

HB431

(11)

HOUSE COMMITTEE REPORT

Date Referred: February 26, 1992

FURTHER REFERRALS:

Date of Committee Action: 4/23/92

The FINANCE Committee considered:

HB 431

HOUSE BILL NO. 431

HOUSING ASSISTANCE LOANS

"An Act relating to the use of the housing assistance loan fund; and providing for an effective date."

RECOMMENDATIONS:

be replaced with CS HB 431 (FIN) the same title

have attached amendments(s)

do pass

do not pass

no recommendations

individual recommendations

additional referral to the _____ Committee

ADOPTS: _____ letter of Intent

ATTACHES NEW FISCAL NOTE(S): (Dept)

APPROVES PREVIOUS: (Dept/Date)

fiscal impact _____

fiscal note(s) _____

zero fiscal note _____

zero fiscal note(s) C+RA

SIGNING DO PASS	DP	OTHER RECOMMENDATIONS	DNP	NR	AM
<u>W. H. ...</u> VAUGHN	<input checked="" type="checkbox"/>	<u>James H. ...</u> BANNIS		<input checked="" type="checkbox"/>	
<u>W. O. ...</u> BOYER	<input checked="" type="checkbox"/>	<u>...</u> SHARP		<input checked="" type="checkbox"/>	
<u>...</u> BROWN	<input checked="" type="checkbox"/>	<u>...</u>			
<u>...</u> KOPONEN	<input checked="" type="checkbox"/>				
<u>...</u> PHILLIPS	<input checked="" type="checkbox"/>				
<u>...</u> LARSON	<input checked="" type="checkbox"/>				
<u>...</u> ...	<input checked="" type="checkbox"/>				
<u>...</u> ...	<input checked="" type="checkbox"/>				

... CHAIRMAN'S SIGNATURE

FISCAL NOTE

STATE OF ALASKA
1992 LEGISLATIVE SESSION

BILL NO. HB 431

Revision Date: _____
Title: "...relating to the use of the housing assistance loan fund;"
Sponsor: Representative Ivan
Requestor: (H) CRA Committee

Department Affected: Community and Regional Affairs
BRU: _____
Component: _____
COMPONENT SERIAL NO.

0	0	0	0
---	---	---	---

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 93	FY 94	FY 95	FY 96	FY 97	FY 98
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	0.0	0.0	0.0	0.0	0.0	0.0

CAPITAL						
---------	--	--	--	--	--	--

REVENUE FUND SOURCE:						
----------------------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

GENERAL FUND	0.0	0.0	0.0	0.0	0.0	0.0
FEDERAL FUNDS						
OTHER FUND SOURCE:						
TOTAL	0.0	0.0	0.0	0.0	0.0	0.0

POSITIONS:

FULL-TIME	0.0	0.0	0.0	0.0	0.0	0.0
PART-TIME						
TEMPORARY						

Estimate of current year impact: _____

ANALYSIS: (Attach a separate page if necessary.)

This bill allows the existing housing assistance loan fund to serve more of rural Alaska. No additional personnel or other costs will be required by the provisions in this bill.

Prepared By: Remond Henderson
Division: Administrative Services Division

Phone: 465-4708
Date: 1/31/92

Approved by Commissioner: Ear Berk
Agency: Department of Community and Regional Affairs

Date: 2-3-92

CS FOR HOUSE BILL NO. 431 (FINANCE)
 IN THE LEGISLATURE OF THE STATE OF ALASKA
 SEVENTEENTH LEGISLATURE - SECOND SESSION

BY THE HOUSE FINANCE COMMITTEE

Offered:
 Referred:

Sponsor(s): REPRESENTATIVES IVAN, Brown, Foster

A BILL

FOR AN ACT ENTITLED

1 "An Act relating to housing assistance loans made by the Department of Community and
 2 Regional Affairs; and providing for an effective date."

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

4 * Section 1. AS 44.47.370 is amended to read:

5 Sec. 44.47.370. POWERS OF COMMISSIONER. The commissioner may

6 (1) adopt regulations in accordance with the Administrative Procedure Act
 7 (AS 44.62) to implement AS 44.47.370 - 44.47.560;

8 (2) make and execute agreements, contracts, and other instruments necessary or
 9 convenient in the exercise of the commissioner's powers and functions under AS 44.47.370 -
 10 44.47.560:

11 (3) purchase or participate in the purchase of small community
 12 [NONCONFORMING AND RURAL] housing mortgage loans under [IN ACCORDANCE
 13 WITH] AS 44.47.370 - 44.47.560;

14 (4) purchase or participate in the purchase of loans for building materials for

1 small community [NONCONFORMING AND RURAL] housing under [IN ACCORDANCE
2 WITH] AS 44.47.370 - 44.47.560;

3 (5) procure insurance against loss in connection with the director's functions
4 under AS 44.47.370 - 44.47.560;

5 (6) acquire real or personal property, or an interest in real or personal property,
6 by purchase, transfer, or foreclosure, when the acquisition is necessary or appropriate to protect
7 a loan in which the department has an interest; sell, transfer, and convey that property to a buyer;
8 and, if the sale, transfer, or conveyance cannot be effected with reasonable promptness or at a
9 reasonable price, rent or lease the property to a tenant pending the sale, transfer, or conveyance;

10 (7) do all acts necessary, convenient or desirable to carry out the powers expressly
11 granted or necessarily implied in AS 44.47.370 - 44.47.560;

12 (8) originate and service direct loans made to qualified buyers under [IN
13 ACCORDANCE WITH] AS 44.47.370 - 44.47.560.

14 * Sec. 2. AS 44.47.380(a) is amended to read:

15 (a) There is created in the department, as a revolving loan fund, the housing assistance
16 loan fund consisting of money appropriated to it by the legislature and repayments of principal
17 and interest on loans made or purchased from the assets of the fund. The commissioner shall
18 administer the housing assistance loan fund under [IN ACCORDANCE WITH] AS 44.47.370 -
19 44.47.560 and shall use the money in the housing assistance loan fund to originate, purchase, or
20 participate in the purchase of

21 (1) small community [NONCONFORMING AND RURAL] housing mortgage
22 loans;

23 (2) loans made for building materials for small community [NONCONFORMING
24 AND RURAL] housing;

25 (3) loans made for renovations or improvements to small community
26 [NONCONFORMING AND RURAL] housing;

27 (4) loans made for the construction of owner-occupied small community
28 [NONCONFORMING AND RURAL] housing other than loans to builders or contractors or loans
29 that compensate an owner for the owner's labor or services in constructing the owner's own
30 housing.

31 * Sec. 3. AS 44.47.390 is amended to read:

1 Sec. 44.47.390. LIMITATIONS ON USE OF HOUSING ASSISTANCE LOAN FUND.

2 The commissioner may not use the money in the housing assistance loan fund to

3 (1) originate a direct loan or purchase or participate in the purchase of a small
4 community [NONCONFORMING OR RURAL] housing mortgage loan that exceeds the
5 limitations on mortgage loans purchased by the Federal National Mortgage Association as to
6 principal amount or loan-to-value ratio;

7 (2) originate a direct loan or purchase or participate in the purchase of a loan
8 made for building materials for small community [NONCONFORMING OR RURAL] housing

9 (A) that exceeds \$45,000 or exceeds

10 (i) 80 percent of the appraised value of the work completed on the
11 small community [NONCONFORMING OR RURAL] housing for which the loan
12 is made if the small community [NONCONFORMING OR RURAL] housing is
13 pledged as collateral for the loan; or

14 (ii) 90 percent of the value of other property that is pledged as
15 security for the loan and that is satisfactory to the commissioner as collateral;

16 (B) unless the terms of the loan agreement require inspections and
17 certifications, as required by regulations of the commissioner, at the expense of the
18 borrower; and

19 (C) unless the period of time allowed for repayment of the loan is equal
20 to or less than 15 years;

21 (3) originate direct loans or purchase or participate in the purchase of a small
22 community [NONCONFORMING OR RURAL] housing mortgage loan that is secured by real
23 property the marketable title to which is shown under [IN ACCORDANCE WITH] AS
24 44.47.420(b)(2) if the total amount of outstanding small community [NONCONFORMING AND
25 RURAL] housing mortgage loans held by the department exceeds 10 times the amount of money
26 in the restricted title loss reserve account (AS 44.47.430);

27 (4) originate a direct loan for small community [NONCONFORMING OR
28 RURAL] housing or purchase or participate in the purchase of a small community
29 [NONCONFORMING OR RURAL] housing mortgage loan, other than a loan for the repair,
30 remodeling, rehabilitation, or expansion of an existing owner-occupied residence, if the borrower
31 has an outstanding housing loan made under a state loan program, other than a loan for

1 nonowner-occupied housing under former AS 44.47.520, that bears interest at a rate that was less
2 than the prevailing market interest rate for similar housing loans at the time the loan was made;

3 (5) originate a direct mortgage loan or purchase or participate in the purchase of
4 a mortgage loan for rental housing unless the borrower agrees not to discriminate against tenants
5 or prospective tenants because of sex, marital status, changes in marital status, pregnancy,
6 parenthood, race, religion, color, national origin, or status as a student;

7 (6) originate, purchase, or participate in a loan to a person who has a past due
8 child support obligation established by court order or by the child support enforcement division
9 under AS 25.27.160 - 25.27.220 at the time of application.

10 * Sec. 4. AS 44.47.410(b) is amended to read:

11 (b) The interest rate on a mortgage loan originated or purchased in whole or in part under
12 AS 44.47.380 for small community [RURAL] housing is one percent less than the interest rate,
13 as determined under AS 18.56.098(g)(1) - (4), on a mortgage loan purchased under
14 AS 18.56.098(a) from the proceeds of the most recent applicable issue of taxable bonds before
15 the origination or purchase of the mortgage loan originated or purchased under AS 44.47.380.

16 * Sec. 5. AS 44.47.420(a) is amended to read:

17 (a) Before the commissioner originates or purchases a small community
18 [NONCONFORMING OR RURAL] housing mortgage loan in whole or in part, the commissioner
19 may require a borrower to show marketable title to real property offered as security for the loan
20 to be purchased.

21 * Sec. 6. AS 44.47.430(b) is amended to read:

22 (b) The commissioner may withdraw money from the restricted title loss reserve account
23 in an amount equal to the loss to the department on a small community [NONCONFORMING
24 OR RURAL] housing mortgage loan originated or purchased in whole or in part by the
25 department if marketable title to the real property used to secure the loan was shown under [IN
26 ACCORDANCE WITH] AS 44.47.420(b)(2). Money withdrawn from the restricted title loss
27 reserve account under this section shall be deposited in the housing assistance loan fund.

28 * Sec. 7. AS 44.47.440 is amended to read:

29 Sec. 44.47.440. FIRE INSURANCE. Before purchasing or participating in the purchase
30 of a small community [NONCONFORMING OR RURAL] housing mortgage loan, the
31 commissioner may require the borrower to agree to purchase and maintain fire insurance for the

1 real property for which the loan is made in an amount not less than the outstanding principal
2 balance of the loan.

3 * Sec. 8. AS 44.47.470 is amended to read:

4 Sec. 44.47.470. APPRAISALS. Before originating or purchasing or participating in the
5 purchase of a small community [NONCONFORMING OR RURAL] housing mortgage loan, the
6 commissioner may have or may require the borrower to have an appraisal made of the fair
7 market value of the real property, including structures on the real property, for which the loan
8 is made. In conducting an appraisal under this section, the appraiser shall give full value to
9 insulation and other features of construction in structures on the real property that add to the
10 energy efficiency of the structures.

11 * Sec. 9. AS 44.47.490(a) is amended to read:

12 (a) The commissioner may establish field offices under this chapter, may hire one or
13 more lending officers, and, under AS 36.30 (State Procurement Code), may contract for the
14 services of

15 (1) real property appraisers who are familiar with housing and [RURAL]
16 construction in small communities; and

17 (2) engineers who are familiar with engineering problems in arctic and subarctic
18 regions.

19 * Sec. 10. AS 44.47.520(a) is amended to read:

20 (a) In addition to the powers authorized by AS 44.47.370 the commissioner may adopt
21 regulations allowing the use of money in the housing assistance loan fund to make loans for the
22 purchase or development of nonowner occupied housing in small communities [RURAL AREAS
23 OF THE STATE].

24 * Sec. 11. AS 44.47.520(c) is amended to read:

25 (c) The principal amount of loans made for nonowner occupied housing under this
26 section may not exceed 20 percent of the total principal amount of loans made for small
27 community [NONCONFORMING AND RURAL] housing under AS 44.47.370 - 44.47.560.

28 * Sec. 12. AS 44.47.520(d) is amended to read:

29 (d) In this section,

30 (1) "development" means the construction of a new residence or the repair,
31 remodeling, rehabilitation, or expansion of an existing residence;

1 (2) "nonowner occupied housing" means a single-family residence or a
2 multi-family residence having up to eight dwelling units [, THAT IS NOT NONCONFORMING
3 HOUSING,] and is not occupied by the owner; the commissioner may modify this definition if
4 the commissioner determines that there is a special need for nonowner occupied housing and that
5 a change in the definition is necessary to enable the department to meet that need.

6 * Sec. 13. AS 44.47.560 is amended to read:

7 Sec. 44.47.560. DEFINITIONS. In AS 44.47.370 - 44.47.560,

8 (1) [REPEALED

9 (2) REPEALED

10 (3)] "housing" means owner-occupied, single-family housing and owner-occupied
11 duplexes in which not more than 25 percent of the gross floor area is or will be devoted to
12 commercial use;

13 (2) "small community" [(4) "NONCONFORMING HOUSING" MEANS
14 HOUSING THAT DOES NOT CONFORM TO MINIMUM BUILDING STANDARDS UNDER
15 ANY STATE OR FEDERAL PROGRAM THAT PROVIDES LOANS FOR HOUSING
16 PURCHASES;

17 (5) "RURAL"] means

18 [(A)] a community [IN THE SECOND, THIRD, OR FOURTH JUDICIAL
19 DISTRICT OF THE STATE] with a population of 5,500 [4,500] or less that is not
20 connected by road or rail to Anchorage or Fairbanks [;] or with a population of
21 1,400 or less that is connected by road or rail to Anchorage or Fairbanks; in
22 this paragraph "connected by road" does not include a connection by the
23 Alaska marine highway system;

24 [(B) A COMMUNITY IN THE FIRST JUDICIAL DISTRICT OF THE
25 STATE WITH A POPULATION OF 4,500 OR LESS;

26 (6) "RURAL HOUSING" MEANS HOUSING WHETHER OR NOT IT IS
27 NONCONFORMING HOUSING THAT IS LOCATED IN A RURAL AREA OF THE STATE].

28 * Sec. 14. AS 44.47.410(:) is repealed.

29 * Sec. 15. Sections 1 - 14 of this Act are retroactive to January 1, 1992, and apply to all loans and
30 loan commitments for small community housing loans made after December 31, 1991.

31 * Sec. 16. (a) Notwithstanding sec. 15 of this Act, nonconforming housing loans made by the

1 Department of Community and Regional Affairs under AS 44.47.370 - 44.47.560 between December 31,
2 1991, and the effective date of this Act are valid.

3 (b) Notwithstanding secs. 1 - 14 of this Act, the Department of Community and Regional Affairs
4 may continue to administer nonconforming and rural housing loans made under AS 44.47.370 -
5 44.47.560 before the effective date of this Act.

6 * Sec. 17. This Act takes effect immediately under AS 01.10.070(c).

7-LS1875M/
Luckhaupt
4/3/92

CS FOR HOUSE BILL NO. 431 ()

IN THE LEGISLATURE OF THE STATE OF ALASKA

SEVENTEENTH LEGISLATURE - SECOND SESSION

BY

Offered:
Referred:

Sponsor(s): REPRESENTATIVES IVAN, Brown, Foster

A BILL

FOR AN ACT ENTITLED

1 "An Act relating to rural housing loans by regional housing authorities; to the use of the
2 housing assistance loan fund; and providing for an effective date."

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

4 * Section 1. AS 18.55.997(b) is amended to read:

5 (b) In this section,

6 (1) "development" means the construction of a new residence or the repair,
7 remodeling, rehabilitation, or expansion of an existing home;

8 (2) "rural" has the meaning given in AS 44.47.560 [MEANS

9 (A) A COMMUNITY IN THE SECOND, THIRD, OR FOURTH
10 JUDICIAL DISTRICT OF THE STATE WITH A POPULATION OF 4,500 OR LESS
11 THAT IS NOT CONNECTED BY ROAD OR RAIL TO ANCHORAGE OR
12 FAIRBANKS; OR

13 (B) A COMMUNITY IN THE FIRST JUDICIAL DISTRICT OF THE
14 STATE WITH A POPULATION OF 4,500 OR LESS].

1 * Sec. 2. AS 44.47.560(3) is amended to read:

2 (3) "housing" means owner-occupied, single-family housing and owner-occupied
3 duplexes in which not more than 25 percent of the gross floor area is or will be devoted to
4 commercial use;

5 * Sec. 3. AS 44.47.560(5) is amended to read:

6 (5) "rural" means

7 [(A)] a community [IN THE SECOND, THIRD, OR FOURTH JUDICIAL
8 DISTRICT OF THE STATE] with a population of 5,500 [4,500] or less that is not
9 connected by road or rail to Anchorage or Fairbanks, or with a population of 1,500 or
10 less that is connected by road or rail to Anchorage or Fairbanks [; OR

*change
to
1,500
adopted*

11 (B) A COMMUNITY IN THE FIRST JUDICIAL DISTRICT OF THE
12 STATE WITH A POPULATION OF 4,500 OR LESS];

13 * Sec. 4. Sections 1 - 3 of this Act are retroactive to January 1, 1992, and apply to all applications
14 submitted after December 31, 1991.

15 * Sec. 5. This Act takes effect immediately under AS 01.10.070(c).

STATE OF ALASKA

DEPT. OF COMMUNITY & REGIONAL AFFAIRS

OFFICE OF THE COMMISSIONER

WALTER J. HICKEL, GOVERNOR

☐ 150 THIRD STREET
JUNEAU, ALASKA 99801-1291
PHONE: (907) 465-4700

☐ 949 E. 36TH AVENUE, SUITE 400
ANCHORAGE, ALASKA 99508-4302
PHONE: (907) 563-1073

February 26, 1992

POSITION PAPER

RE: CSHB 431 (CRA)

SPONSORS: Representatives Ivan, Brown, Foster

Program Effects of Bill:

CSHB 431 (CRA) amends present law to permit the Department to make loans from the housing assistance loan fund to owner-occupied, single family housing and owner-occupied duplexes in which not more than 25 percent of the gross floor area is or will be devoted to commercial use. Heretofore, there was no provision in the statutes governing the loan fund to allow any commercial use in housing financed by the loan fund.

The bill also raises the cap on the size of rural community that may be served by the housing assistance loan fund from 4500 to 5500. A new provision, on page 2, lines 9 and 10, allows the Department to serve communities with a population of 1500 or less that are connected to Fairbanks or Anchorage by road or rail.

The Committee Substitute adds Section 1 to make the definition of rural in AS 18.55.977, pertaining to Regional Native Housing Authorities, track the definition of rural in the housing assistance loan fund statute. Section 2 is the same as Section 1 in the previous version of the bill. Section 3 has been modified to simplify the definition of rural by eliminating the references to the various judicial districts.

Comments:

The Department supports the changes proposed in CSHB 431 (CRA). The proposed bill will enlarge the geographic area within which the Department can make loans; it will ensure that larger remote communities such as Nome and Bethel can continue to be served; and it recognizes the importance in a rural context of allowing a limited portion of a home to be used for commercial activities since that may be the only way space for commercial activities can be provided.

Ed. Blatchford
Edgar Blatchford, Commissioner

RLB
3-2-92

Alaska State Legislature

House of Representatives

COMMITTEES

CHAIRMAN
SPECIAL COMMITTEE ON
MILITARY & VETERANS AFFAIRS

MEMBER
LABOR & COMMERCE
RESOURCES

FINANCE SUBCOMMITTEES

MILITARY & VETERANS AFFAIRS
PUBLIC SAFETY



P.O. BOX 886
BETHEL, AK 99559
(907) 543-3541

OURING SESSION
STATE CAPITOL
JUNEAU, AK 99801-1182
(907) 465-4527

Representative Juan M. Juan

SUMMARY - HOUSE BILL 431

House Bill 431 makes revisions in the housing assistance loan fund program administered by the Department of Community and Regional Affairs.

The first section amends the definition of rural in the residential loan section of the Regional Native Housing Authority in Title 18 which covers housing, urban renewal and regional housing authorities. This amendment, although it does not correspond with the housing assistance loan program, was suggested by Legal Services, in order to have conforming language for the definition of rural in Titles 18 and 44. The definition would be that found in section three of this bill.

The second change, found in section two, allows the use of up to 25% of the gross floor area (of a H.A.D. financed dwelling) as part of a commercial enterprise. This change reflects the reality of many small businesses in rural Alaska that are operated in people's homes.

The third revision, in section three, amends the definition of rural. This definition places restrictions on the communities in which loans can be made. This revision changes the population limit from 4,500 to 5,500 in those areas not connected by road or rail to Anchorage or Fairbanks. For those communities connected to those two cities by road or rail, a population cap of 1,500 is established. This revision allows communities such as Nome and Bethel to continue to be classified as rural under the housing assistance loan program. The change also allows communities such as Northway, Gulkana, Cantwell, Chickaloon and others, which are connected by road or rail to Anchorage or Fairbanks, to be classified as rural in order to participate in this program as well.

In section four, an effective date of July 1, 1992, is established.

DISTRICT 25

AKIACHAK, AKIAK, ATMAUTLUAK, BETHEL, CHEFORNAK, EEK, GOODNEWS BAY, KASIGLUK, KIPNUK, KONGIGANAK, KWETHLUK, KWIILLINGOK, MEKORYUK, NAPAIAK, NAPASKIAK, NEWTOK, NIGHTMUTE, NUNAPITCHUK, OSCARVILLE, PLATINUM, QUINHAGAK, TOKSOOK BAY, TUNTUTULIAK, TUNUNAK

HB 431 - HOUSING ASSISTANCE LOAN FUND

A housing assistance loan fund for rural and nonconforming housing loans was created in 1980. The program is administered by the Department of Community and Regional Affairs.

The housing assistance loan program was created in response to a need, particularly in rural Alaska, that could not be met by private lenders who must sell their loans on the secondary mortgage market. Many homes in Alaska, especially in rural Alaska, do not meet the standards of the secondary mortgage market. In other cases, private lenders simply do not find it in their interest to make loans in rural Alaska. The housing assistance loan program makes mortgage money available for the sale of homes which otherwise could not be financed, except by an owner willing to take a promissory note and long-term payments rather than be cashed out of the transaction.

Since 1980, more than 4100 loans have been made from the loan fund. There are currently 1650 outstanding loans in the program.

Over the years, the statutes governing the housing assistance loan program have been amended as necessary to improve the program and its ability to meet needs unmet by the private sector.

In HB 431, two changes are proposed in the definitions section of the housing assistance loan program statutes. The amendment in Section 1 of the bill broadens the definition of "housing" to allow up to 25% of the gross floor area of an owner-occupied house or duplex to be devoted to commercial use. This change reflects the reality that many small businesses or cottage industries in rural Alaska are operated out of people's houses.

Basically, most small businesses in rural Alaska first start in the home as a family operation. The businesses range from native handcrafts to family riverboat tours and bed and breakfast operations.

Typically the business starts in the home and then, if it is successful, and there is a large enough demand for the service or products produced, the business expands to its own building.

Cottage industry in rural Alaska is a very significant part of rural economies, in particular during the off season when there is no fishing or food gathering going on in the community.

The primary purpose of the housing assistance loan program, however, is to make financing available for housing in rural Alaska. That is the reason 25% was selected as the maximum amount of floor area to be used for a non-residential purpose. The intent is not for an individual to apply for a housing loan and turn a house into a store with a single bedroom.

Section 2 of the bill amends the definition of "rural." Loans can be made from the housing assistance loan fund for nonconforming housing and for rural housing. The definition of rural presently restricts the communities in which loans can be made to those having a population of 4500 or less. Bethel and Nome now have populations in excess of 4500. There is also a restriction that "rural" excludes areas of the second, third, and fourth judicial districts connected by road or rail to Anchorage or Fairbanks. That restriction eliminates many small communities along the road and rail systems that by other criteria would be considered rural.

The proposed amendment expands the definition of "rural" to allow the program to serve the communities that meet the following new criteria:

- 1) Communities in the 2nd, 3rd, and 4th judicial district with a population of 1500 or less that are connected to Anchorage or Fairbanks by road or rail;
- 2) Communities in the 2nd, 3rd, or 4th judicial district with a population of 5,500 or less that are not connected by road or rail to Fairbanks or Anchorage; and
- 3) Communities in the first judicial district with a population of 5000 or less.

The proposed changes will assure that Nome and Bethel continue to be classified as rural for purposes of the housing assistance loan program. The proposed changes will also allow communities such as Northway, Dot Lake, Gakona, Gulkana, Chitina, Cantwell, Chickaloon and Manley Hot Springs, which are connected to Anchorage or Fairbanks by the road and rail system, to be classified as rural. This is only a partial list of communities along the road and rail system that will now be classified as rural if HB 431 is enacted.

150 THIRD STREET
JUNEAU, ALASKA 99801-1291
PHONE: (907) 465-4700

949 E. 36TH AVENUE, SUITE 400
ANCHORAGE, ALASKA 99508-4302
PHONE: (907) 563-1073

DEPT. OF COMMUNITY & REGIONAL AFFAIRS

OFFICE OF THE COMMISSIONER

December 13, 1991

CERTIFICATION OF POPULATION

Under the authority vested in me by AS 29.60.020, AS 29.60.150, and AS 29.60.370, I, Edgar Blatchford, Commissioner of the Department of Community and Regional Affairs, do hereby certify the population of each municipality in Alaska as of July 1, 1991, as shown on the attached "Municipal Population Report."

Date: December 13, 1991

Edgar Blatchford

Edgar Blatchford
Commissioner

Municipality1991 Population

Akhiok ⁸	77
Akiak	285
Akutan ¹	589
Alakanuk	544
Aleknagik	185
Aleutians East Borough*	2,464
Allakaket	170
Ambler ¹²	311
Anaktuvuk Pass ¹¹	259
Anchorage, Municipality of**	237,907
Anderson ³	628
Angoon	690
Aniak	540
Anvik	82
Atka	87
Atmautluak	258
Atkasuk ¹¹	216
Barrow ¹¹	3,469
Bethel	4,674
Bettles	36
Brevig Mission	198
Bristol Bay Borough*	1,410
Buckland ¹²	318
Chefornak	320
Chevak	598
Chignik ⁹	188
Chuathbaluk	97
Clark's Point	60
Coffman Cove	186
Cold Bay ¹	148
Cordova	2,504
Craig	1,637
Deering ¹²	157
Delta Junction	736
Denali Borough*	1,783
Dillingham	2,017
Diomede	178
Eagle	168
Eek	284
Ekwok	77
Elim	264
Emmonak	642
Fairbanks ⁴	30,843
Fairbanks North Star Borough*	77,720
False Pass ¹	68
Fort Yukon	718
Galena	833
Gambell	525

Municipality1991 Population

Golovin	142
Goodnews Bay	241
Grayling	208
Haines ⁵	1,265
Haines Borough*	2,212
Holy Cross	277
Homer ⁶	3,937
Hoonah	795
Hooper Bay	845
Houston ¹⁰	815
Hughes	66
Huslia	224
Hydaburg	384
Juneau, City & Borough**	28,965
Kachemak ⁶	365
Kake	700
Kaktovik ¹¹	224
Kaltag	240
Kasaan	54
Kasigluk	425
Kenai ⁶	6,327
Kenai Peninsula Borough*	40,802
Ketchikan ⁷	8,263
Ketchikan Gateway Borough*	13,828
Kiana ¹²	385
King Cove ¹	811
Kivalina ¹²	317
Klawock	758
Kobuk ¹²	110
Kodiak ⁸	7,229
Kodiak Island Borough*	15,535
Kotlik	499
Kotzebue ¹²	3,075
Koyuk	253
Koyukuk	126
Kupreanof	23
Kwethluk	558
Lake & Peninsula Borough*	1,668
Larsen Bay ⁸	147
Lower Kalskag	300
Manokotak	404
Marshall (Fortuna Ledge)	273
Matanuska-Susitna Borough*	41,797
McGrath	528
Mekoryuk	177
Metlakatla (Other)	1,469
Mountain Village	674

Municipality**1991 Population**

Napakiak	323
Napaskiak	328
Nenana	504
New Stuyahok	391
Newhalen ⁹	160
Newtok	207
Nightmute	153
Nikolai	109
Nome	4,559
Nondalton ⁹	178
Noorvik ¹²	531
North Pole ⁴	1,456
North Slope Borough*	8,288
Northwest Arctic Borough*	6,113
Nuiqsut ¹¹	354
Nulato	359
Nunapitchuk (Akolmiut)	378
Old Harbor ⁸	284
Ouzinkie ⁸	209
Palmer ¹⁰	3,008
Pelican	265
Petersburg	3,680
Pilot Station	470
Platinum	64
Point Hope ¹¹	639
Port Alexander	119
Port Heiden ⁹	119
Port Lions ⁸	222
Quinhagak	501
Ruby	170
Russian Mission	246
Saint George	178
Saint Mary's	441
Saint Michael	295
Saint Paul	763
Sand Point ¹	878
Savoonga	545
Saxman ⁷	369
Scammon Bay	343
Selawik ¹²	596
Seldovia ⁶	316
Seward ⁶	2,699
Shageluk	139
Shaktoolik	204
Sheldon Point	109
Shishmaref	456
Shungnak ¹²	223
Sitka, City & Borough**	8,588

<u>Municipality</u>	<u>1991 Population</u>
Skagway	692
Soldotna ⁶	3,482
Stebbins	442
Tanana	407
Teller	151
Tenakee Springs	94
Thorne Bay	569 581
Togiak	738
Toksook Bay	420
Tuluksak	358
Tununak	316
Unalakleet	714
Unalaska	3,450
Upper Kalskag	172
Valdez	4,360
Wainwright ¹¹	492
Wales	161
Wasilla ¹⁰	4,028
White Mountain	180
Whittier	279
Wrangell	2,479
Yakutat	534

* Total borough population.

** Unified Home Rule Municipalities.

- 1 City located within the Aleutians East Borough
- 2 City located within the Bristol Bay Borough (none)
- 3 City located within the Denali Borough
- 4 City located within the Fairbanks North Star Borough
- 5 City located within the Haines Borough
- 6 City located within the Kenai Peninsula Borough
- 7 City located within the Ketchikan Gateway Borough
- 8 City located within the Kodiak Island Borough
- 9 City located within the Lake and Peninsula Borough
- 10 City located within the Matanuska-Susitna Borough
- 11 City located within the North Slope Borough
- 12 City located within the Northwest Arctic Borough

Table 4.5
**ALPHABETICAL LISTING AND RANK ORDER
 FOR ALASKA PLACES, 1990, 1980**

Place	Census Area	April 1, 1990 Census Population	City Rank 1990	Place Rank 1990	April 1, 1980 Census Population	Place Rank 1980
Adak Station CDP	Aleutians West Census Area	4,633		11	3,315	11
Akhlok city *	Kodiak Island Borough	77	141	253	105	191
Aklachak city * (Dissolved 1/90)	Bethel Census Area	481		83	438	67
Aklak city *	Bethel Census Area	285	89	132	198	132
Akutan city *	Aleutians East Borough	589	45	66	169	147
Alakanuk city *	Wade Hampton Census Area	544	49	72	522	51
Alcan CDP	Southeast Fairbanks Census Area	27		315	-	-
Aleknagik city *	Dillingham Census Area	185	114	171	154	156
Alexander *	Matanuska-Susitna Borough	40		295	-	-
Allakaket city (Alaina 'Allakaket')	Yukon-Koyukuk Census Area	170	121	183	163	152
Ambler city *	Northwest Arctic Borough	311	86	124	192	137
Amchitka CDP	Aleutians West Census Area	25		321	-	-
Anaktuvuk Pass city *	North Slope Borough	259	94	143	203	129
Anchor Point CDP	Kenai Peninsula Borough	866		42	226	120
Anchorage city (Incl. Eklutna *)	Anchorage Borough	226,338	1	1	174,431	1
Anderson city	Yukon-Koyukuk Census Area	628	41	60	517	52
Angoon city *	Skagway-Yakutat-Angoon Census Area	638	40	59	465	61
Aniak city *	Bethel Census Area	540	50	73	341	84
Annette CDP	Prince Of Wales-Outer Ketchikan C.A.	43		292	139	161
Anvik city *	Yukon-Koyukuk Census Area	82	140	248	114	181
Arctic Village CDP *	Yukon-Koyukuk Census Area	96		235	111	184
Atka city *	Aleutians West Census Area	73	143	256	93	201
Atmautluak city * (Inactive)	Bethel Census Area	258	95	144	219	121
Atkasuk city (Alkasoots*)	North Slope Borough	218	107	161	107	187
Barrow city *	North Slope Borough	3,469	14	18	2,267	16
Boaver CDP *	Yukon-Koyukuk Census Area	103		230	66	229
Belkotski *	Aleutians East Borough	0		-	10	278
Bethel city *	Bethel Census Area	4,674	8	10	3,576	10
Bettles city (Evansville * pt.)	Yukon-Koyukuk Census Area	36	150	303	49	246
Big Delta CDP	Southeast Fairbanks Census Area	400		98	285	102
Big Lake CDP	Matanuska-Susitna Borough	1,477		32	410	69
Bill Moore's *	Wade Hampton Census Area	0		-	-	-
Birch Creek CDP *	Yukon-Koyukuk Census Area	42		295	32	266
Brevig Mission city *	Nome Census Area	198	112	168	138	166
Buckland city *	Northwest Arctic Borough	318	81	120	177	143
Butte CDP	Matanuska-Susitna Borough	2,039		28	988	31
Canwell CDP *	Yukon-Koyukuk Census Area	147		201	89	207
Canyon Village *	Yukon-Koyukuk Census Area	0		-	-	-
Central CDP	Yukon-Koyukuk Census Area	52		285	36	260
Chalkyitsik CDP *	Yukon-Koyukuk Census Area	90		242	100	195
Chase CDP	Matanuska-Susitna Borough	38		300	-	-
Chelomek city *	Bethel Census Area	320	80	118	230	118
Chenega CDP *	Valdez-Cordova Census Area	94		240	-	-
Chevak city *	Wade Hampton Census Area	588	43	64	466	60
Chickaloon CDP	Matanuska-Susitna Borough	145		202	-	-
Chignik city *	Lake and Peninsula Borough	188	113	168	178	142
Chignik Lagoon CDP *	Lake and Peninsula Borough	53		283	48	250
Chignik Lake CDP *	Lake and Peninsula Borough	133		209	138	165
Chinlak CDP	Kodiak Island Borough	69		261	-	-
Chistochina CDP *	Valdez-Cordova Census Area	60		274	55	238
Chitina CDP *	Valdez-Cordova Census Area	49		287	42	205
Chuathbaluk city *	Bethel Census Area	97	138	234	105	190
Chuloonawick *	Wade Hampton Census Area	0		-	-	-

CDP - Census Designated Place

* - Alaska Native Village Statistical Area

Note: If community is a City or CDP as well as an ANVSA, City or CDP populations are used for ranking.

Alaska Department of Labor, Research & Analysis, Demographics Unit.

Table 4.5
**ALPHABETICAL LISTING AND RANK ORDER
 FOR ALASKA PLACES, 1990, 1980**

Place	Census Area	April 1, 1990 Census Population	City Rank 1990	Place Rank 1990	April 1, 1980 Census Population	Place Rank 1980
Circle CDP *	Yukon-Koyukuk Census Area	73		257	81	214
Circle Hot Springs Station CDP	Yukon-Koyukuk Census Area	29		313	-	-
Clam Gulch CDP	Kenai Peninsula Borough	79		251	50	241
Clark's Point city *	Dillingham Census Area	60	147	273	79	216
Coffman Cove CDP	Prince Of Wales-Outer Ketchikan C.A.	188		170	193	135
Cohoe CDP	Kenai Peninsula Borough	508		79	-	-
Cold Bay city	Aleutians East Borough	148	128	198	192	136
College CDP	Fairbanks North Star Borough	11,249		4	4,043	9
Cooper Landing CDP	Kenai Peninsula Borough	243		151	116	180
Copper Center CDP *	Valdez-Cordova Census Area	449		92	213	124
Copperville CDP	Valdez-Cordova Census Area	163		187	-	-
Cordova city	Valdez-Cordova Census Area	2,110	21	27	1,879	21
Council *	Nome Census Area	8		324	19	275
Covenant Life CDP	Haines Borough	47		290	-	-
Craig city *	Prince Of Wales-Outer Ketchikan C.A.	1,260	24	37	527	50
Crooked Creek CDP *	Bethel Census Area	106		225	108	185
Crown Point CDP	Kenai Peninsula Borough	62		270	-	-
Cube Cove CDP	Skagway-Yakutat-Angoon Census Area	156		193	-	-
Deadhorse CDP	North Slope Borough	26		317	64	230
Deering city *	Northwest Arctic Borough	157	126	192	150	158
Delta Junction city	Southeast Fairbanks Census Area	652	37	56	945	32
Dillingham city *	Dillingham Census Area	2,017	22	31	1,563	24
Diomedes city (Inalik *)	Nome Census Area	178	116	177	138	162
Dora Bay CDP	Prince Of Wales-Outer Ketchikan C.A.	57		277	-	-
Dot Lake CDP *	Southeast Fairbanks Census Area	70		259	87	227
Dry Creek CDP	Southeast Fairbanks Census Area	106		227	-	-
Eagle city	Southeast Fairbanks Census Area	168	123	184	110	195
Eagle Village CDP (Eagle *)	Southeast Fairbanks Census Area	35		304	54	240
Edna Bay CDP	Prince Of Wales-Outer Ketchikan C.A.	86		245	6	283
Eek city *	Bethel Census Area	254	96	146	228	119
Egegik CDP *	Lake and Peninsula Borough	122		215	75	220
Eielson AFB CDP	Fairbanks North Star Borough	5,251		9	5,232	6
Ekuuk *	Dillingham Census Area	3		328	7	281
Ekwok city *	Dillingham Census Area	77	142	254	77	218
Ellin Cove CDP	Skagway-Yakutat-Angoon Census Area	57		276	28	270
Elim city *	Nome Census Area	264	93	142	211	125
Emmonak city *	Wade Hampton Census Area	642	38	57	567	45
English Bay CDP *	Kenai Peninsula Borough	158		191	124	175
Ester CDP	Fairbanks North Star Borough	147		200	149	159
Evansville CDP (Evansville * pt.)	Yukon-Koyukuk Census Area	33		307	45	255
Eyak CDP *	Valdez-Cordova Census Area	172		180	47	254
Fairbanks city	Fairbanks North Star Borough	30,843	2	2	22,645	2
False Pass CDP * (Incorp. 10/90)	Aleutians East Borough	68	145	263	70	224
Ferry CDP	Yukon-Koyukuk Census Area	56		278	-	-
Fort Greely CDP	Southeast Fairbanks Census Area	1,299		36	1,635	23
Fort Yukon city *	Yukon-Koyukuk Census Area	580	46	67	619	41
Fox CDP	Fairbanks North Star Borough	275		138	123	176
Fox River CDP	Kenai Peninsula Borough	382		105	-	-
Freshwater Bay CDP	Skagway-Yakutat-Angoon Census Area	68		265	-	-
Fritz Creek CDP	Kenai Peninsula Borough	1,426		34	404	71
Gakona CDP *	Valdez-Cordova Census Area	25		319	87	210
Galena city	Yukon-Koyukuk Census Area	833	28	45	765	35
Gambell city *	Nome Census Area	625	54	77	445	66

CDP - Census Designated Place * - Alaska Native Village Statistical Area

Note: If community is a City or CDP as well as an ANVSA, City or CDP populations are used for ranking.

Alaska Department of Labor, Research & Analysis, Demographics Unit.

Table 4.5
**ALPHABETICAL LISTING AND RANK ORDER
 FOR ALASKA PLACES, 1990, 1980**

Place	Census Area	April 1, 1990 Census Population	City Rank 1990	Place Rank 1990	April 1, 1980 Census Population	Place Rank 1980
Game Creek CDP	Skagway-Yakutat-Angoon Census Area	61		272	-	
Georgetown *	Bethel Census Area	0			6	282
Glennallen CDP	Valdez-Cordova Census Area	451		90	511	53
Golovin city *	Nome Census Area	127	132	212	87	211
Goodnews Bay city *	Bethel Census Area	241	99	152	168	149
Grayling city *	Yukon-Koyukuk Census Area	208	109	163	209	127
Grouse Creek Group *	Kenai Peninsula Borough	580		68	-	
Gulkana CDP *	Valdez-Cordova Census Area	103		229	104	192
Gustavus CDP	Skagway-Yakutat-Angoon Census Area	258		145	98	197
Haines city (Includes Chilkoot *)	Haines Borough	1,238	25	38	993	30
Halibut Cove CDP	Kenai Peninsula Borough	78		252	47	253
Hamilton *	Wade Hampton Census Area	0			-	
Happy Valley CDP	Kenai Peninsula Borough	309		125	-	
Harding Lake CDP	Fairbanks North Star Borough	27		315	38	259
Healy CDP	Yukon-Koyukuk Census Area	487		82	334	87
Healy Lake CDP *	Southeast Fairbanks Census Area	47		289	33	264
Hobart Bay CDP	Skagway-Yakutat-Angoon Census Area	187		169	-	
Hollis CDP	Prince Of Wales-Outer Ketchikan C.A.	111		220	-	
Holy Cross city *	Yukon-Koyukuk Census Area	277	91	137	241	112
Homer city	Kenai Peninsula Borough	3,660	11	15	2,209	17
Hoonah city *	Skagway-Yakutat-Angoon Census Area	796	29	46	680	37
Hooper Bay city *	Wade Hampton Census Area	845	27	43	627	38
Hope CDP	Kenai Peninsula Borough	161		189	103	194
Houston city	Matanuska-Susitna Borough	697	34	51	370	77
Hughes city *	Yukon-Koyukuk Census Area	54	149	280	73	221
Huslia city *	Yukon-Koyukuk Census Area	207	111	164	188	138
Hydaburg city *	Prince Of Wales-Outer Ketchikan C.A.	384	70	103	298	99
Hyder CDP	Prince Of Wales-Outer Ketchikan C.A.	99		232	77	217
Igluigig CDP *	Lake and Peninsula Borough	33		308	33	262
Iliamna CDP *	Lake and Peninsula Borough	94		239	94	200
Ivanof Bay CDP *	Lake and Peninsula Borough	35		306	40	257
Jakobof Bay CDP	Kenai Peninsula Borough	28		314	36	261
Juneau city	Juneau Borough	26,751	3	3	19,528	3
Kachemak city	Kenai Peninsula Borough	365	73	109	301	96
Kake city *	Wrangell-Petersburg Census Area	700	33	50	555	46
Kaktovik city *	North Slope Borough	224	103	156	165	150
Kalifornsky CDP	Kenai Peninsula Borough	285		134	92	202
Kallag city *	Yukon-Koyukuk Census Area	240	100	153	247	109
Karluk CDP *	Kodiak Island Borough	71		258	96	198
Kasaan city *	Prince Of Wales-Outer Ketchikan C.A.	54	148	281	25	271
Kasigluk city * (Inactive)	Bethel Census Area	425	63	94	342	83
Kasilof CDP	Kenai Peninsula Borough	383		104	201	131
Kenai city	Kenai Peninsula Borough	6,327	7	8	4,324	8
Kenny Lake CDP	Valdez-Cordova Census Area	267		141	-	
Ketchikan city	Ketchikan Gateway Borough	8,263	5	6	7,198	5
Kiana city *	Northwest Arctic Borough	385	69	101	345	82
King Cove city *	Aleutians East Borough	451	61	91	460	63
King Salmon CDP *	Bristol Bay Borough	696		52	545	48
Kipnuk CDP *	Bethel Census Area	470		84	371	76
Kivalina city *	Northwest Arctic Borough	317	83	121	241	113
Klawock city *	Prince Of Wales-Outer Ketchikan C.A.	722	31	48	318	95
Klukwan CDP (Chikil *)	Skagway-Yakutat-Angoon Census Area	129		211	135	168
Knik CDP *	Matanuska-Susitna Borough	272		140	10	279

CDP - Census Designated Place * - Alaska Native Village Statistical Area

Note: If community is a City or CDP as well as an ANVSA, City or CDP populations are used for ranking.

Alaska Department of Labor, Research & Analysis, Demographics Unit.

Table 4.5
**ALPHABETICAL LISTING AND RANK ORDER
 FOR ALASKA PLACES, 1990, 1980**

Place	Census Area	April 1, 1990 Census Population	City Rank 1990	Place Rank 1990	April 1, 1980 Census Population	Place Rank 1980
Kobuk city *	Northwest Arctic Borough	69	144	260	62	231
Kodiak city	Kodiak Island Borough	6,365	6	7	4,756	7
Kodiak Station CDP	Kodiak Island Borough	2,025		29	1,370	28
Kokhanok CDP (Kokahonak *)	Lake and Peninsula Borough	152		196	83	213
Koliganek CDP *	Dillingham Census Area	181		173	117	179
Kongiganak CDP *	Bethel Census Area	294		130	239	116
Kotlik city *	Wade Hampton Census Area	461	59	86	293	101
Kotzebue city *	Northwest Arctic Borough	2,751	18	22	2,054	20
Koyuk city *	Nome Census Area	231	101	154	188	139
Koyukuk city *	Yukon-Koyukuk Census Area	126	133	213	98	196
Kupreanof city	Wrangell-Petersburg Census Area	23	151	322	47	252
Kwethluk city *	Bethel Census Area	558	48	71	454	64
Kwigillingok CDP *	Bethel Census Area	278		136	354	80
Labouchere Bay CDP	Prince Of Wales-Outer Ketchikan C.A.	149		197	-	-
Lake Minchumina CDP *	Yukon-Koyukuk Census Area	32		310	22	273
Larsen Bay city	Kodiak Island Borough	147	129	199	168	148
Lazy Mountain CDP	Matanuska-Susitna Borough	838		44	-	-
Levelock CDP *	Lake and Peninsula Borough	105		228	79	215
Lignite CDP	Yukon-Koyukuk Census Area	99		233	-	-
Lime Village CDP *	Bethel Census Area	42		293	48	249
Long Island CDP	Prince Of Wales-Outer Ketchikan C.A.	198		167	-	-
Lower Kalskag city *	Bethel Census Area	281	88	131	246	110
Lutak CDP	Haines Borough	45		291	-	-
Manley Hot Springs CDP *	Yukon-Koyukuk Census Area	96		236	61	233
Manokotak city *	Dillingham Census Area	385	68	102	294	100
Marshall city *	Wade Hampton Census Area	273	92	139	262	107
Mary's Igloo *	Nome Census Area	0		-	-	-
McCarthy CDP	Valdez-Cordova Census Area	25		320	23	272
McGrath city *	Yukon-Koyukuk Census Area	528	53	76	355	79
McKinley Park CDP	Yukon-Koyukuk Census Area	171		181	60	234
Meadow Lakes CDP	Matanuska-Susitna Borough	2,374		26	-	-
Medfra *	Yukon-Koyukuk Census Area	0		-	15	276
Mekoryuk city *	Bethel Census Area	177	118	178	160	154
Mendallna CDP	Valdez-Cordova Census Area	37		302	31	267
Mentasta Lake CDP *	Valdez-Cordova Census Area	96		237	59	235
Mellakalla CDP	Prince Of Wales-Outer Ketchikan C.A.	1,407		35	1,056	29
Meyers Chuck CDP	Prince Of Wales-Outer Ketchikan C.A.	37		301	50	242
Minto CDP *	Yukon-Koyukuk Census Area	218		160	153	157
Moose Creek CDP	Fairbanks North Star Borough	610		63	510	54
Moose Pass CDP	Kenai Peninsula Borough	81		249	76	219
Mosquito Lake CDP	Haines Borough	80		250	-	-
Mountain Village city *	Wade Hampton Census Area	574	36	54	583	44
Naknek CDP *	Bristol Bay Borough	575		69	318	94
Napaimute *	Bethel Census Area	3		329	4	284
Napaklak city *	Bethel Census Area	318	82	119	262	106
Napaskiak city *	Bethel Census Area	328	79	117	244	111
Naukall Bay CDP	Prince Of Wales-Outer Ketchikan C.A.	83		241	-	-
Nelson Lagoon CDP *	Aleutians East Borough	83		247	59	236
Nenana city *	Yukon-Koyukuk Census Area	393	66	99	470	58
New Stuyahok city *	Dillingham Census Area	391	67	100	331	90
Newhalen city *	Lake and Peninsula Borough	160	125	190	87	209
Newtok city (pt.) * (Inactive)	Bethel Census Area	207	110	165	131	171
Nightmute city * (Inactive)	Bethel Census Area	153	127	195	119	177

CDP - Census Designated Place * - Alaska Native Village Statistical Area

Note: If community is a City or CDP as well as an ANVSA, City or CDP populations are used for ranking.

Alaska Department of Labor, Research & Analysis, Demographics Unit.

Table 4.5
**ALPHABETICAL LISTING AND RANK ORDER
 FOR ALASKA PLACES, 1990, 1980**

Place	Census Area	April 1, 1990 Census Population	City Rank 1990	Place Rank 1990	April 1, 1980 Census Population	Place Rank 1980
Nikiski CDP	Kenai Peninsula Borough	2,743		23	1,109	28
Nikolai city *	Yukon-Koyukuk Census Area	109	137	222	91	204
Nikolaevsk CDP	Kenai Peninsula Borough	371		107	-	-
Nikolski CDP *	Aleutians West Census Area	35		305	50	243
Ninilchik CDP *	Kenai Peninsula Borough	456		88	341	85
Noatak CDP *	Northwest Arctic Borough	333		116	273	103
Nome city	Nome Census Area	3,500	12	16	2,544	14
Nondaton city *	Lake and Peninsula Borough	178	117	175	173	145
Noorvik city *	Northwest Arctic Borough	531	52	75	492	55
North Pole city	Fairbanks North Star Borough	1,456	23	33	724	36
Northway CDP	Southeast Fairbanks Census Area	123		214	73	222
Northway Junction CDP	Southeast Fairbanks Census Area	88		243	-	-
Northway Village CDP (Northway *)	Southeast Fairbanks Census Area	113		219	112	182
Nuiqsut city *	North Slope Borough	354	76	113	208	128
Nulato city *	Yukon-Koyukuk Census Area	359	74	110	350	81
Nunapitchuk city *	Bethel Census Area	378	71	106	299	97
Ohogamiut *	Wade Hampton Census Area	0		-	-	-
Old Harbor city *	Kodiak Island Borough	284	90	135	340	86
Oscarville CDP *	Bethel Census Area	57		275	56	237
Ouzinkie city	Kodiak Island Borough	209	108	162	173	144
Palmute *	Wade Hampton Census Area	0		-	1	286
Palmer city	Matanuska-Susitna Borough	2,866	17	21	2,141	18
Paxson CDP	Valdez-Cordova Census Area	30		311	30	268
Pedro Bay CDP *	Lake and Peninsula Borough	42		284	33	263
Pelican city *	Skagway-Yakutat-Angoon Census Area	222	105	159	180	141
Perryville CDP *	Lake and Peninsula Borough	108		223	111	183
Petersburg city	Wrangell-Petersburg Census Area	3,207	15	19	2,821	13
Pilot Point CDP *	Lake and Peninsula Borough	53		282	66	228
Pilot Station city *	Wade Hampton Census Area	463	58	85	325	92
Pitkas Point CDP *	Wade Hampton Census Area	135		207	88	208
Platinum city *	Bethel Census Area	64	146	267	55	239
Pleasant Valley CDP	Fairbanks North Star Borough	401		96	-	-
Point Baker CDP	Prince Of Wales-Outer Ketchikan C.A.	39		297	90	206
Point Hope city *	North Slope Borough	639	39	58	464	62
Point Lay CDP *	North Slope Borough	139		204	68	226
Polk Inlet CDP	Prince Of Wales-Outer Ketchikan C.A.	135		208	-	-
Port Alexander city	Wrangell-Petersburg Census Area	119	134	217	86	212
Port Alice CDP	Prince Of Wales-Outer Ketchikan C.A.	30		312	-	-
Port Alsworth CDP	Lake and Peninsula Borough	55		279	22	274
Port Clarence CDP	Nome Census Area	26		318	29	269
Port Graham CDP *	Kenai Peninsula Borough	166		185	161	153
Port Heiden city *	Lake and Peninsula Borough	119	135	216	92	203
Port Lions city *	Kodiak Island Borough	222	106	158	215	123
Port Protection CDP	Prince Of Wales-Outer Ketchikan C.A.	62		271	-	-
Portage Creek *	Dillingham Census Area	5		327	48	251
Primrose CDP	Kenai Peninsula Borough	63		269	-	-
Prudhoe Bay CDP	North Slope Borough	47		288	50	244
Quinhagak city *	Bethel Census Area	501	56	80	412	68
Rampart CDP *	Yukon-Koyukuk Census Area	68		264	50	245
Red Devil CDP *	Bethel Census Area	53		284	39	258
Ridgeway CDP	Kenai Peninsula Borough	2,018		30	-	-
Rowan Bay CDP	Wrangell-Petersburg Census Area	133		210	-	-
Ruby city *	Yukon-Koyukuk Census Area	170	122	182	197	134

CDP - Census Designated Place * - Alaska Native Village Statistical Area

Note: If community is a City or CDP as well as an ANVSA, City or CDP populations are used for ranking.

Alaska Department of Labor, Research & Analysis, Demographics Unit.

Table 4.5
ALPHABETICAL LISTING AND RANK ORDER
FOR ALASKA PLACES, 1990, 1980

Place	Census Area	April 1, 1990 Census Population	City Rank 1990	Place Rank 1990	April 1, 1980 Census Population	Place Rank 1980
Russian Mission city *	Wade Hampton Census Area	246	97	149	169	146
Salamatof CDP *	Kenai Peninsula Borough	999		39	334	88
Salcha CDP	Fairbanks North Star Borough	354		112	319	93
Sand Point city *	Aleutians East Borough	878	26	41	625	39
Savoonga city *	Nome Census Area	519	55	78	481	56
Saxman city *	Ketchikan Gateway Borough	369	72	108	273	104
Scammon Bay city *	Wade Hampton Census Area	343	78	115	250	108
Selawik city *	Northwest Arctic Borough	596	44	65	535	49
Seldovia city *	Kenai Peninsula Borough	316	84	122	479	57
Seward city	Kenai Peninsula Borough	2,599	19	24	1,843	22
Shageluk city *	Yukon-Koyukuk Census Area	139	130	203	131	172
Shaktolik city *	Nome Census Area	178	118	176	164	151
Sheldon Point city *	Wade Hampton Census Area	109	136	221	103	193
Shemya Station CDP	Aleutians West Census Area	664		55	600	42
Shishmaref city *	Nome Census Area	456	60	87	394	72
Shungnak city *	Northwest Arctic Borough	223	104	157	202	130
Sitka city	Sitka Borough	8,588	4	5	7,803	4
Skagway city	Skagway-Yakutat-Angoon Census Area	692	35	53	814	34
Skwentna CDP	Matanuska-Susitna Borough	85		246	-	-
Slana CDP *	Valdez-Cordova Census Area	83		268	49	247
Sleetmute CDP *	Bethel Census Area	106		226	107	188
Soldotna city	Kenai Peninsula Borough	3,482	13	17	2,320	15
Solomon *	Nome Census Area	6		326	4	285
South Naknek CDP *	Bristol Bay Borough	136		206	145	160
Stebbins city *	Nome Census Area	400	65	97	331	91
Sterling CDP	Kenai Peninsula Borough	3,802		14	919	33
Stevens Village CDP *	Yukon-Koyukuk Census Area	102		231	96	199
Stony River CDP *	Bethel Census Area	51		286	62	232
St. George city *	Aleutians West Census Area	138	131	205	158	155
St. John's Harbor CDP	Wrangell-Petersburg Census Area	69		262	-	-
St. Mary's city (Andreasky) *						
St. Mary's *	Wade Hampton Census Area	441	62	93	382	74
St. Michael city *	Nome Census Area	295	87	129	239	115
St. Paul city *	Aleutians West Census Area	763	30	47	551	47
Sutton CDP	Matanuska-Susitna Borough	308		126	182	140
Taktotna CDP *	Yukon-Koyukuk Census Area	38		299	48	248
Talkeetna CDP	Matanuska-Susitna Borough	250		147	264	105
Tanacross CDP *	Southeast Fairbanks Census Area	106		224	117	178
Tanana city *	Yukon-Koyukuk Census Area	345	77	114	388	73
Taltillek CDP *	Valdez-Cordova Census Area	119		218	68	225
Tazlina *	Valdez-Cordova Census Area	247		148	-	-
Tellida *	Yukon-Koyukuk Census Area	11		323	33	265
Teller city *	Nome Census Area	230	102	155	212	125
Tenakee Springs City *	Skagway-Yakutat-Angoon Census Area	94	139	238	138	164
Tetlin CDP *	Southeast Fairbanks Census Area	87		244	107	189
Thorne Bay city	Prince Of Wales-Outer Ketchikan C.A.	669	51	47	377	75
Togalak city *	Dillingham Census Area	613	42	62	470	59
Tok CDP *	Southeast Fairbanks Census Area	935		40	589	43
Toksook Bay city *	Bethel Census Area	420	64	95	333	89
Tonsina CDP	Valdez-Cordova Census Area	38		298	135	167
Trapper Creek CDP	Matanuska-Susitna Borough	296		128	-	-
Tuluksak city *	Bethel Census Area	358	75	111	236	117
Tuntutuliak CDP *	Bethel Census Area	300		127	216	-

CDP - Census Designated Place

* - Alaska Native Village Statistical Area

Note: If community is a City or CDP as well as an ANVSA, City or CDP populations are used for ranking.

Alaska Department of Labor, Research & Analysis, Demographics Unit.

Table 4.5
**ALPHABETICAL LISTING AND RANK ORDER
 FOR ALASKA PLACES, 1990, 1980**

Place	Census Area	April 1, 1990 Census Population	City Rank 1990	Place Rank 1990	April 1, 1980 Census Population	Place Rank 1980
Tununak city * (Inactive)	Bethel Census Area	316	85	123	288	98
Twin Hills CDP *	Dillingham Census Area	66		266	70	223
Two Rivers CDP	Fairbanks North Star Borough	453		89	359	78
Tyonak CDP *	Kenai Peninsula Borough	154		194	239	114
Ugashik *	Lake and Peninsula Borough	7		325	13	277
Ukivok *	Nome Census Area	0				
Unalakleet city *	Nome Census Area	714	32	49	623	40
Unalaska city *	Aleutians West Census Area	3,089	16	20	1,322	27
Upper Kalskag city (Kalskag *)	Bethel Census Area	172	120	179	129	173
Valdez city	Valdez-Cordova Census Area	4,068	9	12	3,079	12
Venette CDP *	Yukon-Koyukuk Census Area	182		172	132	170
Wainwright city *	North Slope Borough	492	57	81	405	70
Wales city *	Nome Census Area	161	124	188	133	169
Wasilla city	Matanuska-Susitna Borough	4,028	10	13	1,559	25
Whale Pass CDP	Prince Of Wales-Outer Ketchikan C.A.	75		255	90	205
White Mountain city *	Nome Census Area	180	115	174	125	174
Whitestone Logging Camp CDP	Skagway-Yakutat-Angoon Census Area	164		186	-	
Whittier city	Valdez-Cordova Census Area	243	98	150	196	133
Willow CDP	Matanuska-Susitna Borough	285		133	139	163
Wiseman *	Yukon-Koyukuk Census Area	33		309	8	280
Women's Bay CDP	Kodiak Island Borough	620		61		
Wrangell city	Wrangell-Petersburg Census Area	2,479	20	25	2,184	18
Yakutat city *	Skagway-Yakutat-Angoon Census Area	534	51	74	449	65

CDP - Census Designated Place

* - Alaska Native Village Statistical Area

Note: If community is a City or CDP as well as an ANVSA, City or CDP populations are used for ranking.

Alaska Department of Labor, Research & Analysis, Demographics Unit.