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MISSION

The Juneau Economic Development Council fosters a healthy and sustainable economic climate in Juneau and throughout Southeast Alaska.

In collaboration with other organizations, the council implements initiatives to maintain, expand, and create jobs and economic opportunities.

JEDC FOCUS

Help Make Juneau a Great (Capital) City

Strengthen Key Regional Industries

Promote Entrepreneurship
and Small Businesses

Develop Talent

Deliver Core Economic
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Juneau & Southeast Alaska ECONOMIC INDICATORS 2016



2016 JEDC Investors

Platinum



Gold



Silver



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2016 JEDC Investors

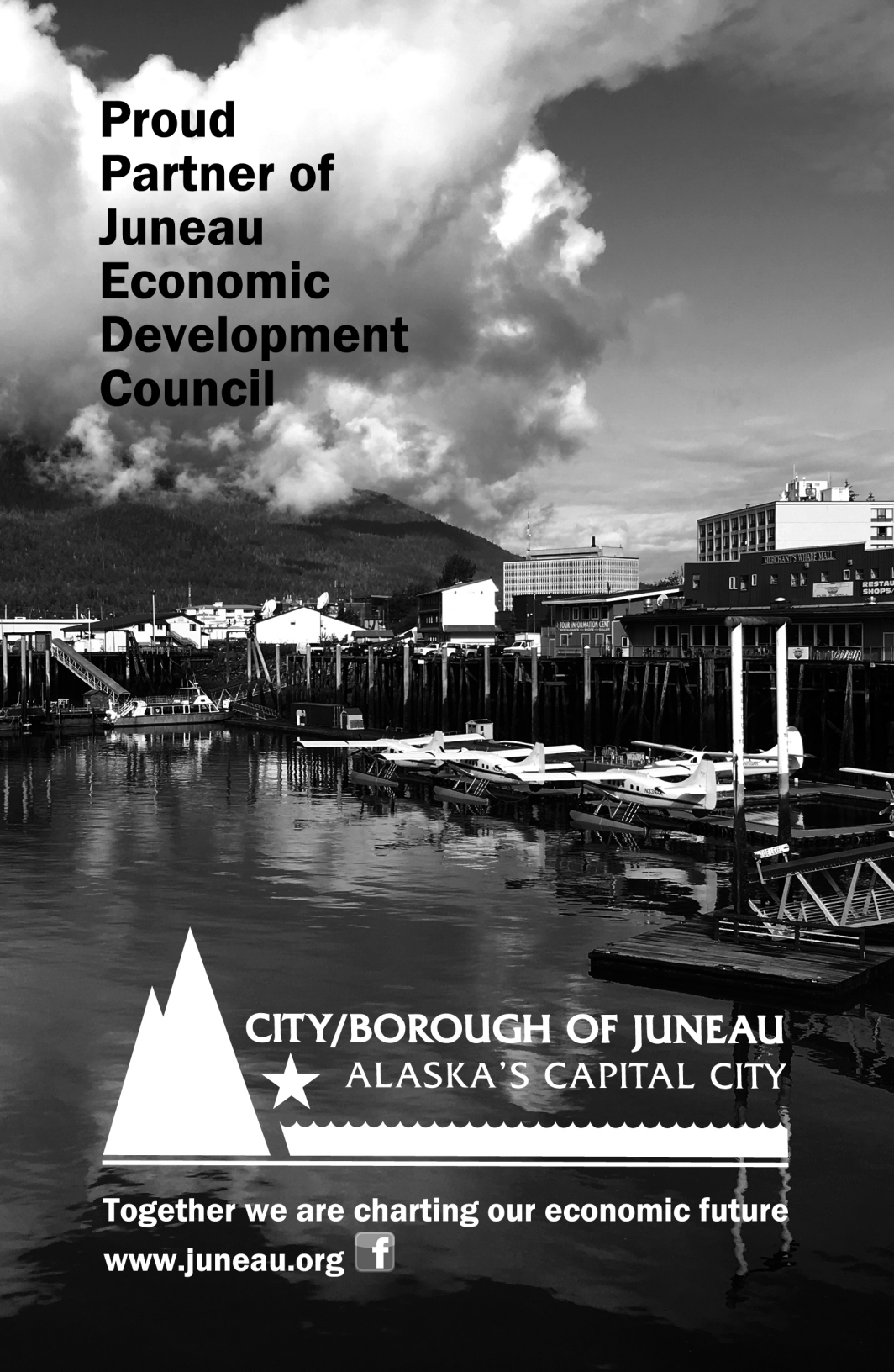
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Total jobs supported

79%

Alaska hire

\$26 million+

Community giving in the last 5 years

\$2.25 billion+

Taxes and royalties paid (2014)

Linda Ruiz

Operator, Central Compression Plant
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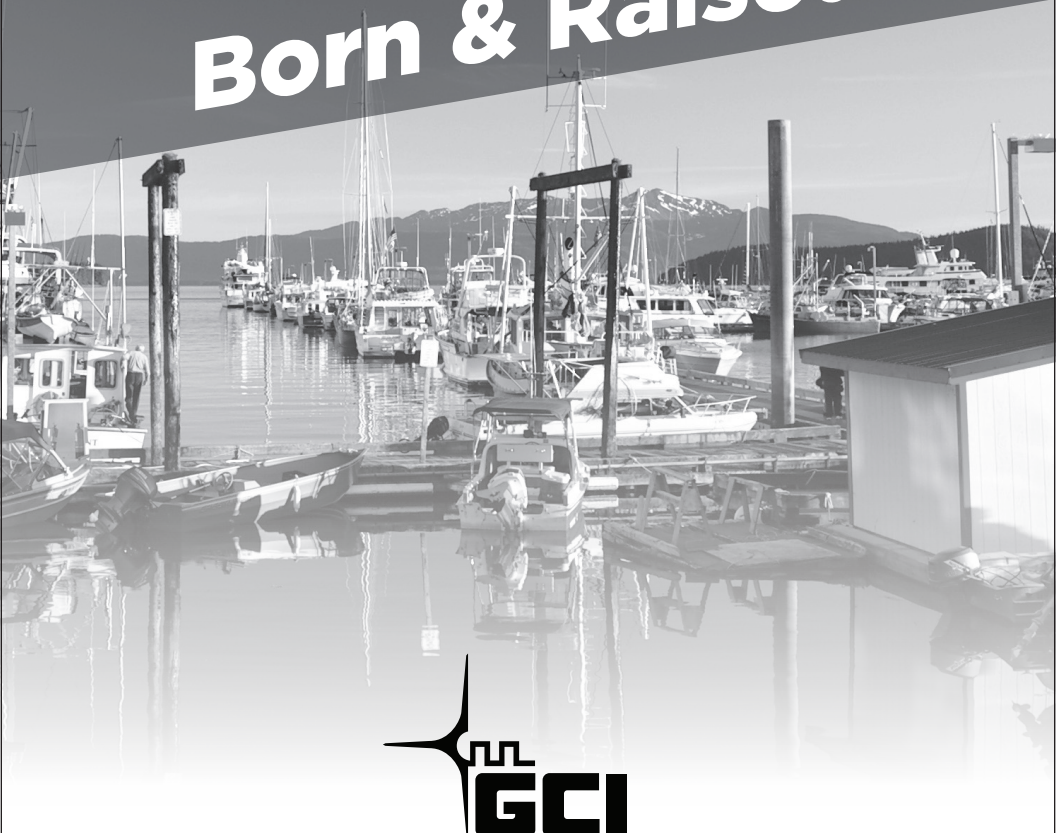
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September 2016

Dear Readers,

The Juneau Economic Development Council is pleased to present the 2016 edition of the Juneau and Southeast Alaska Economic Indicators and Outlook report to our community. We thank those who helped us make this annual publication possible, including the City and Borough of Juneau which provides core funding to JEDC, and the many organizations who shared their research and information, most notably the Alaska Department of Labor. In addition, we thank the 43 businesses and affiliate organizations that invested in 2016 to support our mission and work to strengthen our economy.

Economic indicators for the past year show the resilience of Juneau's economy. Despite significant employment cuts in state government this past year and prior year federal and local government workforce reductions, the private sector continues to grow in both employment and earnings. The housing market continues to be tight, with more demand than supply. The tourism is strong, mining is stable and business startups have increased. The outlook for Juneau, however, is largely dependent on the direction taken by the State of Alaska to resolve its fiscal problems. Without major state cutbacks, Juneau can expect continued slow expansion driven by continued slight population and earnings growth.

JEDC, in partnership with the CBJ and local organizations, is embarking on an effort to highlight why Juneau is a place where our residents thrive, our traditions carry on, and our unique lifestyles persist as we work to fashion a bright future in this incredible place. See what Juneau has to offer at www.ChooseJuneau.org.

We invite you to engage with our programs and welcome your input on economic development. Please visit www.JEDC.org or contact us at 523-2300 or bholst@jedc.org.

Regards,

A handwritten signature in black ink that reads "Lauren MacVay".

Lauren MacVay
Chair, Board of Directors

A handwritten signature in black ink that reads "Brian Holst".

Brian Holst
Executive Director

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Juneau by the Numbers 2015

	2015		% Change from 2014
Employment and Wages			
Total Payroll (Millions)	\$909.7	↑	1.7%
Government (Millions)	\$423.2	↑	0.2%
Service Sector (Millions)	\$343.5	↑	3.1%
Goods-Producing (Millions)	\$143.0	↑	2.8%
Average Wage	\$50,733	↑	2.0%
Average Monthly Employment	17,930	↓	-0.3%
Service Sector	9,255	↑	0.9%
Goods-Producing	1,843	↑	0.6%
State of Alaska	4,097	↓	-4.0%
Local and Tribal	2,042	↑	1.9%
Federal Civilian	693	↓	-2.1%
Fishermen and Crew (Juneau Residents)	785	↑	2.7%
Unemployment	4.6%	↓	-8.0%
Demographics			
Population	33,277	↑	0.4%
0 - 19 Year-Olds	8,219	↑	0.2%
20 - 39 Year-Olds	9,491	↑	1.3%
40 - 59 Year-Olds	9,621	↓	-2.4%
60 and Over	5,946	↑	3.7%
Median Age	37.6	↓	-0.5%
Business Sales			
Gross Business Sales (Millions)	\$2,445	↑	1.1%
Tourist-Related Business Sales (Millions)	\$271	↑	4.2%
Construction and Housing			
New Housing Unit Permits	106	↑	17.8%
Median Price of Single Family Detached Home	\$385,000	↑	5.5%
Transportation			
Cruise Passenger Arrivals	982,500	↑	3.0%
Air Passenger Arrivals	330,274	↑	7.7%
Ferry Passenger Arrivals	65,101	↓	-9.8%

Southeast Alaska by the Numbers 2015

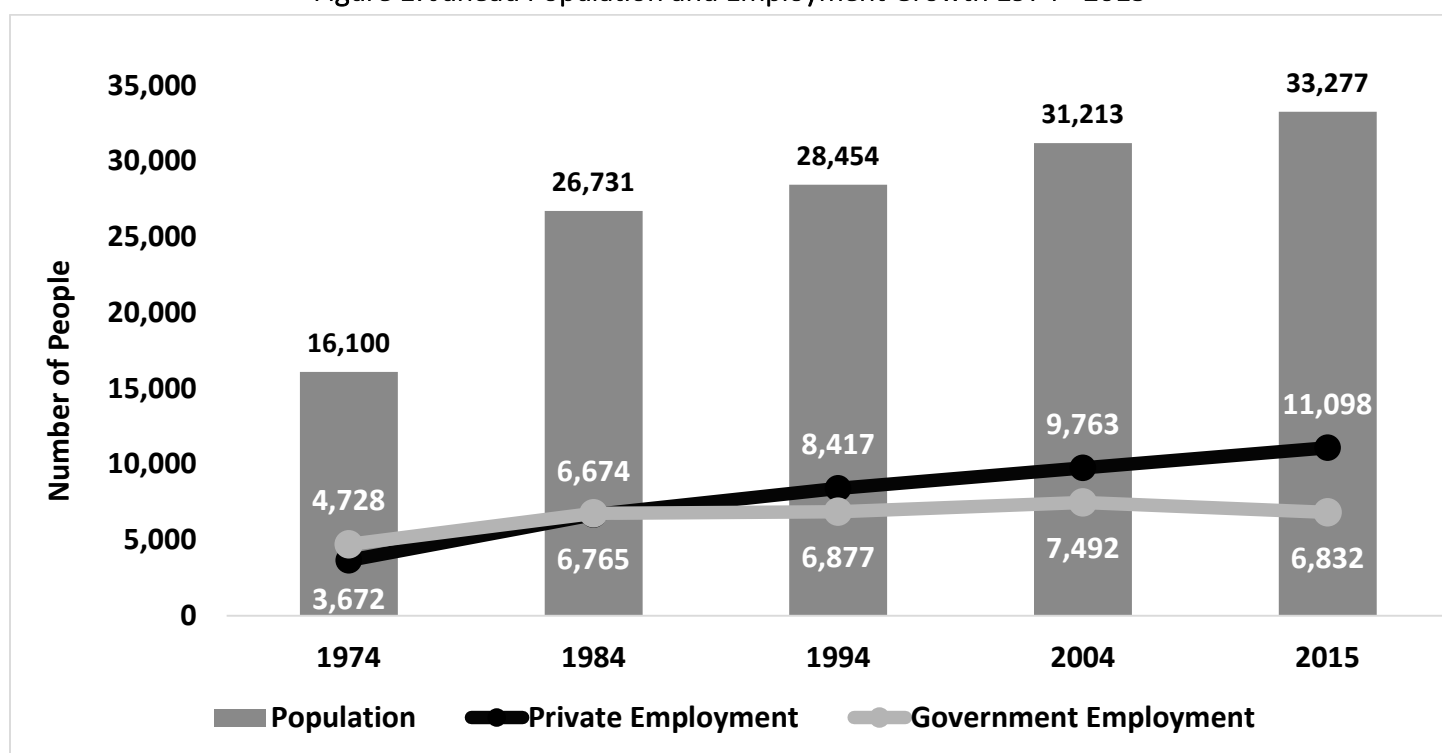
	2015		% Change from 2014
Employment and Wages			
Total Payroll (Millions)	\$1,725.4	↑	1.6%
Government (Millions)	\$717.3	↑	0.6%
Service Sector (Millions)	\$706.1	↑	3.8%
Goods-Producing (Millions)	\$302.0	↓	-0.8%
Average Wage	\$46,086	↑	1.5%
Average Monthly Employment	37,439	↑	0.1%
Service Sector	19,621	↑	1.5%
Goods-Producing	4,978	↓	-2.2%
State of Alaska	5,282	↓	-4.0%
Local and Tribal	6,088	↑	1.7%
Federal Civilian	1,471	↓	-0.6%
Fishermen and Crew (Southeast Residents)	4,863	↑	0.5%
Unemployment	6.5%	↓	-8.5%
Demographics			
Population	74,395	↓	-0.2%
Without Juneau	41,118	↓	-0.7%
Median Age	39.7	↑	0.1%
Without Juneau	41.4	↑	0.5%
Construction and Housing			
New Housing Units Built	195	↓	-38.3%
Commercial Seafood Industry			
Pounds Landed by Resident Fisherman (Thousands)	198,972	↓	-0.2%
Ex Vessel Value for Resident Fisherman (Thousands)	\$156,095	↓	-19.6%

Employment and Earnings

In the forty-one years since 1974, Juneau’s population has more than doubled, from 16,100 to 33,277. During this period, the greatest increase in population occurred in the decade from 1974 to 1984. The following decades saw slow but steady continued growth. During these decades, while the population grew at a compound growth rate of 1.8 percent from 1974 to 2015, employment grew at a compound rate of 1.9 percent.

Prior to 1984, Juneau was a town dominated by government jobs. In 1984 private sector employment caught up with government employment. The number of private sector jobs continued to surpass government employment in increasing numbers each subsequent decade. This growth in the private sector occurred as a direct result of the need for services and retail goods for the growing population. The opening of two mines in the area and the explosion in number of cruise visitors to Alaska were additional significant contributors to employment growth in the last decade, just as government jobs began to decline.

Figure 1: Juneau Population and Employment Growth 1974 - 2015

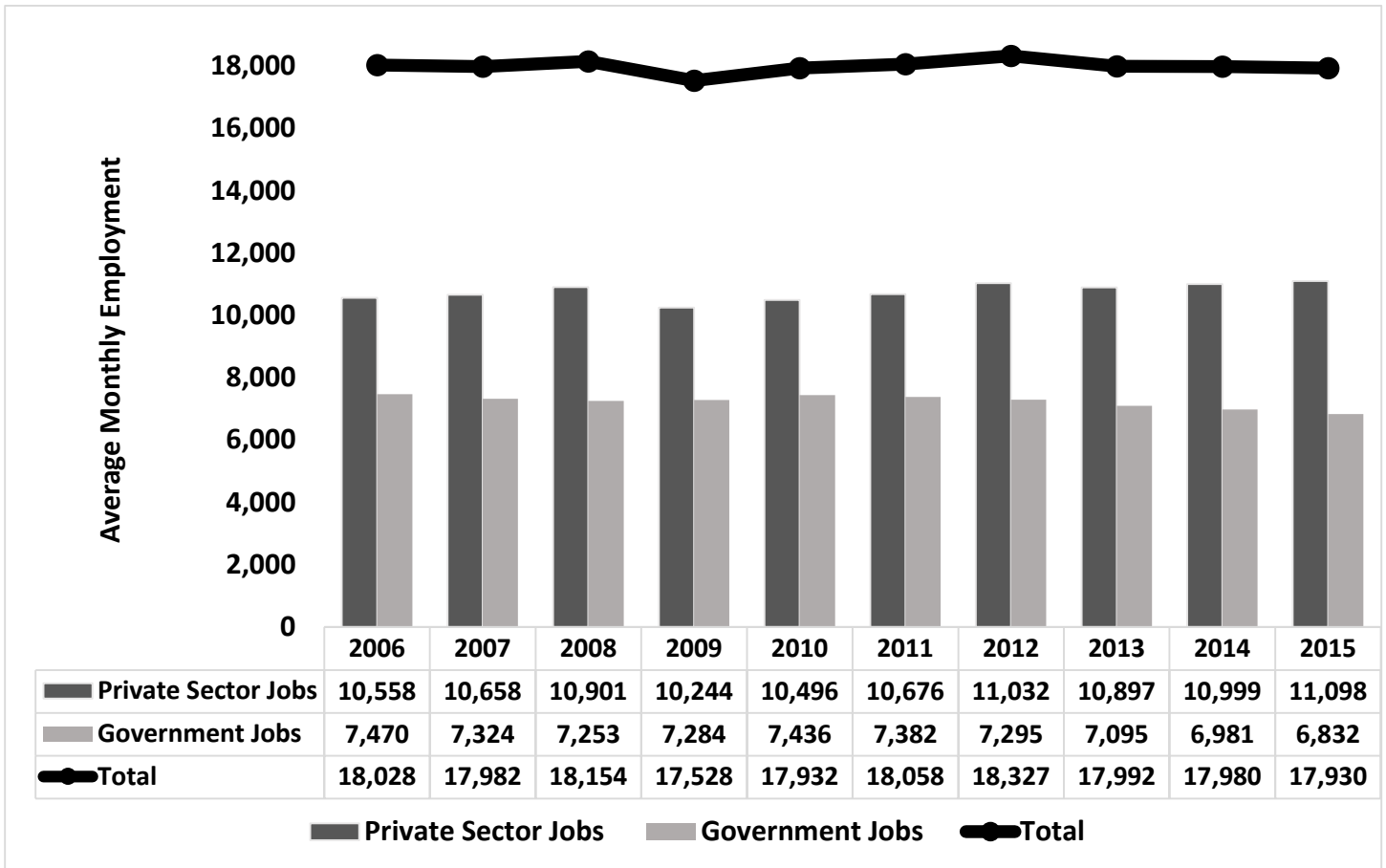


Source: Alaska Department of Labor and Workforce Development

In 2015, Juneau saw another year of private sector job growth of just under 1 percent, an increase of 99 jobs. Juneau’s government sector continued to see job losses, with just over 2 percent contraction, a net loss of almost 150 jobs from 2014. As a result, Juneau’s overall employment numbers were slightly down; however, earnings continued to increase. The average wage in the private sector and the government sector were up from 2014 after adjustment for inflation. Private sector

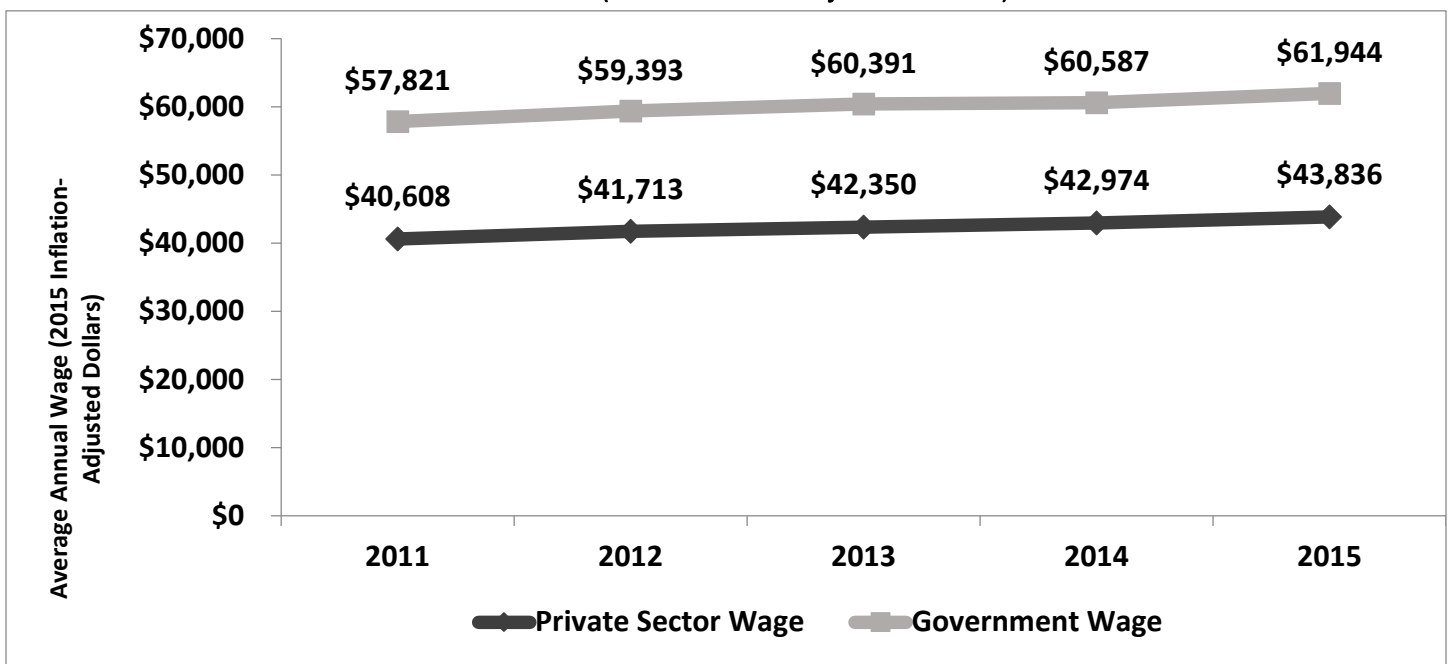
earnings increased an average of 3.0 percent, and total government sector earnings remained unchanged.

Figure 2: Juneau Private and Government Sector Employment, 2006 - 2015



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. Note: Jobs count is for wage and salary jobs, including full and part-time, temporary or permanent, for all employers. Government sector employment is exclusive of active duty Coast Guard employment.

Figure 3: Juneau Private and Government Sector Average Annual Wage 2011 - 2015 (2015 Inflation-Adjusted Dollars)

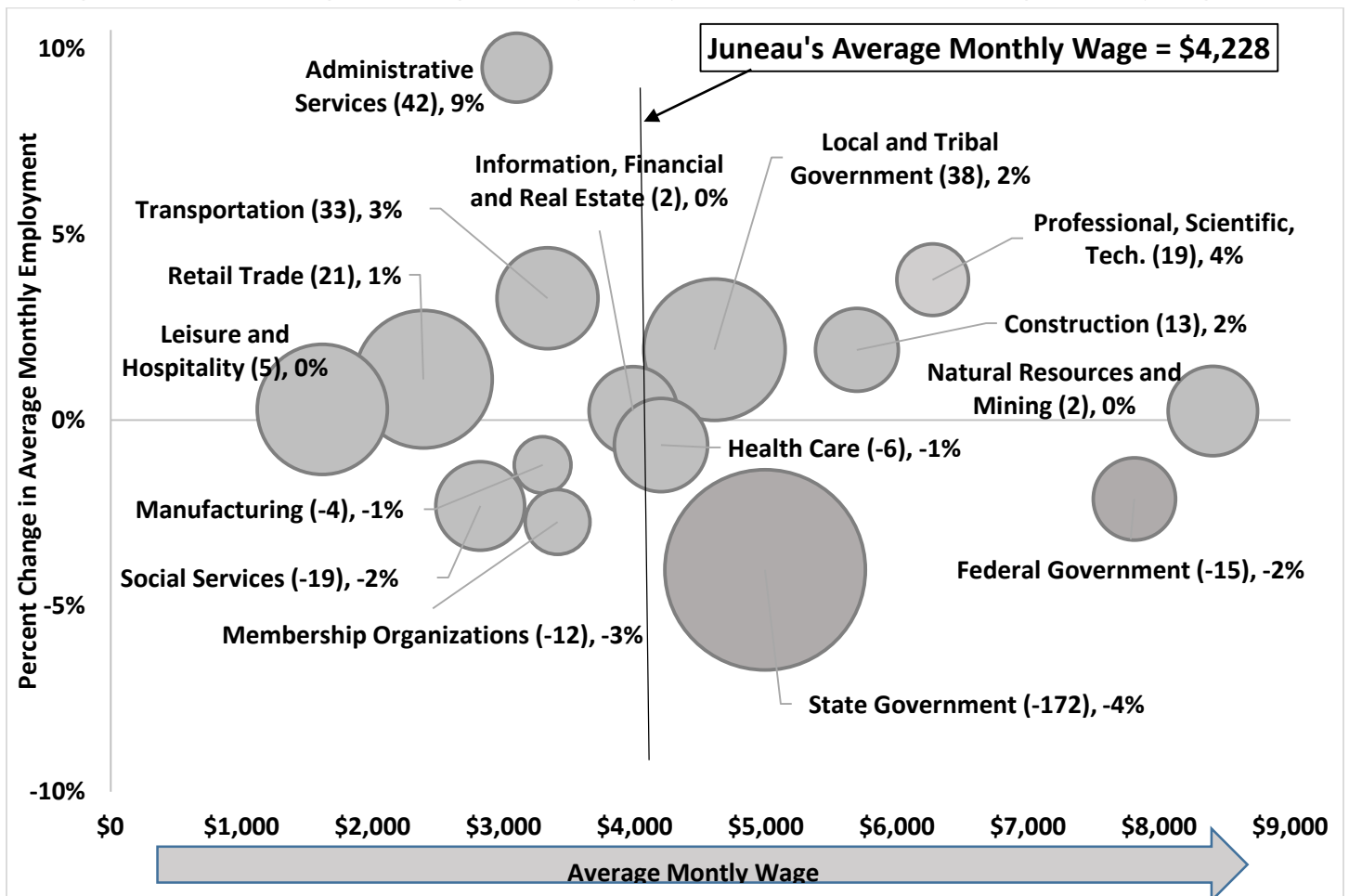


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Juneau’s economy prospers when high paying jobs increase in the community. However, 2015 saw Juneau continue to add lower paying jobs while losing higher paying ones. Job gains were concentrated in Juneau’s tourism sector and in Juneau and Southeast Alaska Economic Indicators and Outlook, September 2016

administrative service jobs, and most likely reflect an increase in temporary or seasonal jobs. In contrast, state government had the most job losses, contracting by 4 percent with a loss of 172 jobs and resulting in reduced total earnings of just under 1 percent. The federal government lost an additional 15 jobs in 2015 but saw no reduction in total wages paid. Local government made up for some of the loss, with an addition of 38 jobs in 2015.

Figure 4: Percent Change in Average Monthly Employment 2014 – 2015 and Average Monthly Wage 2015



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; **Note:** Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital. The Federal Civilian Government does not include the Coast Guard personnel stationed in Juneau.

In Figure 4, industry sectors which experienced job growth are represented by circles located in the top half of the chart, while sectors with job contraction are circles in the bottom half of the chart. Those sectors paying above Juneau’s average salary or wages are located on the right side of the chart and sectors paying below average salary or wages are on the left. Those sectors which fall into the top right quadrant, such as the Professional, Scientific, Technical and Management sector, a bright spot in the economy, are above average pay industries that had job growth in 2015. Those sectors in the bottom right quadrant, such as federal and state government, are cause for concern. Mining, previously a growth sector, had no growth in 2015.

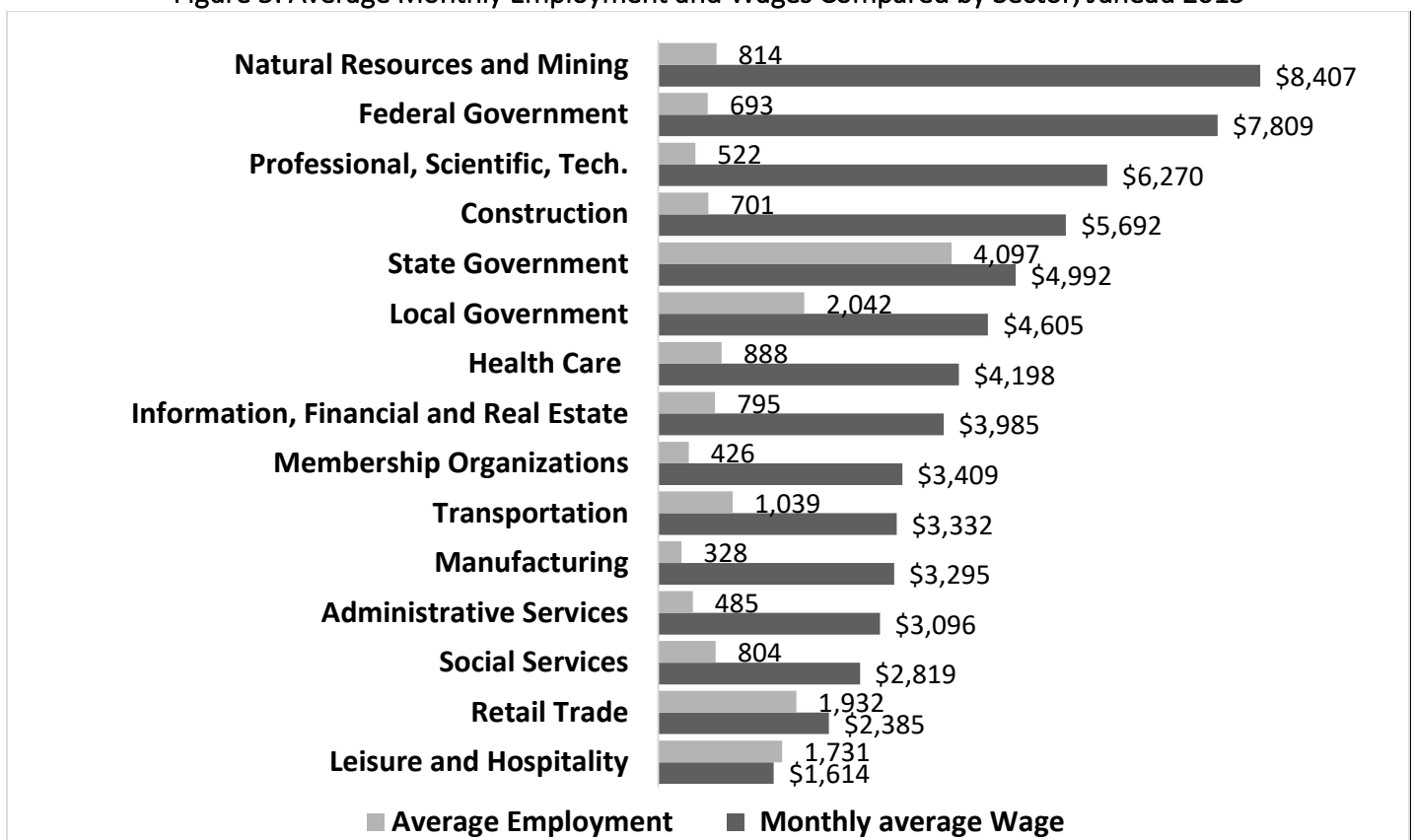
Here is how Figure 4 works:

- The size of the circle represents the number of jobs in each industry today. State government, with the largest circle, is the largest employer in Juneau.

Local Government is the second largest employer and Retail Trade is the third.

- The horizontal axis lines up the circles from left to right by the average monthly wage in the industry. Mining jobs pay the highest wages in Juneau. The federal government pays the second highest. Leisure and hospitality, because of the many seasonal jobs, has the lowest average monthly wage, which is based on a 12-month average.
- The circle's vertical position, either above the center line or below the center line, shows the percent expansion or contraction over the last year for each industry. State government, at the bottom of the chart, contracted by 4 percent, losing 172 jobs. The federal government, with almost three percent contraction, lost 57 jobs.

Figure 5: Average Monthly Employment and Wages Compared by Sector, Juneau 2015

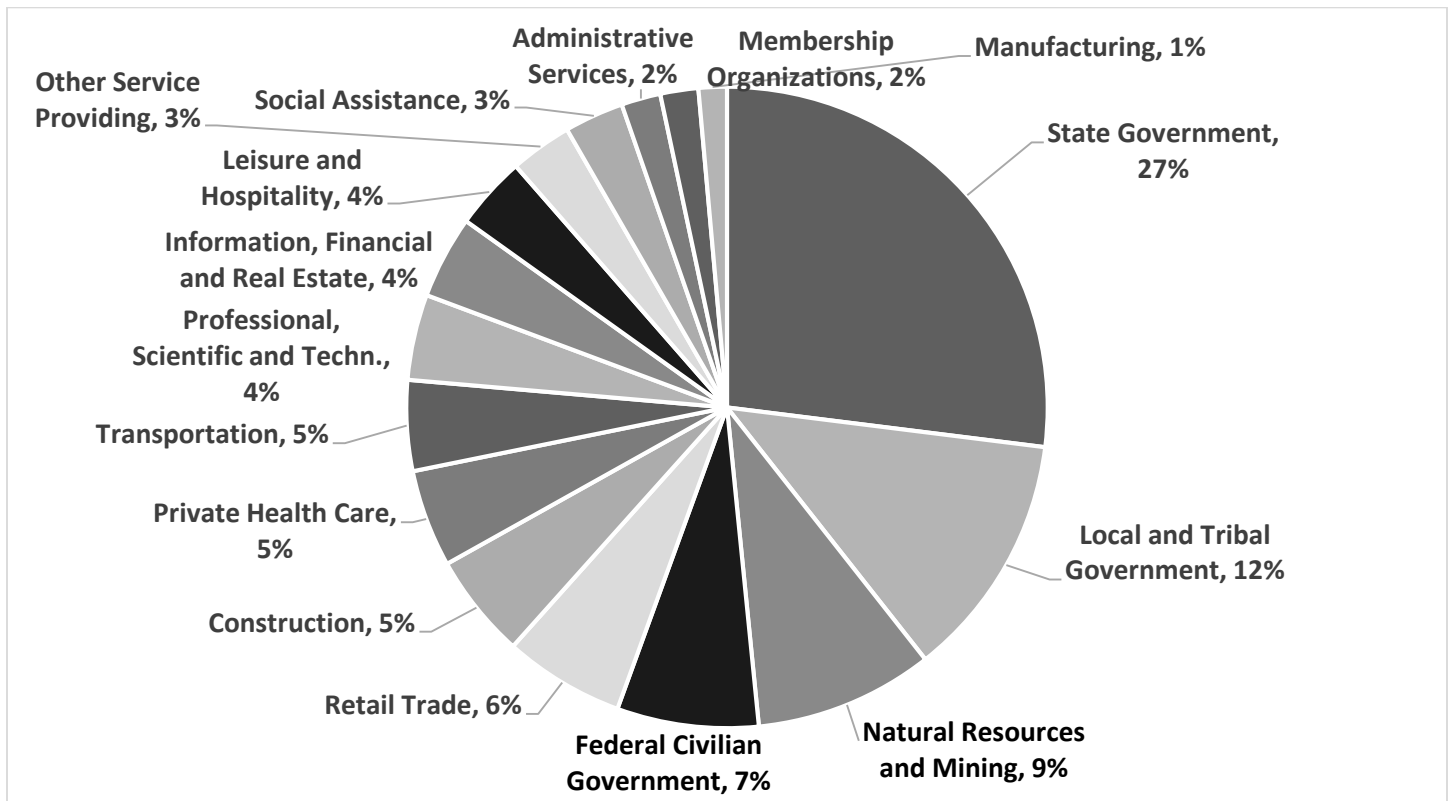


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; **Note:** Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital. The Federal Civilian Government does not include the Coast Guard personnel stationed in Juneau.

Figure 5 shows Juneau's economic sectors arranged from highest to lowest average pay, along with the number of jobs supported. Juneau's average monthly pay across all jobs in the community is \$4,228. The highest paying jobs, in natural resources and mining (dominated by the mining industry) and the federal government are followed by four additional economic sectors: professional, scientific and technical jobs, construction, state government and local and tribal government, all of which have an average wage above the average across all jobs. These six employment sectors account for 50 percent of all jobs in Juneau. However, these six sectors pay 64 percent of all wages and salaries in the community.

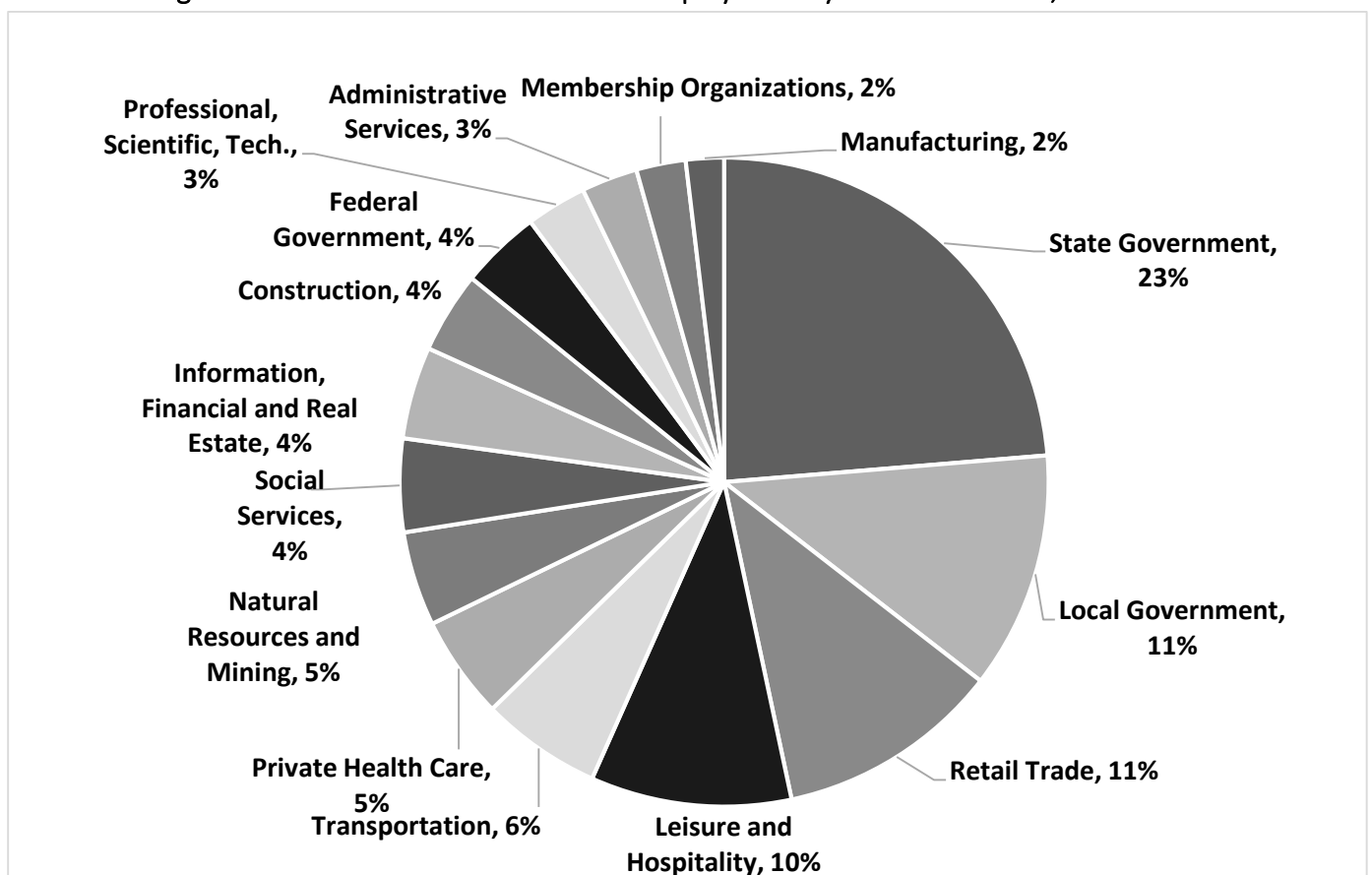
Within the private sector, retail trade along with leisure and hospitality, transportation, and private health care are the largest employers. But while they account for almost a third of all jobs in the community, they pay only 20 percent of all wages in the community.

Figure 6: Percent Contribution to Total Earnings by Economic Sector, Juneau 2015



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; Note: Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital. The Federal Civilian Government does not include the Coast Guard personnel stationed in Juneau.

Figure 7: Percent Contribution to Total Employment by Economic Sector, Juneau 2015



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; Note: Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital. The Federal Civilian Government does not include the Coast Guard personnel stationed in Juneau.

Figure 8: Average Monthly Employment and Total Earnings Growth by Sector, Juneau 2014 – 2015

	Average Employment 2014	Average Employment 2015	% Change	Total Earnings 2014	Total Earnings 2015	% Change
Natural Resources and Mining	812	814	0.2%	\$80,470,161	\$82,119,693	2.0%
Construction	688	701	1.9%	\$46,136,204	\$47,880,773	3.8%
Manufacturing	332	328	-1.2%	\$12,486,771	\$12,967,908	3.9%
Total Goods Producing	1,832	1,843	0.6%	\$139,093,136	\$142,968,373	2.8%
Retail Trade	1,911	1,932	1.1%	\$54,607,617	\$55,292,988	1.3%
Leisure and Hospitality	1,662	1,731	4.2%	\$30,711,658	\$33,522,204	9.2%
Transportation	1,006	1,039	3.3%	\$39,741,315	\$41,546,260	4.5%
Private Health Care	893	888	-0.6%	\$43,210,158	\$44,732,750	3.5%
Social Assistance	823	804	-2.3%	\$27,724,925	\$27,199,721	-1.9%
Information, Financial, and Real Estate	793	795	0.3%	\$37,386,493	\$38,017,021	1.7%
All Other Services	696	633	-9.1%	\$30,421,599	\$28,451,364	-6.5%
Professional, Scientific, and Tech.	503	522	3.8%	\$35,352,395	\$39,277,688	11.1%
Membership Organizations	438	426	-2.7%	\$17,455,783	\$17,427,410	-0.2%
Administrative Services	443	485	9.5%	\$16,478,237	\$18,017,732	9.3%
Total Service Providing	9,168	9,255	0.9%	\$333,090,180	\$343,485,138	3.1%
Total Private Sector	10,999	11,098	0.9%	\$472,183,316	\$486,453,511	3.0%
State Government	4,269	4,097	-4.0%	\$247,318,367	\$245,417,864	-0.8%
Local and Tribal Government	2,004	2,042	1.9%	\$110,221,943	\$112,839,757	2.4%
Federal Civilian Government	708	693	-2.1%	\$64,949,774	\$64,940,116	0.0%
Total Government	6,981	6,832	-2.1%	\$422,490,084	\$423,197,737	0.2%
Total Industries	17,980	17,930	-0.3%	\$894,673,400	\$909,651,248	1.7%

Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages; Note: Local Government includes the Juneau School District employment and enterprises such as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital. The Federal Civilian Government does not include the uniformed Coast Guard personnel stationed in Juneau.

Government Employment

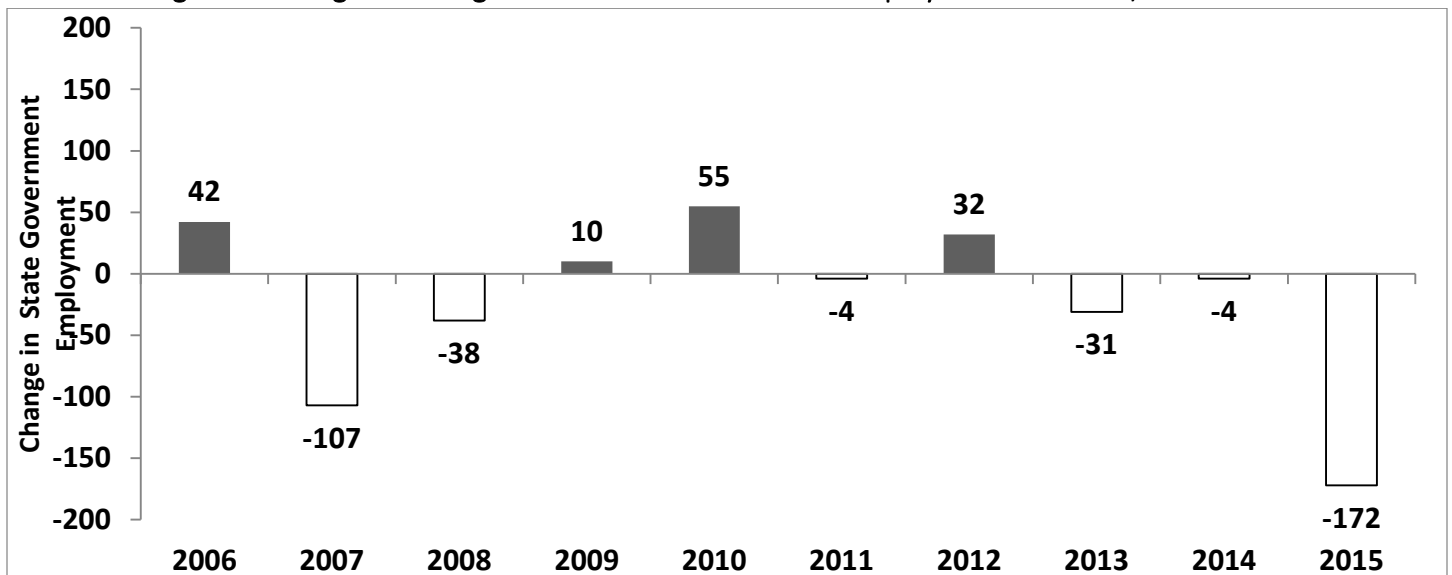
Juneau's government sector lost jobs for the fifth year in a row, with a net loss of 149 government jobs in 2015. While federal job losses slowed, with a loss of 15 jobs, state losses increased, with a loss of 172 jobs in 2015. Local and tribal government made up for some of the losses, increasing by 38 jobs.

State Government Employment

Juneau's state government average annual employment was down by 172 workers from 2014 to 2015, the largest drop in more than a decade. It is expected that 2016 will see an even larger decrease. A count of state employees is taken on June 30 annually. The most recent Executive Branch count, on June 30, 2016, is 211

employees below June 30, 2015. From 2014 to 2016 there has been a 10 percent decrease in employment in the Executive Branch.

Figure 9: Change in Average Annual State Government Employment in Juneau, 2006 – 2015



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. Note: Average annual state employment includes Juneau employees in the Executive branch, legislative branch, judicial branch and University of Alaska Southeast.

Figure 10: Juneau Area Executive Branch Employee Count by Department on June 30, 2014 - 2016

	June 2014	June 2015	June 2016	Change 2015 to 2016	Change 2014 to 2016	Percent Change 2014 to 2016
Transportation & Public Facilities	791	744	693	-51	-98	-12%
Health & Social Services	561	557	517	-40	-44	-8%
Administration	484	466	424	-42	-60	-12%
Fish & Game	348	333	313	-20	-35	-10%
Labor & Workforce Dev	272	252	237	-15	-35	-13%
Education & Early Dev	245	231	215	-16	-30	-12%
Revenue	204	200	188	-12	-16	-8%
Commerce, Community & Economic Dev	172	166	161	-5	-11	-6%
Environmental Conservation	143	132	129	-3	-14	-10%
Corrections	130	126	115	-11	-15	-12%
Office of the Governor	95	77	88	11	-7	-7%
Law	81	77	72	-5	-9	-11%
Natural Resources	48	47	48	1	0	0%
Public Safety	46	46	44	-2	-2	-4%
Military and Veterans Affairs	5	4	3	-1	-2	-40%
Total Executive Branch	3625	3458	3247	-211	-378	-10%

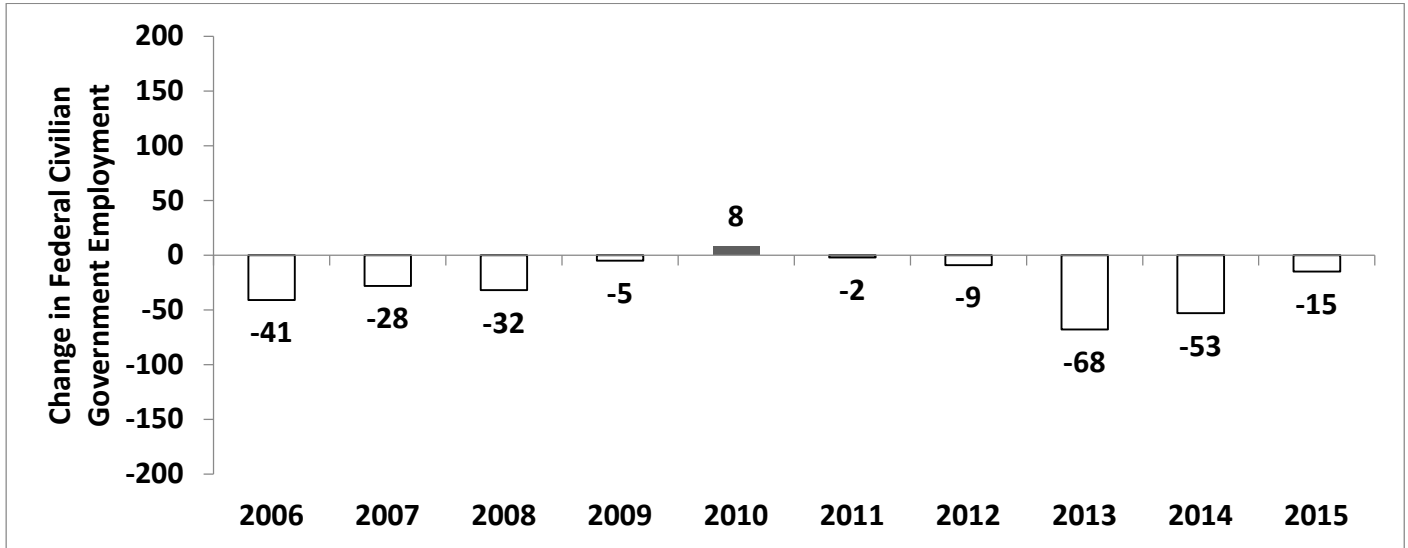
Source: Alaska Department of Administration, Employee Planning and Information Center.

Federal Government Employment

Since 2011 Juneau has lost 146 jobs in the federal government sector, a seventeen percent decline in employment. The National Oceanic and Atmospheric Administration (NOAA) saw the largest workforce reduction over this period, with a loss of 46 employees. After the Coast Guard, which includes both active duty and

civilian employees, NOAA is the largest federal employer in Juneau, and the cuts represent a 20 percent reduction in staff from 2011 levels. The second largest civilian federal employer, the Forest Service, saw a 10 percent decrease from 2011, with a reduction in staff of 20 employees.

Figure 11: Annual Change in Federal Civilian Government Employment in Juneau, 2016 – 2015



Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Figure 12: Average Annual Federal Government Civilian Employment in Juneau by Department, 2011 - 2015

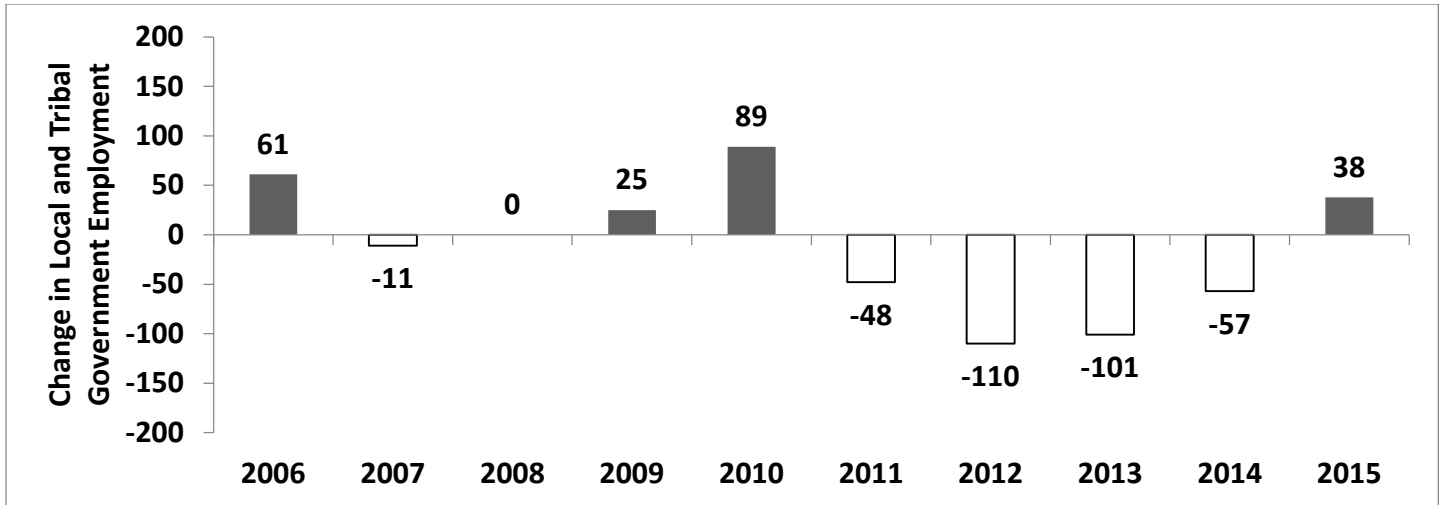
		2011	2012	2013	2014	2015	Change 2014 to 2015	Percent Change 2011-2015
Agriculture	Forest Service	197	192	173	175	177	2	-10.2%
Commerce	NOAA	232	226	200	192	186	-6	-19.8%
Interior	Fish and Wildlife Service	18	16	14	10	8	-2	-55.6%
Interior	Indian Affairs	24	21	16	10	9	-1	-62.5%
Transportation	Federal Hwy Admin	14	13	14	13	11	-2	-21.4%
Transportation	FAA	69	72	63	58	66	8	-4.3%
Transportation	United States Coast Guard (Civilian)	77	79	83	77	73	-4	-5.2%
Transportation	Transportation Security Admin	81	84	80	59	47	-12	-42.0%
Us Postal Service	Us Postal Service	72	71	72	68	69	1	-4.2%
All Other		48	40	43	40	40	0	-12.7%
Total		839	822	766	709	693	-15	-17.3%

Source: Alaska Department of Labor and Workforce Development, Research and Analysis

Local and Tribal Government Employment

After four years of job losses, local and tribal government sector employment grew by almost 2 percent in 2015, helping to offset losses in state and federal employment.

Figure 13: Annual Change in Local and Tribal Government Employment in Juneau, 2016 - 2015

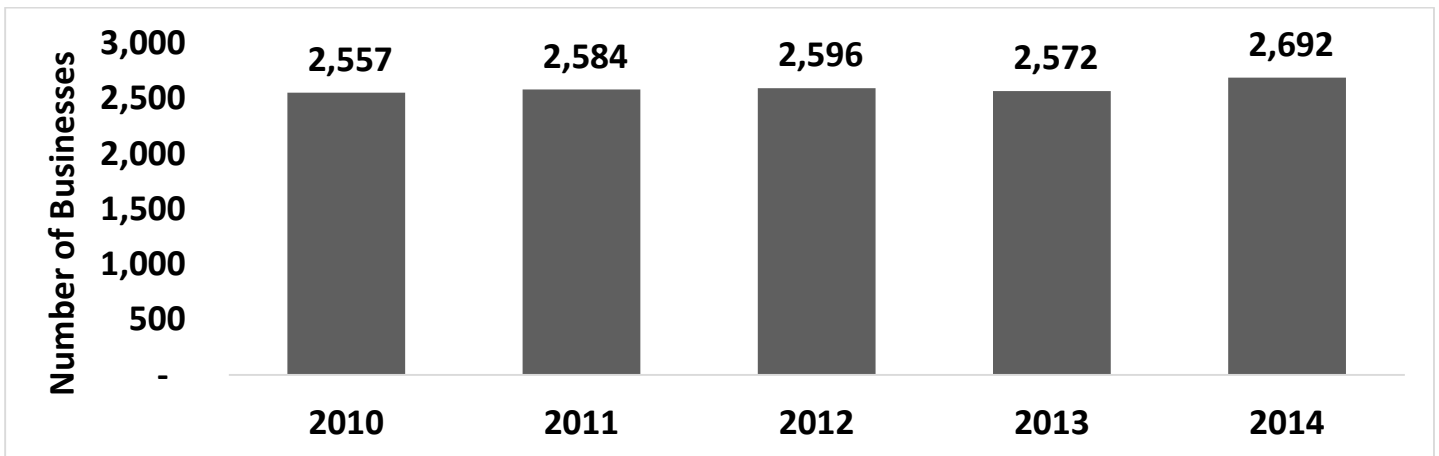


Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages. Note: Local Government includes such enterprises as the Juneau Airport, Docks and Harbors, and Bartlett Regional Hospital

Self-employed/Sole Proprietors

There were 2,692 businesses in Juneau with no employees in 2014, the most recent year for which data is available. This is traditionally considered an estimate of the number of self-employed/sole proprietors in Juneau. Professional, scientific and technical services remains the industry sector with the largest number of sole proprietors. Fishing is the second largest self-employed sector and real estate is the third. The number of self-employed has grown at a compound annual rate of 1 percent since 2010.

Figure 14: Number of Non-Employer Businesses 2010 to 2014



Source: US Census Bureau, 2014 Non-employer Statistics

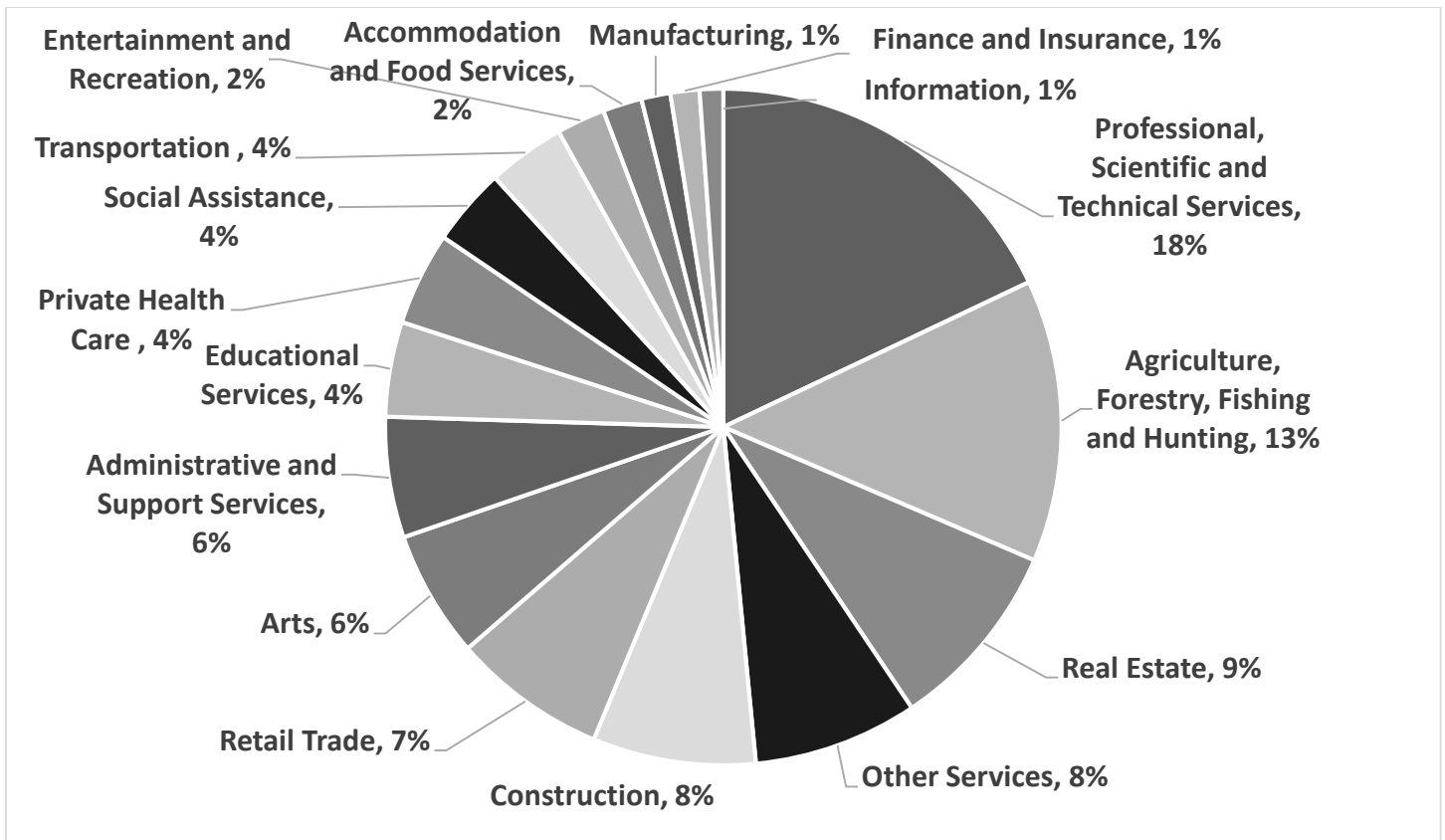
Figure 15: Juneau Non-Employer (Self-Employed) Statistics, 2014

	Number of Non-Employer Establishments	Receipts	Average Gross Revenue
Professional, scientific, and technical services	479	\$22,067,000	\$46,069
Fishing	345	\$18,087,000	\$52,426
Real Estate, rental, and leasing	244	\$32,162,000	\$131,811
Other services	210	\$6,937,000	\$33,033
Construction	208	\$13,906,000	\$66,856
Retail trade	197	\$5,256,000	\$26,680
Arts	162	\$2,050,000	\$25,149

	Number of Non-Employer Establishments	Receipts	Average Gross Revenue
Administrative and support services	154	\$3,873,000	\$12,654
Educational services	121	\$1,686,000	\$59,916
Private health care	119	\$7,130,000	\$13,934
Social Assistance	99	\$1,709,000	\$17,263
Transportation	99	\$6,320,000	\$63,838
Entertainment, and recreation	62	\$1,729,000	\$47,500
Accommodation and food services	50	\$2,375,000	\$27,887
Manufacturing	37	\$1,776,000	\$48,000
Finance and insurance	37	\$2,553,000	\$69,000
Information	30	\$1,007,000	\$33,567
Total for all sectors	2,692	\$131,636,000	\$48,899

Source: US Census Bureau, 2014 Non-employer Statistics

Figure 16: Distribution of Juneau’s Non-Employer Businesses (Self-Employed) by Percent of Total, 2014

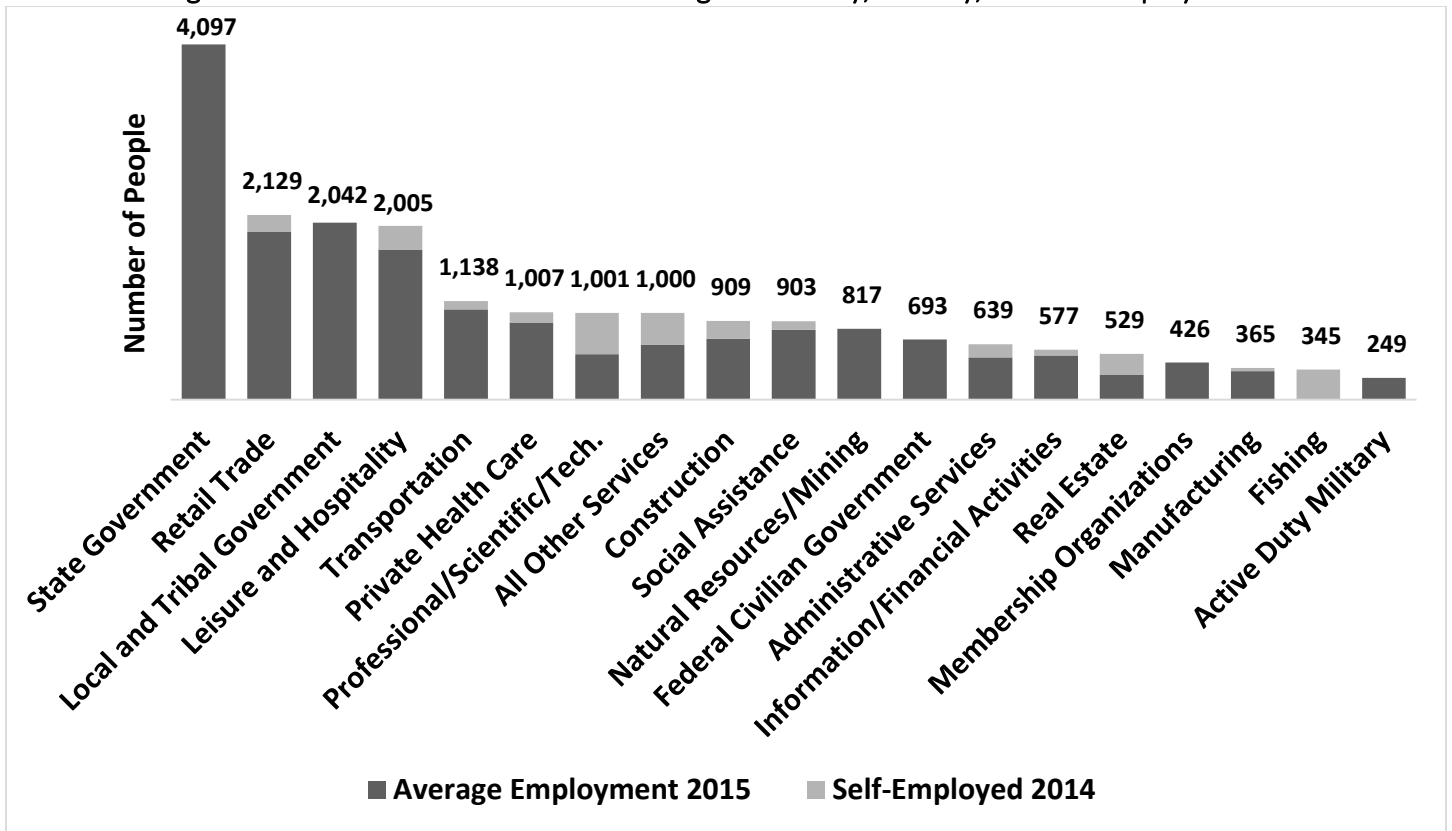


Source: US Census Bureau, 2014 Non-employer Statistics

Juneau’s Total Employment Picture: Wage, Salary, Self-Employed and Active Duty

To get a complete picture of the diversity of Juneau’s workforce, the wage and salary, military and self-employed job count has been combined in Figure 20. State government, while 24 percent of wage and salary jobs, is 20 percent of total Juneau employment. Four industry sectors account for half of all Juneau’s jobs: state government (20 percent), local and tribal government (10 percent), retail trade (10 percent), and leisure and hospitality (10 percent).

Figure 17: Where Juneau Works: Total Wage and Salary, Military, and Self-Employed Jobs

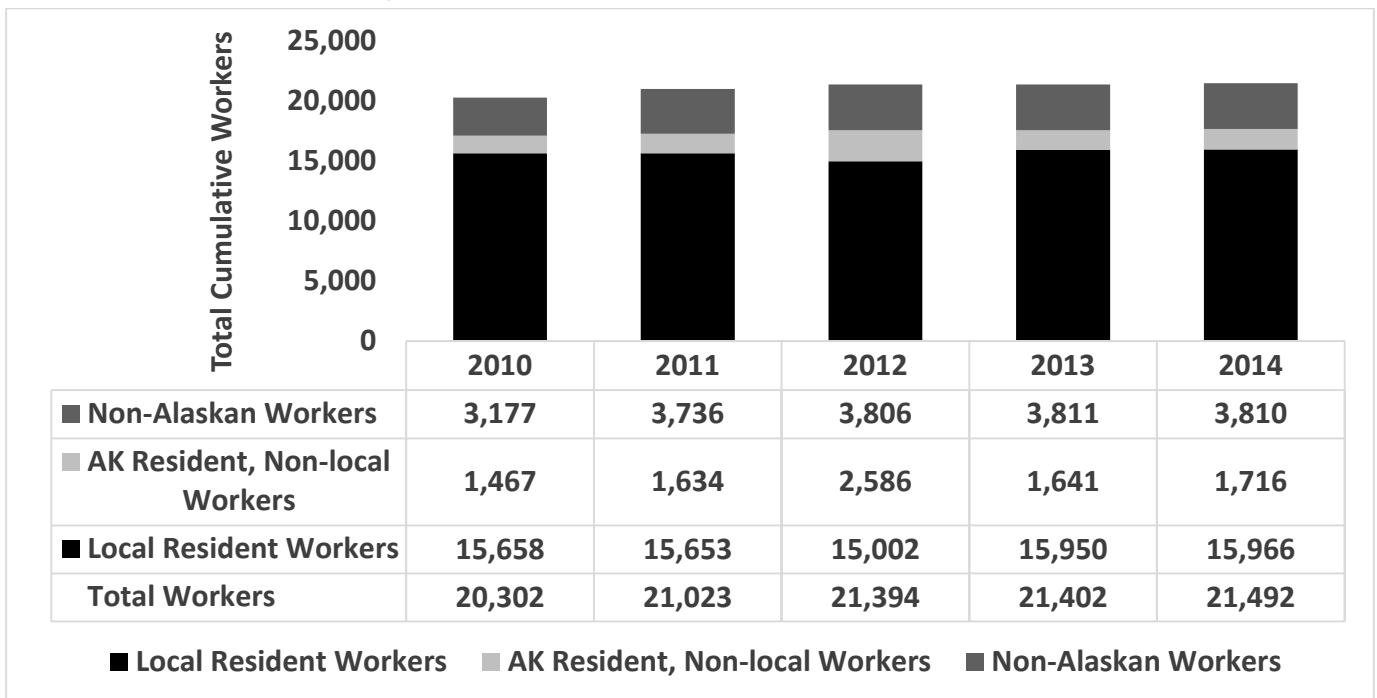


Source: Alaska Department of Labor and Workforce Development, 2015 Quarterly Census of Employment and Wages; US Census Bureau, 2014 Non-Employer Statistics

Non-resident Employment

In 2014 (the most current year for which data is available), Juneau’s workforce was approximately 74 percent resident, 8 percent Alaskan but not local, and 18 percent out of state workers. These percentages have held fairly steady as the number of jobs in Juneau has increased, with the exception of 2012 when the number of Alaskan non-local resident workers was unusually high. Industries with high numbers of non-resident workers include the mining industry (44.3 percent) and accommodation and food service (37.5 percent).

Figure 18: Non-Local Workers in Juneau, 2010 -2014



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Resident Hire, Historical Documents, "Residency of Alaska Workers 2014"

Figure 19: Resident and Non-Resident Workers and Earnings in Juneau, 2014

	Workers				Per Capita Average Annual Earnings		
	Juneau Resident Workers	Other AK Resident Workers	Out of State Workers	% Non-Juneau Resident	Juneau Resident Workers	Other AK Resident Workers	Out of State Workers
State Government	4,045	403	228	13.5%	\$51,768	\$47,643	\$31,140
Local and Tribal Government	2,208	78	164	9.9%	\$46,332	\$33,333	\$25,000
Private Sector	9,713	1,235	3,418	32.4%	\$35,334	\$39,352	\$23,610
All Sectors	15,966	1,716	3,810	25.7%	\$41,018	\$41,026	\$24,121

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Resident Hire, Historical Documents, "Residency of Alaska Workers 2014"

Southeast Alaska Employment and Wages

Regional wage and salary employment stayed flat overall in 2015. Employment in high paying jobs in government and construction were down while employment in seasonal industries such as manufacturing and tourism increased. Total wages paid in the private sector increased by 2.4 percent, and total government wages increased by 0.6 percent.

Figure 20: Select Southeast Alaska Industry Sector Employment and Earnings, 2013 to 2015

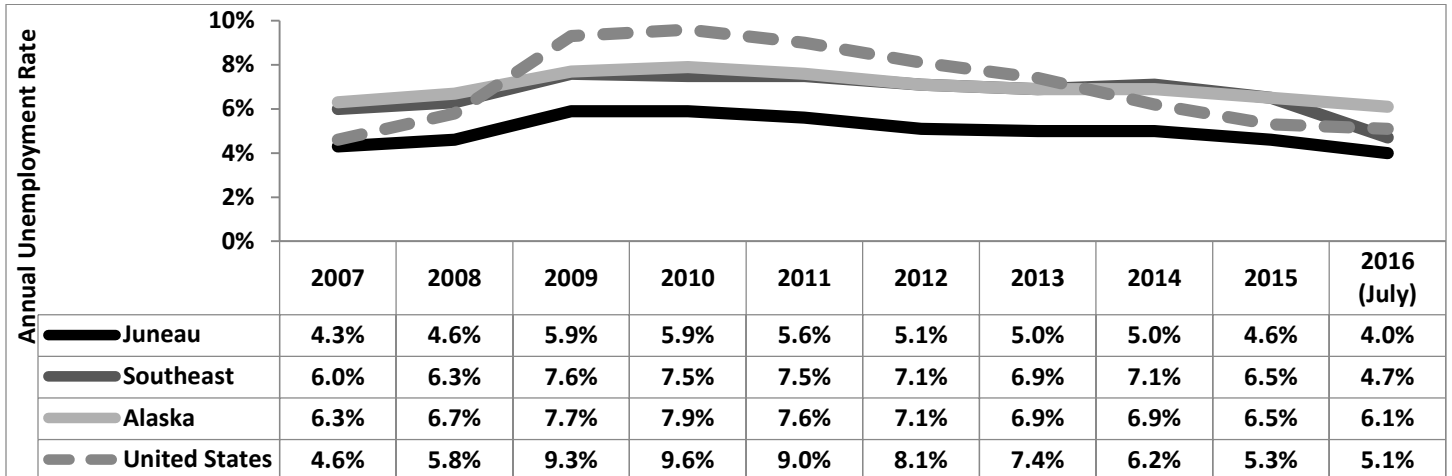
	Average Employment 2013	Average Employment 2014	Average Employment 2015	% Change 2013-2015	Total Earnings 2013	Total Earnings 2014	Total Earnings 2015	Percent Change
Local and Tribal Government	6,007	5,988	6,088	0.7%	\$273,410,597	\$281,839,970	\$287,173,644	1.9%
State Government	5,516	5,504	5,282	-2.1%	\$309,150,068	\$311,294,082	\$308,846,511	-0.8%
Federal Civilian Government	1,567	1,480	1,471	-3.1%	\$122,404,128	\$120,063,983	\$121,292,002	1.0%
Total Government	13,090	12,972	12,841	-1.0%	\$704,964,793	\$713,198,035	\$717,312,157	0.6%
Manufacturing	2,213	2,302	2,279	1.5%	\$87,781,445	\$89,384,76	\$96,316,406	7.8%
Construction	1,662	1,607	1,513	-4.6%	\$114,489,918	\$114,504,356	\$102,743,962	-10.3%
Natural Resources and Mining	1,173	1,184	1,185	0.5%	\$100,074,331	\$100,498,958	\$102,980,934	2.5%
Total Goods Producing	5,048	5,092	4,978	-0.7%	\$302,345,694	\$304,388,081	\$302,041,301	-0.8%
Retail Trade	4,207	4,174	4,247	0.5%	\$116,296,869	\$117,262,850	\$120,699,409	2.9%
Leisure and Hospitality	3,817	3,929	4,067	3.2%	\$76,945,699	\$81,531,873	\$89,123,264	9.3%
Health Care and Social Services	3,841	3717	3,662	-2.4%	\$158,927,374	\$159,087,405	\$161,310,761	1.4%
Transportation	2,316	2,394	2,434	2.5%	\$95,438,255	\$103,190,794	\$106,027,817	2.7%
Financial Services	1,197	1,160	1,137	-2.5%	\$53,402,060	\$51,297,629	\$52,435,647	2.2%
Professional, Tech and Mgmt Services	848	876	936	5.1%	\$49,900,531	\$59,472,268	\$65,016,105	9.3%
Administrative Services	636	686	734	7.4%	\$21,664,942	\$23,858,792	\$25,511,655	6.9%
Information	481	481	515	3.5%	\$19,568,935	\$20,179,224	\$22,536,036	11.7%
Total Service Providing	19,303	19,337	19,621	0.8%	\$657,716,310	\$679,917,805	\$706,057,281	3.8%
Total Private Sector	24,351	24,429	24,599	0.5%	\$960,062,005	\$984,305,886	\$1,008,098,582	2.4%
Total	37,441	37,401	37,439	0.0%	\$1,665,026,798	\$1,697,503,921	\$1,725,410,738	1.6%

Source: Alaska Department of Labor and Workforce Development, Southeast Quarterly Census of Employment and Wages

Unemployment

The unemployment rate in Juneau for July 2016 was 4.0 percent (not seasonally adjusted). One year ago, the comparative July 2015 unemployment rate was 4.2 percent. Juneau consistently has lower unemployment than the rest of Southeast, Alaska and the nation.

Figure 21: Average Annual Unemployment Rate 2007-2015 and July 2016 (Not Seasonally Adjusted)

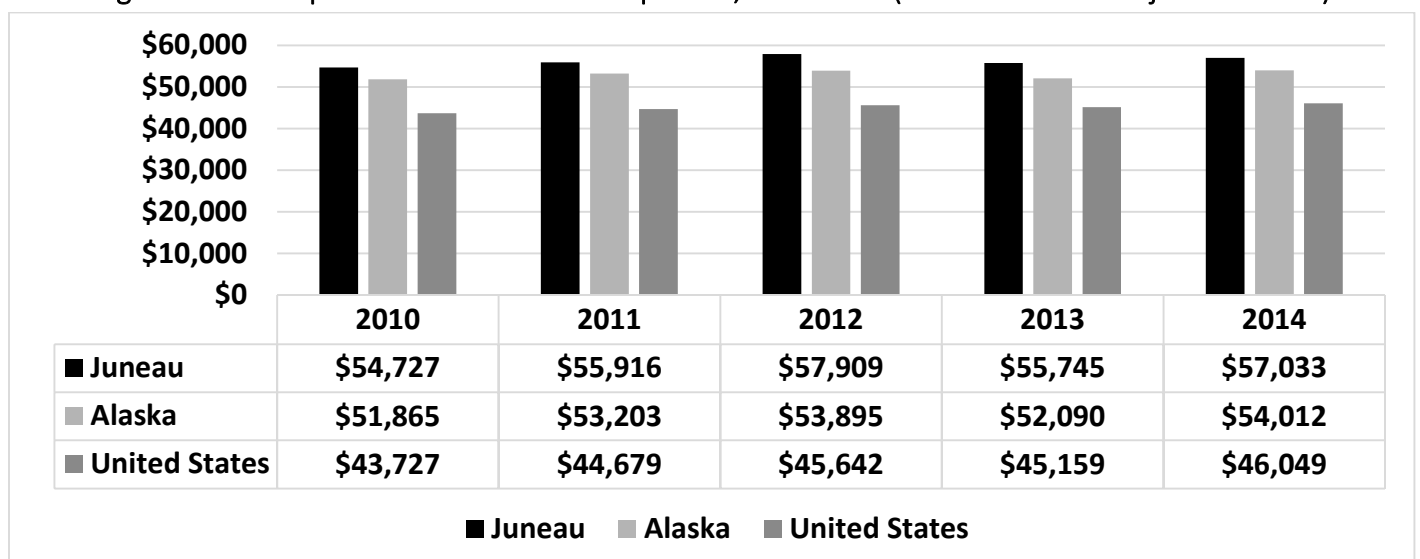


Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Employment and Employer Data

Per Capita Personal Income

Per capita personal income is calculated as the total personal income of residents divided by the population. It is an indicator of the economic well-being of the residents. Juneau continues to have a higher per capita income than the state and the national average, by almost 6 percent and 24 percent respectively in 2014, the latest year for which data is available. In Juneau, more than two-thirds (67 percent) of total personal income is income from employment. Investment income, which includes dividends, rental income and interest, contributes 20 percent, and government transfers, which include the permanent fund dividend, Medicare, Medicaid and social security, contributes the remaining 13 percent of total personal income. State-wide, income from employment is 67 percent of state personal income, dividends, interest and rent contribute 17 percent and transfer payments contribute 16 percent.

Figure 22: Per Capita Personal Income Comparison, 2010-2014 (In 2014 Inflation-adjusted Dollars)



Source: U.S. Bureau of Economic Analysis, Regional Data, Local Area Personal Income

Regionally, many communities enjoy a higher average per capita income than Juneau, the state and the nation.

Figure 23: Per Capita Personal Income for Selected Boroughs, Alaska and U.S., 2011 - 2014 (In Nominal Dollars)

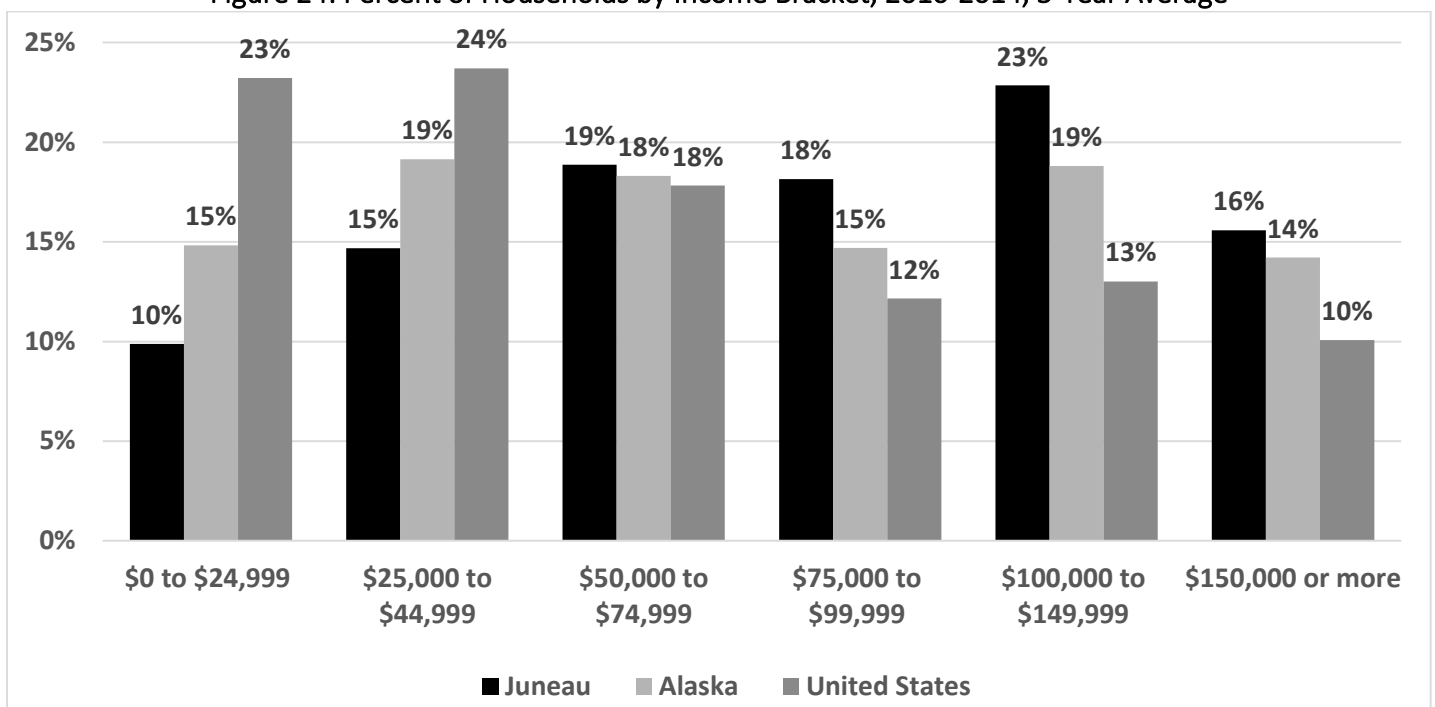
Area	2011	2012	2013	2014	% Change 2013-2014
Haines Borough, AK	\$72,439	\$74,754	\$74,742	\$78,115	4.5%
Skagway Municipality, AK	\$68,600	\$70,096	\$74,312	\$77,937	4.9%
Sitka City and Borough, AK	\$53,877	\$54,986	\$57,225	\$61,204	7.0%
Petersburg Borough, AK	\$47,542	\$50,923	\$55,272	\$58,426	5.7%
Ketchikan Gateway Borough, AK	\$54,088	\$56,342	\$55,730	\$57,876	3.9%
Juneau City and Borough, AK	\$53,130	\$56,162	\$54,855	\$57,033	4.0%
Yakutat City and Borough, AK	\$43,213	\$43,300	\$44,877	\$54,364	21.1%
Alaska	\$50,552	\$52,269	\$51,259	\$54,012	5.4%
Hoonah-Angoon Census Area, AK	\$41,022	\$42,981	\$45,863	\$49,585	8.1%
United States	\$42,453	\$44,266	\$44,438	\$46,049	3.6%
Wrangell City and Borough, AK	\$39,094	\$39,936	\$39,855	\$43,230	8.5%
Prince of Wales-Hyder Census Area, AK	\$33,536	\$34,723	\$35,940	\$37,684	4.9%

Source: U.S. Bureau of Economic Analysis, Regional Data, Local Area Personal Income

Income Distribution and Income Inequality

Juneau’s average median household income for the 5-year period 2010 to 2014 (the latest period for which data is available) was \$84,750. In comparison, Alaska’s average median income was \$71,829 for the same period and the United States had an average median income of \$53,482. In the United States, 47 percent of all households earn less than \$50,000, compared to 34 percent in Alaska and 25 percent in Juneau. In contrast, 57 percent of Juneau households earn more than \$75,000 per year, while only 35 percent of U.S. households are above this threshold.

Figure 24: Percent of Households by Income Bracket, 2010-2014, 5-Year Average



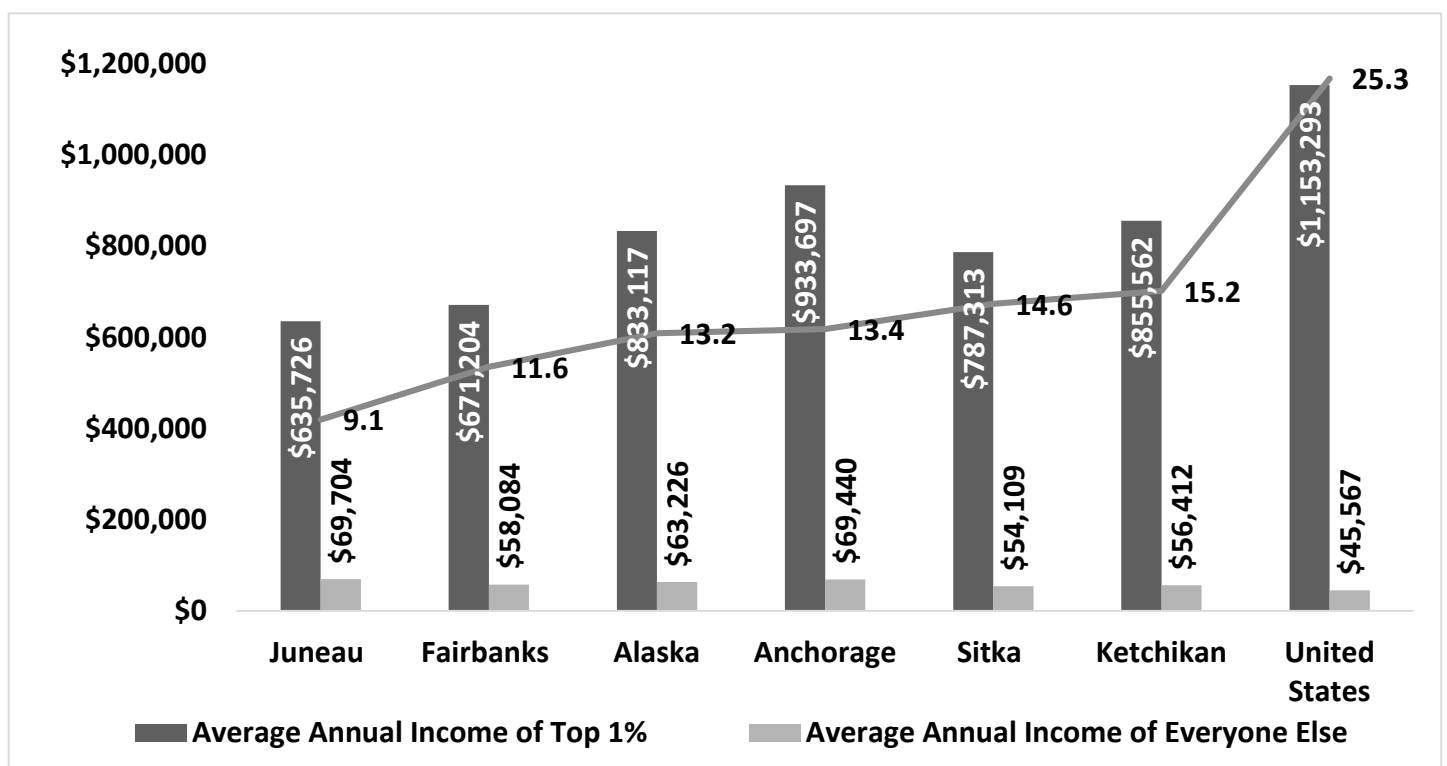
Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates DP03 Dataset, 2014 Inflation Adjusted Dollars

Income inequality is measured by the distribution of wealth across a population. The most common way economists measure income inequality is using the Gini coefficient (or ratio), a number between 0 (perfect equality) and 1 (maximum inequality). In 2013, the Gini coefficient for household income in the United States was 0.481, while that for Alaska was 0.408, ranking Alaska last among all states in income inequality when ranked by Gini coefficient.¹

Another way to measure income inequality is looking at the ratio of the average annual income of the top 1 percent to the average annual income of everyone else (the bottom 99 percent). In Juneau the top 1 percent, with an average income of \$635,726, make 9.1 times more than the bottom 99 percent, whose average income is \$69,704. Compared to state-wide, where the top 1 percent make 13.2 times more than everyone else in Alaska and have an average income of \$833,177, Juneau has relatively lower income inequality in this regard. The reason for the lower level of income inequality can be attributed to the predominance of government employment and other middle income positions in Juneau.

Nationwide, the ratio is skewed even more toward the top 1 percent, who make 25.3 times more than everyone else.

Figure 25: Average Annual Income of Top One Percent Compared to Average Annual Income of Everyone Else



Source: Chart data from Estelle Sommeiller, Mark Price, and Ellis Wazeter, *Income inequality in the U.S. by state, metropolitan area, and county*, an Economic Policy Institute report published in June 2016. Data are for tax units (single adults or married couples), referred to in the report as families, and for 2013.²

Gender Compensation

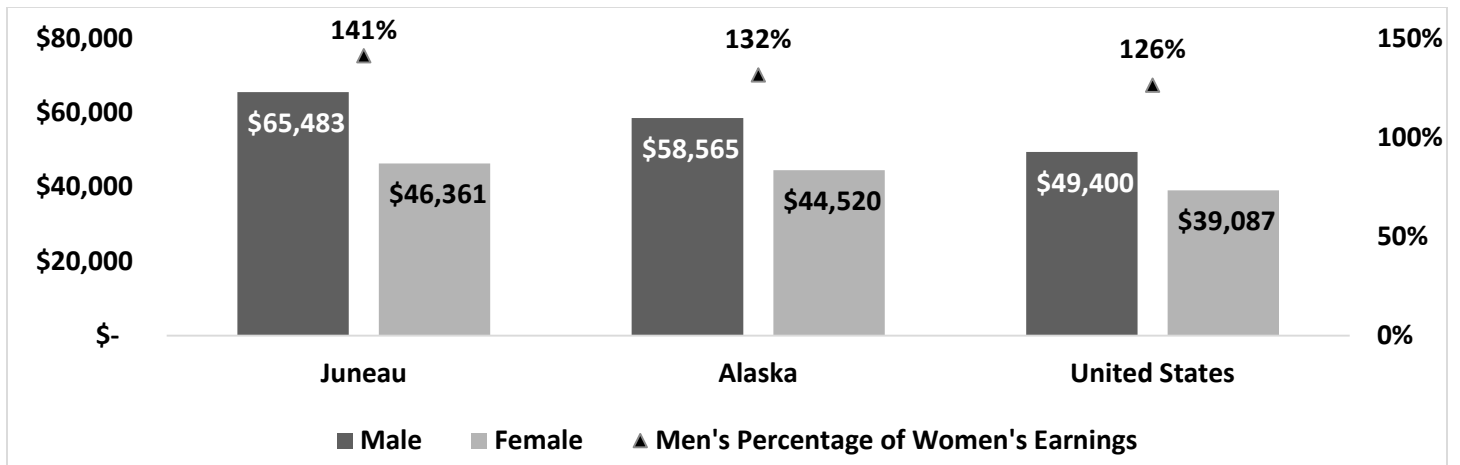
Women working in Juneau, on average, earn more than their counterparts in Alaska and the U.S. However, the median earnings for male full-time, year-round workers (\$65,483) is 41 percent more than that for female full-time, year-round workers

¹ <https://www.census.gov/content/dam/Census/library/publications/2014/acs/acsbr13-02.pdf>

² <http://www.epi.org/multimedia/unequal-states-of-america/#/Alaska>

(\$46,361) in Juneau, according to the census bureau's 2010-2014 five-year estimate.³ Further, the five-year average (2009-2013) wage for Juneau men of \$62,363, exceeded the average of \$45,795 for women by 36 percent, indicating that women have not had as high a wage growth over the most recent five-year period as compared to men.

Figure 26: Median Earnings by Gender for Full-Time, Year-Round Workers, Juneau 2010-2014, 5-Year Average

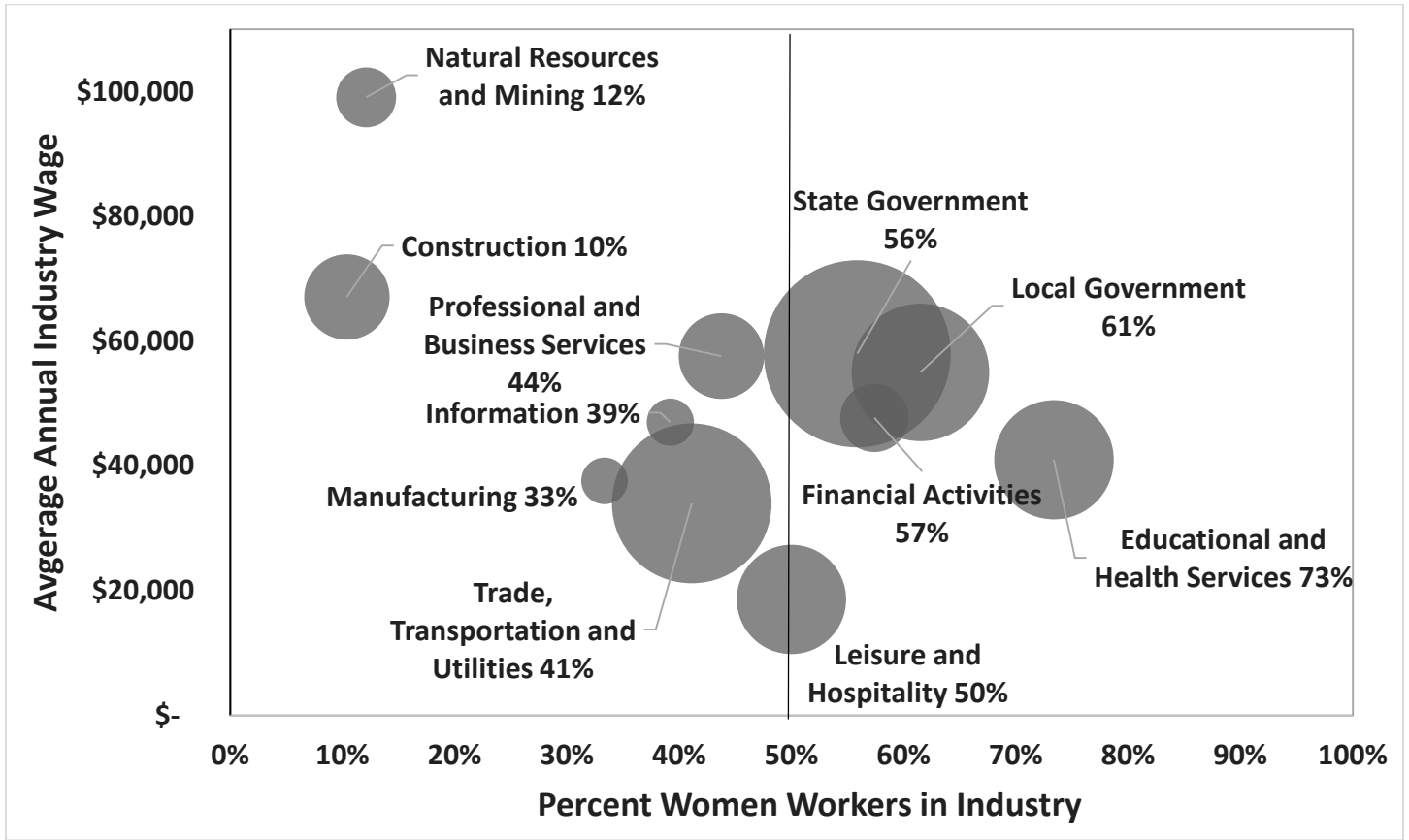


Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates DP03 Dataset, 2013 Inflation Adjusted Dollars

One significant factor in this statistic is the difference in pay for the different types of jobs typically held by men and women in the workforce. Male-dominated industries in Alaska have higher wages and tend to be in extraction, construction and building trades. Female-dominated occupations tend to be lower wage and in service and care-providing sectors. In the chart below the major industry sectors in Juneau are each represented by a bubble. The size of the bubble shows the total number of workers in the industry. The placement of the bubble is determined by the percent of workers who are women, increasing from left to right, and the average annual wage of the industry, increasing from bottom to top. The highest paying jobs, in natural resource extraction and construction, employ only about 10 – 12 percent women. On the other side of the chart, educational and health services, employing 73 percent women, has an average annual wage falling below the overall average annual wage in Juneau.

³ American FactFinder, Selected Economic Statistics, 2010-2014 American Community Survey 5-year Estimates, DP03 dataset
 Juneau and Southeast Alaska Economic Indicators and Outlook, September 2016

Figure 27: Industry Sectors by Percent of Women and Average Annual Wage



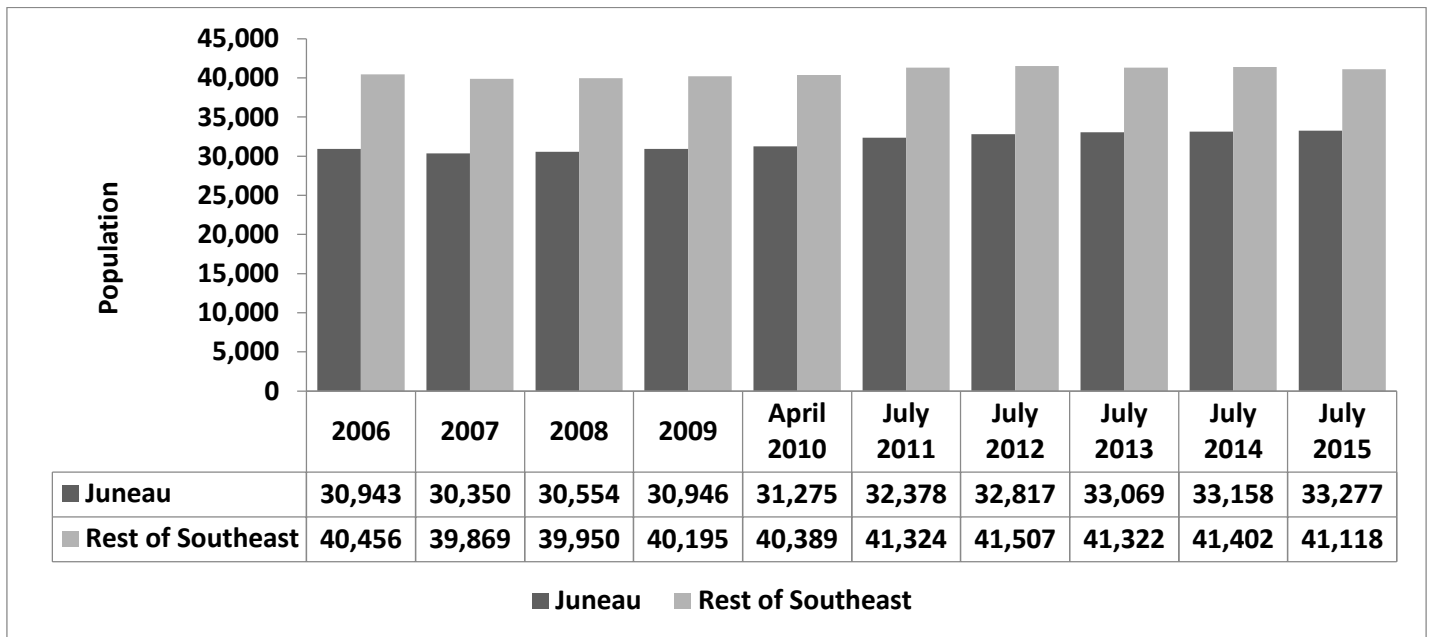
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Demographics

Juneau Population Trends

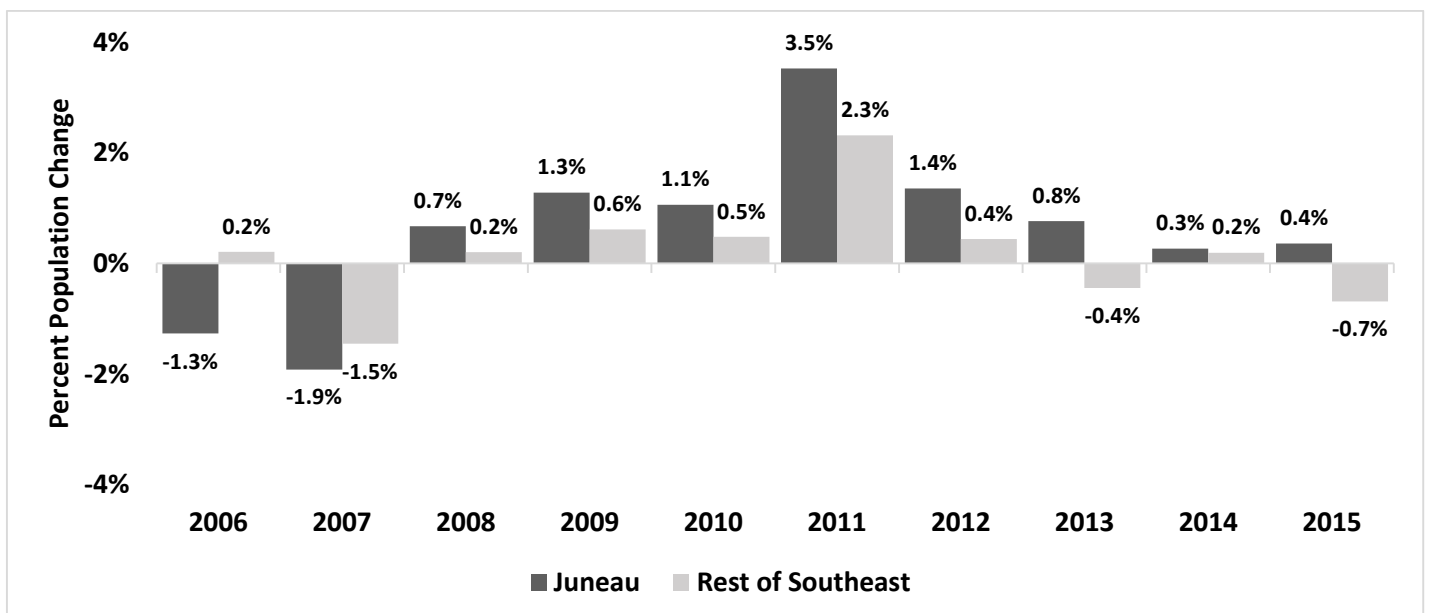
For the second consecutive year, Juneau has experienced a small population increase resulting from net natural increase (births minus deaths) exceeding out migration. According to estimates by the Alaska Department of Labor and Workforce Development, Juneau had a net natural increase of 190 individuals and net outflow of 71 residents which, combined, resulted in an increase of 119 residents. Over the past ten years, from 2006 to 2015, Juneau’s population grew at a compound annual growth rate of 0.6 percent, the Southeast region exclusive of Juneau grew at just under 0.2 percent, and the State of Alaska enjoyed a 1.0 percent compound annual growth rate in population.

Figure 28: Juneau and Southeast Alaska Population, 2006 – 2015



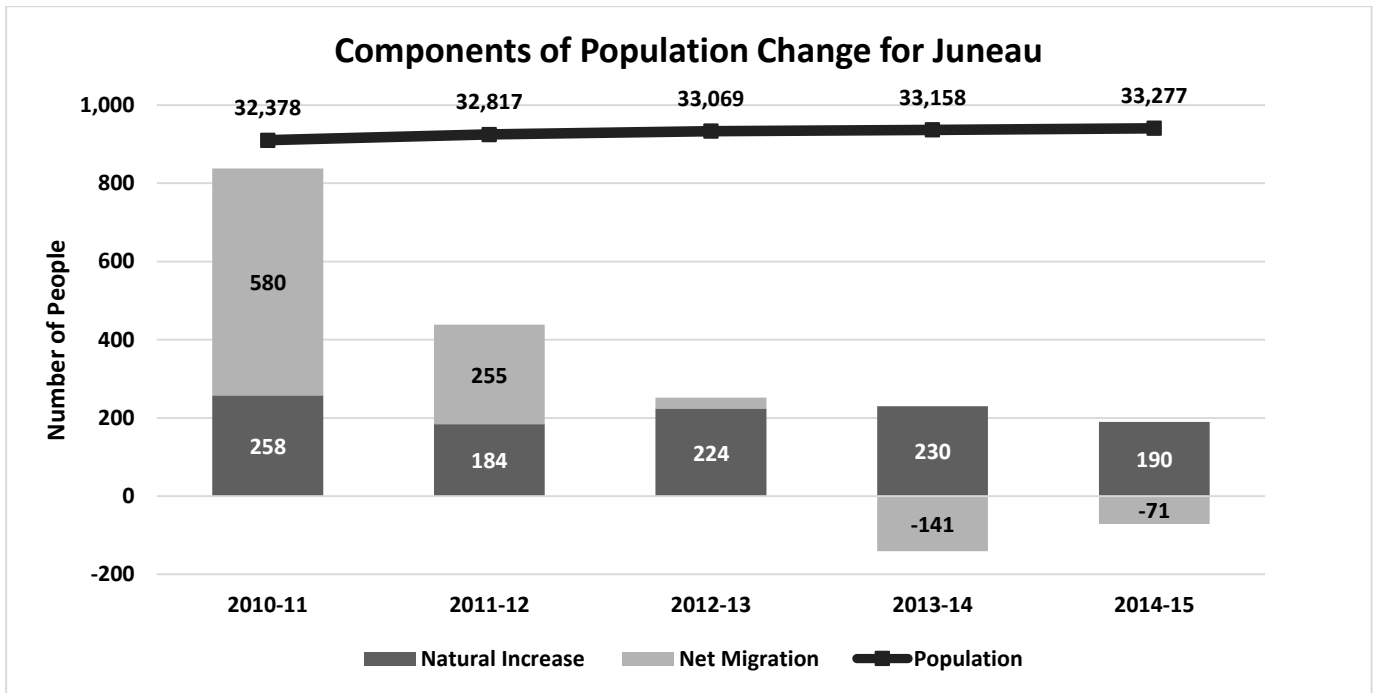
Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates

Figure 29: Juneau and Southeast Alaska Yearly Percent Population Change, 2006 – 2015



Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates

Figure 30: Annual Components of Population Change, Juneau 2010 – 2015

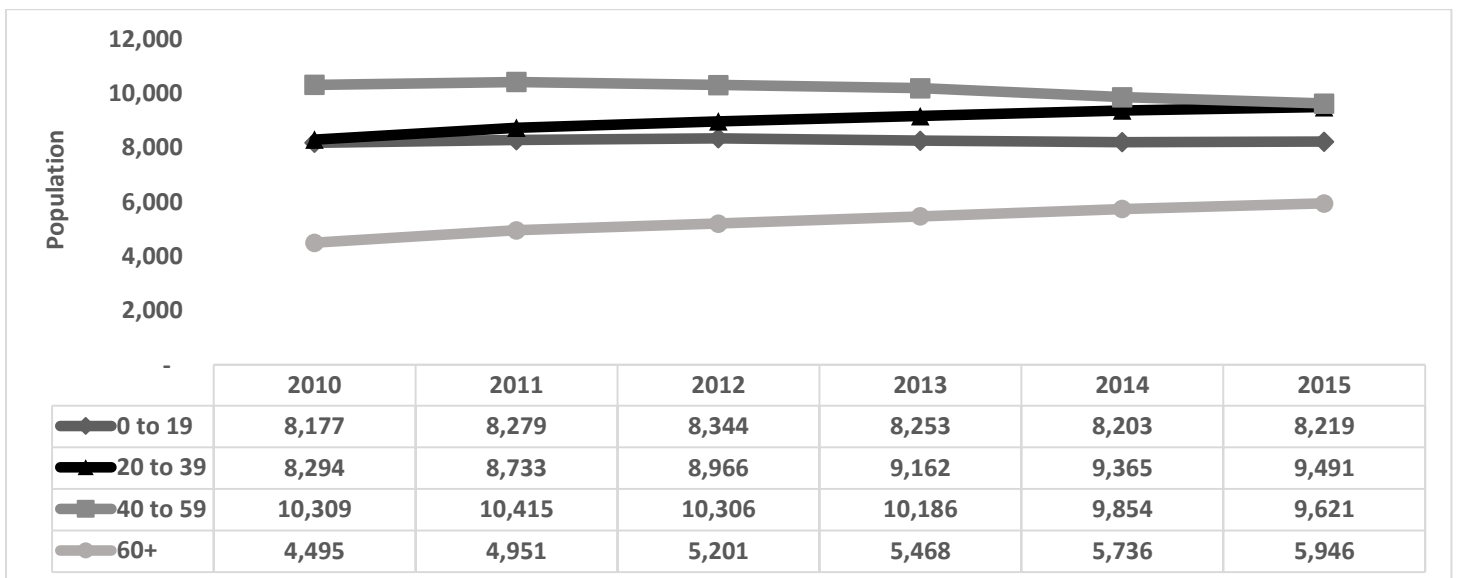


Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Population Estimates, Components of Change, 2010 to 2015

Juneau Population by Age Group

From 2014 to 2015, the number of Juneau residents age 60 and over increased more than any other age group, up 3.7 percent, while the number of residents ages 40 to 59 continued to decrease, down by 2.4 percent. However, Juneau has continued to gain a younger population with a small increase in the number of residents aged 20 to 39 (up 1.3 percent). The number of children remained almost unchanged from 2014.

Figure 31: Juneau Population by Age Group, 2010 – 2015



Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex" Dataset

Juneau Migration and Resident Transiency

The Alaska Department of Labor and Workforce Development uses Permanent Fund Dividend applications to track migration patterns between communities. Based on

PFD filings, Juneau experienced a net loss of 44 people. As in previous years, the majority of people who moved to or from Juneau came from or went to locations outside of Alaska. Within Alaska, Juneau again saw a net population loss to the Anchorage and Matanuska-Susitna region and a net gain from other Southeast communities.

Figure 32: PFD-based Migration To and From Juneau, 2014 to 2015

Region	Into Juneau	Out of Juneau	Net Migration
Southwestern Region	25	10	15
Northern Region Alaska	15	14	1
Gulf Coast Region	55	43	12
Interior Region	86	56	30
Anchorage/Mat-Su Region	294	343	-49
Southeast Region	307	240	67
Haines Borough	40	39	1
Hoonah-Angoon Census Area	55	52	3
Ketchikan Gateway Borough	44	41	3
Petersburg Census Area	31	21	10
Prince of Wales-Hyder Census Area	32	26	6
Sitka City and Borough	78	39	39
Skagway Municipality	6	0	6
Wrangell City and Borough	10	15	-5
Yakutat City and Borough	11	7	4
Did not apply for PFD	1,872	1,992	-120
Total Migration	2,654	2,698	-44

Source: Alaska Department of Labor and Workforce Development, Research and Analysis, Migration Data and Information, PFD-Based Migration between Boroughs/Census Areas, 2000-2015

Regional Population Trends

Figure 33: Southeast Population by Borough and Census Designated Place 2012-2015

	July 2012	July 2013	July 2014	July 2015	% Change 2014-2015
Haines Borough	2,614	2,530	2,551	2,493	-2.3%
Covenant Life	83	64	72	71	-1.4%
Excursion Inlet	12	8	9	9	0.0%
Haines	1,827	1,809	1,812	1,768	-2.4%
Lutak	56	67	79	65	-17.7%
Mosquito Lake	291	267	265	254	-4.2%
Mud Bay	210	198	184	192	4.3%
Balance	135	117	130	134	3.1%
Hoonah-Angoon Census Area	2,206	2,183	2,137	2,178	1.9%
Angoon	455	438	417	426	2.2%
Elfin Cove	20	16	16	15	-6.3%
Game Creek	19	27	18	21	16.7%
Gustavus	488	502	518	533	2.9%
Hoonah	775	798	790	783	-0.9%
Klukwan	92	93	84	93	10.7%

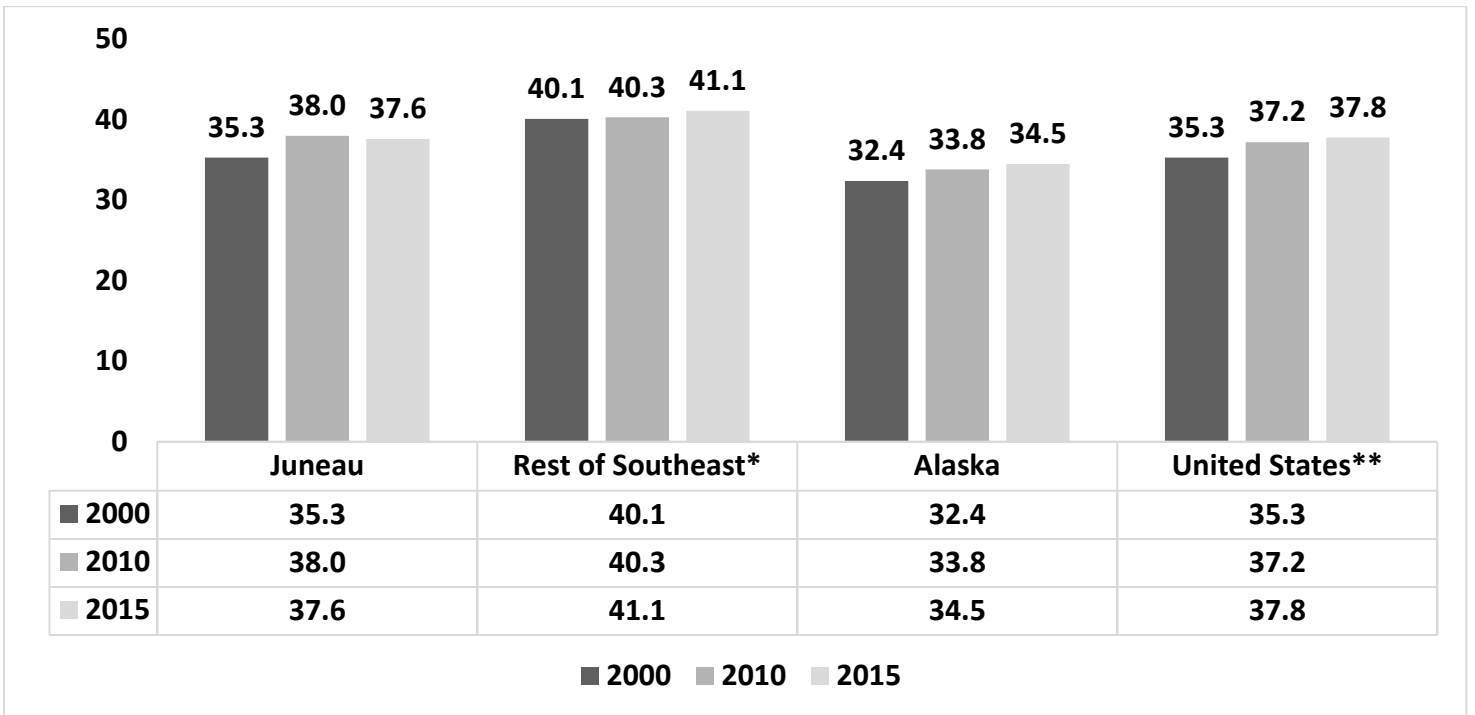
	July 2012	July 2013	July 2014	July 2015	% Change 2014-2015
Pelican	82	79	76	79	3.9%
Tenakee Springs	151	141	129	142	10.1%
Balance	124	89	89	86	-3.4%
Juneau City and Borough	32,817	33,069	33,158	33,277	0.4%
Ketchikan Gateway Borough	13,884	13,820	13,849	13,778	-0.5%
Ketchikan	8,259	8,287	8,326	8,277	-0.6%
Saxman	430	409	422	413	-2.1%
Balance	5,195	5,124	5,101	5,088	-0.3%
Petersburg Census Area	3,262	3,216	3,222	3,199	-0.7%
Kupreanof	33	25	26	20	-23.1%
Petersburg	2,966	2,957	2,975	2,941	-1.1%
Balance	3,262	3,216	3,222	3,199	-0.7%
Prince of Wales-Hyder Census Area	6,459	6,474	6,466	6,446	-0.3%
Coffman Cove	180	162	175	194	10.9%
Craig	1,242	1,196	1,203	1,180	-1.9%
Edna Bay	39	49	46	47	2.2%
Hollis	108	114	93	113	21.5%
Hydaburg	366	405	407	402	-1.2%
Hyder	97	94	91	82	-9.9%
Kake	597	622	628	620	-1.3%
Kasaan	80	75	78	86	10.3%
Klawock	798	782	805	820	1.9%
Metlakatla	1,461	1,471	1,486	1,472	-0.9%
Naukati Bay	113	123	122	107	-12.3%
Point Baker	16	15	13	14	7.7%
Port Alexander	61	56	45	62	37.8%
Port Protection	42	57	56	54	-3.6%
Thorne Bay	508	519	532	510	-4.1%
Whale Pass	39	39	39	46	17.9%
Balance	712	695	647	637	-1.5%
Sitka City and Borough	9,056	9,042	9,093	8,929	-1.8%
Skagway Municipality	959	980	1,035	1,040	0.5%
Skagway	909	924	971	983	1.2%
Balance	50	56	64	57	-10.9%
Wrangell City and Borough	2,446	2,455	2,415	2,442	1.1%
Yakutat City and Borough	621	622	634	613	-3.3%
Southeast Total	74,324	74,391	74,560	74,395	-0.2%

Source: Alaska Department of Labor and Workforce Development, Research & Analysis, Alaska Population Estimates by Borough, Census Area, City, and Census Designated Place (CDP), 2010 to 2015

Median Age

Juneau's median age has trended down slightly from a high of 38 for the past few years. Juneau's population is older than the state average, but close to that of the nation. The Southeast region exclusive of Juneau is significantly older than Juneau, Alaska and the nation.

Figure 34: Median Age, 2000, 2010, and 2015

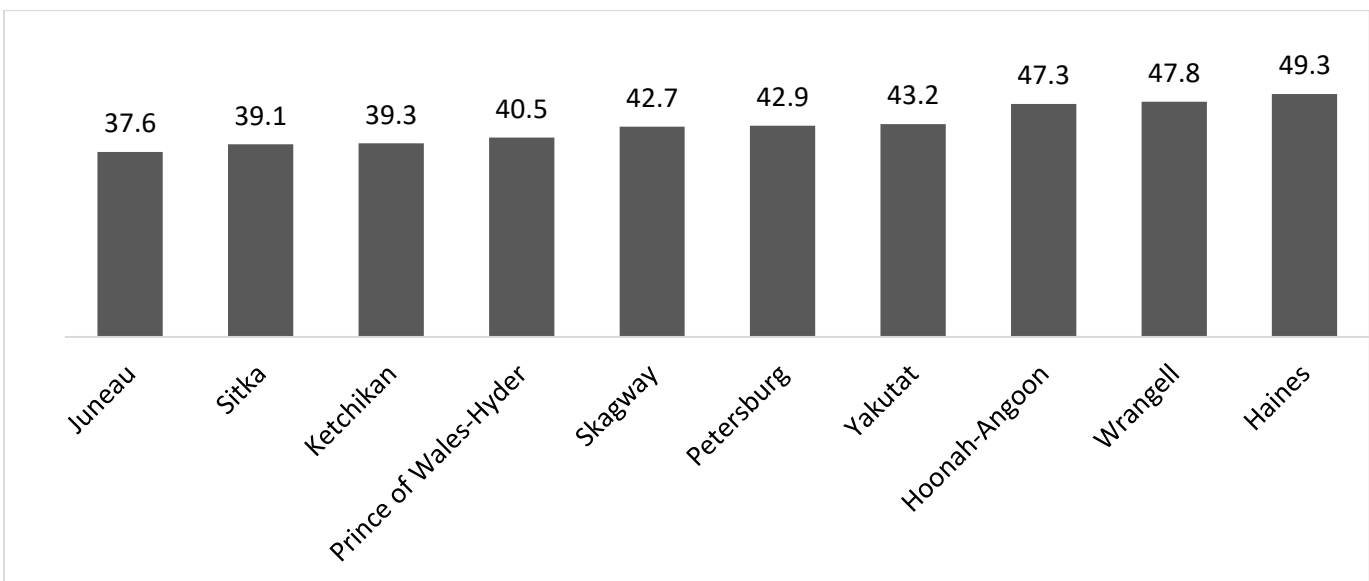


Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex 2010-2015" Dataset; U.S. Census Bureau, Population Division, Annual Estimates of the Resident Population by Single Year of Age and Sex for the United States, States, and Puerto Rico Commonwealth: April 1, 2010 to July 1, 2015, Release Date: June 2016

*Southeast median age calculated by average median ages for Southeast Alaskan cities (excluding Juneau) weighted by population.

**US median age calculated by the US Census Bureau as of July 1, 2015.

Figure 35: Median Age for Southeast Communities, 2015



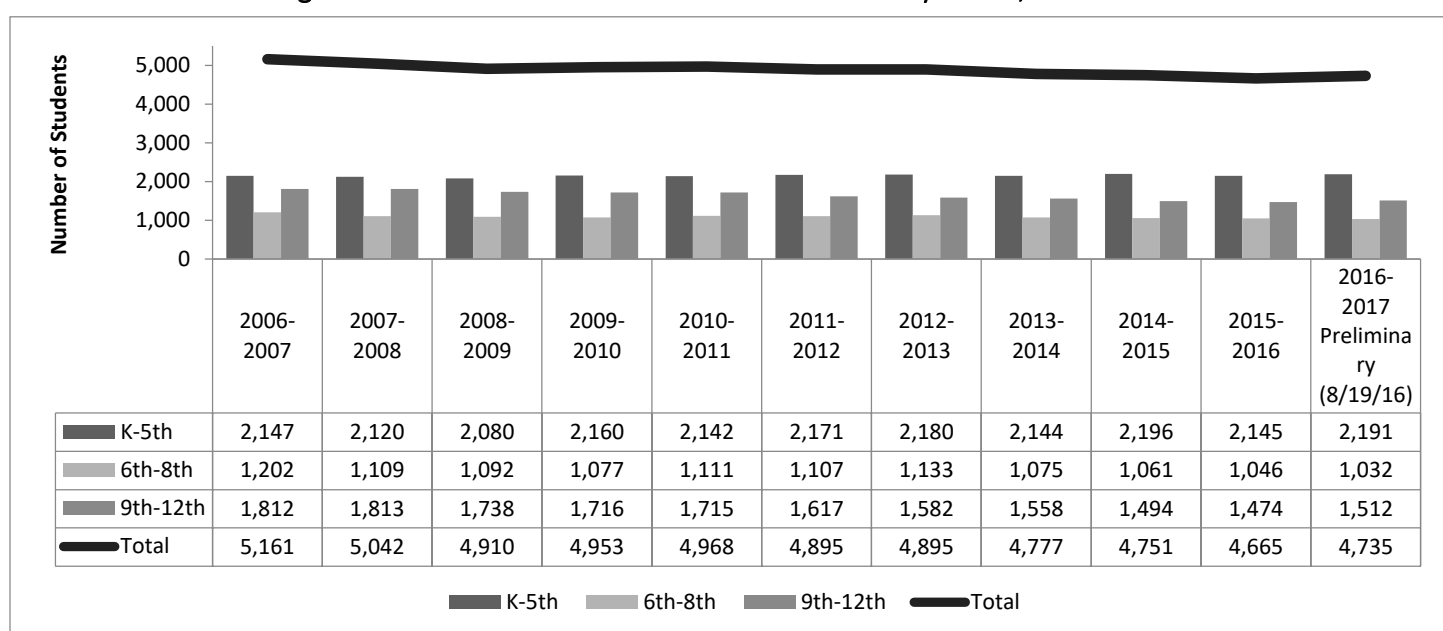
Source: Alaska Department of Labor and Workforce Development, Population Estimates, Economic Regions and Boroughs/Census Areas, "Age and Sex 2010-2015" Dataset

Education

Juneau School District Enrollment

The preliminary (August) count for the 2016-2017 school year totaled 4,735 students enrolled in the Juneau School District in grades K-12. The official (October) count for the prior 2015-2016 school year was 4,665 students. While the preliminary count shows 70 more students, this number will likely decrease by the October official count. In the preliminary count, the elementary and high school grades have returned to prior (2014 -2015) school year numbers, but middle school numbers have continued to decline.

Figure 36: Juneau School District K-12 Enrollment by Grade, 2006 - 2016

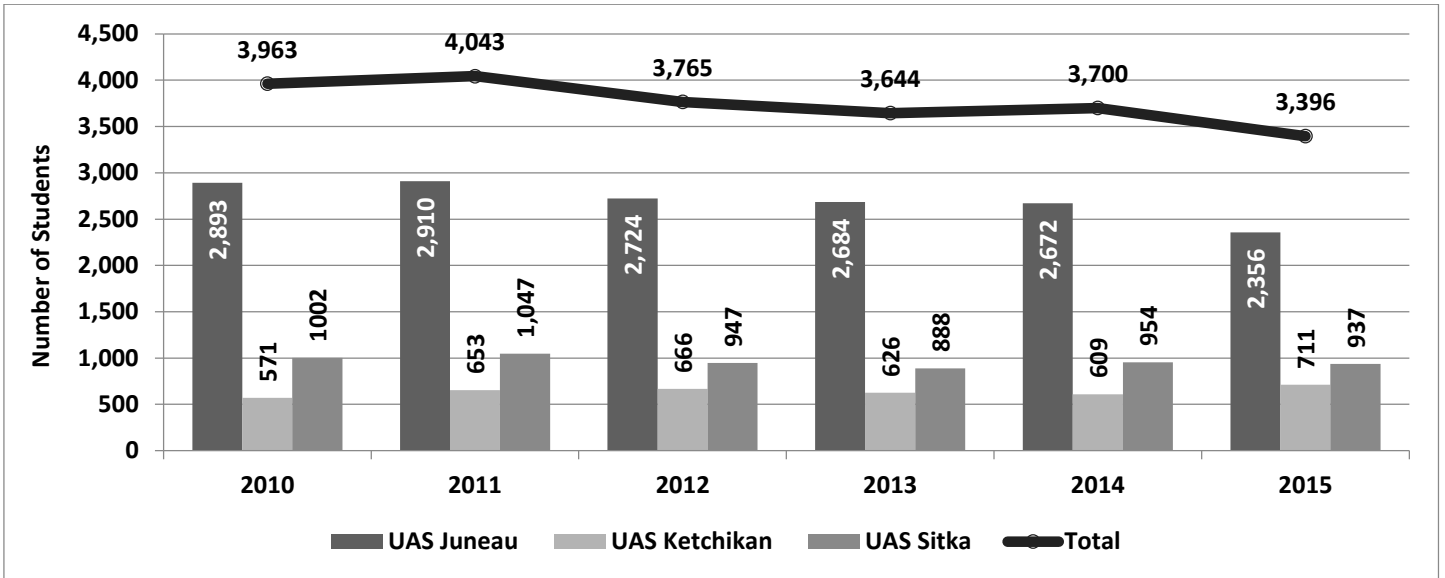


Source: Juneau School District

University of Alaska Southeast Enrollment

Fall of 2015 saw overall enrollment at the University of Alaska Southeast decline by 8 percent. While Ketchikan had a slight gain in enrollment, the Juneau and Sitka campuses had fewer students, down almost 12 percent and 2 percent respectively. Approximately 28 percent of students are enrolled full-time and 72 percent are enrolled part-time at UAS. The drop in enrollment is a result of multiple factors: declining numbers of high school graduates across the entire state, the rise in the cost of tuition, and the state’s fiscal turmoil creating economic uncertainty about University of Alaska funding and programs.

Figure 37: University of Alaska Southeast Fall Enrollment, 2010 to 2015

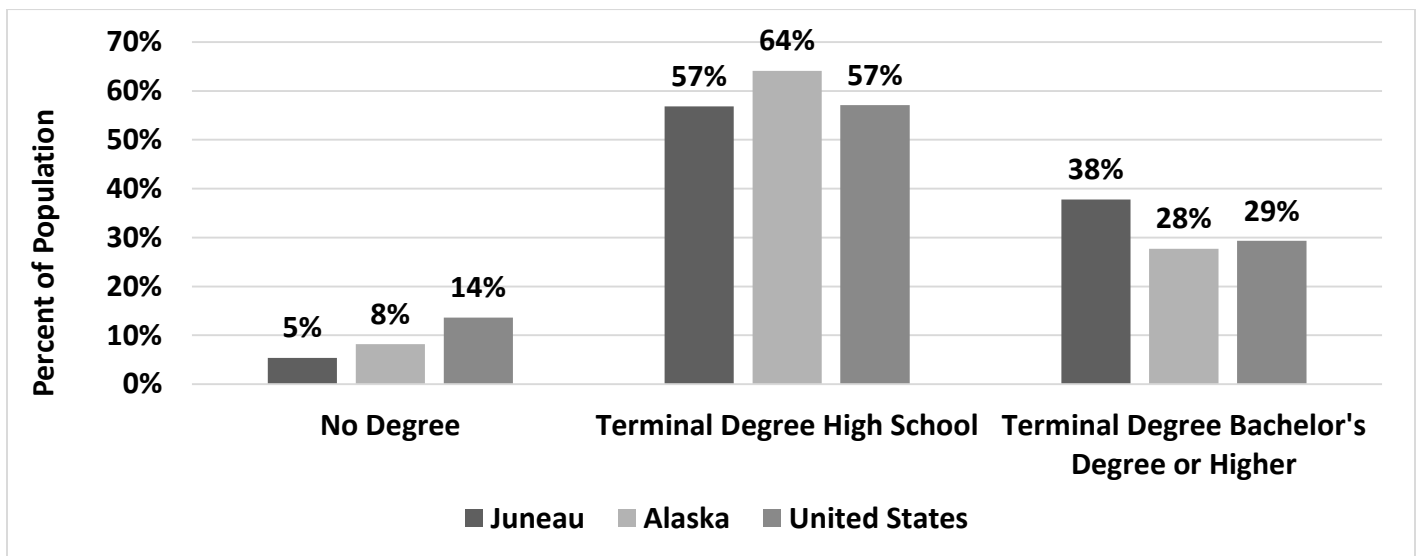


Source: University of Alaska Southeast Fall 2015 Enrollment Report and University of Alaska Fact Book; Note: Due to cross-registration, individual campus enrollments do not sum to total enrollment.

Educational Attainment

The percent of Juneau’s residents 25 years and older with a college degree or higher is greater than that for the state and the nation. Thirty-eight percent have a bachelor’s degree or higher compared to the national average of 29 percent. Of the 57 percent who have a terminal high school degree in Juneau, 61 percent have taken some college classwork beyond high school compared to only 45 percent of terminal high school graduates in the U.S. Only 5 percent of residents 25 or older are without a high school diploma, compared to a state average of 8 percent and a national average of 14 percent.

Figure 38: Terminal Degree by Percent of Population 25 Years and Older, 2010-2014 5-Year Average



Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates, “Educational Attainment” S1501 Dataset

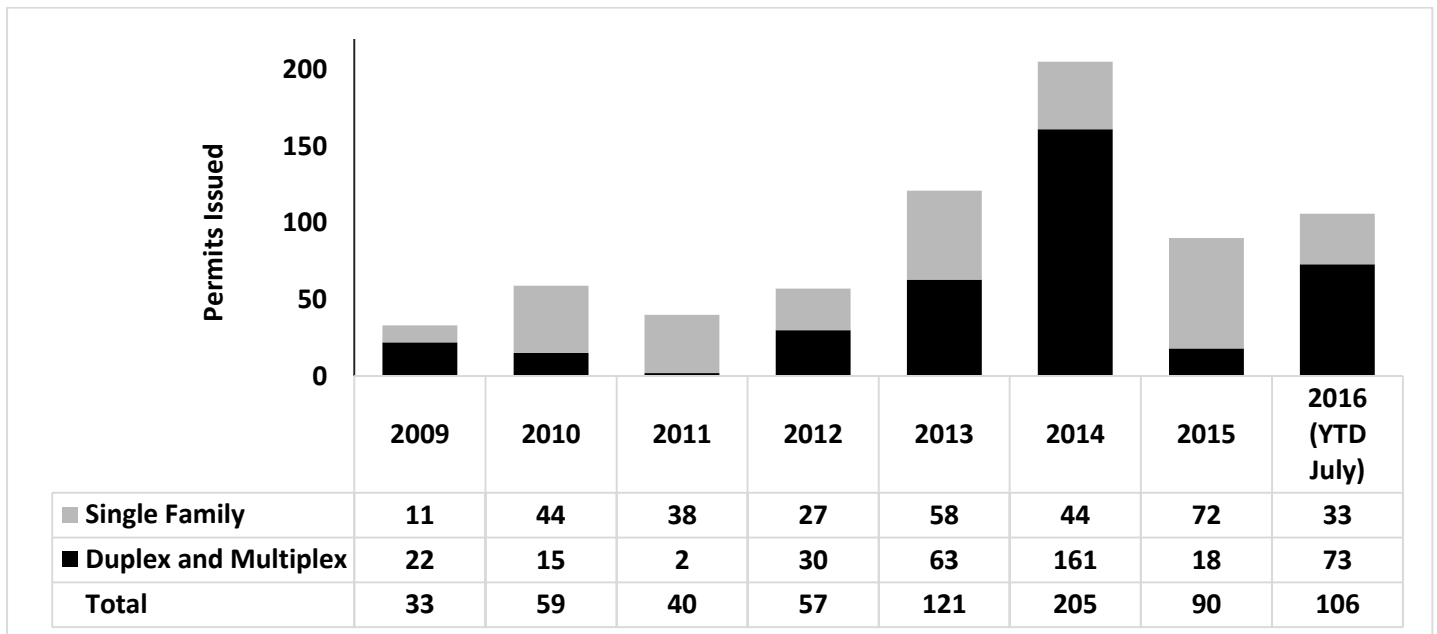
Construction and Housing

New Construction

Juneau Home Construction

The number of housing units permitted in 2015 was down from the record number permitted in 2014 because of a decrease in the number of duplex and multiplex units permitted, even as single family housing permits increased from 2014 to 2015. Year to date July 2016, duplex and multiplex permits are significantly up from the previous year, while single family permits are slightly behind this time last year.

Figure 39: New Housing Units Permitted to be Built in Juneau 2009 to 2016 (YTD July)



Source: City & Borough of Juneau Permit Center reports. Note: Single Family includes attached units; multi-family includes properties with two or more dwellings.

Southeast Alaska New Home Construction

Figure 40: New Housing Units by Type of Structure, Select Communities 2013 - 2015

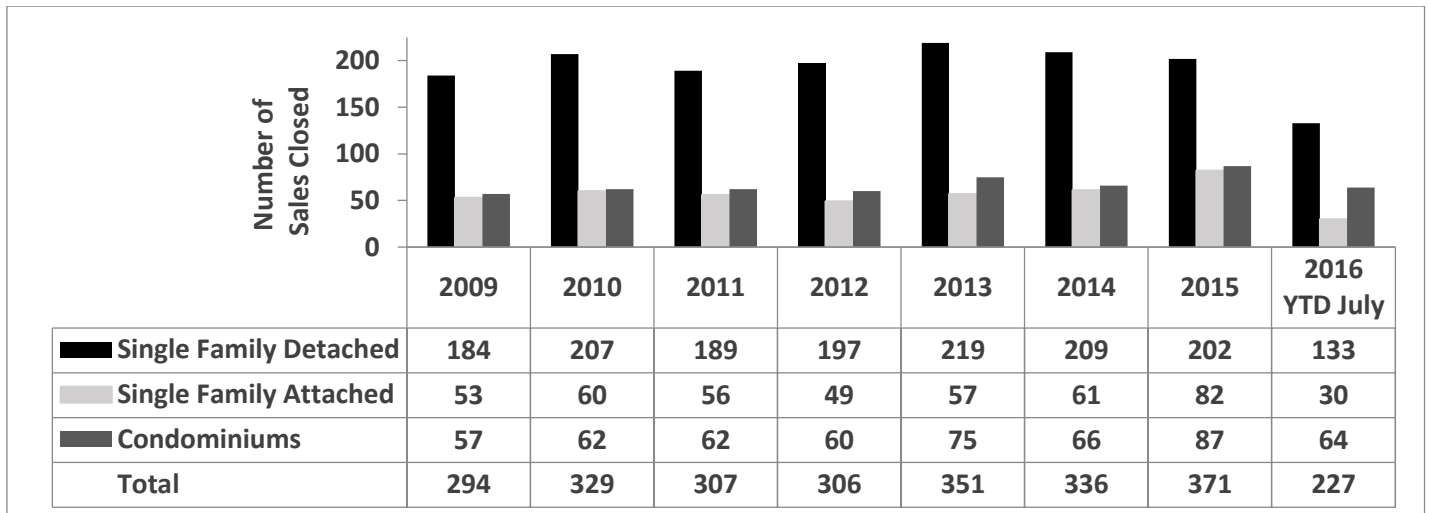
	Total Units 2015	Total Units 2014	Total Units 2013	Single Family 2015	Single Family 2014	Single Family 2013	Multi Family 2015	Multi Family 2014	Multi Family 2013
Craig	2	4	5	0	2	5	2	2	0
Haines	7	9	23	7	9	12	0	0	11
Hoonah	3	4	2	2	4	2	0	0	0
Juneau	96	220	132	76	51	61	20	168	65
Ketchikan Gateway Borough	21	36	41	17	27	23	4	9	18
Klawock	1	2	4	1	1	4	0	0	0
Petersburg	12	10	4	8	8	4	4	2	0
Sitka Borough	32	21	24	20	17	9	11	0	12
Skagway	8	4	16	6	4	3	2	0	12
Wrangell Borough	13	6	3	6	6	2	7	0	0

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and Alaska Housing Finance Corporation, Alaska Housing Market Indicators, "Quarterly Survey of Lenders" Dataset. Note: Single Family includes attached units; multi-family includes properties with two or more dwellings.

Juneau Home Sales and Prices

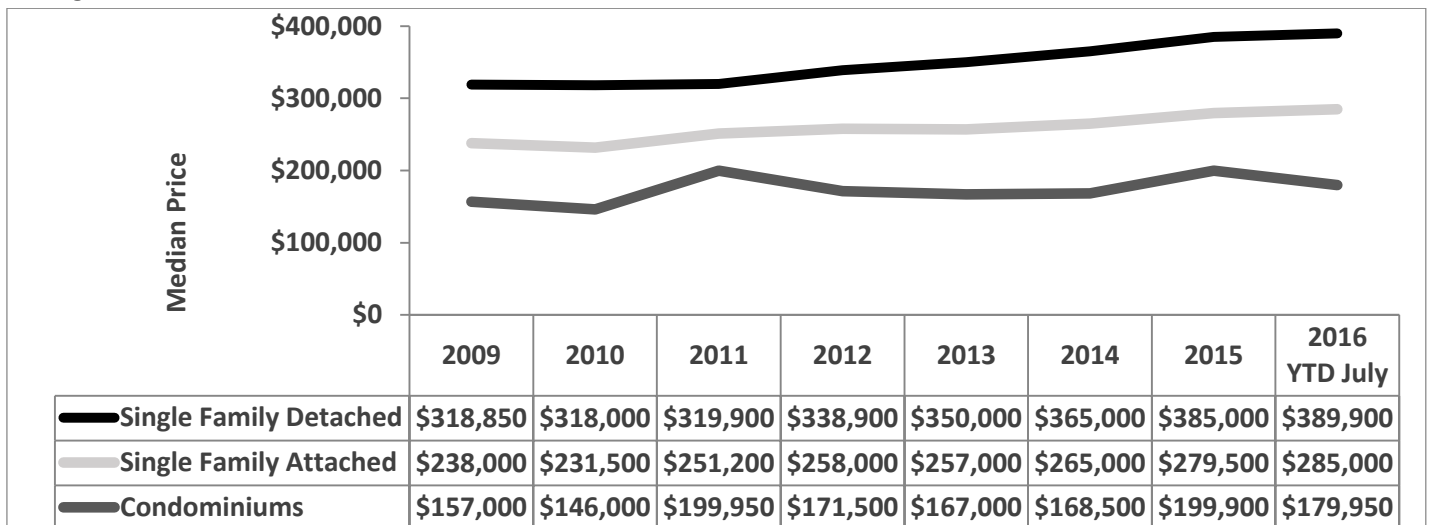
Home sales were up by 10 percent in 2015 over 2014, with increased sales in all residential types with the exception of single family detached homes. Prices have continued to increase, with single family homes gaining 5.5 percent in 2015 and rising again to date in 2016. The rapid turnover for single family homes and condominiums, less than 30 days, is an indication of the tight housing market in Juneau.

Figure 41: Juneau Single-Family Home and Condominium Sales, 2009 – 2016 (YTD July)



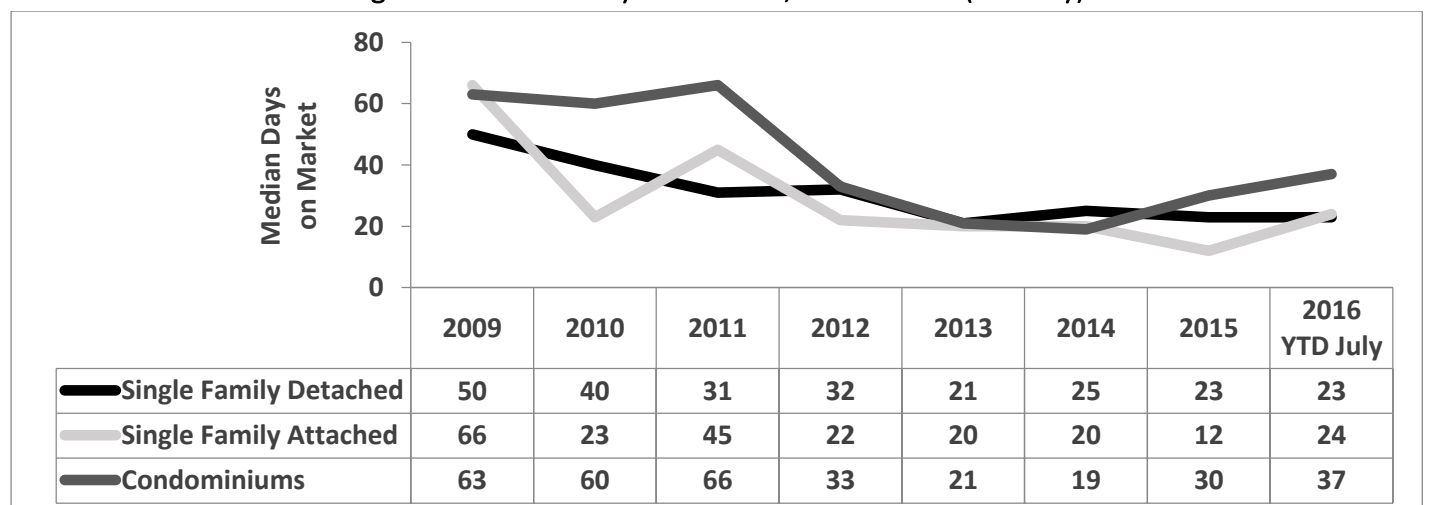
Source: Southeast Alaska Multiple Listing Service.

Figure 42: Median Price of Single Family Homes and Condominiums in Juneau, 2009 - 2016 (YTD July)



Source: Southeast Alaska Multiple Listing Service.

Figure 43: Median Days on Market, 2012 – 2016 (YTD July)

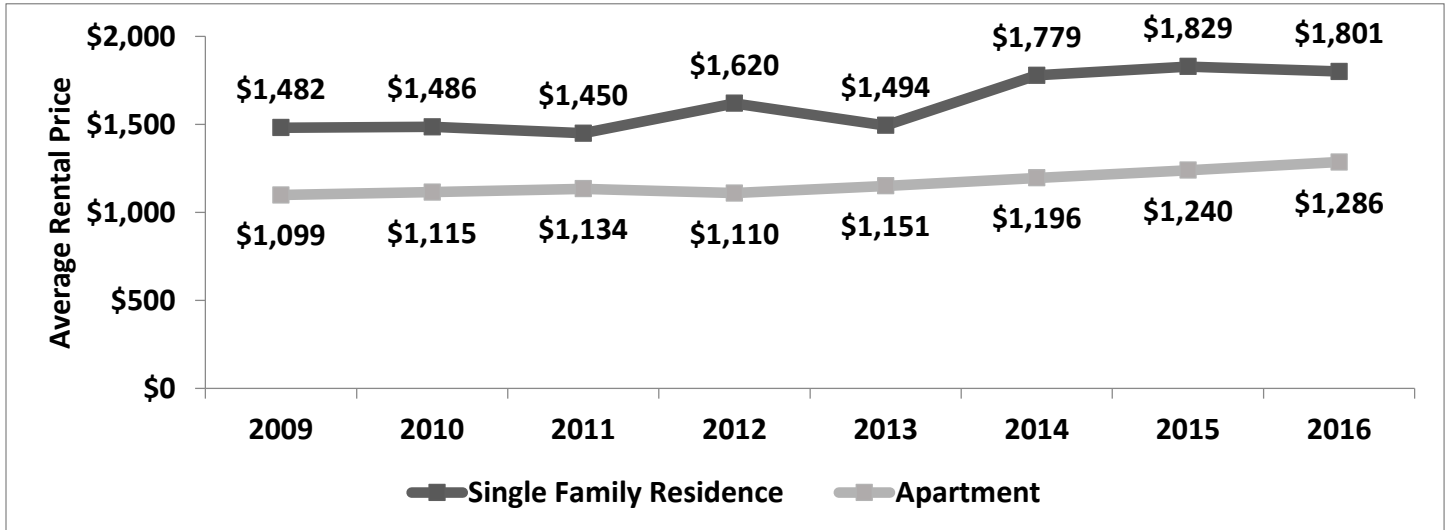


Source: Southeast Alaska Multiple Listing Service.

Monthly Rental Costs (Market Rates) and Vacancy Rates

Every March, the Alaska Department of Labor and Workforce Development surveys Alaska’s landlords for residential rental unit information for the Alaska Housing Finance Corporation. In March 2016, the average rental price for a single family residence in Juneau was \$1,801, down 1.5 percent from 2015, and the average rental price for an apartment was \$1,286, up 3.7 percent on an adjusted basis. Rental price is adjusted to include heat, light, hot water, water, garbage, sewer and snow removal, if one or more of these utilities is not included in the rent.

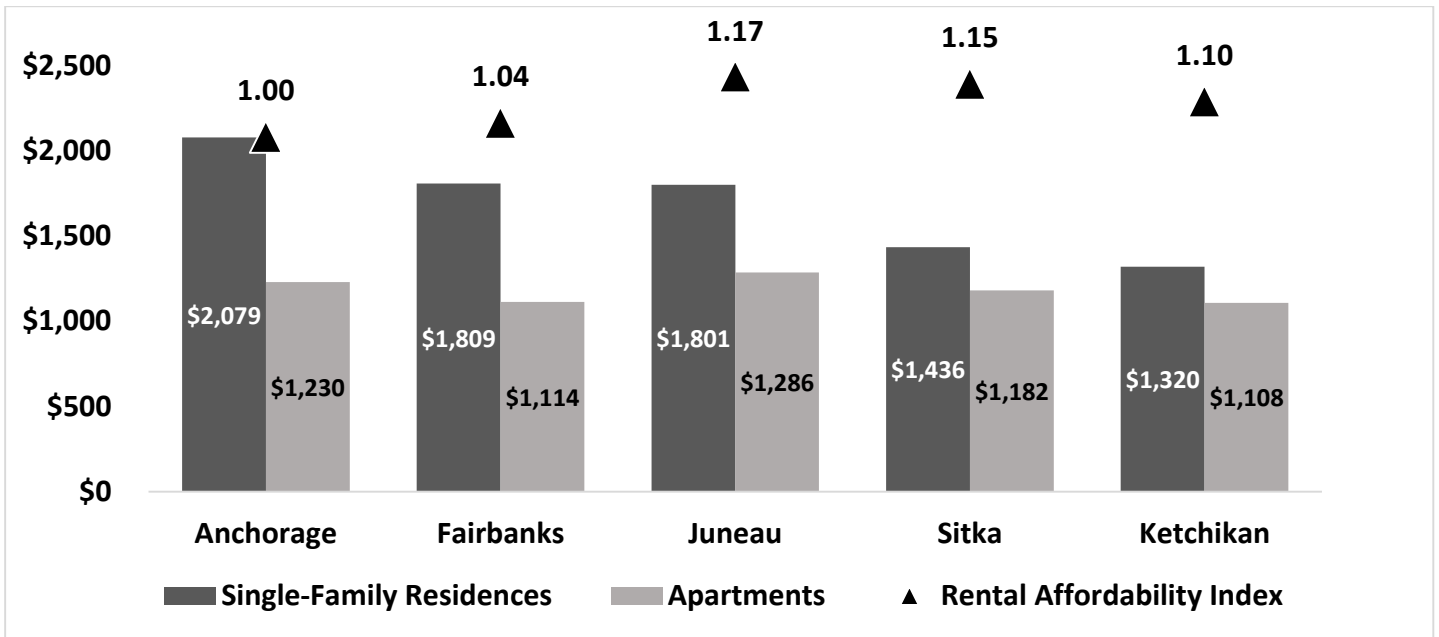
Figure 44: Average Adjusted Juneau Rental Prices 2009-2016



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation, Rental Market Survey; **Note:** Rental price is adjusted to include heat, light, hot water, water, garbage, sewer and snow removal, if one or more of these utilities is not included in the rent.

Juneau’s average single family residence rental rate is lower than Anchorage, Fairbanks and Kodiak, while apartment rental rates are only less than that of Kodiak among all communities surveyed. However, the rental affordability index, rental rates compared to monthly pay, is a better indication of the affordability of rental units in a community. The affordability index in Figure 45 uses each community’s average wages to measure how many monthly paychecks it would take to afford the average rent (assuming 24 percent of gross income is used for rent). While Anchorage requires just one paycheck because of its higher average wage, Juneau requires 17 percent of a second paycheck to meet rental payments. Of communities surveyed, only Kodiak and the Matanuska-Susitna Borough are higher.

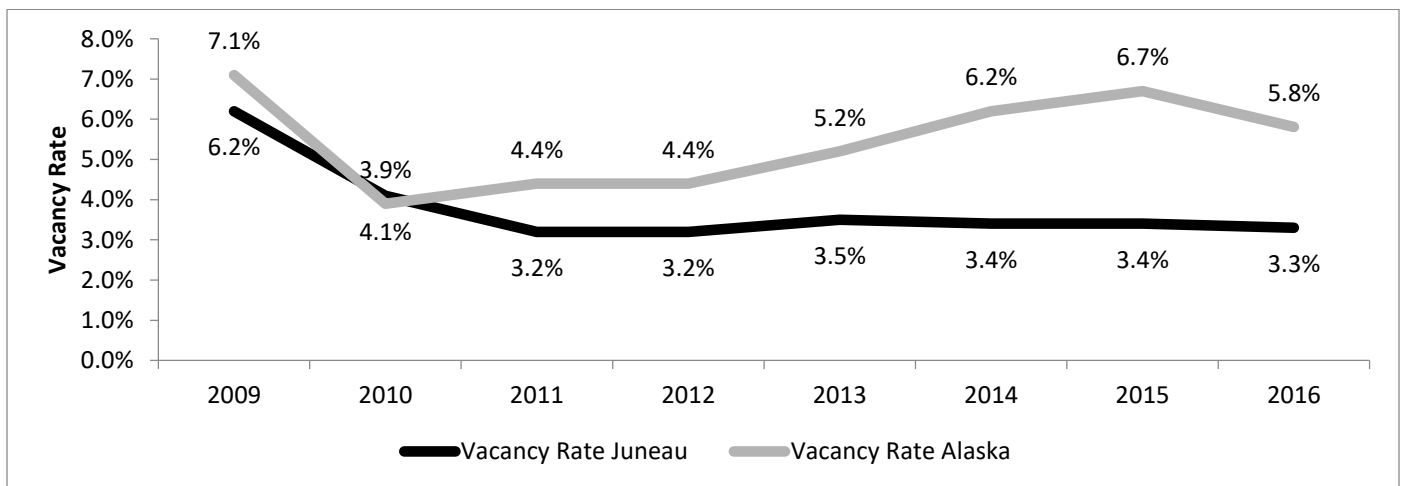
Figure 45: All Units Average Adjusted Rent, Select Communities, 2016



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation, Rental Market Survey; Note: Rental price is adjusted to include heat, light, hot water, water, garbage, sewer and snow removal, if one or more of these utilities is not included in the rent.

For a sixth year, Juneau’s vacancy rate remains at just over 3 percent. This is again an indication of the tight housing market in the community. According to the Alaska Department of Labor and Workforce Development, the ideal vacancy rate for a community is between 6 and 7 percent¹. With more vacancies, renters have some choice in where to live, putting pressure on landlords to keep units in good repair and keep prices competitive.

Figure 46: Vacancy Rate for Juneau and Alaska for All Unit Types, 2009 -2016



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and the Alaska Housing Finance Corporation, Annual Rental Market Survey.

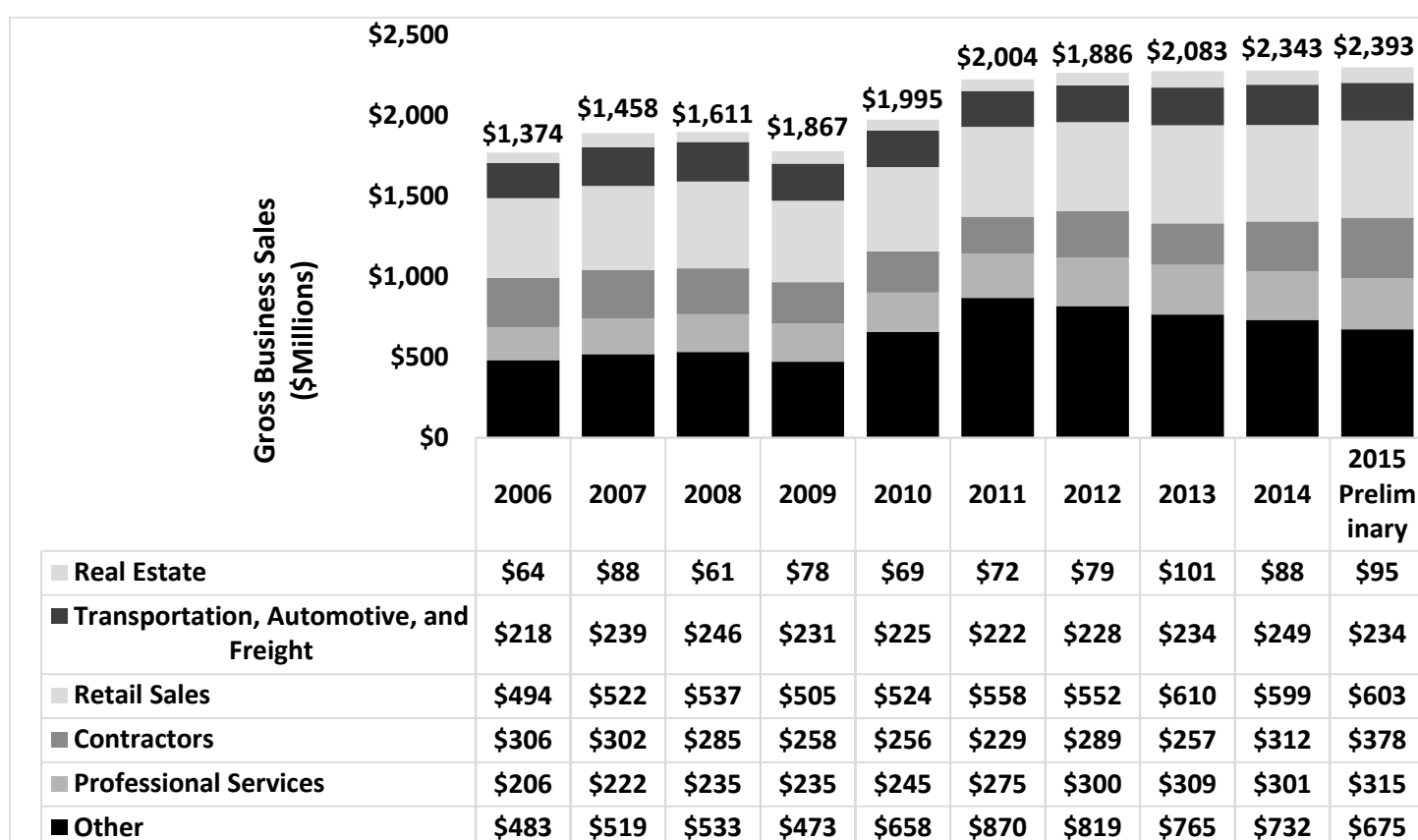
¹ Wiebold, Karinne. “Alaska’s Rental Market.” *Alaska Economic Trends*, Aug. 2016, pp. 4-7.
Juneau and Southeast Alaska Economic Indicators and Outlook, September 2016

Business and Industry

Gross Business Sales

Gross business sales in the City and Borough of Juneau increased by just over one percent in 2015. This increase was due in large part to a 21 percent increase in contractor sales and a nearly 5 percent increase in professional services, more than compensating for a drop in sales of almost 8 percent in the “other” sales category, which includes mineral sales, wholesale equipment, food suppliers and fuel companies, among others. Retail sales remained flat in 2015. Preliminary gross sales figures for the first half of 2016 are down from the same period in 2015 by 5 percent.

Figure 47: Gross Business Sales in Juneau by Business Category (in Millions), 2006 – 2015 (Preliminary)

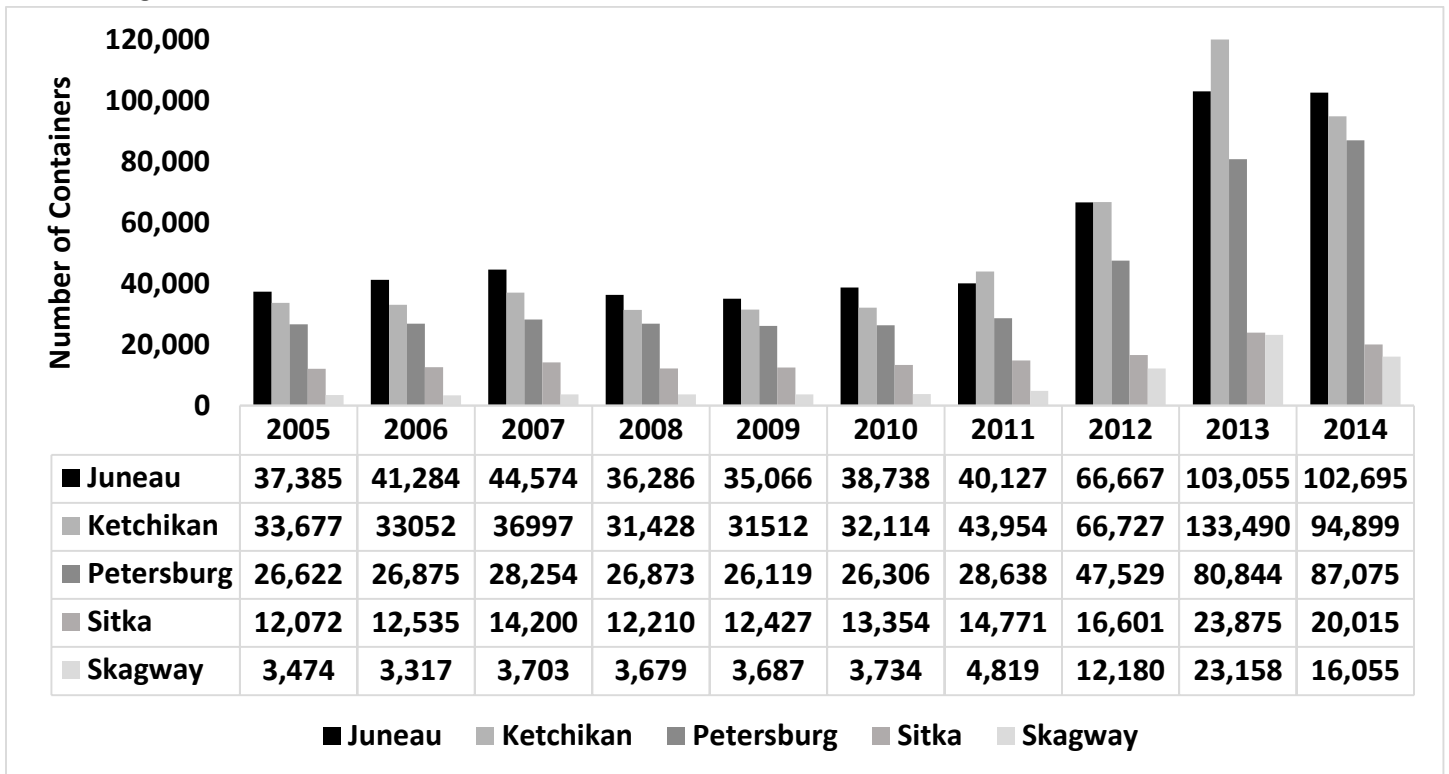


Source: City & Borough of Juneau Sales Tax Office and CBJ Comprehensive Annual Financial Reports. Note: “Other” category includes mineral sales, wholesale equipment, food suppliers, and fuel companies.

Freight Volumes

The five largest ports for waterborne container traffic in Southeast Alaska are Juneau, Ketchikan, Petersburg, Sitka and Skagway. After a substantial increase in waterborne container traffic in 2013, Juneau’s container traffic was nearly flat in 2014 (the latest year for which data is available) at 102,695 TEUS (a unit of cargo capacity based on the volume of a 20-foot-long intermodal container). Ketchikan’s traffic decreased in 2014, dropping below that of Juneau, while Petersburg had another year of increased volume. Of Juneau’s total loaded volume, about 74 percent is inbound traffic and 26 percent is outbound. In contrast, Ketchikan’s loaded volume is 22 percent inbound and 78 percent outbound, and Petersburg’s loaded volume is 33 percent inbound and 67 percent outbound traffic.

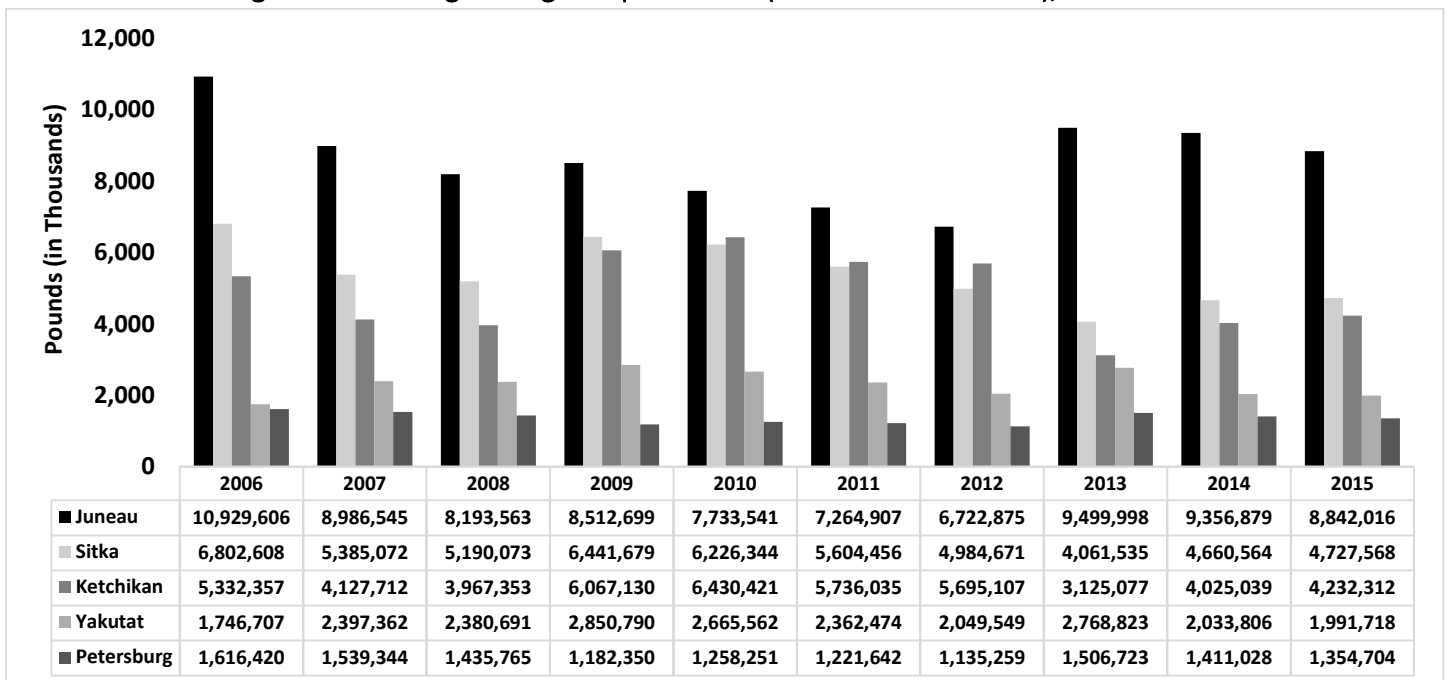
Figure 48: Total Loaded Waterborne Container Traffic for Selected Southeast Ports, 2005 – 2014



Source: US Army Corps of Engineers, Navigation Data Center, U.S. Waterborne Container Statistics Data Center Note: Numbers are in Twenty Foot Equivalent Units (TEUs).

Juneau’s air freight enplanement volume decreased by over 5 percent from 2014 while that of Ketchikan increased by 5 percent. Sitka’s volume also increased slightly. The primary product shipped from Juneau by air is seafood heading to Seattle.

Figure 49: On-Flight Freight Enplanement (Pounds in Thousands), 2006 – 2015



Source: Bureau of Transportation Statistics, T-100 Market Data

Travel and Visitor Industry

Businesses that serve the tourism industry often also serve the residents of Southeast Alaska. Examples are restaurants, travel agencies, and support services for air transportation. For this reason, it is not possible to separate out employment statistics that can be attributed just to the tourism industry. Rather, to report

employment and wage data, JEDC aggregates all jobs in leisure and hospitality, and transportation to gauge the health of the tourism industry.

The number of businesses serving the travel and visitor industry increased slightly in 2015, and businesses expanded their workforce, growing 1 percent in Juneau and 3 percent region-wide. Additionally, total earnings increased by 5 percent for Juneau, and earnings increased for the region as a whole by 6 percent.

Figure 50: Leisure, Hospitality, and Transportation Industries Employment and Earnings, 2010-2015

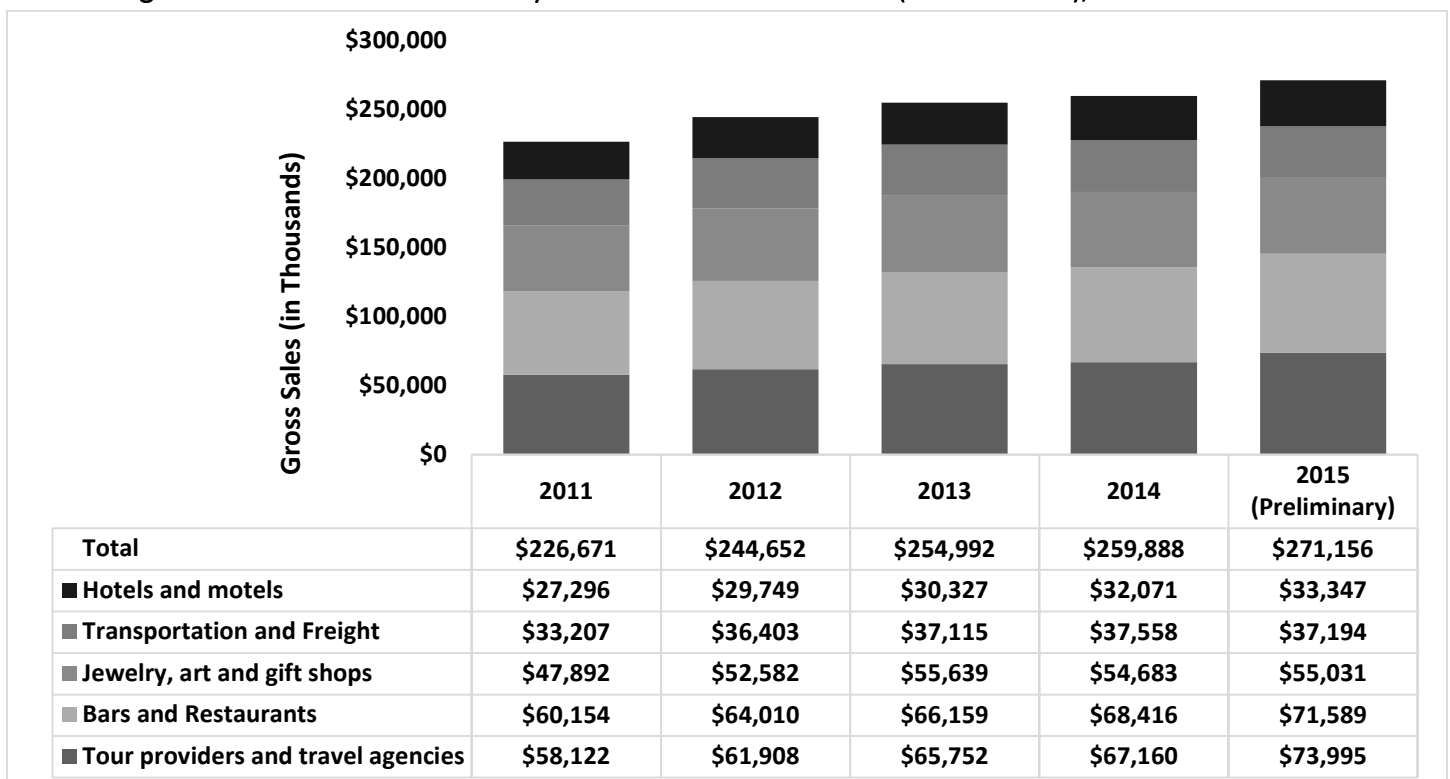
	Number of Firms		Average Employment		Total Earnings	
	Juneau	Southeast	Juneau	Southeast	Juneau	Southeast
2010	172	606	2,488	5,687	\$65,526,803	\$155,129,875
2011	180	613	2,511	5,742	\$67,339,053	\$160,488,826
2012	186	641	2,642	6,059	\$68,591,819	\$170,219,568
2013	185	643	2,620	6,133	\$65,187,583	\$177,925,282
2014	190	645	2,732	6,323	\$71,830,777	\$184,722,667
2015	193	662	2,770	6,501	\$75,068,464	\$195,151,081
% Change from 2014	2%	3%	1%	3%	5%	6%

Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Tourist-related Business Sales

In 2015, Juneau’s gross business sales by tourist-related businesses were \$271.2 Million dollars, an increase of almost 4 percent from the prior year. Tour providers and travel agencies had another robust year, with a 10 percent increase in sales. Since 2011, tourist-related business sales have grown 4.6 percent on average per year.

Figure 51: Gross Business Sales by Tourist-Related Businesses (in Thousands), Juneau 2011 -2015

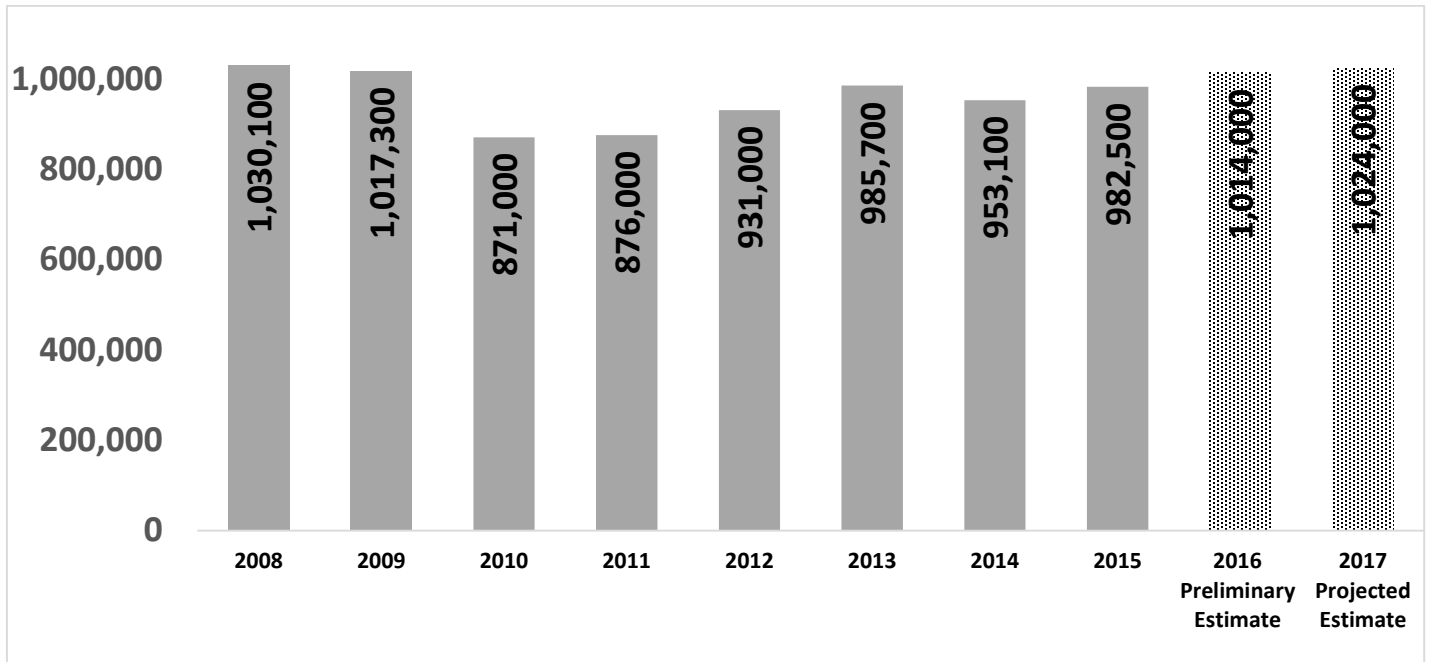


Source: City & Borough of Juneau Sales Tax Office; Comprehensive Annual Financial Report, July 1, 2014 to June 30, 2015; CBJ Sales Tax Office communication

Cruise Ship Visitation

After a slight downturn in volume in 2014, Juneau’s cruise passenger visitation rebounded in 2015. Preliminary numbers for the 2016 season and estimates for 2017 indicate a return to 1 million summer visitors, a level not seen since 2009. This increase is mostly the result of larger ships with more berths replacing smaller ones.

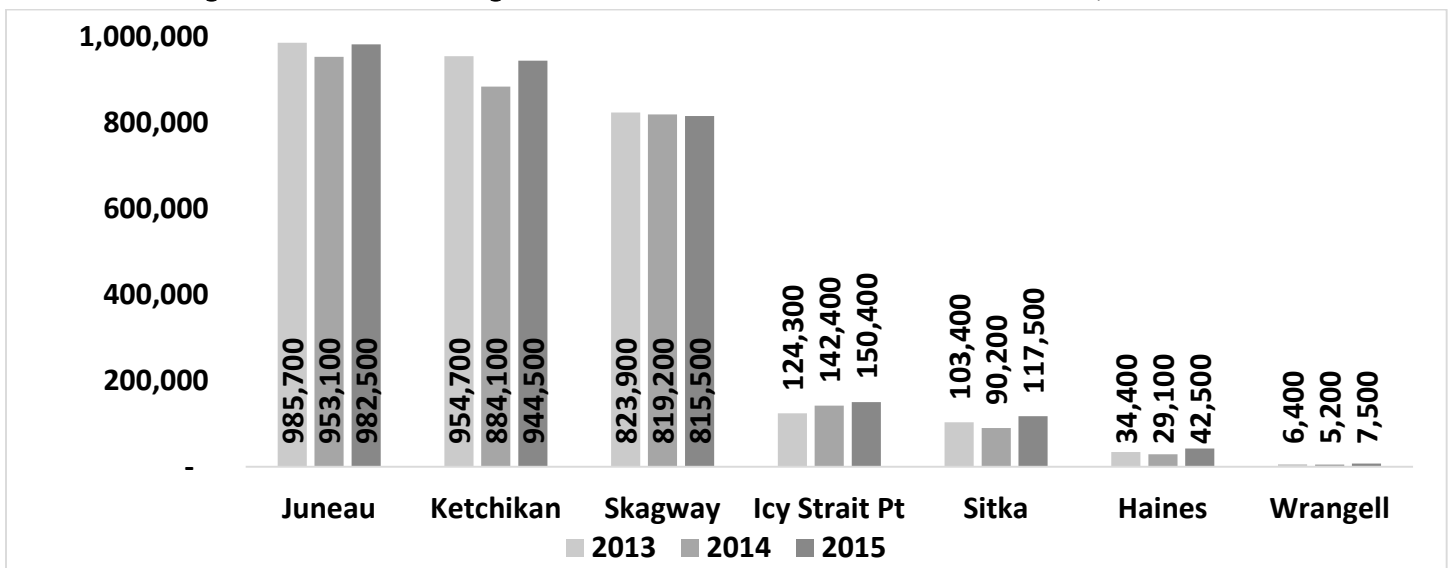
Figure 52: Cruise Passengers Visiting Juneau, 2008 - 2017 (Projected Estimate)



Source: Cruise Line Agencies of Alaska and McDowell Group. Note: 2016 Estimates are state-wide passenger volumes.

Juneau, followed by Ketchikan and then Skagway, have by far the largest number of cruise visitors. In 2015, all communities except Skagway had an increase in cruise volume over 2014.

Figure 53: Cruise Passengers Volumes for Southeast Alaska Communities, 2013 – 2015



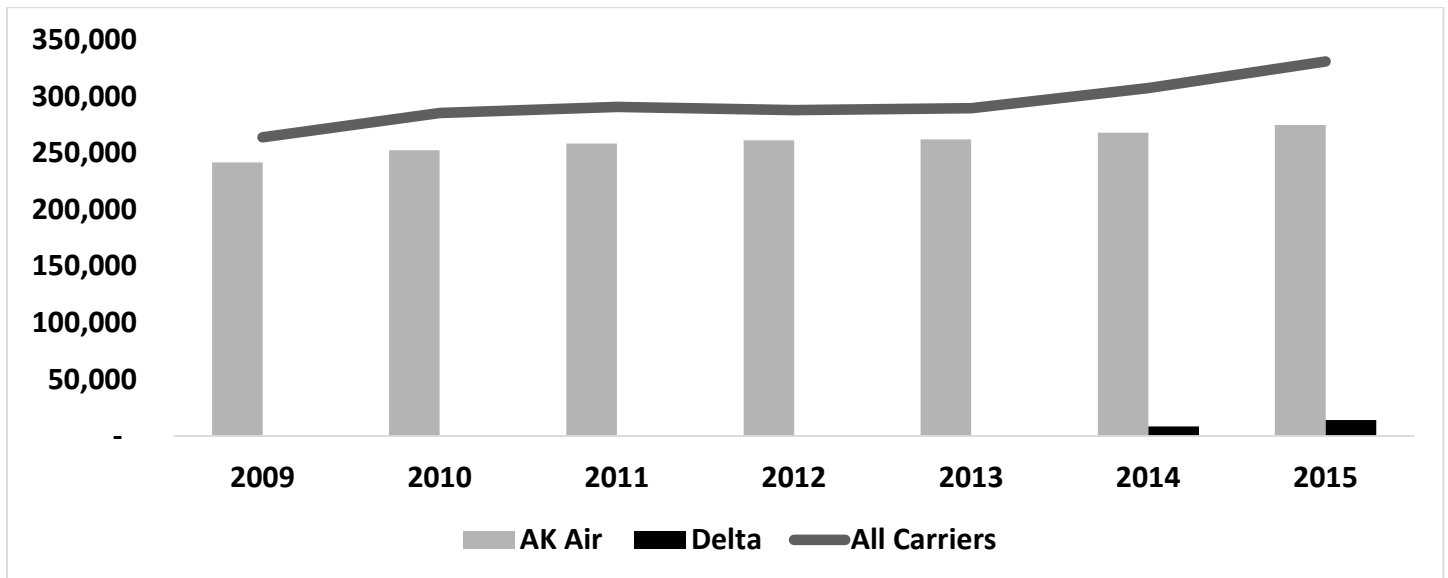
Source: Cruise Line Agencies of Alaska and McDowell Group. Note: These figures do not include most small cruise ship volumes. Note: These figures do not include most small cruise ship lines.

Airline Passenger Traffic

Passenger volume at the Juneau airport includes tourism travel, local and state business and government activity and residential travel. Passenger enplanement statistics, collected by the Bureau of Transportation Statistics, can serve as an indicator of economic activity in Juneau, since all business and most independent tourism visitors come predominantly by air to Juneau.

With a second year of jet service competition in the Juneau market, passenger enplanements increased by almost 8 percent over 2014, with both Alaska Air and Delta experiencing increased volume over 2014.

Figure 54: Scheduled Air Passenger Enplanements at Juneau International Airport, 2010 – 2015



Source: Bureau of Transportation Statistics, T-100 Market Data, ACAIS

Juneau’s scheduled and nonscheduled passenger enplanement volume decreased from 2014, a year of exceptionally high levels.

Figure 55: Scheduled and Non-scheduled Air Passenger Enplanements at Select Southeast Communities

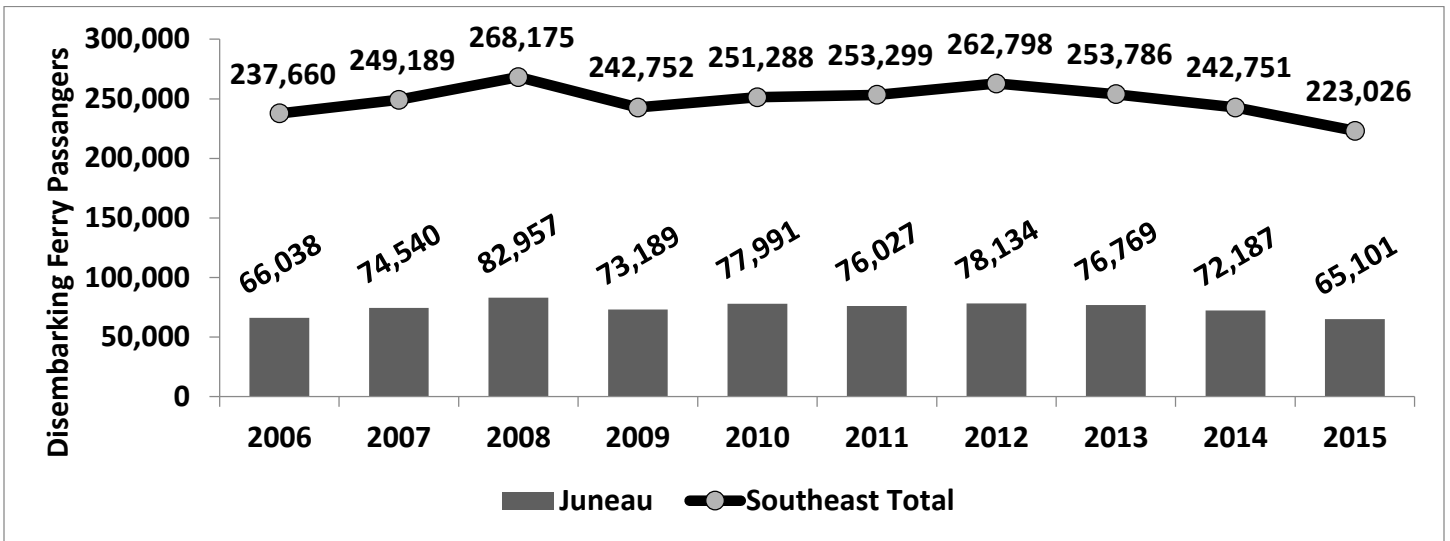
	2012	2013	2014	2015 (Preliminary)	Compound Annual Growth 2012 - 2015
Juneau	353,048	359,291	375,828	353,433	0.0%
Ketchikan	103,136	109,433	115,948	124,704	6.5%
Sitka	68,222	67,989	72,027	76,022	3.7%
Petersburg	18,800	20,046	19,065	20,477	2.9%
Wrangell	11,434	11,807	11,828	12,588	3.3%
Gustavus	9,509	10,176	9,484	10,893	4.6%
Yakutat	10,100	10,135	10,619	10,230	0.4%
Hoonah	9,564	10,468	9,849	10,050	1.7%
Haines	10,093	10,106	8,368	8,945	-3.9%
Skagway	7,532	8,050	7,296	8,236	3.0%
Metlakatla	3,927	4,243	4,057	2,880	-9.8%
Craig	3,246	3,387	2,869	2,573	-7.5%

Source: Federal Aviation Administration, Airports, Preliminary CY 2015 ACAIS. Note: Non-scheduled service includes air taxi/commercial and private activity.

Ferry Traffic

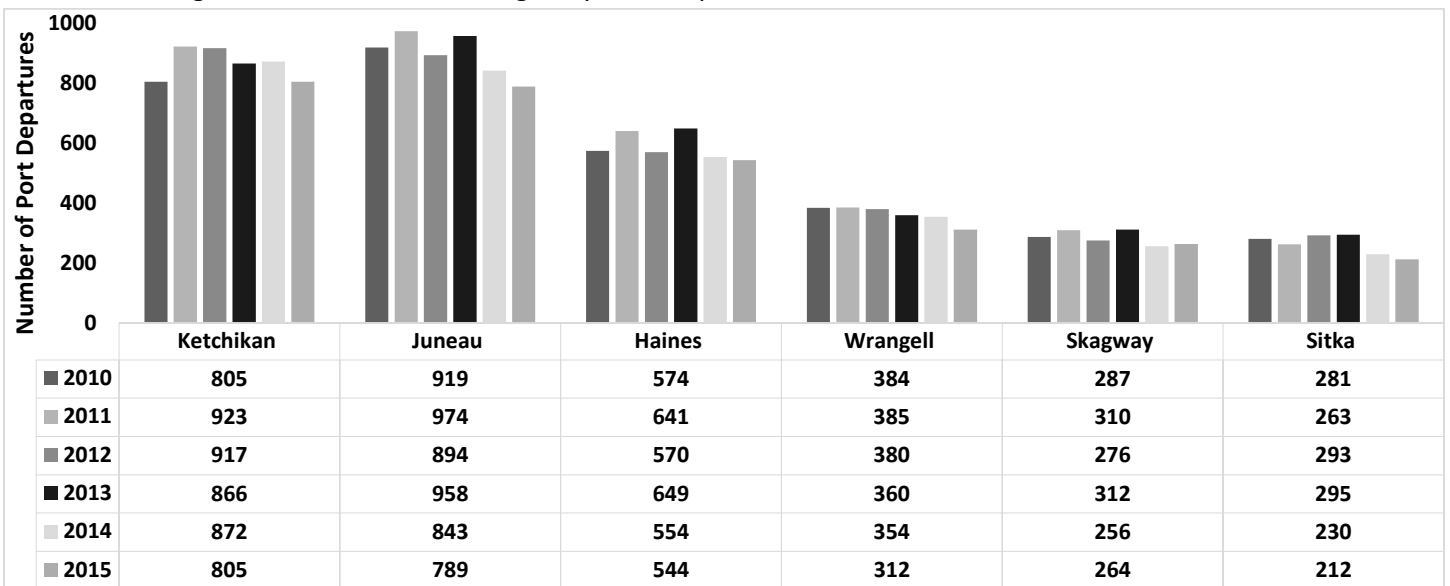
Ferry traffic volume reflects tourism travel as well as residential and regional personal travel. Service cutbacks continued to affect ferry traffic volume in 2015. The number of disembarking passengers in Juneau decreased by 15 percent from the previous year, dropping to a low not seen this past decade. Region-wide, the number of disembarking passengers decreased by over 8 percent. Port departures decreased at most communities, down 8 percent from last year.

Figure 56: Disembarking Ferry Passenger Traffic Juneau and Southeast, 2005-2015



Source: Alaska Department of Transportation, Alaska Marine Highway System, 2015 Annual Traffic Volume Report

Figure 57: Alaska Marine Highway Port Departures for Select Communities, 2013 – 2015

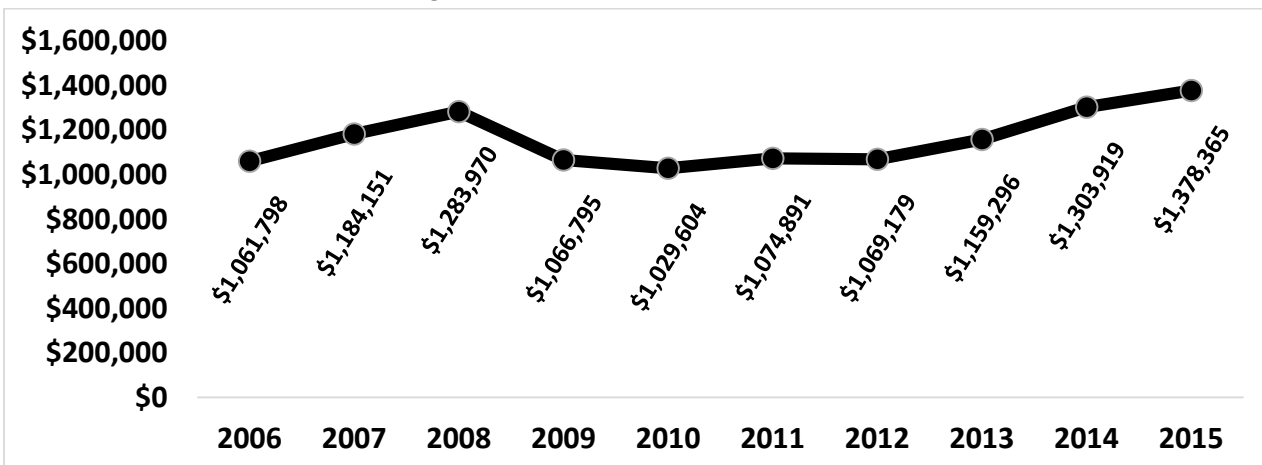


Source: Alaska Department of Transportation, Alaska Marine Highway System, 2015 Annual Traffic Volume Report

Visitor-related Tax Revenue

Juneau’s hotel tax can be used to indicate the health of the independent tourism and the business travel sectors. Hotel tax revenue continued to show strong gains in 2015 of almost 6 percent over 2014.

Figure 58: Juneau Hotel Tax Revenue, 2006 – 2015



Source: City and Bureau of Juneau Comprehensive Annual Financial Report, July 1, 2014- June 30, 2015, Statistical Section

Health Care Industry

Employment in the private health care and social service sector was down slightly for the fourth year in Juneau, and also down for a third year region-wide. However, earnings have continued to grow over this same period. As the regional population ages, there will be increased need for health and social services, creating increased employment in this sector.

Figure 59: Private Health Care and Social Services Employment and Payroll, 2010-2015

	Number of Firms		Average Employment		Total Earnings	
	Juneau	Southeast	Juneau	Southeast	Juneau	Southeast
2010	114	218	1,767	3,717	\$63,334,370	\$146,251,594
2011	115	227	1,797	3,854	\$64,980,771	\$152,807,120
2012	122	236	1,795	3,909	\$67,270,222	\$158,399,236
2013	121	248	1,739	3,839	\$68,097,281	\$158,927,374
2014	124	257	1,716	3,717	\$70,935,083	\$159,087,405
2015	123	259	1,692	3,662	\$71,932,471	\$161,310,761
% Change from 2013	-1%	1%	-1%	-1%	1%	1%

Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Natural Resources and Mining Industry

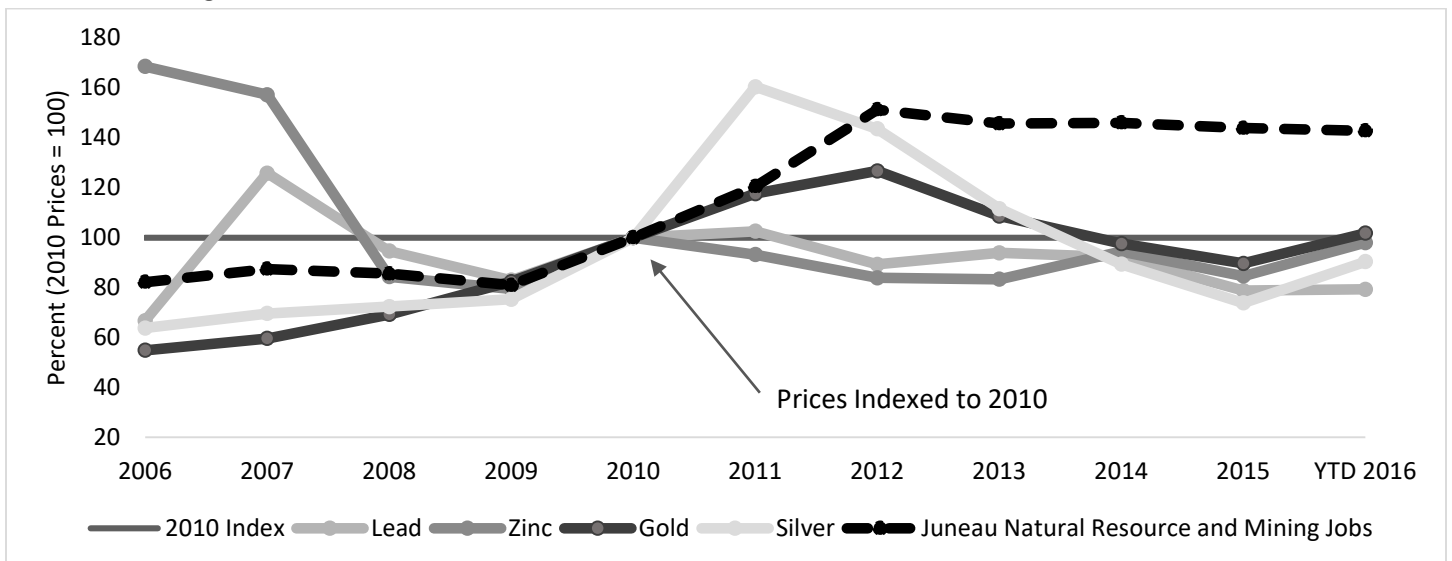
Juneau's strong job growth in the natural resources and mining sector (predominantly mining employment) ended in 2012. After a decrease in 2013, employment levels have held steady. The sector continued to increase its contribution to the regional economy with a total payroll increase of 2 percent in 2015. According to the World Bank commodities price 10-year forecast released in July 2016, gold and silver prices will slowly drift down from current levels while lead and zinc will slowly drift up. Mining employment is expected to hold at current levels for the foreseeable future.

Figure 60: Natural Resources and Mining Employment and Payroll, 2010-2015

	Number of Firms		Average Employment		Total Earnings	
	Juneau	Southeast	Juneau	Southeast	Juneau	Southeast
2010	8	69	556	932	\$50,659,951	\$69,601,643
2011	9	68	670	1,081	\$59,442,055	\$80,332,909
2012	10	67	841	1,202	\$79,556,099	\$98,628,258
2013	11	76	810	1,173	\$80,205,983	\$100,074,331
2014	12	77	812	1,184	\$80,470,161	\$100,498,958
2015	11	78	814	1,185	\$82,119,693	\$102,980,934
% Change from 2014	-8%	1%	0%	0%	2%	2%

Source: Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Figure 61: Prices of Metals Mined in Juneau, 2006 – 2016 YTD, Indexed to 2010 Dollars



Source: The World Bank, Alaska Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Seafood Industry

Southeast Alaska Resident Fishermen

Juneau had 785 residents participate in the Southeast Alaska fish harvest in 2015, representing just under 16 percent of total regional participants. The number of fishing permits issued and the number of fishermen who fished were slightly down from 2014, while the number of permit holders remained unchanged.

Figure 62: Southeast Alaska Resident Commercial Fishermen, 2015 Preliminary

Borough or Census Area	Fishing Permits Issued	Permit Holders	Fisherman who Fished	Fishing Crew Licenses	Total Southeast Participation
Sitka	1,055	566	446	657	1103
Petersburg	1,125	507	405	418	823
Juneau	636	396	272	513	785
Ketchikan Gateway	613	359	232	405	637
POW-Hyder	538	301	226	299	525
Wrangell	390	213	165	251	416
Hoonah-Angoon	273	183	117	75	192
Haines	164	105	85	92	177
Yakutat	239	155	127	78	205
Total Southeast 2015	5,033	2,785	2,075	2788	4,863
Total Southeast 2014	5,082	2,784	2,113	2725	4,838
Change 2014-2015	-1.0%	0.0%	-1.8%	2.3%	0.5%

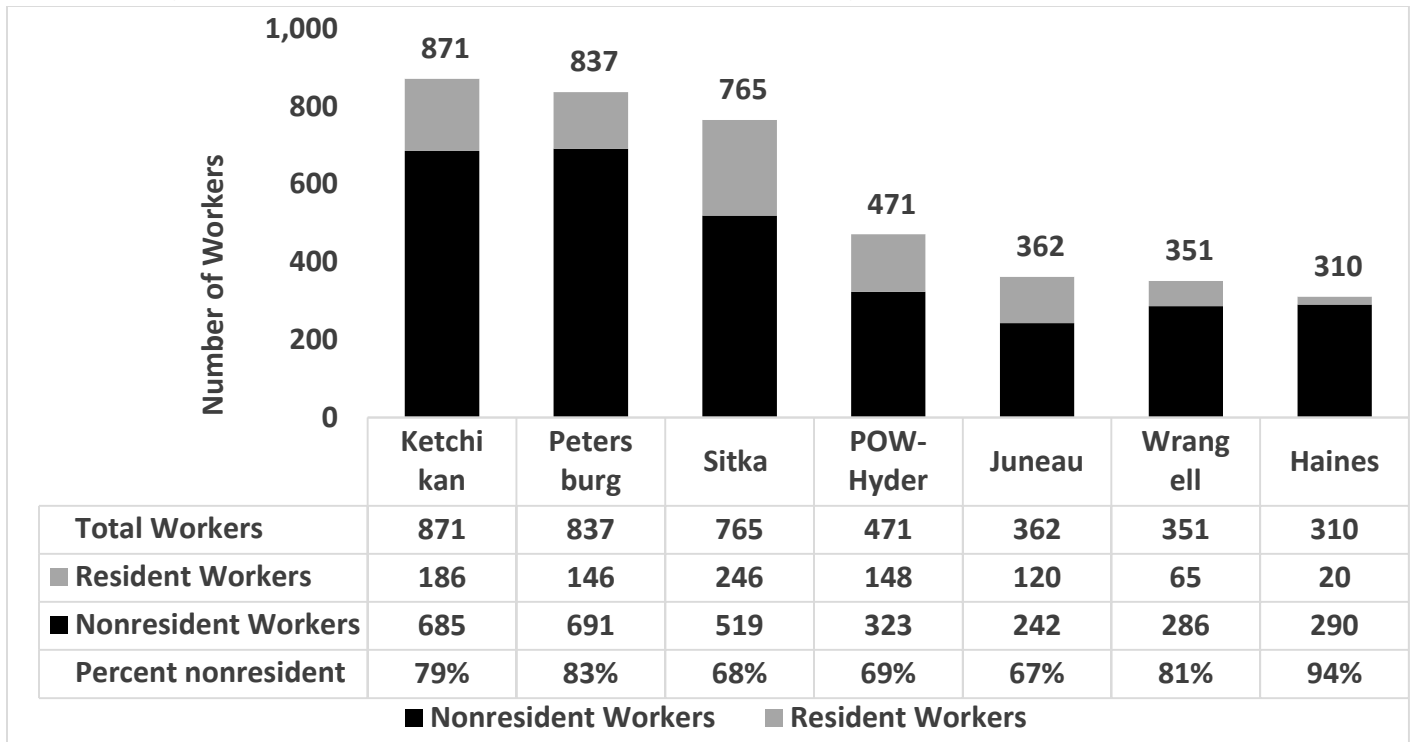
Source: Commercial Fisheries Entry Commission, "Permit and Fishing Activity by Year, State, Census Area or Alaskan City", 2015 Preliminary; Alaska Department of Fish & Game, 2015 Comm. Crew Licenses dataset.

Seafood Processing Employment in Southeast Alaska

Seafood processing, a primary component of Southeast Alaska's manufacturing segment, employed a total of 4,077 workers over the course of 2014, the latest year for which data is available, of whom 75 percent were non-Alaska residents. Ketchikan, Petersburg and Sitka are home to most of the seafood processing industry. While employment in seafood processing was down by 10 percent in 2014, most

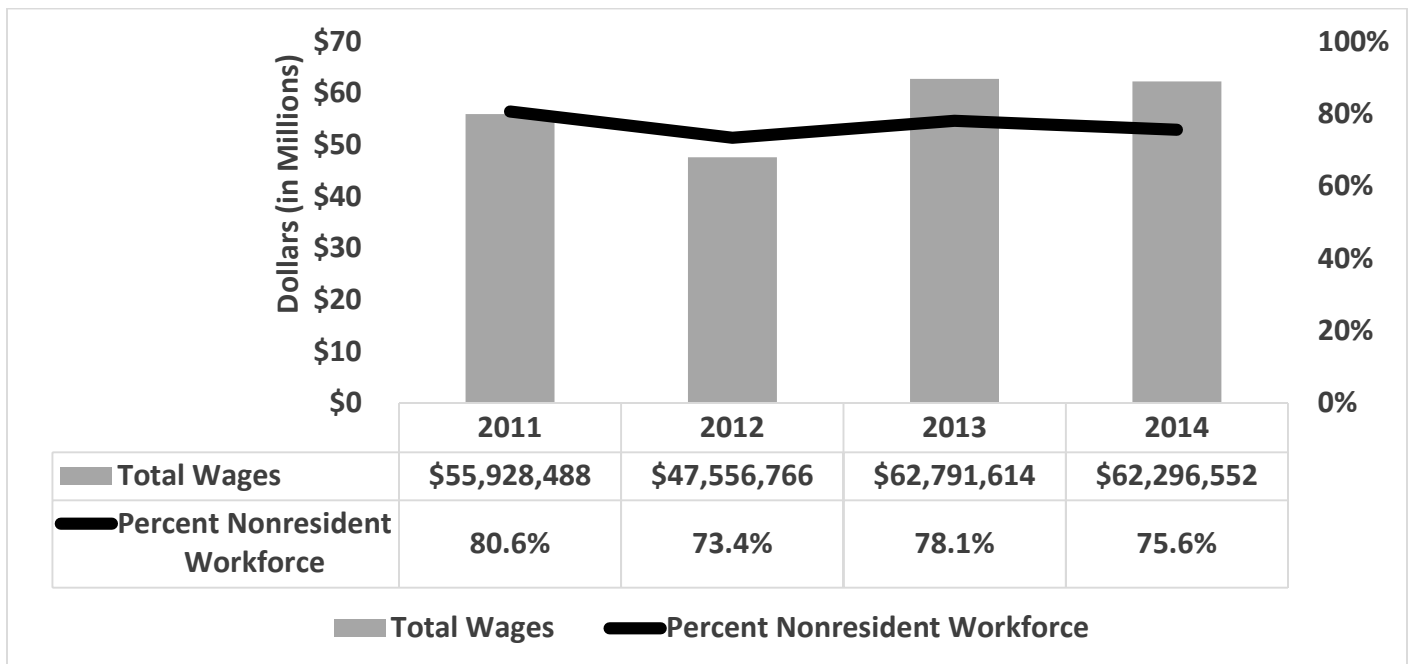
likely due to lower fish returns to the region, total industry wages decreased by less than 1 percent.

Figure 63: Resident and Nonresident Seafood Processing Workers, Select Communities 2014



Source: Alaska Department of Labor and Workforce Development, "Residency of Alaska Workers", 2014 Dataset, Table 12. Note: Worker count is the cumulative number of workers who worked over the course of a year, not the number of jobs.

Figure 64: Total Wages and Percent Nonresident Seafood Processing Workforce, Southeast Alaska 2014

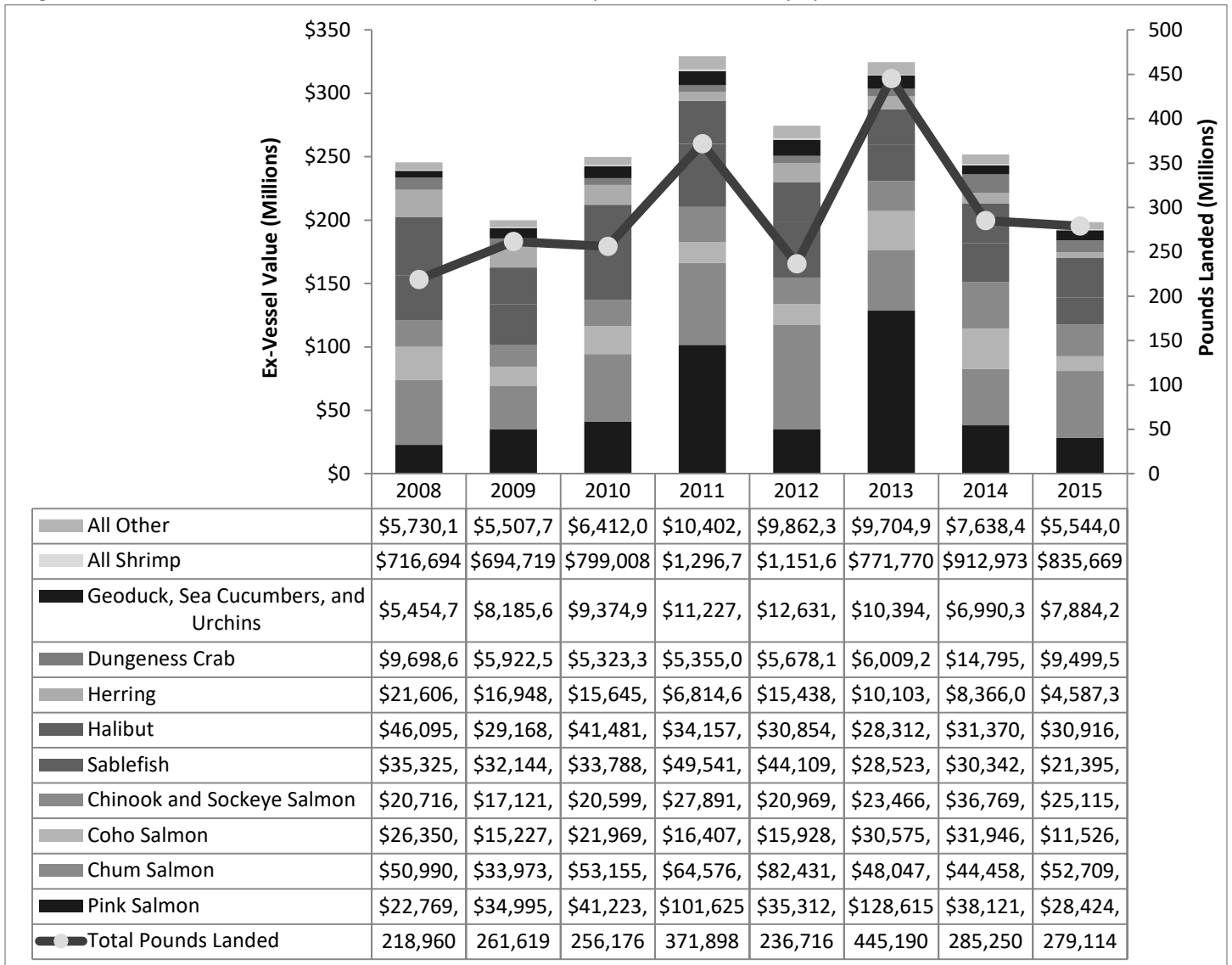


Source: Alaska Department of Labor and Workforce Development, "Residency of Alaska Workers", 2014 Dataset, Table 12. Note: Worker count is the cumulative number of workers who worked over the course of a year, not the number of jobs.

Commercial Harvest in Southeast Alaska

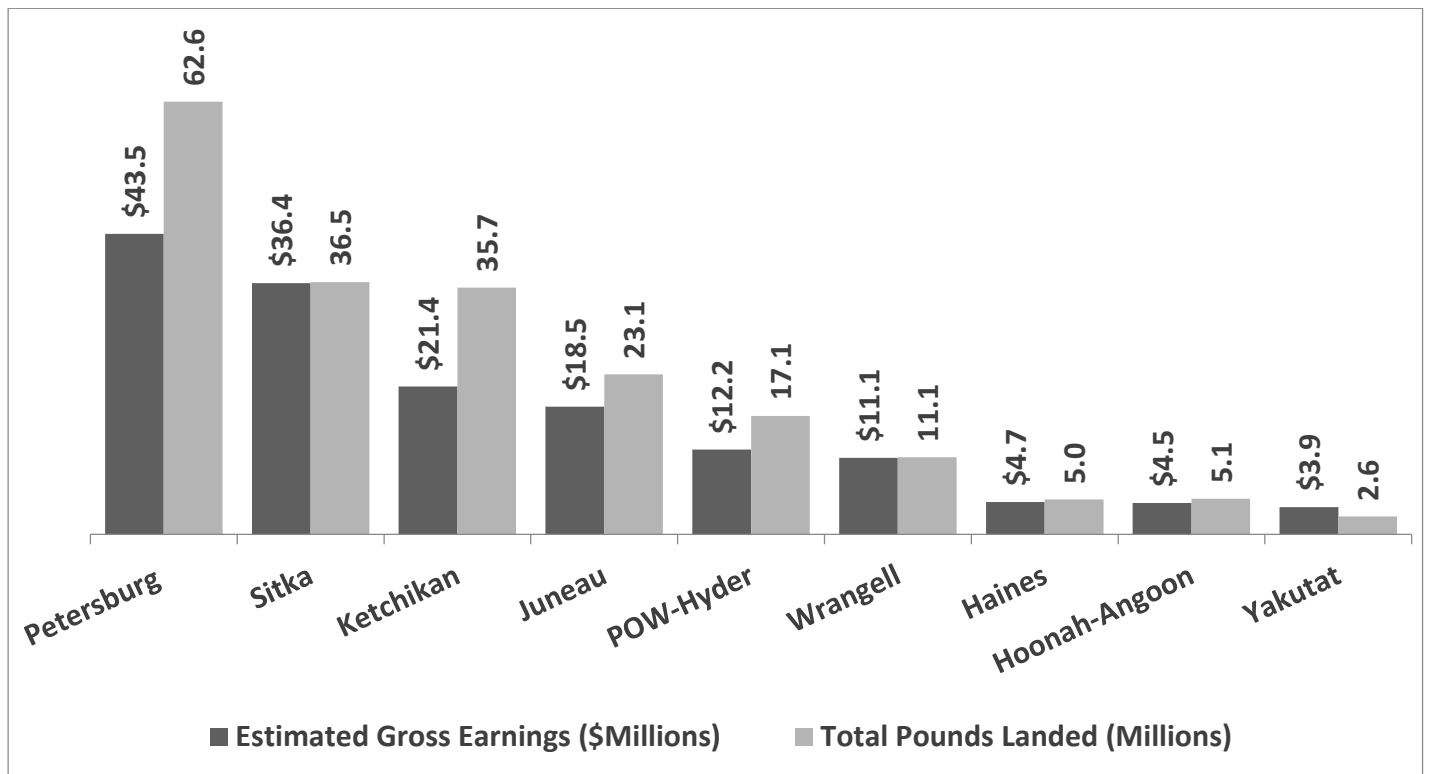
The 2015 Southeast Alaska commercial fisheries fish harvest of 279.1 million pounds landed was down from 2014 by just over 6 million pounds. However, the total ex-vessel value of \$198.4 million dollars fell below the prior year by \$53 million. All ex-vessel salmon values, with the exception of Chum, were below 2014 levels. Early results for the 2016 season are indicating continued poor returns.

Figure 65: Southeast Alaska Commercial Seafood Industry Ex-Vessel Value by Species and Pounds Landed, 2010 - 2015



Source: Alaska Department of Fish and Game personnel and "Commercial Operators Annual Report"

Figure 66: Estimated Gross Earnings (\$Millions) and Pounds Landed (Millions) by Southeast Alaska Residents for Select Communities, 2015



Source: Commercial Fisheries Entry Commission, "Permit and Fishing Activity by Year, State, Census Area or Alaskan City" 2015

While pounds landed by Southeast Alaska commercial fishers in 2015 was slightly below 2014 levels, the commercial harvest value decreased by almost 20 percent, according to preliminary results.

Figure 67: Commercial Fish Harvest by Southeast Alaska Residents: Gross Earnings (Value) and Pounds Landed (Volume) in Thousands, 2013-2015

Area of Residency	Value 2013	Value 2014	Value 2015 Preliminary	Volume 2013	Volume 2014	Volume 2015 Preliminary
Petersburg	\$70,790,495	\$56,560,068	\$43,481,615	99,424,452	66,545,202	62,610,351
Sitka	\$48,112,236	\$44,012,277	\$36,360,539	50,353,988	35,756,224	36,501,268
Ketchikan	\$24,592,890	\$21,575,688	\$21,376,842	35,641,779	33,956,561	35,718,121
Juneau	\$25,909,198	\$21,956,475	\$18,461,714	26,511,925	17,902,213	23,136,314
POW-Hyder	\$20,952,058	\$17,426,704	\$12,246,063	27,081,015	20,868,224	17,139,155
Wrangell	\$14,460,205	\$14,654,672	\$11,071,490	15,579,597	12,103,620	11,141,526
Haines	\$6,938,516	\$7,287,447	\$4,668,820	6,842,838	5,609,213	5,028,532
Hoonah-Angoon	\$8,449,414	\$6,468,287	\$4,519,121	7,636,856	3,773,269	5,115,429
Yakutat	\$5,448,699	\$4,286,404	\$3,909,046	3,464,376	2,923,456	2,581,067
Total Southeast	\$225,653,711	\$194,228,022	\$156,095,250	272,536,826	199,437,982	198,971,763

Source: Commercial Fisheries Entry Commission, "Permit and Fishing Activity by Year, State, Census Area or Alaskan City" 2015

State of Alaska Shared Fish Taxes

Fisheries business tax is collected primarily from licensed processors and persons who export fish from Alaska. Alaska statutes provide that a percentage of revenue collected be shared with municipalities in which the processing took place. For fiscal year 2015, Southeast communities received a total of \$3.9 million from these taxes, down from the prior year.

Figure 68: Select Southeast Communities Receiving Shared Fish Taxes, 2011-2015

Fisheries Business Tax	2011	2012	2013	2014	2015
Sitka	\$1,199,333	\$1,256,103	\$1,183,956	\$1,127,772	\$1,009,033
Petersburg	\$665,901	\$1,036,385	\$760,730	\$1,249,730	\$820,118
Wrangell	\$265,498	\$380,741	\$288,004	\$329,987	\$392,076
Juneau	\$430,561	\$422,230	\$384,415	\$395,010	\$364,624
Craig	\$158,364	\$258,534	\$282,111	\$314,704	\$342,739
Ketchikan Borough	\$539,797	\$666,360	\$709,134	\$783,700	\$238,773
Ketchikan City	\$424,942	\$472,507	\$454,435	\$743,083	\$237,876
Haines Borough	\$121,651	\$326,813	\$172,511	\$438,083	\$212,855
Yakutat Borough	\$390,043	\$254,820	\$202,334	\$250,998	\$191,216
Hoonah	\$108,022	\$113,615	\$103,975	\$110,249	\$76,574
Kake	\$12,005	\$5,824	\$16,198	\$24,241	\$14,901
Total Southeast	\$4,335,608	\$5,224,667	\$4,561,416	\$5,442,901	\$3,904,681

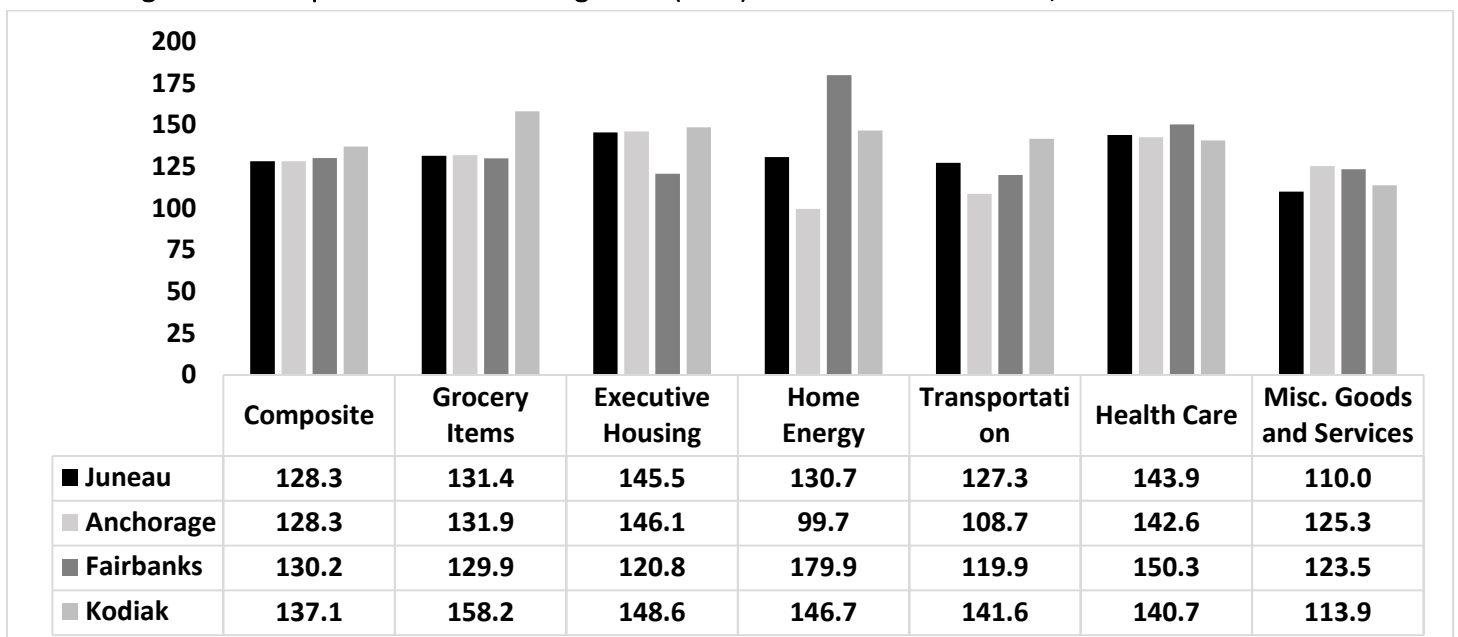
Source: Alaska Department of Revenue, Tax Division, FY2015 Shared Taxes and Fees Annual Report

Cost of Living

Cost of Living Index (COLI)

The Cost of Living Index (COLI) is a nationwide quarterly survey of living expenses in 260 U.S. cities. It establishes the average cost of living in the U.S. based on the cost of consumer goods, services, housing, utilities, health care and transportation for a moderately affluent professional or executive household. With the average cost for all communities set at 100, Juneau's composite score was 128.3 for the second quarter of 2016, or approximately 28 percent more expensive than the national average. This is a slight improvement from the same period in 2015 when Juneau's composite was 130.4. Alaska's capital city continues to have a cost of living on par with Anchorage and less expensive than Fairbanks and Kodiak.

Figure 69: Comparative Cost of Living Index (COLI) for Select Communities, Second Quarter 2016



Source: Council for Community and Economic Research (C2ER), Cost of Living Index, Second Quarter 2016; Note: National average for 260 urban areas = 100.

Military Cost of Living Index

The Department of Defense gives a Cost of Living Allowance (COLA) to compensate active duty military personnel who are assigned to overseas duty stations (including Alaska and Hawaii) with above average prices for goods and services. COLA is determined by survey of the cost of approximately 120 goods and services in a community compared to the same goods and services in the continental U.S. According to the August 2016 COLA allowance, Juneau was 40 percent more expensive for goods and services compared to the continental U.S.

Figure 70: US Military Overseas COLA Adjustment for Select Alaska Communities, August 2014, 2015, 2016

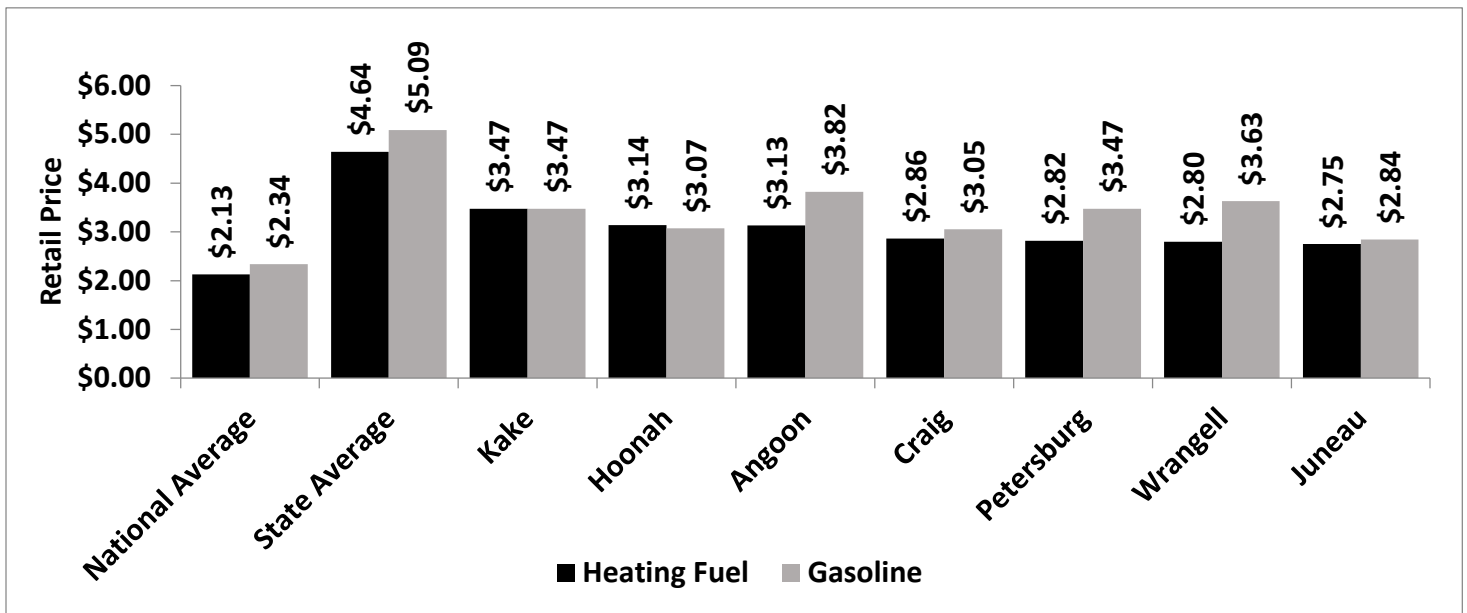
Community	2014 Percent	2015 Percent	2016 Percent	Community	2014 Percent	2015 Percent	2016 Percent
Anchorage	130%	124%	128%	Juneau	134%	132%	140%
Fairbanks	134%	120%	128%	Petersburg	146%	140%	142%
Ketchikan	142%	136%	136%	Sitka	142%	142%	148%

Source: U.S. Department of Defense, Overseas COLA Calculator

Fuel Oil and Gasoline Costs

The Alaska Department of Commerce, Community and Economic Development collects retail heating fuel and gasoline prices from 100 select communities across Alaska semiannually. In July 2016, the state-wide average heating fuel price for all surveyed communities (excluding the Northern Region) was \$4.64; whereas, the U.S. national average was \$2.13 (March 2016). The average state-wide survey price of gasoline was \$5.09 per gallon, as compared to the national average gasoline price of \$2.34. For Juneau, the heating fuel price fell 20 percent and the gasoline price fell 21 percent between July 2015 and July 2016.

Figure 71: Heating Fuel and Gasoline Prices of Select Southeast Cities, July 2016

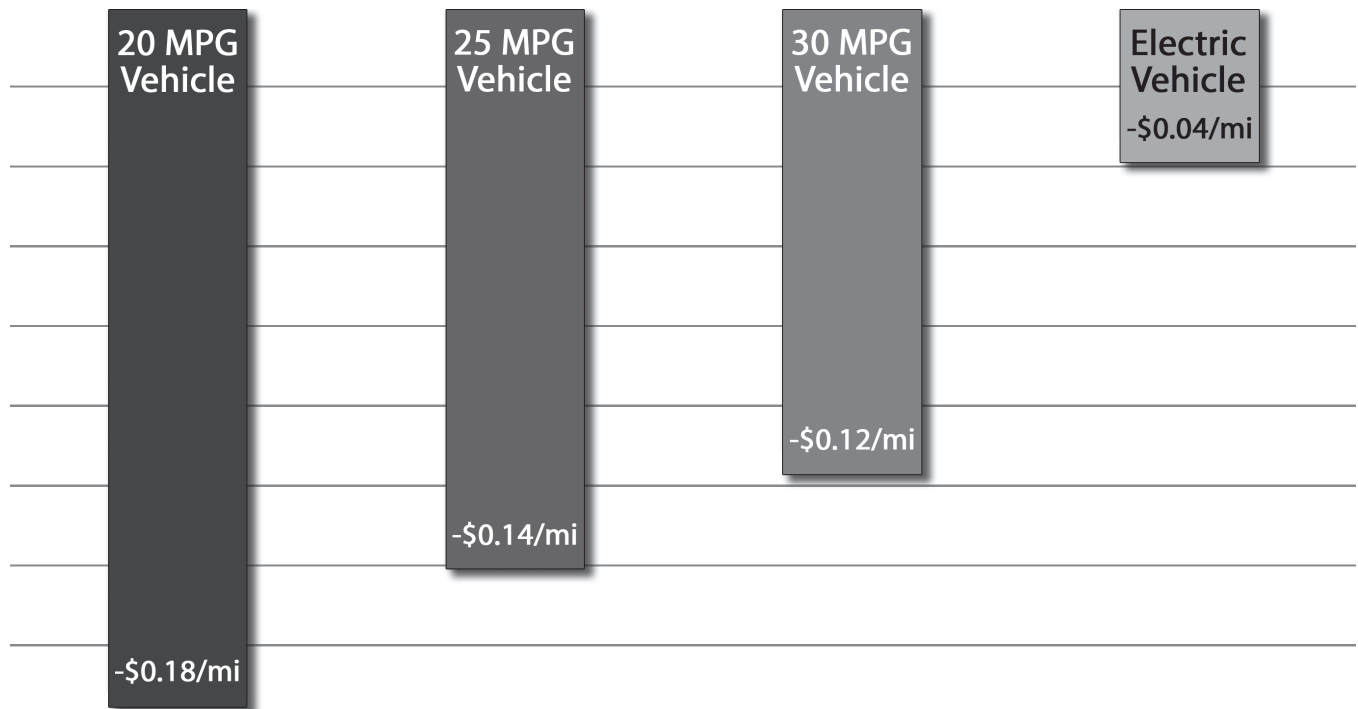


Source: Alaska Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs, Alaska Fuel Price Report - January 2015 Update.

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