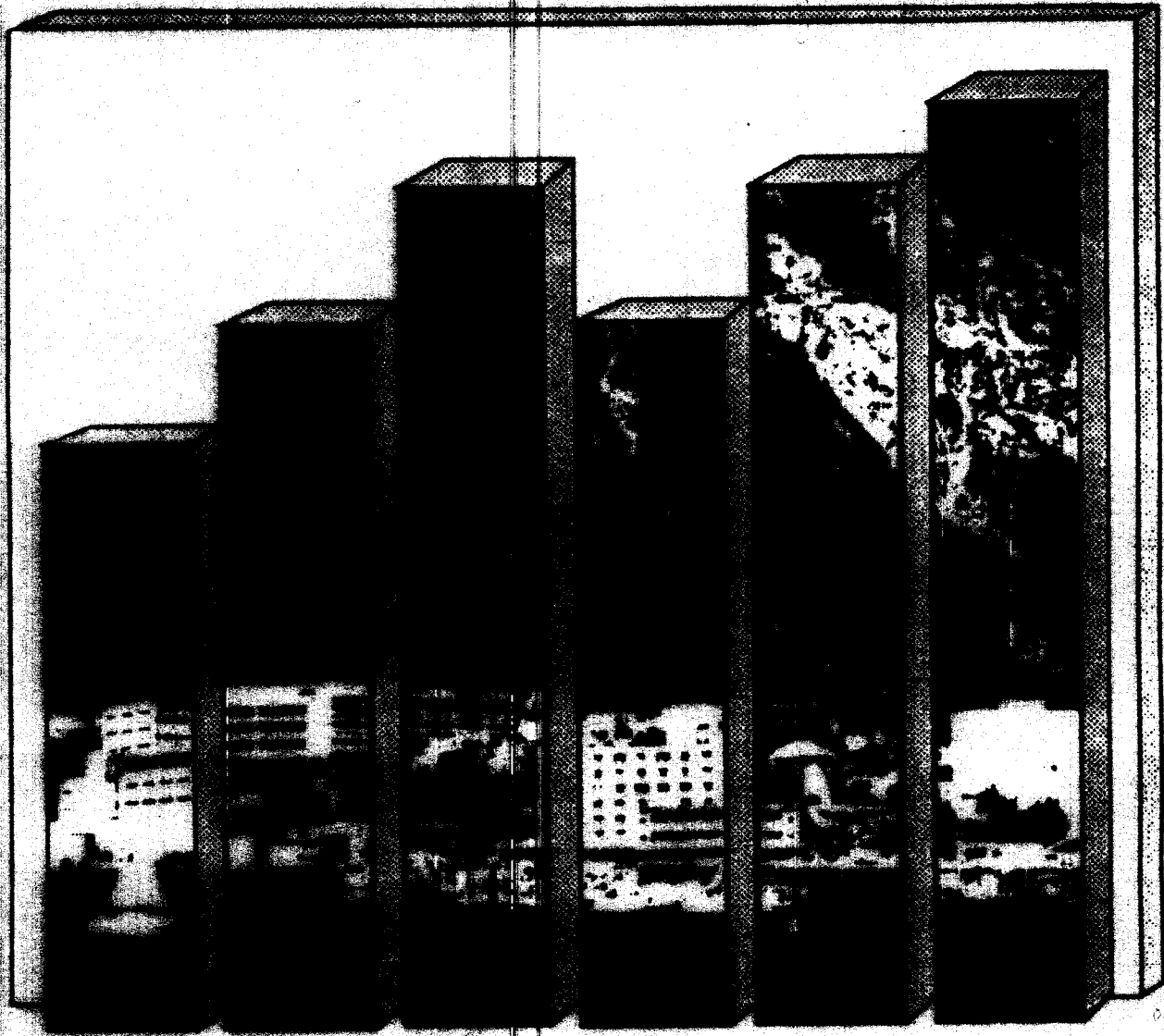


# JUNEAU TRENDS



**A Review of Current Economic and Social Trends  
Including Juneau's  
Business and Household  
Economic Benchmark Surveys**

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**December 1993**

**Prepared For:**

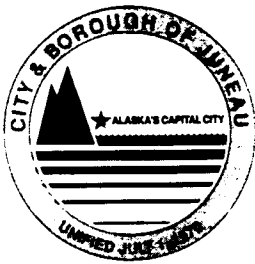
**City and Borough of Juneau**

**\$35.00**

**Prepared by:**



**Juneau • Ketchikan**



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## **PREFACE**

The City and Borough of Juneau (CBJ), Community Development Department and the Juneau Economic Development Council (JEDC) are pleased to present a new combined publication, the *Juneau Trends/Economic Benchmark Report*. The new report is the first such publication since 1990.

The *Trends* portion of the report will prove to be a constant source of information for local and state government as well as for both public and private organizations. Its emphasis on hard economic data regarding salaries, industry rankings and other economic indicators will make it valuable to many different users.

The *Benchmark* portion of the report provides up-to-date information on the status of the Juneau economy. It also provides information on the perceptions of Juneau households and businesses; information not found in other reports.

The JEDC and the CBJ Community Development Department hope the publication of this report can be continued on an annual basis.

*Juneau, Alaska*  
*January, 1994*

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**JUNEAU ECONOMIC DEVELOPMENT COUNCIL**

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# **Juneau Trends**

**A Review of Current Economic and Social Trends**

## **Business and Household Economic Benchmark Surveys**

**Prepared For:**

**City and Borough of Juneau**

**Department of Community Development**

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**December, 1993**

# **Juneau Trends/ Economic Benchmark Report**

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# Summary

# Executive Summary

## Economic Indicators

After several years of significant economic expansion Juneau's economy has leveled off, and in fact, has experienced some decline. Employment increased in the retail trade, services and construction sectors, however it was more than offset by decreases in government employment and the closure of the Greens Creek Mine.

### *Employment*

Alaska Department of Labor (ADOL) data for the second quarter of 1993 (the latest available data) records the first employment decline in Juneau since the second quarter of 1988. Employment decreased by 0.2%, from 14,653 jobs in the second quarter of 1992 to 14,629 in the second quarter of 1993. However, this does not include the 200-plus jobs lost with the Greens Creek Mine closure, which is not recorded by ADOL as Juneau employment. Including the closure of the mine, employment dropped by about 1.5%, from 14,853 jobs in the second quarter of 1992, to 14,629 for the same period in 1993, a net loss of 224 jobs.

- The government sector showed the largest decrease in employment. Federal employment declined by 14%, a loss of about 157 jobs and state government declined by 4.4%, a decrease of 206 jobs. Only municipal government employment increased, adding nine jobs to the local economy.
- Excluding Greens Creek Mine, overall private sector employment in Juneau grew by 4.5%. There were 92 new construction jobs reported in this period, increasing employment in this sector by 15.2%. Retail trade added 155 new jobs, for a 7% increase. Finance, Insurance and Real Estate (FIRE) and Services also recorded slight increases in employment.
- Unemployment in Juneau actually declined by 2.2% between October 1992 and 1993 despite the overall net loss in jobs. This could be attributed to the fact that many unemployed workers have decided to leave Juneau in search of employment elsewhere.

### *Business Sales*

- Business sales in 1992 were the highest ever recorded in terms of nominal dollars. There were \$764 million in sales last year. When adjusted for inflation, however, 1992 business sales were about 2% to 3% lower than 1992.
- All but two categories of business sales posted nominal gains. For those with losses over the previous year, transportation and freight had the largest decline of 27.9% followed by automotive at 4.4%. The 1993 business sales figures are not yet available.

## *Housing*

- Single and multifamily housing starts were down in the first three quarters of 1993 by 6.7%. This is the first decline in housing construction activity since 1988.
- The shortage of Juneau housing continued to push the average unit sale value of homes upward. The average unit sale price for single family homes increased by about 6%, from \$121,100 in 1991 to \$127,800 in 1992.
- Condominium prices increased by 9.8% from \$74,400 to \$81,700 and the average unit sale for zero lot line homes increased by 4.7%, from \$96,400 to about \$101,000. Housing price data is not available for 1993.

## *Transportation*

- Passenger traffic on both the Alaska Marine Highway System and air carriers decreased between the third quarters of 1992 and 1993. Marine Highway passenger debarkation in Juneau declined by 5.4%. Enplaning (outgoing) air passenger traffic declined by 6.3%.
- Cruise ship traffic increased by 12.5% from 270,548 passengers in 1992 to a record 304,293 passengers in 1993.

## *Population Indicators*

- There were decreases in Juneau's public school and University of Alaska Southeast enrollment between 1992 and 1993. Public school enrollment was down by 0.4% from Fall 1992, a decrease of 24 students (probably due to closure of the Greens Creek Mine).
- While University of Alaska Southeast enrollment for the fall of 1992 remained steady from the previous year, Spring 1993 enrollment decreased by 8% from 1992.

## *Outlook*

In summary, Juneau was in an unusual position in 1993. Basic industry declined, yet the support sector continued to grow rather significantly. Further support sector growth is expected in 1994, again during a period of basic industry decline (should budget constraints force state employment cuts). This dichotomy between Juneau's basic and support sectors cannot continue indefinitely.

Overall, there continues to be uncertainty in Juneau's economic future. Declining North Slope oil production coupled with the recent sharp decline in oil prices could significantly impact employment in Juneau. As in the past, the financial health of the state has a double impact on Juneau – it affects the community's leading source of employment, and like all communities in Alaska, it affects the amount of financial support received by the City and Borough from the state.

On the bright side, Juneau's support sector employment is expected to expand at least temporarily with the opening of Carr's and K-Mart stores in 1994. These stores will add an additional 200 to 300 jobs to the local retail sector. (It's too early to tell if all of Juneau's retail outlets will survive the sudden increase in competition.) In addition, Juneau can expect another record year for cruise ship passengers, increasing by an estimated 20%. Finally, development of the AJ Mine is closer than ever, with the potential of adding 450 mining jobs to the local economy.

In summary, most indicators point towards a flat basic economy in the near term with some possibility of further employment losses though with continuing support sector growth. But, as usual, development of the mining industry and the condition of state government will largely determine Juneau's future.

## Household Survey Results

Despite the somewhat pessimistic news about Juneau's economy (closure of Greens Creek Mine, capital move threats, and declining oil prices), Juneau households are generally optimistic. Results of the survey of 260 local households include:

### *Standard of Living*

- One-third of Juneau's households feel they are better off now than they were a year ago. Thirty-two percent of Juneau households say that their standard of living has improved since 1992. Only 11% believe that their standard of living has deteriorated. All others have not experienced a change in standard of living.
- The closure of Greens Creek Mine has had some negative impact on about one-quarter (28%) of Juneau's households, according to survey results.
- Four in ten Juneau households expect to be better off next year compared to this year. Only 5% expect their standard of living to decline over the next year.

### *Economic Outlook*

- Over a third (35%) of Juneau's households expect the local economy to increase moderately or rapidly over the next year. Only 12% expect a moderate or severe economic decline.
- For over half of Juneau households (55%), the re-opening of the AJ Mine is the most important possible future development for Juneau's economy. Another 26% of local households consider the AJ project as "somewhat important".



- Over half (57%) of local households expect future mining development to have a net positive effect on them. Ten percent expect a net negative effect from mine development on their household.

### *Housing*

- Two-thirds of Juneau households are owners; one third are renters. Among both groups combined, the average monthly rental or mortgage payment is \$860. Owners pay an average of \$965 a month, while renters are paying about \$700 a month. The typical owner of a single family home is paying \$1,036 a month.

### *Capital Move Issues*

- Most Juneauites think it is very unlikely that the Legislature will move from Juneau. Only 8% think it is likely or very likely.
- However, two-thirds (63%) of Juneau's households think that if the legislature does move the capital will move also.
- Most households (60%) think that the City and Borough of Juneau should spend resources to keep the legislature and preserve Juneau as the Capital City.
- The best way to improve Juneau as a capital city is to build more housing in general, and more affordable housing in particular, according to Juneau households. A significant percentage of households also mentioned road access to Juneau. Only 5% mentioned a new capitol building.

### *Local Spending*

- While Juneau households buy almost all (98%) of their groceries locally, a significant amount of leakage is occurring through other segments of the local retail sector. About half of the boats owned locally are purchased out of town, as are almost 30% of the automobiles. One-quarter of household spending on clothing is through outside retailers. About 20% of the spending on sporting goods and recreational equipment is non-local.
- One-third of Juneau's households expect to be spending proportionately more locally next year than they did in 1993. Only 8% expect to be spending less in Juneau.

# Bellwether Business Survey Results

A survey of 42 "bellwether" businesses (representing a cross-section of Juneau's economy) suggests that business in most sectors has improved since last year though the economic expansion recorded for the years 1989 through 1992 has clearly slowed. Specific survey findings include:

- Over half (55%) of the businesses interviewed stated that their business sales or activity were higher than last year. Declines in business activity were reported most often by retail businesses. These businesses felt they were affected primarily by increased competition rather than a shrinking market.
- Fewer than half (45%) of the business people surveyed felt sales or activity in their particular sector was up. In the 1993 survey, nearly twice as many businesses as in 1990 (the date of the last bellwether business survey) perceived sales and activity for their competition was down.
- Closure of the Greens Creek Mine has had some negative impact on nearly two-thirds (60%) of the businesses surveyed. Transportation related businesses appeared most affected.
- Employment trends indicate stability in most sectors, with a strong majority of businesses reported no change in their numbers of employees between 1992 and 1993. Only 17% reported increased employment, while 12% reported decreased employment.
- The employment data developed in the 1993 survey is in marked contrast to previous survey data. In 1990 (when the local economy was rapidly growing), just over half of the businesses surveyed reported increasing employment.
- Wage rates and total payroll increased for most businesses in 1993 compared to 1992. But again, the rate of growth is slower than reported in previous surveys.
- In terms of planned capital improvements, survey results reflect a degree of caution not seen since the recession. Currently, just over 40% of the businesses surveyed said that they were planning capital improvements. In 1989, by comparison, almost three quarters had capital improvement plans.

# **Juneau Household Economic Benchmark Survey**

# Juneau Household Economic Benchmark Survey

## Introduction

Between 1987 and 1990, the Juneau Economic Development Council (JEDC) sponsored an annual survey of Juneau households to measure public perception of local economic conditions. This series of surveys recorded the effect on Juneau households of recession, recovery and then expansion of the local economy. The Benchmark Survey was discontinued after the 1990 survey because of budget constraints.

Since 1990, Juneau has experienced significant economic growth. By 1992 the local economy included more jobs and payroll than at any time in Juneau's history. However, in the spring of 1993, Juneau's largest private sector, basic industry employer, the Greens Creek Mine, ceased operations and laid off over 200 workers. This event, coupled with declining state revenue and renewed threats to Juneau's position as Alaska's capital city are generating some uncertainty concerning the condition of the local economy and Juneau's future outlook. In response to this uncertainty, the City and Borough of Juneau and the Juneau Economic Development Council (JEDC) have revived the Juneau Household Economic Benchmark Survey series.

## Methodology

The McDowell Group conducted telephone surveys with 260 randomly selected households during November 1993. At that sample size, survey results are representative of Juneau's entire population within a maximum margin of error of  $\pm 6\%$  at the 95% confidence level. A random digit dialing system was used to ensure random selection from among all households with telephones, including unlisted numbers.

# Perceptions of Changes in Standard of Living

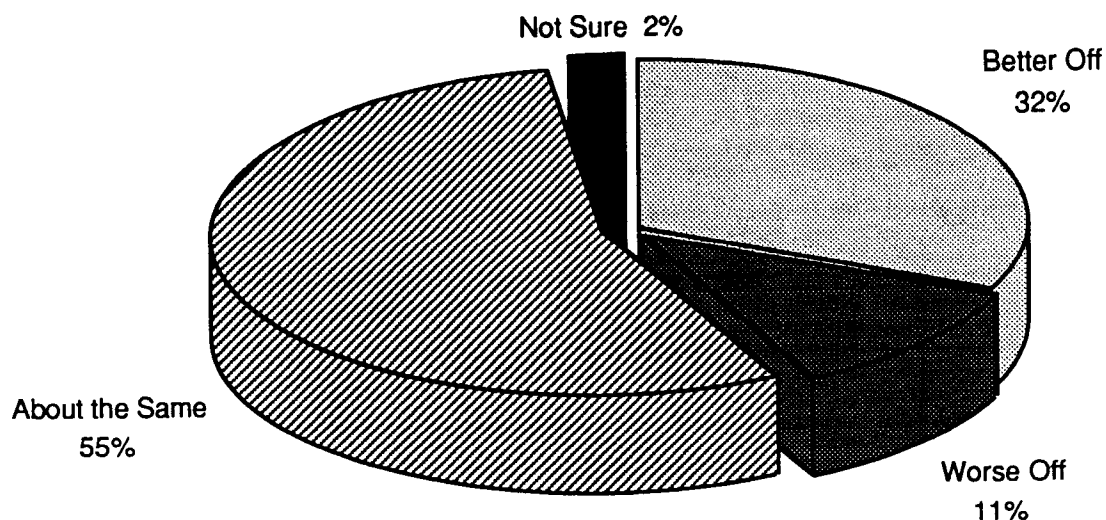
## Standard of Living Compared to One Year Ago

Slightly more than half (55%) of all Juneau residents believe that their standard of living is about the same as last year. One third (32%) view their standard of living as better while one tenth (11%) believe it to be worse than last year. Incidentally, these percentages match almost exactly the results of household surveys conducted in 1989 and 1990. (See previous Benchmark reports for detailed comparisons.)

Residents differ in their perceptions depending upon how long they have been living in Juneau. Long-term residents are more inclined to see stability in their standard of living while short-term residents are more inclined to see improvement. Almost two thirds (60%) of the residents living in Juneau for more than twenty years rate their standard of living as the same, while less than half (49%) of residents living in Juneau less than six years share this perception. In contrast, 38% of short-term residents state they are better off while only 26% of the long-term residents see improvement in their standard of living over last year.

Generally, income does not appear to be a factor in residents' perceptions, although lower income residents are slightly more likely to say they are worse off (12%) than higher income residents (8%).

*Compared to a year ago is your household better off, worse off or about the same?*



Benchmark V Household Survey 1993  
McDowell Group

## Projected Standard of Living One Year from Now

Juneau residents are generally optimistic about their standard of living one year from now, with 86% expecting to either be better off or remain the same. Only 5% expect to be worse off next year.

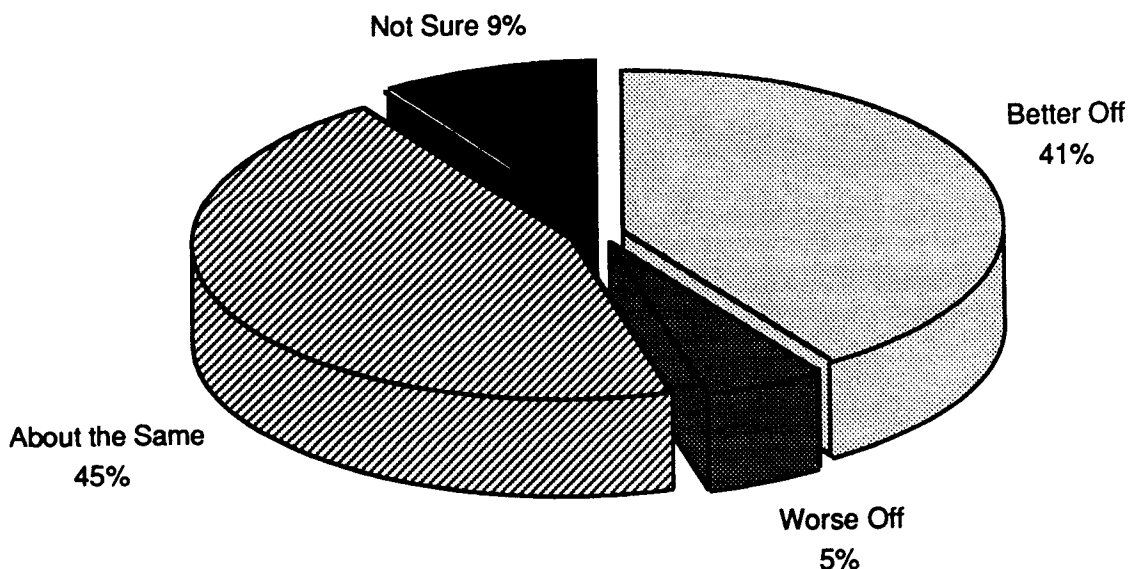
Again, long-term residents tend to see more stability while short-term residents project greater improvement in their standard of living. More than half (56%) of the short-term residents expect to be better off while only 29% of the long-term residents are as optimistic.

Interestingly enough, long-term residents are more reluctant to predict their standard of living. Nearly one fifth (17%) state that they do not know how their standard of living will be one year from now, while only 5% of the short-term residents decline to make a prediction. This most likely indicates a greater conservatism among long-term residents, who would conceivably be in a better position to judge Juneau's economy, based on their greater experience base.

Residents also vary in their projections depending upon their income. Middle-income residents (with household incomes of \$60,000 - \$80,000 per year) are most optimistic, with 54% predicting they will be better off, compared to 38% for both lower and higher income residents. One-fifth (17%) of the upper income residents refuse to make a prediction, compared to only 5% of the lower income residents.

In addition, more renters than homeowners expect to be better off (47% vs. 38%).

*A year from now do you expect your household to be:*



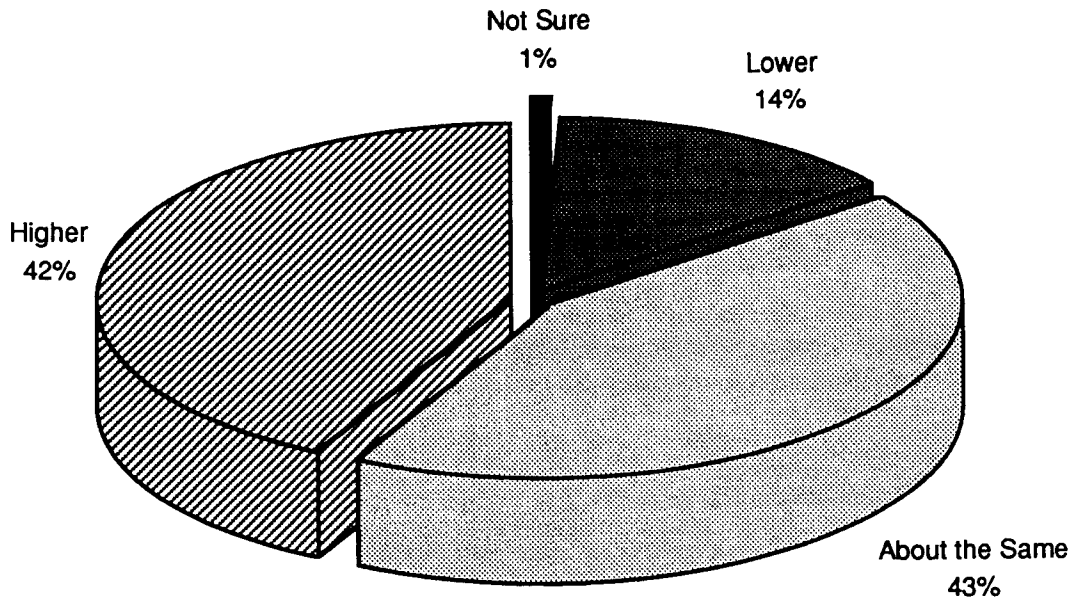
Benchmark V Household Survey 1993  
McDowell Group

# Household Income

## Household Income Compared to One Year Ago

Most Juneauites (85%) rate their household income as either higher than or the same as the previous year. About one in seven (14%), however, state their household income is lower. Juneau's average annual household income is approximately \$62,000, according to survey results.

*Compared to a year ago, is your present household income higher, lower or about the same?*



Benchmark V Household Survey 1993  
McDowell Group

Once again, long-term residents perceive stability in their household income. Nearly half (48%) rate their household income as the same, while nearly half (49%) of newer residents rate their income as higher. Compared to newer and older residents, those residents living in Juneau between six and twenty years see greater decline in their household income. One fifth (20%) rate their income as lower than last year.

More residents earning over \$60,000 per year state that their household income has increased (51%) compared to those earning under \$60,000 per year (35%).

In households where the highest paying job is a federal government position, 59% believe that their household income has increased over last year. This is considerably higher than households with either state or private sector employees as the primary wage earners.

## Projected Household Income One Year from Now

By far the majority of Juneau residents (90%) predict that their household income will either remain the same or increase next year. Only 8% believe it will decrease.

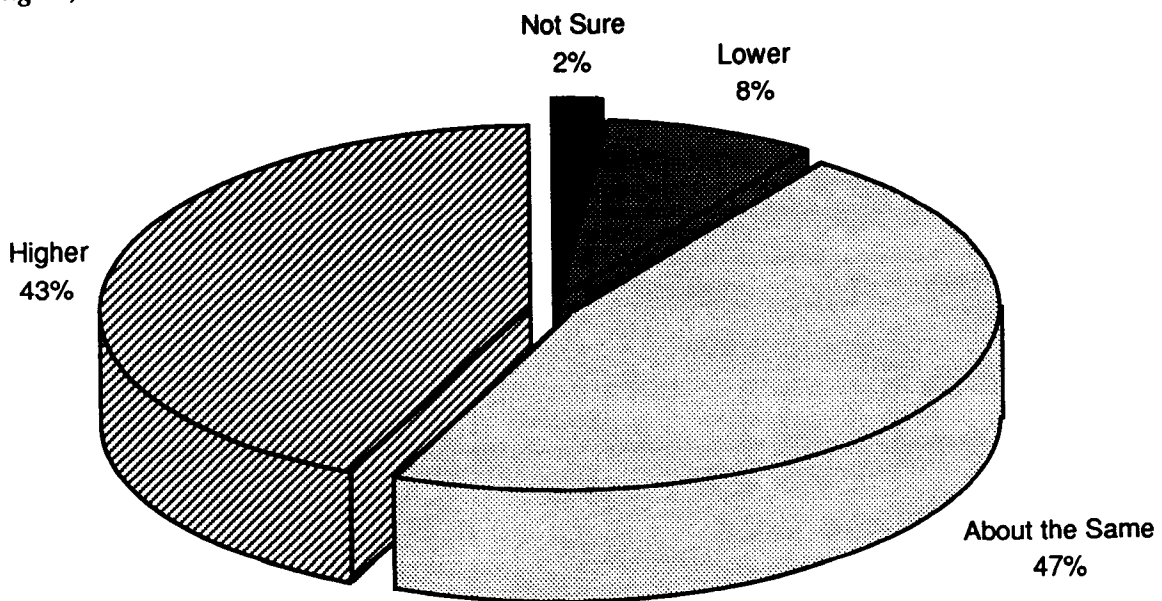
Consistent with the previous results, long-term Juneauites predict stability while short-term residents predict improvement. Nearly half of those residing in Juneau over 20 years (47%) see their household incomes remaining the same while over half (53%) of those living in Juneau less than six years believe their household incomes will increase.

Homeowners also tend to project stability while renters are inclined to predict improvement. Half the homeowners (51%) believe their income will stay the same while half the renters (54%) believe their income will increase next year.

Households with federal employees as the primary wage earner are somewhat less optimistic than other households. Only one quarter (24%) project increases in their household income, while 41% of state government households and 47% of private sector households project increases. Federal government households are more inclined to predict stability.

A high percentage (14%) of those earning more than \$80,000 per year believe their household income will decrease. Only 5% of those earning under \$60,000 share the same perception.

*Compared to the present, do you expect next year's household income to be higher, lower or about the same?*





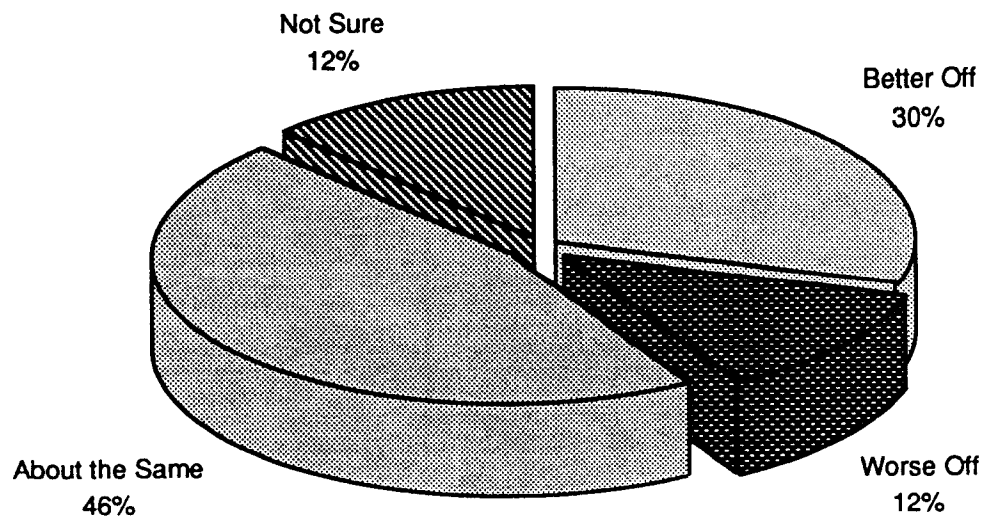
# Perceptions of the Juneau Economy

## The Juneau Economy Compared to One Year Ago

Nearly half (46%) of Juneau residents think that Juneau businesses are doing about the same financially as they did last year. One third (30%) believe that they are doing better, and one tenth (12%) believe that they are faring worse.

Consistent with the previous findings, long-term Juneau residents tend to see more stability (57%) than recent residents (38%). Households where the highest paid wage earner is a federal government employee are much more inclined to say that businesses are doing better (45%) than households with a state employee (28%) or private sector employee (32%) as the highest wage earner. Household income does not appear to be a factor in Juneau residents' perceptions.

*Overall, compared to this time last year, do you think businesses in Juneau are doing better, worse or about the same?*



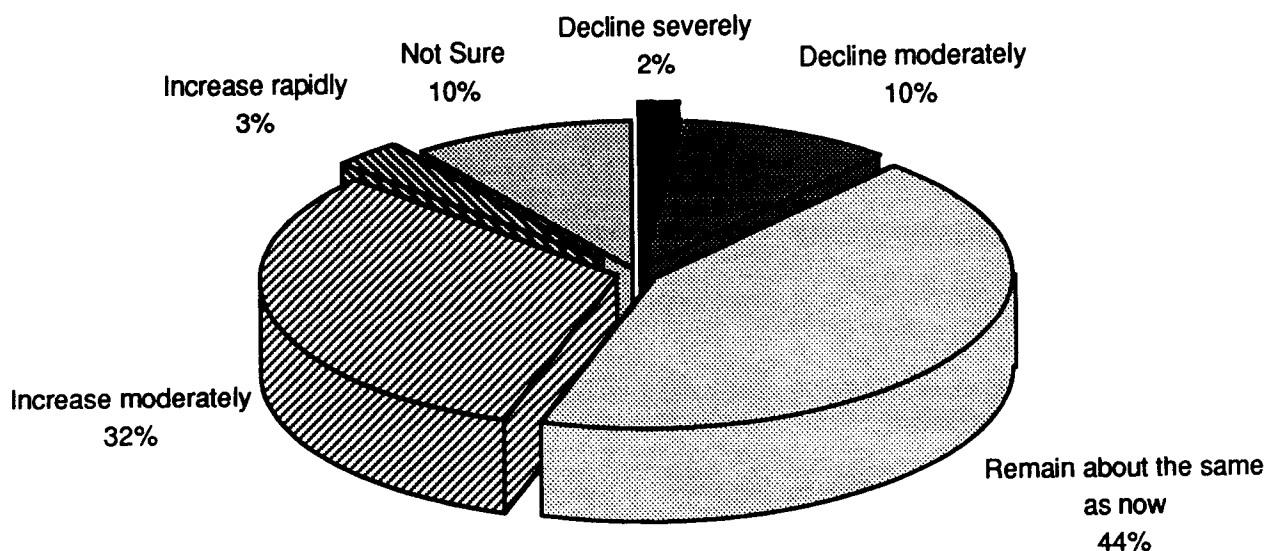
Benchmark V Household Survey 1993  
McDowell Group

## Projecting the Juneau Economy One Year from Now

Juneau residents generally predict stability for Juneau's economy one year from now. Nearly half (44%) expect it to remain about the same, while 35% expect it to increase either moderately or rapidly. One tenth (12%) anticipate it will either decline moderately or severely.

Long-term residents again see more stability for Juneau's economy (45%) than recent residents (36%). Recent residents tend to predict greater improvement. Homeowners also are inclined to see more stability (49%) than renters (36%) who are more apt to predict improvement. Again, household income does not appear to be a factor in residents' predictions for the Juneau economy.

*Do you expect Juneau's overall economy to . . .*



Benchmark V Household Survey 1993  
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# Household Spending Patterns

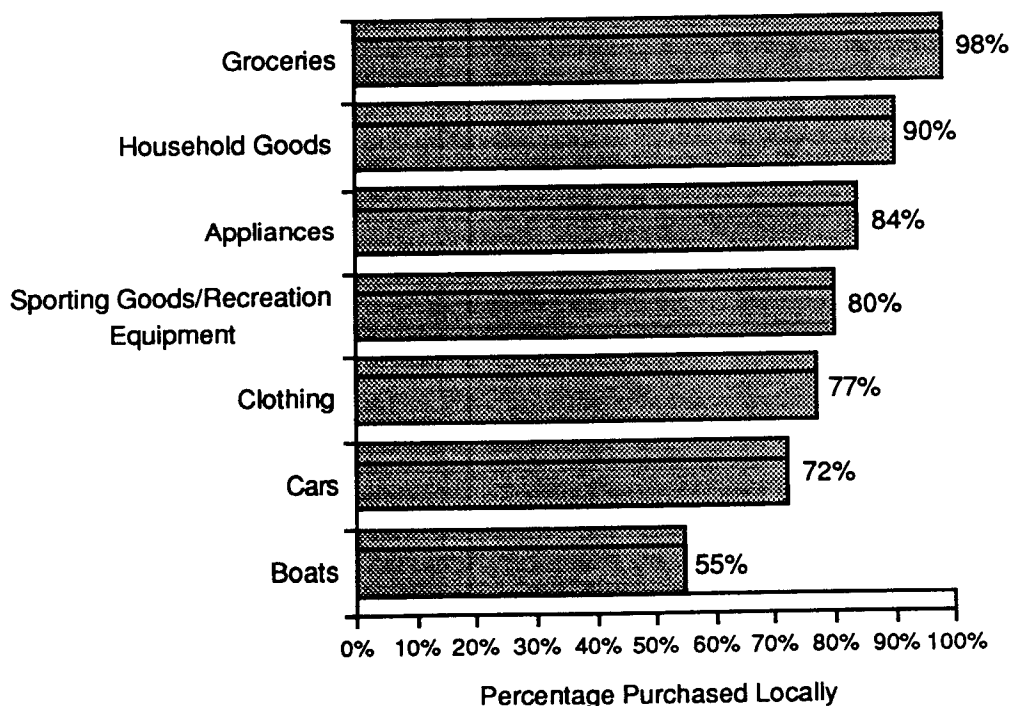
## Percentage Spent in Juneau on Various Items

Juneauites buy almost all of their groceries and household items locally. Overall, residents state that 98% of their total grocery expenditures and 90% of their household item expenditures are made locally. Residents are less inclined to buy locally on major purchases, however. On average, households spend 72% of their total car purchases in Juneau and 55% of their total boat purchases. More middle-priced items, such as appliances, sporting goods, and clothing are areas where Juneau residents spend approximately 80% locally.

Based on the residents' estimates of their spending patterns, long-term residents tend to buy more locally, as do households where the highest wage earner works in the private sector. Households earning less than \$60,000 per year are also more inclined to buy locally than households earning over \$80,000 per year.

Homeowners and renters also differ in their spending patterns. Homeowners are more likely than renters to buy locally on major purchases, such as boats and cars. Renters are more inclined, however, to buy recreation equipment locally.

*What percent of your total household spending for the following items is done locally in Juneau?*



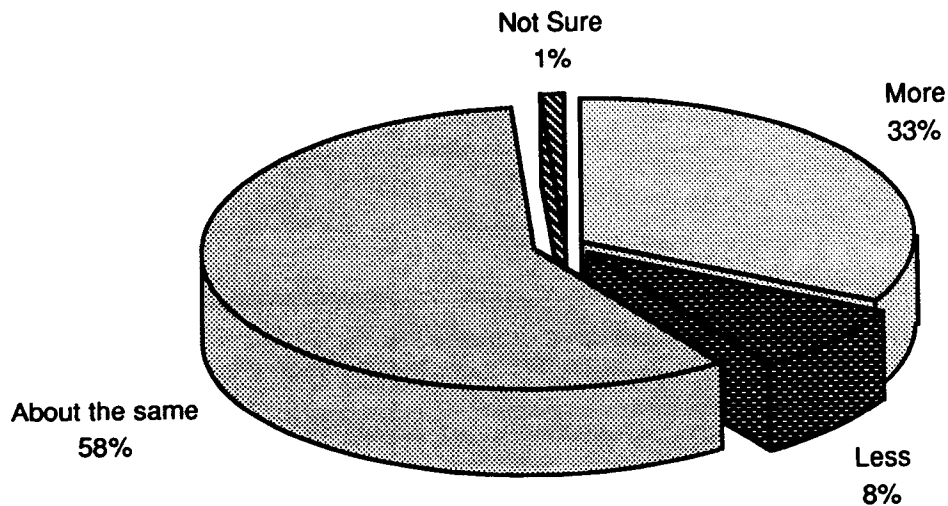
Benchmark V Household Survey 1993  
McDowell Group

## Projected Overall Household Expenditures Made Locally One Year From Now

Nearly two thirds (58%) of Juneau residents estimate that they will spend about the same amount locally next year as they did this year, while 33% estimate that they will spend more. Only 8% project that they will spend less locally.

Newer Juneau residents are more inclined than more long-term residents to estimate that they will spend more locally (43% vs. 30%). Renters are also more likely than home owners to project increases in local spending (40% vs. 29%).

*Estimating your overall household expenditures for next year – do you expect to spend in Juneau more, less or about the same percentage as you have this year?*



Benchmark V Household Survey 1993  
McDowell Group

# Employment Patterns and Attitudes

## Highest Paying Job in Household

For over one third (39%) of Juneau residents, the highest paying job in their household is in the private sector. State government jobs follow with 25%, and local and federal government each have approximately 10%.

## Unemployment

One tenth (10%) of Juneau households have had a primary wage earner lose their job in the past 12 months. Lower income residents were more likely to experience this loss than higher income respondents (13% vs. 2%), as were renters compared to homeowners (17% vs. 5%).

Approximately half (52%) of the unemployed wage earners were able to find another job. Most (85%) were able to find work in Juneau.

A significant number (15%) of Juneau households have someone in their household who would like to be working but is not. Over one third (35%) of those with an unemployed household member state that a "lack of jobs in general" is the major constraint to finding work. Other reasons for not finding a job include "lack of skills" and "lack of jobs in person's specific field," each with 13%.

## Retirement

Nearly one fifth (18%) of Juneau residents expect a household member to retire within the next five years. Three quarters (76%) do not anticipate having anyone retire, and 2% are already retired.

Not surprisingly, households of long-term Juneau residents are more likely to have someone retiring (30%), as are households with annual incomes over \$80,000 per year (30%). Households where the highest wage earner is a federal employee are also more likely to have a household member retiring (31%).

Nearly two thirds (60%) of Juneau residents who will retire within the next five years anticipate living in Juneau permanently. One quarter (24%) do not plan on retiring in Juneau, and 14% do not know what their plans are.

Long-term Juneau residents are more likely to retire in Juneau (68%) than more recent residents (45%). Renters are also more inclined to retire in Juneau (67%) than home owners (59%) perhaps because home owners generally have more money, hence more options to move. Upper income residents are also most likely to say that their retirement plans are uncertain (21%), again possibly due to the greater options they have.

Of those who are planning to retire in Juneau in the next five years, half (50%) state that they are staying here because they love Juneau and their family and friends are here. One quarter (26%) simply state "because it's home". Residents also give a variety of other reasons, including: the quality of life, the safety factor, dislike of the Lower 48, not enough money to leave, and that their younger spouse will still be working.

Juneau's high cost of living is given as the top reason by 53% of residents who are not planning to retire in Juneau. One quarter (27%) give a variety of other reasons, including the weather, remoteness of Juneau, and distance from children.

# Residential Real Estate Patterns

## Moving Patterns

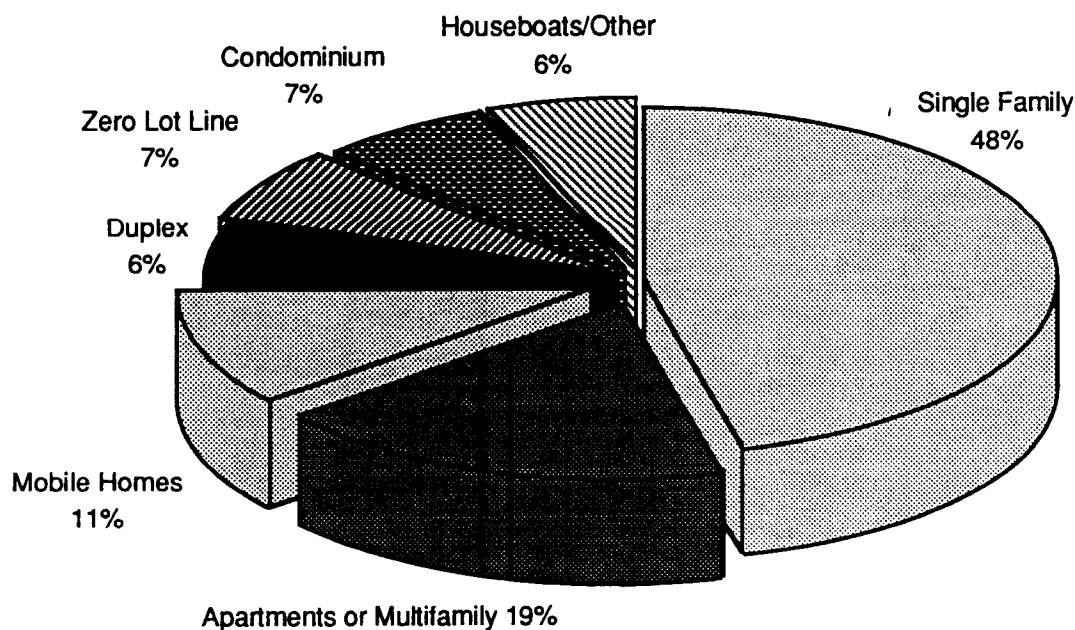
Only 7% of current Juneau residents expect to move away from Juneau within the next year. Most (88%) plan to stay. Long-term Juneau residents are less inclined to leave Juneau (3%) than more recent residents (10%). Homeowners are also less likely to move (3%) than renters (14%).

Of those who expect to move away within the next year, over one quarter (28%) cite "going back to school" as the primary reason. "Changing jobs" (22%) and "job transfers" (11%) follow close behind. Residents who anticipate moving also provide the following reasons: personal choice, divorce, poor housing, environmental damage, and impending retirement.

## Type of Home

Nearly half of all Juneau residents (48%) live in single family homes while one fifth (19%) live in apartments or multifamily dwellings. Close behind, one tenth (11%) reside in mobile homes on private land or in mobile home parks. Duplexes, condominiums, zero-lot line homes, and houseboats round out the types of housing Juneau residents live in.

*What type of home do you live in here in Juneau?*



Benchmark V Household Survey 1993  
McDowell Group

## Owning vs. Renting

Nearly two-thirds (63%) of Juneau residents own their homes. Long-term residents are even more likely to be homeowners (80%) than more recent residents (38%), as are upper income residents (90%) compared to lower income residents (46%).

### Owners

Only 4% of Juneau homeowners are trying to sell their homes. Condominium and townhouse owners (15%) and duplex and apartment owners (20%) are more likely to have their homes on the market.

One third (33%) of the homeowners anticipate making improvements to their homes soon. Lower income residents are more inclined to make improvement plans (40%) than upper income residents (28%). Of the different types of home owners, condominium and townhouse owners are least likely to be planning improvements (8%).

### Renters

One quarter (23%) of Juneau renters would like to buy or build a home although a number of factors will likely prevent them from doing so. Upper income residents (50%) are much more inclined to say they would buy or build a home than lower income residents (17%).

Financial constraints are the primary reason for not buying a home. Either lack of funds (33%), expensive property (15%), required large down payments (9%) or difficulties in qualifying for financing is preventing renters from purchasing a home. One tenth (9%) of the renters also state that they have not purchased a home yet because they have not found one they like.

One third of the residents (37%) mention several non-financial reasons. Some are not sure that they want to live in Juneau or deal with the high cost of living. Others are waiting to build while still others like their apartment situation.

Among renters who are not planning on becoming homeowners within the next six months, 71% of them state that they would purchase a home in Juneau if they could. Those who have resided in Juneau between six and twenty years would most like to purchase a home if they could (77%) compared to longer residents (69%) and more recent residents (68%).



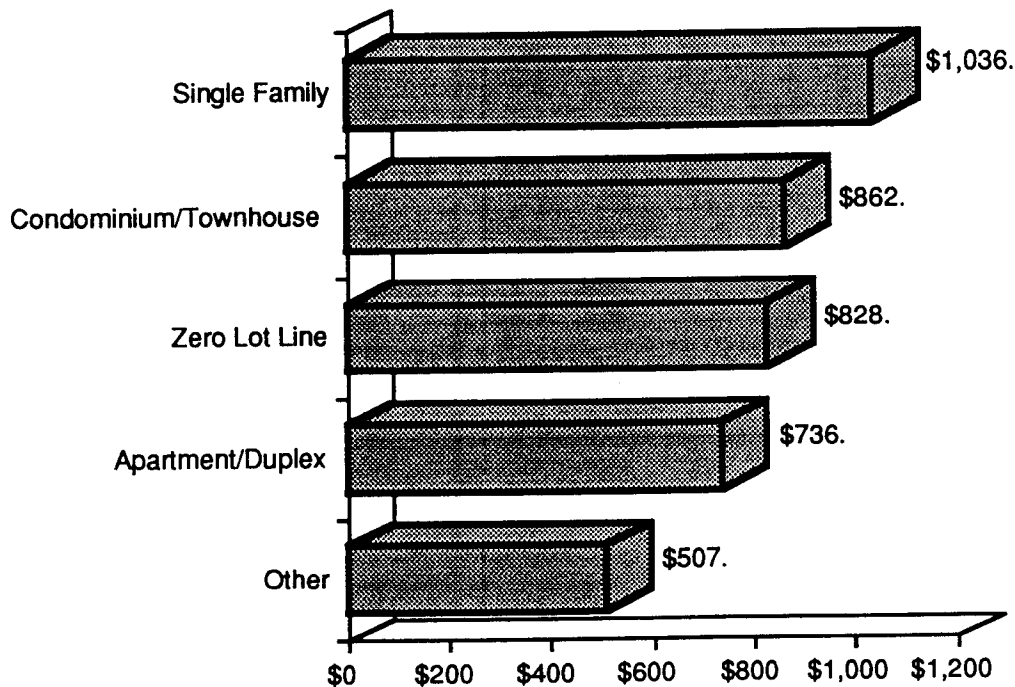
## Mortgage and Rent Payments

Nearly half (43%) of Juneau residents state that their current mortgage or rent payment is the same as last year. One third (32%), however, state that it is higher while 18% say that it is less. Homeowners who have paid off their homes comprise 6% of Juneau residents.

More recent Juneau residents than long-term residents say that they are paying more (42% vs. 23%). This is partially due to the fact that more long-term residents have paid off their homes (14%) than recent residents (1%). Residents of those households earning less than \$60,000 per year are also more likely to state that they are experiencing higher housing costs than the previous year compared to residents of households earning over \$80,000 per year (34% vs. 24%).

The average Juneau resident pays \$860 each month for their mortgage or rent payment. Recent Juneau residents are paying more for housing than long-term residents (\$899 vs. \$750). Similarly, homeowners are paying more than renters each month (\$965 vs. \$703). Interestingly enough, households with federal employees as the highest wage earner pay considerably more for housing than households with other primary wage earners (\$1,088 compared to \$884 for state employees and \$837 for private sector). Those earning under \$60,000 per year are paying \$686 each month for housing while those earning over \$80,000 per year are paying \$1,163.

*Average Mortgage and Rent Payments*



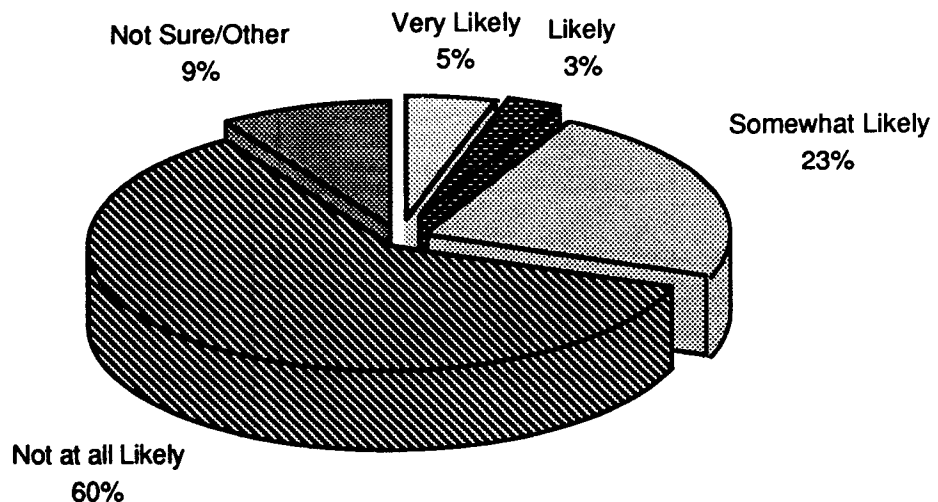
Benchmark V Household Survey 1993  
McDowell Group

## Likelihood of Capital Move

The majority of Juneau residents (60%) believe that it is "not at all likely" that the legislature will move outside of Juneau. Only one quarter (23%) rate it as "somewhat likely", and 8% rate it as "likely" or "very likely".

Residents who have lived in Juneau between six and twenty years are more inclined to say that it is unlikely the legislature will move (67%) than residents who have lived in Juneau longer (55%) or those who have lived in Juneau less time (58%). Higher income residents are also somewhat more confident the legislature will not move (67%) than lower income residents (60%). Homeowners also share this perception (65%) compared to 52% of the renters).

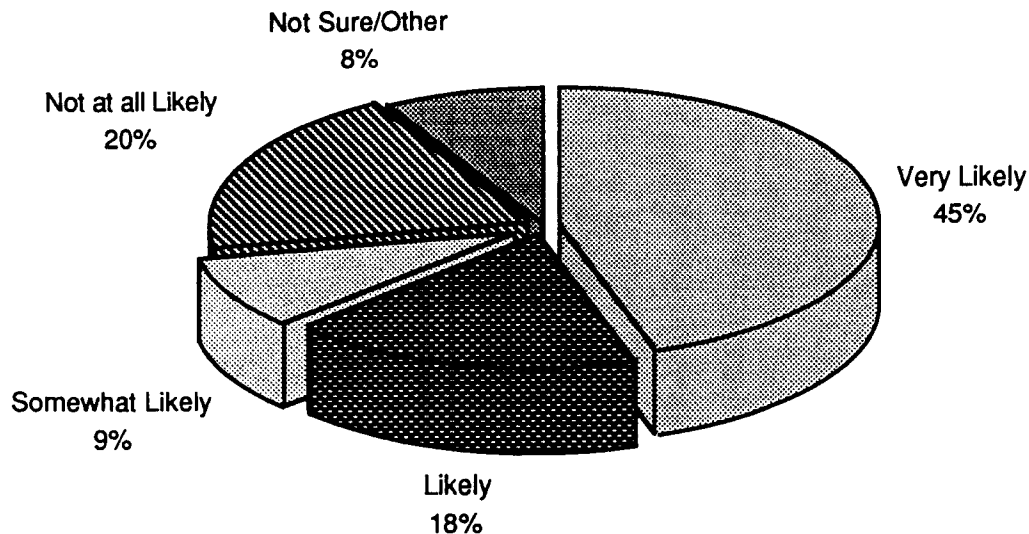
*In your opinion, how likely is it that the legislature will move outside of Juneau?*



Benchmark V Household Survey 1993  
McDowell Group

The majority of Juneau residents (63%) believe that if the legislature moves, it is "likely" or "very likely" the capital will also move. Nearly half (45%) believe that it would be "very likely". One fifth (20%) however, believe that it would be "not at all likely" for the capital to move along with the legislature.

*How likely do you think it would be that if the legislature moved from Juneau, the capital would also move?*



Benchmark V Household Survey 1993  
McDowell Group

Households where the highest paying job is a federal one are more inclined to say that it is very likely the capital would move (55%) than those with state jobs (38%). Middle income residents also share this view (58% compared to 38% of higher income residents and 45% of lower income residents).

The majority of Juneau residents (60%) believe that the City and Borough of Juneau should spend resources to keep the legislature and preserve Juneau as the capital city. Upper income residents are more supportive of these measures (68%) than lower income residents (58%).

Creating more affordable housing is the best improvement the city should make to keep Juneau as the capital, according to 38% of Juneau residents. Road access to Juneau is another significant improvement suggested by 13% of the respondents. A large percentage of residents (27%) did not know what improvements the city should make to retain Juneau as a capital. Residents provided a variety of other suggestions including: fostering better telecommunications, developing more parking, improving the capitol building, building a new capitol building, offering cheaper flights to Juneau, improving child care, facilitating business development, and improving public relations around the state.

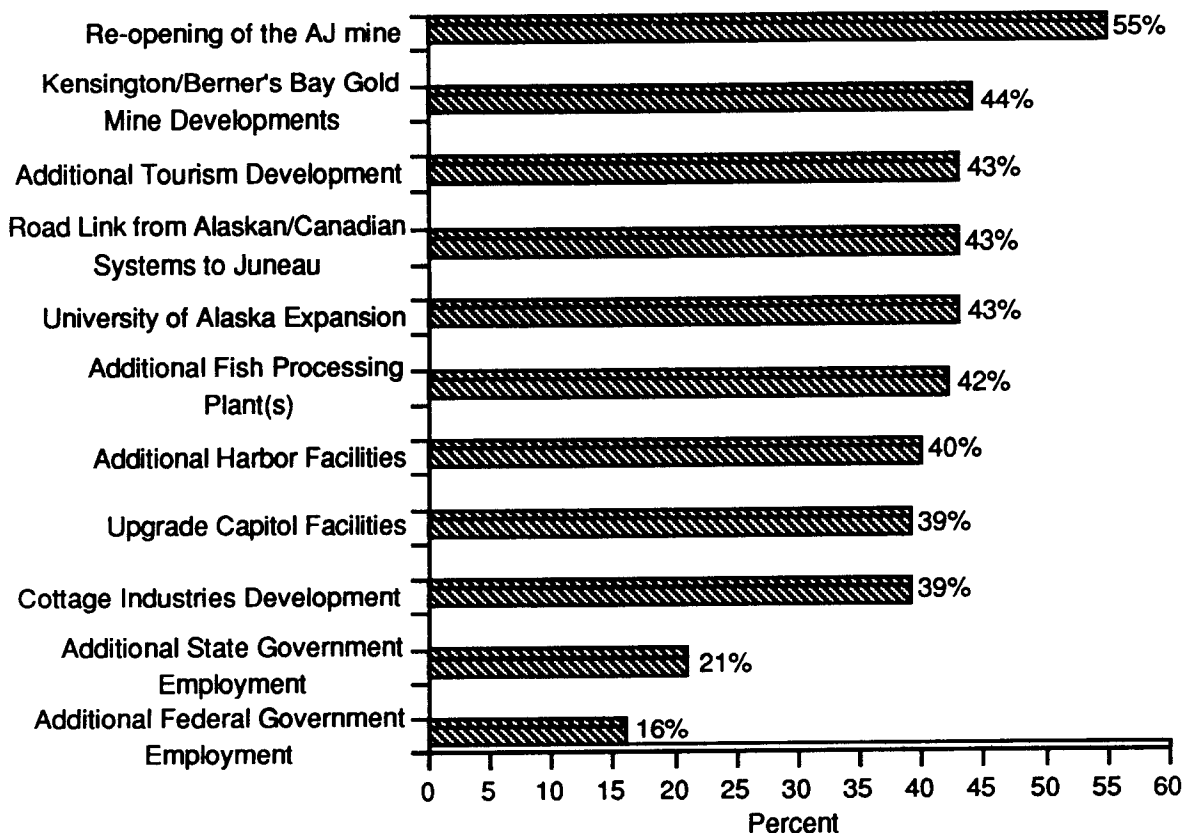
# Importance of Developments

## Evaluations of Possible Future Developments

Re-opening of the AJ Mine was most often cited by Juneau households as "very important" to the future of Juneau's economy. Local households clearly see the private sector, rather than government, as the key to future economic growth. In addition to mining, cottage industries, tourism, fish processing, and harbor facilities rank as the top areas of future economic development, according to Juneau residents when asked to evaluate the relative importance of the possible future developments.

The only public sector development considered very important by a significant percentage of households is expansion of the University of Alaska Southeast. State and federal government growth are viewed as relatively unimportant. Also an important development for many households is road access to Juneau, with two-thirds of local households rating it as important.

### *Development "Very Important" to the future of Juneau's Economy*



Benchmark V Household Survey 1993  
McDowell Group

## **Closure of Greens Creek Mine**

Most Juneau households (66%) have felt no adverse impacts from the closure of the Greens Creek Mine. However, over one quarter (28%) say that it had negatively affected their households. Interestingly, 6% claim that the Greens Creek Mine closure had a positive economic effect on their households.

The most significant difference among residents is that households with state employees as the highest wage earners are much less likely to say that the mine closure negatively impacted their households (9%), particularly compared to private sector households (38%). Rather, state employee households are more inclined than private sector households to say that it had no impact (89% vs. 55%).

## **Impact of Future Mining Development**

When asked to address the economic impact of future mining development on their households, 57% of Juneau residents expect that they would be positively impacted by such development. One third (34%) predict that it would have no economic impact on their households, while 10% anticipate that it would have a negative economic impact. It should be emphasized that residents were asked to evaluate only the economic impact; social and environmental impacts were not addressed.

Juneau residents do not differ in their perceptions of the economic impact mining of development based on their length of residence. However, those in the middle and higher income ranges are considerably more likely to see future mining development positively impact their households (65% and 62% respectively) than lower income residents (50%).

Households with private sector employees as the highest household wage earners predict more positive impact (66%) than state employees (41%).

# Juneau Economic Benchmark Household Survey V

**1. How many persons, including yourself, live in your household?**

|       |      |             |      |                         |
|-------|------|-------------|------|-------------------------|
| One   | 18 % | Four        | 19 % | <i>Mean 2.8 Persons</i> |
| Two   | 35   | Five        | 6    |                         |
| Three | 18   | Six or more | 4    |                         |

**2. How many years have you resided in Juneau?**

|                    |     |                        |
|--------------------|-----|------------------------|
| Less than one year | 3 % | <i>Mean 15.1 Years</i> |
| 1-2 years          | 13  |                        |
| 3-5 years          | 14  |                        |
| 6-10 years         | 14  |                        |
| 11-15 years        | 13  |                        |
| 16-20 years        | 9   |                        |
| Over 20 years      | 33  |                        |

**3. Overall, in terms of standard of living, do you consider your household better off, worse off or about the same as a year ago?**

|                |      |
|----------------|------|
| Better off     | 32 % |
| Worse off      | 11   |
| About the Same | 55   |
| Other/Not Sure | 2    |

**4. Next year at this time, do you think your household will be better off, worse off or about the same?**

|                |      |
|----------------|------|
| Better off     | 41 % |
| Worse off      | 5    |
| About the Same | 45   |
| Other/Not Sure | 9    |

**5. Are you or any member of your household retiring in the next 5 years?**

|     |      |                 |     |
|-----|------|-----------------|-----|
| Yes | 18 % | Already Retired | 2 % |
| No  | 76   | Other/Not Sure  | 4   |

**6. Do you or they plan to live in Juneau permanently after retiring?**

|                |      |
|----------------|------|
| Yes            | 60 % |
| No             | 24   |
| Other/Not Sure | 16   |

**7A. Why are you planning to retire in Juneau? (Multiple responses allowed.)**

|                                    |      |
|------------------------------------|------|
| Love Juneau/Friends Family Here    | 50 % |
| Because it (Juneau) is Home        | 26   |
| Quality of Life/Standard of Living | 8    |
| Not Sure                           | 5    |
| Other (Includes List)              | 29   |

*Ideal place for retirement*  
*Location/weather*  
*Gov't handled well*  
*Safety factor*  
*Coast Guard*  
*Fed gov't offering bonus*  
*Dislike the Lower 48; nothing to offer*  
*Must wait for spouse to retire*  
*No money to leave*  
*Good public transportation*  
*Church is here, more culture*

**7B. Why don't you plan to retire in Juneau?**

|                               |      |
|-------------------------------|------|
| Can't Afford It/Too expensive | 53 % |
| Not Sure                      | 20   |
| Other (Includes List)         | 27   |

*Too removed/remote*  
*Weather*  
*Moving to live on own land in Lower 48*  
*Retire at half salary here*  
*Moving*  
*Temporary*  
*Moving closer to children*

**8. Is the highest paying job in the household, a local, federal or state government job, or a private sector job (self-employed)?**

|                            |      |
|----------------------------|------|
| Private Sector             | 39 % |
| State Gov't                | 25   |
| Local Gov't                | 13   |
| Federal Gov't              | 11   |
| Retired                    | 6    |
| Self-Employed              | 4    |
| Homemaker/Student/Not Sure | 2    |

**9. Has a main wage earner in your household lost his or her job in the past 12 mos?**

|                |      |
|----------------|------|
| Yes            | 10 % |
| No             | 89   |
| Other/Not Sure | 1    |

**10. Was that person able to find another job?**

|     |      |
|-----|------|
| Yes | 52 % |
| No  | 48   |

**11. How many months has that person been unemployed?**

|                    |      |
|--------------------|------|
| 1-2 Months         | 33 % |
| 3-4 Months         | 8    |
| 5-6 Months         | 25   |
| 7-8 Months         | 17   |
| 9 Months or Longer | 8    |
| Refused            | 8    |

*Mean 5.0 Months*

**12. Was that new job outside the Juneau area?**

|     |      |
|-----|------|
| Yes | 15 % |
| No  | 85   |

**13. Is anyone in your household not working who would like to be working?**

|                |      |
|----------------|------|
| Yes            | 15 % |
| No             | 82   |
| Other/Not Sure | 3    |

**14. What do you think is specifically preventing them from working?  
(Not prompted; multiple responses allowed.)**

|                                |      |
|--------------------------------|------|
| Lack of jobs in general        | 35 % |
| Lack of skills                 | 13   |
| Lack of jobs in specific field | 13   |
| Conflicts with school schedule | 8    |
| Household member too young     | 5    |
| Can't arrange daycare          | 3    |
| Other                          | 28   |
| Don't Know/Not Sure            | 8    |

**15. Compared to a year ago, is your present household income higher, lower or about the same?**

|                    |    |
|--------------------|----|
| Higher             | 42 |
| Lower              | 14 |
| About the Same     | 43 |
| Don't Know/Refused | 1  |



16. Compared to the present, do you expect next year's household income to be higher, lower or about the same?
- |                    |      |
|--------------------|------|
| Higher             | 43 % |
| Lower              | 8    |
| About the Same     | 47   |
| Don't Know/Refused | 2    |
17. Do you expect to move from Juneau in the next year for any reason?
- |                |     |
|----------------|-----|
| Yes            | 7 % |
| No             | 88  |
| Other/Not Sure | 5   |
18. Why do you expect to move from Juneau?
- |  |      |
|--|------|
| Go back to school                        | 28 % |
| Job Related (Non Transfer)               | 22   |
| Job transfer                             | 11   |
| Not Sure/Refused                         | 6    |
| Other (which includes list)              | 33   |
| <i>Personal choice</i>                   |      |
| <i>Divorce</i>                           |      |
| <i>Doesn't like it – housing is junk</i> |      |
| <i>Environmental damage here</i>         |      |
| <i>Will be retiring soon</i>             |      |
19. What type of home do you live in here in Juneau?
- |  |      |
|--|------|
| Single Family House                                    | 48 % |
| Apartment or Multifamily (3 or more units on property) | 19   |
| Mobile Home/Trailer in Park                            | 8    |
| Condominium  | 7    |
| Zero Lot Line  | 7    |
| Duplex   | 6    |
| Mobile Home/Trailer on Private Lot                     | 3    |
| Boat or House boat/Other                               | 1    |
| Townhouse  | 1    |
20. Do you own or rent your home in Juneau?
- |                |      |
|----------------|------|
| Own            | 63 % |
| Rent           | 36   |
| Other/Not Sure | 1    |

**21. Are you currently trying to sell your home?**

|     |     |
|-----|-----|
| Yes | 4 % |
| No  | 96  |

**22. Will you be making major improvements or additions to your home soon?**

|                |      |
|----------------|------|
| Yes            | 33 % |
| No             | 66   |
| Other/Not Sure | 1    |

**23. Are you considering buying or building a home in Juneau within the next six months?**

|                |      |
|----------------|------|
| Yes            | 23 % |
| No             | 74   |
| Other/Not Sure | 3    |

**24. Would you purchase a home in Juneau if you could?**

|                |      |
|----------------|------|
| Yes            | 71 % |
| No             | 25   |
| Other/Not Sure | 4    |

**25. What, if anything, is preventing you from purchasing a home?  
(Multiple responses allowed.)**

|   |      |   |
|---|------|---|
| Lack of Funds                               | 33 % |   |
| Property is Too Expensive                   | 15   |   |
| Cannot Find Home I Like                     | 9    |   |
| Too Large of Down Payment Required          | 9    |   |
| Do Not Qualify for Financing                | 4    |   |
| Not Employed                                | 1    |   |
| Other (Included in List)                    | 37   |   |
| <i>Not sure they want to live in Juneau</i> |      | <i>Municipal ordinance</i>                |
| <i>Waiting to build their own</i>           |      | <i>Lien on previous home</i>              |
| <i>No way out</i>                           |      | <i>Health reasons</i>                     |
| <i>Haven't done it</i>                      |      | <i>Likes the apartment</i>                |
| <i>Leaving/Moving</i>                       |      | <i>Concerned about the cost of living</i> |
| <i>Doesn't want to buy a house yet</i>      |      |   |

**26. Compared to a year ago, is your present house payment or rent payment more, less or about the same?**

|                     |      |
|---------------------|------|
| More                | 32 % |
| Less                | 18   |
| About the same      | 43   |
| Paid Off/No Payment | 6    |
| Other/Not Sure      | 1    |

27. Could you please stop me when I come to the category best describing your total monthly household rental or mortgage payment . . . . .

|                    |     |                                |
|--------------------|-----|--------------------------------|
| None/Paid Off      | 7 % | <i>Mean \$860.00 per month</i> |
| Under \$250        | 5   |                                |
| \$250 - \$500      | 13  |                                |
| \$501 - \$750      | 22  |                                |
| \$751 - \$1,000    | 22  |                                |
| \$1,001 - \$1,250  | 14  |                                |
| \$1,251 - \$1,500  | 10  |                                |
| Over \$1,500       | 7   |                                |
| Don't Know/Refused | 2   |                                |

28. Do you expect Juneau's overall economy in the next year to. . . .

|                              |     |
|------------------------------|-----|
| Decline severely             | 2 % |
| Decline moderately           | 10  |
| Remain about the same as now | 44  |
| Increase moderately          | 32  |
| Increase rapidly             | 3   |
| Not Sure                     | 10  |

29. Overall, compared to this time last year, do you think businesses in Juneau are doing better, worse or about the same?

|                |      |
|----------------|------|
| Better off     | 30 % |
| Worse off      | 12   |
| About the Same | 46   |
| Not Sure/Other | 12   |

30. In your opinion, how likely is it that the legislature will move outside of Juneau?

|                   |     |
|-------------------|-----|
| Very Likely       | 5 % |
| Likely            | 3   |
| Somewhat Likely   | 23  |
| Not at all Likely | 60  |
| Not Sure/Other    | 9   |

31. How likely do you think it would be that if the legislature moved from Juneau, the capital would also move?

|                 |      |                   |      |
|-----------------|------|-------------------|------|
| Very Likely     | 45 % | Not at all Likely | 20 % |
| Likely          | 18   | Not Sure/Other    | 8    |
| Somewhat Likely | 9    |                   |      |

**32. Do you think the City and Borough of Juneau should spend resources to keep the legislature and preserve Juneau as the Capital City?**

|                |      |
|----------------|------|
| Yes            | 60 % |
| No             | 30   |
| Other/Not Sure | 10   |

**33. What improvements, if any do you think the City should make to keep the Capital in Juneau? (Multiple responses allowed)**

|                                  |      |
|----------------------------------|------|
| Housing- More/Cheaper            | 38 % |
| Road/ Access to Juneau           | 13   |
| Communication/Telecommunications | 8    |
| Parking - More/Better            | 7    |
| Transportation/Ferry             | 5    |
| Improve Capitol Building         | 5    |
| New Capitol Building             | 5    |
| Cheaper Air Flights              | 4    |
| Not Sure                         | 27   |
| Other: See listing               | 27   |

**Listing of "other" responses to Q#33**

|   |  |
|---|--|
| <i>More office space for businesses</i>                           | <i>Make it easier for part time workers</i>    |
| <i>Make it a more comfortable place for legislators</i>           | <i>Public relations around the state</i>       |
| <i>Child care</i>   | <i>Spend money on schools</i>                  |
| <i>Improve basic services/customer services</i>                   | <i>Streets need repair</i>                     |
| <i>Downtown too crowded - another park</i>                        | <i>Too long to get a building permit</i>       |
| <i>Clean up</i>   | <i>Assembly should work with businesses</i>    |
| <i>Expand airport</i>   | <i>Improve local businesses</i>                |
| <i>Law enforcement</i>  | <i>More representation for private workers</i> |
| <i>General jobs</i>   |  |
| <i>Broadcast sessions at different times of the year</i>          | <i>Change subdivisions</i>                     |
| <i>" Throw out the whole bunch [ legislators] and start over"</i> | <i>Different types of medical care</i>         |
| <i>More youth activities</i>                                      | <i>Drug /alcohol problem center</i>            |
| <i>State's responsibility/State should pay also</i>               | <i>Get priorities straightened out</i>         |
| <i>More town meetings</i>   | <i>More mining opportunities</i>               |
| <i>Get rid of those who want to leave</i>                         | <i>More recreation/entertainment</i>           |
| <i>2% sales tax</i>   | <i>Ice rink</i>                                |
| <i>All be in one building</i>                                     | <i>Build boat harbors</i>                      |
| <i>Bridge from Douglas to Valley</i>                              |  |
| <i>Give property tax break to people who keep up homes</i>        |  |

34. Next I am going to read you a list of possible future developments. Please tell me how important you feel they would be to Juneau's economy. Very important, Somewhat important, Somewhat unimportant or Not at all important.

| Development  | Very Important | Somewhat Important | Somewhat Unimportant | Not at all Important |                |
|--|----------------|--------------------|----------------------|----------------------|----------------|
| Additional State Gov't Employment                                  | 21 %           | 46 %               | 15 %                 | 15 %                 | 3% -Don't Know |
| Additional Federal Government Employment                           | 16             | 45                 | 20                   | 17                   | 3 -D/K         |
| Re-opening of the AJ mine  | 55             | 26                 | 6                    | 12                   | 2 -D/K         |
| Additional Fish Processing Plant(s)                                | 42             | 41                 | 7                    | 8                    | 2 -D/K         |
| Additional Harbor Facilities                                       | 40             | 39                 | 11                   | 6                    | 4 -D/K         |
| Additional Tourism Development                                     | 43             | 39                 | 8                    | 10                   | 1 -D/K         |
| Kensington Gold Mine and other Berner's Bay Gold Mine Developments | 44             | 37                 | 8                    | 9                    | 3 -D/K         |
| A Road Link from Alaskan and Canadian Road Systems to Juneau       | 43             | 21                 | 12                   | 23                   | 1 -D/K         |
| Upgrade Capitol Facilities   | 39             | 37                 | 11                   | 11                   | 2 -D/K         |
| University of Alaska Expansion                                     | 43             | 37                 | 8                    | 8                    | 4 -D/K         |
| Cottage Industries Development (Small Manufacturing Business)      | 39             | 44                 | 7                    | 5                    | 4 -D/K         |

35. *Economically* how much has closure of the Greens Creek Mine affected your household, whether positive or negative – on a scale of 1 to 7 where 1 means not at all affected and 7 means very significantly affected?

POSITIVE  
Very Significantly  
Affected

0 = No Effect

NEGATIVE  
Very Significantly  
Affected

7 6 5 4 3 2 1 0 1 2 3 4 5 6 7

Net Positive Effect  
6%

No Effect  
66%

Net Negative Effect  
28%

*Mean Average Negative Impact* -.09

36. Using the same 1 to 7 scale, to what degree whether negative or positive do you expect future mining development in the Juneau area to economically affect your household ?

POSITIVE  
Very Significantly  
Affected

0 = No Effect

NEGATIVE  
Very Significantly  
Affected

7 6 5 4 3 2 1 0 1 2 3 4 5 6 7

Net Positive Effect  
57%

No Effect  
34%

Net Negative Effect  
10%

*Mean Average Positive Impact +2.3.*

What percent of your total household spending for the following items is done locally in Juneau?

|  | 100% | 75%<br>to 99% | 50%<br>to 74% | 25%<br>to 49% | 1%<br>to 24% | None<br>(0%) | Not<br>Sure |
|--|------|---------------|---------------|---------------|--------------|--------------|-------------|
| (37) Clothing                                | 34   | 33            | 18            | 6             | 7            | 2            | 0           |
| (38) Groceries                               | 92   | 6             | 1             | 0             | 1            | 0            | 0           |
| (39) Sporting Goods/<br>Recreation Equipment | 47   | 23            | 17            | 4             | 3            | 5            | 2           |
| (40) Appliances                              | 65   | 12            | 8             | 1             | 2            | 9            | 3           |
| (41) Household Goods                         | 62   | 23            | 10            | 2             | 2            | 0            | 0           |
| (42a) Cars                                   | 62   | 1             | 7             | 2             | 0            | 22           | 7           |
| (42b) Boats                                  | 42   | 1             | 2             | 0             | 0            | 35           | 19          |

43. Estimating your overall household expenditures for next year – do you expect to spend in Juneau more, less or about the same percentage as you have this year?

|                |      |
|----------------|------|
| More           | 33 % |
| Less           | 8    |
| About the same | 58   |
| Other/Not Sure | 1    |

44. For my last question, could you please stop me when I come to the category which best describes your total annual household income for 1992 before taxes.

|                      |      |                                     |    |
|----------------------|------|-------------------------------------|----|
| Under \$20,000       | 6 %  | <i>Mean Annual Income: \$62,000</i> |    |
| \$20,000 - \$60,000  | 45   |                                     |    |
| \$60,000 - \$80,000  | 20   |                                     |    |
| \$80,000 - \$100,000 | 10   | Don't Know/Not Sure                 | 2% |
| \$100,000 OR OVER    | 14   | Refused                             | 3% |
| Male                 | 42 % |                                     |    |
| Female               | 58 % |                                     |    |

# **Juneau Bellwether Business Survey**

# **Juneau Economic Benchmark Bellwether Business Survey**

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## **Introduction**

The purpose of the bellwether business survey is to track business trends in Juneau from year to year. The first series of bellwether business surveys were conducted during the years 1987 through 1990. After a two year hiatus, the series has been re-initiated with the 1993 Bellwether Business Survey.

A total of 42 owners and managers of businesses in transportation, lodging, retail trade, finance, real estate, construction, restaurant, professional services (legal, medical, engineering, etc.), utility and media were interviewed for the "bellwether" business survey. These businesses represent a cross-section of their respective sectors of the Juneau economy. Executive interviews with forty-two owners/managers detailed trends in business activity and perceptions and attitudes towards future business development in Juneau.

It should be noted that prior Bellwether Business Surveys were conducted in May and June while the 1993 survey was conducted in mid-November.

Past bellwether surveys have clearly identified trends in the local economy (which were substantiated by later secondary data). For example, the 1987 survey showed the impacts of the 1986-1987 recession on local business. The economic recovery which began in 1988 was documented in that year's report. The 1989 and 1990 surveys showed the continuation of the recovery and a marked expansion of all sectors of the Juneau economy.

## **Survey Overview**

The 1993 survey results suggest that business in most sectors has improved since last year though the economic expansion recorded for the years 1989 through 1992 has slowed. Most businesses indicate they were impacted by the closure of the Greens Creek Mine last spring, with the transportation industry businesses the hardest hit. Approximately one-third of retail businesses indicated increased competition has caused business to be off slightly or down from previous expectations for the year, but not down dramatically in comparison to prior years.



All businesses interviewed expected to be in business next year, while most business owners (primarily retail) indicated they would proceed with a cautious attitude towards expansion and increased inventory on hand. Not anxious to re-experience the hardships brought on by the mid-80s recession, business owners stay abreast of state spending cut backs and state employment hiring freezes which affect economic growth within the community. In addition, most retail owners made reference to major retail development in the Lemon Creek area, which all felt will impact their business.

As detailed in prior Bellwether Business reports, again most businesses within the community portray an attitude which is one of continued growth and expansion.

## Business Performance in the Past Year

Over half (55%) of the businesses interviewed stated business sales or activity were still increasing in comparison to the prior business year. Another 28% of the businesses surveyed experienced no significant change in sales volume. Again, declines in business activity were reported most often by retail businesses which felt they were affected primarily by increased competition. Hotel managers cite increased airfares (or lack of competition in the air industry here in Juneau) in comparison to prior years as the reason for decline in their sales.

*How would you describe your business sales so far in 1993? Are they up, down or about the same as for the same period last year?*

| Business is: | 1993 | 1990 | 1989 | 1988 | 1987 |
|--------------|------|------|------|------|------|
| Up           | 55%  | 65%  | 85%  | 62%  | 36%  |
| Down         | 17%  | 16%  | 0%   | 16%  | 40%  |
| Same         | 28%  | 19%  | 15%  | 22%  | 24%  |

## Perception of the Business Environment

Bellwether businesses were asked to assess the overall condition of their competition and their particular sector of Juneau's business community. Fewer than half (45%) of the business people surveyed felt sales or activity in their sector was up. In the 1993 survey, nearly twice as many businesses as in 1990 perceived sales and activity for their competition was down.

*In your opinion, for your type of business in Juneau (your competition), are sales up, down or about the same as for the same period last year?*

| Business is: | 1993 | 1990 | 1989 | 1988 | 1987 |
|--------------|------|------|------|------|------|
| Up           | 45%  | 59%  | 65%  | 42%  | 16%  |
| Down         | 19%  | 9%   | 4%   | 16%  | 65%  |
| Same         | 36%  | 31%  | 31%  | 42%  | 19%  |

Nearly two-thirds (64%) of business owners interviewed feel that business right at this point in time is getting better. Past surveys, conducted in May or June have indicated increasing business activity, due mostly to the summer season upswing in business. In this survey upward trends in activity are probably attributable to Christmas-related spending.

*How would you describe your business experience in Juneau generally? Right at this time are things getting better, worse or staying the same?*

| <b>Business is:</b> | <b>1993</b> | <b>1990</b> | <b>1989</b> | <b>1988</b> | <b>1987</b> |
|---------------------|-------------|-------------|-------------|-------------|-------------|
| Getting Better      | 64%         | 72%         | 86%         | 73%         | 39%         |
| Worse               | 10%         | 8%          | 3%          | 8%          | 36%         |
| Same                | 26%         | 20%         | 11%         | 19%         | 25%         |

## **Greens Creek Mine Closure**

Closure of the Greens Creek Mine has had some negative impact on over half (60%) of the businesses surveyed. Transportation related businesses appeared most affected. Lost revenue was also reported by those businesses providing fuel for transport vessels and machinery parts for mining equipment, vehicles, and vessels. Many businesses qualified their response to this question with "yes, the closure has affected business, but not to the extent we had expected". The finance, real estate and construction industry businesses were apparently the least affected.

## **Business Ownership Stability**

The great majority of business owners surveyed were neither trying to sell nor wanted to sell their business at this time. All businesses expected to be in operation next year. A very small number of businesses owners (5%) indicated they were actively trying to sell their business.

Among businesses surveyed the average number of years in operation is 28 years.

## **Business Space Ownership and Costs**

Over half (55%) of business owners own the space where their business is conducted. Some owners also lease space for branch operations or off building storage sites. For 44% of the businesses that lease space, lease costs increased in 1993 compared to 1992, 19% reported declining costs, and for all others there has been no change ✓

## Recognition of Local Economic Development Organizations

Overall the Juneau business community is highly aware of the local economic development organizations which provide assistance in improving and promoting business development in Juneau. The Downtown Business Association and Juneau Convention and Visitors Bureau were recognized by 100% of all business owners/managers interviewed. The Juneau Chamber of Commerce was recognized by all but one business owner while the JEDC was recognized by 90% of the business owners interviewed.

Least recognized was the Southeast Conference with 25% stating they had not heard of the organization. The table below shows the percent of business owners who indicated they had heard of each business development group.

| Group                        | Recognition (%) |      |      |      |      |
|------------------------------|-----------------|------|------|------|------|
|                              | 1993            | 1990 | 1989 | 1988 | 1987 |
| Chamber of Commerce          | 95%             | 100% | 100% | 100% | 100% |
| Economic Dev. Council (JEDC) | 93%             | 87%  | 92%  | 97%  | 88%  |
| Southeast Conference         | 75%             | 80%  | 81%  | 63%  | 73%  |
| Downtown Business Assoc.     | 100%            | 95%  | 100% | 100% | 100% |
| Convention & Visitors Bureau | 100%            | 100% | 97%  | 100% | 97%  |

## Effectiveness of Local Economic Development Organizations at Improving the Juneau Economy

Effectiveness ratings for Juneau's economic development organizations have apparently changed significantly since the last business survey. As in the past, the Juneau Convention and Visitors Bureau (JCVB) received the highest effectiveness rating at 5.9 (on a one to seven scale with one being ineffective and seven being highly effective).

*Effectiveness of Local Economic Development Organizations at Improving the Juneau Economy.....(on a one to seven scale with one being ineffective and seven being highly effective).*

|                              | Rating |      |      |      |      |
|------------------------------|--------|------|------|------|------|
|                              | 1993   | 1990 | 1989 | 1988 | 1987 |
| Chamber of Commerce          | 4.5    | 4.8  | 3.5  | 4.7  | 4.8  |
| Economic Dev. Council (JEDC) | 3.7    | 4.4  | 4.0  | 4.8  | 3.9  |
| Southeast Conference         | 3.2    | 3.9  | 4.1  | 4.5  | 3.8  |
| Downtown Business Assoc.     | 2.9    | 4.2  | 4.2  | 4.7  | 4.5  |
| Convention & Visitors Bureau | 5.9    | 5.5  | 5.1  | 4.7  | 4.8  |

# Business Community Suggestions for Local Organizations and Local Government Officials

Business managers were asked to provide specific recommendations for local officials and organizations to improve the business development climate in Juneau. These recommendations are provided below.

- Manufacturing Plant Manager:** *"Long term goals for business development within the community should be established."*
- Social Service Manager:** *"Build more housing and increase funding for social services."*
- Utility Manager:** *"All businesses and city should participate in JEDC plans for development."*
- Retail (Office Supply) Mgr.:** *"City should be friendlier to businesses."*
- Retail (Hardware) Manager:** *"Get rid of [people] in City Hall who are detrimental to business."*
- Retail (Auto) Sales:** *"Taxation is ridiculous. No sales tax on food. Demonstrate a desire to attract big business."*
- Retail (Gifts) Manager:** *"Examine the tax structure – on businesses especially."*
- Retail Manager:** *"Make Juneau a convention center."*
- Retail Manager:** *"More cooperation [among organizations] needed."*
- General Contractor:** *"Should not draw big businesses to Juneau; losing the small town atmosphere."*
- General Contractor:** *"Review permitting process and restrictions on new construction and development."*
- General Contractor:** *"Push for construction of multifamily housing. Lift prohibitive restrictions and excessive permitting processes."*
- Financial Manager:** *"Need an aggressive, long term and broad outlook for planning."*
- Mine Manager:** *"Need a long term plan for development and should become more of an advocate."*
- Real Estate Broker:** *"Don't tax business any more. Tax burden needs to be more equitably shared."*
- Bank Manager:** *"Be open minded – more diversification needed."*
- Restaurant Manager:** *"Open up beer and wine licenses."*
- Broadcasting Manager:** *"Streamline permitting process and make community more business-friendly."*

|  |  |
|--|--|
| <b>Bank Manager:</b>                                 | <i>"Be more streamlined, present a united front, and merge autonomous groups."</i>   |
| <b>Real Estate Broker:</b>                           | <i>"Relationship should be established between the planning commission and developers. Must get rid of the guys who have a personal agenda."</i> |
| <b>Restaurant Manager:</b>                           | <i>"Need community development and more of a positive attitude in Juneau"</i>  |
| <b>Hotel Manager:</b>                                | <i>"Intelligent long range business plan is needed. Broaden the economic base."</i>  |
| <b>Hotel Manager:</b>                                | <i>"More (in-state) marketing of travel and vacations (available in Juneau)."</i>  |
| <b>Taxi Manager:</b>                                 | <i>"Be more cooperative with new businesses."</i>  |
| <b>Airline Manager:</b>                              | <i>"Local Government should be more involved. Get the AJ Mine going again."</i>  |
| <b>Airline Manager:</b>                              | <i>"CBJ budget cuts to allow a reduction in business expenses [via reduced taxes]."</i>  |
| <b>Construction Equipment Sales Manager:</b>         | <i>"Streamline the building permit system and establish an equitable tax structure."</i>   |
| <b>Retail Sales:<br/>(Boats and Marine Supplies)</b> | <i>"Need a unified front rather than the individual agendas."</i>  |

## Employment and Payroll Trends

Employment trends indicate stability in most sectors, with a strong majority of businesses reporting no change in their numbers of employees between 1992 and 1993. Only 17% reported increased employment, while 12% reported decreased employment.

The employment data developed in the 1993 survey is in marked contrast to previous survey data. In 1990 (when the local economy was rapidly growing), just over half of the businesses surveyed reported increasing employment. The 1993 survey results reinforce preliminary secondary data that suggests that growth of the economy is slowing. Closure of the Greens Creek Mine, combined with oil revenue-related uncertainty, are dictating caution in many sectors and this is reflected in the apparent reluctance to hire additional workers. Further, in the retail sector, stiffening competition (from Costco and K-Mart) may also be clouding the future for many business people.

*So far in 1993, compared to the same period last year, has your number of employees, average wage rates and your total payroll increased, decreased or remained about the same?*

|                      | Year |      |      |      |      |
|----------------------|------|------|------|------|------|
|                      | 1993 | 1990 | 1989 | 1988 | 1987 |
| <b>Employees</b>     |      |      |      |      |      |
| Increased            | 17%  | 51%  | 58%  | 39%  | 12%  |
| Decreased            | 12%  | 15%  | 3%   | 16%  | 36%  |
| Same                 | 71%  | 34%  | 39%  | 45%  | 52%  |
| <b>Wage Rates</b>    |      |      |      |      |      |
| Increased            | 57%  | 76%  | 61%  | 47%  | 33%  |
| Decreased            | 2%   | 0%   | 0%   | 3%   | 27%  |
| Same                 | 41%  | 24%  | 39%  | 50%  | 39%  |
| <b>Total Payroll</b> |      |      |      |      |      |
| Increased            | 55%  | 74%  | 64%  | 58%  | 38%  |
| Decreased            | 9%   | 15%  | 0%   | 16%  | 41%  |
| Same                 | 36%  | 11%  | 36%  | 26%  | 22%  |

Wage rates and total payroll increased for most businesses in 1993 compared to 1992. But again, the rate of growth is slower than reported in previous surveys. Just over half of the businesses surveyed reported increased wage rates and total payroll in 1993. In 1990, about three-quarters of the business surveyed reported increased wage rates and payroll.

## Capital Improvements, Maintenance and Preventative Maintenance

Respondents were asked if they planned to undertake any capital improvements in the near future (i.e. equipment purchase, renovation, new building, addition, etc.). They were also asked if their spending on maintenance and preventative maintenance had increased, decreased or stayed about the same as in previous years.

In terms of planned capital improvements, survey results reflect a degree of caution not seen since 1987. Just over 40% of the businesses surveyed said that they were planning capital improvements. In 1989, almost three quarters had capital improvement plans.

*Do you plan to undertake any capital improvements in the near future, and is your spending for maintenance and preventative maintenance up, down or about the same during 1993 as compared to the same period last year?*

|  | Year |      |      |      |      |
|--|------|------|------|------|------|
|  | 1993 | 1990 | 1989 | 1988 | 1987 |
| <b>Planning Capital Improvements?</b>                |      |      |      |      |      |
| Yes  | 42%  | 59%  | 74%  | 58%  | 39%  |
| No   | 58%  | 41%  | 26%  | 42%  | 61%  |
| <b>Maintenance/Preventative Maintenance Spending</b> |      |      |      |      |      |
| More   | 57%  | 41%  | 42%  | 13%  | 41%  |
| Less   | 2%   | 10%  | 0%   | 19%  | 11%  |
| Same   | 41%  | 49%  | 58%  | 68%  | 48%  |

## Advertising

Most businesses spent about the same amount on advertising in 1993 as in 1992. Just under one-third (31%) spent more and about one in six (17%) spent less. Again, 1993 survey results indicate that the overall business environment is not as healthy as in 1990.

*So far in 1993 have your advertising expenditures been up, down or about the same, compared to the same period last year?*

|                                 | Year |      |      |      |      |
|---------------------------------|------|------|------|------|------|
|                                 | 1993 | 1990 | 1989 | 1988 | 1987 |
| <b>Advertising Expenditures</b> |      |      |      |      |      |
| More                            | 31%  | 41%  | 32%  | 28%  | 33%  |
| Less                            | 17%  | 5%   | 21%  | 22%  | 27%  |
| Same                            | 52%  | 54%  | 47%  | 50%  | 40%  |

## Inventory Levels

Respondents in inventory-related businesses (e.g. retail, auto sales, etc.) were asked if their inventories were up, down or about the same currently, as compared to last year. Forty percent reported inventories up, while 15% reported lower inventories.

*(Retail only) Currently, is your inventory up, down or about the same, compared to the same time last year?*

| Inventory Levels | Year |      |      |      |      |
|------------------|------|------|------|------|------|
|                  | 1993 | 1990 | 1989 | 1988 | 1987 |
| Up               | 40%  | 80%  | 75%  | 25%  | 38%  |
| Down             | 15%  | 20%  | 9%   | 25%  | 16%  |
| Same             | 45%  | 0%   | 16%  | 50%  | 46%  |

## Competition

Respondents were asked if they perceived their competition to have increased, decreased or stayed about the same during 1993, as compared to 1992. Nearly all sectors are reporting stronger competition in 1993.

*In 1993 are you facing competition that is stronger, about the same, or weaker compared to last year?*

| Competition     | Year |      |      |      |      |
|-----------------|------|------|------|------|------|
|                 | 1993 | 1990 | 1989 | 1988 | 1987 |
| Increased       | 60%  | 50%  | 27%  | 33%  | 27%  |
| Decreased       | 0%   | 8%   | 12%  | 23%  | 18%  |
| Stayed the Same | 40%  | 42%  | 61%  | 46%  | 55%  |

## Government's Role in Economic Development

Respondents were asked to rate how important it is for local government to expend staff time and funds to promote developments which create jobs and benefit the local economy. Eighty-one percent said this activity was very important, and another 7% said it was somewhat important. Only 12% found the activity somewhat unimportant or not important at all.



## **Juneau Economic Benchmark Business Bellwether Survey Results**

1. How would you describe your business sales so far in 1993? Are they up, down or about the same as for the same period last year?

|   |      |      |
|---|------|------|
| 1 | Up   | 55 % |
| 2 | Down | 19   |
| 3 | Same | 24   |
  
2. In your opinion, for your type of business in Juneau (your competition), are sales up, down or about the same as for the same period last year?

|   |      |      |
|---|------|------|
| 1 | Up   | 41 % |
| 2 | Down | 17   |
| 3 | Same | 33   |
  
3. How would you describe your business experience in Juneau generally? Right at this time, are things getting better, worse or staying the same?

|   |        |      |
|---|--------|------|
| 1 | Better | 64 % |
| 2 | Worse  | 10   |
| 3 | Same   | 26   |
  
4. You are probably aware of the recent closure of the Green's Creek Mine on Admiralty Island. Has this closure affected your business?

|    |          |      |
|----|----------|------|
| 1  | Yes      | 60 % |
| 2  | No       | 38   |
| 3. | No Resp. | 2    |
  
5. How many years has your business been in Juneau?  
27.6 years average length of time in business
  
6. Are you currently trying to sell your business?

|   |     |     |
|---|-----|-----|
| 1 | Yes | 5 % |
| 2 | No  | 95  |
  
7. Would you like to sell your business?

|   |     |     |
|---|-----|-----|
| 1 | Yes | 5 % |
| 2 | No  | 95  |
  
8. Do you expect to be in business here at this time next year?

|   |     |       |
|---|-----|-------|
| 1 | Yes | 100 % |
| 2 | No  | 0     |

**9. Do you own or lease your space?**

- |   |       |   |
|---|-------|---|
| 1 | Own   | 51 %  |
| 2 | Lease | 49  |
| 3 | Other | (3 indicated a combination own/lease situation when a second store or branch operation was the case.) |

**Of those who were leasing space:**

- |   |      |     |
|---|------|-----|
| 1 | Up   | 44% |
| 2 | Down | 19  |
| 3 | Same | 37  |

**10. Describe your space costs for the first part of 1993. Are they up, down or about the same compared to the same period last year?**

- |   |          |      |
|---|----------|------|
| 1 | Up       | 36 % |
| 2 | Down     | 14   |
| 3 | Same     | 45   |
| 4 | No Resp. | 5    |

**11. Have heard of any of the following organizations?**

|   | Yes | No |
|---|-----|----|
| 1 Juneau Chamber of Commerce            | 95  | 5  |
| 2 Juneau Economic Development Council   | 93  | 7  |
| 3 Southeast Conference                  | 75  | 25 |
| 4 Downtown Business Association         | 100 | 0  |
| 5 Juneau Convention and Visitors Bureau | 100 | 0  |

**12. Of those organizations you have heard of, please rate them on a scale of 1-7, with 7 being the most help to Juneau's economy and 1 being little or no help.**

- |   |     |
|---|-----|
| 1 Juneau Chamber of Commerce            | 4.5 |
| 2 Juneau Economic Development Council   | 3.7 |
| 3 Southeast Conference                  | 3.2 |
| 4 Downtown Business Association         | 2.9 |
| 5 Juneau Convention and Visitors Bureau | 5.9 |

**13. Do you have any specific recommendations for local officials and organizations to improve the business development climate in Juneau?**

*See Survey Analysis for Detailed Comments*

**14. Please describe the number of employees you have. In the first part of 1993 did that number increase, decrease or stay about the same?**

- |   |          |      |
|---|----------|------|
| 1 | Increase | 17 % |
| 2 | Decrease | 12   |
| 3 | Same     | 71   |

15. About your employee wage rates, in the first part of 1993 did they increase, decrease or stay about the same?
- |   |          |    |   |  |  |
|---|----------|----|---|--|--|
| 1 | Increase | 57 | % |  |  |
| 2 | Decrease | 2  |   |  |  |
| 3 | Same     | 41 |   |  |  |
16. Regarding your total payroll, in the first part of 1993 did it increase, decrease or stay about the same?
- |   |          |    |   |   |      |    |   |
|---|----------|----|---|---|------|----|---|
| 1 | Increase | 55 | % | 3 | Same | 36 | % |
| 2 | Decrease | 9  |   |   |      |    |   |
17. Do you plan to undertake any capital improvements in the near future? (Such as purchasing equipment, a renovation, new building, an addition, etc.)
- |   |     |    |   |   |       |    |   |
|---|-----|----|---|---|-------|----|---|
| 1 | Yes | 38 | % | 3 | Maybe | 10 | % |
| 2 | No  | 52 |   |   |       |    |   |
18. Overall, would you say you spent more, less or about the same on maintenance and preventative maintenance during the first part of 1993, as compared to the same period last year?
- |   |      |    |   |   |      |    |   |
|---|------|----|---|---|------|----|---|
| 1 | More | 57 | % | 3 | Same | 41 | % |
| 2 | Less | 2  |   |   |      |    |   |
19. Would you say you spent more, less or about the same on advertising during the first part of 1993 as compared to the same period last year?
- |   |      |    |   |   |      |    |   |
|---|------|----|---|---|------|----|---|
| 1 | More | 31 | % | 3 | Same | 52 | % |
| 2 | Less | 17 |   |   |      |    |   |
20. Would you say competition in your line of business increased, decreased or stayed about the same during the first part of 1993 as compared to the same period last year?
- |   |           |    |   |   |       |    |   |
|---|-----------|----|---|---|-------|----|---|
| 1 | Increased | 55 | % | 3 | Same  | 36 | % |
| 2 | Decreased | 0  |   | 4 | Other | 9  |   |
21. (Retail only.) Would you say your inventory is up, down or about the same during the first part of 1993 as compared to the same period last year?
- |   |      |    |   |   |       |    |   |
|---|------|----|---|---|-------|----|---|
| 1 | Up   | 35 | % | 3 | Same  | 39 | % |
| 2 | Down | 13 |   | 4 | Other | 13 |   |
22. In your opinion, how important is it for local government to spend effort (employee time) and funding to encourage developments which create jobs and benefit the economy of Juneau?
- |   |                    |    |   |   |                      |    |   |
|---|--------------------|----|---|---|----------------------|----|---|
| 1 | Very important     | 81 | % | 3 | Somewhat unimportant | 2  | % |
| 2 | Somewhat important | 7  |   | 4 | Not important at all | 10 |   |

# **Special Feature: Juneau's Senior Citizen Community**

# Juneau's Senior Citizen Community

## Introduction

### Purpose

This special feature profiles Juneau's senior community in terms of population, income, economic impacts, and local services. This profile will be broken into three sections:

- **Senior Population Trends In Juneau:** Section I examines census data comparing the senior population to other age groups living in Juneau. In addition, 1990 census data on Juneau's senior citizen population is compared to 1980 census data.
- **Socio-Economic Impacts:** Both social and economic impacts of the senior population are outlined in Section II. This chapter outlines some of the more prominent benefits received by and services offered to Juneau's seniors and the contributions of this population.
- **Future Outlook:** The final section of this report examines recent senior population trends in the United States, Alaska, and Juneau and the effects of these changing growth patterns on a local level.

### Methodology and Scope

The research material used in this analysis is a combination of primary and secondary data. The primary data was generated through executive interviews with service providers, state and local government officials and individuals from the senior community. Secondary research included U.S. Census data, Alaska Department of Labor data, and a literature review of national and state trends.<sup>1</sup>

The Special Feature should not be viewed as a comprehensive cost/benefit analysis of the senior community. The goal of this profile is to highlight, with readily available data, information on Juneau's senior population.

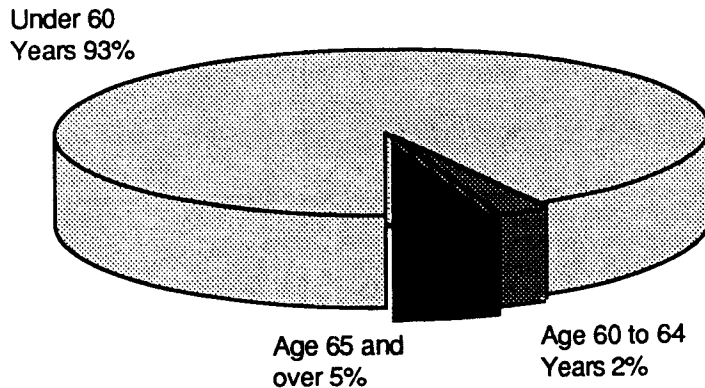
<sup>1</sup> Census data used in this report was supplied by the Alaska Department of Labor. It is important to note that some census data has limited use. This document uses information primarily from STF 1, which is an actual count, and STF 3 which is a sample count designed to be representative. There is discrepancy between data on STF 1 and STF 3, however it appears negligible.

## Section I. Senior Population Trends in Juneau

### Population and Housing

According to 1990 U.S. Census data Juneau's senior citizens (65 years of age and older) account for about 5% of the total population. The pie chart below compares Juneau's seniors with the rest of the population.

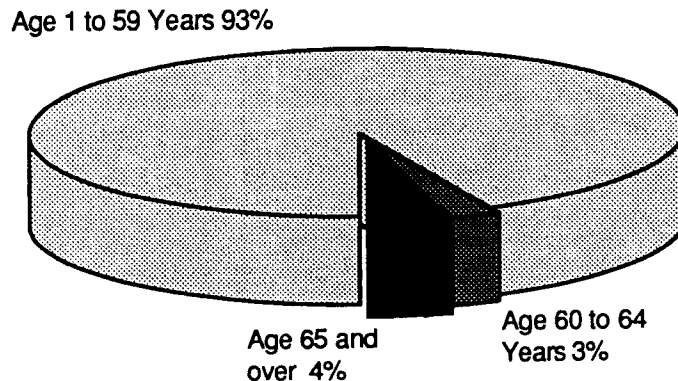
**Age Distribution  
Juneau 1990**



Source: U.S Census Bureau

Juneau's entire population has grown from about 19,500 in 1980 to over 26,700 in 1990. This represents a 37% increase in population, growing at an annual rate of 3.2%. Juneau's senior population (those 65 years of age and older) grew from 771 in 1980 to 1,364 in 1990, a 77% increase with an annual growth rate of almost 6%. This is the fastest growing population segment in Juneau.

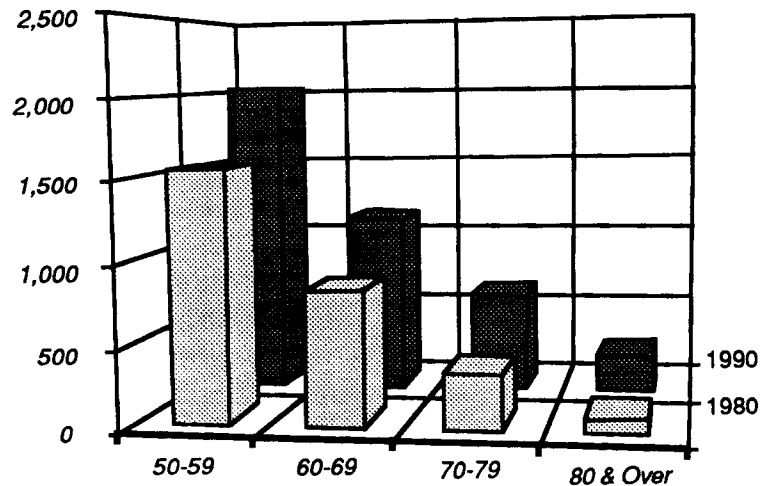
**Age Distribution  
Juneau 1980**



Source: U.S Census Bureau

Proportionately, there were more seniors in the local population in 1990 than in 1980, increasing from 4% to 5% of the entire population. As illustrated in the chart below, population of those age 50 years and over increased significantly between 1980 and 1990.

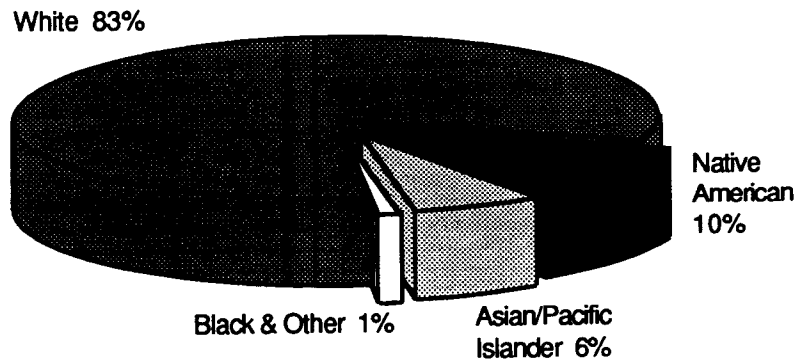
### **Senior Population Distribution Comparison Juneau - 1980 & 1990**



Source: U.S. Census Bureau

The racial composition of Juneau's seniors is displayed in the pie chart below. The clear majority of this population is white (83%) followed by Native Americans (10%). Asian\Pacific Islanders account for 6% while blacks and other races combined equaled about 1% of the entire senior population.

### **Seniors Age 60 Years and Over By Race Juneau - 1990**



Source: U.S. Census Bureau STF 1

Of those 65 years of age and older, 62% live in family households and less than one third (32%) live in non-family households, almost all living alone. Additionally, 6% of seniors live in institutions such as St. Ann's or the Pioneer Home. Of those seniors living in homes or apartments, about 60% live in owner occupied units and 40% in rental units. Of those living in rental units, 60% pay 35% or more of their income in rent.

## Section II. Socio-Economic Impacts

### Introduction

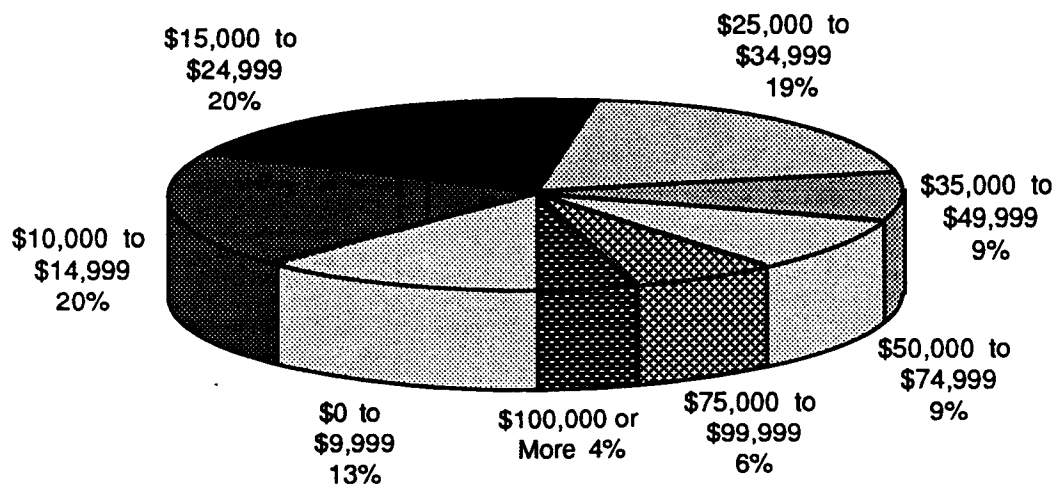
The purpose of this section is to provide an overview of the economic impacts of senior citizens on the local economy. Some economic impacts are readily quantified: personal income earned by seniors and spending by government on senior services, for example. Other impacts are much more difficult to measure, such as the number of volunteer hours and community services that seniors provide to Juneau. What is impossible to measure is this community's continuing benefit from those seniors who have lived and worked in Alaska throughout their productive adult lives.

The following brief discussion will highlight the more significant benefits that local seniors receive primarily from the City and Borough of Juneau and the State of Alaska, as well as the benefits that the people of Juneau receive from their senior population. This discussion does not attempt to determine the net economic benefit to the community of its resident seniors.

### Personal Income

Census data indicates that the average senior household income in Juneau is approximately \$33,500. Over half (53%) have incomes below \$25,000 and about one in three (33%) below \$15,000. About one in eight (13%) senior households earn less than \$10,000.

**Senior Household Income Distribution  
Individuals Age 65 and Older, Juneau - 1989**



Source: U.S. Census Bureau STF3

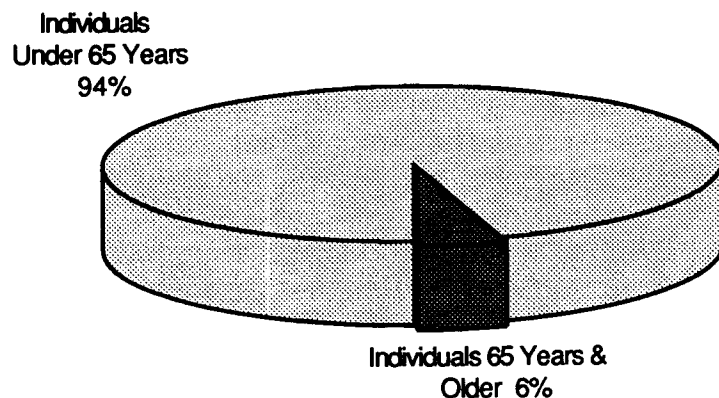


U.S. Bureau of Economic Statistics indicates that personal income for all Juneau residents is approximately \$718.5 million in 1990. Based upon census data of aggregate social security income, retirement income, permanent fund and longevity fund payments, and senior household income, the McDowell Group estimates that personal income attributed to seniors totals \$30 million annually.<sup>1</sup>

Based upon the estimated personal income total of \$30 million, the per capita earnings for seniors was \$22,000 in 1990. This compares to the overall population average of about \$12,000 (which includes income earned by minors).

The following pie chart shows the break down of personal income among seniors and the remainder of Juneau's population. The percent of personal income earned by seniors (6%) is slightly higher than the percent of seniors in Juneau's population (5%).

**Senior's Share of Personal Income  
Juneau - 1989**



Source: McDowell Group Estimate

A good portion of senior personal income represents new money flowing into the economy of Juneau. As goods and services are purchased by seniors there is a multiplier effect on the local economy that creates additional economic impacts. Assuming a multiplier of between 1.5 and 2.0, the economic impact of \$30 million in senior personal income creates an additional \$15 million to \$30 million in income or a total of between \$45 million and \$60 million in total income in the local economy.<sup>2</sup> In other words, for every dollar of income to Juneau's seniors, two dollars circulate through the local economy (assuming a multiplier of 2.0).

<sup>1</sup> McDowell Group Estimate. This is based upon U.S. Census data on senior household income, aggregate social security, proportional retirement income and public assistance income generated from census data. It assumes that the percentage of most income in this category is earned by the senior population.

<sup>2</sup> The 1.5 to 2.0 multiplier is a McDowell Group estimate.

There was a decrease between 1980 and 1989 in the number of seniors living below the poverty line. According to census data, approximately 4% of Juneau's seniors lived below the poverty line in 1990 as compared to 8% in 1980. This decrease is partially due to senior income generated from the longevity bonus and the permanent fund dividend.<sup>1</sup>

The poverty line for a single adult in 1989 was about \$5,900 and for couples approximately \$7,500. A single senior in 1989 collected about \$3,873 in dividend and bonus payments and a couple could have collected \$7,746.<sup>2</sup> The poverty measurement used could be considered low by Alaska cost of living standards, nonetheless it appears these programs have had an impact in reducing the number of seniors living below the poverty line in Juneau.

## Other Economic Impacts

Providing goods and services to Juneau's seniors creates employment and other economic benefits. In addition to the goods and services consumed by all Juneauites, seniors demand a number of specialized services.

Health care services offered by Bartlett Memorial Hospital, Southeast Alaska Regional Health Corporation (SEARHC), St. Ann's Nursing Home, Pioneer Home and Hospice Home Care, together provide a wide range of health care options for senior citizens. All of these organizations are a source of employment and income for many Juneau residents.

Bartlett Memorial Hospital estimates that 28% of current patient care is provided to seniors. Bartlett has attempted to meet the needs of this population by providing such services as chemotherapy treatment, cardiac rehabilitation, joint replacement and other health care services geared towards older residents. St. Ann's Nursing Home currently provides long-term, extended care services.

The Pioneer Home provides residential living alternatives to Alaskans who have been residents of the state for more than one year, providing independent and assisted living environments as well as 24 hour a day nursing care.<sup>3</sup> SEARHC also provides and coordinates complete medical services to senior Alaska Natives. Hospice Home Care provides services to seniors allowing them to receive medical treatment in their homes as opposed to in a health care institution.

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<sup>1</sup> Alaska Economic Trends, "A Portrait of Older Alaskans". By Neal Fried. October, 1992.

<sup>2</sup> Ibid.

<sup>3</sup> Prior to December 1993, the Alaska residency requirement for the Pioneer Home was 15 years. A recent court ruling found this requirement unconstitutional.

While many in the senior community choose to go south for medical treatment, others are choosing local health care options for reasons associated with both cost and convenience. The significant increase in Juneau's senior population has partially been a catalyst for the improved level of health care available locally.

Southeast Senior Services also provides services to Juneau's senior population.<sup>1</sup> Services offered by this organization fall into two major categories: Nutrition, Transportation and Support Services (NTS) and Home and Community-Based Care (HCB). The NTS program provides home delivered meals, transportation, outreach, escort, information and referral, personal advocacy, shopping assistance, and homemaker and chore services. The HCB program offers case management and care coordination, adult day care and in-home respite services.

## **Contributions of the Senior Community**

Most senior benefits were designed in recognition of long residence in and service to Alaska. These benefits assist seniors who remain in Alaska as well as prevent their retirement dollars from leaking to the Lower 48.

Besides direct economic impacts of seniors on the local economy, it is important to note that the senior community provides other benefits. Some of those benefits take the form of volunteer services to local organizations and providing support to family members. While some volunteer positions held by seniors would not otherwise be filled with paid employees, it is important to recognize that there is significant benefit to the community. Many seniors living in Juneau do so because their children and grandchildren have chosen to stay in the state and these family ties provide an additional sense of community.

## **Juneau's Support of the Senior Community**

Over the years the City of Juneau has taken steps to ease the burden of the high cost of living to seniors. In order to help reduce leakage and as an incentive for seniors to remain in Alaska with their retirement incomes, the city instituted such benefits as sales and property tax exemptions.

In Juneau, residents age 65 and over are exempt from the 4% sales tax. According to local officials, approximately \$500,000 in sales taxes were exempted in 1993 on approximately \$12.5 million in sales. Total general sales tax collected in the City and Borough of Juneau amounted to approximately \$16 million for 1993.

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<sup>1</sup> Southeast Senior Service information has been taken from Southeast Senior Service Community Leader Packet, October, 1993.

Seniors also receive a property tax exemption on the first \$150,000 of assessed value of real estate property. According to local officials, total property tax exemptions in 1993 equaled about \$1 million. Total property taxes collected for all of Juneau amounted to \$18.6 million. Property tax exemptions for seniors originated as a state sponsored program, and in the past the State of Alaska reimbursed municipalities 100% for local property tax exemption. However, the last several legislatures have gradually decreased the amount of state reimbursement to municipalities to the current level of about 9%.

In addition to the property tax exemption, the state reimburses local seniors who are not home owners but pay indirect local property taxes included in their rent. According to state officials, rental rebates distributed by the state to local seniors amounted to about \$69,000 in 1992 for 104 applicants.<sup>1</sup>

The city also provides transportation benefits to the seniors via Capital Transit and Care-A-Van. Seniors ride Capital Transit free and Care-A-Van provides transportation to seniors with special needs. According to Capital Transit, the most recent annual value of exempted fares for city bus services (excluding Care-A-Van) was about \$71,700.

All of these services are designed to meet the needs of the current and future senior populations. As the senior population grows so will the cost of providing such services. In order for Juneau to remain an attractive retirement community, services geared towards seniors, and their cost of living, should have continuing attention.

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<sup>1</sup> The state rental rebate program reimburses individuals at about 75% of the full funding. Full funding in 1992 equaled \$92,829 for 104 senior applicants. Payment of \$69,000 includes payment to 5 disabled veterans who are also eligible for the program.

## Section III. Future Outlook

### Senior Citizen Population Trends

National statistics indicate that by 2030 the population of individuals age 65 and older will have doubled.<sup>1</sup> Reasons for this dramatic increase range from an aging "baby boomer" population to the fact that individuals are living longer. This group of older Americans has grown faster than any other age bracket in the country.

Like the rest of the country, Alaska will also experience an increase in its senior population. While on average Alaska has one of the smallest senior populations, it boasts one of the fastest growth rates of any state in the country.

Senior growth rate in Alaska is among the nation's highest owing in part to permanent fund dividend, longevity bonus, and associated senior benefits, all vulnerable in Alaska's present budget crisis.

**Population Statistics Comparison  
United States, Alaska & Juneau**

|   | United States | Alaska  | Juneau |
|---|---------------|---------|--------|
| Total Population 1990                   | 252,177,000   | 570,000 | 26,754 |
| Senior Population 1990                  | 31,754,000    | 24,000  | 1,364  |
| Seniors: % of Total Population          | 12.6%         | 4.2%    | 5.1%   |
| Total Population % Growth 1980 to 1990  | 10.5%         | 37.0%   | 37.0%  |
| Senior Population % Growth 1980 to 1990 | 21.3%         | 88.3%   | 76.9%  |

Source: *Alaska Economic Trends*, October 1993, U.S. Department of Health and Human Services, U.S. Census Bureau. Total National Population Growth was calculated using U.S. Health and Human Service figures which are slightly different than ADOL figures. ADOL also calculates senior growth in the state at about 94%, 6% higher than U.S. Health and Human Service figures presented in the table.

The table above illustrates this dramatic increase. While Juneau seniors represent only 5% of the total population, that age group grew at a rate 40% above the rest of the city's population. This growth is expected to continue. While the national senior population as a whole will not double until 2030, Alaska Department of Labor suggests that Alaska's senior population could double by 2010.

This increase in Alaska's senior population results from a tremendous influx of individuals age 40 to 64 into the state during the 1980s.<sup>2</sup> Many of these people are staying in Alaska for financial inducements and family connections.

<sup>1</sup> Source: U.S. Census Data STF3 and 1980 Census of Population...Characteristics of the Population...General Social & Economic Characteristics...Alaska... U.S. Census Bureau, U.S. Department of Commerce, U.S. Government Printing Office, Washington DC.

<sup>2</sup> *Alaska Economic Trends*, "A Portrait of Older Alaskans". By Neal Fried. October, 1992.

## Juneau Cost of Living

The greatest deterrents for seniors living in Juneau, or those contemplating a move to Alaska, is the isolation and high cost of living. According to the Alaska Geographic Differential Study (McDowell Group, 1985), Juneau's cost of living was approximately 20% higher than Seattle. While the cost of living differential may have changed since then, the cost of living in Juneau is higher than most communities in the Lower 48.

Senior discounts on airline and ferry travel have helped reduce the isolation and cost of transportation. The economic incentive programs such as the longevity bonus, permanent fund dividend, and sales and property tax exemptions appear to go a long way in helping seniors financially manage the high cost of living in Juneau.

Programs that ease the cost of living burden for Juneau's seniors are not likely to continue indefinitely. The longevity bonus program is currently slated to be discontinued in large part by 1997. While those currently on the program rolls will continue to receive benefits, the \$250 a month bonus will decrease by \$50 annually for new applicants through 1996 with no new applications taken in 1997. The permanent fund dividend program remains intact, however, recent budget problems in the state increase the likelihood that the dividend checks could be capped. The possibility that the program will be reduced or discontinued in the future is a real possibility.

The local sales tax exemption continues to provide seniors with economic benefits. However, the financial burden of the property tax exemption is slowly being shifted from the state to local governments and state support of this program could be eliminated at some point in the future. In 1993 the amount of reimbursement from the state to municipalities decreased from 20% to 9%.

## Future Outlook

Juneau has experienced significant growth among its senior population, and the economic benefits received from this group are important. Recognizing the economic and social benefits of our seniors, the community has taken steps to provide seniors with necessary services and economic benefits. As the senior population grows, obviously the cost of providing these services and incentives will increase.

The underlying issue behind continued local growth of the senior population will be the ability for seniors to cope with the relatively high cost of living in Juneau. Loss of the longevity bonus program and other such incentives in the future may not cause a mass exodus of seniors from Juneau, however, there is the possibility that it could impede future growth.

## **Executive Interviews and Contacts**

- Grant Acey, St. Ann's Nursing Home
- Joe Cladouhos, Southeast Alaska Regional Health Corporation
- Carol Gamez, Pioneer Home
- Frank Guertin, City and Borough of Juneau
- Garth Hamblin, Bartlett Memorial Hospital
- Doug Holt, Pioneer Home
- Mariann Mills, Southeast Senior Services
- Duncan Monro, State of Alaska, Department of Community and Regional Affairs
- Ann Olsen, Older Alaskans Commission (State of Alaska)
- Burke Riley
- George Rogers
- Ann Schultz, Bartlett Memorial Hospital
- Shelly Smith, City and Borough of Juneau
- Representative Fran Ulmer's Office
- Mike Zigue, State of Alaska, Department of Labor

# **Juneau Trends**

**A Tabulation of Economic  
and Social Trends**



# Comparison of Juneau's Economic and Social Trends

(Percent Change)

| Employment and Income                                    | Most Recent Comparable Periods  | % Change |
|--|---------------------------------|----------|
| Total Employment (Average)                               | Second Quarter 1993/1992        | -0.2%    |
| Private Employment (Average)                             | Second Quarter 1993/1992        | +4.5%    |
| Govt. Employment (Average)                               | Second Quarter 1993/1992        | -4.9%    |
| Total Payroll  | Calendar Year 1992/1991         | +7.1%    |
| Private Payroll  | Calendar Year 1992/1991         | +10.5%   |
| Govt. Payroll  | Calendar Year 1992/1991         | +5.6%    |
| Unemployment Rate*                                       | October 1993/1992               | -2.2%    |
| <b>Economic Indicators</b>                               |                                 |          |
| Number of Private Employers                              | Calendar Year 1992/1991         | +1.5%    |
| Gross Business Sales                                     | Calendar Year 1992/1991         | +0.9%    |
| Assessed Property Valuation                              | July 31, 1993/1992              | +4.3%    |
| Marine Highway Passengers<br>(Total Disembarking)        | Third Quarter 1993/1992         | -5.4%    |
| Marine Highway Vehicles<br>(Total Disembarking)          | Third Quarter 1993/1992         | -0.9%    |
| Major Airlines Passengers<br>(Enplaning)                 | Third Quarter 1993/1992         | -6.3%    |
| Motor Vehicle Registration<br>(Annual Total)             | Calendar Year 1992/1991         | +1.5%    |
| <b>Social Conditions</b>                                 |                                 |          |
| Births   | Calendar Year 1992/1991         | +1.0%    |
| Deaths   | Calendar Year 1992/1991         | +6.0%    |
| Public School Enrollment                                 | Fall 1993/1992                  | -0.4%    |
| University of Alaska Southeast<br>F.T. Juneau Enrollment | Spring 1993/1992                | -8.1%    |
| Bartlett Memorial Hospital<br>Patients Admitted          | Third Quarter 1993/1992         | -10.7%   |
| Court Cases (State and Federal)                          | Third Quarter 1993/1992         | -2.5%    |
| Violent Crimes Reported                                  | Calendar Year 1992/1991         | -11.1%   |
| Property Crimes Reported                                 | Calendar Year 1992/1991         | -12.8%   |
| <b>Housing and Utilities</b>                             |                                 |          |
| Housing Starts Authorized<br>(Single & Multi-Family)     | First Three Quarters. 1993/1992 | -6.7%    |
| Residential Electrical Customers                         | Third Quarter 1993/1992         | -1.4%    |
| Number of Telephone Stations (phone #s)                  | Third Quarter 1993/1992         | +1.5%    |

\*Actual change in the unemployment rate.

# A Summary of Juneau's Economic and Social Trends, 1987-1992

| <b>Employment and Income</b>                                       | <b>1987</b> | <b>1988</b> | <b>1989</b> | <b>1990</b> | <b>1991</b> | <b>1992</b> |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Employment (Annual Average)                                  | 12,485      | 12,750      | 13,504      | 13,837      | 14,081      | 14,518      |
| Private Employment (Annual Average)                                | 6,194       | 6,251       | 6,605       | 6,646       | 7,003       | 7,327       |
| Govt. Employment (Annual Average)                                  | 6,292       | 6,509       | 6,899       | 7,191       | 7,078       | 7,191       |
| Total Payroll (\$000) (Annual Total)                               | \$351,337   | \$358,321   | \$379,366   | \$400,168   | \$426,542   | \$456,804   |
| Private Payroll (\$000) (Annual Total)                             | \$128,514   | \$131,676   | \$135,747   | \$138,000   | \$151,858   | \$167,183   |
| Govt. Payroll (\$000) (Annual Total)                               | \$222,823   | \$226,846   | \$243,619   | \$262,168   | \$273,684   | \$288,931   |
| Unemployment Rate (Annual Average)                                 | 7.0%        | 5.7%        | 5.0%        | 4.8%        | 6.0%        | 6.9%        |
| <b>Economic Indicators</b>   |             |             |             |             |             |             |
| Number of Private Employers  | 814         | 781         | 798         | 814         | 822         | 834         |
| Gross Business Sales (\$000)                                       | \$517,565   | \$522,821   | \$603,355   | \$675,989   | \$757,548   | \$764,033   |
| Assessed Property Valuation (\$000)                                | 1,154,393   | \$1,032,818 | \$1,017,376 | \$1,051,958 | \$1,120,460 | \$1,199,920 |
| Marine Highway Passengers (Total Disembarking)                     | 65,441      | 68,363      | 69,229      | 69,537      | 74,703      | 73,282      |
| Marine Highway Vehicles (Total Disembarking)                       | 14,823      | 16,593      | 16,361      | 16,364      | 17,595      | 17,234      |
| Major Airlines Passengers (Enplaning)                              | 163,370     | 179,493     | 176,429     | 186,179     | 192,145     | 231,505     |
| Motor Vehicle Registration (Annual Total)                          | 25,520      | 25,202      | 26,276      | 27,240      | 28,105      | 28,519      |
| Deeds of Trusts Recorded (\$000)                                   | \$152,621   | \$168,764   | \$99,202    | \$258,275   | \$135,540   | \$128,549   |
| Number of Deeds Recorded   | 659         | 913         | 963         | 888         | 1,043       | 1,371       |
| Inflation rate (% change from previous year)                       | .4%         | .4%         | 2.9%        | 6.2%        | 4.6%        | 3.4%        |
| <b>Social Conditions</b>   |             |             |             |             |             |             |
| Births   | 453         | 444         | 459         | 551         | 487         | 492         |
| Deaths   | 93          | 120         | 93          | 90          | 100         | 106         |
| Public School Enrollment (Fall)                                    | 4,474       | 4,603       | 4,898       | 5,113       | 5,228       | 5,416       |
| University of Alaska Southeast Juneau Enrollment (Fall)            | 1,936       | 1,951       | 2,768       | 2,792       | 2,544       | 2,983       |
| Bartlett Memorial Hospital Patients Admitted                       | 2,458       | 2,586       | 2,612       | 2,588       | 2,572       | 2,598       |
| Court Cases (State and Federal)                                    | 3,855       | 3,898       | 3,881       | 4,236       | 4,496       | 4,793       |
| Violent Crimes Reported (Part I)                                   | 410         | 459         | 448         | 426         | 458         | 407         |
| Property Crimes Reported (Part I)                                  | 1,312       | 1,070       | 1,013       | 1,017       | 1,268       | 1,106       |
| <b>Housing and Utilities</b>                                       |             |             |             |             |             |             |
| Housing Starts/Additions/Conversions (Single Family & Multifamily) | 26          | 9           | 40          | 58          | 94          | 108         |
| Average Residential Unit Sales Price (Single Family)               | \$99,597    | \$96,438    | \$106,201   | \$124,932   | \$121,118   | \$127,796   |
| Cost of Living (% Anchorage)                                       | 105.2%      | 100.2%      | 109.2%      | 104.3%      | 101.8%      | 101.6%      |
| (% Seattle)  | 132.3%      | 118.9%      | 121.6%      | 117.3%      | 119.4%      | 113.2%      |
| Electrical Consumption (000 KWH)                                   | 227,296     | 239,168     | 248,548     | 258,520     | 265,013     | 266,441     |
| Number of Telephone Stations (phone #s)                            | 12,806      | 13,675      | 14,368      | 16,323      | 17,078      | 17,988      |

Note: N/A, Not Available

## **Employment and Income**

# Non-Agricultural Wage and Salary Employment, Juneau Labor Area by Industry, 1981-1993

(Number of Employees)

| Industry                                   | 1981<br>Average | 1982<br>Average | 1983<br>Average | 1984<br>Average | 1985<br>Average | 1986<br>Average |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Private Employment                         |                 |                 |                 |                 |                 |                 |
| Mining                                     | *               | 11              | 25              | 26              | *               | *               |
| Construction                               | 506             | 539             | 774             | 796             | 733             | 396             |
| Manufacturing                              | 125             | 151             | 151             | 180             | 253             | 196             |
| Transportation-<br>Communication-Utilities | 1,028           | 916             | 802             | 775             | 777             | 707             |
| Wholesale Trade                            | 166             | 169             | 199             | 184             | 178             | 144             |
| Retail Trade                               | 1,520           | 1,703           | 1,767           | 2,013           | 1,942           | 1,781           |
| Finance, Insurance &<br>Real Estate        | 516             | 526             | 534             | 572             | 615             | 637             |
| Services                                   | 1,367           | 1,694           | 1,857           | 1,991           | 2,034           | 2,075           |
| Agriculture, Forestry<br>& Fisheries       | 17              | 32              | 24              | 30              | 36              | 44              |
| Non classified                             | *               | 33              | 82              | 99              | *               | *               |
| Government Employment                      |                 |                 |                 |                 |                 |                 |
| Federal Government                         | 1,010           | 1,037           | 994             | 1,020           | 1,040           | 1,057           |
| State Government                           | 4,141           | 4,357           | 4,398           | 4,422           | 4,509           | 4,342           |
| Local Government                           | 1,064           | 1,037           | 1,174           | 1,322           | 1,428           | 1,382           |
| Total Non-Agricultural<br>Employment       | 11,496          | 12,209          | 12,785          | 13,432          | 13,607          | 12,825          |
| Private Sector<br>Employment               | 5,279           | 5,777           | 6,218           | 6,667           | 6,630           | 6,042           |
| Government Sector<br>Employment            | 6,217           | 6,432           | 6,567           | 6,765           | 6,977           | 6,783           |

| Industry                                   | 1987<br>Average | 1988<br>Average | 1989<br>Average | 1990<br>Average | 1991<br>Average | 1992<br>Average |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Private Employment                         |                 |                 |                 |                 |                 |                 |
| Mining                                     | 80              | 169             | 112             | 75              | 84              | 75              |
| Construction                               | 391             | 341             | 345             | 414             | 518             | 548             |
| Manufacturing                              | 261             | 341             | 319             | 148             | 199             | 268             |
| Transportation-<br>Communication-Utilities | 782             | 747             | 857             | 911             | 880             | 957             |
| Wholesale Trade                            | 173             | 197             | 211             | 197             | 217             | 197             |
| Retail Trade                               | 1,764           | 1,826           | 1,993           | 2,042           | 2,199           | 2,268           |
| Finance, Insurance &<br>Real Estate        | 565             | 561             | 535             | 496             | 558             | 584             |
| Services                                   | 2,146           | 2,014           | 2,152           | 2,333           | 2,279           | 2,357           |
| Agriculture, Forestry<br>& Fisheries       | *               | 49              | *               | *               | *               | *               |
| Non classified                             | *               |                 |                 |                 |                 |                 |
| Government Employment                      |                 |                 |                 |                 |                 |                 |
| Federal Government                         | 1,035           | 1,044           | 1,092           | 1,148           | 1,039           | 1,095           |
| State Government                           | 4,016           | 4,157           | 4,411           | 4,534           | 4,518           | 4,530           |
| Local Government                           | 1,241           | 1,308           | 1,397           | 1,508           | 1,521           | 1,567           |
| Total Non-Agricultural<br>Employment       | 12,485          | 12,750          | 13,504          | 13,837          | 14,081          | 14,518          |
| Private Sector<br>Employment               | 6,194           | 6,251           | 6,605           | 6,646           | 7,003           | 7,327           |
| Government Sector<br>Employment            | 6,292           | 6,509           | 6,899           | 7,191           | 7,078           | 7,191           |

\*Data non-disclosable

Source: Statistical Quarterly, 1981-1991, Alaska Department of Labor. Compiled by the McDowell Group.

# Quarterly Non-Agricultural Wage and Salary Employment, Juneau Labor Area by Industry, 1981-1993

(Number of Employees)

## 1990

| Industry   | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Average |
|--|---------|---------|---------|---------|---------|
| Private Employment                                   |         |         |         |         |         |
| Mining   | 82      | 73      | 68      | 75      | 75      |
| Construction   | 327     | 419     | 449     | 460     | 414     |
| Manufacturing  | 115     | 153     | 167     | 157     | 148     |
| Transportation-<br>Communication-Utilities           | 800     | 938     | 1035    | 869     | 911     |
| Wholesale Trade                                      | 179     | 194     | 202     | 212     | 197     |
| Retail Trade   | 1,875   | 2,063   | 2,180   | 2,049   | 2,042   |
| Finance, Insurance &<br>Real Estate                  | 463     | 497     | 505     | 517     | 496     |
| Services   | 2,230   | 2,386   | 2,408   | 2,306   | 2,333   |
| Agriculture, Forestry,<br>Fisheries & Non classified | .       | .       | .       | .       | .       |
| Government Employment                                |         |         |         |         |         |
| Federal Government                                   | 1,096   | 1,122   | 1,254   | 1,120   | 1,148   |
| State Government                                     | 4,592   | 4,603   | 4,541   | 4,402   | 4,534   |
| Local Government                                     | 1,599   | 1,504   | 1,273   | 1,657   | 1,508   |
| Total Non-Agricultural<br>Employment                 | 13,358  | 13,952  | 14,159  | 13,878  | 13,837  |
| Private Sector<br>Employment                         | 6,071   | 6,723   | 7,091   | 6,699   | 6,646   |
| Government Sector<br>Employment                      | 7,287   | 7,229   | 7,068   | 7,179   | 7,191   |

## 1991

| Industry   | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Average |
|--|---------|---------|---------|---------|---------|
| Private Employment                                   |         |         |         |         |         |
| Mining   | 82      | 90      | 93      | 92      | 84      |
| Construction   | 391     | 569     | 616     | 497     | 518     |
| Manufacturing  | 134     | 194     | 246     | 221     | 199     |
| Transportation-<br>Communication-Utilities           | 807     | 867     | 999     | 846     | 880     |
| Wholesale Trade                                      | 210     | 214     | 223     | 20      | 217     |
| Retail Trade   | 1,194   | 2,223   | 2,407   | 2,171   | 2,199   |
| Finance, Insurance &<br>Real Estate                  | 502     | 553     | 594     | 581     | 558     |
| Services   | 2,151   | 2,346   | 2,339   | 2,281   | 2,279   |
| Agriculture, Forestry,<br>Fisheries & Non classified | .       | .       | .       | .       | .       |
| Government Employment                                |         |         |         |         |         |
| Federal Government                                   | 990     | 1,051   | 1,080   | 1,036   | 1,039   |
| State Government                                     | 4,567   | 4,627   | 4,461   | 4,417   | 4,518   |
| Local Government                                     | 1,680   | 1,469   | 1,251   | 1,692   | 1,521   |
| Total Non-Agricultural<br>Employment                 | 13,556  | 14,287  | 14,385  | 14,096  | 14,081  |
| Private Sector<br>Employment                         | 6,319   | 7,140   | 7,594   | 6,961   | 7,003   |
| Government Sector<br>Employment                      | 7,237   | 7,147   | 6,792   | 7,135   | 7,078   |

\*Data non-disclosable

Source: Statistical Quarterly, 1981-1991, Alaska Department of Labor. Compiled by the McDowell Group.

# Quarterly Non-Agricultural Wage and Salary Employment, Juneau Labor Area by Industry, 1981-1993

(Number of Employees)

## 1992

| Industry   | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Average |
|--|---------|---------|---------|---------|---------|
| Private Employment                                   |         |         |         |         |         |
| Mining   | 83      | 73      | 65      | 80      | 75      |
| Construction   | 347     | 599     | 706     | 539     | 548     |
| Manufacturing  | 232     | 272     | 327     | 241     | 268     |
| Transportation-<br>Communication-Utilities           | 845     | 986     | 1,107   | 890     | 957     |
| Wholesale Trade                                      | 203     | 193     | 206     | 186     | 197     |
| Retail Trade   | 2,097   | 2,228   | 2,501   | 2,244   | 2,268   |
| Finance, Insurance &<br>Real Estate                  | 571     | 564     | 611     | 593     | 584     |
| Services   | 2,249   | 2,372   | 2,444   | 2,364   | 2,357   |
| Agriculture, Forestry,<br>Fisheries & Non classified | *       | *       | *       | *       | *       |
| Government Employment                                |         |         |         |         |         |
| Federal Government                                   | 1,029   | 1,122   | 1,146   | 1,081   | 1,095   |
| State Government                                     | 4,630   | 4,631   | 4,475   | 4,385   | 4,530   |
| Local Government                                     | 1,731   | 1,535   | 1,255   | 1,746   | 1,567   |
| Total Non-Agricultural<br>Employment                 | 14,074  | 14,653  | 14,943  | 14,401  | 14,518  |
| Private Sector<br>Employment                         | 6,684   | 7,365   | 8,067   | 7,190   | 7,327   |
| Government Sector<br>Employment                      | 7,390   | 7,288   | 6,876   | 7,211   | 7,191   |

## 1993

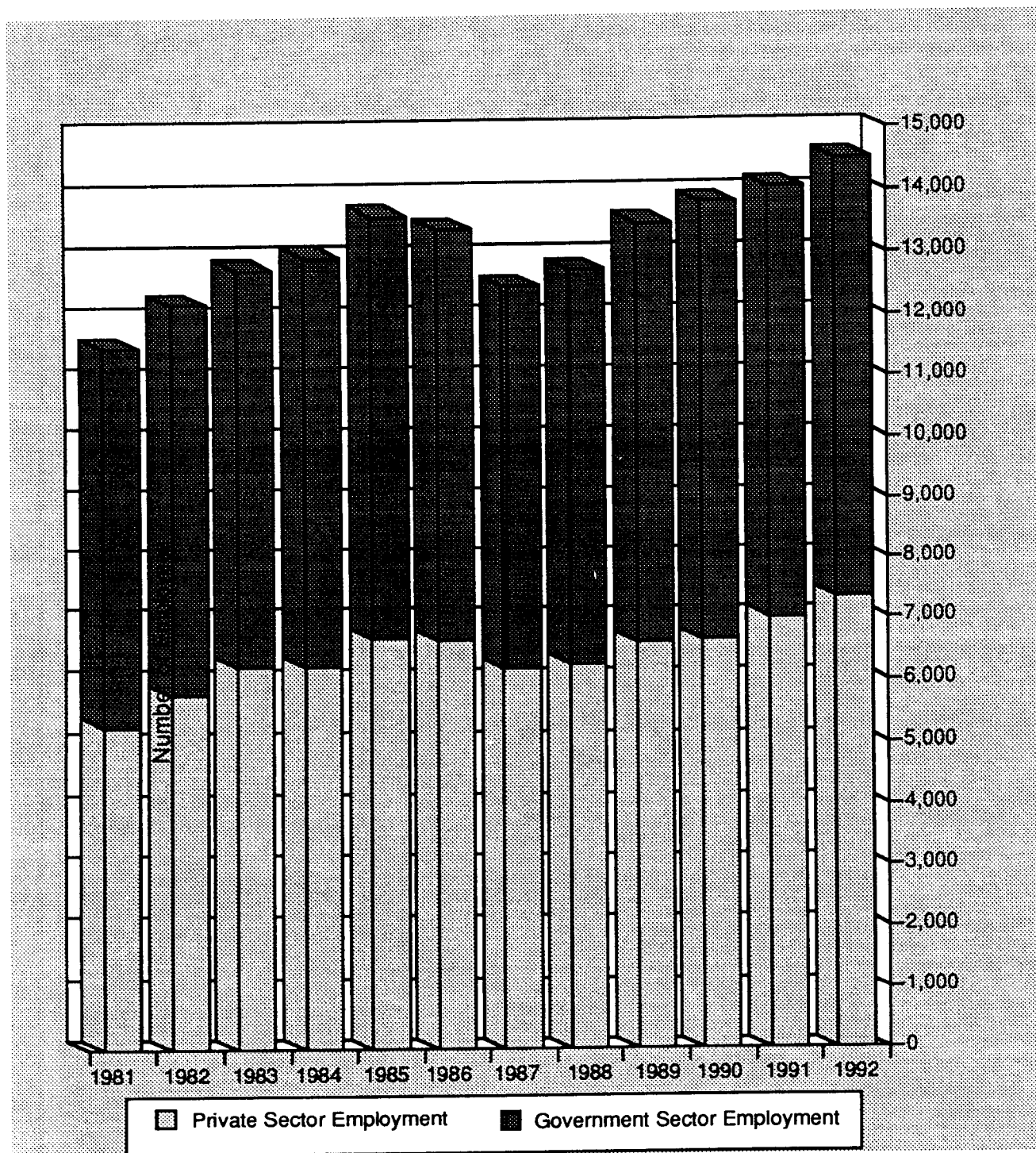
| Industry   | 1st Qtr | 2nd Qtr |
|--|---------|---------|
| Private Employment                                   |         |         |
| Mining   | 65      | *       |
| Construction   | 440     | 691     |
| Manufacturing  | 216     | 259     |
| Transportation-<br>Communication-Utilities           | 832     | 966     |
| Wholesale Trade                                      | 194     | 196     |
| Retail Trade   | 2,163   | 2,383   |
| Finance, Insurance &<br>Real Estate                  | 582     | 599     |
| Services   | 2,359   | 2,446   |
| Agriculture, Forestry,<br>Fisheries & Non classified | *       | 74      |
| Government Employment                                |         |         |
| Federal Government                                   | 943     | 965     |
| State Government                                     | 4,514   | 4,425   |
| Local Government                                     | 1,775   | 1,544   |
| Total Non-Agricultural<br>Employment                 | 14,147  | 14,629  |
| Private Sector<br>Employment                         | 6,915   | 7,695   |
| Government Sector<br>Employment                      | 7,232   | 6,934   |

\*Data non-disclosable

Source: Statistical Quarterly, 1981-1991, Alaska Department of Labor. Compiled by the McDowell Group.

# Non-Agricultural Wage and Salary Employment, 1980-1993

Figure 1



# Non-Agricultural Wages and Salaries Paid in the Juneau Labor Area by Industry, 1980-1993

(In Thousands of Dollars)

| Industry                                   | 1980<br>Total    | 1981<br>Total    | 1982<br>Total    | 1983<br>Total    | 1984<br>Total    | 1985<br>Total    |
|--|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Private Employment</b>                  |                  |                  |                  |                  |                  |                  |
| Mining                                     | *                | *                | \$445            | \$789            | \$951            | *                |
| Construction                               | \$10,641         | \$18,475         | 18,262           | 26,534           | 26,105           | \$ 22,886        |
| Manufacturing                              | 1,714            | 2,762            | 3,444            | 3,923            | 4,366            | 7,226            |
| Transportation-<br>Communication-Utilities | 23,574           | 30,128           | 28,418           | 23,653           | 23,637           | 22,931           |
| Wholesale Trade                            | 3,566            | 4,507            | 4,943            | 6,066            | 5,332            | 4,900            |
| Retail Trade                               | 17,166           | 20,924           | 23,977           | 27,252           | 30,323           | 27,261           |
| Finance, Insurance &<br>Real Estate        | 8,981            | 11,380           | 13,564           | 14,701           | 16,001           | 16,695           |
| Services                                   | 21,449           | 24,074           | 32,016           | 36,777           | 39,646           | 37,276           |
| Agriculture, Forestry<br>& Fisheries       | *                | 346              | 518              | 399              | 592              | 647              |
| Non classified                             | *                | *                | 324              | 1,180            | 1,171            | *                |
| <b>Government Employment</b>               |                  |                  |                  |                  |                  |                  |
| Federal Government                         | 24,743           | 26,724           | 27,513           | 29,195           | 30,306           | 32,699           |
| State Government                           | 110,654          | 123,487          | 139,943          | 147,527          | 149,536          | 158,568          |
| Local Government                           | 21,462           | 25,466           | 28,598           | 32,444           | 37,698           | 42,089           |
| <b>Total Non-Agricultural</b>              | <b>245,639</b>   | <b>288,856</b>   | <b>321,965</b>   | <b>350,441</b>   | <b>365,659</b>   | <b>374,743</b>   |
| <b>Total Private</b>                       | <b>87,784</b>    | <b>113,178</b>   | <b>125,912</b>   | <b>141,275</b>   | <b>148,121</b>   | <b>141,385</b>   |
| <b>Total Government</b>                    | <b>\$156,857</b> | <b>\$175,678</b> | <b>\$196,053</b> | <b>\$209,166</b> | <b>\$217,538</b> | <b>\$233,356</b> |
|  |                  |                  |                  |                  |                  |                  |
| Industry                                   | 1986<br>Total    | 1987<br>Total    | 1988<br>Total    | 1989<br>Total    | 1990<br>Total    | 1991<br>Total    |
| <b>Private Employment</b>                  |                  |                  |                  |                  |                  |                  |
| Mining                                     | *                | \$3,364          | \$6,797          | \$4,419          | 2,858            | 4,114            |
| Construction                               | \$12,069         | 12,472           | 12,286           | 11,361           | 13,919           | 16,679           |
| Manufacturing                              | 5,924            | 7,732            | 10,544           | 11,394           | 3,037            | 4,370            |
| Transportation-<br>Communication-Utilities | 20,288           | 20,950           | 19,838           | 22,987           | 25,118           | 25,297           |
| Wholesale Trade                            | 3,482            | 4,829            | 5,333            | 6,017            | 6,325            | 6,548            |
| Retail Trade                               | 24,533           | 23,887           | 24,802           | 29,162           | 31,755           | 34,619           |
| Finance, Insurance &<br>Real Estate        | 17,817           | 16,074           | 15,298           | 15,684           | 15,163           | 16,341           |
| Services                                   | 37,933           | 38,704           | 34,924           | 34,349           | 39,170           | 42,413           |
| Agriculture, Forestry<br>& Fisheries       | 594              | *                | 266              | *                | *                | *                |
| Non classified                             | *                | *                | *                | *                | *                | *                |
| <b>Government Employment</b>               |                  |                  |                  |                  |                  |                  |
| Federal Government                         | 35,292           | 36,131           | 37,548           | 40,471           | 45,501           | 43,394           |
| State Government                           | 155,605          | 146,790          | 149,188          | 159,097          | 168,804          | 179,430          |
| Local Government                           | 42,153           | 39,903           | 40,110           | 44,052           | 47,863           | 50,869           |
| <b>Total Non-Agricultural</b>              | <b>355,936</b>   | <b>351,337</b>   | <b>358,321</b>   | <b>379,366</b>   | <b>400,168</b>   | <b>426,542</b>   |
| <b>Total Private</b>                       | <b>122,886</b>   | <b>128,514</b>   | <b>131,676</b>   | <b>135,747</b>   | <b>138,000</b>   | <b>151,858</b>   |
| <b>Total Government</b>                    | <b>\$233,050</b> | <b>\$222,823</b> | <b>\$226,846</b> | <b>\$243,619</b> | <b>\$262,168</b> | <b>\$273,684</b> |

\*Data non-disclosable

Source: Statistical Quarterly, 1980-1991, Alaska Department of Labor. Compiled by the McDowell Group.



# Non-Agricultural Wages and Salaries Paid in the Juneau Labor Area by Industry, 1980-1993

(In Thousands of Dollars)

## 1990

| Industry   | 1st Qtr**        | 2nd Qtr**        | 3rd Qtr          | 4th Qtr          | Annual Total      |
|--|------------------|------------------|------------------|------------------|-------------------|
| <b>Private Employment</b>                            |                  |                  |                  |                  |                   |
| Mining   | \$ 653           | \$ 771           | \$ 643           | \$ 791           | \$ 2,858          |
| Construction   | 2,675            | 3,485            | 4,089            | 3,670            | 13,919            |
| Manufacturing  | 609              | 743              | 859              | 826              | 3,037             |
| Transportation-<br>Communication-Utilities           | 5,448            | 6,544            | 6,993            | 6,133            | 25,118            |
| Wholesale Trade                                      | 1,425            | 1,626            | 1,624            | 1,650            | 6,325             |
| Retail Trade   | 7,077            | 7,877            | 8,433            | 8,368            | 31,755            |
| Finance, Insurance &<br>Real Estate                  | 4,219            | 3,817            | 3,459            | 3,668            | 15,163            |
| Services   | 8,830            | 9,746            | 10,008           | 10,586           | 39,170            |
| Agriculture, Forestry,<br>Fisheries & Non classified | .                | .                | .                | .                | .                 |
| <b>Government Employment</b>                         |                  |                  |                  |                  |                   |
| Federal Government                                   | 9,810            | 12,190           | 11,698           | 11,803           | 45,501            |
| State Government                                     | 41,072           | 41,836           | 45,345           | 40,551           | 168,804           |
| Local Government                                     | 12,203           | 13,352           | 9,008            | 13,300           | 47,863            |
| <b>Total Non-Agricultural</b>                        | <b>94,021</b>    | <b>101,987</b>   | <b>102,528</b>   | <b>101,632</b>   | <b>400,168</b>    |
| <b>Total Private</b>                                 | <b>30,936</b>    | <b>34,609</b>    | <b>36,477</b>    | <b>35,978</b>    | <b>138,000</b>    |
| <b>Total Government</b>                              | <b>\$ 63,085</b> | <b>\$ 67,378</b> | <b>\$ 66,051</b> | <b>\$ 65,654</b> | <b>\$ 262,168</b> |

## 1991

| Industry   | 1st Qtr**        | 2nd Qtr**        | 3rd Qtr          | 4th Qtr          | Annual Total      |
|--|------------------|------------------|------------------|------------------|-------------------|
| <b>Private Employment</b>                            |                  |                  |                  |                  |                   |
| Mining   | \$ 885           | \$ 1,111         | \$ 803           | \$ 1,315         | \$ 4,114          |
| Construction   | 2,869            | 4,392            | 5,209            | 4,209            | 16,679            |
| Manufacturing  | 756              | 981              | 1,329            | 1,304            | 4,370             |
| Transportation-<br>Communication-Utilities           | 5,391            | 6,425            | 7,087            | 6,394            | 25,297            |
| Wholesale Trade                                      | 1,612            | 1,612            | 1,687            | 1,637            | 6,548             |
| Retail Trade   | 7,723            | 8,629            | 9,406            | 8,861            | 34,619            |
| Finance, Insurance &<br>Real Estate                  | 4,461            | 3,975            | 3,705            | 4,200            | 16,341            |
| Services   | 9,688            | 10,668           | 11,007           | 11,050           | 42,413            |
| Agriculture, Forestry,<br>Fisheries & Non classified | .                | .                | .                | .                | .                 |
| <b>Government Employment</b>                         |                  |                  |                  |                  |                   |
| Federal Government                                   | 9,751            | 11,387           | 10,771           | 11,485           | 43,394            |
| State Government                                     | 43,451           | 44,136           | 48,322           | 43,511           | 179,430           |
| Local Government                                     | 12,684           | 14,571           | 9,625            | 13,989           | 50,869            |
| <b>Total Non-Agricultural</b>                        | <b>99,528</b>    | <b>108,369</b>   | <b>109,351</b>   | <b>108,294</b>   | <b>426,542</b>    |
| <b>Total Private</b>                                 | <b>33,642</b>    | <b>38,274</b>    | <b>40,633</b>    | <b>39,309</b>    | <b>151,858</b>    |
| <b>Total Government</b>                              | <b>\$ 65,886</b> | <b>\$ 70,095</b> | <b>\$ 68,718</b> | <b>\$ 68,985</b> | <b>\$ 273,684</b> |

\*Data non-disclosable

\*\*Preliminary Data

Source: Statistical Quarterly, 1980-1991, Alaska Department of Labor. Compiled by the McDowell Group.

# Non-Agricultural Wages and Salaries Paid in the Juneau Labor Area by Industry, 1980-1993

(In Thousands of Dollars)

## 1992

| Industry   | Annual Total                         |
|--|--------------------------------------|
| Private Employment                                   |                                      |
| Mining   | \$ 4,052                             |
| Construction   | 19,716                               |
| Manufacturing  | 7,959                                |
| Transportation-<br>Communication-Utilities           | 28,062                               |
| Wholesale Trade                                      | 42,811                               |
| Retail Trade   | 36,431                               |
| Finance, Insurance &<br>Real Estate                  | (Quarterly Data Not Available) 17199 |
| Services   | 46,497                               |
| Agriculture, Forestry,<br>Fisheries & Non classified | .                                    |
| Government Employment                                |                                      |
| Federal Government                                   | 49,412                               |
| State Government                                     | 185,493                              |
| Local Government                                     | 54,026                               |
| Total Non-Agricultural                               | 456,804                              |
| Total Private  | 167,873                              |
| Total Government                                     | \$ 288,931                           |

## 1993

| Industry   | 1st Qtr** | 2nd Qtr** |
|--|-----------|-----------|
| Private Employment                                   |           |           |
| Mining   | \$ 790    | \$ .      |
| Construction   | 3,215     | 6,122     |
| Manufacturing  | 1,180     | 1,802     |
| Transportation-<br>Communication-Utilities           | 5,721     | 7,098     |
| Wholesale Trade                                      | 1,488     | 1,679     |
| Retail Trade   | 8,516     | 9,572     |
| Finance, Insurance &<br>Real Estate                  | 4,022     | 4,264     |
| Services   | 11,435    | 12,193    |
| Agriculture, Forestry,<br>Fisheries & Non classified | .         | .         |
| Government Employment                                |           |           |
| Federal Government                                   | 10,373    | 11,406    |
| State Government                                     | 46,741    | 46,488    |
| Local Government                                     | 14,341    | 16,693    |
| Total Non-Agricultural                               | 108,185   | 118,643   |
| Total Private  | 36,730    | 44,056    |
| Total Government                                     | \$ 71,455 | \$ 74,587 |

\*Data non-disclosable

\*\*Preliminary Data

Source: Statistical Quarterly, 1980-1991, and the Alaska Department of Labor. Compiled by the McDowell Group.

# Juneau Unemployment Rate,\* 1980-1993

| (By Month) | 1982 | 1983  | 1984  | 1985  | 1986** | 1987** |
|------------|------|-------|-------|-------|--------|--------|
| January    | 9.8% | 10.3% | 11.9% | 10.8% | 9.5%   | 8.8%   |
| February   | 10.3 | 11.1  | 10.9  | 10.6  | 9.3    | 8.2    |
| March      | 10.6 | 11.1  | 10.6  | 9.3   | 9.4    | 8.7    |
| April      | 9.3  | 9.4   | 10.1  | 8.9   | 8.2    | 7.6    |
| May        | 8.3  | 9.3   | 8.1   | 8.2   | 8.3    | 7.3    |
| June       | 7.5  | 8.9   | 9.5   | 9.0   | 8.9    | 6.6    |
| July       | 6.9  | 8.3   | 9.3   | 8.2   | 8.5    | 6.7    |
| August     | 6.0  | 7.4   | 8.5   | 7.2   | 7.6    | 6.4    |
| September  | 5.9  | 7.8   | 8.4   | 6.9   | 8.0    | 6.2    |
| October    | 8.4  | 8.3   | 9.4   | 8.2   | 8.9    | 5.7    |
| November   | 9.1  | 9.2   | 9.9   | 9.9   | 8.4    | 6.5    |
| December   | 9.1  | 10.3  | 9.5   | 10.5  | 7.9    | 6.2    |
| Average    | 8.3  | 9.2   | 9.6   | 8.9   | 8.6    | 7.0    |

|           | 1988** | 1989** | 1990 | 1991 | 1992 | 1993 |
|-----------|--------|--------|------|------|------|------|
| January   | 7.2%   | 6.2%   | 5.5% | 6.6% | 8.8% | 8.4% |
| February  | 6.7    | 5.9    | 6.0  | 6.6  | 7.9  | 8.1  |
| March     | 6.3    | 5.4    | 5.1  | 6.1  | 6.9  | 6.3  |
| April     | 5.9    | 4.4    | 4.6  | 4.4  | 5.9  | 5.8  |
| May       | 5.6    | 4.4    | 4.1  | 4.4  | 5.8  | 5.5  |
| June      | 5.7    | 4.9    | 4.2  | 4.7  | 6.4  | 5.9  |
| July      | 4.3    | 4.4    | 3.7  | 4.9  | 6.5  | 6.0  |
| August    | 5.2    | 4.4    | 4.1  | 5.2  | 6.4  | 5.9  |
| September | 5.7    | 5.5    | 4.8  | 5.9  | 6.3  | 5.6  |
| October   | 5.3    | 5.1    | 4.9  | 6.8  | 7.5  | 5.3  |
| November  | 5.5    | 4.4    | 4.9  | 7.3  | 6.9  |      |
| December  | 4.8    | 5.4    | 5.5  | 7.6  | 7.2  |      |
| Average   | 5.7    | 5.0    | 4.8  | 6.0  | 6.9  |      |

\*Percent of total labor force unemployed.

\*\* In March of 1990 the Alaska Department of Labor revised its 1986 through 1989 unemployment rates. Therefore, data is not consistent with previous TRENDS publications.

Source: Alaska Department of Labor, Alaska Economic Trends  
Compiled by the McDowell Group.

## **Economic Indicators**

# Number of Employers in Juneau, 1980-1993

(Firms and Government Agencies by Industry Category)

| <b>Non-Agricultural<br/>Employers<br/>Business &amp; Government<br/>Reporting Units</b> | <b>1980<br/>Average</b> | <b>1981<br/>Average</b> | <b>1982<br/>Average</b> | <b>1983<br/>Average</b> | <b>1984<br/>Average</b> | <b>1985<br/>Average</b> |
|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Private Employers   |                         |                         |                         |                         |                         |                         |
| Mining  | 3                       | 5                       | 6                       | 6                       | 5                       | 6                       |
| Construction  | 111                     | 120                     | 152                     | 186                     | 199                     | 191                     |
| Manufacturing   | 12                      | 14                      | 14                      | 15                      | 15                      | 17                      |
| Transportation, Communication<br>& Utilities  | 36                      | 36                      | 36                      | 39                      | 44                      | 50                      |
| Wholesale Trade   | 20                      | 22                      | 25                      | 23                      | 21                      | 21                      |
| Retail Trade  | 166                     | 173                     | 184                     | 184                     | 202                     | 214                     |
| Finance, Insurance<br>& Real Estate   | 48                      | 48                      | 55                      | 61                      | 66                      | 66                      |
| Services  | 227                     | 247                     | 271                     | 290                     | 307                     | 329                     |
| Agriculture, Forestry,<br>& Fisheries   | 4                       | 4                       | 5                       | 6                       | 9                       | 10                      |
| Miscellaneous   | 4                       | 8                       | 16                      | 25                      | 27                      | 22                      |
| Government Employers  |                         |                         |                         |                         |                         |                         |
| Federal   | 28                      | 25                      | 25                      | 25                      | 24                      | 25                      |
| State   | 46                      | 41                      | 24                      | 24                      | 25                      | 26                      |
| Local   | 4                       | 4                       | 2                       | 2                       | 3                       | 3                       |
| Total Reporting Units (# of firms)  | 709                     | 744                     | 813                     | 885                     | 948                     | 978                     |
| Private Sector Employers  | 631                     | 675                     | 762                     | 834                     | 897                     | 925                     |
| Government Sector Employers   | 78                      | 69*                     | 51                      | 51                      | 51                      | 53                      |

| <b>Non-Agricultural<br/>Employers<br/>Business &amp; Government<br/>Reporting Units</b> | <b>1986<br/>Average</b> | <b>1987<br/>Average</b> | <b>1988<br/>Average</b> | <b>1989<br/>Average</b> | <b>1990<br/>Average</b> | <b>1991<br/>Average</b> |
|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Private Employers   |                         |                         |                         |                         |                         |                         |
| Mining  | 7                       | 7                       | 9                       | 7                       | 5                       | 5                       |
| Construction  | 147                     | 110                     | 92                      | 88                      | 94                      | 99                      |
| Manufacturing   | 18                      | 19                      | 19                      | 19                      | 20                      | 23                      |
| Transportation, Communication<br>& Utilities  | 60                      | 60                      | 58                      | 68                      | 65                      | 59                      |
| Wholesale Trade   | 24                      | 25                      | 22                      | 23                      | 25                      | 26                      |
| Retail Trade  | 216                     | 203                     | 195                     | 203                     | 200                     | 207                     |
| Finance, Insurance<br>& Real Estate   | 60                      | 60                      | 53                      | 55                      | 54                      | 56                      |
| Services  | 319                     | 319                     | 318                     | 324                     | 341                     | 340                     |
| Agriculture, Forestry,<br>& Fisheries   | 10                      | 7                       |                         | 9                       |                         |                         |
| Miscellaneous   | 17                      | 5                       | 13                      | 2                       | 8                       | 8                       |
| Government Employers  |                         |                         |                         |                         |                         |                         |
| Federal   | 25                      | 25                      | 25                      | 26                      | 25                      | 26                      |
| State   | 26                      | 25                      | 26                      | 30                      | 27                      | 49                      |
| Local   | 3                       | 5                       | 5                       | 10                      | 5                       | 5                       |
| Total Reporting Units (# of firms)  | 931                     | 869                     | 836                     | 863                     | 868                     | 902                     |
| Private Sector Employers  | 877                     | 814                     | 781                     | 798                     | 814                     | 822                     |
| Government Sector Employers   | 54                      | 55                      | 56                      | 65                      | 54                      | 80                      |

Source: Statistical Quarterly, 1980-1991, Alaska Department of Labor. Compiled by the McDowell Group.

# Number of Employers in Juneau, 1980-1993

(Firms and Government Agencies by Industry Category)

## 1992

### Non-Agricultural Employers

#### Business & Government

##### Reporting Units

#### Average

|  |     |
|--|-----|
| Private Employers                                | 5   |
| Mining   | 98  |
| Construction                                     | 25  |
| Manufacturing                                    |     |
| Transportation, Communication & Utilities        | 67  |
| Wholesale Trade                                  | 25  |
| Retail Trade                                     | 208 |
| Finance, Insurance & Real Estate                 | 59  |
| Services   | 337 |
| Agriculture, Forestry, Fisheries & Miscellaneous | 10  |
| Government Employers                             | 25  |
| Federal  | 54  |
| State  | 5   |
| Local  |     |
| Total Reporting Units (# of firms)               | 918 |
| Private Sector Employers                         | 834 |
| Government Sector Employers                      | 84  |

(Quarterly Data Not Available)

## 1993

### Non-Agricultural Employers

#### Business & Government

##### Reporting Units

#### 1st Qtr

#### 2nd Qtr

|  |     |     |
|--|-----|-----|
| Private Employers                                |     |     |
| Mining   | 5   | 7   |
| Construction                                     | 105 | 109 |
| Manufacturing                                    | 27  | 27  |
| Transportation, Communication & Utilities        | 67  | 67  |
| Wholesale Trade                                  | 24  | 27  |
| Retail Trade                                     | 207 | 212 |
| Finance, Insurance & Real Estate                 | 62  | 61  |
| Services   | 346 | 347 |
| Agriculture, Forestry, Fisheries & Miscellaneous | 12  | 16  |
| Government Employers                             |     |     |
| Federal  | 27  | 27  |
| State  | 55  | 55  |
| Local  | 5   | 5   |
| Total Reporting Units (# of firms)               | 942 | 960 |
| Private Sector Employers                         | 855 | 873 |
| Government Sector Employers                      | 87  | 87  |

Source: Statistical Quarterly, 1980-1991, Alaska Department of Labor. Compiled by the McDowell Group.

# Reported Gross Business Sales in Juneau, 1980-1992

(In Thousands of Dollars)

|   |                           | 1980      | 1981      | 1982      | 1983      |
|---|---------------------------|-----------|-----------|-----------|-----------|
|   |                           | Total     | Total     | Total     | Total     |
| Business Category*  |                           |           |           |           |           |
| 0   | Real Estate               | \$26,887  | \$25,731  | \$25,225  | \$36,441  |
| 1   | Contractors               | 38,320    | 50,310    | 57,664    | 74,167    |
| 2   | Liquor Restaurants        | 18,076    | 18,903    | 25,525    | 27,779    |
| 3   | Retail Sales--General     | 35,933    | 40,674    | 44,735    | 57,080    |
| 4   | Foods                     | 35,245    | 38,018    | 47,694    | 58,711    |
| 5   | Transportation/Freight    | 40,839    | 51,980    | 53,487    | 52,340    |
| 6   | Professional Services     | 17,505    | 22,365    | 31,182    | 32,653    |
| 7   | Retail Sales--Specialized | 37,313    | 43,611    | 57,207    | 68,852    |
| 8   | Automotive                | 22,921    | 23,264    | 31,074    | 34,918    |
| 9   | Miscellaneous             | 15,435    | 16,573    | 28,571    | 35,117    |
| Total   |                           | \$288,474 | \$331,429 | \$402,364 | \$478,058 |
| Grocery (a sub-category<br>of 4, Foods)                   |                           | \$33,538  | \$34,277  | \$41,114  | \$50,250  |
| Fuel Oil (a sub-category<br>of 5, Transportation/Freight) |                           | \$31,420  | \$40,310  | \$40,897  | \$37,997  |
|   |                           | 1984      | 1985      | 1986      | 1987      |
|   |                           | Total     | Total     | Total     | Total     |
| Business Category*  |                           |           |           |           |           |
| 0   | Real Estate               | 34,714    | 37,453    | 31,583    | 32,084    |
| 1   | Contractors               | 95,391    | 92,751    | 75,510    | 63,972    |
| 2   | Liquor Restaurants        | 32,412    | 29,668    | 35,386    | 38,375    |
| 3   | Retail Sales--General     | 65,394    | 62,212    | 50,971    | 55,315    |
| 4   | Foods                     | 61,739    | 65,048    | 65,994    | 69,942    |
| 5   | Transportation/Freight    | 59,408    | 66,205    | 60,246    | 67,951    |
| 6   | Professional Services     | 38,328    | 40,897    | 54,348    | 49,363    |
| 7   | Retail Sales--Specialized | 67,081    | 61,601    | 58,549    | 64,139    |
| 8   | Automotive                | 37,199    | 38,563    | 31,973    | 29,756    |
| 9   | Miscellaneous             | 41,192    | 46,781    | 48,408    | 46,668    |
| Total   |                           | \$532,858 | \$541,179 | \$512,968 | \$517,565 |
| Grocery (a sub-category<br>of 4, Foods)**                 |                           | \$54,235  | \$55,412  | n/a       |           |
| Fuel Oil (a sub-category<br>of 5, Transportation/Freight) |                           | \$40,124  | \$45,136  | n/a       |           |

Source: Sales Tax Examiner's Office, Treasury Division, City and Borough of Juneau. Compiled by the McDowell Group.

Note: Gross sales data are not complete due to reporting inconsistencies and recent changes in enforcement practices and tax codes.

\* Potential bias due to these factors would tend to cause earlier data to be understated.

\* Due to new reporting procedures, totals by business category are not available at this time.

\*\*Includes estimates for businesses reporting combined food and retail sales (all but 1st Quarter in 1984).

# Reported Gross Business Sales in Juneau, 1980-1992

(In Thousands of Dollars)

| Business Category*          | 1988<br>Total | 1989<br>Total | 1990<br>Total | 1991<br>Total | 1992<br>Total |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|
| 0 Real Estate               | 35,339        | *             | 45,532        | 43,630        | 45,971        |
| 1 Contractors               | 58,342        | *             | 56,465        | 79,553        | 87,211        |
| 2 Liquor Restaurants        | 41,412        | *             | 35,549        | 37,171        | 39,705        |
| 3 Retail Sales--General     | 55,705        | *             | 115,169       | 115,685       | 119,174       |
| 4 Foods                     | 76,511        | *             | 47,978        | 49,866        | 51,615        |
| 5 Transportation/Freight    | 70,882        | *             | 75,000        | 106,290       | 76,655        |
| 6 Professional Services     | 55,044        | *             | 88,091        | 101,896       | 109,490       |
| 7 Retail Sales--Specialized | 68,875        | *             | 84,580        | 86,586        | 90,679        |
| 8 Automotive                | 31,476        | *             | 56,657        | 56,861        | 54,343        |
| 9 Miscellaneous             | 49,230        | *             | 70,968        | 80,010        | 89,190        |
| Total                       | \$522,821     | \$603,355     | \$675,989     | \$757,548     | \$764,033     |

Source: Sales Tax Examiner's Office, Treasury Division, City and Borough of Juneau. Compiled by the McDowell Group.  
Note: Gross sales data are not complete due to reporting inconsistencies and recent changes in enforcement practices and tax codes.  
Potential bias due to these factors would tend to cause earlier data to be understated.

\* Due to new reporting procedures, totals by business category are not available at this time.  
\*\*Includes estimates for businesses reporting combined food and retail sales (all but 1st Quarter in 1984).

Business Categories for years 1980 through 1988:

0—Real Estate: Hotels/Motels, Houses/Apartments, Storage, Trailer Parking, Parking, Office Space, Miscellaneous  
1—Contractors: General, Plumbing/Heating, Electrical, Painting, Welding, Roofing, Drilling, Sand and Grave/Masonry, Floor Covering, Miscellaneous  
2—Liquor & Restaurants: Bars, Distributors, Restaurants, Catering, Liquor stores, Miscellaneous  
3—Retail Sales—General: Hardware, Shoe Sales/Repair, Clothing/Leather Goods, Sewing Shops/Upholstery, Sporting Goods, Marine Sales/Service, Mail Order, Variety Stores, Building Materials, Miscellaneous  
4—Foods: Grocery, Bakery, Fish Products, Dairy, Miscellaneous  
5—Transportation/Freight: Taxi/Bus, Marine, Car Rental, Travel Agencies, Fuel Services, Miscellaneous  
6—Professional Services: Accountants, Attorneys, Architects, Engineers, Banks, Securities, Insurance/Adjusters, Barber/Beauty Shops, Janitorial, Miscellaneous Business Services  
7—Retail Sales—Specialized: Jewelry, Curios/Gifts, Photography, Pharmacy, Music, Radio/TV- Sales/Repair, Laundry/Dry cleaning, Office Machines/Supplies, Miscellaneous  
8—Automotive: Sales, Parts, Service, Garage/Towing, Tires, Body Repair, Miscellaneous  
9—Miscellaneous: Utilities, Bowling, Theaters, Radio/TV Stations, Amusement, General, Miscellaneous  
Source: Sales Tax Examiner's Office, Treasury Division, City and Borough of Juneau. Compiled by the McDowell Group.

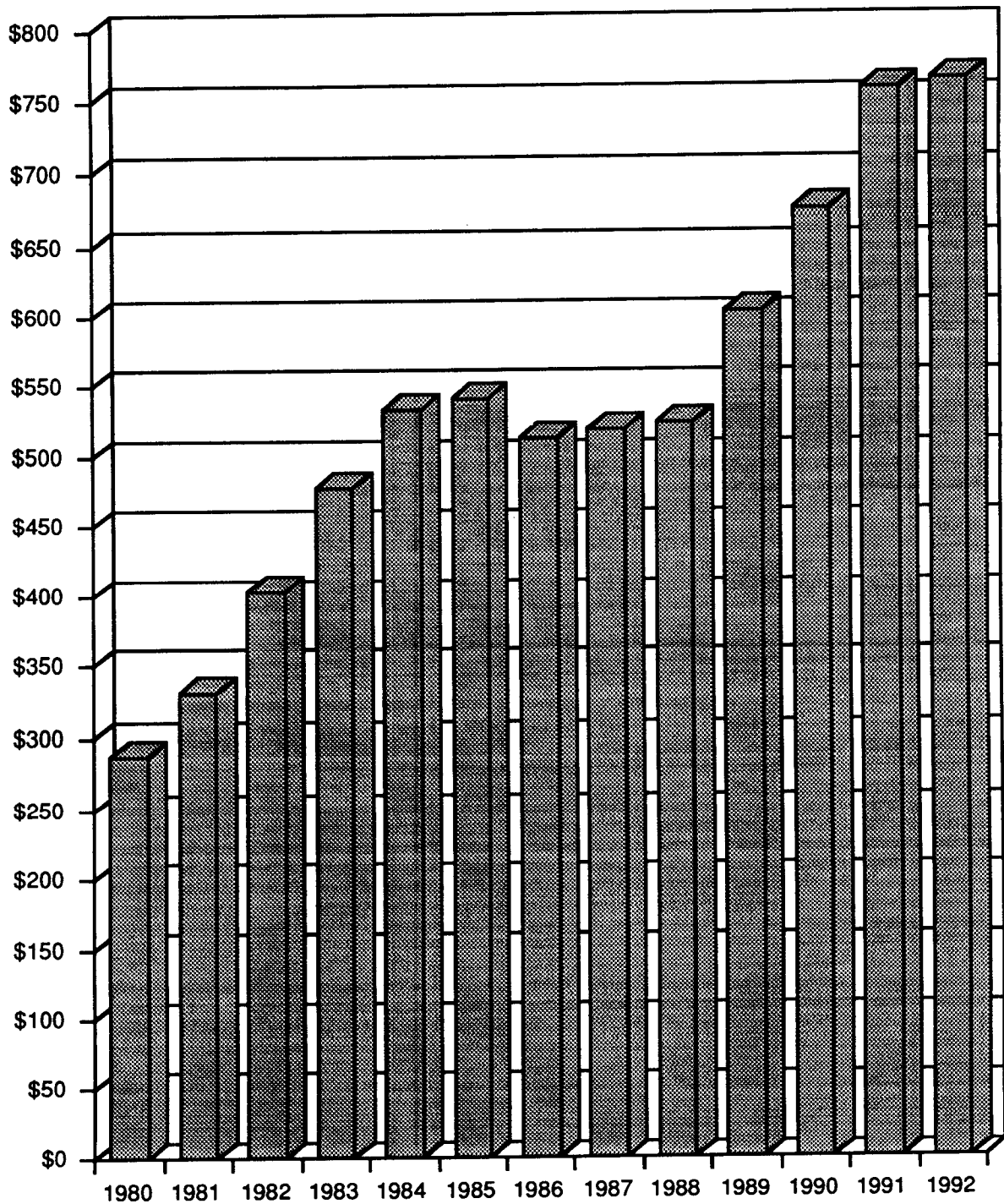
Note: Gross sales data are not complete due to reporting inconsistencies and recent changes in enforcement practices and tax codes. Potential bias due to these factors would tend to cause earlier data to be understated.



## Reported Gross Business Sales in Juneau, 1980-1992

Figure 2

In Millions of Dollars



# Sources of Revenues: City and Borough of Juneau, FY 1984-1993

(In Thousands of Dollars)

| Source  | FY 1984            | FY 1985            | FY 1986            | FY 1987           | FY 1988           |
|---|--------------------|--------------------|--------------------|-------------------|-------------------|
| <b>Revenues:</b>                                  |                    |                    |                    |                   |                   |
| Taxes   | \$20,711.7         | \$24,349.3         | \$25,882.0         | \$25,546.5        | \$24,917.4        |
| State Sources                                     | 44,456.7           | 47,185.6           | 42,043.1           | 35,321.4          | 33,884.0          |
| Federal Sources                                   | 4,006.4            | 4,816.0            | 2,980.7            | 2,569.1           | 1,930.1           |
| Charges for Services                              | 884.1              | 1,383.1            | 1,322.9            | 1,357.8           | 1,372.3           |
| Contract Services to Other Funds                  | 360.7              | 422.5              | 487.8              | 543.8             | 503.9             |
| Permits and Fees                                  | 1,032.1            | 1,032.4            | 753.6              | 804.3             | 702.3             |
| Fines and Forfeitures                             | 166.6              | 193.4              | 209.6              | 209.9             | 205.2             |
| Interest Income                                   | 3,940.4            | 4,946.2            | 5,092.5            | 4,012.8           | 3,188.1           |
| Land Sales  | 34.0               | 169.4              | 33.2               | 82.1              | 66.4              |
| Rental Income                                     | 536.8              | 550.8              | 694.8              | 744.6             | 657.3             |
| Contributions                                     | 2.5                | 12.2               | 0.8                | 0.2               | 10.0              |
| Other   | 1,614.8            | 1,303.0            | 577.2              | 686.9             | 859.6             |
| <b>Total Revenues</b>                             | <b>\$77,746.8</b>  | <b>\$86,363.9</b>  | <b>\$80,078.2</b>  | <b>\$71,879.4</b> | <b>\$68,296.6</b> |
| <b>Other Financing Sources:</b>                   |                    |                    |                    |                   |                   |
| Equity in earnings of AEL&P joint ventures        | —                  | —                  | 26.4               | 25.5              | 27.3              |
| Proceeds from general long-term obligations       | —                  | —                  | 19,255.0           | —                 | —                 |
| Operating transfers from other funds              | 26,658.9           | 32,429.7           | 34,181.3           | 27,189.6          | 25,505.9          |
| <b>Total Other Financing Sources</b>              | <b>26,658.9</b>    | <b>32,429.7</b>    | <b>53,462.7</b>    | <b>27,215.1</b>   | <b>25,533.2</b>   |
| <b>Total Revenues and Other Financing Sources</b> | <b>\$104,405.7</b> | <b>\$118,793.6</b> | <b>\$133,540.9</b> | <b>\$99,094.5</b> | <b>\$93,829.8</b> |

Source: City and Borough of Juneau Annual Financial Statements (Exhibit B).  
Compiled by the McDowell Group.

# Sources of Revenues: City and Borough of Juneau, FY 1984-1993

(In Thousands of Dollars)

| Source                                     | FY 1989     | FY 1990     | FY 1991     | FY 1992     | FY 1993     |
|--|-------------|-------------|-------------|-------------|-------------|
| <b>Revenues:</b>                           |             |             |             |             |             |
| Taxes                                      | \$26,521.1  | \$29,113.2  | \$31,774.8  | 38,368.4    | 36,333.3    |
| State Sources                              | 17,253.6    | 35,580.3    | 17,350.9    | 21,519.0    | 16,804.2    |
| Federal Sources                            | 971.4       | 2,232.5     | 766.7       | 314.7       | 1,006.6     |
| Local Sources                              | —           | —           | —           | —           | 183.8       |
| Charges for Services                       | 1,306.2     | 1,238.4     | 2,025.5     | 1,891.9     | 1,999.8     |
| Contract Services to                       |             |             |             |             |             |
| Other Funds                                | 494.4       | 484.6       | 513.7       | 510.3       | 541.8       |
| Permits and Fees                           | 758.6       | 1,195.7     | 1,429.1     | 2,025.7     | 2,722.2     |
| Fines and Forfeitures                      | 256.1       | 204.4       | 254.3       | 326.0       | 336.9       |
| Interest Income                            | 3,739.6     | 3,858.7     | 3,805.9     | 4,078.7     | 2,450.7     |
| Land Sales                                 | 58.1        | 181.2       | 269.2       | 497.8       | 398.6       |
| Rental Income                              | 322.7       | 256.4       | 273.3       | 208.2       | 200.2       |
| Contributions                              | —           | —           | —           | —           | —           |
| Equity in earning of AJT                   |             |             |             |             |             |
| Mining Properties, Inc. joint venture      | 29.3        | 20.6        | 65.0        | 66.9        | 133.6       |
| Other                                      | 2,367.1     | 1,078.4     | 645.9       | 913.7       | 1,140.6     |
| Total Primary Government                   | 54,068.2    | 53,919.8    | 59,194.3    | 70,711.3    | 64,252.3    |
| Component Unit                             |             |             |             |             |             |
| School District                            | 19,480.5    | 21,524.8    | 24,049.1    | 25,617.6    | 27,408.3    |
| Total Revenues                             | \$73,548.7  | \$75,444.6  | \$83,243.4  | 96,328.9    | 91,660.6    |
| <b>Other Financing Sources:</b>            |             |             |             |             |             |
| General obligation bond proceeds           | —           | —           | —           | 16,900.0    | —           |
| Proceeds of refunding bonds                | 1,422.9     | 8,500.0     | —           | —           | 8,504.2     |
| Capital lease proceeds                     | —           | —           | 705.5       | 54.8        | 453.9       |
| Deferred Payments on the                   |             |             |             |             |             |
| Retirement Incentive Program               | —           | 674.7       | —           | —           | —           |
| Operating transfers                        |             |             |             |             |             |
| From other funds                           | 27,663.6    | 32,195.9    | 40,585.8    | 42,475.4    | 28,765.0    |
| From Component Unit                        | —           | —           | 128.1       | 59.9        | 114.2       |
| Total Revenues and Other Financing Sources | \$102,635.2 | \$116,815.2 | \$124,662.8 | \$155,819.0 | \$129,497.9 |

Source: City and Borough of Juneau Annual Financial Statements (Exhibit B).  
Compiled by the McDowell Group.

# Expenditures by Category: City and Borough of Juneau, FY 1983-1993

(In Thousands of Dollars)

| Category   | FY 1984            | FY 1985            | FY 1986            | FY 1987            | FY 1988           |
|--|--------------------|--------------------|--------------------|--------------------|-------------------|
| <b>Expenditures:</b>                                   |                    |                    |                    |                    |                   |
| Legislative  | \$512.8            | \$1,036.7          | \$740.6            | \$792.5            | \$888.3           |
| Legal  | 332.0              | 403.1              | 390.4              | 434.7              | 444.5             |
| Administrative   | 772.1              | 796.5              | 1,796.9            | 1,404.2            | 1,426.4           |
| Education  | 22,802.0           | 26,440.2           | 28,295.8           | 25,377.3           | 26,069.4          |
| Finance  | 1,362.6            | 1,501.4            | 2,540.5            | 2,086.2            | 2,016.8           |
| Libraries  | 707.6              | 874.6              | 1,120.2            | 987.4              | 936.0             |
| Social Services  | 2,487.8            | 3,057.5            | 2,707.8            | 2,661.9            | 3,076.7           |
| Recreation   | 1,383.6            | 1,650.3            | 2,797.0            | 2,487.9            | 2,291.6           |
| Community Development<br>and Lands Management          | 1,102.3            | 1,547.3            | 1,527.8            | 928.1              | 892.2             |
| Low Income Housing                                     | 315.0              | 123.6              | 44.0               | 97.0               | 256.7             |
| Public Safety  | 4,729.6            | 5,369.2            | 6,487.3            | 6,862.8            | 6,386.1           |
| Public Works   | 3,637.4            | 5,603.0            | 4,530.6            | 4,129.1            | 3,479.6           |
| Public Transportation                                  | 1,383.8            | 1,733.2            | 1,795.4            | 1,747.3            | 1,544.5           |
| Community Projects                                     | 356.5              | 434.6              | 976.7              | 794.4              | 734.3             |
| Tourism and Conventions                                | 601.6              | 709.8              | 796.3              | 715.9              | 663.1             |
| Construction Work<br>in Progress                       | 23,489.8           | 21,581.4           | 10,989.8           | 9,674.4            | 3,997.5           |
| Debt Service   | 7,685.8            | 8,121.2            | 7,160.7            | 7,981.2            | 8,258.1           |
| Other  | 821.6              | 1,840.2            | 2,080.2            | 1,728.0            | 1,333.0           |
| <b>Total Expenditures</b>                              | <b>\$74,483.9</b>  | <b>\$82,823.8</b>  | <b>\$76,778.0</b>  | <b>\$70,890.3</b>  | <b>\$64,694.8</b> |
| <b>Other Financing Uses:</b>                           |                    |                    |                    |                    |                   |
| Payment to Refunded Bond<br>Escrow                     | -                  | -                  | 20,177.0           | -                  | -                 |
| Operating Transfers<br>To Other Funds                  | <u>33,701.1</u>    | <u>38,257.6</u>    | <u>33,591.5</u>    | <u>32,317.8</u>    | <u>30,021.6</u>   |
| <b>Total Expenditures and<br/>Other Financing Uses</b> | <b>\$108,185.0</b> | <b>\$121,081.4</b> | <b>\$130,546.5</b> | <b>\$103,208.1</b> | <b>\$94,716.4</b> |

Source: City and Borough of Juneau Annual Financial Statements (Exhibit B).  
Compiled by the McDowell Group

# Expenditures by Category: City and Borough of Juneau, FY 1983-1993

(In Thousands of Dollars)

| Category   | FY 1989            | FY 1990            | FY 1991            | FY 1992            | FY 1993            |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>Expenditures:</b>                                   |                    |                    |                    |                    |                    |
| Legislative  | \$808.6            | 695.7              | 788.9              | 1,352.2            | 678.8              |
| Legal  | 447.6              | 462.4              | 478.4              | 500.6              | 442.7              |
| Administrative   | 1,266.8            | 1,581.1            | 1,454.3            | 1,503.0            | 1,583.2            |
| Finance  | 2,012.3            | 2,180.8            | 2,059.7            | 2,032.3            | 1,924.6            |
| Libraries  | 893.4              | 904.7              | 986.2              | 1,086.9            | 1,103.2            |
| Social Services  | 3,726.0            | 4,184.9            | 4,918.0            | 6,139.0            | 4,837.0            |
| Recreation   | 2,460.0            | 2,770.5            | 28,47.1            | 3,046.9            | 3,157.4            |
| Community Development<br>and Lands Management          | 1,601.4            | 900.8              | 1,257.5            | 1,384.9            | 2,000.5            |
| Low Income Housing                                     | 5.5                | 54.5               | 109.5              | 6.5                | 188.7              |
| Public Safety  | 6,538.1            | 6,813.6            | 7,429.4            | 8,301.5            | 8,431.4            |
| Public Works   | 3,826.3            | 3,996.0            | 4,024.3            | 4,113.0            | 3,924.6            |
| Public Transportation                                  | 1,524.0            | 1,483.0            | 1,798.4            | 1,816              | 1,983.4            |
| Community Projects                                     | 736.1              | 819.2              | 910.5              | 865.1              | 108.3              |
| Tourism and Conventions                                | 664.8              | 836.7              | 910.8              | 1,005.9            | 1,064.0            |
| Construction Work<br>in Progress                       | 6,234.0            | 5,717.7            | 7,355.8            | 9,354.3            | 12,871.0           |
| Debt Service   | 8,096.5            | 8,573.1            | 9,687.9            | 9,028.4            | 10,567.1           |
| Other  | 1,082.1            | 1,178.8            | 2,020.8            | 1,504.0            | 1,079.0            |
| <b>Total Primary Government</b>                        | <b>41,923.5</b>    | <b>43,153.5</b>    | <b>49,030.5</b>    | <b>53,069.5</b>    | <b>55,944.9</b>    |
| <b>Component Unit<br/>School District</b>              | <b>28,603.0</b>    | <b>32,069.8</b>    | <b>33,860.2</b>    | <b>37,210.8</b>    | <b>39,269.7</b>    |
| <b>Total Expenditures</b>                              | <b>\$70,526.5</b>  | <b>\$75,223.3</b>  | <b>\$82,890.7</b>  | <b>\$90,280.3</b>  | <b>\$95,214.6</b>  |
| <b>Other Financing Uses:</b>                           |                    |                    |                    |                    |                    |
| Operating Transfers<br>To Other Funds                  | 31,049.6           | 37,830.9           | 40,585.8           | 42,475.4           | 28,765.0           |
| To Component Unit                                      | N/A                | N/A                | N/A                | N/A                | 11,986.0           |
| <b>Total Expenditures and<br/>Other Financing Uses</b> | <b>\$101,578.1</b> | <b>\$113,054.2</b> | <b>\$123,476.5</b> | <b>\$132,755.7</b> | <b>\$135,965.6</b> |

Source: City and Borough of Juneau Annual Financial Statements (Exhibit B).  
Compiled by the McDowell Group

# Juneau Assessed Real Property Valuation, as of July 31, 1980-1993

(By Type of Real Property)

|                       | 1980           | 1981           | 1982           | 1983           |
|-----------------------|----------------|----------------|----------------|----------------|
| Type of Real Property |                |                |                |                |
| Commercial            | \$ 106,747,600 | \$121,643,000  | \$ 146,184,300 | \$ 171,426,200 |
| Industrial            | 20,257,500     | 24,515,700     | 27,191,700     | 30,903,900     |
| Apartment             | 22,638,000     | 24,995,600     | 23,041,900     | 31,678,700     |
| Trailer Courts        | 5,463,800      | 6,399,800      | 7,140,000      | 7,593,400      |
| Total Business        | 155,106,900    | 177,554,100    | 203,057,900    | 241,602,200    |
| Residential           | 323,546,800    | 400,121,100    | 477,070,000    | 576,484,100    |
| Vacant Land           | 37,455,900     | 43,615,000     | 57,131,900     | 62,224,400     |
| Total                 | \$ 516,109,600 | \$ 621,290,200 | \$ 739,492,700 | \$ 880,310,700 |

## By Area

|                   |                |                |                |                |
|-------------------|----------------|----------------|----------------|----------------|
| 1. Juneau         | \$ 148,361,800 | \$ 169,605,300 | \$ 200,188,500 | \$ 235,744,500 |
| 2. Douglas        | 26,398,100     | 30,493,200     | 35,921,900     | 44,470,700     |
| 3. Rural          | 14,189,300     | 15,427,100     | 17,776,300     | 21,383,300     |
| 4. Auke Bay       | 60,440,400     | 72,003,600     | 85,171,700     | 102,903,300    |
| 5. Glacier Valley | 215,679,700    | 273,750,800    | 326,676,400    | 386,469,200    |
| 6. North Douglas  | 18,773,900     | 21,697,300     | 28,431,800     | 35,149,600     |
| 7. Salmon Creek   | 14,330,200     | 16,615,700     | 19,889,900     | 24,964,600     |
| 8. Lynn Canal     | 17,936,200     | 21,697,200     | 25,436,200     | 28,946,500     |
| Total             | \$ 516,109,600 | \$ 621,290,200 | \$ 739,492,700 | \$ 880,031,700 |

|                       | 1984            | 1985            | 1986            | 1987            |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Type of Real Property |                 |                 |                 |                 |
| Commercial            | \$ 232,436,600  | \$ 270,392,000  | \$ 286,030,100  | \$265,085,800   |
| Industrial            | 35,953,600      | 43,738,700      | 46,520,300      | 40,724,600      |
| Apartment             | 42,112,900      | 42,287,600      | 45,115,400      | 38,988,900      |
| Trailer Courts        | 9,562,100       | 11,299,300      | 11,122,400      | 10,296,000      |
| Total Business        | 320,065,200     | 367,717,600     | 388,788,200     | 355,095,300     |
| Residential           | 685,444,500     | 769,994,600     | 783,012,400     | 701,310,800     |
| Vacant Land           | 87,501,000      | 101,819,400     | 110,080,100     | 97,987,400      |
| Total                 | \$1,093,010,700 | \$1,239,531,600 | \$1,281,880,700 | \$1,154,393,500 |

## By Area

|                   |                 |                 |                 |                 |
|-------------------|-----------------|-----------------|-----------------|-----------------|
| 1. Juneau         | \$ 276,375,500  | \$ 308,036,400  | \$ 315,695,900  | \$296,230,900   |
| 2. Douglas        | 55,069,700      | 61,327,600      | 66,694,800      | 62,297,800      |
| 3. Rural          | 25,932,400      | 28,322,700      | 32,675,400      | 31,743,500      |
| 4. Auke Bay       | 131,253,600     | 152,555,500     | 160,633,000     | 144,145,100     |
| 5. Glacier Valley | 485,464,200     | 542,200,300     | 546,364,000     | 467,093,600     |
| 6. North Douglas  | 46,971,300      | 57,173,700      | 62,359,300      | 57,081,700      |
| 7. Salmon Creek   | 37,141,900      | 50,250,500      | 55,767,700      | 57,455,300      |
| 8. Lynn Canal     | 34,802,100      | 39,664,900      | 41,690,600      | 38,345,600      |
| Total             | \$1,093,010,700 | \$1,239,531,600 | \$1,281,880,700 | \$1,154,393,500 |

Source: Annual Reports on Assessment and Taxation, Assessor's Office, City and Borough of Juneau.  
Compiled by the McDowell Group.

# Juneau Assessed Real Property Valuation, as of July 31, 1980-1993

(By Type of Real Property)

| Type of Real Property | 1988            | 1989            | 1990            | 1991            |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Commercial            | \$268,541,800   | \$280,484,700   | \$256,074,400   | \$247,049,700   |
| Industrial            | 32,180,700      | 27,527,200      | 26,013,800      | 44,493,900      |
| Apartment             | 32,303,700      | 34,157,600      | 42,489,000      | 36,116,200      |
| Trailer Courts        | 25,573,000      | 9,030,100       | 9,256,800       | 9,325,100       |
| Total Business        | 358,599,200     | 351,199,600     | 333,834,000     | 336,984,900     |
| Residential           | 578,583,200     | 581,175,850     | 630,253,700     | 689,308,300     |
| Vacant Land           | 95,635,700      | 85,000,500      | 87,870,200      | 94,166,600      |
| Total                 | \$1,032,818,100 | \$1,017,375,950 | \$1,051,957,900 | \$1,120,459,800 |

## By Area

|                   |                 |                 |                 |                 |
|-------------------|-----------------|-----------------|-----------------|-----------------|
| 1. Juneau         | \$279,729,400   | \$275,875,100   | \$275,620,400   | \$275,366,200   |
| 2. Douglas        | 50,680,900      | 51,073,200      | 50,304,000      | 51,748,600      |
| 3. Rural          | 29,828,100      | 30,263,900      | 22,048,300      | 23,279,300      |
| 4. Auke Bay       | 123,617,200     | 122,916,800     | 130,504,000     | 139,741,600     |
| 5. Glacier Valley | 413,922,700     | 401,046,650     | 438,333,700     | 483,269,600     |
| 6. North Douglas  | 48,116,200      | 48,200,900      | 48,897,900      | 53,436,300      |
| 7. Salmon Creek   | 51,710,000      | 52,624,100      | 49,872,600      | 55,240,200      |
| 8. Lynn Canal     | 35,213,600      | 35,375,300      | 35,785,300      | 38,378,000      |
| Total             | \$1,032,818,100 | \$1,017,375,950 | \$1,051,366,200 | \$1,120,459,800 |

| Type of Real Property | 1992          | 1993          |
|-----------------------|---------------|---------------|
| Commercial            | 243,178,623   | 272,637,700   |
| Industrial            | 44,051,400    | 18,906,000    |
| Apartment             | 38,410,900    | 43,546,100    |
| Trailer Courts        | 8,147,200     | 10,846,100    |
| Total Business        | 333,788,123   | 345,935,900   |
| Residential           | 761,944,100   | 770,494,400   |
| *Other                | 578,000       | 46,554,600    |
| Vacant Land           | 103,610,000   | 87,948,500    |
| Total                 | 1,199,920,223 | 1,250,933,400 |

## By Area

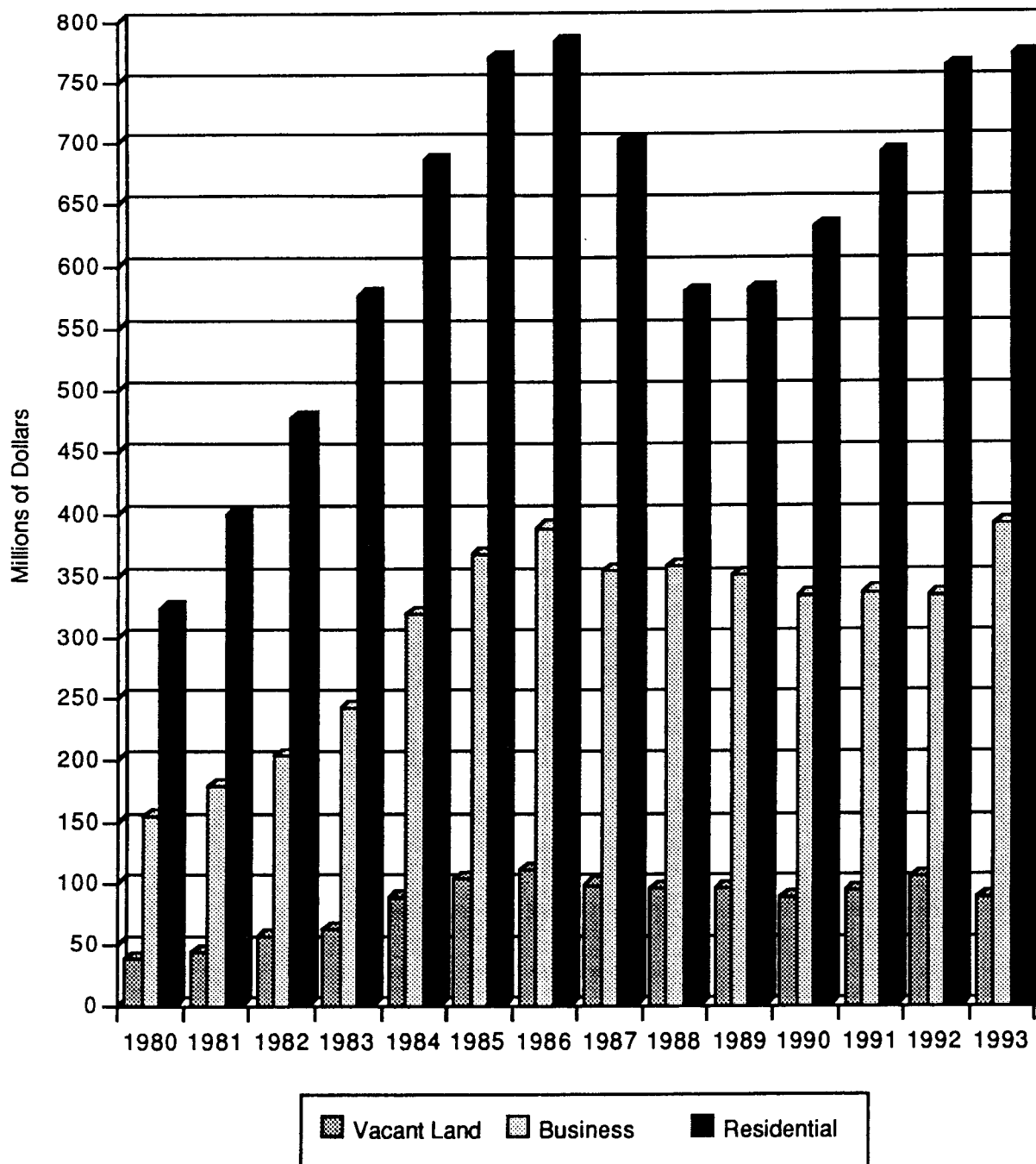
|                        |               |               |
|------------------------|---------------|---------------|
| 1. Juneau              | 292,699,223   | 296,882,900   |
| 2. Douglas             | 55,079,600    | 60,818,500    |
| 3. Rural (on/off road) | 23,763,100    | 24,699,600    |
| 4. Auke Bay            | 150,208,900   | 156,170,200   |
| 5. Glacier Valley      | 523,817,800   | 548,684,700   |
| 6. North Douglas       | 56,544,800    | 61,410,500    |
| 7. Salmon Creek        | 58,198,500    | 60,985,700    |
| 8. Lynn Canal          | 39,608,300    | 41,281,300    |
| Total                  | 1,199,920,223 | 1,250,933,400 |

Source: Annual Reports on Assessment and Taxation and Certified Assessment Roll, Assessor's Office, City and Borough of Juneau.  
Compiled by the McDowell Group.

\* Other: boat houses, mining related properties, non-exempt utilities property.

# Juneau Assessed Real Property Valuation, as of July 31, 1980-1993

Figure 3





# Cruise Ship Traffic at Juneau, 1982-1993

|                               | 1982 Season           |                  |               | 1983 Season           |                  |               |
|-------------------------------|-----------------------|------------------|---------------|-----------------------|------------------|---------------|
|                               | Total Number of Stops | Total Passengers | Total Crew    | Total Number of Stops | Total Passengers | Total Crew    |
| <b>Ships Over 100 Tons*</b>   |                       |                  |               |                       |                  |               |
| Daphne                        | 16                    | 6,681            | 3,557         | 17                    | 6,819            | 3,827         |
| Rhapsody (Statendam)          | 17                    | 12,754           | 7,245         | 17                    | 11,912           | 6,936         |
| Sun Princess                  | 16                    | 9,780            | 5,397         | 15                    | 10,513           | 5,024         |
| Island Princess               | 11                    | 6,640            | 3,706         | 13                    | 8,199            | 4,402         |
| Pacific Princess              | 7                     | 4,237            | 2,370         | 9                     | 5,783            | 3,063         |
| Rotterdam                     | 7                     | 6,896            | 4,175         | 15                    | 14,002           | 8,914         |
| Nieuw Amsterdam               |                       |                  |               |                       |                  |               |
| Noordam                       |                       |                  |               |                       |                  |               |
| Cunard Princess               | 14                    | 10,644           | 4,760         | 16                    | 12,140           | 5,585         |
| Fair Sea                      | 7                     | 6,417            | 3,082         | 7                     | 6,730            | 2,918         |
| Fairsky                       |                       |                  |               |                       |                  |               |
| Tropicale                     | 13                    | 12,921           | 6,163         | 13                    | 11,194           | 6,407         |
| Prince George                 | 21                    | 2,922            | 1,576         | 12                    | 2,411            | 876           |
| Sagafjord                     | 5                     | 1,337            | 1,374         | 5                     | 2,416            | 1,788         |
| Royal Viking Star             | 7                     | 3,240            | 2,023         | 5                     | 3,579            | 2,053         |
| Sun Dancer                    |                       |                  |               |                       |                  |               |
| Universe                      | 3                     | 993              | 578           | 4                     | 2,112            | 864           |
| <b>Total (Over 100 tons)</b>  | <b>144</b>            | <b>85,462</b>    | <b>46,006</b> | <b>148</b>            | <b>97,810</b>    | <b>52,657</b> |
| <b>Ships Under 100 Tons**</b> |                       |                  |               |                       |                  |               |
| Majestic Alaska Explorer      | 20                    | 1,640            | 420           | 20                    | 1,640            | 420           |
| Glacier Bay Explorer          | 4                     | 256              | 48            | 4                     | 256              | 48            |
| <b>Total (Under 100 tons)</b> | <b>24</b>             | <b>1,896</b>     | <b>468</b>    | <b>24</b>             | <b>1,896</b>     | <b>468</b>    |
| <b>Grand Totals</b>           | <b>168</b>            | <b>87,358</b>    | <b>46,474</b> | <b>172</b>            | <b>99,706</b>    | <b>53,125</b> |

|                               | 1984 Season           |                  |               | 1985 Season           |                  |               |
|-------------------------------|-----------------------|------------------|---------------|-----------------------|------------------|---------------|
|                               | Total Number of Stops | Total Passengers | Total Crew    | Total Number of Stops | Total Passengers | Total Crew    |
| <b>Ships Over 100 Tons*</b>   |                       |                  |               |                       |                  |               |
| Star Dancer                   |                       |                  |               | 16                    | 15,499           | 6,256         |
| Daphne                        | 18                    | 7,217            | 3,948         | 19                    | 7,834            | 4,229         |
| Rhapsody (Statendam)          |                       |                  |               | 16                    | 9,067            | 6,706         |
| Sun Princess                  | 17                    | 12,317           | 6,331         | 17                    | 10,833           | 5,773         |
| Island Princess               | 14                    | 8,649            | 4,722         | 15                    | 8,586            | 5,041         |
| Pacific Princess              | 7                     | 3,513            | 1,904         |                       |                  |               |
| Royal Princess                |                       |                  |               | 13                    | 14,448           | 6,659         |
| Rotterdam                     | 13                    | 13,902           | 8,633         | 13                    | 13,748           | 6,924         |
| Nieuw Amsterdam               | 15                    | 18,078           | 11,226        | 16                    | 19,317           | 8,157         |
| Noordam                       | 15                    | 18,095           | 11,237        | 16                    | 19,358           | 8,235         |
| Cunard Princess               | 18                    | 14,280           | 6,483         | 17                    | 12,505           | 6,216         |
| Fairsky                       | 8                     | 9,425            | 4,302         | 9                     | 11,424           | 4,761         |
| Sagafjord                     | 5                     | 2,584            | 1,912         | 12                    | 5,181            | 3,874         |
| Royal Viking Star             | 6                     | 3,934            | 2,353         | 6                     | 3,965            | 2,588         |
| Sun Dancer                    | 2                     | 1,191            | 643           |                       |                  |               |
| Universe                      | 5                     | 2,246            | 1,114         | 7                     | 3,376            | 1,731         |
| North Star                    |                       |                  |               | 21                    | 2,793            | 1,253         |
| <b>Total (Over 100 tons)</b>  | <b>143</b>            | <b>115,431</b>   | <b>46,808</b> | <b>213</b>            | <b>157,934</b>   | <b>78,403</b> |
| <b>Ships Under 100 Tons**</b> |                       |                  |               |                       |                  |               |
| Majestic Alaska Explorer      | 13                    | 1,120            | 273           | 20                    | 1,686            | 420           |
| Glacier Bay Explorer          | 20                    | 744              | 240           | 24                    | 2,164            | 288           |
| Great Rivers Explorer         | 14                    | 1,275            | 294           | 3                     | 189              | 63            |
| <b>Total (Under 100 tons)</b> | <b>47</b>             | <b>3,139</b>     | <b>807</b>    | <b>47</b>             | <b>4,039</b>     | <b>771</b>    |
| <b>Grand Totals</b>           | <b>189</b>            | <b>118,570</b>   | <b>65,615</b> | <b>260</b>            | <b>161,973</b>   | <b>79,174</b> |

# Cruise Ship Traffic at Juneau, 1982-1993

| Ships Over 100 Tons*          | 1986 Season           |                  |               | 1987 Season           |                  |               |
|-------------------------------|-----------------------|------------------|---------------|-----------------------|------------------|---------------|
|                               | Total Number of Stops | Total Passengers | Total Crew    | Total Number of Stops | Total Passengers | Total Crew    |
| Star Dancer                   | 17                    | 17,608           | 6,755         | 20                    | 18,283           | 8,885         |
| Daphne                        | 8                     | 3,091            | 1,751         | 19                    | 7,945            | 4,233         |
| Sea Princess                  |                       |                  |               | 12                    | 7,838            | 4,980         |
| Sun Princess                  | 16                    | 10,800           | 5,419         | 15                    | 10,230           | 5,182         |
| Island Princess               | 16                    | 9,679            | 5,298         | 16                    | 9,500            | 5,374         |
| Royal Princess                | 12                    | 13,522           | 6,173         | 15                    | 15,953           | 7,594         |
| Rotterdam                     | 14                    | 15,349           | 7,897         | 15                    | 16,490           | 8,429         |
| Nieuw Amsterdam               | 17                    | 20,791           | 8,919         | 17                    | 20,828           | 8,892         |
| Noordam                       | 18                    | 21,894           | 9,367         | 17                    | 20,626           | 8,858         |
| Cunard Princess               | 15                    | 11,257           | 5,295         | 15                    | 10,997           | 5,388         |
| Fair Sea                      | 7                     | 6,827            | 2,873         | 11                    | 10,305           | 4,450         |
| Fairsky                       | 9                     | 11,564           | 4,793         | 9                     | 11,124           | 4,772         |
| Sagafjord                     | 9                     | 5,295            | 3,062         | 8                     | 4,703            | 2,754         |
| Royal Viking Sky              |                       |                  |               | 8                     | 5,120            | 3,390         |
| Royal Viking Star             | 6                     | 4,239            | 2,568         |                       |                  |               |
| Universe                      | 8                     | 3,759            | 1,812         | 8                     | 3,917            | 1,837         |
| North Star                    | 13                    | 1,797            | 823           | 21                    | 2,252            | 1,421         |
| Regent Sea                    | 18                    | 12,089           | 6,309         | 18                    | 2,369            | 6,477         |
| Golden Odyssey                | 11                    | 4,849            | 2,274         | 10                    | 4,400            | 2,151         |
| Jason                         | 11                    | 2,317            | 1,437         |                       |                  |               |
| Starship Explorer             |                       |                  |               | 19                    | 3,523            | 2,562         |
| Sea Goddess                   | 11                    | 742              | 887           | 10                    | 763              | 799           |
| Europa                        | 2                     | 926              | 591           |                       |                  |               |
| <b>Total (Over 100 tons)</b>  | <b>238</b>            | <b>178,395</b>   | <b>84,303</b> | <b>283</b>            | <b>197,166</b>   | <b>98,428</b> |
| <b>Total (Under 100 tons)</b> | <b>42</b>             | <b>3,027</b>     | <b>886</b>    | <b>44</b>             | <b>3,244</b>     | <b>772</b>    |
| <b>Grand Totals</b>           | <b>280</b>            | <b>181,422</b>   | <b>85,189</b> | <b>327</b>            | <b>200,410</b>   | <b>99,200</b> |

| Ships Over 100 Tons*          | 1988 Season           |                  |               | 1989 Season           |                  |               |
|-------------------------------|-----------------------|------------------|---------------|-----------------------|------------------|---------------|
|                               | Total Number of Stops | Total Passengers | Total Crew    | Total Number of Stops | Total Passengers | Total Crew    |
| Fair Princess                 |                       |                  |               | 16                    | 14,156           | 6,827         |
| Star Princess                 |                       |                  |               | 9                     | 13,354           | 5,293         |
| Pacific Princess              |                       |                  |               | 16                    | 9,762            | 5,488         |
| Royal Princess                | 11                    | 12,630           | 5,663         |                       |                  |               |
| Sun Princess                  | 15                    | 10,263           | 5,209         |                       |                  |               |
| Sea Princess                  | 16                    | 10,995           | 6,697         | 16                    | 11,210           | 6,655         |
| Island Princess               | 16                    | 9,714            | 5,397         | 16                    | 9,709            | 5,506         |
| Explorer Starship             | 16                    | 3,788            | 2,212         |                       |                  |               |
| Noordam                       | 18                    | 22,041           | 9,391         | 17                    | 20,679           | 8,894         |
| Westerdam                     |                       |                  |               | 17                    | 17,022           | 8,769         |
| Rotterdam                     | 16                    | 17,040           | 9,229         | 16                    | 16,094           | 9,540         |
| Golden Odyssey                | 14                    | 6,013            | 2,972         |                       |                  |               |
| Fairsea                       | 12                    | 10,830           | 5,136         |                       |                  |               |
| Daphne                        | 17                    | 7,929            | 4,069         | 17                    | 7,252            | 3,886         |
| North Star                    | 19                    | 2,632            | 1,317         |                       |                  |               |
| Cunard                        | 16                    | 10,621           | 5,647         |                       |                  |               |
| Regent Star                   | 17                    | 16,117           | 7,817         |                       |                  |               |
| Regent Sea                    |                       |                  |               | 15                    | 10,551           | 5,565         |
| Regent Sun                    |                       |                  |               | 19                    | 14,901           | 7,656         |
| Nieuw Amsterdam               | 17                    | 20,795           | 8,769         | 18                    | 21,555           | 9,369         |
| Star Dancer                   | 14                    | 13,576           | 6,151         | 15                    | 15,355           | 6,505         |
| Universe                      | 9                     | 4,536            | 2,346         | 7                     | 3,752            | 1,753         |
| Fairsky                       | 9                     | 11,180           | 4,713         |                       |                  |               |
| Sagafjord                     | 8                     | 4,424            | 2,781         | 8                     | 4,382            | 2,801         |
| Royal Viking                  | 7                     | 4,158            | 2,924         | 5                     | 2,999            | 2,119         |
| Europa                        | 2                     | 731              | 576           |                       |                  |               |
| <b>Total (Over 100 tons)</b>  | <b>269</b>            | <b>200,013</b>   | <b>99,016</b> | <b>227</b>            | <b>192,733</b>   | <b>96,626</b> |
| <b>Total (Under 100 tons)</b> | <b>50</b>             | <b>3,504</b>     | <b>928</b>    | <b>18</b>             | <b>1,080</b>     | <b>108</b>    |
| <b>Grand Totals</b>           | <b>319</b>            | <b>203,517</b>   | <b>99,944</b> | <b>245</b>            | <b>193,813</b>   | <b>96,734</b> |

# Cruise Ship Traffic at Juneau, 1982-1993

| Ships Over<br>100 Tons*       | 1990 Season              |                     |               | 1991 Season              |                     |               |
|-------------------------------|--------------------------|---------------------|---------------|--------------------------|---------------------|---------------|
|                               | Total Number<br>of Stops | Total<br>Passengers | Total<br>Crew | Total Number<br>of Stops | Total<br>Passengers | Total<br>Crew |
| Fair Princess                 | 17                       | 15,336              | 7,358         | 18                       | 16,185              | 7,805         |
| Star Princess                 | 17                       | 25,043              | 10,008        | 18                       | 27,109              | 11,031        |
| Sky Princess                  |                          |                     |               | 13                       | 16,008              | 7,018         |
| Pacific Princess              | 15                       | 9,138               | 5,217         | 17                       | 9,711               | 5,530         |
| Island Princess               | 16                       | 9,739               | 5,483         | 17                       | 10,420              | 5,869         |
| Sea Princess                  | 10                       | 6,942               | 4,098         |                          |                     |               |
| Dawn Princess                 | 16                       | 14,516              | 6,945         | 15                       | 13,462              | 6,505         |
| Noordam                       | 16                       | 19,231              | 8,392         | 17                       | 20,944              | 9,074         |
| Westerdam                     | 16                       | 24,051              | 9,862         | 17                       | 25,397              | 10,575        |
| Rotterdam                     | 17                       | 18,206              | 9,102         | 17                       | 19,577              | 9,637         |
| Nieuw Amsterdam               | 18                       | 21,888              | 9,527         | 18                       | 21,727              | 9,578         |
| Regent Sea                    | 17                       | 11,287              | 6,407         | 17                       | 11,478              | 6,322         |
| Regent Sun                    | 17                       | 12,928              | 6,838         |                          |                     |               |
| Regent Star                   |                          |                     |               | 16                       | 13,428              | 7,362         |
| Royal Viking Sea              | 7                        | 4,235               | 3,006         |                          |                     |               |
| Sun Viking                    |                          |                     |               | 17                       | 12,500              | 6,171         |
| Royal Viking Sky              |                          |                     |               | 6                        | 3,956               | 2,555         |
| Viking Serenade               | 17                       | 15,285              | 7,640         |                          |                     |               |
| Daphne                        | 17                       | 7,392               | 3,873         | 14                       | 6,003               | 3,262         |
| Sagafjord                     | 8                        | 4,374               | 2,775         | 7                        | 3,951               | 2,459         |
| Crystal Harmony               | 4                        | 3,729               | 2,172         | 4                        | 2,784               | 2,102         |
| Song of Flower                | 14                       | 1,136               | 1,812         | 14                       | 1,266               | 2,034         |
| Wind Spirit                   | 16                       | 2,127               | 1,337         |                          |                     |               |
| York Town Clipper             | 14                       | 1,814               | 491           |                          |                     |               |
| Universe                      | 8                        | 4,083               | 2,015         | 8                        | 4,527               | 2,272         |
| Golden Odyssey                |                          |                     |               | 11                       | 4,909               | 2,352         |
| <b>Total Over 100 tons</b>    | 297                      | 232,480             | 114,358       | 281                      | 245,342             | 119,513       |
| <b>Ships Under 100 Tons**</b> | 40                       | 2,400               | 360           | 11                       | 1,117               | 986           |
| <b>Grand Totals</b>           | 337                      | 234,880             | 114,718       | 292                      | 246,459             | 120,499       |

# Cruise Ship Traffic at Juneau, 1982-1993

| Ships Over 100 Tons*          | 1992 Season           |                  |                | 1993 Season           |                  |                |
|-------------------------------|-----------------------|------------------|----------------|-----------------------|------------------|----------------|
|                               | Total Number of Stops | Total Passengers | Total Crew     | Total Number of Stops | Total Passengers | Total Crew     |
| Golden Princess               |                       |                  |                | 9                     | 7,308            | 3,730          |
| Fair Princess                 | 18                    | 16,518           | 7,893          | 20                    | 18,116           | 7,960          |
| Star Princess                 |                       |                  |                | 18                    | 27,383           | 11,215         |
| Sky Princess                  | 13                    | 16,149           | 7,052          | 18                    | 22,178           | 9,831          |
| Crown Princess                |                       |                  |                | 17                    | 27,293           | 11,025         |
| Regal Princess                | 20                    | 32,082           | 12,796         | 19                    | 30,538           | 12,321         |
| Pacific Princess              | 16                    | 9,733            | 5,527          |                       |                  |                |
| Island Princess               | 17                    | 10,388           | 5,878          |                       |                  |                |
| Dawn Princess                 | 18                    | 16,541           | 7,903          | 2                     | 1,784            | 866            |
| Noordam                       | 17                    | 21,010           | 8,894          | 18                    | 22,434           | 9,467          |
| Westerdam                     | 17                    | 25,647           | 10,741         | 18                    | 27,363           | 11,404         |
| Rotterdam                     | 19                    | 19,735           | 11,655         | 19                    | 20,849           | 11,886         |
| Nieuw Amsterdam               | 18                    | 22,207           | 9,533          | 19                    | 23,578           | 10,064         |
| Nordic Prince                 |                       |                  |                | 17                    | 17,281           | 7,379          |
| Regent Sea                    | 17                    | 11,588           | 6,404          | 18                    | 11,773           | 6,884          |
| Regent Star                   | 19                    | 15,201           | 8,309          | 16                    | 13,579           | 6,956          |
| Sun Viking                    | 17                    | 12,051           | 5,873          |                       |                  |                |
| Sagafjord                     | 8                     | 4,152            | 2,902          | 9                     | 4,796            | 3,169          |
| Song of Flower                | 12                    | 1,681            | 1,776          |                       |                  |                |
| World Discoverer              | 10                    | 1,306            | 734            |                       |                  |                |
| Universe                      | 8                     | 4,063            | 2,004          | 8                     | 4,072            | 2,106          |
| Royal Odyssey                 | 12                    | 9,019            | 4,751          |                       |                  |                |
| Golden Odyssey                |                       |                  |                | 16                    | 7,067            | 3,443          |
| Costa Riviera                 | 15                    | 13,038           | 7,210          | 16                    | 15,432           | 7,748          |
| Yorktown Clipper              |                       |                  |                | 11                    | 1,469            | 433            |
| <b>Total Over 100 tons</b>    | <b>291</b>            | <b>262,109</b>   | <b>127,835</b> | <b>287</b>            | <b>304,293</b>   | <b>138,659</b> |
| <b>Ships Under 100 Tons**</b> | <b>126</b>            | <b>8,439</b>     | <b>n/a</b>     | <b>140</b>            | <b>9,772</b>     | <b>n/a</b>     |
| <b>Grand Totals</b>           | <b>417</b>            | <b>270,548</b>   | <b>127,835</b> | <b>427</b>            | <b>314,065</b>   | <b>138,659</b> |

Source: \* U.S. Customs Service, Treasury Department  
 \*\* Estimates based on passenger capacity of vessels.

Compiled by the McDowell Group.

Note: Includes ships which stopped in Juneau during both northbound and southbound voyages.

# Alaska Marine Highway Traffic at Juneau, 1980-1993

|                                       | <b>1980<br/>Total</b> | <b>1981<br/>Total</b> | <b>1982<br/>Total</b> | <b>1983<br/>Total</b> | <b>1984<br/>Total</b> |
|---------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Alaska Marine Highway,<br>All Vessels |                       |                       |                       |                       |                       |
| Passengers Embarking                  | 49,078                | 49,392                | 53,365                | 56,268                | 57,957                |
| Vehicles Embarking                    | 9,897                 | 10,435                | 11,923                | 12,839                | 13,622                |
| Passengers Disembarking               | 51,942                | 51,898                | 55,591                | 58,726                | 58,937                |
| Vehicles Disembarking                 | 11,028                | 11,511                | 13,070                | 13,991                | 14,370                |

|                         | <b>1985<br/>Total</b> | <b>1986<br/>Total</b> | <b>1987<br/>Total</b> | <b>1988<br/>Total</b> | <b>1989<br/>Total</b> |
|-------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Passengers Embarking    | 60,494                | 58,166                | 66,917                | 67,623                | 68,202                |
| Vehicles Embarking      | 13,950                | 13,411                | 15,165                | 16,106                | 16,152                |
| Passengers Disembarking | 60,891                | 57,391                | 65,441                | 68,363                | 69,229                |
| Vehicles Disembarking   | 14,019                | 13,054                | 14,823                | 16,593                | 16,361                |

## 1990

|                                       | <b>1st Qtr</b> | <b>2nd Qtr</b> | <b>3rd Qtr</b> | <b>4th Qtr</b> | <b>Total</b> |
|---------------------------------------|----------------|----------------|----------------|----------------|--------------|
| Alaska Marine Highway,<br>All Vessels |                |                |                |                |              |
| Passengers Embarking                  | 6,446          | 17,809         | 31,336         | 12,253         | 67,844       |
| Vehicles Embarking                    | 1,880          | 4,386          | 6,560          | 3,151          | 15,977       |
| Passengers Disembarking               | 7,365          | 17,499         | 31,912         | 12,761         | 69,537       |
| Vehicles Disembarking                 | 2,146          | 4,365          | 6,527          | 3,326          | 16,364       |

## 1991

|                                       | <b>1st Qtr</b> | <b>2nd Qtr</b> | <b>3rd Qtr</b> | <b>4th Qtr</b> | <b>Total</b> |
|---------------------------------------|----------------|----------------|----------------|----------------|--------------|
| Alaska Marine Highway,<br>All Vessels |                |                |                |                |              |
| Passengers Embarking                  | 9,344          | 19,386         | 32,818         | 12,498         | 74,046       |
| Vehicles Embarking                    | 2,518          | 4,551          | 6,861          | 3,439          | 17,369       |
| Passengers Disembarking               | 9,786          | 19,052         | 33,138         | 12,727         | 74,703       |
| Vehicles Disembarking                 | 2,735          | 4,664          | 6,747          | 3,449          | 17,595       |

Source: Annual Traffic Volume Reports, Division of Marine Transportation, Department of Transportation and Public Facilities.  
Compiled by the McDowell Group.

# Alaska Marine Highway Traffic at Juneau, 1980-1993

## 1992

|                                       | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Total  |
|---------------------------------------|---------|---------|---------|---------|--------|
| Alaska Marine Highway,<br>All Vessels |         |         |         |         |        |
| Passengers Embarking                  | 8,117   | 21,261  | 33,775  | 11,499  | 74,652 |
| Vehicles Embarking                    | 2,305   | 4,876   | 7,015   | 2,980   | 17,176 |
| Passengers Disembarking               | 8,281   | 19,685  | 33,898  | 11,418  | 73,282 |
| Vehicles Disembarking                 | 2,553   | 4,709   | 6,892   | 3,080   | 17,234 |

## 1993

|                                       | 1st Qtr | 2nd Qtr | 3rd Qtr |
|---------------------------------------|---------|---------|---------|
| Alaska Marine Highway,<br>All Vessels |         |         |         |
| Passengers Embarking                  | 7,990   | 18,047  | 31,629  |
| Vehicles Embarking                    | 2,199   | 4,571   | 6,764   |
| Passengers Disembarking               | 8,335   | 16,731  | 32,081  |
| Vehicles Disembarking                 | 2,300   | 4,316   | 6,832   |

Source: Annual Traffic Volume Reports, Division of Marine Transportation, Department of Transportation and Public Facilities.  
Compiled by the McDowell Group.

# Major Airline Activity at Juneau, 1980-1993

(Outgoing Traffic, Mail and Freight)

|                                   | 1980<br>Total | 1981<br>Total | 1982<br>Total | 1983<br>Total | 1984<br>Total |
|-----------------------------------|---------------|---------------|---------------|---------------|---------------|
| <b>Alaska Airlines</b>            |               |               |               |               |               |
| Number of Flights                 | 2,835         | 2,806         | 3,003         | 2,871         | 2,805         |
| Enplaning Passengers              | 131,972       | 131,704       | 150,871       | 130,199       | 143,039       |
| Mail (in tons)                    | 658.45        | 771.81        | 903.09        | 733.45        | 994.16        |
| Air Freight (in tons)             | 1,016.63      | 1,139.24      | 1,493.42      | 976.40        | 944.68        |
| <b>Wien Airlines</b>              |               |               |               |               |               |
| Number of Flights                 | 1,068         | 1,113         |               | 1,064         | 772           |
| Enplaning Passengers              | 23,727        | 24,553        |               | 37,103        | 25,460        |
| Mail (in tons)                    | 123.97        | 86.75         |               | 135.56        | 162.29        |
| Air Freight (in tons)             | 224.73        | 129.17        |               | 117.27        | 183.20        |
| <b>Total Airlines</b>             |               |               |               |               |               |
| Number of Flights*                | 3,903         | 3,919         | 3,003         | 3,935         | 3,577         |
| Enplaning Passengers              | 155,699       | 156,257       | 150,871       | 167,302       | 168,499       |
| Mail (in tons)                    | 782.42        | 858.56        | 903.09        | 869.01        | 1,156.45      |
| Air Freight (in tons)             | 1,241.36      | 1,268.41      | 1,493.42      | 1,093.67      | 1,127.88      |
|                                   | 1985<br>Total | 1986<br>Total | 1987<br>Total | 1988<br>Total | 1989<br>Total |
| <b>Alaska Airlines</b>            |               |               |               |               |               |
| Number of Flights                 | 2,798         | 2,923         | 2,852         | 3,107         | 3,341         |
| Enplaning Passengers              | 133,026       | 133,867       | 147,103       | 163,298       | 162,583       |
| Mail (in tons)                    | 969.71        | 1,014.14      | 1,064.59      | 1,183.15      | 1,567.37      |
| Air Freight (in tons)             | 777.27        | 829.37        | 1,134.90      | 1,153.87      | 1,231.58      |
| <b>Western and Delta Airlines</b> |               |               |               |               |               |
| Number of Flights                 | 841           | 772           | 642           | 699           | 658           |
| Enplaning Passengers              | 28,906        | 25,423        | 16,267        | 16,195        | 13,846        |
| Mail (in tons)                    | 203.71        | 231.32        | 172.01        | 163.03        | 183.99        |
| Air Freight (in tons)             | 285.53        | 304.28        | 248.48        | 238.56        | 205.09        |
| <b>Total Airlines</b>             |               |               |               |               |               |
| Number of Flights*                | 3,639         | 3,695         | 3,494         | 3,806         | 3,999         |
| Enplaning Passengers              | 161,932       | 159,290       | 163,370       | 179,493       | 176,429       |
| Mail (in tons)                    | 1,173.42      | 1,245.46      | 1,236.60      | 1,346.09      | 1,805.38      |
| Air Freight (in tons)             | 1,062.80      | 1,133.65      | 1,383.38      | 1,392.43      | 1,436.67      |
| 1990                              | 1st Qtr       | 2nd Qtr       | 3rd Qtr       | 4th Qtr       | Total         |
| <b>Alaska Airlines</b>            |               |               |               |               |               |
| Number of Flights*                | 702           | 893           | 1,049         | 725           | 3,369         |
| Enplaning Passengers              | 31,888        | 44,746        | 60,321        | 32,955        | 169,910       |
| Mail (in tons)                    | 292.65        | 282.27        | 360.17        | 325.60        | 1,260.69      |
| Air Freight (in tons)             | 187.33        | 471.53        | 379.34        | 484.74        | 1,522.94      |
| <b>Delta Airlines</b>             |               |               |               |               |               |
| Number of Flights*                | 178           | 182           | 184           | 166           | 710           |
| Enplaning Passengers              | 2,272         | 4,280         | 7,153         | 2,564         | 16,269        |
| Mail (in tons)                    | 16.83         | 24.74         | 10.66         | 69.49         | 121.72        |
| Air Freight (in tons)             | 47.08         | 53.66         | 64.79         | 140.76        | 306.29        |
| <b>Total Airlines</b>             |               |               |               |               |               |
| Number of Flights*                | 880           | 1,075         | 1,233         | 891           | 4,079         |
| Enplaning Passengers              | 34,160        | 49,026        | 67,474        | 35,519        | 186,179       |
| Mail (in tons)                    | 309.48        | 307.01        | 370.83        | 395.09        | 1,382.41      |
| Air Freight (in tons)             | 234.41        | 525.19        | 444.13        | 625.50        | 1,829.23      |

Source: Civil Aeronautics Board, Form 41, Schedule T3(a) Alaska Airlines, Wien Airlines, Western Airlines, Delta Airlines, Compiled by the McDowell Group.

\*Note: This table reports total flights scheduled for departure. Actual takeoffs may vary due to canceled flights (weather conditions, etc.)

# Major Airline Activity at Juneau, 1980-1993

(Outgoing Traffic, Mail and Freight)

## 1991

|                        | 1st Qtr | 2nd Qtr  | 3rd Qtr  | 4th Qtr  | Total    |
|------------------------|---------|----------|----------|----------|----------|
| <b>Alaska Airlines</b> |         |          |          |          |          |
| Number of Flights*     | 712     | 912      | 1,118    | 724      | 3,466    |
| Enplaning Passengers   | 33,524  | 48,581   | 60,068   | 32,397   | 174,570  |
| Mail (in tons)         | 421.56  | 438.23   | 500.0    | 503.18   | 1,762.97 |
| Air Freight (in tons)  | 234.41  | 1,324.5  | 1,153.38 | 1,009.86 | 4,378.88 |
| <b>Delta Airlines</b>  |         |          |          |          |          |
| Number of Flights*     | 163     | 177      | 168      | 160      | 668      |
| Enplaning Passengers   | 2,574   | 5,578    | 6,650    | 2,773    | 17,575   |
| Mail (in tons)         | 47.53   | 57.28    | 46.64    | 76.14    | 227.59   |
| Air Freight (in tons)  | 25.80   | 39.66    | 37.65    | 45.50    | 148.61   |
| <b>Total Airlines</b>  |         |          |          |          |          |
| Number of Flights*     | 875     | 1,089    | 1,286    | 884      | 4,134    |
| Enplaning Passengers   | 36,098  | 54,159   | 66,718   | 35,170   | 192,145  |
| Mail (in tons)         | 469.09  | 495.51   | 546.64   | 579.32   | 2,090.56 |
| Air Freight (in tons)  | 260.21  | 1,364.16 | 1,191.03 | 1,055.36 | 3,870.76 |

## 1992

|                                | 1st Qtr  | 2nd Qtr  | 3rd Qtr  | 4th Qtr | Total    |
|--------------------------------|----------|----------|----------|---------|----------|
| <b>Alaska Airlines</b>         |          |          |          |         |          |
| Number of Flights*             | 762      | 1,053    | 1,451    | 844     | 4,110    |
| Enplaning Passengers           | 38,533   | 60,785   | 75,409   | 37,837  | 212,564  |
| Mail (in tons)                 | 221.34   | 377.46   | 474.37   | 539.80  | 1,612.97 |
| Air Freight (in tons)          | 1,033.26 | 1,434.65 | 1,489.74 | 993.67  | 4,951.32 |
| <b>Delta Airlines/Mark Air</b> |          |          |          |         |          |
| Number of Flights*             | 474      | 224      | 135      | 0       | 833      |
| Enplaning Passengers           | 8,894    | 5,257    | 4,790    | 0       | 18,941   |
| Mail (in tons)                 | 92.61    | 62.14    | 48.04    | 0       | 202.79   |
| Air Freight (in tons)          | 56.58    | 30.10    | 28.97    | 0       | 115.65   |
| <b>Total Airlines</b>          |          |          |          |         |          |
| Number of Flights*             | 1,236    | 1,277    | 1,586    | 844     | 4,943    |
| Enplaning Passengers           | 47,427   | 67,042   | 80,199   | 37,837  | 231,505  |
| Mail (in tons)                 | 313.95   | 439.6    | 522.41   | 539.80  | 1,815.76 |
| Air Freight (in tons)          | 1,089.84 | 1,464.75 | 1,518.71 | 993.67  | 5,066.97 |

## 1993

|                        | 1st Qtr  | 2nd Qtr  | 3rd Qtr |
|------------------------|----------|----------|---------|
| <b>Alaska Airlines</b> |          |          |         |
| Number of Flights*     | 782      | 979      | 1,289   |
| Enplaning Passengers   | 35,225   | 52,514   | 69,086  |
| Mail (in tons)         | 446.48   | 526.66   | n/a     |
| Air Freight (in tons)  | 1,174.40 | 1,589.92 | n/a     |
| <b>Delta Airlines</b>  |          |          |         |
| Number of Flights*     | 0        | 60       | 122     |
| Enplaning Passengers   | 0        | 1,604    | 6,038   |
| Mail (in tons)         | 0        | 17.94    | 40.39   |
| Air Freight (in tons)  | 0        | 9.56     | 19.31   |
| <b>Total Airlines</b>  |          |          |         |
| Number of Flights*     | 782      | 1,039    | 1,411   |
| Enplaning Passengers   | 35,225   | 54,118   | 75,124  |
| Mail (in tons)         | 446.48   | 544.6    | n/a     |
| Air Freight (in tons)  | 1,174.40 | 1,599.48 | n/a     |

Source: Civil Aeronautics Board, Form 41, Schedule T3(a) Alaska Airlines, Wien Airlines, Western Airlines, Delta Airlines, Compiled by the McDowell Group.

\*Note: This table reports total flights scheduled for departure. Actual takeoffs may vary due to canceled flights (weather conditions, etc.)



# Aircraft Operations: Number of Take-Offs and Landings - Juneau International Airport, 1980-1993

|                            | 1980   | 1981   | 1982   | 1983   | 1984    | 1985    |
|----------------------------|--------|--------|--------|--------|---------|---------|
| Itinerant Air Traffic      | 65,712 | 63,769 | 60,330 | 69,501 | 77,144  | 85,082  |
| Air Carriers (Jets)        | 6,820  | 6,251  | 5,098  | 6,728  | 6,384   | 6,176   |
| Air Taxis                  | 36,457 | 34,922 | 35,868 | 39,351 | 46,713  | 56,971  |
| General Aviation (Private) | 21,850 | 21,646 | 18,555 | 22,331 | 22,763  | 20,696  |
| Military Aircraft          | 585    | 950    | 809    | 1,091  | 1,284   | 1,239   |
| Local Air Traffic          | 18,248 | 29,649 | 18,809 | 24,481 | 23,832  | 23,906  |
| Civil Aircraft             | 18,140 | 29,407 | 18,134 | 23,446 | 23,200  | 23,553  |
| Military Aircraft          | 108    | 242    | 675    | 1,035  | 632     | 353     |
| Total Operations           | 83,960 | 93,418 | 79,139 | 93,982 | 100,976 | 108,988 |

|                            | 1986    | 1987    | 1988    | 1989    | 1990    | 1991    |
|----------------------------|---------|---------|---------|---------|---------|---------|
| Itinerant Air Traffic      | 88,957  | 96,760  | 100,208 | 102,727 | 102,245 | 94,680  |
| Air Carriers (Jets)        | 6,644   | 6,701   | 6,957   | 7,206   | 6,865   | 6,544   |
| Air Taxis                  | 61,895  | 70,113  | 74,504  | 77,281  | 78,939  | 72,406  |
| General Aviation (Private) | 19,320  | 18,770  | 17,439  | 17,963  | 15,645  | 15,005  |
| Military Aircraft          | 1,098   | 1,176   | 1,308   | 1,078   | 796     | 725     |
| Local Air Traffic          | 19,276  | 18,748  | 21,284  | 20,647  | 18,435  | 20,994  |
| Civil Aircraft             | 18,558  | 18,226  | 20,942  | 20,306  | 18,242  | 20,624  |
| Military Aircraft          | 718     | 522     | 342     | 341     | 193     | 392     |
| Total Operations           | 108,233 | 115,508 | 121,492 | 123,374 | 120,680 | 115,674 |

## 1992

|                            | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Total   |
|----------------------------|---------|---------|---------|---------|---------|
| Itinerant Air Traffic      | 14,576  | 36,124  | 44,465  | 15,990  | 111,155 |
| Air Carriers (Jets)        | 2,065   | 2,604   | 2,810   | 1,303   | 8,782   |
| Air Taxis                  | 9,993   | 27,403  | 35,229  | 12,057  | 84,682  |
| General Aviation (Private) | 2,319   | 5,912   | 6,208   | 2,402   | 16,841  |
| Military Aircraft          | 199     | 205     | 218     | 228     | 850     |
| Local Air Traffic          | 3,817   | 6,158   | 4,988   | 2,536   | 17,449  |
| Civil Aircraft             | 3,737   | 6,138   | 4,968   | 2,528   | 17,371  |
| Military Aircraft          | 80      | 20      | 20      | 8       | 128     |
| Total Operations           | 18,393  | 42,282  | 67,846  | 18,526  | 128,604 |

## 1993

|                            | 1st Qtr | 2nd Qtr | 3rd Qtr |
|----------------------------|---------|---------|---------|
| Itinerant Air Traffic      | 12,695  | 36,356  | 47,917  |
| Air Carriers (Jets)        | 1,220   | 1,827   | 2,519   |
| Air Taxis                  | 9,376   | 27,686  | 37,604  |
| General Aviation (Private) | 1,928   | 6,624   | 7,587   |
| Military Aircraft          | 171     | 219     | 207     |
| Local Air Traffic          | 3,184   | 8,376   | 6,340   |
| Civil Aircraft             | 3,148   | 8,350   | 6,174   |
| Military Aircraft          | 36      | 26      | 166     |
| Total Operations           | 15,879  | 44,732  | 54,257  |

Source: City and Borough of Juneau Airport Manager's Office.  
Compiled by the McDowell Group.

# Capital Transit Ridership, 1984-1993

| <b>Total Ridership</b> | <b>1984</b> | <b>1985</b> | <b>1986</b> | <b>1987</b> | <b>1988</b> |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| 1st Quarter            | 174,309     | 204,068     | 213,680     | 189,597     | 160,240     |
| 2nd Quarter            | 166,378     | 197,882     | 212,504     | 188,518     | 164,092     |
| 3rd Quarter            | 172,839     | 198,108     | 199,169     | 175,082     | 167,917     |
| 4th Quarter            | 174,865     | 201,901     | 187,736     | 151,725     | 162,992     |
| Total Annual Ridership | 688,391     | 801,959     | 813,089     | 704,922     | 655,241     |

| <b>Total Ridership</b> | <b>1989</b> | <b>1990</b> | <b>1991*</b> | <b>1992*</b> | <b>1993*</b> |
|------------------------|-------------|-------------|--------------|--------------|--------------|
| 1st Quarter            | 183,749     | 197,607     | 216,058      | 215,007      | 215,353      |
| 2nd Quarter            | 185,813     | 203,413     | 211,326      | 231,845      | 212,284      |
| 3rd Quarter            | 187,161     | 211,048     | 215,891      | 227,872      | 207,880      |
| 4th Quarter            | 174,720     | 206,235     | 207,539      | 196,824      |              |
| Total Annual Ridership | 731,443     | 818,303     | 851,166      | 871,548      |              |

| <b>Average Daily Ridership</b> | <b>1984</b> | <b>1985</b> | <b>1986</b> | <b>1987</b> | <b>1988</b> |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|
| 1st Quarter                    | 2,356       | 2,795       | 2,927       | 2,329       | 2,110       |
| 2nd Quarter                    | 2,189       | 2,570       | 2,724       | 2,253       | 2,130       |
| 3rd Quarter                    | 2,245       | 2,573       | 2,406       | 2,239       | 2,218       |
| 4th Quarter                    | 2,332       | 2,657       | 2,206       | 1,945       | 2,119       |
| Total Year Daily Average       | 2,279       | 2,647       | 2,566       | 2,192       | 2,144       |

| <b>Average Daily Ridership</b> | <b>1989</b> | <b>1990</b> | <b>1991*</b> | <b>1992*</b> | <b>1993*</b> |
|--------------------------------|-------------|-------------|--------------|--------------|--------------|
| 1st Quarter                    | 2,388       | 2,567       | 2,405        | 2,388        | 2,310        |
| 2nd Quarter                    | 2,414       | 2,642       | 2,322        | 2,548        | 2,333        |
| 3rd Quarter                    | 2,430       | 2,774       | 2,347        | 2,520        | 2,260        |
| 4th Quarter                    | 2,332       | 2,720       | 2,256        | 2,139        |              |
| Total Year Daily Average       | 2,391       | 2,676       | 2,556        | 2,629        |              |

Source: Capital Transit Monthly Ridership Reports, City and Borough of Juneau  
Compiled by the McDowell Group.

\* Does not include Care-a-Van Ridership (2,000 - 3,000 Average Yearly Ridership).

# Juneau Motor Vehicle Registration, 1981-1992

(By Vehicle Type)

| Annual Totals       | 1981   | 1982   | 1983   | 1984   | 1985   | 1986   | 1987   |
|---------------------|--------|--------|--------|--------|--------|--------|--------|
| <b>Vehicle Type</b> |        |        |        |        |        |        |        |
| Passenger Vehicles  | 10,052 | 11,642 | 13,614 | 14,375 | 14,754 | 14,754 | 14,559 |
| Motorcycles         | 470    | 659    | 738    | 725    | 686    | 690    | 682    |
| Commercial Trailers | 63     | 125    | 158    | 324    | 279    | 494    | 429    |
| Trailers            | 1,318  | 1,688  | 2,039  | 2,011  | 2,236  | 2,453  | 2,523  |
| Commercial Trucks   | 362    | 592    | 714    | 1,539  | 1,471  | 1,324  | 1,228  |
| Pickup Trucks       | 4,339  | 5,239  | 6,634  | 5,782  | 6,267  | 5,901  | 5,982  |
| Buses               | 52     | 42     | 58     | 83     | 100    | 108    | 117    |
| Total               | 16,656 | 19,987 | 23,955 | 24,839 | 25,793 | 25,760 | 25,520 |

| Annual Totals       | 1988   | 1989   | 1990   | 1991   | 1992   |
|---------------------|--------|--------|--------|--------|--------|
| <b>Vehicle Type</b> |        |        |        |        |        |
| Passenger Vehicles  | 14,594 | 15,339 | 16,048 | 16,438 | 16,740 |
| Motorcycles         | 659    | 606    | 564    | 553    | 592    |
| Commercial Trailers | 333    | 315    | 308    | 334    | 374    |
| Trailers            | 2,505  | 2,586  | 2,666  | 2,780  | 2,828  |
| Commercial Trucks   | 1,160  | 1,130  | 1,161  | 1,244  | 1,263  |
| Pickup Trucks       | 5,818  | 6,172  | 6,365  | 6,620  | 6,562  |
| Buses               | 133    | 128    | 128    | 136    | 160    |
| Total               | 25,202 | 26,276 | 27,240 | 28,105 | 28,519 |

Source: 1981-92 Annual Reports, Division of Motor Vehicles, Alaska Department of Public Safety  
Compiled by the McDowell Group.

# Deeds of Trust Recorded in the Juneau Recording District, 1981-1992

(In Thousands of Dollars)

|                                     | 1981      | 1982      | 1983      | 1984      | 1985      | 1986      | 1987      |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Alaska Federal Savings & Loan       |           |           |           |           |           |           |           |
| Number                              | 187       | 108       | 233       | 234       | 180       | 191       | 52        |
| Amount                              | \$15,327  | \$11,716  | \$33,278  | \$29,171  | \$20,014  | \$19,213  | \$4,195   |
| Alaska National Bank of the North   |           |           |           |           |           |           |           |
| Number                              | 87        | 89        | 109       | 139       | 128       | 118       | 18        |
| Amount                              | \$11,159  | \$7,031   | \$10,809  | \$20,092  | \$17,606  | \$10,948  | \$1,301   |
| B. M. Behrends Bank                 |           |           |           |           |           |           |           |
| Number                              | 265       | 301       | 309       | 313       | 221       | 167       | 92        |
| Amount                              | \$21,738  | \$31,209  | \$36,081  | \$39,030  | \$21,045  | \$14,506  | \$7,730   |
| First National Bank of Anchorage    |           |           |           |           |           |           |           |
| Number                              | 318       | 220       | 455       | 191       | 82        | 118       | 40        |
| Amount                              | \$25,234  | \$14,355  | \$42,571  | \$14,615  | \$6,699   | \$11,461  | \$3,099   |
| National Bank of Alaska             |           |           |           |           |           |           |           |
| Number                              | 141       | 155       | 269       | 254       | 155       | 148       | 38        |
| Amount                              | \$10,683  | \$13,286  | \$25,261  | \$24,057  | \$14,570  | \$14,455  | \$4,652   |
| United Bank of Alaska               |           |           |           |           |           |           |           |
| Number                              | 259       | 213       | 392       | 298       | 208       | 198       | 80        |
| Amount                              | \$30,787  | \$25,916  | \$57,717  | \$43,214  | \$33,150  | \$21,940  | \$8,319   |
| Alaska State Emp. Fed. Credit Union |           |           |           |           |           |           |           |
| Number                              | N/A       | N/A       | 16        | N/A       | 12        | 8         | 11        |
| Amount                              | -0-       | -0-       | \$497     | -0-       | \$320     | \$340     | \$398     |
| Alaska USA Federal Credit Union     |           |           |           |           |           |           |           |
| Number                              | N/A       | N/A       | 29        | 23        | 51        | 79        | 28        |
| Amount                              | -0-       | -0-       | \$2,328   | \$1,444   | \$2,860   | \$7,328   | \$2,632   |
| Fed Alaska Federal Credit Union     |           |           |           |           |           |           |           |
| Number                              | N/A       | N/A       | 44        | 54        | 35        | 10        | 3         |
| Amount                              | -0-       | -0-       | \$2,687   | \$4,480   | \$2,864   | \$480     | \$113     |
| Others                              |           |           |           |           |           |           |           |
| Number                              | 518       | 496       | 417       | 336       | 401       | 217       | 297       |
| Amount                              | \$25,740  | \$72,306  | \$73,742  | \$69,710  | \$69,067  | \$31,947  | \$120,182 |
| Total Number                        | 1,775     | 1,582     | 2,273     | 1,842     | 1,473     | 1,254     | 659       |
| Total Amount                        | \$140,668 | \$175,819 | \$284,971 | \$245,813 | \$188,195 | \$132,618 | \$152,621 |

Source: Transamerica Title Services. Derived from State Recording Office Records.  
Compiled by the McDowell Group.

# Deeds of Trust Recorded in the Juneau Recording District, 1981-1992

| (In Thousands of Dollars)                        | 1988      | 1989      | 1990      | 1991      | 1992      |
|--|-----------|-----------|-----------|-----------|-----------|
| Alaska Fed. Svgs. & Loan                         |           |           |           |           |           |
| Number   | 158       | 212       | 105       | 100       | 267       |
| Amount   | \$14,270  | \$15,529  | \$8,697   | \$11,586  | \$31,417  |
| 1st Nat'l Bank of Anchorage                      |           |           |           |           |           |
| Number   | 68        | 47        | 47        | 36        | 34        |
| Amount   | \$5,922   | \$5,103   | \$4,467   | \$1,510   | \$1,912   |
| National Bank of Alaska                          |           |           |           |           |           |
| Number   | 65        | 164       | 191       | 221       | 345       |
| Amount   | \$7,760   | \$19,948  | \$17,526  | \$17,542  | \$33,304  |
| Key Bank   |           |           |           |           |           |
| Number   | 108       | 17        | 182       | 170       | 179       |
| Amount   | \$14,567  | \$1,403   | \$16,096  | \$15,432  | \$14,191  |
| Bank of America                                  |           |           |           |           |           |
| Number   |           |           |           |           | 20        |
| Amount   |           |           |           |           | \$1,904   |
| First Bank                                       |           |           |           |           |           |
| Number   |           |           |           | 21        | 43        |
| Amount   |           |           |           | \$2,321   | \$4,857   |
| City Mortgage Corporation                        |           |           |           |           |           |
| Number   |           |           | 124       | 130       | 136       |
| Amount   |           |           | \$13,696  | \$14,335  | \$15,557  |
| Alliance Bank                                    |           |           |           |           |           |
| Number   | 127       | 64        |           |           |           |
| Amount   | \$15,229  | \$6,054   |           |           |           |
| B. M. Behrends Bank                              |           |           |           |           |           |
| Number   | 128       | 102       | *         |           |           |
| Amount   | \$10,007  | \$8,387   |           |           |           |
| Alaska USA Fed Cr. Un.                           |           |           |           |           |           |
| Number   | 25        | 24        | 4         |           |           |
| Amount   | \$2,464   | \$2,124   | \$291     |           |           |
| Federal National Mortgage Assoc.                 |           |           |           |           |           |
| Number   | 38        | 17        | 7         |           |           |
| Amount   | \$2,201   | \$1,250   | \$460     |           |           |
| Northwest Mortgage, Inc.                         |           |           |           |           |           |
| Number   |           |           |           |           | 13        |
| Amount   |           |           |           |           | \$1,299   |
| Others   |           |           |           |           |           |
| Number   | 196       | 316       | 228       | 268       | 332       |
| Amount   | \$96,424  | \$39,404  | \$199,222 | \$72,813  | \$24,108  |
| Total Amount                                     | \$168,764 | \$104,202 | \$258,275 | \$135,540 | \$128,549 |
| Modification/Amendments/<br>Assumptions Recorded |           |           | 92        | 97        | 33        |
| Total Deeds of Trust                             | 913       | 963       | 888       | 1,043     | 1,371     |

\* Key Bank acquired Behrends Bank in early 1990.

Source: Motznik Computer Services. Derived from State Office Records, compiled by the McDowell Group.

NOTE: In 1990 a single deed of trust was recorded in the amount of \$104,000,000 causing the large increase in dollar amount for that reporting period.

# Consumer Price Index-U\* for all Items, Anchorage, Alaska, 1980-1992

(Base: 1982-1984 = 100.)

## Annual Comparison

|      | Annual<br>Index Average | Percent Change<br>From Previous Year |
|------|-------------------------|--------------------------------------|
| 1980 | 85.5                    | 10.2%                                |
| 1981 | 92.4                    | 8.1                                  |
| 1982 | 97.4                    | 5.4                                  |
| 1983 | 99.2                    | 1.8                                  |
| 1984 | 103.3                   | 4.1                                  |
| 1985 | 105.8                   | 2.4                                  |
| 1986 | 107.8                   | 1.9                                  |
| 1987 | 108.2                   | 0.4                                  |
| 1988 | 108.6                   | 0.4                                  |
| 1989 | 111.7                   | 2.9                                  |
| 1990 | 118.6                   | 6.2                                  |
| 1991 | 124.0                   | 4.6                                  |
| 1992 | 128.2                   | 3.4                                  |

## Semi-Annual Comparisons

|      | January – June<br>First Half | July – December<br>Second Half |
|------|------------------------------|--------------------------------|
| 1984 | 102.7                        | 103.9                          |
| 1985 | 104.7                        | 106.9                          |
| 1986 | 108.3                        | 107.4                          |
| 1987 | 108.3                        | 108.1                          |
| 1988 | 108.4                        | 108.9                          |
| 1989 | 110.9                        | 112.5                          |
| 1990 | 116.9                        | (e) 120.3                      |
| 1991 | 123.3                        | 124.7                          |
| 1992 | 127.3                        | 129.1                          |
| 1993 | 131.5                        | N/A                            |

Source: Alaska Department of Labor, *Alaska Economic Trends*, September 1988 - November 1993, and U.S. Department of Labor, Bureau of Labor Statistics, "Consumer Price Indexes, Pacific Cities and U.S. City Average," San Francisco, 1988-90.

(e) McDowell Group Estimate

\* For All Urban Consumers.

Note: Anchorage is currently the only community in Alaska for which the Consumer Price Index is calculated. Indexes are now calculated semi-annually for Anchorage, instead of bi-monthly. CPI is a measure of consumer inflation, not a comparative measure of cost of living. See Section V. for cost of living data.

## **Social Conditions**

# Juneau Vital Statistics, 1980-1992

(Births, Deaths, Marriages, Divorces, and Adoptions)

|             | 1980<br>Total* | 1981<br>Total* | 1982<br>Total* | 1983<br>Total* | 1984<br>Total* |
|-------------|----------------|----------------|----------------|----------------|----------------|
| Births      | 450            | 465            | 484            | 589            | 594            |
| Deaths      | 97             | 92             | 89             | 100            | 89             |
| Marriages   | 304            | 303            | 354            | 320            | 307            |
| Divorces**  | 274            | 301            | 275            | 359            | 321            |
| Adoptions** | 33             | 42             | 41             | 61             | 61             |

|             | 1985<br>Total* | 1986<br>Total* | 1987<br>Total* | 1988<br>Total** | 1989<br>Total |
|-------------|----------------|----------------|----------------|-----------------|---------------|
| Births      | 595            | 534            | 453            | 444             | 459           |
| Deaths      | 103            | 102            | 93             | 120             | 93            |
| Marriages   | 312            | 304            | 308            | 302             | 278           |
| Divorces**  | 368            | 288            | 294            | 254             | 242           |
| Adoptions** | 5              | 54             | 45             | 36              | 26            |

|           | 1990    |         |         |         |        | 1991    |         |         |         |        |
|-----------|---------|---------|---------|---------|--------|---------|---------|---------|---------|--------|
|           | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Total* | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Total* |
| Births    | 135     | 152     | 142     | 122     | 551    | 113     | 128     | 129     | 117     | 487    |
| Deaths    | 17      | 22      | 21      | 30      | 90     | 24      | 18      | 22      | 36      | 100    |
| Marriages | 52      | 87      | 98      | 65      | 302    | 59      | 111     | 105     | 68      | 343    |
| Divorces  | 25      | 41      | 46      | 94      | 206    | 92      | 105     | 118     | 96      | 411    |
| Adoptions | 3       | 2       | 4       | 3       | 12     | 0       | 7       | 8       | 14      | 29     |

|           | 1992    |         |         |         |        |
|-----------|---------|---------|---------|---------|--------|
|           | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Total* |
| Births    | 121     | 117     | 141     | 113     | 492    |
| Deaths    | 25      | 25      | 20      | 36      | 106    |
| Marriages | 43      | 81      | 103     | 76      | 303    |
| Divorces  | 96      | 120     | 99      | 99      | 414    |
| Adoptions | 2       | 4       | 5       | 7       | 18     |

Sources: State Registrar's Office, Bureau of Vital Statistics, Alaska Department of Health & Social Services.  
Compiled by the McDowell Group.

\* Annual totals include some filings which did not specify quarter of the year.

\*\* Divorces and adoptions include Sitka and smaller northern Southeast Alaska communities under Superior Court Jurisdiction. Data for Juneau only is not available in these categories.



# Bartlett Memorial Hospital Patient Data, 1980-1993

|                               | <b>1980<br/>Total</b> | <b>1981<br/>Total</b> | <b>1982<br/>Total</b> | <b>1983<br/>Total</b> | <b>1984<br/>Total</b> | <b>1985<br/>Total</b> |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Patients Admitted*            | 2,777                 | 2,683                 | 2,750                 | 3,122                 | 3,459                 | 3,372                 |
| Average Daily Census          |                       |                       |                       |                       |                       |                       |
| Adults & Children             | 36.4                  | 31.6                  | 32.3                  | 34.8                  | 33.6                  | 29.4                  |
| Newborns                      | 2.7                   | 3.2                   | 3.0                   | 4.2                   | 4.1                   | 4.2                   |
| Average Percent Occupancy     |                       |                       |                       |                       |                       |                       |
| Adults & Children             | 51.6                  | 48.1                  | 50.1                  | 54.4                  | 53.2                  | 46.6                  |
| Newborns                      | 38.9                  | 42.1                  | 37.2                  | 51.1                  | 51.0                  | 51.7                  |
| Average Length of Stay (days) |                       |                       |                       |                       |                       |                       |
| Adults & Children             | 4.6                   | 4.2                   | 4.3                   | 4.0                   | 3.6                   | 3.2                   |
| Newborns                      | 2.6                   | 2.7                   | 2.6                   | 2.7                   | 2.6                   | 2.7                   |
| Operations                    | 1,112                 | 1,100                 | 1,212                 | 1,496                 | 1,584                 | 1,734                 |
| Emergency Room Visits         | 10,629                | 10,938                | 13,469                | 13,500                | 13,389                | 11,808                |

|                               | <b>1986<br/>Total</b> | <b>1987<br/>Total</b> | <b>1988<br/>Total</b> | <b>1989<br/>Total</b> | <b>1990<br/>Total</b> | <b>1991<br/>Total</b> |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Patients Admitted*            | 2,732                 | 2,458                 | 2,586                 | 2,612                 | 2,588                 | 2,572                 |
| Average Daily Census          |                       |                       |                       |                       |                       |                       |
| Adults & Children             | 27.3                  | 23.1                  | 24.2                  | 26.0                  | 24.1                  | 24.0                  |
| Newborns                      | 3.6                   | 2.9                   | 3.1                   | 3.1                   | 3.1                   | 2.8                   |
| Average Percent Occupancy     |                       |                       |                       |                       |                       |                       |
| Adults & Children             | 44.4                  | 40.7                  | 47.5                  | 49.5                  | 46.4                  | 47.8                  |
| Newborns                      | 46.3                  | 36.5                  | 38.3                  | 39.15                 | 37.5                  | 35.0                  |
| Average Length of Stay (days) |                       |                       |                       |                       |                       |                       |
| Adults & Children             | 3.6                   | 3.4                   | 3.5                   | 3.5                   | 3.4                   | 3.5                   |
| Newborns                      | 2.8                   | 2.4                   | 2.5                   | 2.4                   | 2.1                   | 2.2                   |
| Operations                    | 1,680                 | 1,673                 | 1,604                 | 1,642                 | 1,620                 | 1,769                 |
| Emergency Room Visits         | 11,602                | 10,969                | 12,202                | 12,962                | 14,268                | 14,950                |

\*Not counting newborns.

Source: Bartlett Memorial Hospital Statistical Reports. Compiled by the McDowell Group.

# Bartlett Memorial Hospital Patient Data, 1980-1993

## 1992

|                               | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Total  |
|-------------------------------|---------|---------|---------|---------|--------|
| Patients Admitted*            | 620     | 639     | 723     | 616     | 2,598  |
| Average Daily Census          |         |         |         |         |        |
| Adults & Children             | 22.5    | 22.4    | 25.2    | 23      | 23.3   |
| Newborns                      | 3.2     | 2.7     | 3.1     | 2.3     | 2.8    |
| Average Percent Occupancy     |         |         |         |         |        |
| Adults & Children             | 43.7    | 44.0    | 49.5    | 45.0    | 45.4   |
| Newborns                      | 37.1    | 34.0    | 39.3    | 29.1    | 34.8   |
| Average Length of Stay (days) |         |         |         |         |        |
| Adults & Children             | 3.2     | 3.0     | 3.2     | 3.4     | 3.2    |
| Newborns                      | 2.2     | 2.2     | 2.1     | 2.0     | 2.1    |
| Operations                    | 473     | 484     | 473     | 446     | 1,876  |
| Emergency Room Visits         | 3,522   | 4,014   | 3,986   | 3,611   | 15,133 |

## 1993

|                               | 1st Qtr | 2nd Qtr | 3rd Qtr |
|-------------------------------|---------|---------|---------|
| Patients Admitted*            | 616     | 630     | 646     |
| Average Daily Census          |         |         |         |
| Adults & Children             | 23.5    | 23.1    | 25.4    |
| Newborns                      | 2.4     | 2.1     | 2.0     |
| Average Percent Occupancy     |         |         |         |
| Adults & Children             | 46.0    | 45.3    | 49.9    |
| Newborns                      | 29.8    | 25.6    | 23.5    |
| Average Length of Stay (days) |         |         |         |
| Adults & Children             | 3.4     | 3.3     | 3.5     |
| Newborns                      | 1.9     | 1.7     | 1.7     |
| Operations                    | 422     | 514     | 464     |
| Emergency Room Visits         | 3,568   | 3,591   | 3,644   |

\*Not counting newborns.

Source: Bartlett Memorial Hospital Statistical Reports.  
Compiled by the McDowell Group.

# Juneau Court Filings: District, Superior, and Federal Courts\*, 1980-1993

|  | 1980  | 1981  | 1982  | 1983  | 1984  |
|--|-------|-------|-------|-------|-------|
|  | Total | Total | Total | Total | Total |
| District & Superior Court Filings<br>(1st Judicial District) |       |       |       |       |       |
| Criminal   | 1,159 | 1,174 | 1,973 | 2,103 | 2,450 |
| Civil  | 1,744 | 2,051 | 2,106 | 2,075 | 2,234 |
| Wills & Probate (includes<br>Adoptions & Commitments)        | 120   | 134   | 195   | 265   | 183   |
| Total State Cases  | 3,023 | 3,899 | 4,274 | 4,443 | 4,867 |
| Federal Court Filings<br>(First Alaska Division)             |       |       |       |       |       |
| Criminal   | 0     | 2     | 3     | 0     | 1     |
| Civil  | 8     | 13    | 13    | 30    | 30    |
| Bankruptcy   | 14    | 16    | 15    | 20    | 22    |
| Total Federal Cases  | 22    | 31    | 31    | 50    | 53    |
| Total Court Cases  | 3,045 | 3,930 | 4,305 | 4,493 | 4,920 |

|  | 1985  | 1986  | 1987  | 1988  | 1989  |
|--|-------|-------|-------|-------|-------|
|  | Total | Total | Total | Total | Total |
| District & Superior Court Filings<br>(1st Judicial District) |       |       |       |       |       |
| Criminal   | 2,176 | 1,775 | 1,337 | 1,456 | 1,613 |
| Civil  | 2,856 | 2,654 | 2,227 | 2,065 | 1,880 |
| Wills & Probate (includes<br>Adoptions & Commitments)        | 170   | 172   | 194   | 295   | 304   |
| Total State Cases  | 5,202 | 4,601 | 3,758 | 3,816 | 3,797 |
| Federal Court Filings<br>(First Alaska Division)             |       |       |       |       |       |
| Criminal   | 0     | 0     | 0     | 0     | 1     |
| Civil  | 37    | 27    | 44    | 38    | 28    |
| Bankruptcy   | 40    | 53    | 53    | 44    | 55    |
| Total Federal Cases  | 77    | 80    | 97    | 82    | 89    |
| Total Court Cases  | 5,279 | 4,681 | 3,855 | 3,898 | 3,881 |

## 1990

|  | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Total |
|--|---------|---------|---------|---------|-------|
| District & Superior Court Filings<br>(1st Judicial District) |         |         |         |         |       |
| Criminal   | 437     | 604     | 540     | 534     | 2,115 |
| Civil  | 360     | 445     | 413     | 469     | 1,687 |
| Wills & Probate (Includes<br>Adoptions & Commitments)        | 68      | 69      | 59      | 82      | 278   |
| Total State Cases  | 865     | 1,118   | 1,012   | 1,085   | 4,080 |
| Federal Court Filings<br>(First Alaska Division)             |         |         |         |         |       |
| Criminal   | 0       | 0       | 0       | 0       | 0     |
| Civil  | 3       | 6       | 7       | 7       | 23    |
| Bankruptcy   | 8       | 18      | 10      | 19      | 55    |
| Total Federal Cases  | 11      | 24      | 17      | 26      | 78    |
| Total Court Cases  | 887     | 1,166   | 1,046   | 1,137   | 4,236 |

# Juneau Court Filings: District, Superior, and Federal Courts\*, 1980-1993

| 1991   | 1st Qtr | 2nd Qtr | 3rd Qtr      | 4th Qtr | Total |
|--|---------|---------|--------------|---------|-------|
| District & Superior Court Filings<br>(1st Judicial District) |         |         |              |         |       |
| Criminal   | 470     | 493     | 580          | 477     | 2,020 |
| Civil  | 438     | 576     | 605          | 435     | 2,054 |
| Wills & Probate (Includes<br>Adoptions & Commitments)        | 67      | 108     | 99           | 81      | 355   |
| Total State Cases  | 975     | 1,177   | 1,284        | 993     | 4,429 |
| Federal Court Filings<br>(First Alaska Division)             |         |         |              |         |       |
| Criminal   | 1       | 0       | 0            | 0       | 1     |
| Civil  | 12      | 8       | 9            | 3       | 32    |
| **Bankruptcy   |         |         | (Total 1991) | 34      | 34    |
| Total Federal Cases  | 13      | 8       | 9            | 37      | 67    |
| Total Court Cases  | 988     | 1,185   | 1,293        | 996     | 4,496 |

| 1992   | 1st Qtr | 2nd Qtr | 3rd Qtr      | 4th Qtr | Total |
|--|---------|---------|--------------|---------|-------|
| District & Superior Court Filings<br>(1st Judicial District) |         |         |              |         |       |
| Criminal   | 464     | 483     | 490          | 402     | 1,839 |
| Civil  | 749     | 495     | 556          | 688     | 2,488 |
| Wills & Probate (Includes<br>Adoptions & Commitments)        | 79      | 92      | 116          | 97      | 384   |
| Total State Cases  | 1,292   | 1,070   | 1,162        | 1,187   | 4,711 |
| Federal Court Filings<br>(First Alaska Division)             |         |         |              |         |       |
| Criminal   | 1       | 1       | 0            | 0       | 2     |
| Civil  | 5       | 10      | 12           | 15      | 42    |
| **Bankruptcy   |         |         | (Total 1992) | 38      | 38    |
| Total Federal Cases  | 6       | 11      | 12           | 43      | 82    |
| Total Court Cases  | 1,298   | 1,081   | 1,174        | 1,240   | 4,793 |

| 1993   | 1st Qtr | 2nd Qtr | 3rd Qtr |
|--|---------|---------|---------|
| District & Superior Court Filings<br>(1st Judicial District) |         |         |         |
| Criminal   | 437     | 556     | 565     |
| Civil  | 446     | 569     | 497     |
| Wills & Probate (Includes<br>Adoptions & Commitments)        | 100     | 106     | 67      |
| Total State Cases  | 983     | 1,231   | 1,129   |
| Federal Court Filings<br>(First Alaska Division)             |         |         |         |
| Criminal   | 0       | 1       | 0       |
| Civil  | 3       | 5       | 4       |
| **Bankruptcy   | **      | **      | **      |
| Total Federal Cases  | 3       | 6       | 4       |
| Total Court Cases  | 986     | 1,237   | 1,133   |

Source: Alaska Court System Case Logs and U.S. District Court, First Alaska Division. Compiled by the McDowell Group.  
\* Includes some cases from other communities in northern Southeast Alaska.

\*\* Annual data only provided by Federal Court Anchorage, 1993 quarterly not available data until Jan. 1994.

# Reported Crime in the Juneau Area, 1980-1992

| Type of Offense   | 1980<br>Total | 1981<br>Total | 1982<br>Total | 1983<br>Total |
|---|---------------|---------------|---------------|---------------|
| Murder (includes non-negligent manslaughter)                            | 2             | 3             | 3             | 3             |
| Forcible Rape and Attempted Rape  | 14            | 12            | 10            | 1             |
| Robbery (theft by force from a person)                                  | 4             | 8             | 7             | 0             |
| Assault, Simple and Aggravated (attack with intent to bodily harm)**    | 226           | 307           | 247           | 275           |
| Burglary (unlawful entry into a structure for felony or theft)          | 230           | 263           | 233           | N/A           |
| Larceny (unlawful taking of property without force, violence, or fraud) | 697           | 693           | 726           | N/A           |
| Motor Vehicle Theft   | 102           | 136           | N/A           | 86            |
| Drug Abuse (includes investigations)                                    | 63            | 40            | 100           | 95            |
| Drunk Driving (OMV)   | 215           | 193           | 321           | N/A           |
| Automobile Accidents  | 583           | 530           | 730           | N/A           |
| Juneau Police Dept. Parking Citations*                                  | 7,943         | 11,826        | 9,145         | 9,547         |
| Juneau Police Dept. Moving Citations*                                   | 1,042         | 858           | 1,120         | 975           |
| Juneau Police Dept. Revenue Collected***                                | \$112,208     | \$141,789     | \$193,372     | \$181,729     |
| Animals Impounded*  | 762           | 875           | 1,012         | 554           |

| Type of Offense   | 1984<br>Total | 1985<br>Total | 1986<br>Total | 1987<br>Total |
|---|---------------|---------------|---------------|---------------|
| Murder (includes non-negligent manslaughter)                            | 1             | 3             | 0             | 3             |
| Forcible Rape and Attempted Rape  | 10            | 15            | 15            | 9             |
| Robbery (theft by force from a person)                                  | 5             | 3             | 7             | 1             |
| Assault, Simple and Aggravated (attack with intent to bodily harm)**    | 250           | 187           | 241           | 397           |
| Burglary (unlawful entry into a structure for felony or theft)          | 280           | 246           | 266           | 200           |
| Larceny (unlawful taking of property without force, violence, or fraud) | 1,001         | 994           | 1,134         | 1,042         |
| Motor Vehicle Theft   | 143           | 119           | 89            | 70            |
| Drug Abuse (includes investigations)                                    | 141           | N/A           | N/A           | N/A           |
| Drunk Driving (OMV)   | 498           | 495           | 366           | 312           |
| Automobile Accidents  | 916           | 834           | 648           | 793           |
| Juneau Police Dept. Parking Citations*                                  | 14,007        | 11,100        | 12,831        | 11,494        |
| Juneau Police Dept. Moving Citations*                                   | 1,112         | 943           | 1,161         | 1,243         |
| Juneau Police Dept. Revenue Collected***                                | \$216,799     | \$214,724     | \$270,625     | \$247,363     |
| Animals Impounded*  | 515           | 774           | 702           | 674           |

# Reported Crime in the Juneau Area, 1980-1992

| Type of Offense  | 1988<br>Total | 1989<br>Total | 1990<br>Total |
|--|---------------|---------------|---------------|
| Murder (includes non-negligent manslaughter)                               | 3             | 2             | 4             |
| Forcible Rape and Attempted Rape   | 11            | 14            | 13            |
| Robbery (theft by force from a person)                                     | 5             | 2             | 1             |
| Assault, Simple and Aggravated<br>(attack with intent to bodily harm)**    | 440           | 430           | 408           |
| Burglary (unlawful entry into a<br>structure for felony or theft)          | 190           | 144           | 137           |
| Larceny (unlawful taking of property<br>without force, violence, or fraud) | 823           | 793           | 795           |
| Motor Vehicle Theft  | 57            | 76            | 85            |
| Drug Abuse (includes investigations)                                       | 25            | 112           | 60            |
| Drunk Driving (OMV)  | 380           | 268           | 302           |
| Automobile Accidents   | 839           | 886           | 1,064         |
| Juneau Police Dept. Parking Citations*                                     | 8,044         | 6,874         | 7,282         |
| Juneau Police Dept. Moving Citations*                                      | 1,706         | 1,614         | 1,327         |
| Juneau Police Dept. Revenue Collected***                                   | \$239,864     | \$247,267     | \$294,465     |
| Animals Impounded*   | 335           | 692           | 627           |

## 1991

| Type of Offense  | 1st Qtr  | 2nd Qtr  | 3rd Qtr  | 4th Qtr  | Total     |
|--|----------|----------|----------|----------|-----------|
| Murder   |          |          |          |          | 2         |
| (includes non-negligent manslaughter)                                      | 1        | 1        | 0        | 0        |           |
| Forcible Rape and Attempted Rape   | 2        | 3        | 5        | 3        | 13        |
| Robbery (theft by force from a person)                                     | 0        | 0        | 2        | 0        | 2         |
| Assault, Simple and Aggravated (attack<br>with intent to bodily harm)**    | 116      | 103      | 119      | 103      | 441       |
| Burglary (unlawful entry into a<br>structure for felony or theft)          | 49       | 34       | 42       | 52       | 177       |
| Larceny (unlawful taking of property<br>without force, violence, or fraud) | 185      | 260      | 336      | 201      | 982       |
| Motor Vehicle Theft  | 17       | 27       | 43       | 22       | 109       |
| Drug Abuse (includes investigations)                                       | 10       | 15       | 10       | 13       | 48        |
| Drunk Driving (OMVI)   | 63       | 72       | 76       | 69       | 280       |
| Automobile Accidents   | 353      | 195      | 228      | 216      | 992       |
| Juneau Police Dept. Parking Citations*                                     | 1,739    | 2,137    | 2,293    | 2,629    | 8,798     |
| Juneau Police Dept. Moving Citations*                                      | 308      | 278      | 307      | 245      | 1,138     |
| Juneau Police Dept. Revenue Collected***                                   | \$85,717 | \$88,175 | \$86,001 | \$99,420 | \$359,313 |
| Animals Impounded*   | 163      | 143      | 168      | 76       | 550       |

Source: Combined reports of Juneau Police Department and Alaska State Troopers for Juneau

\*Juneau Police Department only.

\*\*Alaska State Trooper data includes only aggravated assaults. Juneau Police Department data includes both simple and aggravated assaults.

\*\*\* Includes canine licenses, fees, and fines; meter violation fines; other ordinance violations, including court fines; parking, permits and fees.

# Reported Crime in the Juneau Area, 1980-1992

1992

| Type of Offense  | 1st Qtr   | 2nd Qtr   | 3rd Qtr   | 4th Qtr  | Total     |
|--|-----------|-----------|-----------|----------|-----------|
| Murder   | 0         | 0         | 0         | 0        | 0         |
| (includes non-negligent manslaughter)                                      | 3         | 0         | 0         | 1        | 4         |
| Forcible Rape and Attempted Rape   | 0         | 0         | 2         | 1        | 3         |
| Robbery (theft by force from a person)                                     | 88        | 99        | 112       | 101      | 400       |
| Assault, Simple and Aggravated<br>(attack with intent to bodily harm)**    | 36        | 21        | 65        | 11       | 133       |
| Burglary (unlawful entry into a<br>structure for felony or theft)          | 210       | 286       | 240       | 173      | 909       |
| Larceny (unlawful taking of property<br>without force, violence, or fraud) | 20        | 12        | 19        | 13       | 64        |
| Motor Vehicle Theft  | 7         | 6         | 6         | 9        | 28        |
| Drug Abuse (includes investigations)                                       | 55        | 78        | 76        | 63       | 272       |
| Drunk Driving (OMVI)   | 187       | 145       | 162       | 218      | 712       |
| Automobile Accidents   | 3,074     | 1,799     | 1,527     | 2,208    | 8,608     |
| Juneau Police Dept. Parking Citations*                                     | 326       | 318       | 433       | 222      | 1,299     |
| Juneau Police Dept. Moving Citations*                                      | \$114,363 | \$106,990 | \$101,667 | \$86,502 | \$409,522 |
| Juneau Police Dept. Revenue Collected***                                   | 144       | 114       | 116       | 117      | 491       |
| Animals Impounded*   |           |           |           |          |           |

Source: Combined reports of Juneau Police Department and Alaska State Troopers for Juneau

\* Juneau Police Department only.

\*\* Alaska State Trooper data includes only aggravated assaults. Juneau Police Department data includes both simple and aggravated assaults.

\*\*\* Includes canine licenses, fees, and fines; meter violation fines; other ordinance violations, including court fines; and parking and other permits and fees.

# Juneau Fire Department Calls FY 1980-1993

| <b>Calls</b>                  | <b>FY 1980</b> | <b>FY 1981</b> | <b>FY 1982</b> | <b>FY 1983</b> | <b>FY 1984</b> |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|
| Total Fires                   | 186            | 188            | 203            | 213            | 240            |
| Total Alarms Other Than Fires | 120            | 93             | 144            | 179            | 284            |
| Total False Alarms            | 81             | 63             | 72             | 93             | 196            |
| Total Alarms                  | 387            | 281            | 419            | 485            | 720            |
| Fire Loss (\$)                | \$542,097      | \$621,335      | \$537,475      | \$608,365      | \$2,617,050    |
| Total Ambulance Calls         | 1,004          | 1,127          | 1,158          | 1,205          | 1,250          |

| <b>Calls</b>                  | <b>FY 1985</b> | <b>FY 1986</b> | <b>FY 1987</b> | <b>FY 1988</b> | <b>FY 1989</b> |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|
| Total Fires                   | 246            | 197            | 180            | 175            | 130            |
| Total Alarms Other Than Fires | 370            | 397            | 357            | 351            | 449            |
| Total False Alarms            | 255            | 262            | 242            | 239            | 169            |
| Total Alarms                  | 871            | 856            | 779            | 765            | 748            |
| Fire Loss (\$)                | \$932,760      | \$737,300      | \$2,040,450    | \$328,810      | \$1,510,732    |
| Total Ambulance Calls         | 1,293          | 1,405          | 1,317          | 1,463          | 1,399          |

| <b>Calls</b>                  | <b>FY 1990</b> | <b>FY 1991</b> | <b>FY 1992</b> | <b>FY 1993</b> |
|-------------------------------|----------------|----------------|----------------|----------------|
| Total Fires                   | 152            | 358            | 375            | 392            |
| Total Alarms Other Than Fires | 535            | 467            | 502            | 538            |
| Total False Alarms            | 187            | 212            | 175            | 168            |
| Total Alarms                  | 874            | 1,037          | 1,052          | 1,098          |
| Fire Loss (\$)                | \$447,625      | \$581,550      | \$179,440      | \$365,500      |
| Total Ambulance Calls         | 1,565          | 1,753          | 1,850          | 1,949          |

Source: Fire Department, Annual and Monthly Reports, City and Borough of Juneau.  
Data includes activities of all five fire stations.  
Compiled by the McDowell Group.



# Public School Enrollment by Grade SY 1986-1987 to 1993-1994

(Juneau-Douglas School District)

| School               | 1986-87 |          | 1987-88 |          | 1988-89 |          | 1989-90 |          |
|----------------------|---------|----------|---------|----------|---------|----------|---------|----------|
|                      | 1st AR  | Final AR | 1st AR  | Final AR | 1st AR  | Final AR | 1st AR  | Final AR |
| Pre-Elementary       | 18      | 61       | 17      | 18       | 32      | 21       | 15      | 18       |
| Kindergarten         | 381     | 365      | 363     | 382      | 352     | 350      | 434     | 445      |
| First                | 449     | 404      | 440     | 442      | 440     | 452      | 412     | 408      |
| Second               | 401     | 352      | 426     | 432      | 404     | 406      | 431     | 435      |
| Third                | 387     | 394      | 339     | 346      | 391     | 405      | 410     | 396      |
| Fourth               | 389     | 363      | 354     | 370      | 386     | 405      | 455     | 439      |
| Fifth                | 366     | 379      | 380     | 336      | 362     | 355      | 348     | 372      |
| Sixth                | 354     | 332      | 343     | 339      | 351     | 358      | 362     | 364      |
| Seventh              | 342     | 315      | 317     | 313      | 349     | 346      | 370     | 376      |
| Eighth               | 328     | 314      | 308     | 314      | 314     | 318      | 252     | 351      |
| Ninth                | 355     | 302      | 330     | 319      | 402     | 372      | 359     | 329      |
| Tenth                | 319     | 304      | 267     | 300      | 297     | 266      | 363     | 322      |
| Eleventh             | 272     | 235      | 285     | 283      | 280     | 255      | 279     | 251      |
| Twelfth              | 247     | 232      | 241     | 261      | 243     | 246      | 262     | 257      |
| Alternate H.S.       | 107     | 86       | 64      | *        | *       | *        | *       | *        |
| Project Independence | 0       | 0        | 0       | 0        | 0       | 0        | 46      | 47       |
| Total Enrollment     | 4,715   | 4,438    | 4,474   | 4,455    | 4,603   | 4,566    | 4,898   | 4,810    |

|                        | 1990-91 |          | 1991-92 |          | 1992-93 |          | 1993-94 |          |
|------------------------|---------|----------|---------|----------|---------|----------|---------|----------|
|                        | 1st AR  | Final AR | 1st AR  | Final AR | 1st AR  | Final AR | 1st AR  | Final AR |
| Pre Elementary         | 0       | 0        | 0       | 0        | 0       | 0        | 0       |          |
| Kindergarten           | 464     | 456      | 420     | 412      | 450     | 441      | 438     |          |
| First                  | 491     | 495      | 490     | 495      | 420     | 416      | 406     |          |
| First/Second           |         |          |         |          | 69      | 69       | 87      |          |
| Second                 | 425     | 421      | 450     | 445      | 458     | 455      | 405     |          |
| Third                  | 435     | 442      | 428     | 425      | 426     | 424      | 407     |          |
| Third/Fourth           |         |          |         |          | 78      | 78       | 107     |          |
| Fourth                 | 415     | 413      | 456     | 454      | 400     | 403      | 416     |          |
| Fifth                  | 426     | 434      | 410     | 416      | 444     | 440      | 447     |          |
| Sixth                  | 396     | 395      | 447     | 442      | 425     | 426      | 424     |          |
| Seventh                | 378     | 373      | 393     | 388      | 444     | 451      | 419     |          |
| Eighth                 | 379     | 377      | 370     | 371      | 403     | 393      | 431     |          |
| Ninth                  | 407     | 377      | 413     | 396      | 421     | 407      | 436     |          |
| Tenth                  | 335     | 308      | 377     | 368      | 369     | 352      | 361     |          |
| Eleventh               | 309     | 278      | 297     | 288      | 323     | 297      | 323     |          |
| Twelfth                | 235     | 247      | 265     | 270      | 273     | 275      | 285     |          |
| Alternate H.S.         |         |          |         |          |         |          |         |          |
| Independent/Self Cont. | 18      | 26       | 12      | 12       | 13      | 0        | 0       |          |
| Total Enrollment       | 5,113   | 5,042    | 5,228   | 5,182    | 5,416   | 5,327    | 5,392   |          |

## Private School Enrollment 1992-93

K - 12 Enrollment 179

## Private School Enrollment 1993-94

K - 12 Enrollment 235

Source: Alaska Department of Education, First and Final Attendance Reports.  
Compiled by the McDowell Group.  
Alternative HS included in HS count. Former St. Jude students now attending Public School and included in each location total.

# Public School Enrollment by School SY 1986-1987 to 1993-1994

(Juneau-Douglas School District)

|                            | 1986-87 |          | 1987-88 |          | 1988-89 |          | 1989-90 |          | 1990-91 |          |
|----------------------------|---------|----------|---------|----------|---------|----------|---------|----------|---------|----------|
|                            | 1st AR  | Final AR | 1st AR  | Final AR | 1st AR  | Final AR | 1st AR  | Final AR | 1st AR  | Final AR |
| Elementary School          |         |          |         |          |         |          |         |          |         |          |
| Harborview                 | 299     | 302      | 538     | 533      | 531     | 552      | 584     | 581      |         |          |
| Capital                    | 289     | 302      |         |          |         |          |         |          |         |          |
| Gastineau                  | 294     | 279      | 295     | 301      | 329     | 323      | 357     | 373      |         |          |
| Glacier Valley             | 433     | 430      | 445     | 438      | 529     | 547      | 595     | 592      |         |          |
| Mendenhall River*          | 566     | 539      | 542     | 546      | 478     | 468      | 501     | 507      |         |          |
| Auke Bay                   | 492     | 448      | 482     | 490      | 478     | 483      | 502     | 496      |         |          |
| Total Elementary           | 2,373   | 2,300    | 2,302   | 2,308    | 2,335   | 2,373    | 2,539   | 2,549    |         |          |
| Junior High/Middle School  |         |          |         |          |         |          |         |          |         |          |
| Marie Drake                | 469     | 435      | 450     | 458      | 432     | 433      | 433     | 445      |         |          |
| Floyd Dryden               | 555     | 526      | 518     | 508      | 582     | 589      | 663     | 657      |         |          |
| Total Jr. High/Mdl. School | 1,024   | 961      | 968     | 966      | 1,014   | 1,022    | 1,096   | 1,102    |         |          |
| High School                |         |          |         |          |         |          |         |          |         |          |
| Juneau-Douglas             | 1,193   | 1,073    | 1,123   | 1,163    | 1,222   | 1,139    | 1,263   | 1,159    |         |          |
| Alternate                  | 107     | 86       | 64      | **       | **      | **       | **      | **       |         |          |
| Total High School          | 1,300   | 1,159    | 1,187   | 1,163    | 1,222   | 1,139    | 1,263   | 1,159    |         |          |
| Other                      |         |          |         |          |         |          |         |          |         |          |
| St. Jude                   | 18      | 18       | 17      | 18       | 22      | 22       | *       | *        |         |          |
| Project Ind./Ind. Study    | 0       | 0        | 0       | 0        | **      | **       | **      | **       |         |          |
| Total Enrollment           | 4,715   | 4,438    | 4,474   | 4,455    | 4,603   | 4,566    | 4,898   | 4,810    |         |          |

|                            | 1990-91 |          | 1991-92 |          | 1992-93 |          | 1993-94 |          |
|----------------------------|---------|----------|---------|----------|---------|----------|---------|----------|
|                            | 1st AR  | Final AR | 1st AR  | Final AR | 1st AR  | Final AR | 1st AR  | Final AR |
| Elementary School          |         |          |         |          |         |          |         |          |
| Harborview                 | 613     | 617      | 634     | 633      | 656     | 660      | 671     |          |
| Gastineau                  | 394     | 388      | 389     | 384      | 406     | 384      | 394     |          |
| Glacier Valley             | 587     | 605      | 621     | 627      | 563     | 585      | 587     |          |
| Mendenhall River           | 528     | 519      | 471     | 462      | 532     | 512      | 513     |          |
| Auke Bay                   | 540     | 545      | 542     | 545      | 588     | 585      | 548     |          |
| Total Elementary           | 2,662   | 2,674    | 2,657   | 2,651    | 2,745   | 2,726    | 2,713   |          |
| Junior High/Middle School  |         |          |         |          |         |          |         |          |
| Marie Drake                | 468     | 475      | 495     | 498      | 531     | 527      | 528     |          |
| Floyd Dryden               | 697     | 683      | 724     | 703      | 754     | 743      | 746     |          |
| Total Jr. High/Mdl. School | 1,165   | 1,158    | 1,219   | 1,209    | 1,285   | 1,270    | 1,274   |          |
| Total High School          | 1,286   | 1,210    | 1,352   | 1,322    | 1,386   | 1,331    | 1,405   |          |
| Other                      |         |          |         |          |         |          |         |          |
| St. Jude                   | **      | **       | **      | **       | **      | **       | **      |          |
| Alternate                  | **      | **       | **      | **       | **      | **       | **      |          |
| Total Enrollment           | 5,113   | 5,042    | 5,228   | 5,182    | 5,416   | 5,327    | 5,392   |          |

Source: Alaska Department of Education, First and Final Attendance Reports.

Compiled by the McDowell Group.

Alternative HS included in HS count. Former St. Jude students now attending Public School and included in each location total.

# University of Alaska Southeast: Juneau Enrollment, 1983-1993

(By Semester)

| Semester              | Fall<br>1983 | Spring<br>1984 | Summer<br>1984 | Fall<br>1984 | Spring<br>1985 | Summer<br>1985 | Fall<br>1985 | Spring<br>1986 | Summer<br>1986 |
|-----------------------|--------------|----------------|----------------|--------------|----------------|----------------|--------------|----------------|----------------|
| Full-Time<br>Students | 308          | 290            | 34             | 378          | 367            | 48             | 435          | 395            | 41             |
| Part-Time<br>Students | 2,053        | 2,450          | 746            | 1,937        | 2,262          | 618            | 1,673        | 2,350          | 920            |
| Total<br>Enrollment   | 2,361        | 2,740          | 780            | 2,315        | 2,629          | 689            | 2,108        | 2,710          | 961            |
| Total<br>Credit Hours | 11,185       | 11,378         | 2,718          | 11,650       | 11,885         | 2,390          | 11,871       | 12,368         | 3,063          |

| Semester              | Fall<br>1986 | Spring<br>1987 | Summer<br>1987 | Fall<br>1987 | Spring<br>1988 | Summer<br>1988 | Fall<br>1988 | Spring<br>1989 | Summer<br>1989 |
|-----------------------|--------------|----------------|----------------|--------------|----------------|----------------|--------------|----------------|----------------|
| Full-Time<br>Students | 492          | 452            | 26             | 490          | 452            | 23             | 427          | 391            | 23             |
| Part-Time<br>Students | 1,742        | 2,085          | 1,013          | 1,446        | 1,316          | 970            | 1,524        | 2,153          | 961            |
| Total<br>Enrollment   | 2,234        | 2,537          | 1,039          | 1,936        | 1,768          | 993            | 1,951        | 2,544          | 984            |
| Total<br>Credit Hours | 12,781       | 12,453         | 3,233          | 12,080       | 11,987         | 2,804          | 11,370       | 11,821         | 2,690          |

| Semester              | Fall<br>1989 | Spring<br>1990 | Summer<br>1990 | Fall<br>1990 | Spring<br>1991 | Summer<br>1991 | Fall<br>1991 | Spring<br>1992 | Summer<br>1992 |
|-----------------------|--------------|----------------|----------------|--------------|----------------|----------------|--------------|----------------|----------------|
| Full-Time<br>Students | 412          | 394            | 25             | 421          | 445            | 22             | 520          | 495            | 27             |
| Part-Time<br>Students | 2,356        | 3,294          | 1,006          | 2,371        | 7,881          | 2,567          | 2,024        | 4,438          | 1,777          |
| Total<br>Enrollment   | 2,768        | 3,688          | 1,031          | 2,792        | 8,326          | 2,589          | 2,544        | 4,933          | 1,804          |
| Total<br>Credit Hours | 13,315       | 15,946         | 3,011          | 13,748       | 30,272         | 7,605          | 13,658       | 20,687         | 5,306          |

| Semester              | Fall<br>1992 | Spring<br>1993 |
|-----------------------|--------------|----------------|
| Full-Time<br>Students | 496          | 455            |
| Part-Time<br>Students | 2,487        | 2,761          |
| Total<br>Enrollment   | 2,983        | 3,216          |
| Total<br>Credit Hours | 14,866       | 15,216         |

Note: Spring, 1991 increase in part-time students and total credit hours due to video courses offered through UAS.  
Source: UAS Office of Admissions and Records., Compiled by the McDowell Group.

# Participation in Selected Leisure Time Activities in Juneau, FY 1981-1993

| Activity   | FY 81   | FY 82   | FY 83   | FY 84   | FY 85   | FY 86   | FY 87   |
|--|---------|---------|---------|---------|---------|---------|---------|
| Adult Basketball                                   | 720     | 981     | 637     | 644     | 728     | 743     | 602     |
| Adult Soccer                                       | 250     | 588     | 347     | 357     | 355     | 410     | 346     |
| Adult Softball                                     | 1,900   | 2,040   | 2,070   | 2,222   | 2,075   | 1,870   | 1,400   |
| Adult Volleyball                                   | 445     | 480     | 572     | 533     | 852     | 900     | 577     |
| Ski to Sea Relay                                   | 170     | 405     | 485     | 520     | 565     | 560     | 550     |
| All City and Borough of Juneau Recreation Programs | 7,339   | 9,236   | 9,143   | 9,294   | 11,643  | 11,314  | 17,568  |
| Eaglecrest (Skier Days)                            | 14,800  | 39,400  | 38,800  | 25,900  | 39,900  | 32,808  | 32,605  |
| Augustus Brown Pool                                | 93,839  | 99,717  | 98,280  | 117,000 | 144,555 | 131,372 | 129,750 |
| Library Circulation<br>(No. of books checked out)  | 103,139 | 118,310 | 142,286 | 158,681 | 199,123 | 225,579 | 230,414 |
| Salmon Derby Validations                           | 7,524   | 9,067   | 10,775  | 12,762  | 12,423  | 4,360** | 3,189   |
| Centennial Hall Use                                |         |         |         |         |         |         |         |
| Local Non-Profit                                   |         |         |         | 363     | 386     | 543     | 184     |
| Local Regular                                      |         |         |         | 620     | 365     | 412     | 366     |
| State  |         |         |         | 80      | 152     | 93      | 145     |
| National/International                             |         |         |         | 33      | 67      | 42      | 70      |
| Calendar Year                                      |         |         |         |         |         |         |         |
| Alaska Museum Visits                               | 103,393 | 112,585 | 122,416 | 114,457 | 125,763 | 104,015 | 100,000 |
| City Museum Visits<br>(Opened 5/25/86)             |         |         |         |         |         | 6,699   | 26,000  |

\*In FY 82, Juneau Parks & Recreation held an "over-30 basketball" program, and an "Indoor Soccer" program, which may account for the increased participation in those categories during that year.

\*\* Only 3 Day Tickets Sold

Sources: City and Borough of Juneau, Parks and Recreation Department Annual Reports; the Juneau Memorial Library; and the Alaska Department of Fish and Game, Sport Fish Division. Compiled by the McDowell Group.

## Participation in Selected Leisure Time Activities in Juneau, FY 1981-1993

| Activity   | FY 88   | FY 89   | FY 90   | FY 91   | FY 92   | FY 93   |
|--|---------|---------|---------|---------|---------|---------|
| Adult Basketball                                     | 400     | N.A.    | 440     | 519     | 500     | 500     |
| Adult Soccer   | 265     | 270     | 283     | 265     | 315     | 315     |
| Adult Softball                                       | 1,438   | 1,500   | 1,559   | 1,656   | 1,675   | 1,650   |
| Adult Volleyball                                     | 740     | N.A.    | 980     | 1,011   | 1,150   | 1,170   |
| Ski to Sea Relay                                     | 600     | 530     | 690     | 685     | 630     | 550     |
| Eaglecrest (Attendance)                              | 30,244  | 46,347  | 34,148  | 44,921  | 39,735  | 41,949  |
| *Augustus Brown Pool                                 | 118,000 | 105,000 | 100,056 | 135,000 | 146,890 | 122,734 |
| ***Library Circulation<br>(No. of books checked out) | 233,707 | 241,556 | 274,002 | 300,163 | 310,804 | 284,286 |
| Salmon Derby Validations                             | 4,047   | 3,967   | 3,485   | 3,747   | 3,272   | 3,061   |
| Centennial Hall Use<br>Total Hall Uses               | 684     | 511     | 759     | 1,228   | n/a     | 741     |
| Alaska Museum Visits                                 | 60,897  | 57,000  | 60,769  | 61,817  | 71,962  | 61,097  |
| **City Museum Visits<br>(Opened 5/25/86)             | 22,552  | 12,567  | 16,452  | 20,049  | 18,913  | 17,981  |

Centennial Hall usage not available (N.A.) until August 1990.

\*Closed 6/1/89 to 10/4/89 for remodeling.

\*\*Closed 1/1/89 to 5/30/89 for remodeling.

\*\*\*Apparent drop in circulation compared to prior year is due to elimination of paperback exchange statistics (approx. 27,000 annually)

Sources: City and Borough of Juneau, Parks and Recreation Department Annual Reports; the Juneau Memorial Library; and the Alaska Department of Fish and Game, Sport Fish Division.  
Compiled by the McDowell Group.

# **Housing, Utilities and Costs**

# New Housing Units Authorized by Building Permits in Juneau, 1980-1993

(By Type of Dwelling)

| Type of Dwelling           | 1980<br>Total | 1981<br>Total | 1982<br>Total | 1983<br>Total | 1984<br>Total |
|----------------------------|---------------|---------------|---------------|---------------|---------------|
| Single Family              | 173           | 264           | 128           | 175           | 272           |
| 2-4 Family Units           | 43            | 120           | 197           | 338           | 102           |
| 5 or More Units            | 48            | 76            | 196           | 339           | 148           |
| Mobile Homes               | 44            | 41            | 29            | 57            | 6             |
| Additions or Conversions   | 0             | 0             | 3             | 11            | 1             |
| <b>Total Housing Units</b> | <b>308</b>    | <b>501</b>    | <b>553</b>    | <b>920</b>    | <b>529</b>    |

| Type of Dwelling           | 1985<br>Total | 1986<br>Total | 1987<br>Total | 1988<br>Total | 1989<br>Total |
|----------------------------|---------------|---------------|---------------|---------------|---------------|
| Single Family              | 137           | 51            | 10            | 7             | 30            |
| 2-4 Family Units           | 58            | 6             | 0             | 0             | 0             |
| 5 or More Units            | 27            | 0             | 0             | 0             | 0             |
| Mobile Homes               | 21            | 16            | 13            | 2             | 10            |
| Additions or Conversions   | 0             | 1             | 3             | *             | *             |
| <b>Total Housing Units</b> | <b>243</b>    | <b>74</b>     | <b>26</b>     | <b>9</b>      | <b>40</b>     |

| Type of Dwelling           | 1990      |           |           |          |           | 1991      |           |           |           |           |
|----------------------------|-----------|-----------|-----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|
|                            | 1st Qtr   | 2nd Qtr   | 3rd Qtr   | 4th Qtr  | Total     | 1st Qtr   | 2nd Qtr   | 3rd Qtr   | 4th Qtr   | Total     |
| Single Family              | 5         | 10        | 15        | 2        | 32        | 0         | 18        | 16        | 6         | 40        |
| 2-4 Family Units           | 1         | 1         | 0         | 0        | 2         | 0         | 0         | 1         | 0         | 1         |
| 5 or More Units            | 1         | 1         | 0         | 0        | 2         | 7         | 0         | 0         | 0         | 7         |
| Mobile Homes               | 4         | 10        | 4         | 4        | 22        | 7         | 17        | 10        | 12        | 46        |
| <b>Total Housing Units</b> | <b>11</b> | <b>22</b> | <b>19</b> | <b>6</b> | <b>58</b> | <b>14</b> | <b>35</b> | <b>27</b> | <b>18</b> | <b>94</b> |

| Type of Dwelling           | 1992     |           |           |           |            | 1993     |           |           |         |       |
|----------------------------|----------|-----------|-----------|-----------|------------|----------|-----------|-----------|---------|-------|
|                            | 1st Qtr  | 2nd Qtr   | 3rd Qtr   | 4th Qtr   | Total      | 1st Qtr  | 2nd Qtr   | 3rd Qtr   | 4th Qtr | Total |
| Single Family              | 3        | 26        | 30        | 14        | 73         | 2        | 26        | 38        |         |       |
| 2-4 Family Units           | 2        | 0         | 2         | 0         | 4          | 0        | 4         | 0         |         |       |
| 5 or More Units            | 0        | 0         | 12        | 0         | 12         | 0        | 0         | 0         |         |       |
| Mobile Homes               | 3        | 5         | 8         | 3         | 19         | 0        | 5         | 4         |         |       |
| <b>Total Housing Units</b> | <b>8</b> | <b>31</b> | <b>52</b> | <b>17</b> | <b>108</b> | <b>2</b> | <b>35</b> | <b>42</b> |         |       |

Source: City and Borough of Juneau Building Division, and the Alaska Department of Commerce and Economic Development. Alaska District Office, U.S. Department of Housing and Urban Development derived from data provided by City and Borough of Juneau.  
Compiled by the McDowell Group.

\*Data on the number of new housing units created by additions or conversions is no longer available.

# Average Residential Unit Sale Price, 1983-1992

(Per Square Foot of Living Space)

|                            | 1983    | 1984    | 1985    | 1986    | 1987   |
|----------------------------|---------|---------|---------|---------|--------|
| <b>Single Family</b>       |         |         |         |         |        |
| Average Price (\$)         | 122,638 | 139,878 | 137,137 | 127,876 | 99,597 |
| Average Size               | 1,617   | 1,833   | 1,747   | 1,800   | 1,615  |
| Price Per Square Foot (\$) | 75.84   | 76.31   | 78.50   | 71.04   | 61.67  |
| <b>Condominium</b>         |         |         |         |         |        |
| Average Price (\$)         | 78,000  | 94,237  | 87,010  | 92,747  | 76,647 |
| Average Size               | 858     | 950     | 929     | 991     | 1,030  |
| Price Per Square Foot (\$) | 90.90   | 99.20   | 93.66   | 93.59   | 74.41  |
| <b>O Lot Line</b>          |         |         |         |         |        |
| Average Price (\$)         | 103,839 | 102,245 | 98,594  | 89,680  | 75,851 |
| Average Size               | 1,417   | 1,426   | 1,290   | 1,217   | 1,316  |
| Price Per Square Feet (\$) | 73.28   | 71.70   | 76.43   | 73.69   | 57.64  |

|   | 1988        | 1989        | 1990         |
|---|-------------|-------------|--------------|
| <b>Single Family<br/>(Mendenhall Valley SA#5)</b> |             |             |              |
| Number of Sales                                   | 92          | 96          | 96           |
| Total Sales                                       | \$8,088,240 | \$9,396,688 | \$11,107,358 |
| Total Square Feet                                 | 146,325     | 149,920     | 144,288      |
| Average Price                                     | \$87,916    | \$97,882    | \$115,701    |
| Average Size                                      | 1,590       | 1,562       | 1,503        |
| Price Per Square Foot                             | \$55.29     | \$62.66     | \$76.98      |
| <b>Single Family<br/>(All Other Areas)</b>        |             |             |              |
| Number of Sales                                   | 52          | 52          | 59           |
| Total Sales                                       | \$5,798,819 | \$6,321,100 | \$8,257,142  |
| Total Square Feet                                 | 89,371      | 89,844      | 102,424      |
| Average Price                                     | \$111,516   | \$121,560   | \$139,951    |
| Average Size                                      | 1,719       | 1,728       | 1,736        |
| Price Per Square Foot                             | \$64.87     | \$70.35     | \$80.62      |
| <b>Total Single Family Housing</b>                |             |             |              |
| Number of Sales                                   | 144         | 148         | 155          |
| Average Price                                     | \$96,438    | \$106,201   | \$124,932    |
| Average Size                                      | 1,637       | 1,620       | 1,592        |
| Price Per Square Foot                             | \$58.91     | \$65.56     | \$78.47      |
| <b>Condominium</b>                                |             |             |              |
| Number of Sales                                   | 43          | 79          | 43           |
| Total Sales                                       | \$1,924,095 | \$3,711,800 | \$3,178,480  |
| Total Square Feet                                 | 43,875      | 71,987      | 44,247       |
| Average Price                                     | \$44,746    | \$46,985    | \$73,918     |
| Average Size                                      | 1,020       | 911         | 1,029        |
| Price Per Square Foot                             | \$43.87     | \$51.58     | \$71.83      |
| <b>O Lot Line</b>                                 |             |             |              |
| Number of Sales                                   | 60          | 69          | 56           |
| Total Sales                                       | \$3,470,673 | \$4,755,388 | \$4,853,432  |
| Total Square Feet                                 | 80,786      | 90,316      | 47,626       |
| Average Price                                     | \$57,845    | \$68,918    | \$86,668     |
| Average Size                                      | 1,346       | 1,309       | 1,322        |
| Price Per Square Feet                             | \$42.98     | \$52.65     | \$65.56      |

Source: City and Borough of Juneau Assessor Records. Compiled by the McDowell Group.



# Average Residential Unit Sale Price, 1983-1992

(Single Family, Condo and Zero Lot Line)

|                                    | 1991         | 1992         |
|------------------------------------|--------------|--------------|
| <b>Single Family</b>               |              |              |
| <b>(Mendenhall Valley SA#5)</b>    |              |              |
| Number of Sales                    | 93           | 130          |
| Total Sales                        | \$11,255,265 | \$16,081,213 |
| Total Square Feet                  | 278,943      | 353,976      |
| Average Price                      | \$121,024    | \$123,701    |
| Average Size                       | 1,575        | 1,573        |
| Price Per Square Foot              | \$76.84      | \$78.64      |
| <b>Single Family</b>               |              |              |
| <b>(All Other Areas)</b>           |              |              |
| Number of Sales                    | 63           | 57           |
| Total Sales                        | \$7,639,249  | \$7,916,698  |
| Total Square Feet                  | 160,092      | 190,287      |
| Average Price                      | \$121,257    | \$138,889    |
| Average Size                       | 1,554        | 1,572        |
| Price Per Square Foot              | \$81.18      | \$104.35     |
| <b>Total Single Family Housing</b> |              |              |
| Number of Sales                    | 156          | 187          |
| Average Price                      | \$121,118    | \$127,796    |
| Average Size                       | 1,567        | 1,573        |
| Price Per Square Foot              | \$           | \$85.25      |
| <b>Condominium</b>                 |              |              |
| Number of Sales                    | 52           | 52           |
| Total Sales                        | \$3,871,112  | \$4,249,947  |
| Total Square Feet                  | 49,440       | *            |
| Average Price                      | \$74,444     | \$81,729     |
| Average Size                       | 950          | *            |
| Price Per Square Foot              | \$78.36      | *            |
| <b>0 Lot Line</b>                  |              |              |
| Number of Sales                    | 51           | 52           |
| Total Sales                        | \$4,837,436  | \$5,249,466  |
| Total Square Feet                  | 119,912      | 103,325      |
| Average Price                      | \$96,364     | \$100,951    |
| Average Size                       | 1,332        | 1,291        |
| Price Per Square Foot              | \$72.34      | \$78.20      |

Source: City and Borough of Juneau Assessor Records. Compiled by the McDowell Group.  
 \* Data not available.

# Electrical Consumption in Juneau, 1980-1993

(By Utility and Customer Type)

|   |             | 1981<br>Total | 1982<br>Total | 1983<br>Total | 1984<br>Total | 1985<br>Total |
|---|-------------|---------------|---------------|---------------|---------------|---------------|
| Alaska Electric Light & Power (AEL&P)       |             |               |               |               |               |               |
| Residential:                                | # Customers | 7,059         | 7,522         | 7,858         | 8,540         | 8,937         |
|   | # KWH Used* | 64,427        | 83,852        | 93,892        | 100,355       | 113,042       |
| Commercial:                                 | # Customers | 1,045         | 1,113         | 1,161         | 1,289         | 1,251         |
|   | # KWH Used* | 38,965        | 47,073        | 54,148        | 59,517        | 63,572        |
| Governmental:                               | # Customers | 331           | 350           | 382           | 401           | 460           |
|   | # KWH Used* | 33,311        | 37,663        | 43,592        | 44,240        | 47,174        |
| Glacier Highway Electric Association (GHEA) |             |               |               |               |               |               |
| Residential:                                | # Customers | 880           | 972           | 1,054         | 1,182         | 1,288         |
|   | # KWH Used* | 7,903         | 10,477        | 12,317        | 12,847        | 12,636        |
| Commercial:                                 | # Customers | 58            | 53            | 53            | 51            | 60            |
|   | # KWH Used* | 1,573         | 1,840         | 1,901         | 2,347         | 2,319         |
| Governmental:                               | # Customers | 48            | 52            | 52            | 66            | 51            |
|   | # KWH Used* | 2,050         | 2,234         | 2,622         | 3,489         | 3,490         |
| Total, AEL&P and GHEA                       |             |               |               |               |               |               |
| Residential:                                | # Customers | 7,939         | 8,494         | 8,912         | 9,722         | 10,181        |
|   | # KWH Used* | 72,330        | 94,329        | 106,209       | 113,202       | 127,158       |
| Commercial:                                 | # Customers | 1,103         | 1,166         | 1,214         | 1,340         | 1,314         |
|   | # KWH Used* | 40,538        | 48,913        | 56,049        | 61,864        | 66,079        |
| Governmental:                               | # Customers | 379           | 402           | 434           | 467           | 513           |
|   | # KWH Used* | 35,361        | 39,897        | 46,214        | 47,729        | 50,267        |
| All Users                                   | # Customers | 9,421         | 10,062        | 10,560        | 11,529        | 12,007        |
|   | # KWH Used* | 148,229       | 183,139       | 208,472       | 222,795       | 243,504       |

|   |               | 1986<br>Total | 1987<br>Total | 1988<br>Total | 1989<br>Total | 1990<br>Total |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| Alaska Electric Light & Power (AEL&P)       |               |               |               |               |               |               |
| Residential:                                | # Customers   | 8,953         | 8,923         | 9,017         |               |               |
|   | # KWH Used*   | 106,074       | 98,220        | 105,110       |               |               |
| Commercial:                                 | # Customers   | 1,191         | 1,165         | 1,176         |               |               |
|   | # KWH Used*   | 63,391        | 65,666        | 69,150        |               |               |
| Governmental:                               | # Customers   | 297           | 291           | 296           |               |               |
|   | # KWH Used*   | 45,706        | 44,921        | 47,097        |               |               |
| Glacier Highway Electric Association (GHEA) |               |               |               |               |               |               |
| Residential:                                | # Customers   | 1,286         | 1,302         | 1,237         |               |               |
|   | # KWH Used*   | 12,604        | 11,645        | 14,116        |               |               |
| Commercial:                                 | # Customers   | 61            | 62            | 63            |               |               |
|   | # KWH Used*   | 2,265         | 2,631         | 2,507         |               |               |
| Governmental:                               | # Customers   | 50            | 49            | 53            |               |               |
|   | # KWH Used*   | 3,620         | 3,262         | 3,093         |               |               |
| Total, AEL&P and GHEA                       |               |               |               |               |               |               |
| Residential                                 | # Customers   | 10,241        | 10,209        | 10,319        | 10,451        | 10,666        |
|   | # KWH Used*   | 118,710       | 110,824       | 116,755       | 122,484       | 127,231       |
| Commercial                                  | # Customers   | 1,251         | 1,226         | 1,237         | 1,244         | 1,250         |
|   | # KWH Used*   | 65,710        | 67,931        | 55,581        | 72,949        | 75,291        |
| Governmental:                               | # Customers** | 348           | 341           | 344           | 334           | 340           |
|   | # KWH Used*   | 49,196        | 48,541        | 50,359        | 53,115        | 55,998        |
| All Users                                   | # Customers** | 11,840        | 11,776        | 12,074        | 12,030        | 12,256        |
|   | # KWH Used*   | 233,616       | 227,296       | 239,168       | 248,548       | 258,520       |

\*000 omitted

\*\*Note: Beginning in 1986, many governmental accounts for street lighting were consolidated resulting in a lower number of governmental customer accounts.

Source: Alaska Electric Light and Power Company and Glacier Highway Electric Association.  
Compiled by the McDowell Group.

# Electrical Consumption in Juneau, 1981-1993

(By Utility and Customer Type)  
1991

|  | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | 1991 Total |
|--|---------|---------|---------|---------|------------|
| Alaska Electric Light & Power<br>(AEL&P) |         |         |         |         |            |
| Residential                              | 11,099  | 10,916  | 10,741  | 11,005  | 10,940     |
| # Customers                              | 41,773  | 29,604  | 23,684  | 34,706  | 129,767    |
| # KWH Used*                              |         |         |         |         |            |
| Commercial                               | 1,248   | 1,250   | 1,250   | 1,251   | 1,250      |
| # Customers                              | 19,521  | 18,227  | 17,985  | 18,937  | 74,670     |
| # KWH Used*                              |         |         |         |         |            |
| Governmental                             | 357     | 359     | 359     | 359     | 359        |
| # Customers                              | 16,288  | 14,320  | 14,262  | 15,706  | 60,596     |
| # KWH Used*                              |         |         |         |         |            |
| All Users                                | 12,704  | 12,525  | 12,350  | 12,615  | 12,549     |
| # Customers**                            | 77,582  | 62,151  | 55,931  | 69,349  | 265,013    |
| # KWH Used*                              |         |         |         |         |            |

1992

|  | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | 1992 Total |
|--|---------|---------|---------|---------|------------|
| Alaska Electric Light & Power<br>(AEL&P) |         |         |         |         |            |
| Residential                              | 11,280  | 11,114  | 10,916  | 10,863  | 11,043     |
| # Customers                              | 38,383  | 29,984  | 24,188  | 34,962  | 127,517    |
| # KWH Used*                              |         |         |         |         |            |
| Commercial                               | 1,257   | 1,255   | 1,252   | 1,261   | 1,256      |
| # Customers                              | 20,254  | 19,116  | 19,010  | 19,649  | 78,029     |
| # KWH Used*                              |         |         |         |         |            |
| Governmental                             | 365     | 364     | 366     | 360     | 364        |
| # Customers                              | 16,100  | 15,330  | 13,229  | 16,236  | 60,895     |
| # KWH Used*                              |         |         |         |         |            |
| All Users                                | 12,902  | 12,733  | 12,534  | 12,484  | 12,663     |
| # Customers**                            | 74,737  | 64,430  | 56,427  | 70,847  | 266,441    |
| # KWH Used*                              |         |         |         |         |            |

1993

|  | 1st Qtr | 2nd Qtr | 3rd Qtr |
|--|---------|---------|---------|
| Alaska Electric Light & Power<br>(AEL&P) |         |         |         |
| Residential                              | 10,903  | 10,788  | 10,758  |
| # Customers                              | 43,674  | 28,336  | 22,433  |
| # KWH Used*                              |         |         |         |
| Commercial                               | 1,256   | 1,252   | 1,254   |
| # Customers                              | 21,284  | 19,186  | 18,889  |
| # KWH Used*                              |         |         |         |
| Governmental                             | 362     | 365     | 367     |
| # Customers                              | 17,834  | 14,870  | 12,758  |
| # KWH Used*                              |         |         |         |
| All Users                                | 12,521  | 12,405  | 12,380  |
| # Customers**                            | 82,792  | 62,382  | 54,080  |
| # KWH Used*                              |         |         |         |

- \* Thousands of Kilowatt Hours
- \*\* Note: Beginning in 1986, many governmental accounts for street lighting were consolidated resulting in a lower number of governmental customer accounts.
- Source: Alaska Electric Light and Power Company.
- Compiled by the McDowell Group.

# Juneau Air Quality Program, FY 1983-1993

|                             | <b>FY 1983</b> | <b>FY 1984</b> | <b>FY 1985</b> | <b>FY 1986</b> |
|-----------------------------|----------------|----------------|----------------|----------------|
| Air Alert Days              | 2.1            | 7.8            | 10.4           | 26             |
| Complaints/Service Requests | *              | *              | *              | 201            |
| Warnings                    | *              | *              | *              | 29             |
| Citations Issued            | *              | *              | *              | 63             |

|                             | <b>FY 1987</b> | <b>FY 1988</b> | <b>FY 1989</b> | <b>FY 1990</b> |
|-----------------------------|----------------|----------------|----------------|----------------|
| Air Alert Days              | 7.4            | 14             | 12.5           | 7              |
| Complaints/Service Requests | 64             | 9              | 66             | 20             |
| Warnings                    | 17             | 15             | 3              | 0              |
| Citations Issued            | 25             | 0              | 11             | 2              |

|                             | <b>FY 1991</b> | <b>FY 1992</b> | <b>FY 1993</b> |
|-----------------------------|----------------|----------------|----------------|
| Air Alert Days              | 7              | 9.2            | 6.0            |
| Complaints/Service Requests | 32             | 11             | 27             |
| Warnings                    | 8              | 0              | 6              |
| Citations Issued            | 2              | 0              | 0              |

\* Data for this year not available.

Source: City/Borough Juneau -Lands and Resources .

# Number of Telephone Stations in Juneau, 1981-1993

(By Exchange)

|                     | Annual Average |        |        |        |        |
|---------------------|----------------|--------|--------|--------|--------|
|                     | 1981           | 1982   | 1983   | 1984   | 1985   |
| Exchange            |                |        |        |        |        |
| Juneau (586)        |                |        |        |        |        |
| Residential         | 2,617          | 2,731  | 2,983  | 2,359  | 2,347  |
| Business            | 1,693          | 1,862  | 2,032  | 1,964  | 2,039  |
| Total               | 4,310          | 4,593  | 5,015  | 4,323  | 4,386  |
| Douglas (364)       |                |        |        |        |        |
| Residential         | 576            | 603    | 695    | 817    | 862    |
| Business            | 116            | 115    | 134    | 146    | 154    |
| Total               | 692            | 718    | 829    | 963    | 1,016  |
| Sterling (789)      |                |        |        |        |        |
| Residential         | 3,756          | 3,946  | 4,509  | 4,382  | 4,377  |
| Business            | 989            | 1,220  | 1,495  | 1,721  | 1,739  |
| Total               | 4,745          | 5,166  | 6,004  | 6,103  | 6,116  |
| Lemon/Switzer (780) |                |        |        |        |        |
| Residential         |                |        |        | 1,050  | 1,018  |
| Business            |                |        |        | 279    | 295    |
| Total               |                |        |        | 1,329  | 1,313  |
| All Borough         |                |        |        |        |        |
| Residential         | 6,949          | 7,280  | 8,187  | 8,608  | 8,604  |
| Business            | 2,798          | 3,197  | 3,661  | 4,110  | 4,227  |
| State Government    | 1,742          | 1,897  | 2,002  | 2,018  | 2,047  |
| Grand Total         | 11,489         | 12,374 | 13,850 | 14,736 | 14,878 |

|                     | 1986   | 1987   | 1988   | 1989   | 1990   |
|---------------------|--------|--------|--------|--------|--------|
| Exchange            |        |        |        |        |        |
| Juneau (586)        |        |        |        |        |        |
| Residential         | 2,268  | 2,296  | 2,363  | 2,418  | 2,529  |
| Business            | 2,042  | 2,121  | 2,394  | 2,520  | 2,804  |
| Total               | 4,310  | 4,417  | 4,757  | 4,938  | 5,333  |
| Douglas (364)       |        |        |        |        |        |
| Residential         | 875    | 848    | 915    | 966    | 981    |
| Business            | 138    | 143    | 125    | 135    | 139    |
| Total               | 1,013  | 991    | 1,040  | 1,101  | 1,120  |
| Sterling (789)      |        |        |        |        |        |
| Residential         | 4,340  | 4,336  | 4,559  | 4,794  | 5,034  |
| Business            | 1,787  | 1,785  | 1,888  | 2,074  | 2,283  |
| Total               | 6,127  | 6,121  | 6,447  | 6,868  | 7,317  |
| Lemon/Switzer (780) |        |        |        |        |        |
| Residential         | 1,031  | 1,016  | 1,120  | 1,158  | 1,239  |
| Business            | 293    | 278    | 311    | 303    | 314    |
| Total               | 1,324  | 1,294  | 1,431  | 1,461  | 1,553  |
| All Borough         |        |        |        |        |        |
| Residential         | 8,514  | 8,496  | 8,957  | 9,336  | 9,783  |
| Business            | 4,260  | 4,326  | 4,718  | 5,032  | 5,540  |
| State Government    | 2,019  |        |        |        |        |
| Grand Total         | 14,793 | 12,822 | 13,675 | 14,368 | 16,323 |

\*In recent years, growth in the number of telephones in the State Government System has occurred in the form of additional extensions of existing stations, and may not be accurately reflected by the growth in the number of telephone stations.

# Number of Telephone Stations in Juneau, 1981-1993

(By Exchange)

|                     | 1991    |         |         |         | 1992    |         |         |         |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|
|                     | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr |
| Exchange            |         |         |         |         |         |         |         |         |
| Juneau (586-463)    |         |         |         |         |         |         |         |         |
| Residential         | 2,591   | 2,567   | 2,572   | 2,616   | 2,690   | 2,655   | 2,667   | 2,681   |
| Business            | 3,872   | 4,024   | 4,126   | 4,143   | 4,244   | 4,363   | 4,445   | 4,548   |
| Total               | 6,463   | 6,591   | 6,698   | 6,759   | 6,934   | 7,018   | 7,112   | 7,229   |
| Douglas (364)       |         |         |         |         |         |         |         |         |
| Residential         | 991     | 993     | 996     | 1,009   | 1,025   | 1,026   | 1,022   | 1,027   |
| Business            | 146     | 140     | 136     | 136     | 138     | 140     | 142     | 148     |
| Total               | 1,137   | 1,133   | 1,132   | 1,145   | 1,163   | 1,166   | 1,164   | 1,175   |
| Sterling (789)      |         |         |         |         |         |         |         |         |
| Residential         | 5,090   | 5,052   | 5,087   | 5,181   | 5,254   | 5,230   | 5,272   | 5,362   |
| Business            | 2,338   | 2,416   | 2,396   | 2,403   | 2,419   | 2,472   | 2,526   | 2,542   |
| Total               | 7,428   | 7,468   | 7,483   | 7,584   | 7,673   | 7,702   | 7,798   | 7,904   |
| Lemon/Switzer (780) |         |         |         |         |         |         |         |         |
| Residential         | 1,254   | 1,255   | 1,248   | 1,262   | 1,281   | 1,286   | 1,302   | 1,315   |
| Business            | 315     | 322     | 322     | 328     | 340     | 352     | 357     | 365     |
| Total               | 1,569   | 1,577   | 1,570   | 1,590   | 1,621   | 1,638   | 1,659   | 1,680   |
| Total Residential   | 9,926   | 9,867   | 9,903   | 10,068  | 10,250  | 10,197  | 10,263  | 10,385  |
| Total Business      | 6,671   | 6,902   | 6,980   | 7,010   | 7,141   | 7,327   | 7,470   | 7,603   |
| Grand Total         | 16,597  | 16,769  | 16,883  | 17,078  | 17,391  | 17,524  | 17,733  | 17,988  |

|                     | 1993    |         |         |         |
|---------------------|---------|---------|---------|---------|
|                     | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr |
| Exchange            |         |         |         |         |
| Juneau (586-463)    |         |         |         |         |
| Residential         | 4,465   | 2,717   | 2,708   |         |
| Business            | 2,738   | 4,475   | 4,440   |         |
| Total               | 7,203   | 7,192   | 7,148   |         |
| Douglas (364)       |         |         |         |         |
| Residential         | 1,030   | 1,028   | 1,025   |         |
| Business            | 129     | 117     | 117     |         |
| Total               | 1,159   | 1,145   | 1,142   |         |
| Sterling (789)      |         |         |         |         |
| Residential         | 5,421   | 5,740   | 5,411   |         |
| Business            | 2,588   | 2,609   | 2,603   |         |
| Total               | 8,009   | 8,349   | 8,014   |         |
| Lemon/Switzer (780) |         |         |         |         |
| Residential         | 1,326   | 1,315   | 1,315   |         |
| Business            | 355     | 366     | 374     |         |
| Total               | 1,681   | 1,681   | 1,689   |         |
| Total Residential   | 10,515  | 10,800  | 10,459  |         |
| Total Business      | 7,537   | 7,567   | 7,534   |         |
| Grand Total         | 18,052  | 18,367  | 17,993  |         |

Source: Telephone Utilities of Alaska, Inc.

Source: Juneau-Douglas Telephone Company. Compiled by the McDowell Group.

Note: Stations are telephone numbers. Extensions of same numbers not included.

Note: On June 2, 1984, exchange 780 came on line in the Lemon and Switzer Creek areas.

Note: 400 numbers came from the 789 exchange. The rest came from the 586 exchange.

\* Trunk line conversion at General Services Administration to individual access lines accounts for increase in business lines in Juneau.

## Number of Postal Delivery Points in Juneau, 1980-1993

| Type of Patron  | 1980   | 1981     | 1982   | 1983   | 1984    | 1985   | 1986   |
|---|--------|----------|--------|--------|---------|--------|--------|
| Number of Post Office Boxes<br>(Juneau, Douglas,<br>Auke Bay, Mendenhall) | 3,575  | 3,575    | 3,575  | 3,575  | 6,388** | 6,435  | 8,200  |
| Number of Possible<br>City Delivery Points                                | 3,228  | 3,228    | 3,228  | 3,504  | 4,220   | 4,209  | 4,060  |
| Number of Actual<br>Rural Delivery Points                                 | 2,782  | 3,083    | 3,404  | 4,259  | 4,792   | 5,188  | 5,380  |
| Total Patrons   | 9,585  | 9,886    | 10,207 | 11,338 | 15,400  | 15,832 | 17,640 |
| Type of Patron  | 1987   | 1988     | 1989   | 1990   | 1991*   | 1992   | 1993   |
| Number of Post Office Boxes<br>(Juneau, Douglas,<br>Auke Bay, Mendenhall) | 5,810  | 5,335    | 5,650  | 5,870  | 5,900   | 6,257  | 6,310  |
| Number of City<br>Delivery Points   | 4,020  | 2,240*** | 2,100  | 2,910  | 2,600   | 2,498  | 2,498  |
| Number of Actual<br>Rural Delivery Points                                 | 5,487  | 5,030    | 4,400  | 4,679  | 5,000   | 5,342  | 5,342  |
| Total Patrons   | 15,317 | 12,605   | 12,150 | 13,459 | 13,500  | 14,097 | 14,150 |

Source: U. S. Postal Service, Juneau, Alaska.  
Compiled by the McDowell Group.

\* Estimate of Postal Delivery Points provided by Juneau Post Office.

\*\* This increase reflects the addition of a large number of Post Office boxes in the Auke Bay and Mendenhall Stations.

\*\*\*Prior to 1988 city delivery points were reported as number of possible; since 1988 they are reported as approximate delivery points.

# Cost of Food and Other Selected Indicators in Juneau, 1980-1992

|   | 1980<br>3rd Qtr | 1981<br>4th Qtr | 1982<br>4th Qtr | 1983<br>4th Qtr | 1984<br>4th Qtr |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Food for Families</b>                        |                 |                 |                 |                 |                 |
| Young Couple                                    | \$50.86         | \$56.13         | \$54.45         | \$52.72         | \$52.99         |
| Elderly Couple                                  | \$45.45         | \$53.27         | \$47.99         | \$50.04         | \$50.68         |
| Family of 4 with<br>preschool children          | \$71.14         | \$78.96         | \$75.68         | \$75.95         | \$76.31         |
| Family of 4 with elementary<br>school children  | \$85.92         | \$95.13         | \$92.29         | \$89.35         | \$89.59         |
| % of Costs in Anchorage                         | 97%             | 117%            | 105%            | 112%            | 110%            |
| % of Average Costs in U.S.                      | 124%            | 131%            | 125%            | 119%            | 115%            |
| % increase or decrease<br>from previous quarter | +9%             | +1%             | -8%             | +1%             | -2%             |
| % increase or decrease<br>from previous year    | --              | --              | -3%             | -3%             | 0%              |
| <b>Other Indicators</b>                         |                 |                 |                 |                 |                 |
| Electricity* (1,000 KWH)                        | \$51.92         | \$51.09         | \$57.00         | \$59.41         | \$63.95         |
| Heating Oil (55 gal.)                           | \$57.20         | \$65.72         | --              | \$68.75         | \$78.65         |
| Gasoline, Auto (55 gal.)                        | \$76.45         | \$78.10         | --              | \$77.00         | \$79.75         |
| Lumber (2 x 4 x 8')                             | \$2.16          | \$ 1.82         | --              | \$ 2.13         | \$ 1.88         |
|   | 1985<br>4th Qtr | 1986<br>4th Qtr | 1987<br>4th Qtr | 1988<br>4th Qtr | 1989<br>4th Qtr |
| <b>Food for Families</b>                        |                 |                 |                 |                 |                 |
| Young Couple                                    | \$ 54.12        | \$50.28         | \$52.15         | \$55.78         | \$56.85         |
| Elderly Couple                                  | \$ 51.72        | \$48.22         | \$50.11         | \$53.50         | \$54.57         |
| Family of 4 with<br>preschool children          | \$ 77.80        | \$72.27         | \$74.81         | \$80.20         | \$82.00         |
| Family of 4 with elementary<br>school children  | \$ 91.30        | \$84.97         | \$87.97         | \$94.27         | \$96.31         |
| % of Costs in Anchorage                         | 107%            | 98%             | 101%            | 104%            | 104%            |
| % of Average Costs in U.S.                      | 114%            | 103%            | 103%            | 103%            | N/A             |
| % increase or decrease<br>from previous quarter | -14%            | -3%             | 0%              | +1%             | 0%              |
| % increase or decrease<br>from previous year    | +2%             | -7%             | 0%              | +7%             | +2%             |
| <b>Other Indicators</b>                         |                 |                 |                 |                 |                 |
| Electricity* (1,000 KWH)                        | \$ 79.46        | \$75.75         | \$74.84         | \$88.61         | \$77.20         |
| Heating Oil (55 gal.)                           | \$ 74.58        | \$44.55         | \$65.08         | NA              | \$81.27         |
| Gasoline, Auto (55 gal.)                        | \$ 78.05        | \$57.38         | \$72.20         | \$72.22         | \$81.17         |
| Lumber (2 x 4 x 8')                             | \$ 1.97         | \$2.18          | \$1.98          | \$2.00          | \$2.10          |

\*Derived from statistics supplied by Alaska Electric Light and Power and Glacier Highway Electric Association. Average for all users.

\*\*Beginning in September 1983, a change in the methodology used in gathering these statistics was implemented, which caused a large statistical variance. Because of this change, comparison with periods prior to the change are not valid.

Sources: Cost of Food at Home for a Week, 1980-1989, a quarterly report by the Cooperative Extension Service of the University of Alaska, Fairbanks, and the U.S. Department of Agriculture.

Compiled by the McDowell Group.

Note: Prices do not include sales tax.



# Cost of Food and Other Selected Indicators in Juneau, 1980-1992

## 1990

|  | 1st Qtr  | 2nd Qtr | 3rd Qtr  | 4th Qtr  |
|--|----------|---------|----------|----------|
| <b>Food for Families</b>                     |          |         |          |          |
| Young Couple                                 | \$59.38  | \$58.28 | \$59.50  | \$ 60.19 |
| Elderly Couple                               | \$57.01  | \$56.03 | \$57.12  | \$ 57.91 |
| Family of 4 with preschool children          | \$85.42  | \$84.14 | \$85.79  | \$ 86.71 |
| Family of 4 with elementary school children  | \$100.22 | \$98.83 | \$100.86 | \$101.91 |
| % of Costs in Anchorage                      | 99%      | 100%    | 102%     | 101%     |
| % of Average Costs in U.S.                   | 99%      | 98%     | 99%      | 99%      |
| % increase or decrease from previous quarter | +4%      | -2%     | +2%      | +1%      |
| % increase or decrease from previous year    | +6%      | +1%     | +4%      | +6%      |
| <b>Other Indicators</b>                      |          |         |          |          |
| Electricity (1,000 KWH)                      | \$85.90  | \$67.81 | \$67.81  | \$ 89.54 |
| Heating Oil (55 gal.)                        | \$75.46  | \$74.65 | \$87.04  | \$ 97.72 |
| Gasoline-Unleaded, Auto (55 gal.)            | \$80.25  | \$20.25 | \$94.27  | \$ 99.86 |
| Lumber (2 x 4 x 8')                          | \$2.09   | \$2.27  | \$2.29   | \$ 2.25  |

## 1991

|  | 1st Qtr   | 2nd Qtr  | 3rd Qtr   | 4th Qtr   |
|--|-----------|----------|-----------|-----------|
| <b>Food for Families</b>                     |           |          |           |           |
| Young Couple                                 | \$ 60.05  | \$ 61.66 | \$ 59.72  | \$ 59.67  |
| Elderly Couple                               | \$ 57.91  | \$ 59.51 | \$ 57.47  | \$ 57.34  |
| Family of 4 with preschool children          | \$ 86.57  | \$ 88.62 | \$ 86.30  | \$ 86.00  |
| Family of 4 with elementary school children  | \$ 101.68 | \$104.21 | \$ 101.50 | \$ 100.97 |
| % of Costs in Anchorage                      | 101%      | 101%     | 101%      | 103%      |
| % of Average Costs in U.S.                   | 97%       | 98%      | 99%       | 97%       |
| % increase or decrease from previous quarter | 0%        | + 2.5%   | - 3%      | - 1%      |
| % increase or decrease from previous year    | + 1%      | + 5%     | + 1%      | - 1%      |
| <b>Other Indicators</b>                      |           |          |           |           |
| Electricity (1,000 KWH)                      | \$ 89.54  | \$ 76.50 | \$ 79.56  | \$ 93.18  |
| Heating Oil (55 gal.)                        | \$ 89.33  | \$ 79.63 | \$ 78.27  | \$ 79.61  |
| Gasoline-Unleaded, Auto (55 gal.)            | \$ 86.15  | \$ 84.28 | \$ 84.85  | \$ 86.91  |
| Lumber (2 x 4 x 8')                          | \$ 2.22   | \$ 2.40  | \$ 2.53   | \$ 2.44   |

Source: Cost of Food at Home for a Week, a quarterly report by the Cooperative Extension Service of the University of Alaska, Fairbanks, and the U.S. Department of Agriculture.  
 Compiled by the McDowell Group.  
 Note: Prices do not include sales tax.

# Cost of Food and Other Selected Indicators in Juneau, 1980-1992

## 1992

|   | 1st Qtr   | 2nd Qtr   | 3rd Qtr   | 4th Qtr   |
|---|-----------|-----------|-----------|-----------|
| <b>Food for Families</b>                        |           |           |           |           |
| Young Couple                                    | \$ 60.83  | \$ 60.63  | \$ 59.77  | \$ 59.86  |
| Elderly Couple                                  | \$ 58.60  | \$ 58.18  | \$ 57.36  | \$ 57.52  |
| Family of 4 with<br>preschool children          | \$ 87.66  | \$ 87.52  | \$ 86.27  | \$ 86.18  |
| Family of 4 with elementary<br>school children  | \$ 102.87 | \$ 102.92 | \$ 102.62 | \$ 101.23 |
| % of Costs in Anchorage                         | 108%      | 105%      | 102%      | 100%      |
| % of Average Costs in U.S.                      | 97%       | 98%       | 97%       | 95%       |
| % increase or decrease<br>from previous quarter | + 2%      | 0%        | 0%        | - 1%      |
| % increase or decrease<br>from previous year    | + 1%      | - 1%      | + 1%      | 0%        |
| <b>Other Indicators</b>                         |           |           |           |           |
| Electricity (1,000 KWH)                         | \$ 93.18  | \$ 80.91  | \$ 90.91  | \$ 94.02  |
| Heating Oil (55 gal.)                           | \$ 80.01  | \$ 77.51  | \$ 77.51  | \$ 77.89  |
| Gasoline-Unleaded, Auto (55 gal.)               | \$ 82.65  | \$ 89.60  | \$ 90.90  | \$ 87.78  |
| Lumber (2 x 4 x 8')                             | \$ 2.66   | \$ 2.82   | \$ 2.77   | \$ 2.85   |

Source: Cost of Food at Home for a Week, a quarterly report by the Cooperative Extension Service of the University of Alaska, Fairbanks, and the U.S. Department of Agriculture.  
Compiled by the McDowell Group.  
Note: Prices do not include sales tax.

# Comparison of Cost of Living in Juneau, Anchorage, Fairbanks and Seattle , 1987-1993

## 1987-1st Qtr

| Location  | Household Cost-of-Living |                | Unleaded Gasoline Per Gallon |              |
|-----------|--------------------------|----------------|------------------------------|--------------|
|           | % of Seattle             | % of Anchorage | Price                        | % of Seattle |
| Juneau    | 132.3%                   | 105.2%         | \$1.27                       | 167.1%       |
| Fairbanks | 126.8%                   | 100.9%         | .99                          | 130.3%       |
| Anchorage | 125.7%                   | 100.0%         | .86                          | 113.2%       |
| Seattle   | 100.0%                   | 79.5%          | .76                          | 100.0%       |

## 1988-1st Qtr

| Location  | Household Cost-of-Living |                | Unleaded Gasoline Per Gallon |              |
|-----------|--------------------------|----------------|------------------------------|--------------|
|           | % of Seattle             | % of Anchorage | Price                        | % of Seattle |
| Juneau    | 118.9%                   | 100.2%         | \$1.29                       | 136.8%       |
| Fairbanks | 120.0%                   | 101.1%         | 1.14                         | 121.3%       |
| Anchorage | 118.7%                   | 100.0%         | .95                          | 101.0%       |
| Seattle   | 100.0%                   | 84.5%          | .94                          | 100.0%       |

## 1989-1st Qtr

| Location  | Household Cost-of-Living |                | Unleaded Gasoline Per Gallon |              |
|-----------|--------------------------|----------------|------------------------------|--------------|
|           | % of Seattle             | % of Anchorage | Price                        | % of Seattle |
| Juneau    | 121.6%                   | 109.2%         | \$1.30                       | 151.0%       |
| Fairbanks | 120.3%                   | 108.1%         | 1.12                         | 130.0%       |
| Anchorage | 111.2%                   | 100.0%         | .97                          | 113.0%       |
| Seattle   | 100.0%                   | 89.8%          | .86                          | 100.0%       |

## 1990-1st Qtr

| Location  | Household Cost-of-Living |                | Unleaded Gasoline Per Gallon |              |
|-----------|--------------------------|----------------|------------------------------|--------------|
|           | % of Seattle             | % of Anchorage | Price                        | % of Seattle |
| Juneau    | 117.3%                   | 104.3%         | \$1.45                       | 157.6%       |
| Fairbanks | 113.3%                   | 100.7%         | 1.22                         | 132.6%       |
| Anchorage | 112.5%                   | 100.0%         | 1.10                         | 119.6%       |
| Seattle   | 100.0%                   | 88.9%          | .92                          | 100%         |

NOTE: The data presented in this table indicates that during the first quarter of 1989 the cost of living was 21.6% higher in Juneau than in Seattle and 9.2% higher than in Anchorage. This measure of household cost of living includes groceries, housing utilities, transportation, health care and miscellaneous goods and services. Gasoline prices were 51.0% higher in Juneau than in Seattle during the first quarter of 1989.

Source: American Chamber of Commerce Research Association Inter-city Cost-of-Living Index.

# Comparison of Cost of Living in Juneau, Anchorage, Fairbanks and Seattle, 1987-1993

## 1991-1st Qtr

| Location  | Household Cost-of-Living |                | Unleaded Gasoline Per Gallon |              |
|-----------|--------------------------|----------------|------------------------------|--------------|
|           | % of Seattle             | % of Anchorage | Price                        | % of Seattle |
| Juneau    | 119.4%                   | 101.8%         | \$1.79                       | 133.6%       |
| Fairbanks | 116.2%                   | 99.0%          | 1.57                         | 117.2%       |
| Anchorage | 117.3%                   | 100.0%         | 1.43                         | 106.7%       |
| Seattle   | 100.0%                   | 85.3%          | 1.34                         | 100.6%       |

## 1992-1st Qtr

| Location  | Household Cost-of-Living |                |
|-----------|--------------------------|----------------|
|           | % of Seattle             | % of Anchorage |
| Juneau    | 113.2%                   | 101.6%         |
| Fairbanks | 110.4%                   | 98.1%          |
| Anchorage | 111.4%                   | 100.0%         |
| Seattle   | 100.0%                   | 89.8%          |

## 1993-1st Qtr

| Location  | Household Cost-of-Living |                |
|-----------|--------------------------|----------------|
|           | % of Seattle             | % of Anchorage |
| Juneau    | 113.8%                   | 100.2%         |
| Fairbanks | 111.2%                   | 97.9%          |
| Anchorage | 113.6%                   | 100.0%         |
| Seattle   | 100.0%                   | 88.0%          |

Source: American Chamber of Commerce Research Association Intercity Cost-of-Living Index as cited in *Alaska Economic Trends*: December 1991; November 1992; November 1993.