

HOUSING

GOAL

Expand the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods.

1 Current Status

1.1 Number and Type of Dwelling Units

- There are an estimated 4,238 dwelling units in Sitka today. Just over half are single family dwelling units, and 10% are mobile or manufactured homes.
- According to Alaska Housing Finance Corporation (AHFC), 32 new dwelling units were built in 2015, and 20 were built in 2016 (through September).

The number of dwelling units increased from 3,650 in 2000, to 4,100 in 2010, to 4,238 in 2016. Between 2010 and 2016, Sitka saw a 6% increase in the number of new housing units built (Figure 1). For comparison, since 2010 Sitka's population grew by 48 persons, or half of one percent (from 8,881 to 8,929) and employment increased 7% (from 4,256 average annual jobs to 4,566).

Most of the new construction since 2010 has been single family dwelling units (Figure 2). Annual housing development has been trending downward for a decade (and from an earlier 2001 peak of 127 units built that year), although 2015 was the highest since 2008 with 32 new units built.

The most recent US Census American Community Survey (ACS) 5 year estimate (2011-2015) lists 110 fewer dwelling units than the city's tally. The city's data is more accurate, but it is still useful to look at the ACS data for trends.

The ACS data estimates that just over half of Sitka's housing units are single family homes (Figure 3). Approximately 14% of all housing is comprised of duplexes. Another 6% of housing units are constructed as townhouses or rowhouses ("1-unit attached") and 18% are in multi-family structures (including 3-4 plexes, condos, and apartment buildings). Mobile homes account for 10% of total housing units.

1.2 Vacancies

- **The number and percent of vacant homes in Sitka is increasing over time (Figures 4 and 5).**

Vacant dwelling units are those that, at the time of survey, were for sale or rent, were rundown and off the market, or were vacant because they are only seasonally occupied (vacation homes, summer homes, units empty except for short term summer rentals, second homes, seasonal worker housing).

Unfortunately, there is no current tracking of how many vacant dwelling units are seasonally occupied. In 2000, the US Census estimated 169 dwelling units were occupied seasonally (4.6% of total units), and by 2010 this grew to 237 units (5.8% of total). Most Sitka observers expect that if this data were available today it would show continued growth in the number of homes that are only occupied seasonally.

Increasing seasonal vacancies are causing Sitka's documented vacancy rate to rise (Figures 4 and 5). The Alaska Department of Labor and Workforce Development (ADOLWD) estimated the March 2016 rental vacancy rate at 8.3%, while the ACS 5-year estimated vacancy rate is at 6.1% for rental units and 3.6% for units intended for homeowner occupation. These annual rates do not show seasonal variation, so the data doesn't reflect the summer situation when rentals are exceedingly difficult to find.

1.3 Housing Market

- **At \$338,600, the median value of an owner-occupied house in Sitka is higher than anywhere else in Alaska (Figure 7).**

There is a brisk market for homes; Sitka's municipal assessor reports that about one-quarter of properties sell without any public marketing. About one-quarter of home sales are cash sales, including many higher-end homes where typical purchasers are owners of prosperous seasonal businesses, successful multi-generational Sitkans, and physicians.

- **A Multi-Listing Service (MLS) review of single family homes sold in Sitka in 2016 (through August) shows that 31 homes sold at an average of \$357,573 (Figure 8).**

The average sale price is similar to, but a bit higher than, the ACS 2011-2015 5-year estimate of median home value of \$338,600. Sold homes include 7 single family homes that sold in August for an average of \$386,500. Also in August, the average listing price for single family homes was \$564,605 while the median listing price was \$477,000.

1.4 Rental Market

- **Median rent is \$1,163 per month, as measured in March 2016 (Figure 10) by the Alaska Department of Labor.**
- **In Southeast Alaska today, Juneau and Skagway have the highest fair market rents for all types of units, with Ketchikan and Sitka nearly tied for third place.**
- **Between fiscal year 2015 and 2017, fair market rent in Sitka for efficiencies jumped 11%, for 1-bedrooms jumped 16%, and for 4-bedroom units jumped 19% (Figure 12).**

The most current data on rent in Sitka is from the Alaska Department of Labor's (ADOLWD) annual survey of landlords. ADOLWD surveyed 276 Sitka rental units in March 2016, and found that median rent is \$1,163/month (includes utilities that renters pay). In addition to obtaining rental data, the Department of Labor found that 23 of the 276 units they surveyed were vacant, yielding a rental vacancy rate of 8.3%

Two additional sources that measure Sitka rents are the ACS 2011-2015 5-year estimate, which shows the average monthly rate is \$1,057 (Figure 10). The US Housing and Urban Development (HUD) calculates the Fair Market Rent¹ (FMR) in Sitka annually by applying factors to the ACS data to account for inflation and to weight it for the current year.

In Southeast Alaska today, Juneau and Skagway have the highest FMR for all types of rental units, with Ketchikan and Sitka nearly tied in third place. The lowest FMRs in the region are in the Hoonah-Angoon Census area, Wrangell, and Petersburg (Figure 11). FMR in Sitka declined or held fairly steady between FY 2013 and 2015, but jumped significantly after that (Figure 12).

¹ The US Housing and Urban Development (HUD) estimates fair market rent (FMR). It is used primarily to determine payment standard amounts for federal rent subsidy programs (Housing Choice Vouchers, Section 8 contracts, housing assistance payment (HAP) contracts, the rent ceiling in the HOME rental assistance program, etc.). FMR is the calculated amount of money that a given property would command if it were open for leasing at the moment. FMR is often used to help decide how much to charge for rental units.

1.5 What can Sitkans Afford?

- A household that pays more than 30% of its income for housing (mortgage, rent, utilities, property taxes, heating, etc.) is considered to be “cost-burdened”².
- Over the last six years, the percent of homeowners who are cost-burdened by housing has been increasing, while the percent of renters that are cost-burdened has been decreasing (Figure 13).
- In Sitka, approximately 44% of renters and 34% of homeowners with a mortgage pay more than 30% of their income on housing and are thus cost-burdened (Figure 13). Those most negatively impacted are Sitkan households at the bottom rungs of the income ladder.
- Households earning Sitka’s median household income (\$70,376) cannot afford the payments on a median-priced Sitka home (\$338,600) without becoming cost-burdened.
- For those earning Sitka’s average wage (\$42,865), rentals larger than one-bedroom unit and homes that cost more than \$175,000 are not affordable. Approximately 18% of all households in Sitka earn an average wage, with another 15% of households earning significantly less).
 - The average wage-earner has few options to afford to live in Sitka: if two wage-earners live together, if the buyer/renter is determined to cut other living expenses and pay more than 30% of their income on housing, or if a less expensive “affordable” first home can be found to buy.

² Why the 30 Percent of Income Standard for Housing Affordability? Talk of housing affordability is plentiful, but a precise definition of housing affordability is at best ambiguous. The conventional public policy indicator of housing affordability in the United States is the percent of income spent on housing. Housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem². Source: “Housing Affordability: Myth or Reality?” Wharton Real Estate Center Working Paper, Wharton Real Estate Center, University of Pennsylvania, 1992.

The mid to late 1990s ushered in many less stringent guidelines (source: “Review of Selected Underwriting Guidelines to Identify Potential Barriers to Hispanic Homeownership”, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, March 2006). Many households whose housing costs exceed 30 percent of their incomes are choosing then to devote larger shares of their incomes to larger, more amenity-laden homes. These households often still have enough income left over to meet their non-housing expenses. For them, the 30 percent ratio is not an indicator of a true housing affordability problem but rather a lifestyle choice. But for those households at the bottom rungs of the income ladder, the use of housing costs in excess of 30 percent of their limited incomes as an indicator of a housing affordability problem is as relevant today as it was four decades ago.

- **15% of Sitka households and 32% of tax filers earn \$25,000 per year or less. These individuals or households can afford \$625/month at the most without becoming cost-burdened. Efficiencies in Sitka typically exceed this amount.**

A definition of what affordable housing means for Sitkans can be found by reviewing the information on Figures 10, 11, 14, and 15, and the explanation below. Figures 14 reviews Sitkans' annual and monthly earnings, and shows what they can afford to pay per month for rent or mortgage without becoming cost-burdened. Figures 10 and 11 show typical monthly rents in Sitka, and Figure 15 shows what typical monthly mortgage payments are for different priced homes in Sitka. Data from these tables is combined and summarized on below.

What Sitkans Can Afford for Housing				
If Annual Income Is	Then Monthly Income is (Fig 14)	Money Available for Housing Monthly (@ 30% income) (Fig 14)	Sitka Rentals that can be Afforded (Fig 10-11)	Sitka Home** Purchase that can be Afforded (Fig 15)
\$70,376 Sitka Median HH Income	\$5,865	\$1,759	<ul style="list-style-type: none"> • Efficiency • 1-3 bedroom 	<ul style="list-style-type: none"> • \$275,000 • \$338,600 (median in Sitka) is a stretch
\$82,614 Sitka Mean HH Income	\$6,885	\$2,065	<ul style="list-style-type: none"> • All 	<ul style="list-style-type: none"> • \$338,600 house (median in Sitka) • If put 20% down, can afford \$400,000
\$42,865 Sitka average annual wage	\$3,572	\$1,072	<ul style="list-style-type: none"> • Efficiency • 1 bedroom 	<ul style="list-style-type: none"> • Up to \$175,000 • If put 20% down, can afford \$200,000
\$25,000 Sitkans earning \$25,000 or less per year are 32% of 2014 tax return filers and 15% of all HH	\$2,083	\$625	<ul style="list-style-type: none"> • Nothing 	<ul style="list-style-type: none"> • \$100,000
\$50,000 Sitkans earning \$25,000-\$50,000 per year are 25% of 2014 tax return filers and 18% of all HH	\$4,167	\$1,250	<ul style="list-style-type: none"> • Efficiency • 1 bedroom • Some 2 bedrooms 	<ul style="list-style-type: none"> • Up to \$225,000
\$100,000 Sitkan's earning \$50,000-\$100,000 per year are 27% of 2014 tax return filers and 37% of all HH	\$8,333	\$2,500	<ul style="list-style-type: none"> • All 	<ul style="list-style-type: none"> • More than \$400,000 (this was highest priced out)

** Home includes a house, manufactured home, condo, townhouse, etc. See Figures 10-11, 14-15 for all sources.

- Mortgage scenarios (Table 15) include three different types of loans, differing down payments, and all assume a good credit rating (between 700 and 759). Thus, example monthly mortgage payments give an idea of what Sitkans can typically afford; the exact amount of a monthly mortgage/housing payment will vary and depend on several circumstances.

2 Current Gaps, Issues, and Future Needs

Planning commissioner and public comments, research, interviews, and professional knowledge combine to identify the following opportunities, challenges, and issues to address in the Sitka 2030 Comprehensive Plan.

Critical Need for More Affordable Homes

Information in this chapter explains what an affordable home means for Sitkans and shows that many Sitkans cannot afford to pay current monthly rent or mortgage payments without becoming cost-burdened.

Demographic and population trends in Sitka (see Economics chapter) underscore this issue: Overtime the population in Sitka is declining because more people are leaving than moving in, and there are fewer women of childbearing age and fewer babies being born. ADOLWD forecasts these trends will continue based on historic data, suggesting that Sitka is at the top of a curve now and will lose 230 people by 2030, and 400 people by 2035.

- **Housing affordability and demographic trends combine to present one of the top critical issues facing Sitka. The community must immediately find ways to retain and attract young adults and young families.**

If the community wishes to retain and attract young adults and families, it must work toward providing more affordable housing, reducing the cost of living where possible, and creating a business-friendly environment.

The actions in this chapter suggest multiple approaches to address housing affordability including increasing land supply and offering incentives for the development of permanently affordable housing, reducing lot sizes to reduce the cost of land and facilitate smaller home development, code changes to facilitate construction of smaller home options, code changes to facilitate the construction of accessory dwelling units, consideration of overall zones to encourage infill on vacant lots and redevelopment at higher densities where dwellings are rundown, and code changes to facilitate the revitalization of older mobile and manufactured home parks. Some of the suggested actions can happen quickly, while others will require more study to ensure the goal is achieved without causing unintended consequences.

Manufactured Home Park Upgrade

There are approximately 415 mobile and manufactured homes in Sitka, comprising about 10% of the total housing stock. While some of these structures are situated on private lots, approximately 380 are in one of 22 “trailer parks” sitting on a total of 33 acres of land. During the late 1950s and early 1960s, prior to city and borough consolidation in 1971, a large pulp mill generated housing demand. At the time, the city did not allow mobile home parks; as a result, many of Sitka’s mobile home parks were established outside of city limits on easily accessible, flat waterfront land.

- **As a result there are many pre 1950-1960s era mobile home parks with rundown and potentially unsafe mobile homes sitting on some of the most beautiful land in Sitka.**

This is a bonanza for mobile/manufactured home owners in these parks; however, these parks create safety challenges for building officials and concern for the few housing options for park occupants in the event that dwelling units are condemned. Improved waterfront property would result in higher assessments and property tax than in their current state, creating a disincentive for park owners to make improvements on property. Over time, park owners may wish to sell their waterfront parks for top dollar, resulting in the loss of needed affordable housing units.

Dilapidated Dwelling Units

Sitka's dilapidated housing primarily centers on older mobile homes; however, some residential structures in the older downtown neighborhoods are also in disrepair. No exact count of these dilapidated units exists. An estimate is that about 175 units or 4% of Sitka's housing stock is significantly dilapidated. Other indicators come from the 2011-2015 ACS which reports that in Sitka, 2.3% of occupied houses lack complete kitchen facilities, 1.2% lack complete plumbing, and 4.4% of dwelling units were built earlier than 1939.

A property with structures that are valued at a lower price than the value of the lot itself is a great candidate for redevelopment.

Owners of dilapidated properties in the downtown area should be encouraged, possibly with incentives, to redevelopment at increased densities as permitted by zoning regulations. A recent example of this higher density redevelopment is of a small lot near the intersection of Etolin Street and Lake Street that was redeveloped into a multi-family building with four efficiency apartments without expanding the building's footprint.

Housing for Sitka's Aging Population

In July 2015, there were 1,248 residents age 65 or older in Sitka, comprising 14% of the total population. ADOLWD projects that in 2035, older Sitkans will number 2,000 and include 23% of the population. The age 80 and above population, which often has high medical, care, and mobility needs, is projected to triple today's population by 2045, increasing from 285 to 800 Sitkans.

Sitka must begin planning and taking action now to accommodate the housing, service, medical, transportation, and social engagement needs of its growing senior population.

Nationally, seniors have expressed a strong desire to age in place, remaining in their communities, and continuing to dwell in their own homes for as long as possible. See the Economic chapter for information about what seniors contribute financially, culturally, and socially.

Seniors span a wide range of fitness and abilities, with a variety of needs that shift as individuals age. Many people over the age of 60 are quite active in their community, mentally and physically fit, and choose to remain in their current homes; however, many eventually experience mobility

limitations that necessitate retrofits for universal design features such as ramps, railings, bars, and wheelchair accessibility. Homes with stairs, multiple levels, or narrow doorways may become uninhabitable and require an individual to move. Even without mobility limitations, many seniors simply wish to downsize to a small low maintenance home. Seniors of all income brackets need access to a range of housing, prices to accommodate fixed incomes, and a mix of housing types for independent living, including smaller accessible dwelling units that are on transit lines or within easy walking distance to stores and services.

- **In order to accommodate and keep its aging residents, Sitka has a need for smaller, affordable, dwelling units in walkable areas of the community and near transit stops. This coincides with the needs of young adults and young families.**

More Year Round Rentals

- **Around the country, both municipalities and rental businesses are evaluating policies and litigating over the management of short-term rentals³.**

People value and like “the sharing economy,” but one effect of growing short-term rentals, which includes AirBnB, Vacation Rental by Owner, and private rentals, is that cities are losing affordable housing and rents are rising. In Sitka, concerns are that short-term summer rentals are so lucrative that homeowners are not renting out their apartments on a long-term basis, and the high price of short term seasonal rentals is artificially inflating the long-term rental market. The free-market way to address these matters is to get more long term rentals built. When the free market does not respond, some cities are offering market interventions including incentives for development of rentals and affordable housing, and penalties such as restricting where or how many short-term rentals are allowed and prohibiting short-term rental conversions.

Based on the increasing short-term rental sales tax revenue, it is clear that this activity is increasing in Sitka. Between FY 2010 and FY 2016, short-term rental sales tax revenue increased 45%, from approximately \$288,800 to \$418,100 (Figure 16).

To determine the appropriate level of regulation, the municipality should obtain an accurate count of how many short-term rentals there are, how many could instead be long-term rental housing, and talk to rental owners and agents to determine what, if anything, could encourage use instead as long-term rentals. Regardless of the answers to questions above, given Sitka’s current critical need to retain and attract young adults, young families, and aging residents, and the understanding developed in this chapter of how unaffordable rents and home prices are for many, development incentives to get more units for affordable rent and sale must be a top priority.

³ <http://www.keepneighborhoodsfirst.org/strproblem> <https://blog.evolvevacationrental.com/city-state-short-term-rental-regulation/>
<https://www.nar.realtor/field-guides/field-guide-to-short-term-rental-restrictions>

3 Data

Figure 1 - Number of Dwelling Units in Sitka				
	2016 (Nov)	2011-2015	2010	2000
Total Dwelling Units	4,238	4,119	4,102	3,650
Sources	AHFC data added to 2010 US Census	ACS 2011-2015 5-year estimate	US Census	US Census

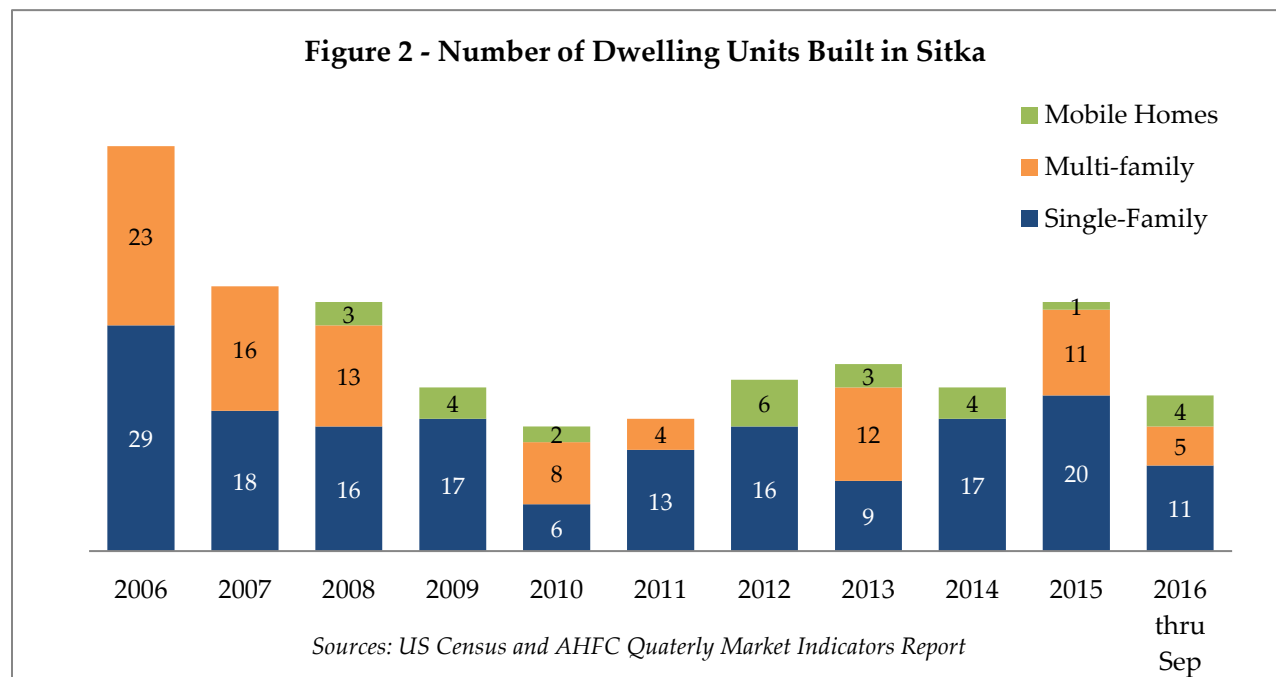


Figure 3 - Total Dwelling Units in Sitka by Type		
Dwelling Units by Type	2011-2015	
Total housing units	4,119 ±54	100%
1-unit, detached	2,114	51%
1-unit, attached **	265	6%
2 units	571	14%
3 or 4 units	338	8%
5 to 9 units	207	5%
10 to 19 units	75	2%
20 or more units	113	3%
Mobile home	415	10%
Boat, RV, van, etc.	21	1%

Source: American Community Survey 2011-2015 5-year estimate

**townhouses, rowhouses. The ACS defines 1-unit attached structures as those with one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

Figure 4 – Sitka Housing Occupancy							
	2015- 2011	2014- 2010	2013- 2009	2012- 2008	2011- 2007	2010	2000
Total Housing Units	4,119	4,105	4,095	4,098	4,078	4,102	3,650
Occupied Units	3,472	3,513	3,554	3,623	3,632	3,545	3,278
Vacant Units	647 (16%)	592 (14%)	541 (13%)	471 (11%)	446 (11%)	557 (14%)	372 (10%)
Vacant units that are occupied seasonally						237 (5.8%)	169 (4.6%)
Sources: ACS 5-year Estimates US Census							

Figure 5 – Sitka Housing Vacancy Rates					
	Sitka	Ketchikan (Borough)	Juneau	Alaska	US
Rental Vacancy Rate, March 2016 (ADOLWD)	8.3%	9.3%	3.3%	5.8%	
Rental Vacancy Rate (ACS, 2011-2015)	6.1%	8.5%	4.4%	6.2%	6.4%
Homeowner Vacancy Rate (ACS, 2011-2015)	3.6%	1.9%	1.0%	1.7%	1.9%

Sources: ACS = ACS 2011-2015 5-year Estimate; ADOLWD Annual Rental Market Survey, 2016

Figure 6 - Median Value Owner Occupied Homes	
US	\$178,600
Alaska	\$250,000
Anchorage	\$290,500
Southeast Alaska Boroughs	
Haines	\$211,400
Hoonah-Angoon	\$233,400
Juneau	\$323,500
Ketchikan	\$252,500
Petersburg	\$218,800
Prince of Wales-Hyder	\$162,600
Sitka	\$338,600
Skagway	\$324,600
Wrangell	\$171,400
Yakutat	\$166,000

Source: ACS, 2011-2015 5 year Estimate

Figure 7 – Distribution of Housing Values, Sitka	
Number of Owner-occupied units*	2,056
Less than \$50,000	135 (7%)
\$50,000 to \$99,999	79 (4%)
\$100,000 to \$149,999	55 (3%)
\$150,000 to \$199,999	109 (5%)
\$200,000 to \$299,999	409 (20%)
\$300,000 to \$499,999	964 (47%)
\$500,000 to \$999,999	270 (13%)
\$1,000,000 or more	35 (2%)
Median Price (2015 \$)	\$338,600

* This does not include rentals. Source: ACS 2011-2015 5-year Estimate

Figure 8 - Single Family Homes Sold in Sitka						
	Jan-Aug 2016	2015	2014	2013	2012	2011
Homes Sold	31	48	47	53	22	46
Average Sale Price	\$357,573	\$404,344	\$353,104	\$301,413	\$394,612	\$323,464
Sales Volume	11,084,779	\$19,408,530	\$16,595,890	\$15,974,900	\$8,681,462	\$14,879,345

Sources: Multi-Listing Service (MLS). 2011-2015 data courtesy of Davis Realty; 2016 data courtesy of Baranof Realty

Figure 9 - Price of Housing and Rent					
	Sitka	Ketchikan (Borough)	Juneau	Alaska	US
Median Rent (ACS, 2011-2015)	\$1,057	\$1,033	\$1,188	\$1,146	\$928
Median Rent contract, March 2016 (ADOLWD)	\$900	\$984	\$1,100	\$1,050	
Median Rent adjusted, March 2016 (ADOLWD)	\$1,163	\$1,094	\$1,115	\$1,175	

Sources: ACS = ACS 2011-2015 5-year Estimate; ADOLWD Annual Rental Market Survey, 2016

Figure 10 - Rent in Sitka					
	Sitka	Ketchikan	Juneau	Alaska	US
Median Rent, all units** <i>Source: ADOLWD, Annual Rental Market Survey, March 2016</i>	\$1,163	\$1,094	\$1,115	\$1,175	
Median Rent, all units <i>Source: ACS, 2011-2015 5 year estimate</i>	\$1,057	\$1,033	\$1,188	\$1,146	\$928
Fair Market Rent, 1 bedroom <i>Source: US HUD, FY 17</i>	\$989	\$1,006	\$1,103		
Fair Market Rent, 4 bedroom <i>Source: US HUD, FY 17</i>	\$1,984	\$2,280	\$2,348		

** This is adjusted rent, which includes utilities renters pay

Figure 11 – FY 2017 Fair Market Rents, Southeast Alaska

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Haines Borough	\$723	\$873	\$1,007	\$1,303	\$1,563
Hoonah-Angoon Census Area	\$546	\$674	\$861	\$1,182	\$1,187
Juneau City and Borough	\$930	\$1,103	\$1,466	\$2,109	\$2,348
Ketchikan Gateway Borough	\$836	\$1,006	\$1,317	\$1,722	\$2,280
Petersburg Census Area	\$673	\$798	\$1,060	\$1,326	\$1,461
Prince of Wales-Hyder Census Area	\$822	\$828	\$1,062	\$1,329	\$1,464
Sitka City and Borough	\$895	\$989	\$1,278	\$1,774	\$1,984
Skagway Municipality	\$1,016	\$1,093	\$1,414	\$2,058	\$2,195
Wrangell City and Borough	\$725	\$760	\$1,010	\$1,358	\$1,568
Yakutat City and Borough	\$849	\$926	\$1,182	\$1,479	\$1,835

Source: HUD Annual Fair Market Rents

Figure 12 - Fair Market Rent in Sitka, FY 2010 - 2017

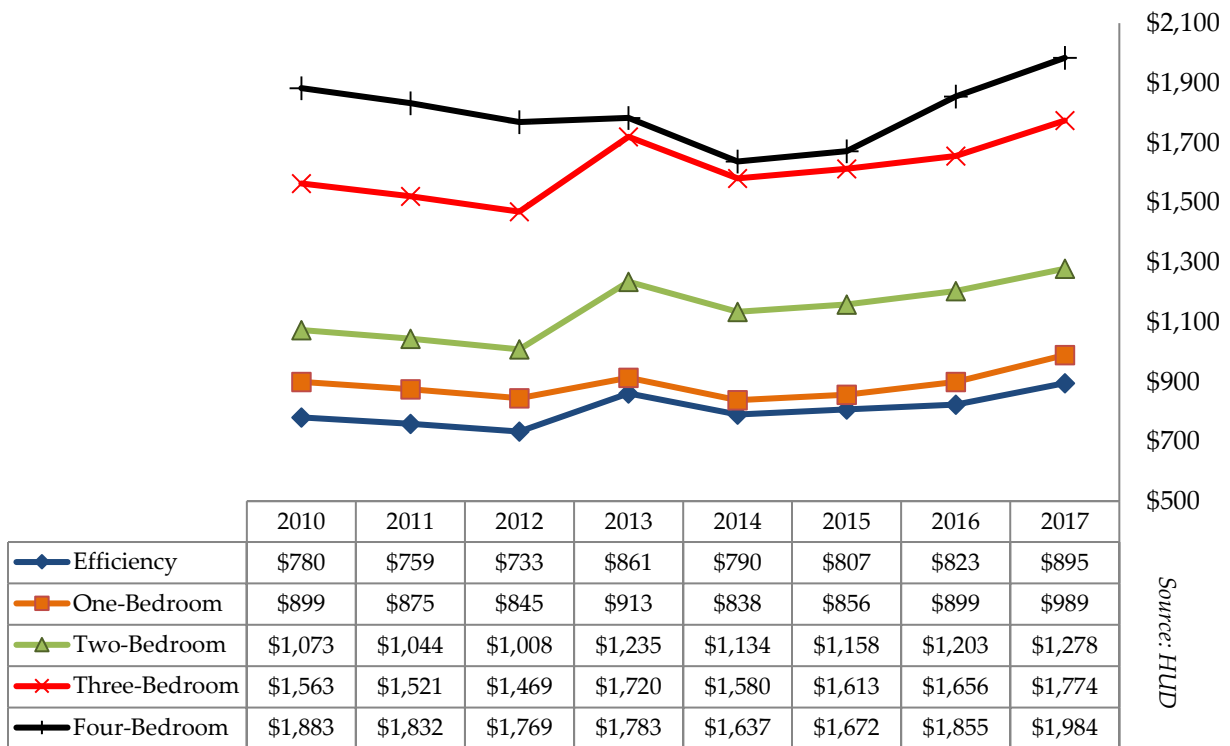


Figure 13 - Percent of Sitkans Cost-Burdened by Housing

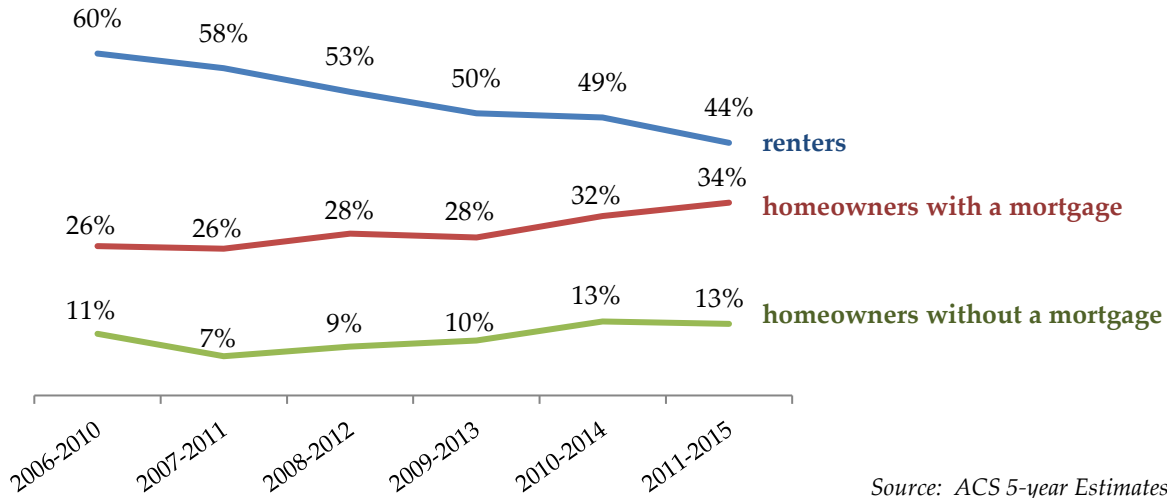


Figure 14 - What Sitkans Can Afford for Housing

	If Annual Income Is	Then Monthly Income is	<u>Money Available for Housing Monthly (@ 30% income)</u>
Sitka Median Household (HH) Income (\$70,376) <i>Source: ACS 2011-2015 5-year estimate</i>	\$70,376	\$5,865	\$1,759
Sitka Mean Household Income (\$82,614) <i>Source: ACS 2011-2015 5-year estimate</i>	\$82,614	\$6,885	\$2,065
Sitka Average Employment Wage 2015 (\$42,865) <i>Source: ADOLWD 2015 QCEW</i>	\$42,865	\$3,572	\$1,072
Sitkans Earning \$25,000/year or Less This is 32% of 2014 tax return filers (IRS) and 15% of all HH incomes (ACS, 2011-2015)	\$25,000	\$2,083	\$625
Sitkans Earning Between \$25,000-\$50,000/year This is 25% of 2014 tax return filers (IRS) and 18% of all HH incomes (ACS, 2011-2015)	\$50,000	\$4,167	\$1,250
Sitkans Earning Between \$50,000-\$100,000/year This is 27% of 2014 tax return filers (IRS) and 37% of all HH incomes (ACS, 2011-2015)	\$100,000	\$8,333	\$2,500

Figure 15 – Examples of Monthly House Payments in Sitka

	\$100,000 Dwelling Unit			\$150,000 Dwelling Unit			\$175,000 Dwelling Unit			\$200,000 Dwelling Unit		
DOWN PAYMENT												
% down	0%	5%	20%	0%	5%	20%	0%	5%	20%	0%	5%	20%
\$ down	\$0	\$5,000	\$20,000	\$0	\$7,500	\$30,000	\$0	\$8,750	\$35,000	\$0	\$10,000	\$40,000
Amt. financing	\$100,000	\$95,000	\$80,000	\$150,000	\$142,500	\$120,000	\$175,000	\$166,250	\$140,000	\$200,000	\$190,000	\$160,000
MORTGAGE												
rate	4.125%	4.625%	4.500%	4.000%	4.375%	4.375%	4.000%	4.375%	4.375%	3.875%	4.250%	4.250%
Type (all 30 year, fixed-rate)	VA or similar	Taxable, 1st home	FHA	VA or similar	Taxable, 1st home	FHA	VA or similar	Taxable, 1st home	FHA	VA or similar	Taxable, 1st home	FHA
MONTHLY PAYMENT												
loan	\$467	\$535	\$465	\$740	\$781	\$698	\$863	\$912	\$804	\$971	\$1,028	\$907
+15%*	\$70	\$80	\$70	\$111	\$117	\$105	\$129	\$137	\$121	\$146	\$154	\$136
TOTAL	\$537	\$615	\$535	\$851	\$898	\$803	\$992	\$1,049	\$925	\$1,117	\$1,182	\$1,043
	\$225,000 Dwelling Unit			\$275,000 Dwelling Unit			\$338,600 Dwelling Unit (Sitka median)			\$400,000 Dwelling Unit		
DOWN PAYMENT												
% down	0%	5%	20%	0%	5%	20%	0%	5%	20%	0%	5%	20%
\$ down	\$0	\$11,250	\$45,000	\$0	\$13,750	\$55,000	\$0	\$16,790	\$67,160	\$0	\$20,000	\$80,000
Amt. financing	\$225,000	\$213,750	\$180,000	\$275,000	\$261,250	\$220,000	\$335,800	\$319,010	\$268,640	\$400,000	\$380,000	\$320,000
MORTGAGE												
rate	3.875%	4.250%	4.125%	3.875%	4.250%	4.125%	3.750%	4.250%	4.000%	3.750%	4.250%	4.000%
Type (all 30 year, fixed-rate)	VA or similar	Taxable, 1st home	FHA	VA or similar	Taxable, 1st home	FHA	VA or similar	Taxable, 1st home	FHA	VA or similar	Taxable, 1st home	FHA
MONTHLY PAYMENT												
loan	\$1,093	\$1,157	\$1,007	\$1,336	\$1,413	\$1,231	\$1,620	\$1,740	\$1,776	\$1,913	\$2,056	\$1,766
+15%*	\$164	\$174	\$151	\$200	\$212	\$185	\$243	\$261	\$266	\$287	\$308	\$265
TOTAL	\$1,257	\$1,331	\$1,158	\$1,536	\$1,625	\$1,416	\$1,863	\$2,001	\$2,042	\$2,200	\$2,364	\$2,031
* 15% additional to cover taxes, insurance, heat, utilities, and similar Source: Wells Fargo Mortgage Rate and Payment Calculator, January 2017												

Figure 16 - Short Term Rental Sales Tax Revenue	
Fiscal Year	Revenue
FY 2010	\$288,788
FY 2011	\$384,654
FY 2012	\$325,837
FY 2013	\$354,698
FY 2014	\$372,486
FY 2015	\$411,873
FY 2016	\$418,112
<i>Source: City and Borough of Sitka Finance Office, Sales Tax Division. Note revue is rounded to nearest dollar.</i>	