

Profile 2000

Issue 9

January 2000

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Executive Summary - The 90's in Review

This issue of *The Capital Profile* is our attempt to capture meaningful Juneau trend information over the past decade, in order to develop a general statement of community "well-being." It is our belief, if individuals have a sense of well-being, this will translate into consumer confidence and associated support for appropriate economic development. As always, it is our hope that we can foster civil dialogue on the important challenges facing Juneau citizenry in the near term and beyond. The goal is to understand how our economy works while recognizing the interdependence Juneau's economy has with our environment and the condition of the people that live here.

As stated in several past issues, the extent to which Juneauites have discretionary income and confidence to spend it, determines support (read, sales) to local businesses. If local business sales are strong, sales tax revenue will be generated which helps support our community. If our community has the necessary funds to build infrastructure (parks, schools, harbors, roads, water and sewer, etc.) there will be increased opportunities for housing construction and business development, which in turn provides property tax revenues. If individuals have a greater opportunity for reasonable housing and better paying jobs, their discretionary income increases. They can support more business, and the cycle continues - again, if the consumer is confident to spend.

A case in point is revealed by examining our "mini-boom" years of 1996 and 1997. With renewed confidence from a failed ballot measure to move the capital, cruise tourism growth hitting stride and strong construction activity associated with both tourism and housing, Juneau experienced an associated increase in business sales of \$187 million (see page 9), and bank deposits increased by \$152 million, over the same two year period. (See page 10.) Juneau's population grew over 5% during this same period as well. (See page 10.)

Our housing situation was abysmal before the mini-boom, posting less than 1% overall vacancy rate. This has greatly

improved for most housing types although building lots for entry level single family homes are still in need, as evidenced by slowed new housing starts and strong residential remodeling activity as we close the decade. If we look back at how Juneau's cost-of-living compared to other communities in 1996 and compare our relative position to 1999, we are making improvements. (See page 15.)

Juneau also closed out the decade with nontraditional infrastructure improvements. The new navigational aids installed at the Juneau International Airport and on Alaska Airlines jets are making flights to and from Juneau more reliable. That's good news for freight suppliers, local business leaders, state government leaders and others who see such accessibility as one of the keys to making Juneau a better, more accessible capital city.

Increased submarine fiber-optic cable connecting Juneau to Anchorage and points north and to Seattle and points south, adds to our satellite and microwave communications capacity. The combination of fiber connection and cable-modem internet technology positions us well for the new decade; however, it hasn't yet developed enough to help maintain the rate of growth from the boom years. We closed out the decade with a flat but steady economic performance. Juneau would benefit from some large construction projects during this interim period. At the top of the list has to be the NOAA/NMFS consolidated facility now anticipated within the next three years.

In closing, we expanded the *Profile* for this ninth issue to provide space for updates of most indicators reported by us over the past five years. In most cases, we have estimated 1999 year end figures for those not available. This is intended to enable us to portray trend information for the decade and suggest where we might be headed. Although we are beginning to develop the *Profile* as a predictive tool, it is apparent in retrospect, Juneau has experienced significant changes over the past ten years, many of which would have been difficult to predict.

On behalf of the JEDC Board of Directors, it is our hope you will enjoy this *Profile 2000* special issue and find the information useful and helpful. You can visit us on-line at www.jedc.org/profile.htm or at our sources' web-sites which have been included where available.

Best Regards,

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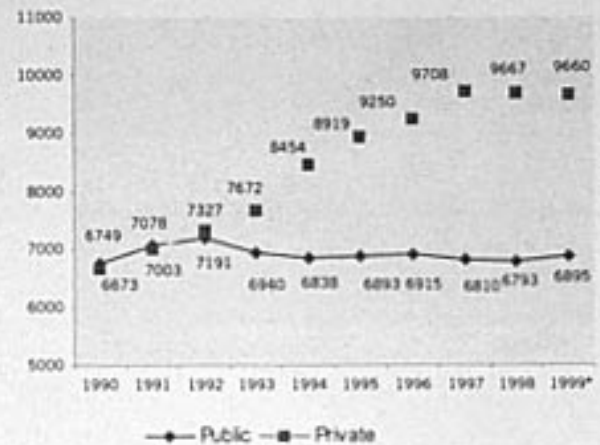
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The 90's in Review - Employment

In general, Juneau hit the 90's running, with job growth making a strong comeback from the well-documented decline of 1987. In 1992, with government employment at an all time high, the surging private sector surpassed the public sector in total number of employees. (See chart at right.) This employment trend continued through the 90's. This gap widened through 1998 as government employment continued to decline and the private sector continued burgeoning growth. The 90's finished with both the public and private sector job growth flattening out. As we pass into the year 2000, the private sector accounts for 58% of total employment, or 29% more, when compared to their public sector counterparts. (See pie chart, bottom left.)

Total wages paid continued to rise over the decade, which should be no surprise as more jobs were created and the number of wage earners increased. During Juneau's "mini-boom" years of 1996 and 1997, wages paid increased \$10 million a year on average. Flattening wage growth (even without adjusting for inflation) accompanied the flattening job creation described above as we close out the decade. The average private sector wage, estimated in 1999 at \$25,965, provides our best measure for assessing the change in our economy given the increased influence of lower paying retail and service sector jobs. Although it did not show growth at the end of the decade, we should not view this as a negative. Other higher paying private sector jobs have been added, e.g., mining, which helps bolster the average. (See top private employers page 4.)

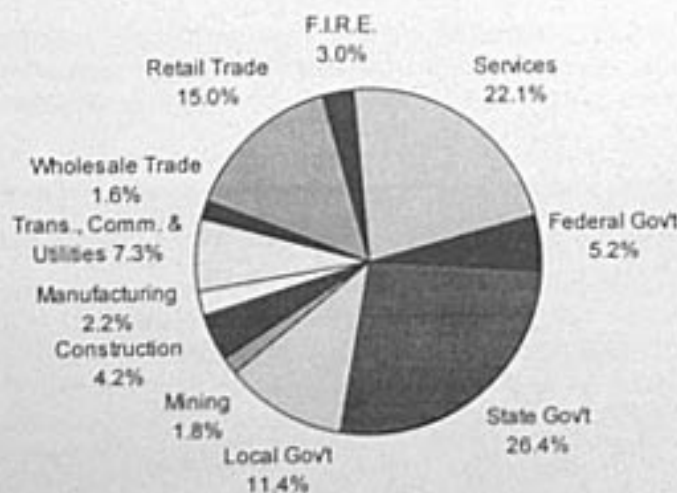
Public vs. Private Employment



Source: State of Alaska, Department of Labor and Workforce Development, Division of Research and Analysis website: <http://www.labor.state.ak.us/research/research/vemp.htm>

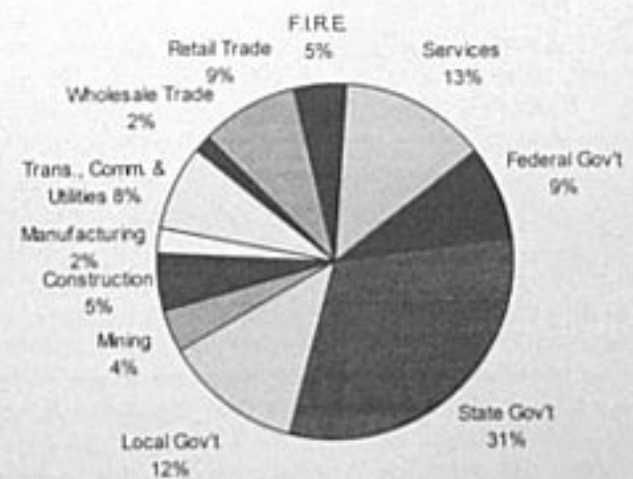
When we first published the pie chart below comparing percent of total payroll in 1994, government (federal, state and local) represented 59% of the total. In 1999, this has dropped to 52%. The decline would have been even more pronounced if local government had not grown, particularly the school district, and cushioned this decline. (See top government employers page 6.)

Key Industry Employment as a Percent of Total



Source: State of Alaska, Department of Labor and Workforce Development, Division of Research and Analysis, Profile estimate
Note: Calendar year 1999, estimate adds to more than 100% due to rounding
website: <http://www.labor.state.ak.us/research/research/vemp.htm>

Key Industry Pay as a Percent of Total Payroll



Source: State of Alaska, Department of Labor and Workforce Development, Division of Research and Analysis, Profile estimate
Note: Calendar year 1999, estimate adds to more than 100% due to rounding
website: <http://www.labor.state.ak.us/research/research/vemp.htm>

Economic - Private Sector

Juneau's Largest Private Sector Employers for FY 1999

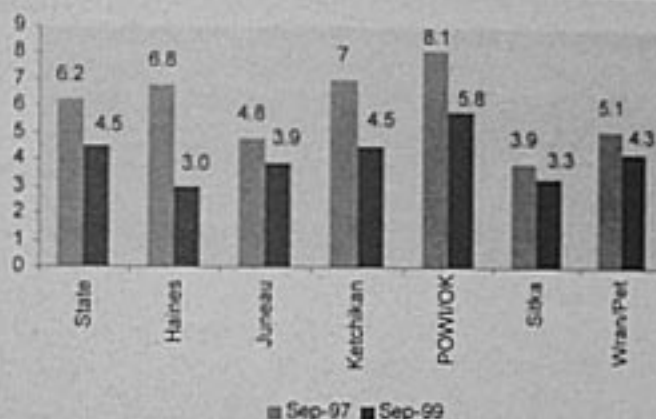
Name	Employment
1 Greens Creek Mining Co.	266
2 Fred Meyer	250
3 Alaska Airlines	166
4 Central Council Tlingit & Haida	166
5 REACH	165
6 Catholic Community Services	134
7 SEARHC	133
8 KMart	128
9 Glacier Village Supermarket	127
10 JRC, Inc.*	126
11 Carr Gottstein Foods	114
12 Williams, Inc.	101
13 Costco	98
14 Westmark Hotels	95
15 Juneau Youth Services	89
16 M&S Associates	86
17 Lynden Air Cargo	84
18 St. Ann's Care Center	80
19 Alaska Travel Adventures	74
20 SE Regional Resource Center	70

*Employer status, not including workers who are compensated with club privileges

Source: State of Alaska Department of Labor and Workforce Development, Division of Research and Analysis
Note: Fiscal year 1999 ended June 30, 1999.

There have been some interesting shifts in the rankings of Juneau's largest private employers, most notably the strong comeback and number one ranking of Greens Creek Mining Company. Comparing our largest employers over the decade, we see Greens Creek, Kmart, Catholic Community Services, Central Council Tlingit & Haida and Glacier Village Supermarket breaking into the top ten. This past year Greens Creek passed Fred Meyer for the top spot. Alaska Airlines and Central Council Tlingit & Haida posted strong gains over the past two years to tie for the third spot.

Unemployment Rates by Census District

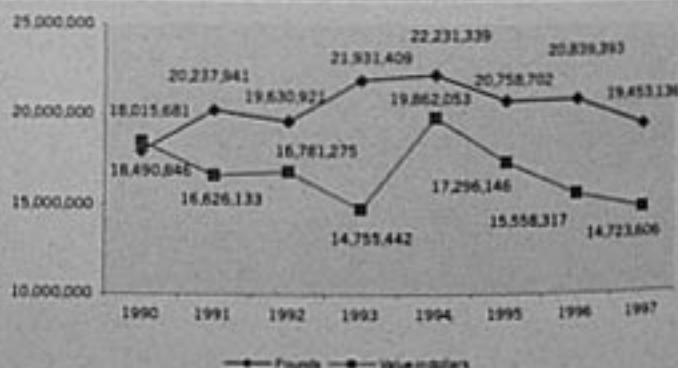


Source: State of Alaska, Department of Labor and Workforce Development, Division of Research and Analysis
website: <http://www.labor.state.ak.us/research/research.htm>

Juneau continues to post a favorable unemployment rate without extreme shifts from summer to winter. Comparing our position in September to two years ago, unemployment has dropped by nearly 1%, to below 4%.

Fish harvest in pounds and value

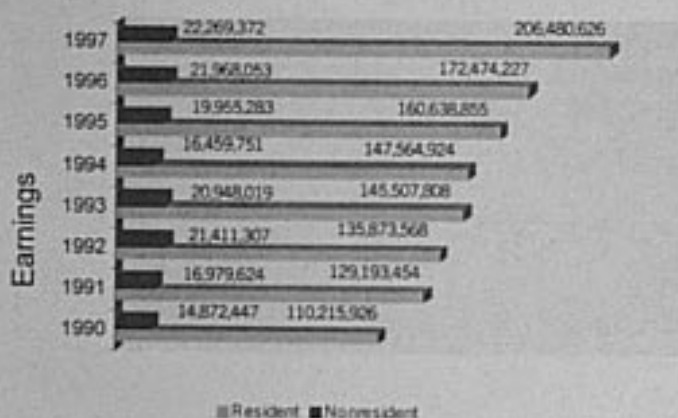
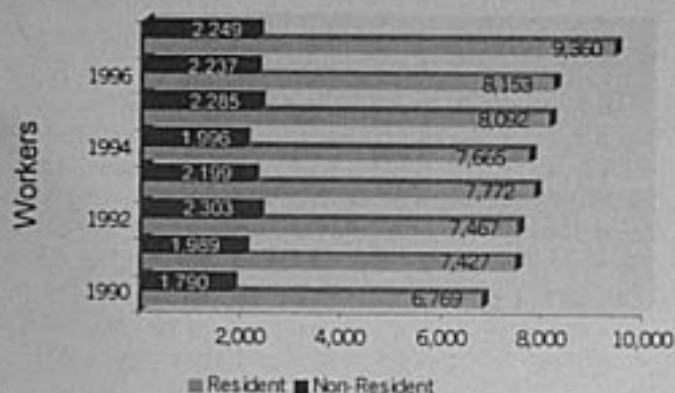
Juneau fishermen's gross earnings were \$14.7 million in 1997 (the most current year available), down from the decade's peak in 1994. One contributing factor is both the number of license holders and licences continues to decline, i.e., less effort. (See page 13.) We do, however, see fewer license holders working more licenses as the industry settles out. Recent preliminary reports show Juneau ending the decade on a strong note.



Source: State of Alaska Commercial Fisheries Entry Commission
website: <http://www.cfec.state.ak.us/target/menu/cfe.htm>

Economic - Private Sector

Resident & Non-Resident Workers & Earnings in Juneau, 1997

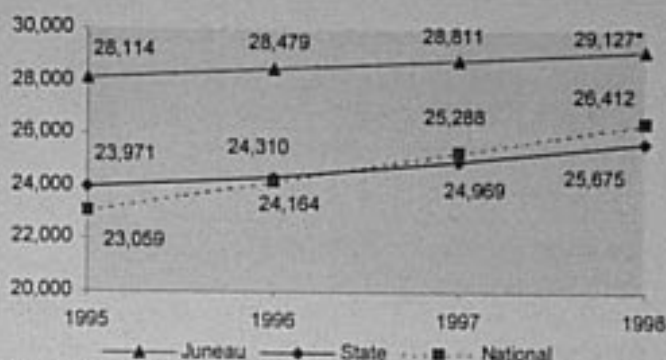


Source: State of Alaska, Department of Labor and Workforce Development, Division of Research and Analysis
 website: <http://www.labor.state.ak.us/research/research/emp.htm#resnon>

Juneau's non-resident private sector employees total 2,249 in 1997 (the most current year available) representing 24% of the workforce. These same employees took "home" nearly \$22.2 million in wages, i.e., approximately 11% of total wages paid. Over the past few years, we have seen a lowering in the percentage of non-resident workers, and their wages have represented a smaller portion of total wages paid. This suggests there are more Juneauites picking up some seasonal employment opportunities and/or more out-of-state residents are staying.

Source: US Department of Commerce, Bureau of the Census
 website: <http://www.census.gov>

Per Capita Income



Source: US Department of Labor, Bureau of Economic Analysis
 website: www.bea.doc.gov/bea/regional/hor/summary.htm
 *Profile estimate

On a per capita basis (income divided by population), Juneau resident income is still 10% higher than the national average. This gap has closed sharply over the last half of the decade. Juneau has maintained its 5th place ranking from 1995 to 1997, the most recent year available. We see Alaska's position slip on a national basis, with per capita income now dropping below the national average.

It appears Juneau's median household income has risen from \$59,700 in 1993 to approximately \$65,200 (HUD estimate) in 1998. (For comparison, the average household income was over \$74,000; this suggests that some very high wage earning families are pulling the average up.) This estimated 8.5% gain over the past five years includes proprietors' income and entitlements in addition to wages reported on page 3.

In the past, Alaska has ranked very high (number one in 1997) in median household income. If we consider there may be more people in the family receiving income (like the PFD), this improves our ranking. Recently released information from the US Census compared median income for a family of four, which ranked Alaska 13th.

Top 5 States Median Household Income 1997

Rank	State	Median Income	% of US
1	Alaska	\$49,717	130
2	New Jersey	49,297	128.9
3	Maryland	48,714	127.4
4	Washington	46,339	121.2
5	Connecticut	45,589	119.2

Economic Activity - Public Sector in Juneau

Juneau's Largest Government Employers: Average Annual Employment for the Year Ending 6/30/99

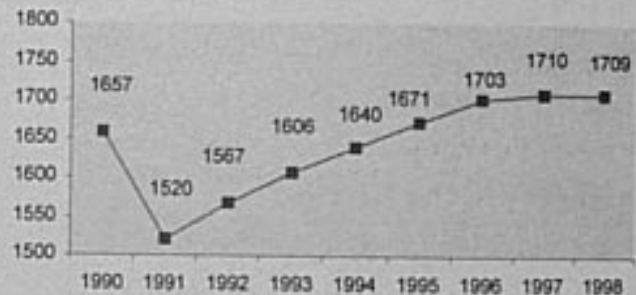
Name	Employment
Juneau School District	714
AK Dept. Transportation & Public Facilities	695
City and Borough of Juneau	648
AK Dept. Health & Social Services	389
AK Dept. Administration	387
University of Alaska *	359
AK Dept. of Education	313
AK Dept. Fish & Game	300
Bartlett Regional Hospital	293
AK Dept. Legislative Affairs	289
US Forest Service	272
AK Dept. Labor	269
National Oceanic and Atmospheric Administration	193
AK Dept. Revenue	172
AK Dept. Commerce & Economic Development	157
AK Dept. Environmental Conservation	149
US Dept. of Transportation	135
AK Dept. Corrections	133
Office of the Governor	115
US Postal Service	114
AK Dept. Law	96
AK Dept. Public Safety	67
Bureau of Indian Affairs Data Center	63
AK Dept. Natural Resources	47
AK Dept. Community & Regional Affairs	46
AK Dept. Legislative Audit	27
AK Court System	27
Bureau of Reclamation / R&A	21

Source: State of Alaska, Department of Labor and Workforce Development, Division of Research and Analysis
 *Includes non-covered employees.
 State government listed by Department

A look back to 1995 reveals Alaska Department of Transportation dropped from the number 1 position with a reduction of 42 individuals. The Juneau School District moved into the top spot with the addition of 84 individuals since 1995. The University of Alaska posted some gains while most of the State agencies and several Federal agencies showed declines. The State Departments of Public Safety and Environmental Conservation followed the Department of Transportation in lost employees with reductions of 32 and 30 respectively. Readers are encouraged to request a copy of the Department of Labor and Workforce Development's *Alaska Economic Trends* for January, 2000, which provides an excellent review of State employment.

Local Government

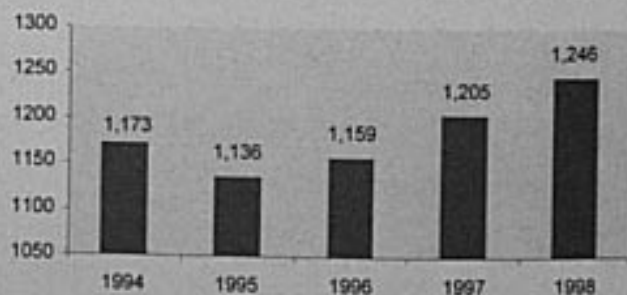
The graph below reports local government employment on an average annual basis and includes CBJ, school district and hospital employees.



Source: State of Alaska, Department of Labor and Workforce Development, Division of Research and Analysis
 website: <http://www.labor.state.ak.us/research/research.htm>

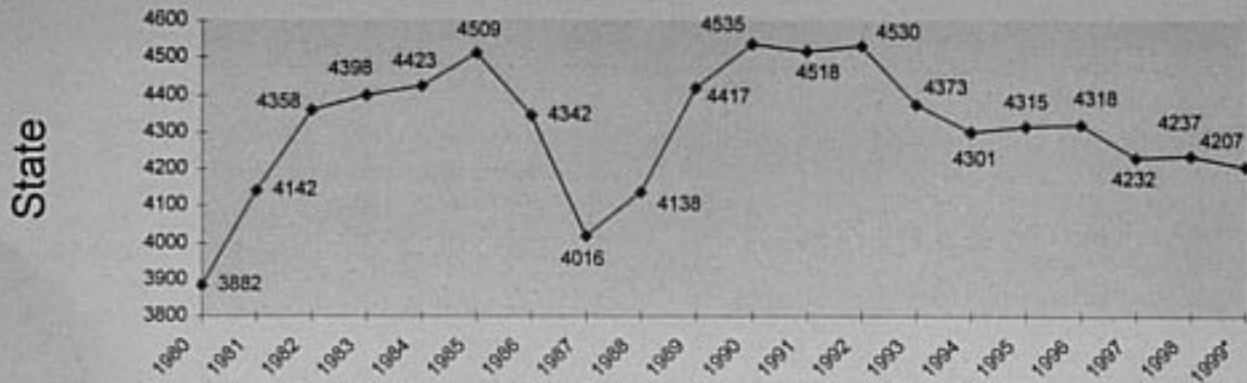
CBJ Employment Levels

Full-time, permanent CBJ employment has shown strong increases since 1995.



Source: City and Borough of Juneau, Consolidated Annual Financial Report
 Note: Data based on fiscal years. Unaudited.

Public Sector, Continued



Source: State of Alaska, Department of Labor and Workforce Development, Division of Research and Analysis
 *1999 data are preliminary. Readers are encouraged to request a copy of the Department's Alaska Economic Trends for January, 2000, which provides an excellent review of State employment by community.
 Note: Includes non-covered employees.
 website: www.labor.state.ak.us/research/research/emp.htm

The line graph above reflects two distinct cycles. The well-documented 1987 decline in Alaska's economy represents the low point, before a steady increase began reaching a peak in 1992. After 1992, we began another decline. Early indications were that Juneau's State employment numbers would recover slightly by the end of the decade. This failed to materialize, as Juneau's State employment fell to its lowest level since 1988.

For comparison, Juneau has now fallen behind Fairbanks and Anchorage, ranking third in the State for number of State employees. Since 1990, Juneau has lost 228 employees, Fairbanks has gained 200 and Anchorage has gained 1,250. Of Juneau's 4,207 estimated State employees, 360 work at the University of Alaska. Anchorage - with 8,504 State employees, more than twice as many as Juneau - has 2,059 at the University. Fairbanks' total of 4,306 has more than half of their numbers - i.e., 2,688 - at the University.

Juneau's federal employment has been on a steady decline since 1992's level of 1,095. Early 2000 estimates are around 855, remaining flat since 1997. Many of the peaks on the line graph below reflect increases due to the inclusion of census workers at the beginning of each decade. In general, federal employment in Juneau over the past 35 years has ranged from 850 to 1200. The recent trend below 900 is the lowest it has been since the formation of statehood when several federal workers converted to state employment. It is important to consider that federal employment trends nationwide show that employment is down to mid-1950's levels, contributing to some portion of this reduction.

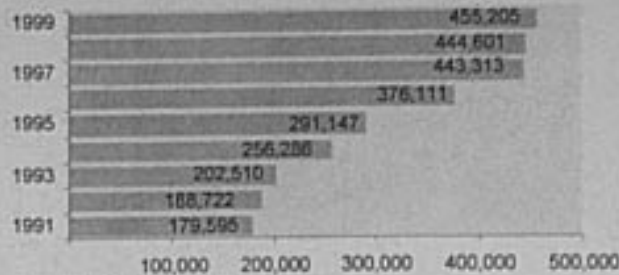


Source: State of Alaska, Department of Labor and Workforce Development, Division of Research and Analysis
 *1999 data are preliminary, based on January through June, 1999 data.
 website: <http://www.labor.state.ak.us/research/research/emp.htm>

Economic Activity: Juneau's Cash Economy

Bank Deposits

The chart to the right reports combined bank deposit activity in Juneau's FDIC-insured institutions. There were four commercial institutions with ten offices and one savings institution with two offices during this reporting period. This is simply a measure of total deposits made and does not reflect how much actually stayed in the community. It is, however, interesting to note the growth in deposits over the decade. FY '99 activity posted \$455,205,000, two and a half times greater than the 1990-91 level.



Source: Federal Deposit Insurance Corporation
 Note: Values in thousands of dollars
 website: www2.fdic.gov/html

Bank deposits include all deposits from paychecks, entitlements, merchants' store receipts and others. When comparing deposits to gross business sales, we begin to see a similarity in their rates of growth. Juneau's economic boom from 1993-97 is apparent. Since

1997, we see a comensurate flattening of deposits, business sales and wages.

CBJ Property Tax Assessments

It is interesting to note Juneau's total assessed value for 1999 is \$3.2 billion. Approximately 38% of this value is exempted, leaving roughly \$1.9 billion to be taxed. The State mandates the senior and disabled veteran exemptions, thus reducing the number of taxpayers. It is estimated the senior exemption "costs" everyone else 2 additional mills out of our 12.2 mill levy. Other significant exemptions include government property, churches and some non-profits.

As reported on page 4, Greens Creek was the number one private employer in Juneau. This holds true for the top ten taxpayers as well. Their \$77,314,952 is 3.71% of taxable assessed value. The top ten list has seen some changes since the middle of the decade. Alascom, Goldbelt Place Joint Ventures and Metropolitan Life have dropped down while Greens Creek, Fred Meyer and another Goldbelt venture, the Mount Roberts Development Corp. (the Tram) have reached the top 10.

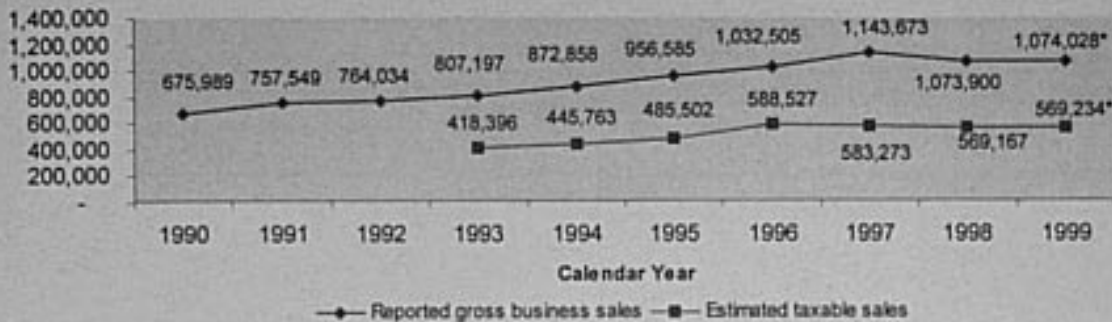
Ten Largest Property Taxpayers for 1998

Name	Real	Business	Total
1 Kennecott Greens Creek Mining	33,429,900	43,885,052	77,314,952
2 Alaska Energy & Resources Co.		21,075,455	21,075,455
3 Telephone Utilities of Alaska, Inc. (PTI)		18,253,612	18,253,612
4 Glacier Village Supermarket Inc.	16,810,900	169,250	16,980,150
5 Alaska Electric Power & Light	15,085,900		15,085,900
6 Fred Meyer of Alaska Inc.	9,326,200	2,529,392	11,855,592
7 Loveless/Tollefson (Nugget Mall)	10,981,500		10,981,500
8 Mt. Roberts Development Corp.	5,317,300	4,778,565	10,095,865
9 Foodland, Inc.	9,518,700	43,874	9,562,574
10 Carr-Gottstein Foods Co.	6,690,900	2,286,556	8,977,456

Source: City and Borough of Juneau Assessor's Office
 Notes: Data for fiscal year ending 6/30/98, unaudited.

Sales Tax

Gross Business Sales Compared to Taxable Sales



Source: City and Borough of Juneau Consolidated Annual Financial Report, Analysis of Exempt Sales, CBJ Finance Department (September, 1999).
 Note: Values in thousands of dollars.
 * 1999 Profile estimate.

Two of the key economic indicators reported in several past issues of the *Profile* have been the City and Borough of Juneau's (CBJ) sales tax collection and business sales in Juneau. In the last issue we began reporting them together with reference to their relationship. As stated in that issue, the need for the public to develop a better understanding of how they relate has become even more important as major economic, social, demographic and technological trends put pressure on state and local governments across the country. In Alaska, cuts to municipal revenue sharing by the State's legislature adds even more pressure to find ways to maintain healthy communities in Alaska.

The current tax amount collected is not 5% of total reported business sales, it is 5% of taxable sales, i.e., sales which are not exempted from sales tax. Total business sales in Juneau have climbed steadily over the recent past until leveling off in 1998. The Spring 1999 *Profile* estimated the cumulative impact of the CBJ's 39 exemptions to sales tax remove roughly half of all sales from being taxable. A recent analysis conducted by CBJ Finance Department confirmed

47% of gross sales were exempted in 1998. The total amount of gross sales exempted was \$505,735,830. If we deduct those exemptions which the CBJ does not have discretion over removing (e.g., those exemptions required by Federal or State law, \$25.5 million; sales to governments or their political subdivisions \$97.6 million; wholesale transactions \$125 million) there remained \$257.5 million in discretionary exemptions. Therefore, the amount of sales tax income the CBJ forgave was \$12.8 million in 1998. Overall, the percent of sales tax collected on all reported sales has ranged from 2.03% to 2.4% since 1993. This gap fluctuates slightly, depending on the temporary added percent for the police station or other capital improvements.

The CBJ Finance Department's *Analysis of Exempt Sales* does document reductions in the percentage of gross sales that are exempt. The report estimates that 57% of all reported sales were exempted in 1996, 51% in 1997 and 47% in 1998. The *Profile* estimates a modest 1.2% increase in business sales in 1999 and assumes in our estimate 47% of sales will be exempted.

Sales Tax Collected



When viewed in isolation, sales tax collected appears to be rising; however, temporary additions added for capital projects makes year to year comparisons less meaningful.

Source: City and Borough of Juneau Sales Tax Office and Consolidated Annual Financial Report.

Community - The Basics

Population



Source: City and Borough of Juneau, Community Development Department

Since 1990, Juneau's population has grown from 26,751 to its current level of approximately 30,852. Our population increased on a relatively incremental 3 to 5% rate until 1987-89 when it took a slight dip. In 1990, the population recovery was complete, as it rose above 1986 levels. Since 1990, Juneau's population has continued to increase, maintaining a growth rate of .5 to 3% a year.

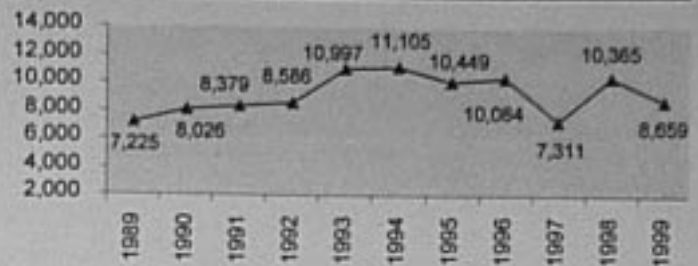
Juneau's population growth for the area west of the Mendenhall River to the end of the road grew by 90% from 1978 to 1998. The East Mendenhall Valley continues to house the most Juneau residents with 40% of the total. (For additional information on CBJ data, please contact Kathleen Bailey, the Data Administrator for the Community Development Department.)

Comparison of Costs of 500 KWH of Electricity in Various Alaskan Communities



Source: Regulatory Commission of Alaska
 website: http://www.state.ak.us/reguc/errr/astreports/50kwhrrr_cp4V2P06.htm

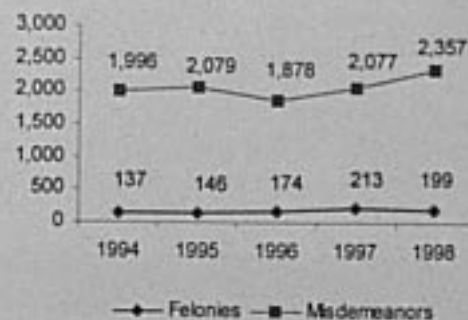
Municipal Election Participation



Source: City and Borough of Juneau, Municipal Clerk's Office

This measurement is typically expressed as the percent of registered voters that voted. The State of Alaska is not allowed to remove registered voters for five years when they move out of State; thus, an overstatement of the number of registered voters occurs. Ease of voter registration has also increased registration; however, this does not appear to have increased participation. We believe the meaningful trend line is the number who actually voted. As we can see, 1998 candidates and initiatives raised voter turnout from poor participation in 1997. Voter apathy returned in the 1999 fall election, even though several important issues were considered.

Felonies and Misdemeanors



Source: State of Alaska Court System, 1998 Annual Report

Juneau's felony case filings showed improvement over 1997 levels although they are up over the decade. Violent crimes, property damage and drug and alcohol cases make up the major portion of these felony offences.

Juneau's misdemeanor case filings showed a 12% increase from 1997 to 1998.

Community - Transit and School Enrollment

Traffic on Egan Drive at 3 Mile



Source: State of Alaska, Department of Transportation and Public Facilities
 *1999 traffic figures are a Profile estimate.
 Note: Average trips per day, based on calendar years.

Transit Ridership



Source: City and Borough of Juneau, Capital Transit
 Note: Information based on fiscal years.

Transit ridership continues to grow, and we can see some flattening of the rate of growth in traffic on Egan Drive. During the 90's, traffic has increased at a faster rate than population growth.

Transit use fell from fiscal year 1992 through 1996. The significant decrease in usage during the fall of 1995 may have been due to the implementation of fares for the elderly and persons with disabilities. These fares went into effect in October, 1994; however, the Assembly has since approved a return to free use of the transit system by these patrons. In 1997 ridership came back strong, helped by increased service during the summer tourist season which was also the case in 1998. During the first five months of calendar year '99, ridership was strong, then declined roughly 10% during the summer months due to construction on Willoughby, an important route for the elderly and Douglas residents accessing the A & P grocery store. New services for cruise ship crew also contributed to this temporary decline.

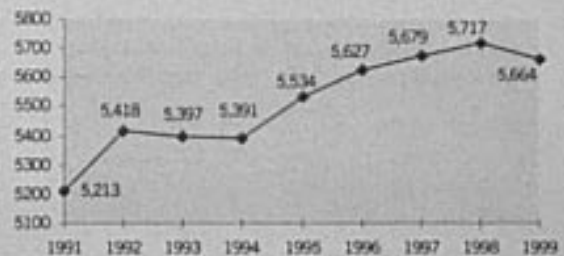
UAS Enrollment



Source: University of Alaska Southeast
 *1999 data are preliminary

University of Alaska Southeast full-time enrollment posted steady growth until 1997, when it peaked, then began a slight downward trend to the current estimated level of 595 full-time students. Part-time enrollment has shown more variation, perhaps more affected by employment opportunities and the overall condition of our local economy.

Public School Enrollment



Source: Juneau School District, Superintendent's Office

Juneau School District enrollment took a slight dip in 1994. Over the decade, enrollment grew by 451 students. This 8% increase is slightly less than population growth over the same period. The Fall, 1998 Profile estimated an additional 100 students in our school system in 1999 based on this trend. However, 1999 posted a slight reduction perhaps due to the formation of a charter school, a new private school and increased opportunities for home schooling via the internet.

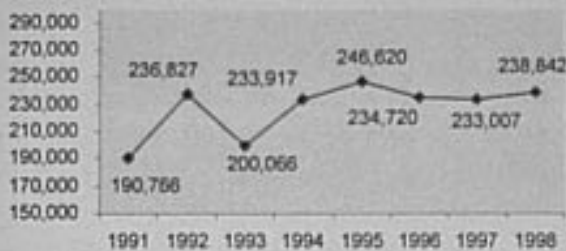
Community - The Visitor Industry

Arrivals via passenger jet have remained flat since Mark Air's last year of operation in 1995. Alaska Airline's totals for 1998 were the highest this decade.

Juneau experienced a rebound in Marine Highway passenger arrivals, from the Prince Rupert blockade level of 1997. Juneau also rebounded with strong vehicle arrivals, many from the northern Southeast communities. The general trend over the decade reflects an increase in vehicle arrivals and a decrease in passenger arrivals.

The estimated 1999 hotel occupancy rate may have ended the decline from the peak 1995 levels as reported by the Juneau Convention and Visitors Bureau. Even though additional rooms were added over the year, 1999 is showing improvement. For additional information see the McDowell Group, Inc., study titled *Alaska Visitor Arrivals*. They point out overall non-resident business travel - which is an important component of Juneau's hotel occupancy - was down significantly during fall/winter 1997-98.

Arrivals via Passenger Jet



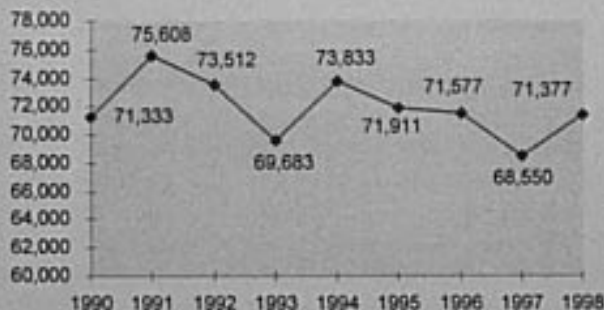
Source: Juneau International Airport, Manager's Office

AMHS Vehicle Arrivals



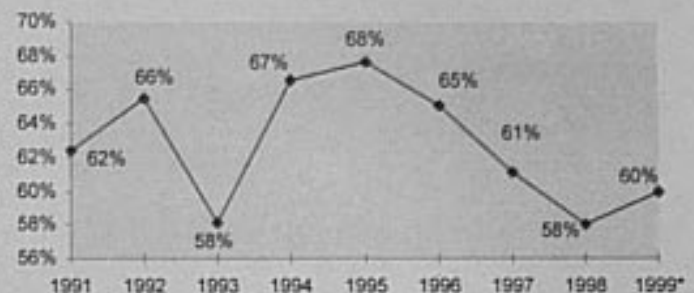
Source: Alaska Marine Highway System

AMHS Passenger Arrivals



Source: Alaska Marine Highway System

Hotel Occupancy



Source: Juneau Convention and Visitor's Bureau
*JCVB estimate.

Cruise Ship Passengers

Cruise passenger growth continues its rise, although not nearly at the same rate of growth posted during the boom years of 1995 to 1998.



Source: Juneau Convention and Visitor's Bureau
Note: Values are for odd-numbered years.

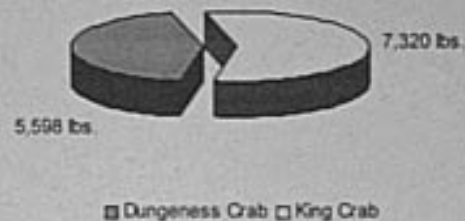
Environment/Community - Outdoor Recreation

This page reflects several economic activities which depend on a healthy natural environment. The United States average per capita consumption of poultry, beef and fish is estimated at 220 lbs. per year.

Many Juneau residents harvest seafood and deer. In 1998 and 1999, approximately 9,400 residents purchased sport fishing licenses. (See crab, salmon and halibut charts to the right). Juneauites also harvested 2,624 deer, of which 383 were taken within the Borough boundary.

There were also 282 commercial fishing license holders in 1997, the last year information is available. Juneau's commercial fishing harvest in pounds and value is provided on page 4.

Juneau Sport Harvest 1999 Dungeness and King Crab



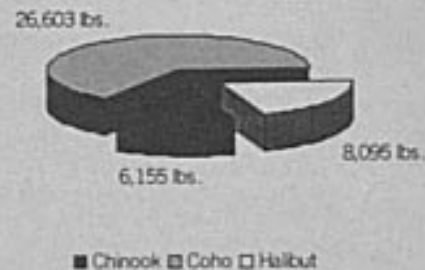
Source: State of Alaska, Department of Fish and Game, Division of Sport Fish.

Registered Sport Charter Vessels



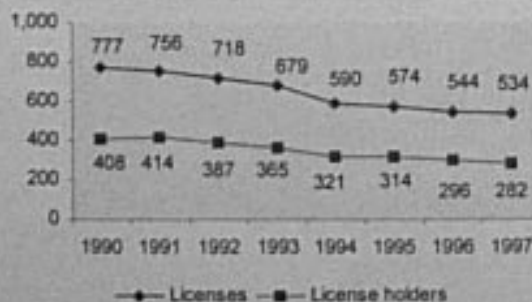
Source: State of Alaska, Department of Fish and Game, Division of Sport Fish.
*In 1999, the Division switched methods in obtaining this number. This number represents vessels licensed with the Commercial Fisheries Entry Commission to operate as a Sport Charter Vessel. The Profile estimates there are 84 active vessels licensed in Juneau.

Juneau Sport Harvest 1999 Chinook and Coho Salmon and Halibut



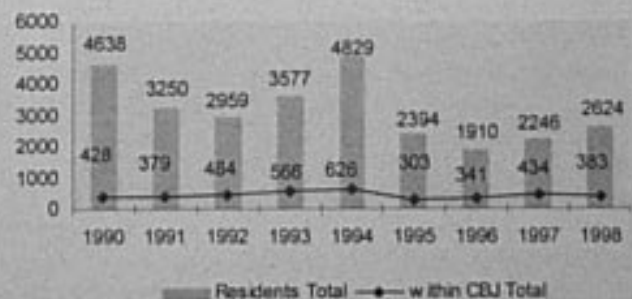
Source: State of Alaska, Department of Fish and Game, Division of Sport Fish.

Commercial Fishing Permits Issued in Juneau Area



Source: Commercial Fisheries Entry Commission

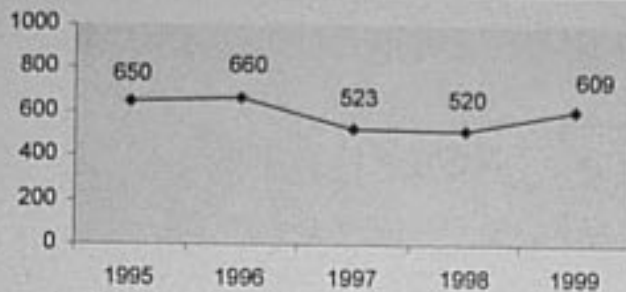
Deer Harvest



Source: State of Alaska Department of Fish and Game, Division of Wildlife Conservation

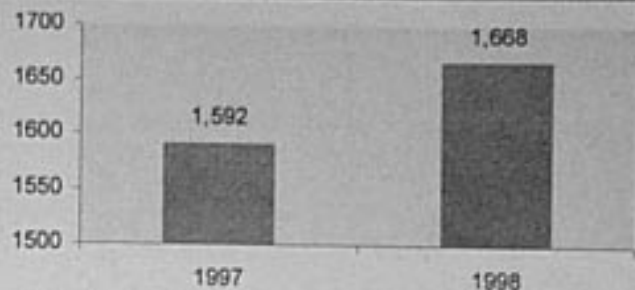
Social Equity/The Individual - Poverty

Average Number of Households Receiving Food Stamps



Source: State of Alaska Department of Health and Human Services, Division of Public Assistance

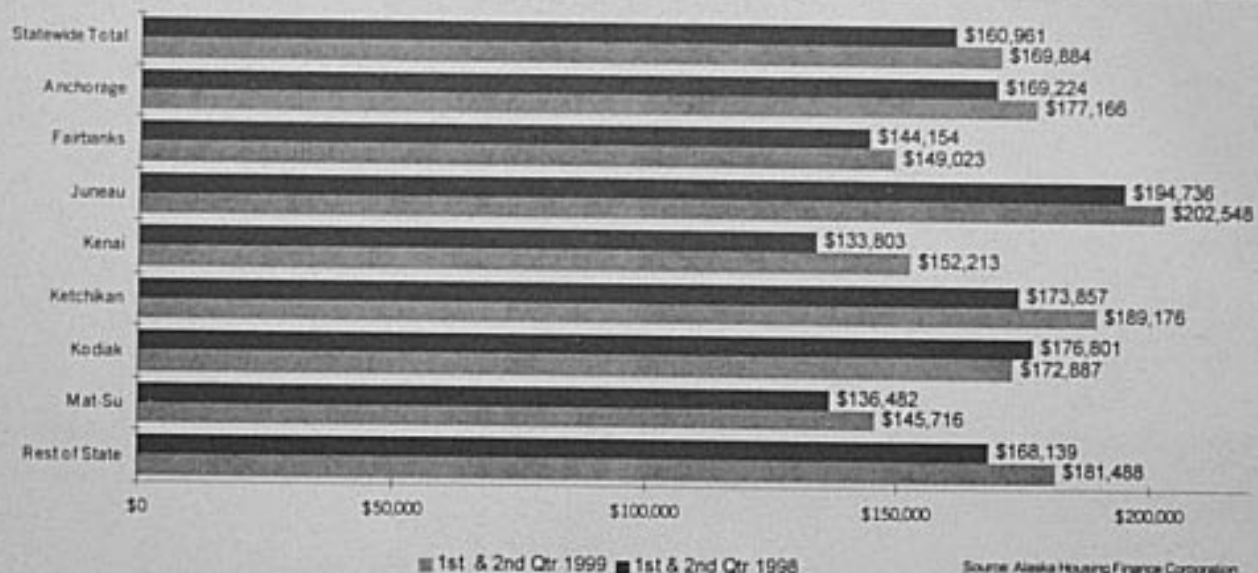
Average Number of Households Receiving Public Assistance



Source: State of Alaska Department of Health and Human Services, Division of Public Assistance

The last time we reported on Juneau's poverty condition (*Profile*, Spring 1997), the Alaska Department of Health and Social Services was preparing for welfare reform and the associated work requirement for recipients. Low unemployment levels in Juneau with minimal seasonal variation may suggest that, for those who are able to work, employment is available. This trend reached its low during the 1997 - 98 period, when Juneau's number of households receiving food stamps went down to 520. It appears as we end the 90's, poverty in Juneau is back on the rise with an increase in both the number of households receiving public assistance in general and food stamps in particular.

Average Price of a Single Family Home in Juneau

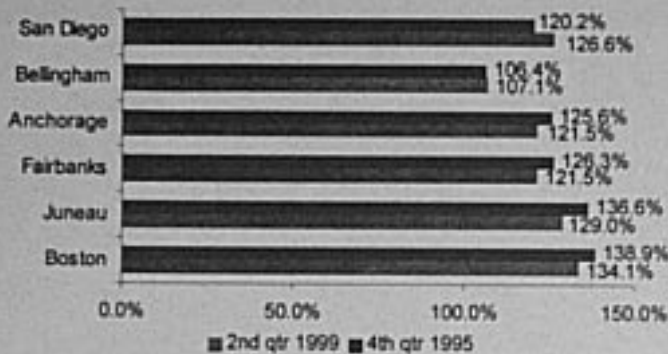


Housing affordability and availability are two important aspects of social equity in a community. We have tracked these indicators in several past issues of the *Profile*. As recent as 1994, Juneau's housing market was so tight that when we reported the overall vacancy rate of less than 1%, it held true for most housing types.

The combination of a high level commitment by the City and Borough of Juneau Assembly and staff to improve the situation through land disposal, incentives and grants for affordable housing combined with a strong response by the private sector has resulted in noticeable improvement. To understand Juneau's current housing market we have to consider in greater detail the type of housing and number of bedrooms. Availability has improved but not to the point of driving prices down. When comparing averages, Juneau's is on the rise which suggests that some higher-priced homes are pulling the average up. When comparing specific size homes in the rest of the country, Juneau's situation is improving.

Social Equity/The Individual - Cost of Living

ACCRA Cost of Living Index Comparison



Source: American Chamber of Commerce Research Association Index 4th Quarter 1995 and 3rd Quarter 1998

Cost of Food for a Family for a Week



Source: University of Alaska Cooperative Extension Service
Note: Food costs for a family of four

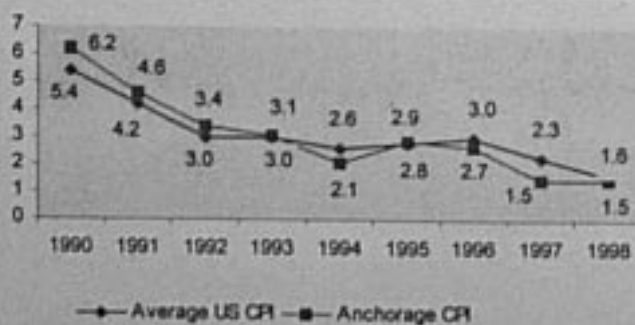
The American Chamber of Commerce Research Association (ACCRA) index is compiled quarterly from price data collected on goods and services by JEDC staff and other economic development organizations nationwide. Information is collected on products and services on the same day, resulting in the set of prices used by ACCRA to compare costs of living. As you can see from the upper left graph, the overall cost of living in Juneau has declined relative to that average. The ACCRA study indicates Juneau is currently 29% more expensive than the average of all participating communities. Another common measure of cost-of-living is the Runzheimer Living Cost Index. The key difference between the two is that Runzheimer attempts to consider the impact of an area's tax rate. This index suggests Juneau is only 15% higher than their average city. A closer inspection of some of the components that make up the ACCRA composite score is revealing.

Groceries. Grocery comparisons have remained fairly consistent since 1995. Our relative grocery bill is now 27.5% more costly than the index average; in 1995, it was 26.1% higher. A separate food cost study is depicted in the upper right graph.

Housing. One of the two items whose ratings dropped in 1998, housing fell from 53.3% higher than average for an 1,800 ft² house on an 8,000 ft² lot to 32.7% higher. This seems to be due to several factors including increased availability of other housing types - like condos and duplexes - and vacancy rates near 5%. (See related story on page 14.)

Utilities. The other rating which improved from 1995 to 1999, Juneau's utilities are still high at 50% above the average of participating communities (down from 68.2%). By comparison, Anchorage and Bellingham - which both have natural gas - are at 90.8% and 66.3% respectively. However, when comparing electrical rates within the State, Juneau has the best price (\$53/500 KWH) outside of Anchorage. (See graphic comparisons on page 10.)

Anchorage Consumer Price Index (CPI)



Source: US Department of Labor, Bureau of Labor Statistics
* Profile estimate

Juneau residents frequently contact us to ask why their annual rent increases are tied to the Anchorage Consumer Price Index (CPI), rather than Juneau's. The CPI is computed by the US Department of Labor, and Anchorage is the only place in the State that they track. Since 1995, Anchorage's CPI has not been as high as the US average over the same period. The *Profile* estimates Juneau's inflation rate is very close to Anchorage's, but cautions that individual buying habits and the addition of big box retailers can have a strong influence on a local economy.

Profile 2000

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