maintenance and substantial deterioration.

Adequacy of Facilities. Good news: In the year 2000, 70% of the housing units were heated by fuel oil. Only 1.2% of the units were deemed "lacking in complete plumbing facilities and 0.9% lacked complete kitchen facilities, both are indicators of "substandard housing". At least 98% of the CBJ housing stock can be deemed in good and sanitary condition with regard to the presence of cooking and bathing facilities.

Existing Assisted Housing Inventory

The CBJ is fortunate to have a number of talented and successful non-profit housing development corporations. These organizations have produced 1,363 affordable housing units plus 275 beds in supportive housing programs. Of the 1,363 housing units, 305 are supported by Section 8 housing vouchers (see Attachment 1).

Housing Production Trends

In the last decade, housing starts have not kept up with population growth as shown in the table below. In the period from 2001 through 2005, building permits were issued for 659 new residential units, representing a rate of less than 200 units per year.

CBJ Housing and Population Growth Trends, 1970 to 2000, U.S. Census data

Census Year	Population	# change	% change	Housing Units	# change	% change
1970	6,050			2,280		
1980	19,528	13,478	69%	7,656	5,376	70%
1990	26,751	7,223	27%	10,638	2,982	28%
2000	30,711	3,960	13%	11,543	905	8%

Loss of Housing

Business operators have expressed a need for affordable housing for their employees. This is true for businesses who offer year-round, full-time employment as well as summer season, tourist-related businesses. A number of summer season business operators have purchased multi-family housing structures for their seasonal employees and choose to keep these units vacant off-season. This loss of year-round housing has placed additional burdens on households seeking such housing.

Conversions of year-round rental housing to ownership condominiums further reduce the number of rental housing units on the market. Rental housing is the most difficult to produce and finance and very few new rental units are being built.

4. Housing Need

Housing need in the CBJ can be measured by a number of criteria, including the number of

- persons or households that are homeless;
- persons living in over-crowded conditions, that is, living in a unit with more than 1 person per room, excluding kitchen and bathroom;
- living in unsanitary housing, that is, without kitchen and/or bathroom facilities;
- living in inadequate housing with regard to physical accessibility;
- living in housing without support services such as life care or counseling; and/or
- households paying more than 30% of their gross income on shelter costs.

There are a myriad household types in the CBJ, including

- Teenage youth who feel they cannot live at home and need group housing, roommates, a boarding house or supported dormitory housing associated with a school
- Adults with disabilities who desire independent living in accessible dwellings and who may or may not need supportive services

- adults living alone (“singles”)
- young couples without children or dependents
- elderly couples whose children have moved out (“empty nesters”);
- families with children under 18 years of age and/or elder family members;
- families with children over 18 years of age and/or elder family members;
- un-related adults living together as room- or house-mates;
- unrelated adults living in group homes or homes with support services;
- adult students living seasonally in dorms, apartments or houses;
- adult seasonal workers living in homes, apartments or hotel suites;
- adults living with a series of friends (“couch-surfers”); and
- homeless singles or families living in shelters and campgrounds.

Special Needs

Homelessness. This study did not conduct a survey or inventory of persons or households who are homeless in the CBJ. Staff relied on secondary data which consists of tallying the number of beds provided to homeless persons by various non-profit organizations. This inventory was supplemented by a survey of homeless persons conducted in 2005 by the Alaska Housing Finance Corporation (AHFC).

There are 40 beds provided to homeless persons at the Glory Hole Shelter. St. Vincent de Paul of Juneau provides 25 dwelling units for homeless families. Gastineau Human Services provides 75 beds with support services for inmates re-entering society from the local prison who, without the housing, would be homeless. AWARE provides 48 beds for women and children who need emergency housing. There are about 15 homeless persons who camp at the Thane Road campsite. The AHFC survey received over 200 responses from homeless persons. There is an unknown number of persons who are without shelter and who are staying with friends for extended periods of time; these folks are termed “couch surfers” because they stay with different friends for periods of time until they can afford housing of their own or with roommates. For the purpose of this study, staff will use a housing need figure of 200 small-size, “efficiency units” (studio apartments or Single Room Occupancy units), with support services, to house the CBJ homeless population, excluding the couch-surfing population. Anecdotal information about the couch-surfing population indicate that they are low-income working adults, typically newcomers, who need low-rent housing but do not need support services, such as health or mental health services, and are not yet ready to purchase a home. This population will be included within the low-income rental housing need category.

Many of these household types can be accommodated in single-family detached and attached homes, second units in homes, condominium units, duplex and fourplex

structures, Single Room Occupancy units (SROs), apartments, mobile homes, and group homes or congregate housing units with support services. Table 1 lists an inventory of housing unit types in the City as of 2005. Attachment 1 is a subset of that inventory and shows the number and type of units that are subsidized, some of which also are provided supportive services to its residents.

It should be noted that the CBJ and its experienced non-profit housing developers and service providers will need to continue their efforts to provide housing for the most vulnerable households in the CBJ; that of the physically- and/or mentally disabled, the homeless and the households who are unable to sustain full-time, year-round employment, even at minimum wage levels, needed to afford market-rate rental housing. It is acknowledged and greatly appreciated that the local non-profit housing developers regularly perform miracles in securing layers upon layers of complex funding from grants, loans and other subsidies to produce and maintain low-income housing for Juneau households. Juneau is fortunate to have the institutional capacity, experience and dedication of these non-profit developers. Juneau is also fortunate to have local for-profit residential builders who are willing to tackle the challenge of providing affordable housing in Juneau.

One of the most effective indicators of choice is the vacancy rate of each housing type in the City's inventory. A 5% vacancy rate for each type of housing *need* is generally deemed an indicator that there is adequate choice in the type, size and price of housing in the City. Juneau achieved and exceeded this 5% vacancy rate threshold in its inventory of *single-family homes* from 1986 through 1989, in its *mobile home/manufactured home* inventory in 1986 and 1987, and in its *apartment/condo* inventory from 1985 through 1988 and has not experienced it since that period. The current vacancy rate for single-family homes is 0.86%; for multi-family units (condos or apartments) is 3.13%; and for mobile homes is 0.88%. Practically speaking, a 1 percent vacancy rate is equivalent to zero availability of housing and demonstrates a critical housing shortage. This most often results in overcrowding and overpayment; that is, households pay more than 30% of their income for housing that is too small to accommodate their household size. Households who are not able to find or afford housing that "fits" their household size or budget, and are situated in less accommodating units, are deemed to represent a "pent up" demand for housing that suits their needs. The pent up demand for housing in the CBJ could be estimated at about 3,500 units, as represented by the following elements:

- 200 homeless persons
- 200 couch-surfers
- 420 households below the poverty level and not served by the City's 305 Section 8 Vouchers and not counted as homeless or couch-surfers
- 134 households living in over-crowded conditions
- 7 units to house 25 disabled adults needing assisted living quarters
- 12 units to house 30 youth needing supportive services

- 2,668 renter and owner households paying more than 30% of their income for housing (not including the households in over-crowded units)

It is assumed that all of these units need to be priced at the very low-income range (see Table 2 below).

Achieving a 5% vacancy rate would require 645 dwelling units which pales in comparison to the 3,500 unit deficit or unmet demand for affordable housing. A housing target of 4,000 additional affordable housing units in the CBJ could produce the housing choice sought by existing Comprehensive Plan housing policies.

To meet the current pent up demand of 3,500 units, assuming a medium residential density of 10 units per acre, over 350 acres of buildable land would be needed for the CBJ's "stable" of for-profit and non-profit housing developers to construct 400 units per year over an 8 year period.

This level of construction could create impacts of its own. The competition for labor and materials could bid up the costs of housing. New workers brought in to build that housing, as well as the new high school, the Wal-Mart and Home Depot stores, the extension of Highway 7, the Kensington mine operations, and other major construction projects, would create its own housing demand. Within this context, it may not be possible to expect a doubling of the rate of housing construction with the existing construction labor pool within this time-frame, unless the units were designed and built much more efficiently, say, perhaps, as smaller, higher density units in multiple-unit structures located throughout the CBJ's Urban Service Area (the area served by sewers), rather than as land- and labor-intensive single-family, detached homes.

Housing Affordability

Overcrowding. Another indicator of the health of the local housing stock is whether or not the units are overcrowded; this is typically an indicator of housing affordability. Overcrowding is measured by the number of occupants per room. The U.S. Census Bureau uses a standard of no more than 1 person per room, excluding the bathroom and kitchen, and the Census provides data for Juneau households using this standard. The U.S. Department of Housing and Urban Development (HUD) uses a standard of 1.51 or more persons per room (excluding bathroom and kitchen) is deemed "overcrowded"; however, we do not have data that measures this for Juneau.

An estimate of overcrowding in Juneau, based on Year 2000 Census data, reveals 3% of Juneau households live in households with more than 1 person per room; that is, 349 Juneau households are living in overcrowded conditions. This indicates a need for larger housing units and more units to match these household sizes. The median household size in Juneau in 2000 was 2.6 persons and the median number of rooms per dwelling unit was 4.9 rooms. 97% of the CBJ housing units can be deemed satisfactory with regard to size. Those overcrowded 349 households can be included in the "pent up demand" category for larger-sized units. It cannot be determined from

Census data whether the households who experience overcrowding are or are not the same households that experience overpayment, although, typically, this is the case.

Price: Overpayment, or the payment of rent and utilities or mortgage and utilities in an amount that exceeds 30% of a household's income, is an indicator of an unhealthy housing situation. Based on year 2000 Census data, 76% of CBJ *homeowner* households paid 30% or less of their gross annual household income in mortgage payments and 24%, or 1,246 households paid more than 30% of their income for their mortgage. The homeowner households that paid more than 30% of their gross annual income for housing can be considered part of the City's "pent-up demand" for affordable housing.

For year 2000 *renters*, 61% paid less than 30% of their gross annual household income in rent and 39% paid more. The 1,556 renting households that paid more than 30% of their income in rent can be added to the City's pent-up demand for affordable housing.

In 2000, the median value of ownership housing units was \$179,000 and the median household income was \$62,034. The median income and housing value varies by neighborhood, as can be seen from the tables in Attachment 2. However, the median income household could qualify for a house priced at \$179,000 in the year 2000. Today, a median valued house could be priced at \$357,000 and the HUD-defined median income for a family of four, at \$86,900, could afford to purchase this house.

Unfortunately, over 60% of CBJ households earned less than the median income and could not afford to purchase the average price of a home and appear to have difficulty paying for the average rental rate of a home.

There is a common practice in cities with similar housing affordability problems that is based on the "trickle down theory", better described as a "moving up" theory. Under this strategy, the city administration facilitates the construction of new units of varying sizes and densities in the areas served by municipal services (roads, water and sewer). Strategies used to substantially and quickly increase the number of units in the urban areas can include relief from water and sewer hook-up fees and road impact fees, granting higher densities and reduced parking requirements for properties near transit service, and increasing building heights. These strategies are intended to direct new housing construction to areas near jobs, convenience shopping and transit. The "trickle down" theory assumes that the more units that are brought onto the market will allow households to "move up" to a more suitable house and leave smaller or older homes to be occupied by other households who are moving up from even smaller units or from rental units. For example, over a period of 5 to 10 years a household moves from a rental unit to a manufactured home purchase, then moves to a condo or a townhouse and then to a single-family home. When there is an adequate inventory of housing, such as can be achieved with a 5% vacancy rate of all types of units, this type of moving up to more suitable housing can occur.

Other types of housing are needed, such as “transitional housing” which is housing provided with support services for the elderly, disabled, the homeless, re-entry citizens, or other populations needing special housing types and support services. In addition, seasonal housing is needed for Legislators and their staff, University students, summer season workers and construction workers for major development projects such as the high school, Wal-Mart, Home Depot, Kensington mine and the extension of Highway 7.

Approximately 25% of CBJ residents in the Year 2000 formed 1-person households and, of these, 6.7% were at or below the poverty level, as expressed by a gross annual income of less than \$8,501. For comparison, a single-person household paying no more than 30% of their income for housing would need to earn \$35,000 per year (\$16.80/hour) to afford a 1-bedroom unit renting for \$850 per month, including utilities.

About 26% of Year 2000 CBJ households were married couples with children under the age of 18; this type of household would need to earn about \$17,000 per year to remain above the year 2000 poverty level and, today, would need to earn about \$70,000 per year to afford the typical \$1,400 monthly rent on a 3-bedroom dwelling, plus the monthly home heating oil bill of \$300 and electric bill of \$80 [2006 CDD survey data].

In 2000, 3.7% of CBJ families were below the poverty level. The 1999 median household income in the CBJ was \$70,284 which, in 2006, would be considered by HUD standards as a moderate-income 2-person household and a low- to moderate-income 4-person household. The 2006 HUD-defined median family income for a family of 4 is \$86,900, as shown below.

Table 2: 2006 HUD Median Family Income Levels

Juneau MFI = \$86,900 For a 4 person HH	Income Level (gross annual income in dollars)	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Moderate income	100% of MFI	60,800	69,500	78,200	86,900	93,900	100,800	107,800	114,700
Low income	80% of MFI	41,700	47,700	53,650	59,600	64,350	69,150	73,900	78,650
Low income	60%	36,480	41,700	46,920	52,140	56,340	60,480	64,680	68,820
Very low	50%	30,400	34,750	39,100	43,450	46,950	50,400	53,900	57,350
Very low	30%	8,250	20,850	23,450	26,050	28,150	30,200	32,300	34,400

Nearly 52% of CBJ workers are private-sector wage and salary workers and nearly 40% are government workers. 26% of CBJ households are families with children and 10% are composed of a single adult with children.

A representative sample of a 2-wage earner and a single-wage earner family household, reflecting household size, occupation of workers, industry of employment, and *assuming year-round, full-time employment* of the wage earner(s) reveals:

1. A prototypical 2-wage earner, 4-person household is likely to earn the \$72,000 gross annual income needed to afford a 3-bedroom apartment. That prototypical 2-wage earner household could afford the median price of a condo (at \$164,700 in 2005 dollars) or a new construction 2-bedroom, 1,000 square foot home (at \$265,000 in 2006 dollars), but could not afford the median price of an existing single-family home (at \$357,355 in 2005 dollars) as shown below. This, of course, assumes these households could save the down payment and pay the monthly private mortgage insurance, taxes and homeowners' association fees.

Type of Unit	Avg. price 2006 dollars	Down Payment Needed @ 5%	Monthly Mortgage 5.5% interest for 30 yrs	% of \$72,000 Annual income
Single-family	\$357,355	\$17,867	\$2,722	45%
Small single-family	\$265,000	\$13,250	\$1,979	32%
Condo	\$164,700	\$ 8,250	\$1,232	20%

2. Ten percent of year 2000 CBJ households were single adult households with children. A single wage earner head-of-household, working full-time and year-round, earning a minimum wage of \$7.00 per hour, would earn \$14,560 per year, before taxes. This person would need to pay 70% of his/her gross annual income to rent a 1 bedroom apartment at \$850 per month, including utilities. If this wage-earner earned \$14.00 per hour, h/she would earn \$29,000 gross annual income and would pay 37% of the pre-tax gross annual income for the 1 bedroom unit. A single-wage earner household with two children or households with wage earners who do not have full-time or year-round employment, or who work minimum wage cannot afford to rent housing and without experiencing overpayment and/or overcrowding and, certainly, cannot afford to purchase housing, without some sort of subsidy.

5. Cost of Development of Housing

For the purpose of identifying potential cost savings related to the construction of housing which can be passed onto the consumer, CDD hired a professional cost

estimator to “cost out” the development of a prototypical house in a theoretical new subdivision. The assumptions for the new development are:

- The land is flat, free of wetlands, forests or streams and is buildable;
- The parcel is 20 acres and is vacant, raw” land with water, sewer and road built to the property line;
- The density of the project is 5 units per residential acre (5 RAC), equivalent to a D-5 Zoning District designation, and, therefore, would provide 100 dwelling units on the 20 acre parcel;
- The price per acre of land is a “bargain price” of \$60,000 per acre;
- The individual homes are small, 2 bedroom, 1 bath, 1,000 square foot, single-story, detached homes with a carport;
- The owner of the land is the developer and who hires a contractor to build the project at a fee of 7% of the hard costs; and
- The rate-of-return (profit) for the owner/developer is the residual (unspent funds) allocated as the hard cost contingency fund at 10% and the soft cost contingency fund of 10%, for a potential 20% rate-of-return, but a likely return of 5%.

The resulting development cost of this prototypical smaller home in a theoretical subdivision is \$264,544. You can see from the itemized costs in Attachment 3 which elements of the development are costly. The \$12,000 land cost per unit represents 4% of the total development costs. The costs of the 100 linear feet of roads, curbs and sidewalks for each unit cost \$17,951 which represents 6% of the total development costs. The CBJ is investigating ways it may help reduce the costs of housing development, particularly as it relates to the release of CBJ-owned buildable land that can be provided sewer, water, road and transit services. Some suggestions have been provided by residential builders and these suggestions are being reviewed and analyzed for feasibility by the Comprehensive Plan Update effort underway. Some of those suggestions are listed below.

6. Constraints to Housing Construction

The two main reasons for the lack of housing construction commonly cited by both for-profit and non-profit residential builders are:

1. Lack of buildable land (flat and absent wetlands) near sewer, water and roads; and
2. Lack of land zoned to allow sufficient density (number of dwelling units per acre or increment of land) to lower the development costs per unit to match local residents level of affordability.

Local builders suggest numerous small, but potentially cumulatively important, actions the CBJ can take to facilitate new housing construction and the construction of affordable housing. The four most important actions cited recently by residential builders are noted below and it is assumed that any associated housing development cost savings would be passed onto the consumer:

1. CBJ Community Development Department (CDD) to relax subdivision standards regarding curbs, sidewalks and streets;
2. CBJ to identify buildable land and release (sell, trade, give away) land that is near sewer, water and roads (infrastructure);
3. CBJ to identify CBJ-owned lands in and near the Urban Service Area and, beginning immediately, start to build infrastructure to those land areas that have buildable land (dry, flat) suitable for housing; and
4. CDD to increase densities and building heights for identified CDD buildable land Sites which are located in areas with infrastructure and transit services.

A complete set of suggestions for affordable housing can be found on the CBJ website by clicking on the Comprehensive Plan Update page and scrolling down to the Summary of Public Comments section: www.juneau.org.

7. Potential Strategies for Producing Affordable Housing

Other housing inventory and affordable housing strategy reports published by or for Juneau in 1991, 1994 and 1997 have recommended the following actions:

1. Major new construction projects or major new employment centers, such as a mine, major office development or shopping center, or a major road or bridge project, should be phased so immigrants brought to work on the construction of those facilities or to work in the facility do not overwhelm the housing market by seeking housing at one time.
2. Applicants for major developments should partner with local residential builders to finance the construction of housing for their workers. For example, at one time the operators of the Kensington Mine at Berners Bay spoke of partnering with Tlingit-Haida Regional Housing Authority, a non-profit housing developer, to produce housing for mine workers.
3. The CBJ should offer land and infrastructure to for-profit or non-profit builders at a discounted price to enable the developer to produce multi-family housing and manufactured home parks for low- and moderate-income households.
4. The CBJ should consider asking the voters to support a Housing Bond. The proceeds of the sale of bonds would go to supporting affordable housing conservation and development strategies. Funds could be made available to for-profit and non-profit entities provided that there were written assurances that the benefited housing units would be made affordable to 80% of the median-income

level, or below, households for a specific time period, such as 15 years, 30 years or 50 years, depending on the project. The funds could be used for a variety of actions including:

- a. a housing renovation and rehabilitation fund for rental and ownership units to prevent demolition or further deterioration of housing units;
 - b. major rehabilitation or redevelopment of older manufactured home parks;
 - c. construction of new manufactured home parks, both rental and ownership;
 - d. "gap financing" or "leveraging" of funds for non-profit housing development corporations building affordable housing;
 - e. Subsidies for developing roads, sewers and water systems to land for affordable housing developments;
5. The CBJ could increase the property tax exemption from \$150,000 to \$300,000 for elder homeowners who have not made improvements to their homes but because of sales of neighboring properties, their homes have been re-assessed and taxes increased beyond their ability to pay on fixed incomes. Or the CBJ could "freeze" the value of a senior citizen's principal home, for the purpose of calculating the property tax assessment, when the homeowner reaches the age of 65.
 6. The CBJ should provide property tax relief or reductions for multiple-family units that are priced, and rented to, very low- and low- income households, particularly those owned and operated by non-profit service providers.
 7. The CBJ should contribute construction materials, such as gravel, to housing developers in exchange for commitments to produce a specific number of low- and moderate-income housing units; the units should have limited equity deed restrictions in perpetuity.

Summary of Residential Builders' Suggestions at a June 8, 2006 Brainstorm Session

What is "affordable" housing? The residential builders agreed that:

- There is a need for housing affordable to two wage earner households—the middle class is getting squeezed out of home ownership AND rental rates have doubled in the past year, making it impossible for these households to save to buy a house.
- There is a need for subsidized housing for households with special needs, such as the homeless, families with persons with disabilities, and non-wage earner households.
- There is a need for both rental housing and ownership housing.
- We don't know what is "affordable" but we will use the goal or target of a household not paying more than 30% of their gross annual income for housing.

City and Borough of Juneau, Community Development Department (CDD),
Comprehensive Plan Update Housing Situation Report

- CDD needs to identify the housing demand/needs for all the new households that will be coming to town over the next few years for the new jobs related to construction of the road, the 2nd crossing, the new high school, Wal-Mart, the mines, etc, and make sure there is sufficient housing to accommodate them.
- We need to reduce the costs of developing housing so we can narrow the affordability gap—what it costs to build and what households can afford to pay.
- The CBJ should not “develop” their land or build housing themselves but should release the land to local for-profit or non-profit residential builders who will build the affordable units.

What can the CBJ do to facilitate new housing construction and, particularly, affordable housing? There are many small but cumulatively important things the CBJ can do to facilitate new housing construction and the construction of affordable housing. The four most important things are:

1. Relax subdivision standards regarding curbs, sidewalks and streets;
2. Release CBJ land that is near sewer, water and roads;
3. CBJ should identify areas that have buildable land (mostly dry & flat) and build infrastructure (sewer, water, roads, transit) and services to those areas; and
4. Increase densities and building heights in areas with services both for in-fill and new development.

It is assumed that the private sector will pass all cost savings onto consumers.

On these topics, comments included:

1. **Relax subdivision standards** [not in any order of preference or priority]

1	Allow more lots to qualify for processing as a minor subdivision for permit expediting purposes from 4 lots to 20 lots
2	Allow more panhandle lots per subdivision
3	Allow smaller lot sizes-- 4,500 square foot lots work well
4	In subdivisions, only require a sidewalk on one side of the road; don't require subsurface storm drainage systems, allow drainage ditches and swales; don't require curbs and gutters; relax street subsurface requirements
5	Allow subdivisions to be built-out prior to Final Plat recordation so the land is not re-assessed and taxed at a built-out rate before it is actually built—the savings in property tax would be passed onto the consumer. This would require a development agreement between CBJ and the builder to assure the

	builder that the platting or subdivision rules do not change between the time the Preliminary Plat was approved and the build out and Final Plat is recorded.
6	Subdivisions should be allowed to have their own sewer treatment plants so that only greywater would be conveyed to the municipal sewer system
7	CDD should clarify "neighborhood harmony" criteria for use permits, plats and rezonings to be clear that <u>density</u> shall NOT be considered an adverse or conflicting aspect of neighborhood harmony
8	Look at good examples of residential developments that were built at higher densities, clustered housing and lower street standards and allow similar new development (e.g. Chelsea Court—small lots and attached homes, and the Highlands—narrow streets)

Building Review Process

9	Permit fees are too high; it costs about \$4,000 for a single-family home
10	CDD should assign a "permittee advocate" for residential builders, particularly for subdivision review, to help the builder navigate the process and to help expedite and keep track of where the project is in review and keep track of revisions, etc.
11	CBJ should not charge builders a water service charge for new subdivisions until the services are actually used. The builder has to install the systems and hook ups and than is charged a hook up fee.
12	Building plans that are stamped by a State-licensed or certified architect or engineer should not have to be reviewed by a CBJ plan reviewer or inspector; they should just be checked for completeness and approved. The certified architect or engineer is liable for any problems.
13	Developers should be able to hire State certified and CBJ approved private inspectors to inspect construction progress in-lieu of CBJ inspectors; thereby not having to wait for CBJ inspectors to get to the job site causing delays
14	If builder hires a certified inspector, they should not have to pay any CBJ

	inspection fees
15	Developers should be able to build their project on their own timeline, at their own risk, with the CBJ inspector coming when they can and, if any problems are discovered, the builder would have to tear out any work done improperly and re-do it.
16	In this housing crisis, CBJ should use public funds to “subsidize” the cost of plan review and should not charge fees to residential builders.

2. Release CBJ land that is near sewer, water and roads

17	CBJ should release land that is buildable and located near services.
18	CBJ should auction, give away in a lottery, or sell below-market-rate to residential builders who provide assurances that the land will be built within a certain time period (2 to 5 years—depending on how long it takes to get permits) and with assurances that a specific number of units would be priced affordable to households below a certain income level. For example, CBJ could require that 10% of the units provided on the land remain affordable to households who earn, at first purchase, below 80% or 60% of the current HUD-defined median household income. Deed restrictions would limit resale prices so the first buyer does not accrue a windfall profit. This inclusionary affordable housing requirement should only apply to CBJ land sold to private developers at below-market prices; it should not apply to private land and private developers.
19	Inclusionary zoning—when a property owner seeks a higher density zoning for a residential development, require a certain percentage of the units to remain priced at a certain affordable level—50% or 80% of the HUD-defined median household income.
20	The CBJ should look for land that have services and that can accommodate higher density housing and re-zone those parcels to allow the higher number of units and higher building heights and, upon release of that land, require that the land be developed to that density, and now below that density.
21	Proceeds from the sale of CBJ land should go to a fund to pay to extend

	infrastructure to other CBJ land that can otherwise accommodate higher density housing. This fund should also be available for private developers to use to build infrastructure to their own vacant land for development of higher density and more affordable housing—maybe some affordable units could be built in exchange for the infrastructure funding.
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3. CBJ to build infrastructure to areas that have buildable land (dry, flat) and services (sewer, water, roads, transit)

22	CBJ should build infrastructure to buildable vacant lots NOW; this should be paid by raising property taxes on non-resident properties
23	CBJ should provide utilities TO all land sold/released for development but should not develop the land
24	CBJ should immediately extend sewer service, build a bench road and a 2 nd crossing to West Douglas and to South Douglas
25	CBJ should facilitate the formation of Local Improvement Districts or Special Assessment Districts for new subdivisions to fund infrastructure to and through their subdivision. However, the cost of these improvements (sewer, water, roads, drainage) should be amortized over the same 30 year period as the mortgage
26	The voters approved extending the sales tax for extension of the sewer lines; they understand how important this is to be able to develop areas for housing as well as to ameliorate health concerns

4. Increase densities and building heights in areas with services

27	We need to be able to build large buildings downtown like the Marine View Center; with such a building, the builder creates efficiencies of scale: You only have to bring the utilities to the property once, you can put more units and use less land
28	Developers need to be able to cluster housing—to avoid and preserve environmentally-sensitive lands on the property and to make efficient

	use of the land.
29	City should never release or sell land to be built at less than D-3 densities; it should be much more dense, say D-18 or more.
30	Throughout the CBJ, vacant land is not zoned for sufficient density to make it feasible to build on except for the wealthy. That land should be rezoned to D-18 with a higher height limit to make it feasible to build for the tremendous “effective” market demand—the middle income households
31	Look at vacant parcels downtown and rezone and redevelop for housing
32	Zone CBJ property for the type of housing you want there and put in utilities to the property. Sell or release the land to home builders with agreements/assurances that a certain number of percent of the new units will be affordable and agree on a price limit for sale and re-sale
33	CBJ should release or sell land to builders for housing with assurances that the units will be built in a timely fashion or the land goes back to the city. Builder cannot hold on to the property.
34	Sale of CBJ land should always have a number for the affordable units “set aside” to be provided on that land
35	CBJ should not develop land; they should sell only the portion of the land that is buildable and should pre-zone it and release it to a builder who will build it to that standard (density, number of affordable units)
36	CBJ should not “step back” from the existing transitional zoning (e.g. D-1, T, D-3) designation because of complaints of neighbors; when the services are provided to the transitional lot, it should be allowed to be built as-of-right to the higher density.
37	CBJ needs to increase densities, in phases, over time from Town to the Valley—as infrastructure is provided and land becomes available

	at the higher densities
38	Higher density and taller buildings are the answer to affordable housing (more people on a smaller piece of land)
39	Not-in-my-backyard (NIMBY) attitudes are pervasive regarding density. Residents have to change their way of thinking—they can no longer have the space or distance between homes that past generations have had (when the population was so much smaller). CBJ needs to educate residents as to what density is needed to meet the current and anticipated housing demand, and affordable housing needs
40	CBJ needs to partner with housing advocates to educate the community about the various alternative housing styles, types and densities needed to satisfy the city's housing needs
41	With regard to density, CBJ officials should be aware that oppositional neighbors say "this is what I want" which, oftentimes, varies substantially from what they can live with
42	Need to allow builders to cluster housing on properties with wetlands and transfer the density of the wetlands portion to the buildable portion of the lot or adjacent lots.
43	CBJ should allow a wetlands mitigation bank such that private land with wetlands can transfer development rights (density) to non-wetlands buildable sites
44	CBJ should identify land they own that has biological value and declare this land non-buildable and the recipient land for wetlands mitigation funding for restoration or other conservation measures; the "giving" builder can then build on the wetland area in the off-site and lesser-biological-value property
45	CBJ needs to work with the Corps of Engineers (Corps) to get agreement of the value classifications of the various types of wetlands and to get the Corps to delegate more permit review and approvals to

	CBJ
46	CBJ should be aggressive in designating land in the Comprehensive Plan Maps for higher densities.
47	CBJ should consider re-developing lower density neighborhoods in prime locations for higher density development (e.g. on waterfront lots, in the downtown, on transit lines)
48	The area around Auke Bay and the University of Alaska Southeast (UAS) can accommodate clustered housing and higher densities which can create a sense of community for students, faculty, employees and other people who would like to live near the lake and near the university. There should be mixed uses and prices for the homes.
49	CBJ needs to work with private property owners who currently have vacant land to give them incentives (density, permit streamline, infrastructure) to get this land built for affordable housing—give them incentives NOW
50	Make it attractive for property owners to build multiple-family structures and smaller homes—re-zone their lands; provide tax reductions for land dedicated to affordable housing; lower the property tax for low-income rental units

5. Other Ideas and suggestions

51	CBJ should aggressively seek Community Development Block Grant (CDBG) monies for affordable housing projects—maybe for “gap” financing, for “leveraging” matching funds, to lower the cost of materials, or to lower permit fees.
52	CBJ should “partner” with State and Federal agencies and non-profit and for-profit builders to provide some of the “layers” of funding needed to produce affordable housing
53	Just need to focus on the need to provide housing—not necessarily

	sidewalks
54	CBJ should provide gravel to residential builders in exchange for affordable or lower priced units
55	CBJ should look for or, maybe, allocate some of their land for, a stump dump (land clearing waste disposal site)
56	A third party housing advocate group should attend hearings for housing projects that provide affordable units and Comp Plan and rezoning hearings and support those efforts
57	CBJ should advocate the State Legislature to support amendments to the property tax laws to allow CBJ to start taxing land at a higher rate when it is actually developed/built, rather than when a final Plat is recorded.
58	The Comprehensive Plan policies need to be flexible over time or they need to be revised every couple of years to reflect the changing economy, housing needs, land availability and other circumstances and the policy implementation actions need to be reviewed and updated every couple of years too
59	Make sure that private land owners and builders get a "level playing field" with regard to incentives and subsidies provided to CBJ released land if they also provide affordable units
60	Owners of seasonal businesses buy affordable housing units and keep them off the market for 8 months of the year to reserve them for their summer employees—this hurts the local housing stock even though it is perfect capitalism

Assisted Housing In CBJ – 2006 inventory, by Sponsor

Total number of subsidized or assisted dwelling units: 1,363

Total number of beds in residential programs with support services: 275 beds

One campground with up to 15 campers per night

Alaska Housing Finance Corporation (AHFC)—705 units

Housing Choice Program – Section 8 Vouchers

305 vouchers

On average, there are 5 to 8 units that are available each month due to households leaving the CBJ or due to evictions.

144 families on the waiting list for vouchers as of May 1, 2006; prior to May 1, 2006, there were 281 families on the waiting list.

Public Housing

Name of Development	Population Served	Number of Units
Mountain View	Seniors/ Disabled	42
Mountain View Annex	Seniors/ Disabled	20
Cedar Park	Families	48
Cedar Park Annex	Families	25
Geneva Woods	Families	25
Riverbend	Families	45
Total		205

Tlinget – Haida Regional Housing Authority—400 units

Low Rent Transitional Housing 230 units

Tax Credit Rent to Own 65 units

HOPE ownership 25 units

Mutual Self Help ownership 5 units

Glacier Village units

Fireweed Place

Total 400 units

Housing First—25 units

Hillview 18 units
Strasbaugh 7 units
Total 25 units

St. Vincent de Paul Society—Juneau – 79 units

Smith Hall 25 units for low income seniors
Channel View Apts. 22 units for low income families (21 units are subsidized)
Teal St. transitional housing 25 units for homeless families (60 to 70 families per year)
Teal Avenue dwelling units (proposed) 7 units for low income families

Alaska Housing Development Corporation—136 units

Gruening Park 96 units
Ravenwood 16 units
Eaglewood 24 units
Total 136 units

Juneau Housing Trust—4 units

Treadwell Prospect Phase I 4 units

Gastineau Human Services – 75 beds

Glacier Manor re-entry housing 75 beds

Juneau Youth Service Agency—54 beds

Miller House 15 beds
Lighthouse 6 beds
Cornerstone 12 beds
Wallington 6 beds
Montana Creek (under construction) 15 beds
Total: 54 beds

JAMHI--Juneau Alliance for Mental Health, Inc.—14 units and 26 beds

14 units and 12 beds (numbers are approximate—specifics to be determined soon)

AWARE, Inc.—48 beds

48 beds for women and children

Glory Hole Shelter—40 beds

40 beds Full winter and summer months; 75 to 100 families who would be better housed in dwelling units

Reach, Inc.—13 units providing 32 beds

3 Assisted living homes, each with 4 bedrooms/clients. The homes have 24 hour staffing.

One 4-plex with 1 and 2 bedroom units and

One 6-plex with 1 and 2 bedroom units. Each bedroom has a client.

13 dwelling units serving up to 32 clients

Campground on Thane Road

Campgrounds offer potable water and port-a-potties and a tent and campsite for \$5.00 per night. Campers range from 5 to 15 each night.

City and Borough of Juneau

2000 U.S. Census Data Community Profile By Geographic Area

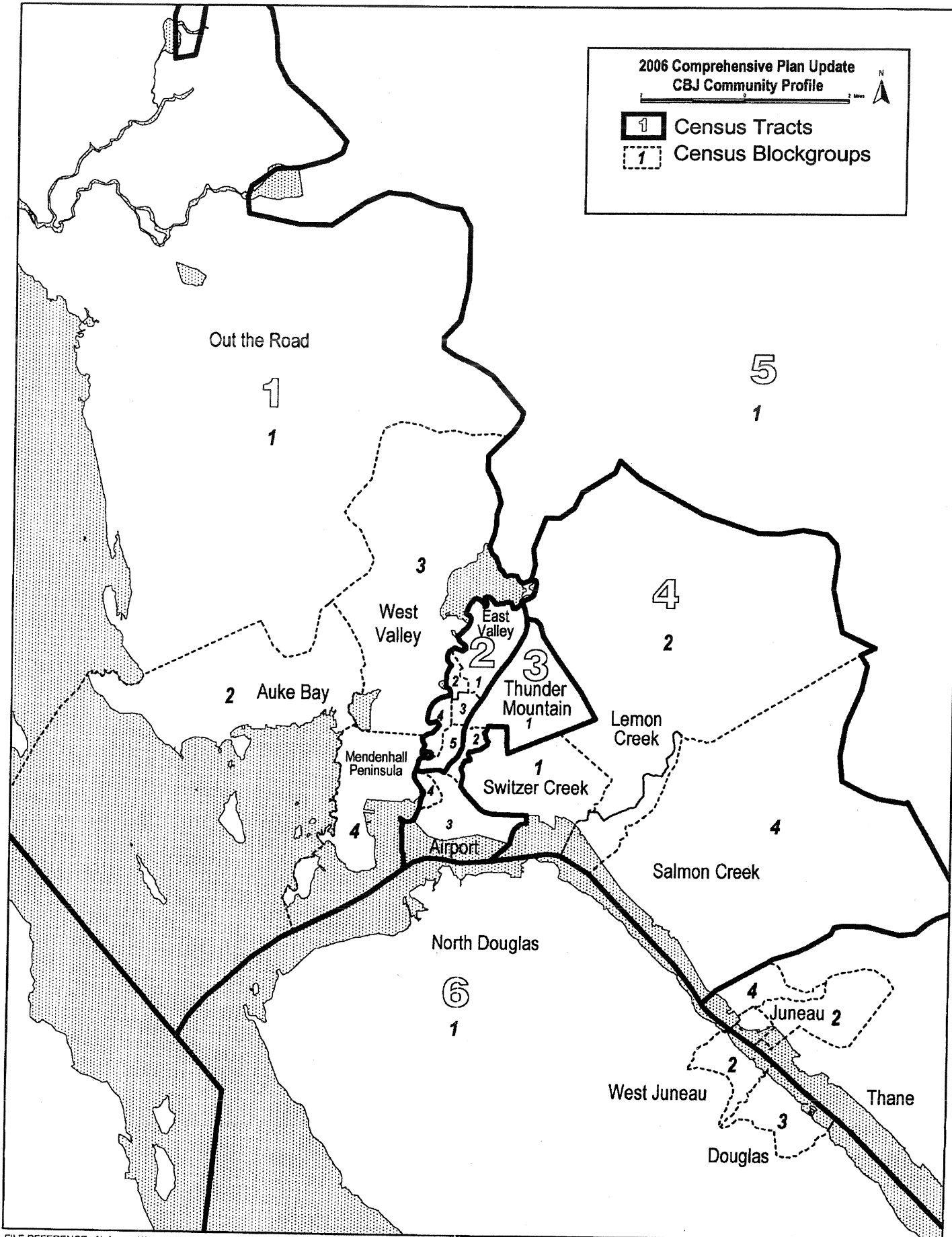
Community Development Department
July 11, 2006



2006 Comprehensive Plan Update
CBJ Community Profile

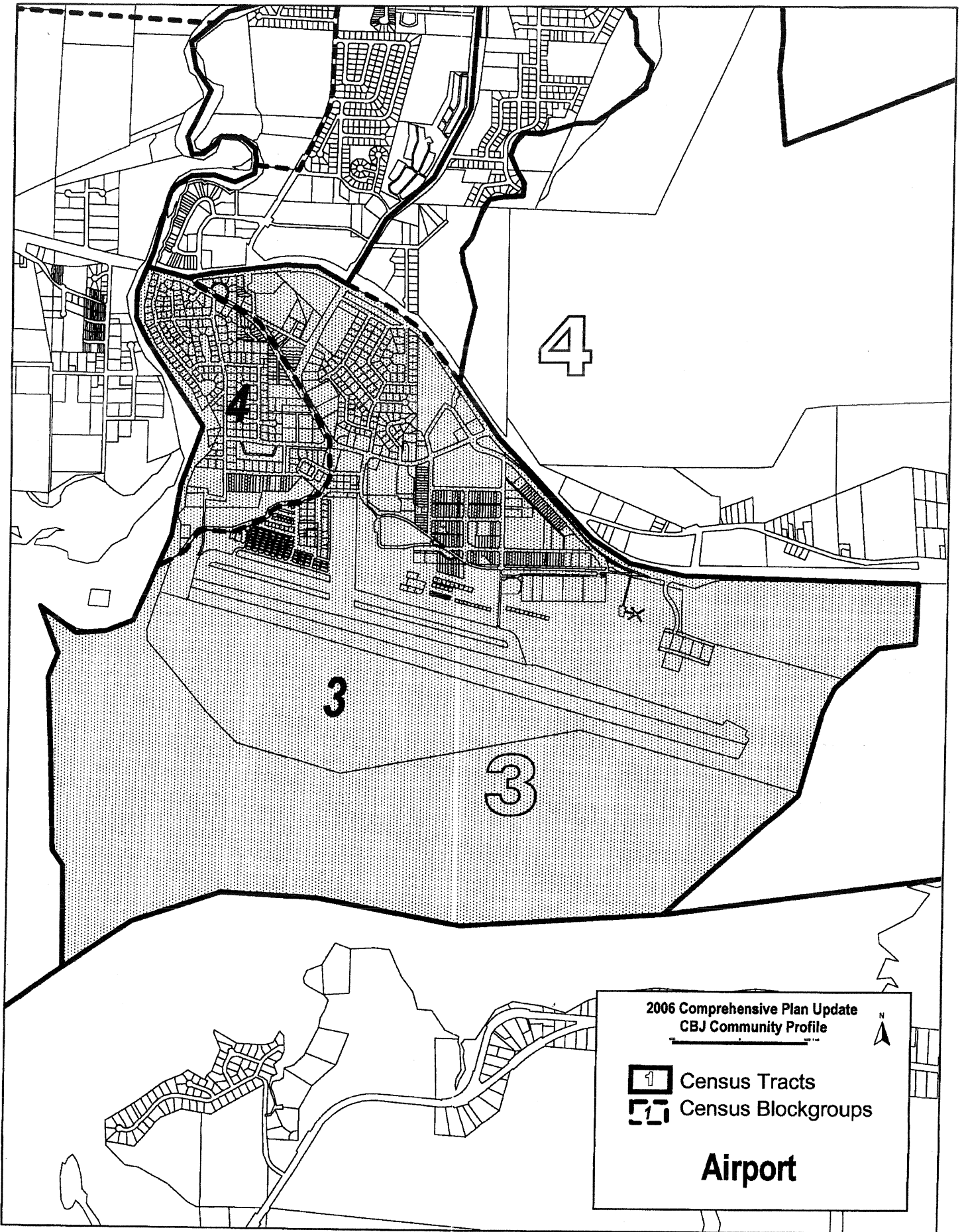


- 1 Census Tracts
- 1 Census Blockgroups



CBJ Housing Type and Affordability Indicators, by Geographic Area, Source: 2000 U.S. Census data

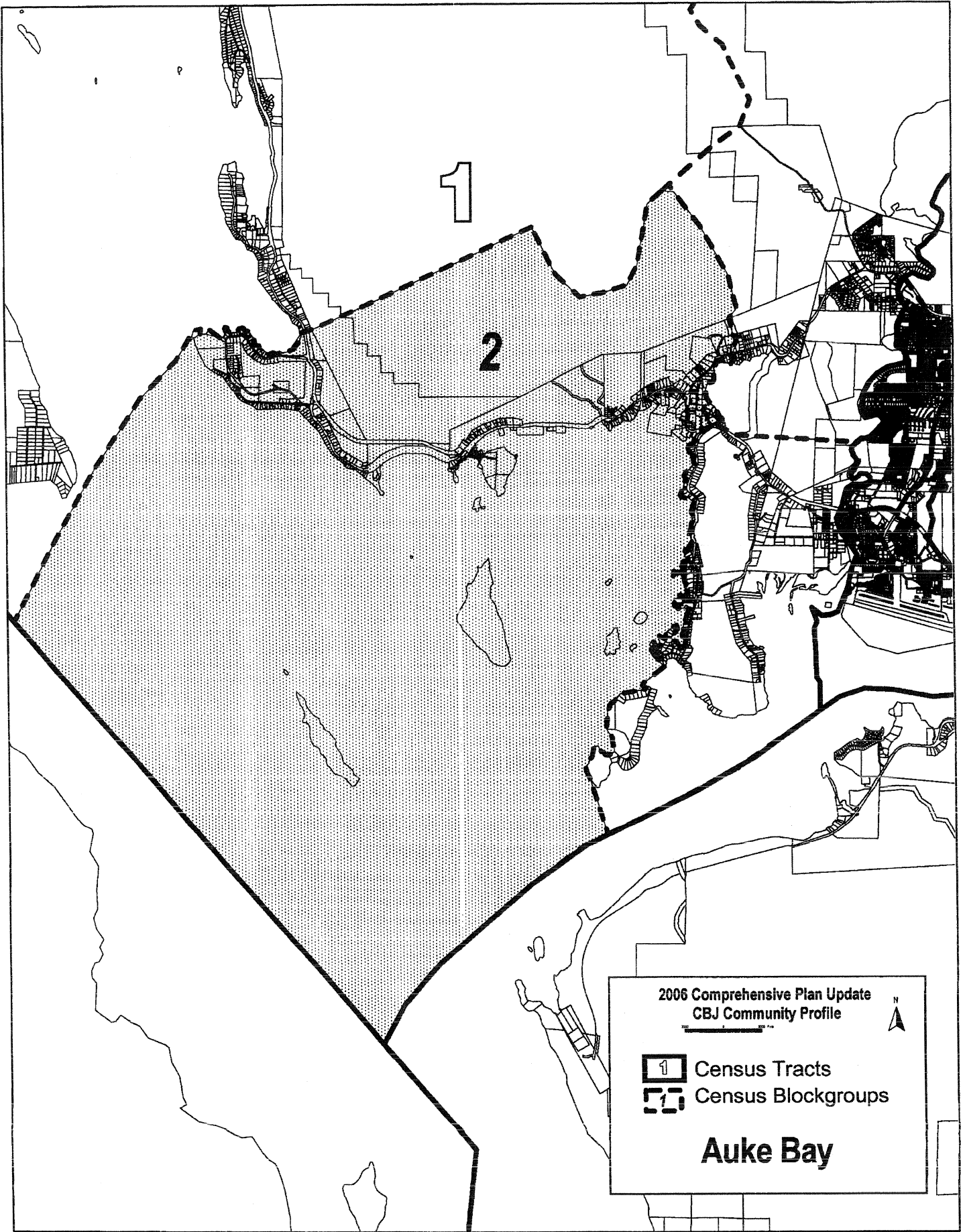
Data Set	CBJ	Airport	Auke Bay	Douglas	East Valley	Juneau	Lemon Creek	Mend. Pen.	North Douglas	Out the Road	Salmon Creek	Switzer Creek	Thane	Thunder Mountain	West Juneau	West Valley
Pop.	30,711	1,540	1,633	2,080	7,445	3,471	1,944	1,025	1,551	616	1,161	1,617	173	3,595	1,666	1,194
# Households	11,543	558	659	922	2,538	1,680	414	391	584	253	419	533	73	1,204	721	412
Avg. HH size	2.6	2.6	2.2	2.2	2.9	1.8 to 2.1	2.8	2.6	2.6	2.4	2.5	3	2.3	2.9	2.2	2.9
# Family HH	7,638	373	379	499	1,962	720	439	264	408	182	300	377	45	909	427	316
Pop in labor Force	17,623	832	1,136	1,243	4,310	2,077	522	559	1,027	363	721	791	119	1,927	893	702
Median HH Income \$, Yr 2000	\$62,034	\$41,000 to 70,761	\$66,597	51,618	70,162	40,938 to 65,739	56,458 to 57,250	92,409	79,482	82,795	70,893	38,750	81,143	46,583 to 60,143	62,443	83,420
Per Capita Income \$, Yr 2000	\$26,719	\$18,780 to 25,115	\$33,363	29,591	25,160	27,516 to 33,095	20,179 to 22,349	37,022	31,225	40,450	29,488	15,803	49,323	19,906 to 22,192	28,838	31,588
Pop below Poverty level	1,797	111	76	161	294	205	128	21	64	12	52	126	0	238	289	20
% Of Geo area Below poverty level	6	7	4	7	4	6	6	2	4	2	4	7	0	6	17	1
Owner HH Paying >30% Income for housing	1,246	87	50	35	305	102	59	28	105	26	88	10	5	153	84	109
% Owner HH paying >30%	17%	27	20	9	15	13	13	9	23	12	28	3	10	21	19	31
Renter HH Paying >30% Income for housing	1,556	109	84	198	235	299	43	18	35	14	50	127	0	222	134	28
% renter HH Paying >30%	37%	46	20	35	40	33	28	18	23	40	42	50	0	44	48	47
Pop. Living in units With >1 person Per room	349	72	38	77	72	48	33	38	77	38	33	33	33	77	38	72
# Occ. Rental units	4,180	238	414	556	583	890	149	96	152	35	118	251	23	498	275	59
Contract rent, Yr 2000 \$	\$803	\$763 to 940	929	784	873	667 to 748	598 to 667	738	889	725	876	787	604	843 to 963	747	879
# ownership units	7,363	322	245	371	1,955	792	442	295	443	208	313	275	48	704	430	353
Median Value Owner-occ. Unit, Yr 2000 \$	\$179,200	\$173,700 to 185,600	202,900	189,600	170,700	143,200 to 178,600	143,200 to 173,700	297,000	255,900	227,600	238,700	42,500	279,200	158,500 to 194,600	168,700	228,200



CBJ Community Development Department, Comprehensive Plan Update
 Population and Household Statistics: Community Profile for the Airport Area

Census Data Set #	Census Tract (CT) 3, Block Groups (GB) 3 & 4, Year 2000 Census data	# in block groups (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	1,540	29	5	5,135	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	111	25	5	441	2,003
P12	Population 5 to 17 years	317	25	10	1,241	3,125
P12	Pop. 18 to 64 years	986	28	5	3,411	20,426
P12	Pop. 65 years and older	126	52	7	242	1,868
P15	Total number of households (HH)	558	31	5	1,762	11,543
P17	Average HH size	2.6	n/a	n/a	2.8	2.6
H13	1-person HH	140	42	5	334	2,819
H13	2-person HH	183	34	5	536	3,745
H13	3-person HH	84	24	4	345	2,034
H13	4-person HH	92	31	5	296	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	158	21	5	739	3,147
P19	Married couple HH with no children Under (<) 18 years in home	143	38	5	377	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available by block groups			36	174
P20	Single parent HH with children under 18 years	42	18	3	238	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	45	31	4	146	1,086
P26	Family HH (2 or more related persons)	373	29	5	1,282	7,638
P22	1 person HH, 60 years and over	45	60	6	75	665
P30	Non-family HH with person 65 years or older (non-related adults Sharing a dwelling)	2	66	6	3	33
P30	Female HH over 65, living alone	22	66	6	33	356
P30	Male HH over 65, living alone	13	60	9	22	141
P43	Pop in labor force (16 years and over)	832	30	4	2,759	17,623
P53	Median HH income in 1999	BG3=\$41,000, BG4=\$70,761			\$56,603	\$62,034
P77	Median Family income in 1999	BG3+\$51,058, BG4=\$71,875			\$60,449	\$70,284
P82	Per capita Income in 1999	BG3=\$18,780, BG4=\$25,115			\$20,980	\$26,719
P87	Persons below poverty level	BG3=105, BG4=6			349	1,797
H94	HH with homeowner paying 30% or more of income for housing	87	36	6	240	1,246
H69	HH with tenant paying 30% or more of income for housing	109	33	7	331	1,556

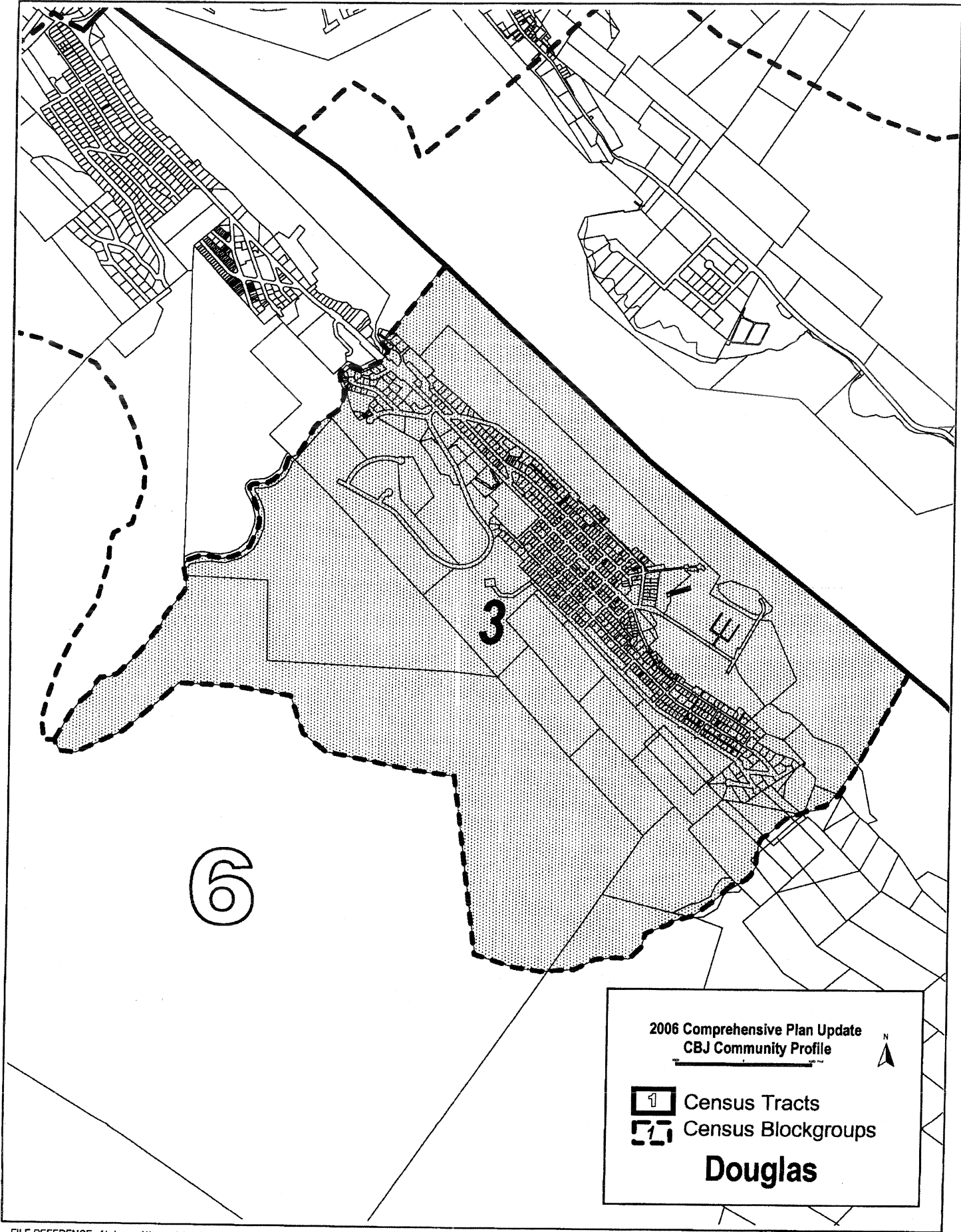
Census Data Set #	Airport Area Census Tract 3, Block Groups 3 & 4, Year 2000 Census data	# in Block Groups	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not Available For block groups	1,997	9,087
HCT29A	occupied dwelling units with 1.01 or more persons per room		72	349
H24	Median number of rooms in housing units	BG3=4.2 BG4=5.6	4.9	4.9
H7	# occupied rental units	238	736	4,180
H7	# occupied ownership units	322	1,026	7,363
H56	Median contract rent	BG3=\$763 BG4=\$940	\$866	\$803
H85	Median value for owner-occupied housing units	BG3=\$173,700 BG4=\$185,600	\$174,100	\$179,200
H39	Median year moved into dwelling unit, total	BG3=1997 BG4=1990	1996	1996
H39	Median year moved into dwelling unit, renter	BG3=1998 BG4=1997	1999	1999
H39	Median year moved into dwelling unit, owner	BG3=1990 BG4=1988	1993	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo [Del Rae not included as data not available]	67	37	\$138,352
	Duplex	52	30	384,442
	Multi Family apartments	173	29	1,126,708
	Mobile Home on Lot	0		
	Mobile Home in Park	0		
	RV on Lot	0		
	Single Family home with apartment	30	29	367,193
	Single Family home	276	35	314,334
	Townhouse	0		
	Zero Lot with apartment	0		
	Zero Lot home	24	21	244,046
	2006 Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for Auke Bay**

Census Data Set #	Census Tract (CT) 1, Block Group (BG) 2, Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	1,633	36%	5%	4,468	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	57	25%	3%	226	2,003
P12	Population 5 to 17 years	212	26%	6%	812	3,125
P12	Pop. 18 to 64 years	1,246	39%	6%	3,162	20,426
P12	Pop. 65 years and older	54	20%	3%	268	1,868
P15	Total number of households (HH)	659	38%	6%	1,715	11,543
P17	Average HH size	2.2	n/a	n/a	2.5	2.6
H13	1-person HH	188	48%	6%	394	2,819
H13	2-person HH	266	42%	7%	636	3,745
H13	3-person HH	87	32%	4%	275	2,034
H13	4-person HH	90	32%	5%	276	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	128	26%	4%	489	3,147
P19	Married couple HH with no children < 18 years in home	210	39%	7%	528	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available	n/a	n/a	12	174
P20	Single parent HH with children under 18 years	24	35%	2%	68	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	92	51%	8%	180	1,086
P26	Family HH (2 or more related persons)	379	33%	5%	1,141	7,638
P22	1 person HH, 60 years and over	42	48%	6%	88	665
P30	Non-family HH with person 65 years or older (non-related adults sharing a dwelling)	2	33	6	6	33
P30	Female HH over 65, living alone	19	51%	5%	37	356
P30	Male HH over 65, living alone	8	50%	5%	16	141
P43	Pop in labor force (16 years and over)	1,136	41%	6%	2,760	17,623
P53	Median HH income in 1999	\$66,597	n/a	n/a	\$78,875	\$62,034
P77	Median Family income in 1999	\$80,845	n/a	n/a	\$84,841	\$70,284
P82	Per capita Income in 1999	\$33,363	n/a	n/a	\$34,702	\$26,719
P87	Persons below poverty level	76	59%	4%	129	1,797
H94	HH with homeowner paying 30% or more of income for housing	50	23%	4%	213	1,246
H69	HH with tenant paying 30% or more of income for housing	84	58%	5%	144	1,556

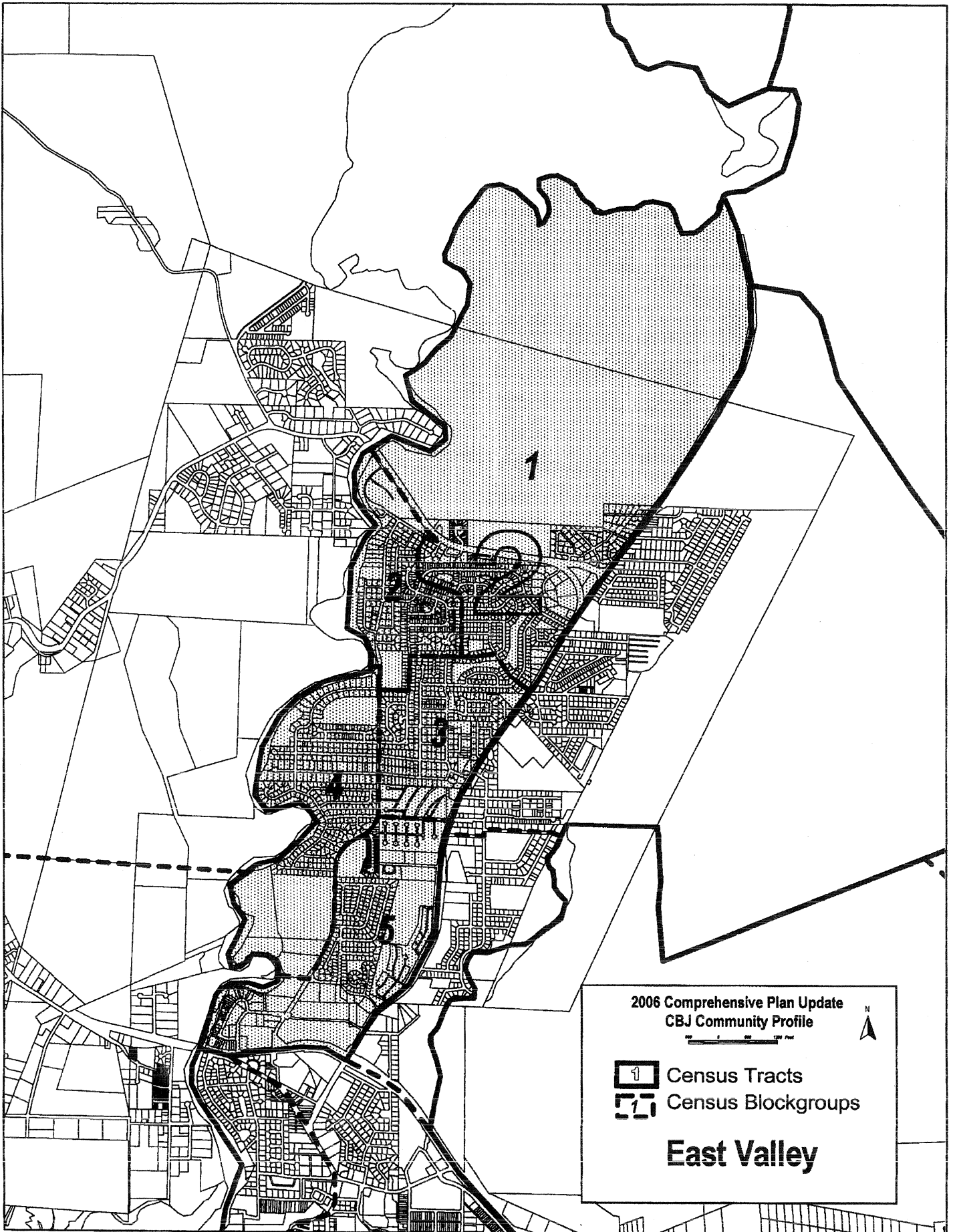
Census Data Set #	Auke Bay Census Tract 1, Block Group 2, Year 2000 Census data	# Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,528	9,087
HCT29A	occupied dwelling units with 1.01 to 1.5 persons per room		38	349
H7	# occupied rental units	414	447	4,180
H7	# occupied ownership units	245	1,268	7,363
H56	Median contract rent	\$929	\$907	\$803
H85	Median value for owner-occupied housing units	\$202,900	\$170,700	\$179,200
H39	Median year moved into dwelling unit, total	1997	1995	1996
H39	Median year moved into dwelling unit, renter	1993	1999	1999
H39	Median year moved into dwelling unit, owner	1999	1992	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	91	26	\$213,642
	Duplex	8	23	\$445,675
	Multi Family apartments	130	36	\$1,659,927
	Mobile Home on Lot	12	31	\$135,709
	Mobile Home in Park	0	0	0
	RV on Lot	0	0	0
	Single Family home with apartment	22	41	\$566,809
	Single Family home	125	35	\$497,393
	Townhouse	0	0	0
	Zero Lot with apartment	0	0	0
	Zero Lot home	14	3	\$273,457
	Vacancy rate, all units in CB [Mar/Apr 2006]	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for Douglas**

Census Data Set #	Census Tract (CT) 6, Block Group (BG) 3, Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	2,080	39	7	5,297	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	131	40	6	328	2,003
P12	Population 5 to 17 years	341	35	10	977	3,125
P12	Pop. 18 to 64 years	1,434	39	7	3,684	20,426
P12	Pop. 65 years and older	133	61	7	218	1,868
P15	Total number of households (HH)	922	41	8	2,227	11,543
P17	Average HH size	2.2			2.3	2.6
H13	1-person HH	315	49	11	639	2,819
H13	2-person HH	299	38	8	778	3,745
H13	3-person HH	152	40	7	375	2,034
H13	4-person HH	107	36	6	292	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	169	36	5	460	3,147
P19	Married couple HH with no children < 18 years in home	174	33	6	528	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for block groups			30	174
P20	Single parent HH with children under 18 years	110	47	9	233	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	106	42	10	248	1,086
P26	Family HH (2 or more related persons)	499	37	6	1,334	7,638
P22	1 person HH, 60 years and over	72	56	11	127	665
P30	Non-family HH with person 65 years or older (non-related adults Sharing a dwelling)	2	33	6	6	33
P30	Female HH over 65, living alone	36	52	10	69	356
P30	Male HH over 65, living alone	18	78	13	23	141
P43	Pop in labor force (16 years and over)	1,243	39	7	3,163	17,623
P53	Median HH income in 1999	\$51,618			\$60,729	\$62,034
P77	Median Family income in 1999	\$66,250			\$75,187	\$70,284
P82	Per capita Income in 1999	\$29,591			\$29,871	\$26,719
P87	Persons below poverty level	161	31	9	514	1,797
H94	HH with homeowner paying 30% or more of income for housing	35	15	2	224	1,246
H69	HH with tenant paying 30% or more of income for housing	198	49	12	404	1,556

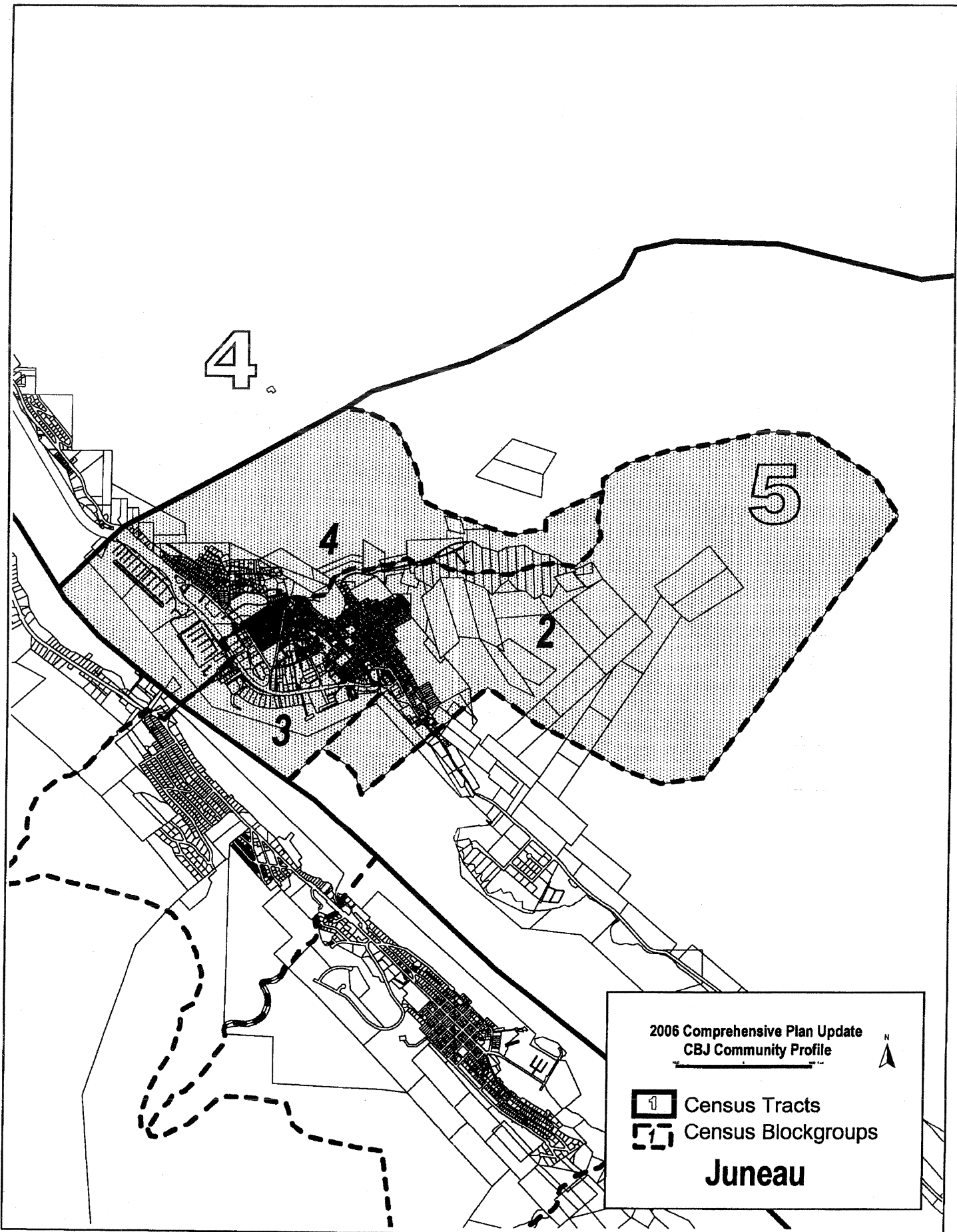
Census Data Set #	Douglas Census Tract 6, Block Group 3, Year 2000 Census data	# in Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available in Block Groups	1,792	9,087
HCT29A	occupied dwelling units with 1.01 or more persons per room		77	349
H24	Median number of rooms in housing units	4.2	4.5	4.9
H17	# occupied rental units	556	983	4,180
H17	# occupied ownership units	371	1,244	7,363
H56	Median contract rent	\$784	\$808	\$803
H85	Median value for owner-occupied housing units	\$189,600	\$201,800	\$179,200
H39	Median year moved into dwelling unit, total	1997	1997	1996
H39	Median year moved into dwelling unit, renter	1999	1999	1999
H39	Median year moved into dwelling unit, owner	1993	1994	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	199	23	\$138,358
	Duplex	68	39	317,326
	Multi Family apartments	357	35	569,107
	Mobile Home on Lot	1	46	170,000
	Mobile Home in Park	0		
	RV on Lot	0		
	Single Family home with apartment	132	44	374,052
	Single Family home	217	51	364,632
	Townhouse	23	8	311,852
	Zero Lot with apartment	0		
	Zero Lot home	8	25	304,782
	Vacancy rate, all units in CB [Mar/Apr 2006]	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for East Valley**

Census Data Set #	Census Tract (CT) 2, Block Groups (BG) 1,2,3,4 & 5 [This BG constitutes the entire Census Tract] Year 2000 Census data	# in block groups (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	7,445	100%	24%	7,445	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	283	100	14		2,003
P12	Population 5 to 17 years	956		30		3,125
P12	Pop. 18 to 64 years	2,383		11		20,426
P12	Pop. 65 years and older	112		6		1,868
P15	Total number of households (HH)	2,538		22		11,543
P17	Average HH size	2.9				2.6
H13	1-person HH	385		13		2,819
H13	2-person HH	771		20		3,745
H13	3-person HH	531		26		2,034
H13	4-person HH	516		28		1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	947		30		3,147
P19	Married couple HH with no children < 18 years in home	640		23		2,763
PCT9	HH with grandparent raising own grandchildren	52		30		174
P20	Single parent HH with children under 18 years	305		25		1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	153		14		1,086
P26	Family HH (2 or more related persons)	1,962		25		7,638
P22	1 person HH, 60 years and over	74		11		665
P30	Non-family HH with person 65 years or older (non-related adults sharing a dwelling)	4		12		
P30	Female HH over 65, living alone	36		10		356
P30	Male HH over 65, living alone	7		4		141
P43	Pop in labor force (16 years and over)	4,310		24		17,623
P53	Median HH income in 1999	\$70,162				\$62,034
P77	Median Family income in 1999	\$74,632				\$70,284
P82	Per capita Income in 1999	\$25,160				\$26,719
P87	Persons below poverty level	294		16		1,797
H94	HH with homeowner paying 30% or more of income for housing	305		2		1,246
H69	HH with tenant paying 30% or more of income for housing	235		15		1,556

Census Data Set #	East Valley Census Tract 2, Block Groups 1, 2, 3, 4 & 5 Year 2000 Census data	# in Block Groups	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,997	9,087
HCT29A	occupied dwelling units with 1.01 or more persons per room		72	349
H24	Median number of rooms in housing units	5.5		4.9
H7	# occupied rental units	583		4,180
H7	# occupied ownership units	1,955		7,363
H56	Median contract rent	\$873		\$803
H85	Median value for owner-occupied housing units	\$170,700		\$179,200
H39	Median year moved into dwelling unit, total	1996		1996
H39	Median year moved into dwelling unit, renter	1999		1999
H39	Median year moved into dwelling unit, owner	1994		1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	48	31	\$124,388
	Duplex	150	29	324,867
	Multi Family apartments	244	28	1,607,000
	Mobile Home on Lot	17	29	133,000
	Mobile Home in Park	328	30	28,283
	RV on Lot	0		
	Single Family home with apartment	184	26	356,038
	Single Family home	1,324	36	298,340
	Townhouse	64	10	257,322
	Zero Lot with apartment	2	22	203,100
	Zero Lot home	307	29	229,199
	Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



2006 Comprehensive Plan Update
CBJ Community Profile

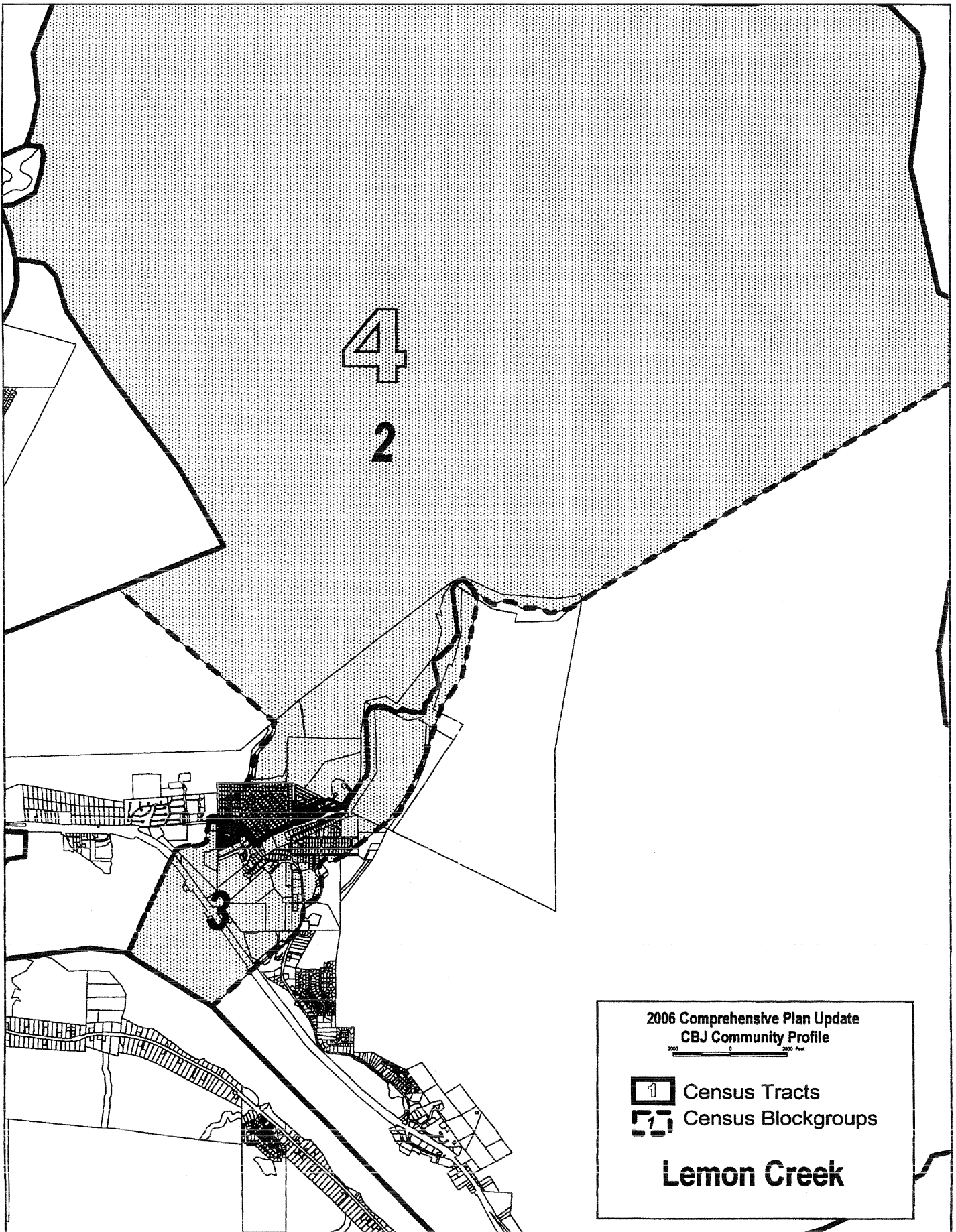
- 1 Census Tracts
- Census Blockgroups

Juneau

**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for Juneau**

Census Data Set #	Census Tract 5, Block Groups 2, 3 & 4 Year 2000 Census data	# in block groups (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	3,471	95	11	3,644	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	117	93	6	126	2,003
P12	Population 5 to 17 years	420	93	13	449	3,125
P12	Pop. 18 to 64 years	2,456	95	12	2,594	20,426
P12	Pop. 65 years and older	478	98	25	489	1,868
P15	Total number of households (HH)	1,680	96	14	1,753	11,543
P17	Average HH size	BG2=1.9 BG3=1.8 BG4=2.1			2	2.6
H13	1-person HH	753	97	27	773	2,819
H13	2-person HH	525	95	14	550	3,745
H13	3-person HH	192	92	9	208	2,034
H13	4-person HH	154	95	8	162	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	227	91	7	248	3,147
P19	Married couple HH with no children < 18 years in home	339	95	12	357	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for block groups			11	174
P20	Single parent HH with children under 18 years	85	98	7	87	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	207	96	19	215	1,086
P26	Family HH (2 or more related persons)	720	94	9	765	7,638
P22	1 person HH, 60 years and over	224	98	33	228	665
P30	Non-family HH with person 65 years or older (non-related adults Sharing a dwelling)	9	100	27	9	33
P30	Female HH over 65, living alone	147	98	41	149	356
P30	Male HH over 65, living alone	53	96	37	55	141
P43	Pop in labor force (16 years and over)	2,077	94	12	2,196	17,623
P53	Median HH income in 1999	BG2=\$46,336 BG3=\$40,938 BG4=\$65,739			\$49,137	\$62,034
P77	Median Family income in 1999	BG2=\$60,800 GB3=\$65,855 BG4=\$80,536			\$65,298	\$70,284
P82	Per capita Income in 1999	BG2=\$27,516 BG3=\$28,117 BG4=\$33,095			\$30,045	\$26,719
P87	Persons below poverty level	205	100	11	205	1,797
H94	HH with homeowner paying 30% or more of income for housing	102	95	8	107	1,246
H69	HH with tenant paying 30% or more of income for housing	299	100	19	299	1,556

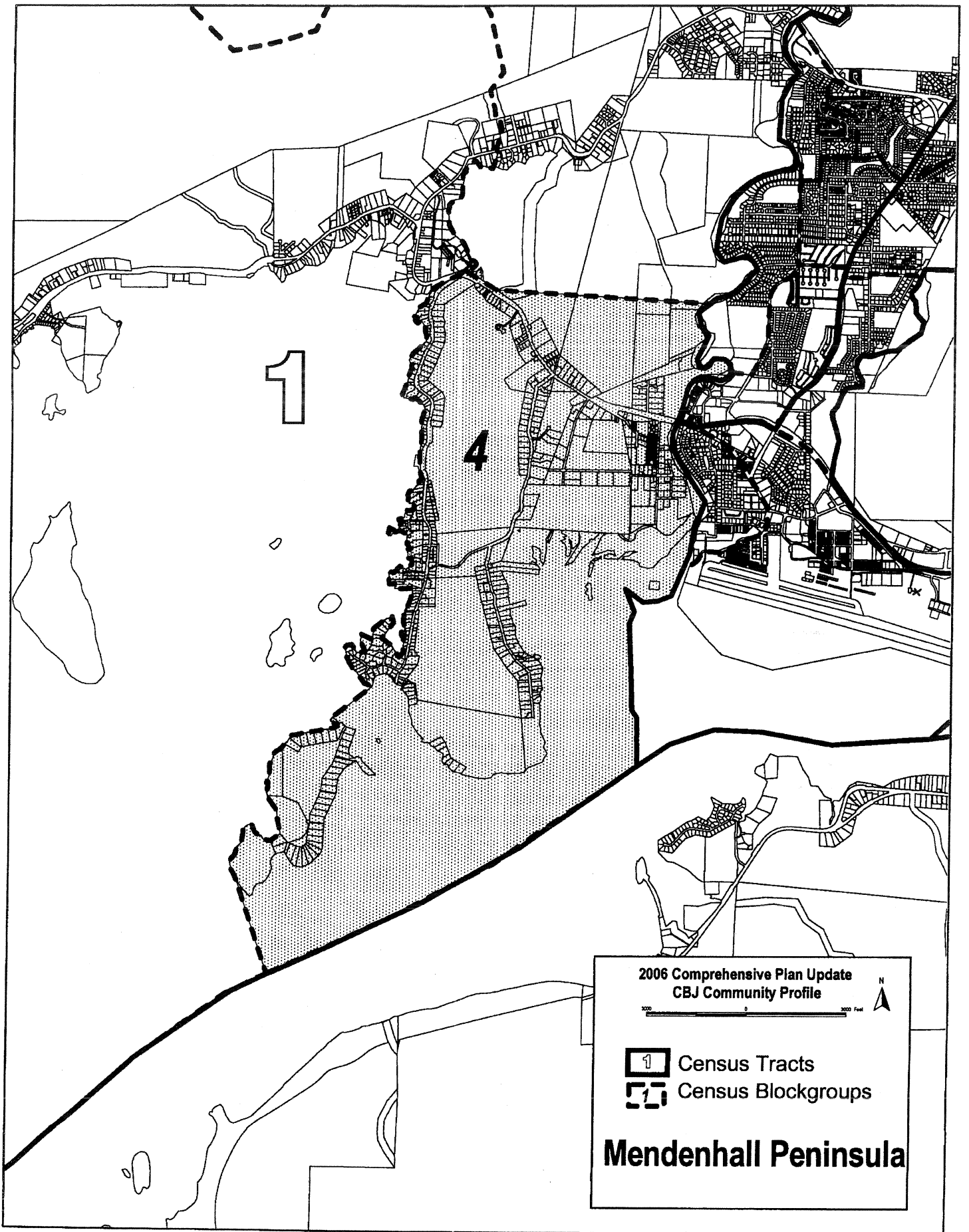
Census Data Set #	Juneau Census Tract 5, Block Groups 2, 3 & 4 Year 2000 Census data	# in Block Groups	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not Available In Block Groups	1,384	9,087
HCT29A	occupied dwelling units with 1.01 or more persons per room		48	349
H24	Median number of rooms in housing units	BG2=3.1 BG3=4 BBG4=5.1	3.8	4.9
H7	# occupied rental units	2=488 3=283 4=119	913	4,180
H7	# occupied ownership units	2=270 3=232 4=290	840	7,363
H56	Median contract rent	BG2=\$667 BG3=\$598 BG4=\$748	\$662	\$803
H85	Median value for owner-occupied housing units	2=143,200 3=173,700 4=178,600	\$171,800	\$179,200
H39	Median year moved into dwelling unit, total	2=1998 3=1996 4=1991	1996	1996
H39	Median year moved into dwelling unit, renter	2=1999 3=1998 4=1998	1999	1999
H39	Median year moved into dwelling unit, owner	2=1993 3=1993 4=1985	1990	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	179	30	\$190,961
	Duplex	50	61	452,160
	Multi Family apartments	870	66	959,562
	Mobile Home on Lot	7	Data not Available	54,100
	Mobile Home in Park	0		
	RV on Lot	1	33	48,400
	Single Family home with apartment	238	64	333,791
	Single Family home	538	74	354,853
	Townhouse	4	13	316,600
	Zero Lot with apartment	0		
	Zero Lot home	0		
	Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for Lemon Creek**

Census Data Set #	Census Tract 4, Block Groups 2 & 3 Year 2000 Census data	# in block groups (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	1,944	41	6	4,722	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	110	32	5	339	2,003
P12	Population 5 to 17 years	403	38	12	1,097	3,125
P12	Pop. 18 to 64 years	1,313	44	6	2,998	20,426
P12	Pop. 65 years and older	118	41	6	288	1,868
P15	Total number of households (HH)	414	30	3	1,366	11,543
P17	Average HH size	BG2=2.8 BG3=2.9			2.8	2.6
H13	1-person HH	103	35	3	294	2,819
H13	2-person HH	192	40	5	474	3,745
H13	3-person HH	112	37	5	302	2,034
H13	4-person HH	106	39	5	271	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	169	40	5	422	3,147
P19	Married couple HH with no children < 18 years in home	144	43	5	333	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for Block Groups			33	174
P20	Single parent HH with children under 18 years	85	45	7	188	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	54	39	5	138	1,086
P26	Family HH (2 or more related persons)	439	39	5	1,116	7,638
P22	1 person HH, 60 years and over	21	29	3	72	665
P30	Non-family HH with person 65 years or older (non-related adults sharing a dwelling)	2	40	6	5	33
P30	Female HH over 65, living alone	6	18	1	32	356
P30	Male HH over 65, living alone	7	38	4	18	141
P43	Pop in labor force (16 years and over)	522	21	2	2,435	17,623
P53	Median HH income in 1999	2=\$57,250 3=\$56,458			\$53,622	\$62,034
P77	Median Family income in 1999	2=\$57,250 3=\$56,458			\$53,622	\$70,284
P82	Per capita Income in 1999	2=\$22,349 3=\$20,179			\$21,760	\$26,719
P87	Persons below poverty level	128	42	7	306	1,797
H94	HH with homeowner paying 30% or more of income for housing	59	37	4	157	1,246
H69	HH with tenant paying 30% or more of income for housing	43	21	2	198	1,556

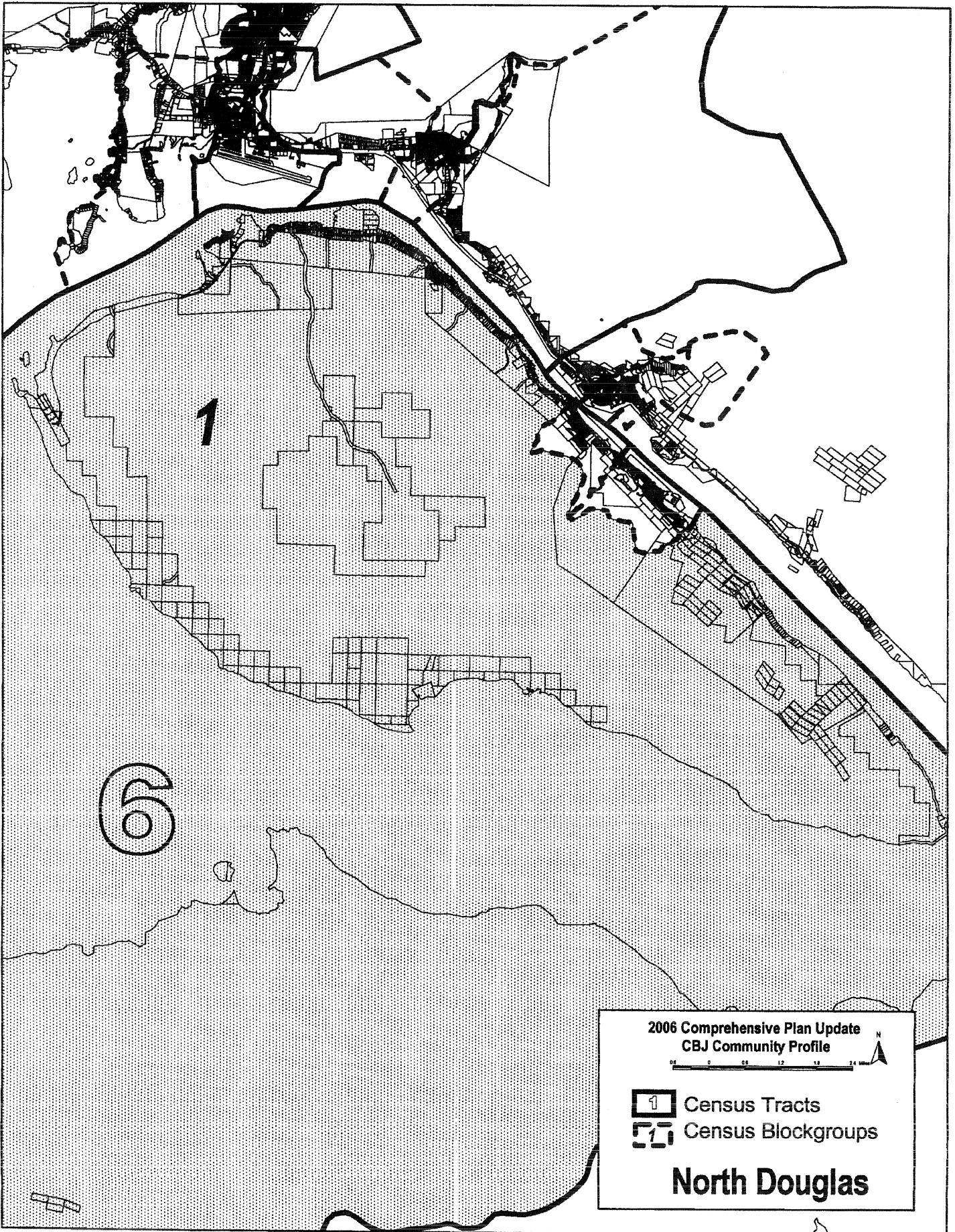
Census Data Set #	Lemon Creek Census Tract 4, Block Groups 2 & 3 Year 2000 Census data	# in Block Groups	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,066	9,087
HCT29A	occupied dwelling units with 1.01 to 1.5 persons per room		33	349
H24	Median number of rooms in housing units	2=5.1 3=4.4	4.8	4.9
H7	# occupied rental units	149	518	4,180
H7	# occupied ownership units	442	1,030	7,363
H56	Median contract rent	2=\$667 3=\$598	\$833	\$803
H85	Median value for owner-occupied housing units	2=\$143,200 3=\$173,700	\$133,700	\$179,200
H39	Median year moved into dwelling unit, total	2=1996 3=1991	1996	1996
H39	Median year moved into dwelling unit, renter	2=1998 3=2000	1999	1999
H39	Median year moved into dwelling unit, owner	2=1992 3=1989	1993	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	32	10	\$191,494
	Duplex	66	30	348,576
	Multi Family apartments	88	25	493,076
	Mobile Home on Lot	104	22	139,375
	Mobile Home in Park	184	29	33,639
	RV on Lot	0		
	Single Family home with apartment	38	29	364,321
	Single Family home	175	33	346,205
	Townhouse	0		
	Zero Lot with apartment	0		
	Zero Lot home	24	23	215,458
	Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for the Mendenhall
Peninsula**

Census Data Set #	Census Tract 1, Block Group 4 Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	1,025	23	3	4,468	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	64	28	3	226	2,003
P12	Population 5 to 17 years	186	22	5	812	3,125
P12	Pop. 18 to 64 years	683	21	3	3,162	20,426
P12	Pop. 65 years and older	92	34	5	268	1,868
P15	Total number of households (HH)	391	23	3	1,715	11,543
P17	Average HH size	2.6			2.5	2.6
H13	1-person HH	86	22	3	394	2,819
H13	2-person HH	139	22	3	636	3,745
H13	3-person HH	60	22	3	275	2,034
H13	4-person HH	68	24	3	276	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	117	24	3	489	3,147
P19	Married couple HH with no children < 18 years in home	120	22	4	528	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for Block Groups			12	174
P20	Single parent HH with children under 18 years	10	14	1	68	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	41	22	3	180	1,086
P26	Family HH (2 or more related persons)	264	23	3	1,141	7,638
P22	1 person HH, 60 years and over	25	28	3	88	665
P30	Non-family HH with person 65 years or older (non-related adults Sharing a dwelling)	3	50	9	6	33
P30	Female HH over 65, living alone	7	19	1	37	356
P30	Male HH over 65, living alone	7	43	5	16	141
P43	Pop in labor force (16 years and over)	559	20	3	2,760	17,623
P53	Median HH income in 1999	\$92,409			\$78,875	\$62,034
P77	Median Family income in 1999	\$101,345			\$84,841	\$70,284
P82	Per capita Income in 1999	\$37,022			\$34,702	\$26,719
P87	Persons below poverty level	21	16	1	129	1,797
H94	HH with homeowner paying 30% or more of income for housing	28	13	2	213	1,246
H69	HH with tenant paying 30% or more of income for housing	18	12	1	144	1,556

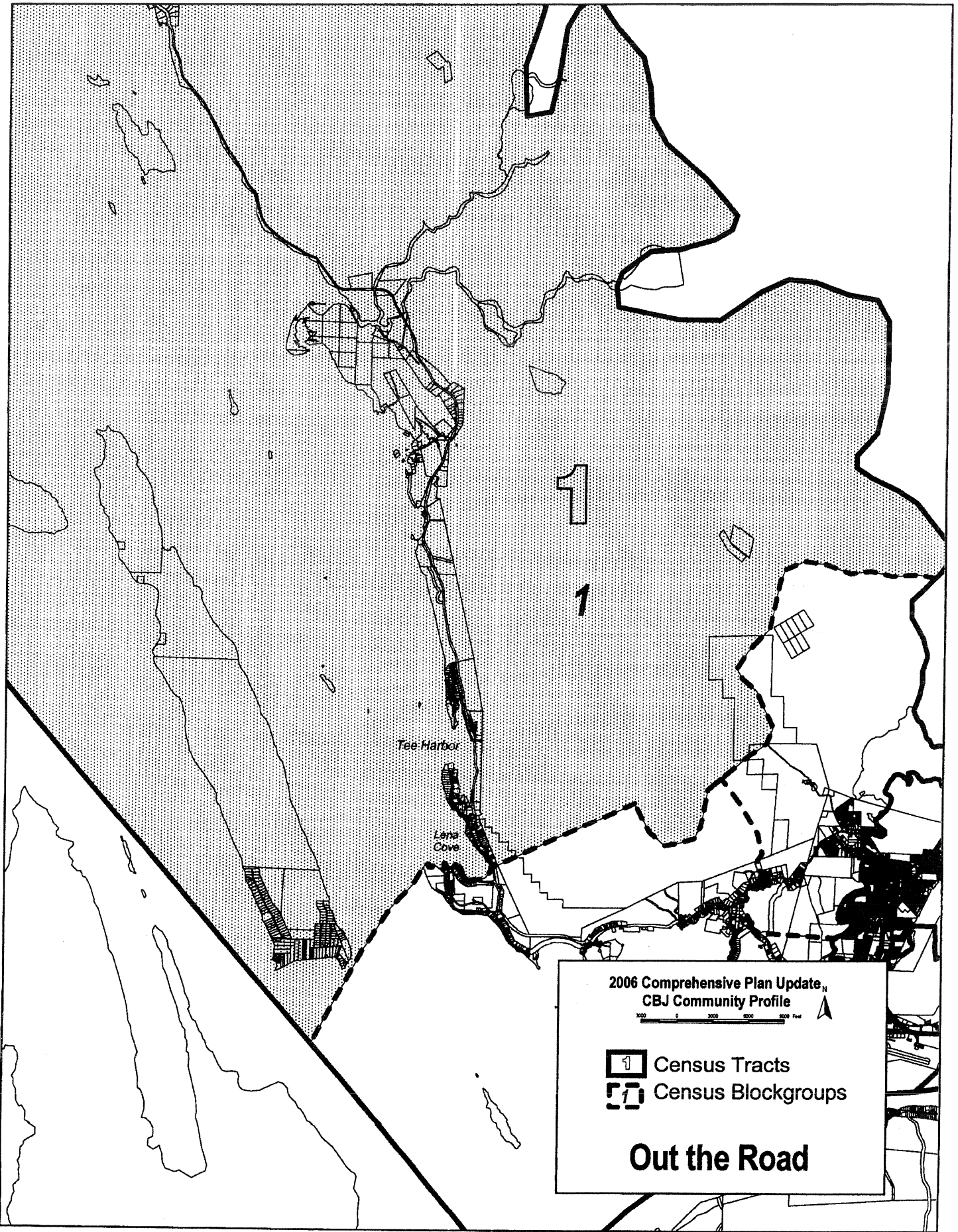
Census Data Set #	Mendenhall Peninsula Census Tract 1, Block Group 4 Year 2000 Census data	# in Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,528	9,087
HCT29A	occupied dwelling units with 1.01 to 1.5 persons per room		38	349
H24	Median number of rooms in housing units	7.1	5.6	4.9
H7	# occupied rental units	96	447	4,180
H7	# occupied ownership units	295	1,268	7,363
H56	Median contract rent	\$738	\$907	\$803
H85	Median value for owner-occupied housing units	\$297,000	\$170,700	\$179,200
H39	Median year moved into dwelling unit, total	1994	1995	1996
H39	Median year moved into dwelling unit, renter	1998	1999	1999
H39	Median year moved into dwelling unit, owner	1990	1992	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	0		
	Duplex	8	32	\$437,875
	Multi Family apartments	7	24	721,750
	Mobile Home on Lot	9	31	142,722
	Mobile Home in Park	0		
	RV on Lot	0		
	Single Family home with apartment	82	27	503,822
	Single Family home	267	30	487,706
	Townhouse	0		
	Zero Lot with apartment	0		
	Zero Lot home	0		
	Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for North Douglas**



Census Data Set #	Census Tract 6, Block Group 1 Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	1,551	29	5	5,297	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	88	27	4	328	2,003
P12	Population 5 to 17 years	322	33	10	977	3,125
P12	Pop. 18 to 64 years	1,071	29	5	3,684	20,426
P12	Pop. 65 years and older	118	54	6	218	1,868
P15	Total number of households (HH)	584	26	5	2,227	11,543
P17	Average HH size	2.6			2.3	2.6
H13	1-person HH	109	17	3	639	2,819
H13	2-person HH	212	27	5	778	3,745
H13	3-person HH	106	28	5	375	2,034
H13	4-person HH	107	36	5	292	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	182	39	5	460	3,147
P19	Married couple HH with no children < 18 years in home	164	31	5	528	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for Block Groups			30	174
P20	Single parent HH with children under 18 years	38	16	3	233	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	67	27	6	248	1,086
P26	Family HH (2 or more related persons)	408	30	5	1,334	7,638
P22	1 person HH, 60 years and over	14	11	2	127	665
P30	Non-family HH with person 65 years or older (non-related adults Sharing a dwelling)	3	50	9	6	33
P30	Female HH over 65, living alone	6	8	1	69	356
P30	Male HH over 65, living alone	3	13	2	23	141
P43	Pop in labor force (16 years and over)	1,027	32	5	3,163	17,623
P53	Median HH income in 1999	\$79,482			\$60,727	\$62,034
P77	Median Family income in 1999	\$87,403			\$75,187	\$70,284
P82	Per capita Income in 1999	\$31,225			\$29,871	\$26,719
P87	Persons below poverty level	64	12	3	514	1,797
H94	HH with homeowner paying 30% or more of income for housing	105	46	8	224	1,246
H69	HH with tenant paying 30% or more of income for housing	35	8	2	404	1,556

Census Data Set #	North Douglas Census Tract 6, Block Group 1 Year 2000 Census data	# in Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,792	9,087
HCT29A	occupied dwelling units with 1.01 pr more persons per room		77	349
H24	Median number of rooms in housing units	5	4.5	4.9
H7	# occupied rental units	152	983	4,180
H7	# occupied ownership units	443	1,244	7,363
H56	Median contract rent	\$886	\$808	\$803
H85	Median value for owner-occupied housing units	\$255,900	\$201,800	\$179,200
H39	Median year moved into dwelling unit, total	1995	1997	1996
H39	Median year moved into dwelling unit, renter	1999	1999	1999
H39	Median year moved into dwelling unit, owner	1992	1994	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	0		
	Duplex	42	22	\$390,362
	Multi Family apartments	25	31	406,586
	Mobile Home on Lot	26	30	156,252
	Mobile Home in Park	54	23	25,585
	RV on Lot	1	n/a	n/a
	Single Family home with apartment	88	23	423,139
	Single Family home	354	24	367,970
	Townhouse	0		
	Zero Lot with apartment	0		
	Zero Lot home	86	22	230,737
	Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



2006 Comprehensive Plan Update
CBJ Community Profile

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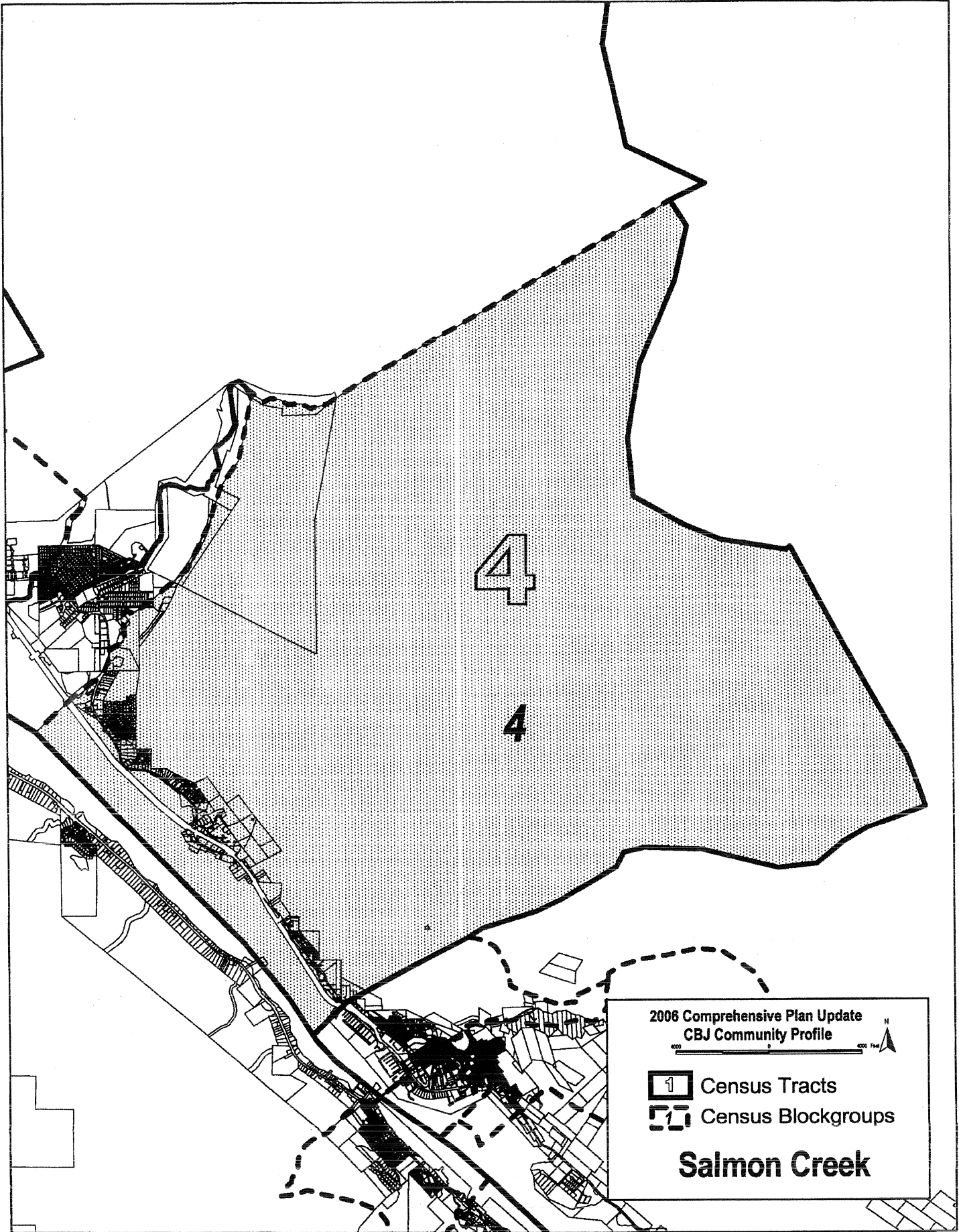
 Census Tracts
 Census Blockgroups

Out the Road

CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for the "Out the Road"
community

Census Data Set #	Census Tract 1, Block Group 1 Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	616	13	2	4,468	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	17	7	>1%	226	2,003
P12	Population 5 to 17 years	106	13	3	812	3,125
P12	Pop. 18 to 64 years	448	14	2	3,162	20,426
P12	Pop. 65 years and older	34	12	1	268	1,868
P15	Total number of households (HH)	253	14	2	1,715	11,543
P17	Average HH size	2.4			2.5	2.6
H13	1-person HH	53	13	1	394	2,819
H13	2-person HH	106	16	2	636	3,745
H13	3-person HH	45	16	2	275	2,034
H13	4-person HH	33	12	1	276	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	72	14	2	489	3,147
P19	Married couple HH with no children < 18 years in home	97	18	3	528	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available in Block Groups			12	174
P20	Single parent HH with children under 18 years	9	13	>1%	68	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	18	10	1	180	1,086
P26	Family HH (2 or more related persons)	182	15	2	1,141	7,638
P22	1 person HH, 60 years and over	9	10	1	88	665
P30	Non-family HH with person 65 years or older (non-related adults sharing a dwelling)	0			6	33
P30	Female HH over 65, living alone	4	10	1	37	356
P30	Male HH over 65, living alone	0			16	141
P43	Pop in labor force (16 years and over)	363	13	2	2,760	17,623
P53	Median HH income in 1999	\$82,795			\$78,875	\$62,034
P77	Median Family income in 1999	\$86,489			\$84,841	\$70,284
P82	Per capita Income in 1999	\$40,450			\$34,702	\$26,719
P87	Persons below poverty level	12	9	<1%	129	1,797
H94	HH with homeowner paying 30% or more of income for housing	26	12	2	213	1,246
H69	HH with tenant paying 30% or more of income for housing	14	9	<1%	144	1,556

Census Data Set #	Out the Road Census Tract 1, Block Group 1 Year 2000 Census data	# in Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,528	9,087
HCT29A	occupied dwelling units with 1.01 or more persons per room		38	349
H24	Median number of rooms in housing units	5.1	5.6	4.9
H7	# occupied rental units	35	447	4,180
H7	# occupied ownership units	208	1,268	7,363
H56	Median contract rent	\$725	\$907	\$803
H85	Median value for owner-occupied housing units	\$227,600	\$170,700	\$179,200
H39	Median year moved into dwelling unit, total	1991	1995	1996
H39	Median year moved into dwelling unit, renter	1996	1999	1999
H39	Median year moved into dwelling unit, owner	1989	1992	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	26	21	\$184,896
	Duplex	6	24	579,567
	Multi Family apartments	3	24	512,000
	Mobile Home on Lot	10	26	153,290
	Mobile Home in Park	0		
	RV on Lot	0		
	Single Family home with apartment	82	29	575,568
	Single Family home	400	30	458,519
	Townhouse	0		
	Zero Lot with apartment	0		
	Zero Lot home	0		
	2006 Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



2006 Comprehensive Plan Update
CBJ Community Profile

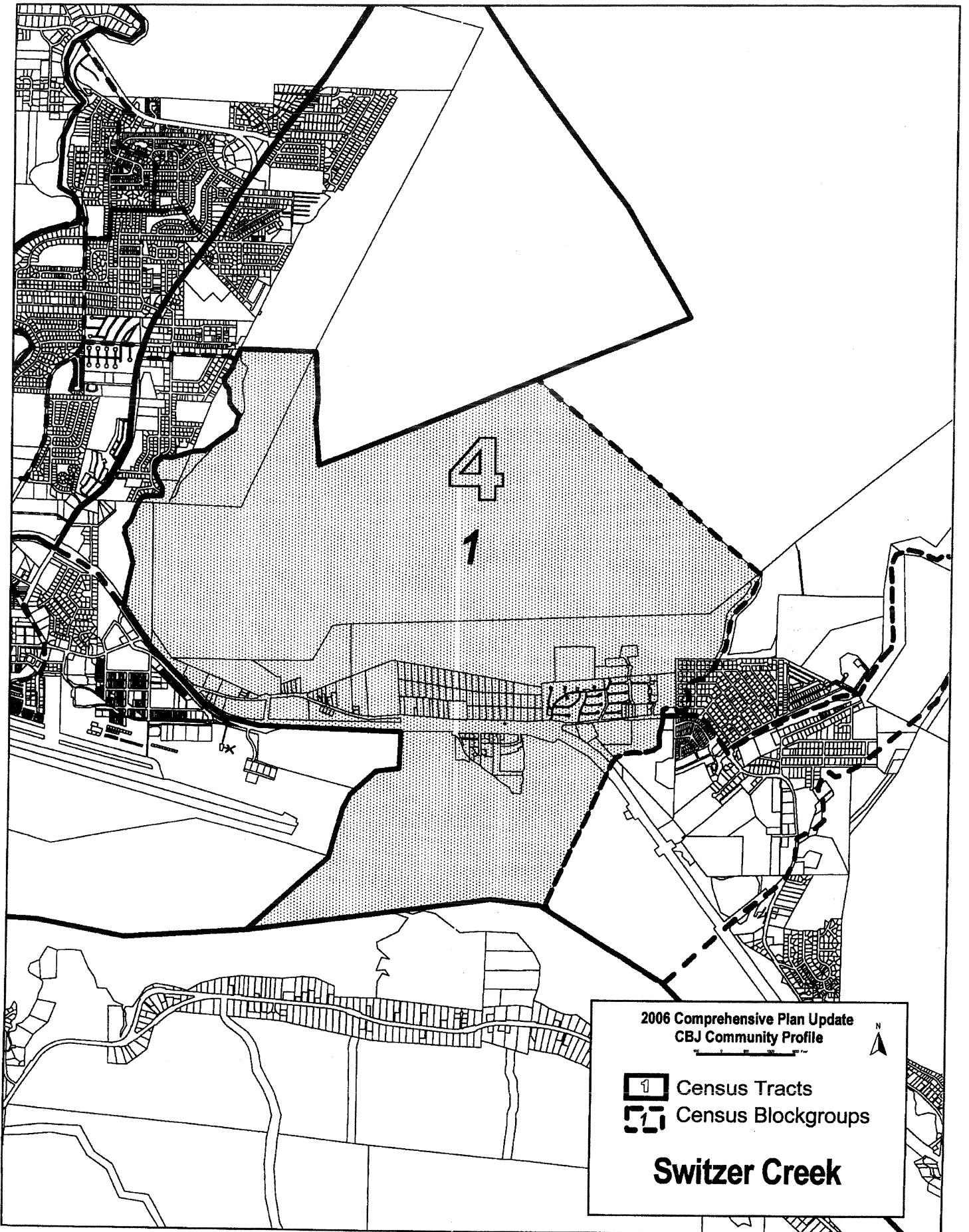
- 1 Census Tracts
- ⋮ Census Blockgroups

Salmon Creek

**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for the Salmon Creek
community**

Census Data Set #	Census Tract 4, Block Group 4 Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	1,161	24	3	4,722	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	67	19	3	339	2,003
P12	Population 5 to 17 years	242	22	7	1,097	3,125
P12	Pop. 18 to 64 years	748	25	3	2,998	20,426
P12	Pop. 65 years and older	104	36	5	288	1,868
P15	Total number of households (HH)	419	30	3	1,366	11,543
P17	Average HH size	2.5			2.8	2.6
H13	1-person HH	99	33	3	294	2,819
H13	2-person HH	131	27	3	474	3,745
H13	3-person HH	62	20	3	302	2,034
H13	4-person HH	68	25	3	271	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	122	28	3	422	3,147
P19	Married couple HH with no children in home	119	35	4	333	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for Block Groups			33	174
P20	Single parent HH with children under 18 years	41	21	3	188	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	35	25	3	138	1,086
P26	Family HH (2 or more related persons)	300	26	3	1,116	7,638
P22	1 person HH, 60 years and over	19	26	2	72	665
P30	Non-family HH with person 65 years or older (non-related adults sharing a dwelling)	2	40	6	5	33
P30	Female HH over 65, living alone	7	22	1	32	356
P30	Male HH over 65, living alone	6	33	4	18	141
P43	Pop in labor force (16 years and over)	721	29	4	2,435	17,623
P53	Median HH income in 1999	\$70,893			\$53,622	\$62,034
P77	Median Family income in 1999	\$83,665			\$56,310	\$70,284
P82	Per capita Income in 1999	\$29,488			\$21,760	\$26,719
P87	Persons below poverty level	52	17	2	306	1,797
H94	HH with homeowner paying 30% or more of income for housing	88	56	7	157	1,246
H69	HH with tenant paying 30% or more of income for housing	50	25	3	198	1,556

Census Data Set #	Salmon Creek Census Tract 4, Block Group 4 Year 2000 Census data	# in Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,066	9,087
HCT29A	occupied dwelling units with 1.01 or more persons per room		33	349
H24	Median number of rooms in housing units	5.1	4.8	4.9
H7	# occupied rental units	118	518	4,180
H7	# occupied ownership units	313	1,030	7,363
H56	Median contract rent	\$876	\$833	\$803
H85	Median value for owner-occupied housing units	\$238,700	\$133,700	\$179,200
H39	Median year moved into dwelling unit, total	1996	1996	1996
H39	Median year moved into dwelling unit, renter	1999	1999	1999
H39	Median year moved into dwelling unit, owner	1994	1993	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	18	35	\$139,372
	Duplex	12	31	457,217
	Multi Family apartments	54	31	1,199,567
	Mobile Home on Lot	2	41	129,950
	Mobile Home in Park	0		
	RV on Lot	0		
	Single Family home with apartment	96	30	384,810
	Single Family home	172	28	434,279
	Townhouse	0		
	Zero Lot with apartment	0		
	Zero Lot home	98	21	241,654
	2006 Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



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**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for the Switzer Creek
community**

Census Data Set #	Census Tract 4, Block Group 1 Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	1,617	34	5	4,722	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	162	47	8	339	2,003
P12	Population 5 to 17 years	452	41	14	1,097	3,125
P12	Pop. 18 to 64 years	937	31	4	2,998	20,426
P12	Pop. 65 years and older	66	23	3	288	1,868
P15	Total number of households (HH)	533	39	4	1,366	11,543
P17	Average HH size	3			2.8	2.6
H13	1-person HH	119	40	4	294	2,819
H13	2-person HH	134	28	3	494	3,745
H13	3-person HH	132	43	6	302	2,034
H13	4-person HH	82	30	4	271	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	131	31	4	422	3,147
P19	Married couple HH with no children < 18 years of age in home	70	21	2	333	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for Block Groups			33	174
P20	Single parent HH with children under 18 years	142	75	11	188	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	49	35	4	138	1,086
P26	Family HH (2 or more related persons)	377	33	4	1,116	7,638
P22	1 person HH, 60 years and over	32	44	4	72	665
P30	Non-family HH with person 65 years or older (non-related adults sharing a dwelling)	1	20	3	5	33
P30	Female HH over 65, living alone	19	59	5	32	356
P30	Male HH over 65, living alone	5	27	3	18	141
P43	Pop in labor force (16 years and over)	791	32	4	2,435	17,623
P53	Median HH income in 1999	\$38,750			\$53,622	\$62,034
P77	Median Family income in 1999	\$40,282			\$56,310	\$70,284
P82	Per capita Income in 1999	\$15,803			\$21,760	\$26,719
P87	Persons below poverty level	126	41	7	306	1,797
H94	HH with homeowner paying 30% or more of income for housing	10	6	<1%	157	1,246
H69	HH with tenant paying 30% or more of income for housing	127	64	8	198	1,556

Census Data Set #	Switzer Creek Census Tract 4, Block Group 1 Year 2000 Census data	# in Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,066	9,087
HCT29A	occupied dwelling units with 1.01 pr more persons per room		33	349
H24	Median number of rooms in housing units	4.6	4.8	4.9
H7	# occupied rental units	251	518	4,180
H7	# occupied ownership units	275	1,030	7,363
H56	Median contract rent	\$787	\$833	\$803
H85	Median value for owner-occupied housing units	\$42,500	\$133,700	\$179,200
H39	Median year moved into dwelling unit, total	1996	1996	1996
H39	Median year moved into dwelling unit, renter	1999	1999	1999
H39	Median year moved into dwelling unit, owner	1993	1993	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	22	34	\$125,618
	Duplex	6	2	326,350
	Multi Family apartments	194	23	1,035,233
	Mobile Home on Lot	0		
	Mobile Home in Park	301	32	31,297
	RV on Lot	0		
	Single Family home with apartment	22	24	413,809
	Single Family home	33	31	421,439
	Townhouse	0		
	Zero Lot with apartment	0		
	Zero Lot home	0		
	2006 Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		

2006 Comprehensive Plan Update
CBJ Community Profile

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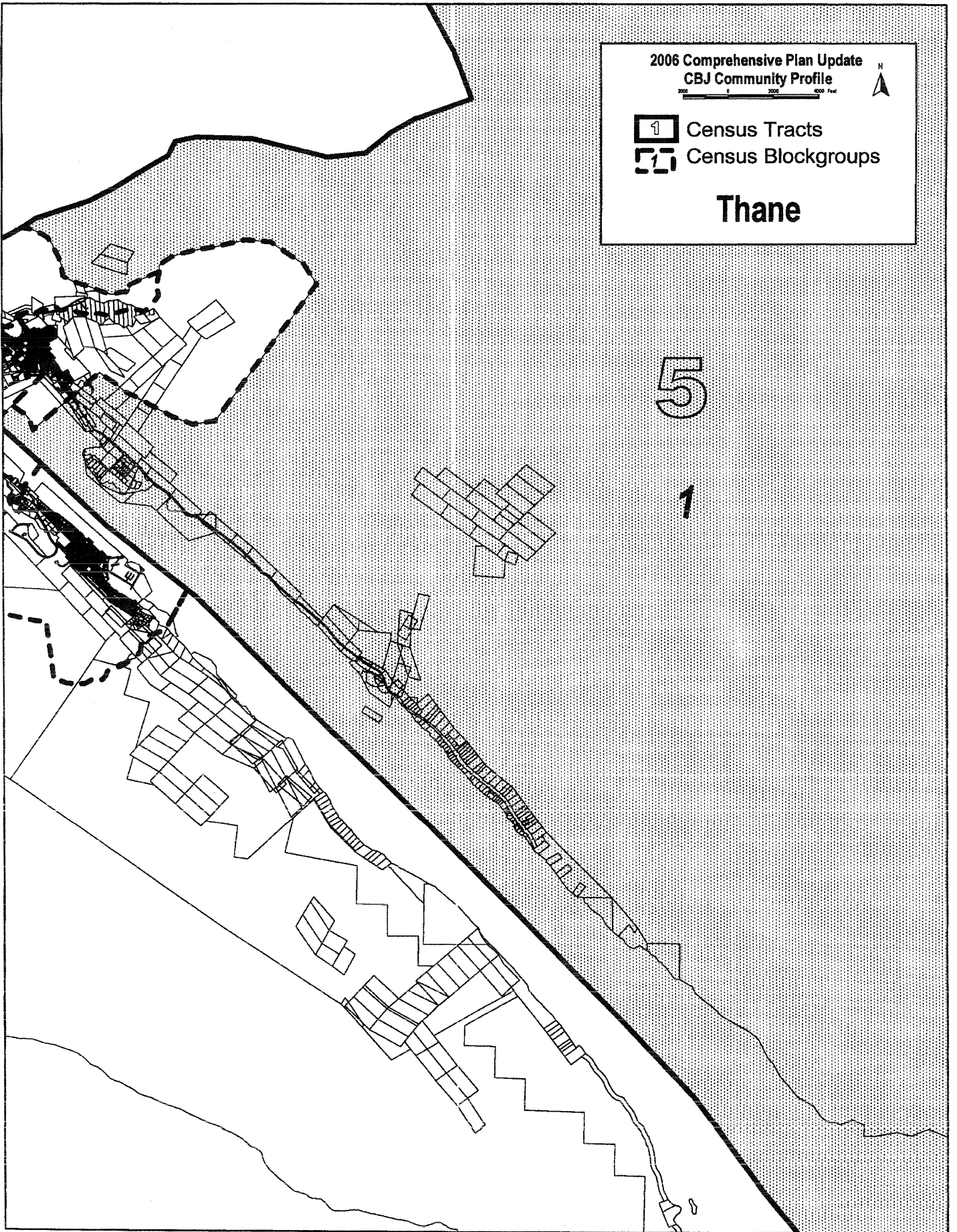


- Census Tracts
- Census Blockgroups

Thane

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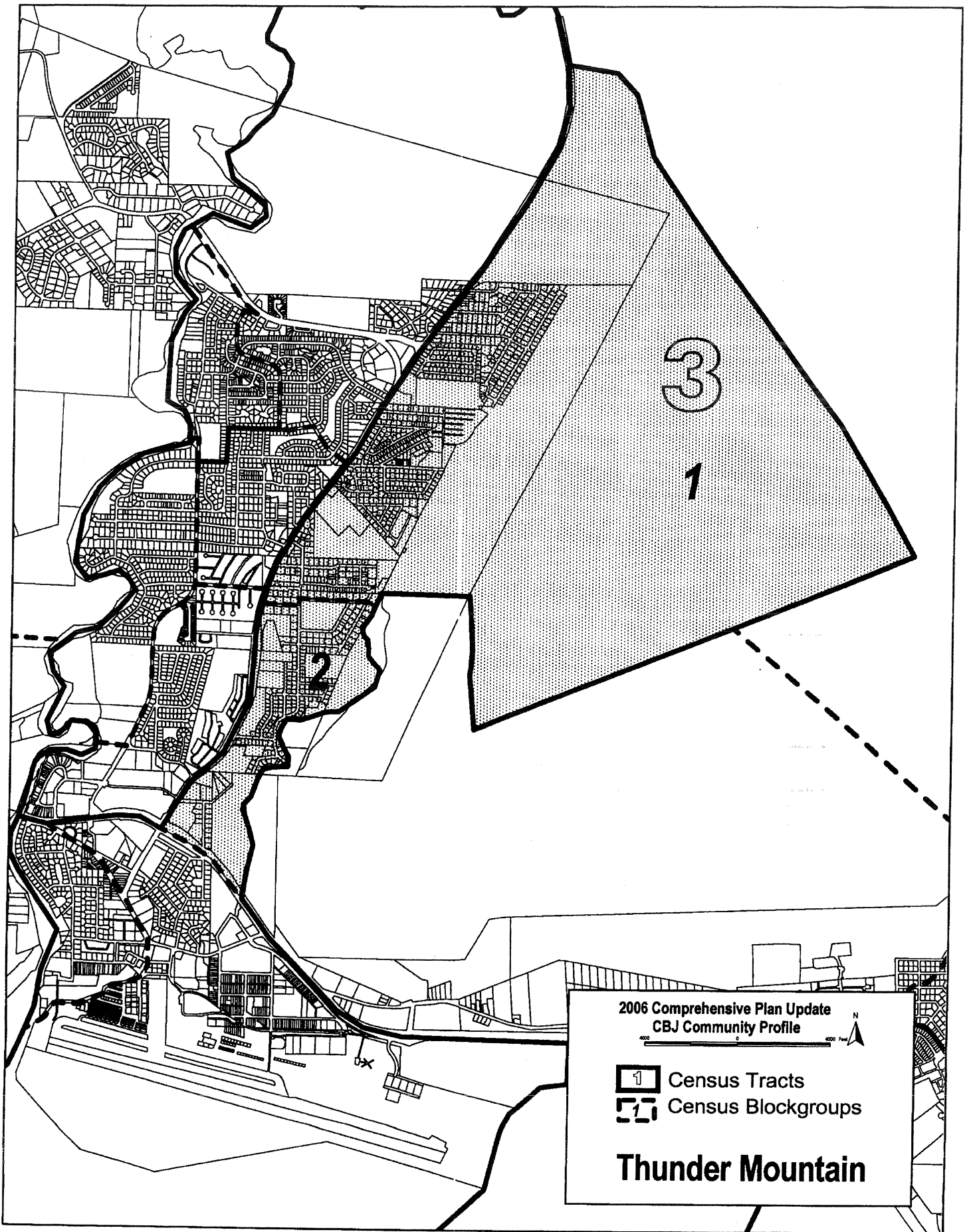
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**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for the Thane
community**

Census Data Set #	Census Tract 5, Block Group 1 Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	173	4	<1%	3,644	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	9	7	<1%	126	2,003
P12	Population 5 to 17 years	29	6	<1%	449	3,125
P12	Pop. 18 to 64 years	124	4	<1%	2,594	20,426
P12	Pop. 65 years and older	11	2	<1%	489	1,868
P15	Total number of households (HH)	73	4	<1%	1,753	11,543
P17	Average HH size	2.3			2.0	2.6
H13	1-person HH	20	2	<1%	773	2,819
H13	2-person HH	25	4		550	3,745
H13	3-person HH	16	7		208	2,034
H13	4-person HH	8	4		162	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	21	8		248	3,147
P19	Married couple HH with no children in home	18	5		357	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for Block Groups			11	174
P20	Single parent HH with children under 18 years	2	2		87	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	8	3		215	1,086
P26	Family HH (2 or more related persons)	45	5		765	7,638
P22	1 person HH, 60 years and over	4	1		228	665
P30	Non-family HH with person 65 years or older (non-related adults sharing a dwelling)	0			9	33
P30	Female HH over 65, living alone	2	1		149	356
P30	Male HH over 65, living alone	2	3		55	141
P43	Pop in labor force (16 years and over)	119	5		2,196	17,623
P53	Median HH income in 1999	\$81,143			\$49,137	\$62,034
P77	Median Family income in 1999	\$131,966			\$65,298	\$70,284
P82	Per capita Income in 1999	\$49,323			\$30,045	\$26,719
P87	Persons below poverty level	0			205	1,797
H94	HH with homeowner paying 30% or more of income for housing	5	4		107	1,246
H69	HH with tenant paying 30% or more of income for housing	0			299	1,556

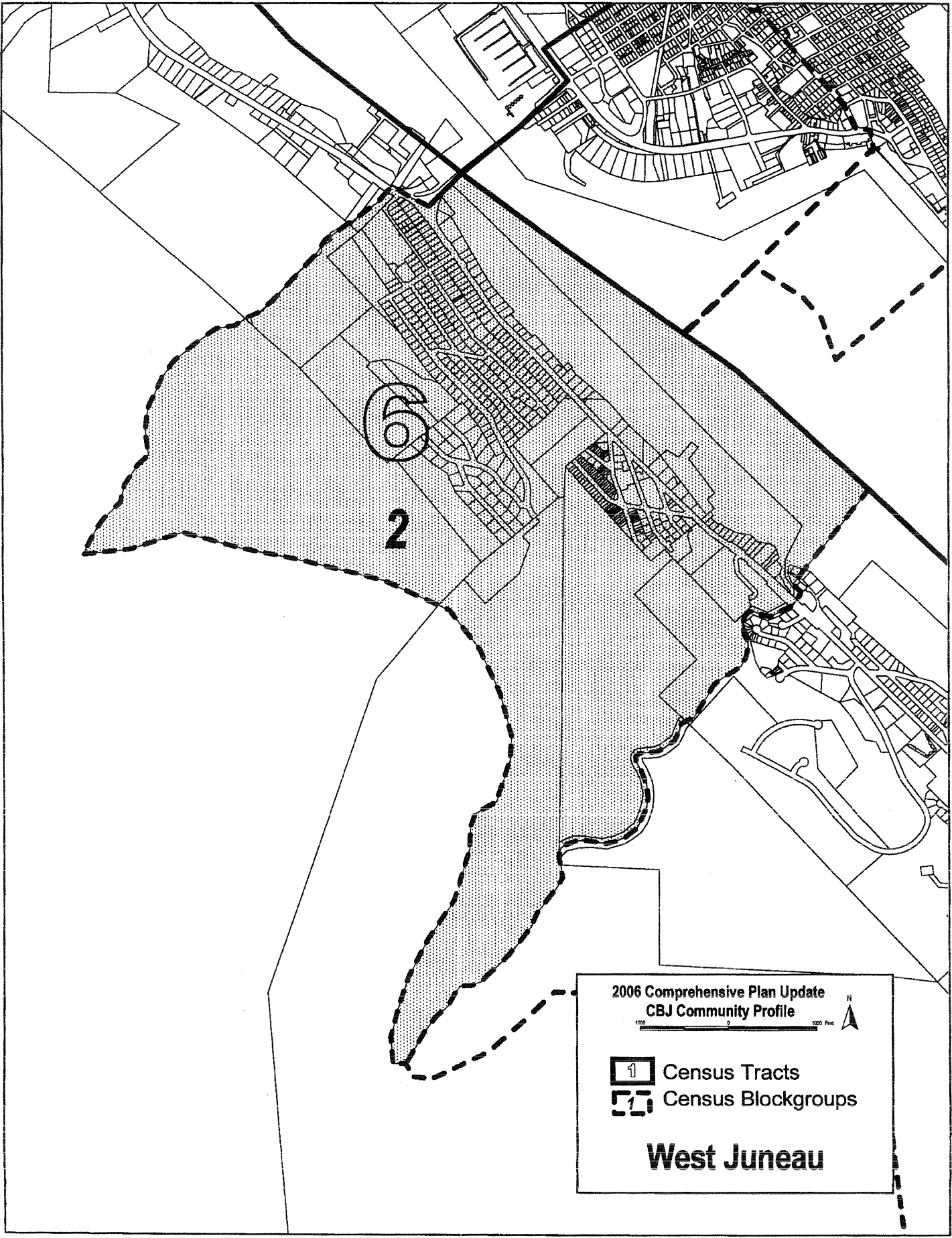
Census Data Set #	Thane Census Tract 5, Block Group 1 Year 2000 Census data	# in Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,066	9,087
HCT29A	occupied dwelling units with 1.01 or more persons per room		33	349
H24	Median number of rooms in housing units	5.1	3.8	4.9
H7	# occupied rental units	23	913	4,180
H7	# occupied ownership units	48	840	7,363
H56	Median contract rent	\$604	\$662	\$803
H85	Median value for owner-occupied housing units	\$279,200	\$171,800	\$179,200
H39	Median year moved into dwelling unit, total	1996	1996	1996
H39	Median year moved into dwelling unit, renter	1999	1999	1999
H39	Median year moved into dwelling unit, owner	1989	1990	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	0		
	Duplex	0		
	Multi Family apartments	0		
	Mobile Home on Lot	2	36	\$126,500
	Mobile Home in Park	0		
	RV on Lot	0		
	Single Family home with apartment	12	22	592,350
	Single Family home	60	30	369,536
	Townhouse	0		
	Zero Lot with apartment	0		
	Zero Lot home	0		
	2006 Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for the Thunder
Mountain community**

Census Data Set #	Census Tract 3, Block Groups 1 & 2 Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	3,595	70	11	5,135	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	330	75	16	441	2,003
P12	Population 5 to 17 years	924	74	29	1,241	3,125
P12	Pop. 18 to 64 years	2,225	65	11	3,411	20,426
P12	Pop. 65 years and older	116	48	6	242	1,868
P15	Total number of households (HH)	1,204	68	10	1,762	11,543
P17	Average HH size	1=3	2=2.8			2.6
H13	1-person HH	209	62	7	334	2,819
H13	2-person HH	360	67	9	536	3,745
H13	3-person HH	229	66	11	345	2,034
H13	4-person HH	211	71	11	296	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	423	57	13	739	3,147
P19	Married couple HH with no children in home	234	62	8	377	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for Block Groups			36	174
P20	Single parent HH with children under 18 years	196	82	16	238	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	101	69	9	146	1,086
P26	Family HH (2 or more related persons)	909	71	11	1,282	7,638
P22	1 person HH, 60 years and over	30	40	4	75	665
P30	Non-family HH with person 65 years or older (non-related adults sharing a dwelling)	1	33	3	3	33
P30	Female HH over 65, living alone	11	33	3	33	356
P30	Male HH over 65, living alone	9	41	6	22	141
P43	Pop in labor force (16 years and over)	1,927	70	11	2,759	17,623
P53	Median HH income in 1999	1=\$60,143; 2=\$46,583			56,603	\$62,034
P77	Median Family income in 1999	1=58,571; 2=59,375			60,449	\$70,284
P82	Per capita Income in 1999	1=19,906; 2=22,192			20,980	\$26,719
P87	Persons below poverty level	238	68	13	349	1,797
H94	HH with homeowner paying 30% or more of income for housing	153	63	12	240	1,246
H69	HH with tenant paying 30% or more of income for housing	222	67	14	331	1,556

Census Data Set #	Thunder Mountain Census Tract 3, Block Groups 1 & 2 Year 2000 Census data	# in Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,997	9,087
HCT29A	occupied dwelling units with 1.01 or more persons per room		72	349
H24	Median number of rooms in housing units	1=4.9 2=4.8	4.9	4.9
H7	# occupied rental units	498	736	4,180
H7	# occupied ownership units	704	1,026	7,363
H56	Median contract rent	1=843 2=963	866	\$803
H85	Median value for owner-occupied housing units	1=158,500 2=194,600	174,100	\$179,200
H39	Median year moved into dwelling unit, total	1=1997 2=1998	1996	1996
H39	Median year moved into dwelling unit, renter	1999	1999	1999
H39	Median year moved into dwelling unit, owner	1=1995 2=1994	1995	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2005 data	# Units	Average age	Average \$ assessment
	Condo	59	31	\$122,668
	Duplex	114	26	331,232
	Multi Family apartments	319	26	535,625
	Mobile Home on Lot	60	32	124,562
	Mobile Home in Park	99	21	36,645
	RV on Lot	0		
	Single Family home with apartment	52	28	360,508
	Single Family home	512	23	293,326
	Townhouse	10	8	231,360
	Zero Lot with apartment	6	12	275,400
	Zero Lot home	141	21	217,306
	2006 Vacancy rate, all units in CB [Mar/Apr 2006]	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



2006 Comprehensive Plan Update
CBJ Community Profile

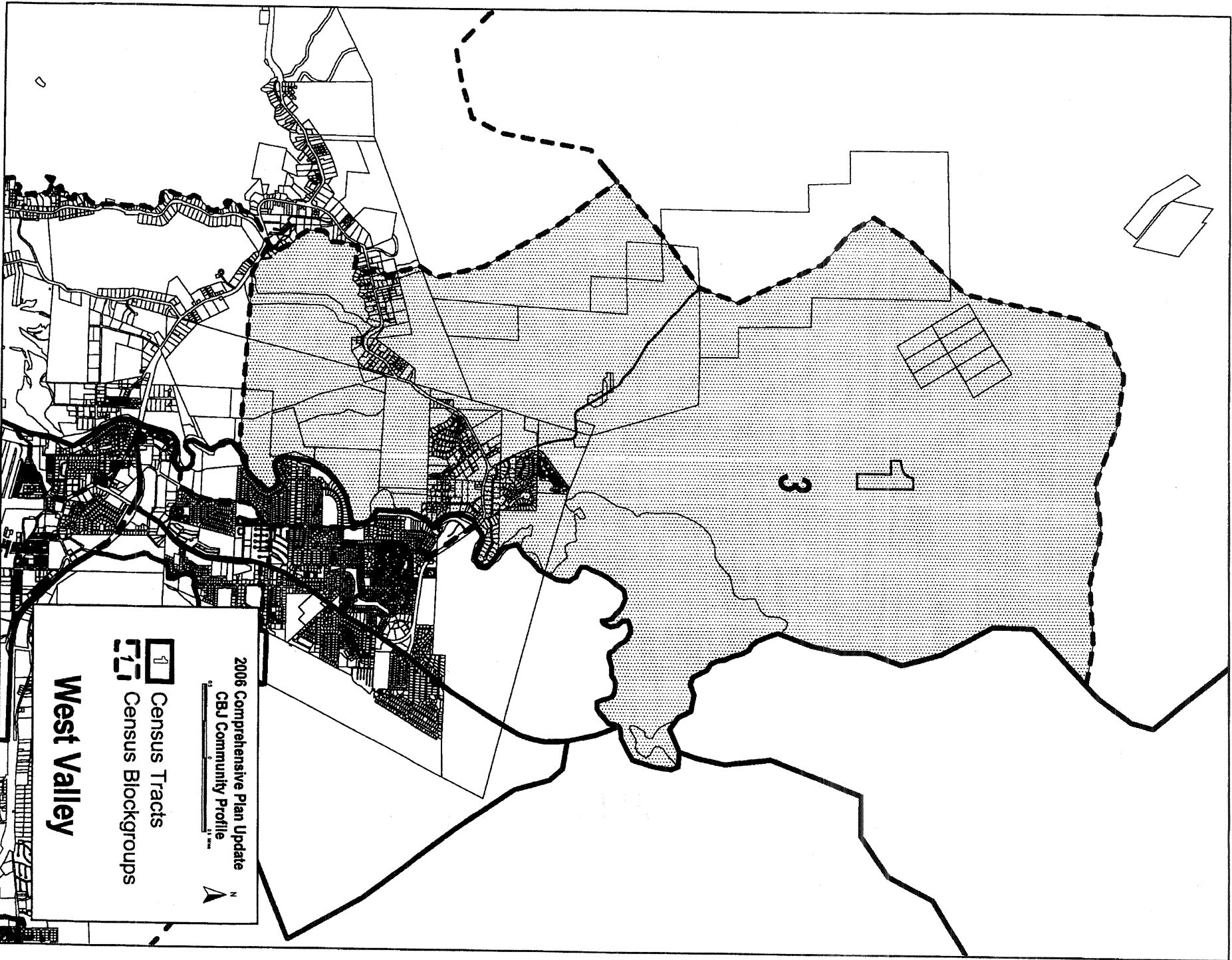
- 1 Census Tracts
- 2 Census Blockgroups

West Juneau

**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for the West Juneau
community**

Census Data Set #	Census Tract 6, Block Group 2 Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	1,666	31	5	5,297	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	109	33	5	328	2,003
P12	Population 5 to 17 years	264	27	8	977	3,125
P12	Pop. 18 to 64 years	1,170	31	5	3,684	20,426
P12	Pop. 65 years and older	123	56	6	218	1,868
P15	Total number of households (HH)	721	32	6	2,227	11,543
P17	Average HH size	2.2			2.3	2.6
H13	1-person HH	215	33	7	639	2,819
H13	2-person HH	267	34	7	778	3,745
H13	3-person HH	117	31	5	375	2,034
H13	4-person HH	78	26	4	292	1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	109	23	3	460	3,147
P19	Married couple HH with no children < 18 years of age in home	190	36	6	528	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for Block Groups			30	174
P20	Single parent HH with children under 18 years	85	36	7	233	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	79	32	7	248	1,086
P26	Family HH (2 or more related persons)	427	32	5	1,334	7,638
P22	1 person HH, 60 years and over	41	32	6	127	665
P30	Non-family HH with person 65 years or older (non-related adults sharing a dwelling)	1	16	3	6	33
P30	Female HH over 65, living alone	27	39	7	69	356
P30	Male HH over 65, living alone	2	8	1	23	141
P43	Pop in labor force (16 years and over)	893	28	5	3,163	17,623
P53	Median HH income in 1999	\$62,443			\$60,729	\$62,034
P77	Median Family income in 1999	\$74,185			\$75,187	\$70,284
P82	Per capita Income in 1999	\$28,838			\$29,871	\$26,719
P87	Persons below poverty level	289	56	16	514	1,797
H94	HH with homeowner paying 30% or more of income for housing	84	37	6	224	1,246
H69	HH with tenant paying 30% or more of income for housing	134	33	8	404	1,556

Census Data Set #	West Juneau Census Tract 6, Block Group 2 Year 2000 Census data	# in Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,792	9,087
HCT29A	occupied dwelling units with 1.01 or more persons per room		77	349
H24	Median number of rooms in housing units	4.5	4.5	4.9
H7	# occupied rental units	275	983	4,180
H7	# occupied ownership units	430	1,244	7,363
H56	Median contract rent	\$747	\$808	\$803
H85	Median value for owner-occupied housing units	\$168,700	\$201,800	\$179,200
H39	Median year moved into dwelling unit, total	1997	1997	1996
H39	Median year moved into dwelling unit, renter	1999	1999	1999
H39	Median year moved into dwelling unit, owner	1996	1994	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	219	25	\$173,928
	Duplex	10	43	395,600
	Multi Family apartments	200	32	1,472,827
	Mobile Home on Lot	0		
	Mobile Home in Park	0		
	RV on Lot	0		
	Single Family home with apartment	126	30	465,978
	Single Family home	171	27	402,443
	Townhouse	74	13	242,086
	Zero Lot with apartment	0		
	Zero Lot home	16	10	244,225
	2006 Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		



**CBJ Community Development Department, Comprehensive Plan Update
Population and Household Statistics: Community Profile for the West Valley
community**

Census Data Set #	Census Tract 1, Block Group 3 Year 2000 Census data	# in block group (BG)	BG as % of CT	BG as % of CBJ	# in Census Tract (CT)	# in CBJ
P1	Total Population	1,194	26	3	4,468	30,711
Household Size / Housing Unit Size Indicators						
P12	Population under 5 years	77	34	3	226	2,003
P12	Population 5 to 17 years	308	38	9	812	3,125
P12	Pop. 18 to 64 years	785	25	3	3,162	20,426
P12	Pop. 65 years and older	24	8	1	268	1,868
P15	Total number of households (HH)	412	24	3	1,715	11,543
P17	Average HH size	2.9			2.5	2.6
H13	1-person HH	71	18	2	394	2,819
H13	2-person HH	137	21	3	636	3,745
H13	3-person HH	69	25	3	275	2,034
H13	4-person HH					1,813
Household Characteristics / Affordability Indicators						
P19	Married couple HH with children under 18 years	172	35	489		3,147
P19	Married couple HH with no children < 18 years in home	106	20	3	528	2,763
PCT9	HH with grandparent raising own grandchildren	Data not available for Block Groups			12	174
P20	Single parent HH with children under 18 years	25	36	2	68	1,199
P26	Non-family HH with 2+ persons (unrelated adults sharing housing)	29	16	2	180	1,086
P26	Family HH (2 or more related persons)	316	27	4	1,141	7,638
P22	1 person HH, 60 years and over	13	14	1	88	665
P30	Non-family HH with person 65 years or older (non-related adults sharing a dwelling)	1	16	3	6	33
P30	Female HH over 65, living alone	7	19	1	37	356
P30	Male HH over 65, living alone	1	6	<1%	16	141
P43	Pop in labor force (16 years and over)	702	25	3	2,760	17,623
P53	Median HH income in 1999	\$83,420			\$78,875	\$62,034
P77	Median Family income in 1999	\$82,261			\$84,841	\$70,284
P82	Per capita Income in 1999	\$31,588			\$34,702	\$26,719
P87	Persons below poverty level	20	15	1	129	1,797
H94	HH with homeowner paying 30% or more of income for housing	109	51	8	213	1,246
H69	HH with tenant paying 30% or more of income for housing	28	19	1	144	1,556

Census Data Set #	West Valley Census Tract 1, Block Group 3 Year 2000 Census data	# in Block Group	# Census Tract	# CBJ
HCT29A	occupied dwelling units with 1 or less persons per room	Data not available for Block Groups	1,528	9,087
HCT29A	occupied dwelling units with 1.01 or more persons per room		38	349
H24	Median number of rooms in housing units	6.1	5.6	4.9
H7	# occupied rental units	59	447	4,180
H7	# occupied ownership units	353	1,268	7,363
H56	Median contract rent	\$879	\$907	\$803
H85	Median value for owner-occupied housing units	\$228,200	\$170,700	\$179,200
H39	Median year moved into dwelling unit, total	1994	1995	1996
H39	Median year moved into dwelling unit, renter	1998	1999	1999
H39	Median year moved into dwelling unit, owner	1993	1992	1993
Housing Stock Characteristics				
	Number of Housing Units, CDD 2006 data	# Units	Average age	Average \$ assessment
	Condo	0		
	Duplex	24	25	\$493,173
	Multi Family apartments	3	75	390,000
	Mobile Home on Lot	8	34	162,350
	Mobile Home in Park	0		
	RV on Lot	0		
	Single Family home with apartment	96	14	418,425
	Single Family home	377	19	395,729
	Townhouse	0		
	Zero Lot with apartment	0		
	Zero Lot home	90	22	234,304
	2006 Vacancy rate, all units in CB (Mar/Apr 2006)	1.34%		
	Single Family	0.86%		
	Multi Family	3.13%		
	Mobile Homes	0.88%		

ATTACHMENT 4

Living Wage Calculator: City and Borough of Juneau, Alaska

2006, CBJ Theoretical Household Expenses at \$7.00 per hour, full-time, year-round employment.

Monthly Living Expenses	One Adult Household	One Adult, One Child (5 year old, 10 hrs/day, 5 days/week)	Two Adults	Two Adults One Child	Two Adults, Two Children 3 and 5 yr old/ 10hrs/day & 5 days/week)
Food	\$160	\$280	\$350	\$460	\$600
Child Care	0	\$495	\$0	\$495	\$1,040
Housing	\$850	\$850	\$850	\$950 (2 bedroom)	\$1,275 (3 bedroom)
Clothing					
Transportation to work and child care	\$36 (monthly bus pass)	\$36	\$72	\$72	\$72
Medical Care	\$84	\$255	\$255	\$298	\$342
Monthly After-tax Income Required	\$1,130	\$1,916	\$1,527	\$2,275	\$3,329
Annual gross income (at the \$7.00/hr minimum wage level)	\$14,560 (Full-time, year-round @ \$7/hr for 2080 hr/yr/ per earner)	\$14,560	\$29,120 (Both full-time, year-round @ \$7/hr for 2080 hr/yr/ per earner)	\$29,120	\$29,120
State Tax	0	0	0	0	0
Federal Tax	\$638.00	0	\$1,273	0	0
After tax annual income	\$13,922	\$14,560	\$27,847	\$29,120	\$29,120
Minimum Annual Living Expenses	13,560	22,992	\$18,324	\$27,300	\$39,948
Annual "Disposable" income	\$362	(\$8,432)	\$9,523	\$1,820	\$(10,828)

Please note that although 81% of CBJ wage earners drive to work, the model does not include motor vehicle expenses due to the very low income of the households. The monthly expense of a vehicle varies, depending upon the monthly payment, year of the vehicle for insurance premium costs, and how many vehicles a 2-wage earner household earns; none of which could be determined for this analysis. For this example, we simply assumed all wage-earners and their children take the bus to work and child care. For comparisons:

Year 2000 Census data:

- Average Household Size: 2.6 persons
- Median Household Income: \$62,034

HUD 2005 data:

- Median annual income for 1 person household: \$60,800
- Median annual income for 2 person household: \$69,500
- Median annual income for 3 person household: \$78,200
- Median annual income for 4 person household: \$86,900

Living Wage Calculator: City and Borough of Juneau, Alaska

Year 2005, CBJ Theoretical Household Expenses at \$14.00 per hour, full-time, year-round employment.

Monthly Living Expenses	One Adult Household	One Adult, One Child (5 year old, 10 hrs/day, 5 days/week)	Two Adults	Two Adults One Child	Two Adults, Two Children 3 and 5 yr old/ 10hrs/day & 5 days/week)
Food	\$160	\$280	\$350	\$460	\$600
Child Care	0	\$495	0	\$495	\$1,040
Clothing	\$25	\$25	\$25	\$25	\$25
Housing	\$850	\$850	\$850	\$950 (2 bedroom)	\$1,275 (3 bedroom)
Transportation to work and child care	\$550	\$550	\$550	\$550	\$550
Medical Care	\$84	\$255	\$255	\$298	\$342
Monthly After-tax Income Required	\$1,669	\$2,455	\$2,030	\$2,778	\$3,832
Annual gross income (at \$14.00/hr--double the minimum wage level)	\$29,120 (Full-time, year-round @ \$14/hr for 2080 hr/yr/ per earner)	\$29,120	\$58,240 (Both full-time, year-round @ \$14/hr for 2080 hr/yr/ per earner)	\$58,240	\$58,240
State Tax	0	0	0	0	0
Federal Tax	\$2,774	\$761	\$5,446	\$4,064	\$2,599
After tax annual income	\$26,346	\$28,359	\$52,794	\$54,176	\$55,641
Minimum Annual Living Expenses	\$20,028	\$29,460	\$24,360	\$33,336	\$45,984
Annual "Disposable" income	\$6,318	\$(1,101)	\$28,434	\$20,840	\$9,657

Please note that 81% of CBJ wage earners drive to work and, as such, this model includes motor vehicle expenses of a modest \$300/mo. Car payment, \$100/mo insurance premium, and \$150/mo gas and maintenance expense. For comparison:

Year 2000 Census data:

- Average Household Size: 2.6 persons
- Median Household Income: \$62,034

HUD 2005 data:

- Median annual income for 1 person household: \$60,800
- Median annual income for 2 person household: \$69,500
- Median annual income for 3 person household: \$78,200
- Median annual income for 4 person household: \$86,900

Living Wage Calculator: City and Borough of Juneau, Alaska

Year 2005, CBJ Theoretical Household Expenses at \$20.00 per hour, full-time, year-round employment.

Monthly Living Expenses	One Adult Household	One Adult, One Child (5 year old, 10 hrs/day, 5 days/week)	Two Adults	Two Adults One Child	Two Adults, Two Children (3 and 5 yr old/ 10hrs/day & 5 days/week)
Food	\$160	\$280	\$350	\$460	\$600
Child Care	0	\$495	0	\$495	\$1,040
Clothing	\$25	\$25	\$25	\$25	\$25
Housing	\$850	\$850	\$850	\$950 (2 bedroom)	\$1,275 (3 bedroom)
Transportation to work and child care	\$550	\$550	\$550	\$550	\$550
Medical Care	\$84	\$255	\$255	\$298	\$342
Monthly After-tax Income Required	\$1,669	\$2,455	\$2,030	\$2,778	\$3,832
Annual gross income (at \$20.00 per hour wage level)	\$41,600 (Full-time, year-round @ \$20/hr for 2080 hr/yr/ per earner)	\$41,600	\$83,200 (Both full-time, year-round @ \$20/hr for 2080 hr/yr/ per earner)	\$83,200	\$83,200
State Tax	0	0	0	0	0
Federal Tax	\$5,009	\$2,666	\$10,036	\$8,236	\$6,436
After tax annual income	\$36,591	\$38,934	\$73,164	\$74,964	\$76,764
Minimum Annual Living Expenses	\$20,028	\$29,460	\$24,360	\$33,336	\$45,984
Annual "Disposable" income	\$16,563	\$9,474	\$48,804	\$41,628	\$30,780

Please note that 81% of CBJ wage earners drive to work and, as such, this model includes motor vehicle expenses of a modest \$300/mo. Car payment, \$100/mo insurance premium, and \$150/mo gas and maintenance expense. For comparison:

Year 2000 Census data:

- Average Household Size: 2.6 persons
- Median Household Income: \$62,034

HUD 2005 data:

- Median annual income for 1 person household: \$60,800
- Median annual income for 2 person household: \$69,500
- Median annual income for 3 person household: \$78,200
- Median annual income for 4 person household: \$86,900

Sample of Juneau Households' Occupations and Household Formation, 2004 Alaska Dept. of Labor Statistics

Example	Occupation Nov. 2004 AK wage rates— southeast region, AK DOLWD	Full time, Year Round (2080 hours/year) median annual Income	Annual Household Income	Shelter Costs Affordability At 30% of gross Annual income. (Annual/Monthly limit)	Rent for 2 bd, 1 ba Dwelling (Annual/monthly Limit assuming 30% of HH income limit)	Home Heating costs (assuming fuel oil costs of \$300/mo) & Electricity (assuming \$80/mo, includes water heater)	Total Shelter Costs, if renting	Shelter costs As % of HH income
1	Nurse	\$58,282	72,842	\$21,852/\$1,821	14,400/ 1,200	\$4,560 / \$380	18,960/ 1,580	26%
	Min. wage	\$14,560						
2	Police Officer	54,018	75,629	22,688	14,400	4,560	18,960	25%
	Retail sales clerk	21,611						
3	Teacher	49,580	102,169	30,650	14,400	4,560	18,960	18%
	Firefighter	52,589						
4	Fed. Admin. Support worker	30,784	87,859	26,357	14,400	4,560	18,960	21%
	State Environmental Science staffer	57,075						
5	Receptionist	27,123	84,968	25,490	14,400	4,560	18,960	22%
	Bank manager	57,845						
6	Tour guide	24,440	40,955	12,286	14,400	4,560	18,960	46%
	Waiter	16,515						
7	Carpenter	49,483	91,145	27,343	14,400	4,560	18,960	20%
	Electrician	41,662						
8	Min. wage single wage HH	14,560	14,560	4,368	14,400	4,560	18,960	130%
	Nurse single wage HH	58,282	58,282	17,484	14,400	4,560	18,960	32%
	Teacher single wage HH	49,580	49,580	14,874	14,400	4,560	18,960	38%



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What is the sale price or estimated value of the home?	\$ 150000
What is the amount of the loan?	\$ 145000
What are the expected annual property taxes?	\$ 1500
What is the expected annual hazard insurance?	\$ 0
What are the expected annual homeowner's association dues?	\$ 0

CALCULATE

Results

Your estimated monthly principal and interest payment is	\$940
Your estimated monthly private mortgage insurance payment is	\$108
Your estimated monthly property tax payment is	\$125
Hazard Insurance	\$0
Homeowner's Association Dues	\$0
Your total estimated monthly payment is	\$1,174

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What is the expected interest rate of the loan? %

What is the sale price or estimated value of the home?

What is the amount of the loan?

What are the expected annual property taxes?

What is the expected annual hazard insurance?

What are the expected annual homeowner's association dues?

CALCULATE

Results

Your estimated monthly principal and interest payment is	\$1,666
Your estimated monthly private mortgage insurance payment is	\$192
Your estimated monthly property tax payment is	\$220
Hazard Insurance	\$0
Homeowner's Association Dues	\$0
Your total estimated monthly payment is	\$2,080

Get Approved

Helpful

This calc will help calculate amount monthly payment

Do not browse button may cause error in complete your loan informa

- [Calcul](#)
- [Glos](#)

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If you currently have a loan and would like to view your servicing information [Click Here](#).

U.S. Census Bureau

American FactFinder

P52. HOUSEHOLD INCOME IN 1999 [17] - Universe: Households
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Juneau city and borough, Alaska	
Total:	11,534
Less than \$10,000	404
\$10,000 to \$14,999	407
\$15,000 to \$19,999	478
\$20,000 to \$24,999	496
\$25,000 to \$29,999	529
\$30,000 to \$34,999	582
\$35,000 to \$39,999	503
\$40,000 to \$44,999	630
\$45,000 to \$49,999	520
\$50,000 to \$59,999	978
\$60,000 to \$74,999	1,547
\$75,000 to \$99,999	2,183
\$100,000 to \$124,999	1,143
\$125,000 to \$149,999	482
\$150,000 to \$199,999	390
\$200,000 or more	262

U.S. Census Bureau
 Census 2000

Standard Error/Variance documentation for this dataset:

Accuracy of the Data: Census 2000 Summary File 3 (SF 3) - Sample Data (PDF 141.5KB)