

ALASKA LEGISLATURE COMMITTEE FILES 1997-1998 8672

9091 HOUSE COMMUNITY & REGIONAL AFFAIRS

NEW HOUSING STOCK REQUIRED BASED ON OVERCROWDING

One key indication of housing need is the amount of living space available per household resident. The following table summarizes the average or mean square footage per house. This was calculated using community-level population data from the Alaska state demographer's office and survey data acquired for this study. Population was divided by survey household size data to estimate the total number of households per region. Likewise, survey square footage data was applied to estimate average square feet per house by each region.

Living space would have been preferred over total square footage, but square footage was the only obtainable number.

Household Size:

| Region | 1985 Total Population | Number of Households | Average Sq. Feet Per House | #Res/HH Rank 1-highest | Avg. No. Residents per Household |
|--------------|-----------------------------|----------------------------|----------------------------------|------------------------------|--|
| Bering Strs | 7,770 | 1,646 | 650 | 2 | 4.73 |
| Calista | 18,473 | 4,078 | 661 | 3 | 4.53 |
| Doyon | 47,849 | 15,688 | 686 | 9 | 3.07 |
| NANA | 5,790 | 1,129 | 731 | 1 | 5.30 |
| Ahtna | 3,034 | 1,167 | 808 | 12 | 2.59 |
| Koniag | 11,221 | 3,134 | 982 | 6 | 3.62 |
| Arctic Slope | 5,389 | 1,225 | 1,229 | 4 | 4.37 |
| Bristol Bay | 7,033 | 2,164 | 1,303 | 8 | 3.25 |
| Aleut | 3,783 | 1,401 | 1,411 | 11 | 2.73 |
| Sealaska | 22,479 | 6,075 | 1,509 | 5 | 3.70 |
| Cook Inlet | 73,142 | 24,060 | 1,885 | 10 | 3.06 |
| Chugach | 8,916 | 2,630 | 1,996 | 7 | 3.39 |
| TOTAL | 214,879 | 64,397 | 1,162 | | 3.73 |

In the areas covered by this study, the average square footage per house ranged from 650 to 1,996, and the average number of household residents ranged from 2.59 to 5.30. However, the regions differed in rank for average number of household residents and average square footage per house.

The Doyon region had the smallest square footage per house, yet ranked third in residents per household. Bering Straits, Calista, Doyon and NANA ranked the lowest four in average square footage per house, but Bering Straits, Calista, and NANA were the regions with the three highest residents per household. This would imply that Calista, Bering Straits, and NANA have large households living in small houses. For example, in NANA the average house had 5.3 people occupying 731 square feet of space.

COMPARISON OF LIVING SPACE

The following tables provide a breakdown by square footage per resident in percent of households. In the table below, for example, Ahtna has an estimated 1,167 households; 11% of Ahtna households have less than 100 square feet per resident; 22% of Ahtna households have less than 150 square feet; etc.

SQUARE FOOTAGE PER RESIDENT COMPARISONS (Percent of Households)

| Region | Estimated Total # House- holds | % HH less than -100 sf/res | % HH less than -150 sf/res | % HH less than -200 sf/res | % HH less than -250 sf/res | % HH less than -300 sf/res | % HH greater than -300 sf/res |
|--------------|---|--|--|--|--|--|---|
| Ahtna | 1,167 | 11% | 22% | 36% | 36% | 49% | 51% |
| Aleut | 1,401 | 5% | 7% | 14% | 20% | 26% | 74% |
| Arctic Slope | 1,225 | 8% | 18% | 38% | 48% | 58% | 43% |
| Bering Sts | 1,646 | 0% | 67% | 67% | 67% | 67% | 33% |
| Bristol Bay | 2,164 | 0% | 5% | 21% | 39% | 47% | 53% |
| Calista | 4,078 | 28% | 49% | 68% | 80% | 81% | 20% |
| Chugach | 2,630 | 0% | 10% | 23% | 30% | 45% | 55% |
| Cook Inlet | 24,060 | 1% | 2% | 5% | 10% | 12% | 88% |
| Doyon | 15,688 | 13% | 32% | 51% | 60% | 72% | 28% |
| Koniag | 3,134 | 2% | 14% | 34% | 44% | 59% | 41% |
| NANA | 1,129 | 29% | 52% | 75% | 83% | 87% | 14% |
| Sealaska | 6,075 | 5% | 13% | 26% | 35% | 41% | 59% |
| TOTAL | 64,397 | | | | | | |

In Calista and NANA, about 30% of the households had 100 or fewer square feet per resident which is equivalent to a 10 x 10 foot room. More than one-third of the residents in seven regions (Ahtna, Arctic Slope, Bering Straits, Calista, Doyon, Koniag, and NANA) were living in 200 square feet or less, which is equivalent to a 10 x 20 foot room. 48% or more of the residents in five regions (Arctic Slope, Bering Straits, Calista, Doyon, and NANA) were living in 250 square feet or less, which is equivalent to a 10 x 25 foot room. 80% of the residents in the Calista and NANA regions, were living in 250 square feet or less.

NUMBER OF HOUSEHOLDS

This next table provides the same information as the previous one reported by the estimated number of households rather than percentages.

SQUARE FOOTAGE PER RESIDENT COMPARISONS
(Number of Households)

| Region | Estimated | # HH | # HH | # HH | # HH | # HH | # HH |
|--------------|-----------|--------|--------|--------|--------|--------|---------|
| | Total # | less | less | less | less | less | greater |
| | House- | than | than | than | than | than | than |
| | holds | -100 | -150 | -200 | -250 | -300 | -300 |
| | | sf/res | sf/res | sf/res | sf/res | sf/res | sf/res |
| Ahtna | 1,167 | 127 | 254 | 425 | 425 | 573 | 594 |
| Aleut | 1,401 | 67 | 94 | 189 | 283 | 364 | 1,037 |
| Arctic Slope | 1,225 | 100 | 218 | 470 | 587 | 704 | 521 |
| Bering Sts | 1,646 | 0 | 1,098 | 1,098 | 1,098 | 1,098 | 548 |
| Bristol Bay | 2,164 | 115 | 457 | 835 | 1,026 | 1,026 | 1,138 |
| Calista | 4,078 | 1,146 | 2,006 | 2,773 | 3,250 | 3,283 | 795 |
| Chugach | 2,630 | 5 | 263 | 605 | 789 | 1,184 | 1,447 |
| Cook Inlet | 24,060 | 192 | 553 | 1,275 | 2,358 | 2,887 | 21,173 |
| Doyon | 15,688 | 2,024 | 5,083 | 8,017 | 9,366 | 11,280 | 4,408 |
| Koniag | 3,134 | 53 | 426 | 1,062 | 1,382 | 1,858 | 1,276 |
| NANA | 1,129 | 330 | 589 | 847 | 940 | 977 | 137 |
| Sealaska | 6,075 | 298 | 796 | 1,592 | 2,138 | 2,491 | 3,584 |
| TOTAL | 64,397 | 4,458 | 11,838 | 19,188 | 23,642 | 27,724 | 36,673 |

The total number of households with 200 sq.ft. per resident or less was 19,188. Doyon alone accounted for over 8,000 of those households or 42%. Over 23,000 households had 250 sq.ft. per resident or less, which represents an increase of about 4,500 homes from 200 sq.ft. or less.

HOUSING PHYSICAL CONDITION BASED ON INSULATION

In the following table, percentages of houses with attics and walls of different R-values are listed by region. R-values refer to the level of insulation. One inch of batt insulation is approximately equal to R-3. For example, R-38 is equivalent to 12 inches of batt, and R-19 is equivalent to 6 inches of batting.

Insulation Levels in Percentages:

| | -----Attic----- | | | | | ---Walls---- | | Can't Maint 70 deg F |
|--------------|-----------------|------------|------------|------------|------------|--------------|------------|-------------------------|
| | R<R11 | R<R19 | R<R22 | R<R30 | R<R38 | R<R11 | R<R19 | |
| Ahtna | 15% | 51% | 78% | 80% | 96% | 22% | 69% | 56% |
| Aleut | 23% | 36% | 50% | 65% | 76% | 23% | 45% | 16% |
| Arctic Slope | 0% | 6% | 19% | 36% | 56% | 1% | 18% | 37% |
| Bering Strs | 14% | 29% | 89% | 94% | 97% | 11% | 41% | 67% |
| Bristol Bay | 14% | 39% | 76% | 78% | 90% | 19% | 52% | 22% |
| Calista | 3% | 34% | 68% | 77% | 77% | 11% | 78% | 41% |
| Chugach | 16% | 26% | 47% | 56% | 71% | 20% | 52% | 15% |
| Cook Inlet | 7% | 22% | 52% | 71% | 77% | 10% | 62% | 12% |
| Doyon | 4% | 18% | 47% | 74% | 79% | 11% | 65% | 40% |
| Koniag | 2% | 11% | 17% | 18% | 20% | 3% | 63% | 27% |
| NANA | 25% | 25% | 50% | 50% | 50% | 1% | 26% | 72% |
| Sealaska | 12% | 55% | 93% | 95% | 97% | 15% | 81% | 41% |
| TOTAL | 9% | 29% | 58% | 69% | 76% | 12% | 57% | 36% |

According to the 1986 Energy Conservation Standard For New Residential Buildings published by the State DCRA Office of Energy Programs, the minimum prescribed insulation requirement for ceilings is R-38, except in Arctic Slope where the ceiling requirement is R-52. The minimum prescribed insulation requirements for walls are R-21 in Sealaska; R-18 in Aleut, Chugach, Cook Inlet, and Koniag; R-25 in Ahtna, Bristol Bay, Calista, and Doyon; R-30 in Bering Straits and NANA; and R-35 in Arctic Slope.

Houses with attic R-values less than R-38 range from 71% to 97% in nine of the regions, and more than half of the houses in two more regions. Houses with wall R-values less than R-19 range from 41% to 81% in all but two regions.

(The heating sources per region do not sum to 100% because many households used more than one heating source.)

Heating Sources in Percents:

| | Wood Stove | Oil Pot | Oil Furnace | Propane | Natural Gas | Electric | Other |
|--------------|---------------|------------|----------------|---------|----------------|----------|-------|
| Ahtna | 77% | 17% | 41% | 1% | 0% | 1% | 1% |
| Aleut | 33% | 8% | 59% | 2% | 0% | 15% | 26% |
| Arctic Slope | 27% | 12% | 55% | 1% | 0%* | 0% | 33% |
| Bering Sts | 83% | 40% | 19% | 50% | 0% | 12% | 2% |
| Bristol Bay | 21% | 54% | 41% | 10% | 0% | 8% | 11% |
| Calista | 56% | 72% | 15% | 13% | 0% | 9% | 1% |
| Chugach | 69% | 26% | 43% | 0% | 0% | 3% | 1% |
| Cook Inlet | 54% | 0% | 16% | 5% | 25% | 32% | 3% |
| Doyon | 92% | 8% | 10% | 0% | 0% | 0% | 0% |
| Koniag | 66% | 36% | 42% | 1% | 0% | 0% | 15% |
| NANA | 70% | 30% | 32% | 0% | 0% | 0% | 22% |
| Sealaska | 65% | 23% | 47% | 1% | 0% | 1% | 1% |

* Note: Arctic Slope region includes Barrow/Browerville which primarily uses natural gas as a heating source. This is not reflected in the table because Barrow was not surveyed.

The primary heating source in Ahtna, Chugach, Cook Inlet, Doyon, Koniag, NANA, and Sealaska was wood stoves. The primary heating source in Aleut and Arctic Slope was oil furnaces, and oil pot burners in Bristol Bay and Calista regions.

The following table indicates condition based on current survey assessment. For example, in Ahtna, 65% of the windows were like new; 12% of the plumbing required major repairs; and 35% of the windows required replacement.

Physical Condition of Housing Structures in Percentages:

| | Like New/Minor Repair | | | | | Major Repair | | | Replace | | | | |
|--------------|-----------------------|-----|-----|-----|------|--------------|-----|-----|---------|-----|-----|-----|-----|
| | Win | Dor | Plb | Fnd | Hm | Plb | Fnd | Hm | Win | Dor | Plb | Fnd | Hm |
| Ahtna | 65% | 62% | 32% | 57% | 37% | 12% | 10% | 43% | 35% | 38% | 57% | 33% | 21% |
| Aleut | 72% | 72% | 79% | 79% | 76% | 12% | 14% | 14% | 28% | 28% | 9% | 7% | 10% |
| Arctic Slope | 53% | 58% | 78% | 66% | 59% | 6% | 20% | 36% | 47% | 42% | 16% | 14% | 5% |
| Bering Sts | 45% | 59% | 28% | 90% | 100% | 0% | 0% | 0% | 55% | 42% | 72% | 10% | 0% |
| Bristol Bay | 54% | 56% | 54% | 51% | 37% | 22% | 43% | 57% | 46% | 44% | 24% | 7% | 7% |
| Calista | 67% | 74% | 5% | 59% | 71% | 0% | 27% | 26% | 33% | 26% | 95% | 15% | 3% |
| Chugach | 80% | 84% | 89% | 89% | 79% | 9% | 9% | 16% | 20% | 16% | 3% | 2% | 5% |
| Cook Inlet | 91% | 94% | 95% | 99% | 94% | 1% | 1% | 6% | 9% | 6% | 3% | 0% | 0% |
| Doyon | 54% | 58% | 29% | 60% | 54% | 3% | 13% | 30% | 46% | 42% | 69% | 27% | 17% |
| Koniag | 85% | 87% | 90% | 93% | 91% | 8% | 5% | 8% | 15% | 13% | 3% | 2% | 1% |
| NANA | 53% | 53% | 52% | 53% | 53% | 37% | 37% | 37% | 47% | 47% | 12% | 10% | 10% |
| Sealaska | 91% | 88% | 91% | 84% | 75% | 8% | 16% | 24% | 9% | 12% | 1% | 1% | 1% |
| TOTAL | 70% | 74% | 61% | 77% | 73% | 7% | 14% | 21% | 30% | 26% | 32% | 10% | 6% |

Trained interviewers rated the windows (Win), doors (Dor), plumbing (Plb), foundation (Fnd), and overall home condition (Hm) for every house as needing minor repair, major repair, or replacement.

Since weatherization contractors normally repair windows first, the window conditions of houses was an important factor. 33% to 55% of the windows in Ahtna, Arctic Slope, Berings Straits, Bristol Bay, Calista, Doyon, and NANA needed to be replaced. 38% to 47% of the doors needed to be replaced in Ahtna, Arctic Slope, Bering Straits, Bristol Bay, Doyon, and NANA. 95% of the plumbing in houses in Calista needed to be replaced. 72% in Bering Straits, 69% in Doyon, and 57% in Ahtna. 40% to 50% of the foundations needed major repair or replacement in Ahtna, Bristol Bay, Calista, Doyon, and NANA. 21% of Ahtna's houses were rated as needing replacement and 17% of Doyon's houses. 57% of houses in Bristol Bay needed major repair, 43% in Ahtna, 37% in NANA, and 36% in Arctic Slope.

HEALTH AND SAFETY RESULTS FROM STUDY SURVEY

Homes Meeting Selected Fire Codes:

| | % Without Egress Window | % Without Smoke Detector |
|-----------------------|----------------------------|-----------------------------|
| Ahtna | 62% | 64% |
| Aleut | 53% | 9% |
| Arctic Slope | 35% | 18% |
| Bering Sts | 52% | 28% |
| Bristol Bay | 38% | 10% |
| Calista | 41% | 51% |
| Chugach | 14% | 18% |
| Cook Inlet | 31% | 19% |
| Doyon | 53% | 32% |
| Koniag | 6% | 20% |
| NANA | 49% | 25% |
| Sealaska | 26% | 31% |
| SURVEY-WIDE TOTAL | 38% | 28% |

(An egress window is defined as a sufficiently large enough window for residents to crawl through in case of fire or other emergencies according the Uniform Fire Code.)

50% or more of the homes in Ahtna, Aleut, Bering Straits, Doyon, and NANA (49%) did not have an egress window. A common problem with egress windows was that they freeze shut during the winter months.

Smoke detectors were not present in half of the homes in Calista and 64% of the homes in Ahtna. One-third or fewer of the homes in other regions did not have smoke detectors. Although a home may have a smoke detector, it is common practice for residents to remove the batteries to operate other equipment.

Utility Status:

| | Without Running Water | Without Sewer System |
|-------------------|-----------------------------|----------------------------|
| Ahtna | 61% | 56% |
| Aleut | 4% | 5% |
| Arctic Slope | 22% | 98% |
| Bering Sts | 78% | 78% |
| Bristol Bay | 30% | 25% |
| Calista | 98% | 97% |
| Chugach | 3% | 3% |
| Cook Inlet | 6% | 6% |
| Doyon | 70% | 70% |
| Koniag | 4% | 3% |
| NANA | 72% | 73% |
| Sealaska | 3% | 4% |
| SURVEY-WIDE TOTAL | 39% | 44% |

For the purposes of this study, "sewer system" was defined as flushable toilets, and "running water" was defined as suitable drinking water piped, hauled or pumped into the house. It is important to note that some communities have sewer systems, and no running water because the water is not drinkable.

REGIONAL HOUSING STOCK SUMMARY

Home Owner:

| | % Self | % Relative | % Other |
|--------------|------------|------------|------------|
| Ahtna | 97% | 3% | 0% |
| Aleut | 42% | 4% | 54% |
| Arctic Slope | 77% | 13% | 10% |
| Bering Sts | 77% | 5% | 18% |
| Bristol Bay | 86% | 7% | 8% |
| Calista | 87% | 6% | 6% |
| Chugach | 82% | 2% | 17% |
| Cook Inlet | 83% | 1% | 16% |
| Doyon | 87% | 1% | 12% |
| Koniag | 63% | 36% | 1% |
| NANA | 80% | 16% | 4% |
| Sealaska | 76% | 5% | 19% |
| TOTAL | 78% | 5% | 17% |

Other home owners include HUD, various state agencies, etc. 54% of the houses in Aleut were not owned by the resident or a relative. 63% to 97% of the houses in all regions were built by the resident. A relative of the resident built 36% of the houses in Koniag, 16% in NANA, and 13% in Arctic Slope.

Home Builder:

| | % Self | % HUD | % BIA | % Contractor | % Other |
|--------------|------------|------------|-----------|--------------|------------|
| Ahtna | 39% | 14% | 19% | 0% | 29% |
| Aleut | 26% | 23% | 0% | 3% | 47% |
| Arctic Slope | 10% | 3% | 1% | 7% | 79% |
| Bering Sts | 27% | 10% | 23% | 0% | 39% |
| Bristol Bay | 32% | 32% | 0% | 13% | 22% |
| Calista | 45% | 9% | 4% | 1% | 41% |
| Chugach | 12% | 30% | 9% | 8% | 41% |
| Cook Inlet | 32% | 1% | 0% | 37% | 30% |
| Doyon | 46% | 15% | 1% | 2% | 20% |
| Koniag | 25% | 56% | 13% | 0% | 3% |
| NANA | 15% | 49% | 1% | 11% | 21% |
| Sealaska | 29% | 13% | 6% | 1% | 51% |
| TOTAL | 30% | 19% | 8% | 8% | 36% |

Other possible builders are different state agencies and contractors outside of Alaska. 25% to 46% of the houses were built by the home owner in nine of the regions (Ahtna, Aleut, Bering Straits, Bristol Bay, Calista, Cook Inlet, Doyon, Koniag, and Sealaska). About 45% of the houses in Calista and Doyon were built by the home owner.

Power Source in Percent of Households:

| | Electric Utility | Home Generator | Other | None |
|--------------|---------------------|-------------------|-------|------|
| Ahtna | 80% | 3% | 3% | 14% |
| Aleut | 96% | 4% | 0% | 0% |
| Arctic Slope | 100% | 0% | 0% | 0% |
| Bering Sts | 97% | 2% | 1% | 1% |
| Bristol Bay | 75% | 24% | 2% | 0% |
| Calista | 99% | 1% | 0% | 1% |
| Chugach | 100% | 0% | 0% | 0% |
| Cook Inlet | 98% | 2% | 0% | 1% |
| Doyon | 93% | 1% | 1% | 6% |
| Koniag | 99% | 0% | 0% | 1% |
| NANA | 100% | 0% | 0% | 0% |
| Sealaska | 95% | 5% | 0% | 0% |

14% of households in Ahtna and 6% in Doyon do not have a power source. 100% of the homes surveyed in Arctic Slope, Chugach, and NANA had an electric utility hookup. Almost one-fourth of the homes in Bristol Bay region used a home generator.

NEED BASED ON HOUSING STOCK CONDITION AND AGE

The following table shows the approximate age of existing housing stock based on project survey data broken down by region. For example, in the Ahtna region, approximately 16.9% of the houses were under 6 years old, while 41.5% were 11 to 20 years.

Age of Housing Stock:

| | % Houses 0-5 Yrs | % Houses 6-10 Yrs | % Houses 11-20 Yrs | % Houses 21-30 Yrs | % Houses 31 or More |
|--------------|---------------------|----------------------|-----------------------|-----------------------|------------------------|
| Ahtna | 16.9% | 4.6% | 41.5% | 6.2% | 30.8% |
| Aleut | 12.9% | 38.8% | 23.5% | 15.3% | 9.4% |
| Arctic Slope | 23.9% | 54.4% | 14.1% | 5.4% | 1.1% |
| Bering Sts | 9.2% | 19.2% | 53.3% | 9.2% | 9.2% |
| Bristol Bay | 13.6% | 18.6% | 30.5% | 10.2% | 27.1% |
| Calista | 19.4% | 18.9% | 38.3% | 17.9% | 5.6% |
| Chugach | 19.8% | 30.6% | 20.7% | 15.3% | 13.5% |
| Cook Inlet | 25.7% | 22.8% | 21.4% | 19.4% | 10.7% |
| Doyon | 19.5% | 20.8% | 34.9% | 8.7% | 16.1% |
| Koniag | 14.7% | 23.2% | 41.1% | 16.8% | 4.2% |
| NANA | 10.1% | 33.7% | 42.7% | 6.7% | 6.7% |
| Sealaska | 8.7% | 12.7% | 31.0% | 14.3% | 33.3% |

The older houses tended to be found in Ahtna, Bristol Bay, and Sealaska; 27% to 33% of the houses were 31 years old or more. 47.6% of the houses in Sealaska were 21 years or older. More than half of the houses in the Aleut, Arctic Slope, and Chugach regions were newer houses, only 10 years old or less.

The following table shows the size of houses by square footage category and broken down by region. For example, 11% of Ahnta houses are 300 square feet or less and 68% (11+13+44=68%) are 750 square feet or less.

Square Footage of Houses in Percentages:

| | 300 or less | 301 to 500 | 501 to 750 | 751 to 1000 | 1001 to 2000 | 2001 or more |
|--------------|-------------------|------------------|------------------|-------------------|--------------------|--------------------|
| Ahtna | 11% | 13% | 44% | 7% | 18% | 7% |
| Aleut | 5% | 14% | 4% | 14% | 42% | 21% |
| Arctic Slope | 1% | 10% | 8% | 26% | 45% | 10% |
| Bering Sts | 0% | 0% | 0% | 33% | 33% | 33% |
| Bristol Bay | 2% | 7% | 14% | 35% | 23% | 19% |
| Calista | 9% | 32% | 27% | 16% | 15% | 2% |
| Chugach | 2% | 6% | 16% | 27% | 24% | 26% |
| Cook Inlet | 1% | 4% | 2% | 8% | 40% | 45% |
| Doyon | 13% | 32% | 17% | 27% | 7% | 4% |
| Koniag | 0% | 3% | 5% | 56% | 31% | 5% |
| NANA | 3% | 17% | 15% | 63% | 2% | 1% |
| Sealaska | 3% | 6% | 8% | 21% | 41% | 21% |
| TOTAL | 5% | 14% | 14% | 26% | 26% | 16% |

Ahtna and Doyon have the highest percent of houses only 300 sq.ft. or less. Almost half of Ahtna houses are 501 to 750 sq.ft., and over half of Koniag houses are 751 to 1000 square feet. 40% to 45% of Aleut, Arctic Slope, Cook Inlet, and Sealaska houses are 1001 to 2000 sq.ft.

NEW HOUSING STOCK NEEDED - SUMMARY

The following table consolidates major study findings by number of houses needing replacement, number with 3 or more generations per households, total estimated new housing needed, and approximate cost based on an average of \$116,000 to build a new house in non-urban Alaska.

NEW HOUSING STOCK NEEDED TO REPLACE HOMES IN POOR CONDITION
AND
TO PROVIDE HOMES FOR THIRD AND FOURTH GENERATIONS

| | Estimated Total # HH | # HH Rated Replace | # HH w/ 3+ Gener | TOTAL NEW HOUSING NEEDED | COST @ \$116k per New House (000's) |
|--------------|----------------------------|--------------------------|------------------------|--------------------------------|--|
| Ahtna | 1,167 | 245 | 98 | 343 | \$39,799 |
| Aleut | 1,401 | 140 | 48 | 188 | \$21,777 |
| Arctic Slope | 1,225 | 61 | 229 | 290 | \$33,678 |
| Bering Sts | 1,646 | 0 | 174 | 174 | \$20,239 |
| Bristol Bay | 2,164 | 151 | 136 | 288 | \$33,386 |
| Calista | 4,078 | 122 | 669 | 791 | \$91,771 |
| Chugach | 2,630 | 132 | 139 | 271 | \$31,423 |
| Cook Inlet | 24,060 | 0 | 217 | 217 | \$25,119 |
| Doyon | 15,688 | 2,667 | 502 | 3,169 | \$367,601 |
| Koniag | 3,134 | 31 | 235 | 266 | \$30,901 |
| NANA | 1,129 | 113 | 174 | 287 | \$33,265 |
| Sealaska | 6,075 | 61 | 395 | 456 | \$52,853 |
| TOTAL | 64,397 | 3,724 | 3,016 | 6,740 | \$781,813 |

The column headed "# HH Rated Replace" refers to the number of houses that were rated on the survey as needing replacement. "# HH w/3+ Gener" refers to the number of households with three or more generations. And "Total New Housing Needed" represents the sum of the previous two columns.

The 6,740 total new houses needed represents all of those existing houses which must be replaced plus the number of houses needed to provide a third (or fourth) generation with their own house.

The total cost to build the 6,740 houses would be \$781,813,000. The \$116,000 cost per house was derived from the current average cost to build the average 1200 sq.ft. new house in rural Alaska:

| | |
|-----------|--|
| \$92,200 | HUD current contribution |
| \$18,440 | State of Alaska current contribution |
| \$ 5,000 | Cost to achieve new Thermal and Lighting Standards |
| ----- | |
| \$115,640 | Total Cost under current practices * |

* Note: Additional costs can be incurred for water and sewer system hookups. PHS will currently cover these costs up to \$25,000 (within and up to certain amounts authorized by Congress for Alaska).

These costs were based on a project of new homes being built, not a single house built in a single community.

There were households who had a home but were not living in it during the winter either because the home was not in suitable living condition or they could not afford to heat it. In the forty-four communities surveyed, there were 88 people (or 49 households) who were living with other households for these reasons. This represents 3.2% of the total households surveyed.

INTRODUCTION TO OVERCROWDING CONDITIONS AND ISSUES

According to the 1985 edition of Dwelling Construction Under The Uniform Building Code.

The UBC model codes for residential occupancies states a minimum residential room size of 120 sq.ft. per living room, 150 sq.ft. per living and sleeping room, 90 sq. ft. per bedroom, and 220 sq.ft. (plus 100 sq.ft. for each occupant over 2) per efficiency or bachelor apartment.

The codes states for room dimensions that "...one room shall have not less than 120 square feet of floor area. Other inhabitable rooms...shall have an area of not less than 70 square feet."

For the purposes of comparison, no assumptions were made about any one standard square footage per resident. Instead, three scenarios are presented to most accurately describe the current housing situation: 200 sq. ft. or less per resident; 250 sq. ft. or less per resident; and 300 sq. ft. or less per resident. Each of the following three tables portray one of these scenarios.

**NEW HOUSING STOCK NEEDED TO REMEDY OVERCROWDING
FOR HOUSEHOLDS WITH 200 OR FEWER SQ. FT. PER RESIDENT**

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|--------------|----------------------------|------------------------|-------------------------|--|--------------------------|--|--|
| | Estimated Total # HH | # HH <200 sf/res | # HH add-on 320sf | COST @ \$15k per Household Needed (000'S) | # HH New Hm Needed | COST @ \$116k per New House (000'S) | TOTAL COST (000'S) |
| Ahtna | 1,167 | 425 | 376 | \$5,636 | 49 | \$5,719 | \$11,354 |
| Aleut | 1,401 | 189 | 182 | \$2,730 | 7 | \$811 | \$3,541 |
| Arctic Slope | 1,225 | 470 | 407 | \$6,098 | 63 | \$7,360 | \$13,458 |
| Bering Sts | 1,646 | 1,098 | 553 | \$8,301 | 545 | \$63,175 | \$71,475 |
| Bristol Bay | 2,164 | 835 | 808 | \$12,124 | 27 | \$3,100 | \$15,224 |
| Calista | 4,078 | 2,773 | 1,570 | \$23,543 | 1,203 | \$139,604 | \$163,147 |
| Chugach | 2,630 | 605 | 553 | \$8,295 | 52 | \$6,035 | \$14,330 |
| Cook Inlet | 2,060 | 1,275 | 1,215 | \$18,226 | 60 | \$6,951 | \$25,177 |
| Doyon | 15,488 | 8,017 | 6,606 | \$99,090 | 1,411 | \$163,675 | \$262,765 |
| Koniag | 3,134 | 1,062 | 957 | \$14,353 | 105 | \$12,196 | \$26,549 |
| NANA | 1,129 | 847 | 440 | \$6,594 | 407 | \$47,259 | \$53,853 |
| Sealaska | 6,075 | 1,592 | 1,422 | \$21,325 | 170 | \$19,760 | \$41,085 |
| TOTAL | 64,397 | 19,188 | 15,088 | \$226,314 | 4,100 | \$475,645 | \$701,959 |
| | | | | | | | (LESS HOMES ALREADY REPLACED).... \$210,243 |
| | | | | | | | TOTAL COST TO REMEDY OVERCROWDING.... \$491,717 |

Column 1 shows the same housing estimates used in all tables. Column 2 represents the number of households with 200 sq. ft. or less per resident. Column 3 shows the number of households that would no longer have less than 200 sq. ft. per resident if a 320 sq. ft. addition were built onto the existing house. Column 4 is the total cost of building the additions at \$15,000 per addition. The \$15,000 cost is the current cost to build a 320 sq. ft. addition in rural Alaska based on the BIA Housing Improvement Program. Column 5 shows the number of houses that would still have less than 200 sq. ft. per resident if 320 square feet were added. Since, in this case, the addition would not resolve the overcrowding for these households, a new house would be required.

Column 6 shows what the cost would be based on \$116,000 per new house to accommodate the households identified in column 5. Column 7 shows the total cost to remedy overcrowding in the 200 or less square footage per resident scenario: total cost combines the cost of additions (column 4) and the cost of new houses needed (column 6).

The table shows a total cost for all regions equals \$701,959,000.

New houses already accounted for by virtue of being rated "replace" were subtracted, leaving a net cost of \$491,717,000.

Building a new house for the third (or fourth) generation may alleviate overcrowded conditions, depending on the number of people in a generation. In the best case scenario, 3,016 homes (from the generation table) would no longer have overcrowded conditions if one generation moved out, and the total cost would decrease by \$349,856,000. This would have the greatest impact on the Arctic Slope, Calista, NANA, and Bering Straits regions.

The assumption was made that if adding 320 square feet to a house did not solve the overcrowded conditions, building a new and larger home for the household would solve the problem. Again, there is a possibility that large families will still have 200 sq.ft. or less per resident even if part of the family stays in the original house and part of the family moves into the new house. This overlap may cause the total cost to be understated.

**NEW HOUSING STOCK NEEDED TO REMEDY OVERCROWDING
FOR HOUSEHOLDS WITH 250 OR FEWER SQ FT PER RESIDENT**

| | Estimated Total # HH | # HH <250 sf/res | # HH add-on 320sf | COST @ \$15k per Household (000'S) | # HH New Hm Needed | COST @ \$116k per New House (000'S) |
|--------------|----------------------------|------------------------|-------------------------|---|--------------------------|--|
| Ahtna | 1,167 | 425 | 333 | \$4,992 | 92 | \$10,698 |
| Aleut | 1,401 | 283 | 265 | \$3,969 | 18 | \$2,134 |
| Arctic Slope | 1,225 | 587 | 397 | \$5,952 | 190 | \$22,062 |
| Bering Sts | 1,646 | 1,098 | 422 | \$6,324 | 676 | \$78,459 |
| Bristol Bay | 2,164 | 1,026 | 943 | \$14,143 | 83 | \$9,640 |
| Calista | 4,078 | 3,250 | 1,300 | \$19,500 | 1,950 | \$226,200 |
| Chugach | 2,630 | 789 | 661 | \$9,918 | 128 | \$14,827 |
| Cook Inlet | 24,060 | 2,358 | 2,193 | \$32,894 | 165 | \$19,147 |
| Doyon | 15,688 | 9,366 | 6,425 | \$96,376 | 2,941 | \$341,147 |
| Koniag | 3,134 | 1,382 | 1,078 | \$16,169 | 304 | \$35,269 |
| NANA | 1,129 | 940 | 310 | \$4,653 | 630 | \$73,057 |
| Sealaska | 6,075 | 2,138 | 1,747 | \$26,201 | 391 | \$45,385 |
| TOTAL | 64,397 | 23,642 | 16,073 | \$241,092 | 7,569 | \$878,025 |
| | | | | | | \$1,119,117 |
| | | | | | | (LESS HOMES ALREADY REPLACED)... \$426,874 |
| | | | | | | TOTAL COST TO REMEDY OVERCROWDING \$692,243 |

**NEW HOUSING STOCK NEEDED TO REMEDY OVERCROWDING
FOR HOUSEHOLDS WITH 300 OR FEWER SQFT PER RESIDENT**

| | Estimated Total # HH | # HH <300 sf/res | # HH add-on 320sf | COST @ \$15k per Household (000'S) | # HH New Hm Needed | COST @ \$116k per New House (000'S) |
|--------------|----------------------------|------------------------|-------------------------|---|--------------------------|--|
| Ahtna | 1,167 | 573 | 415 | \$6,231 | 158 | \$18,279 |
| Aleut | 1,401 | 364 | 327 | \$4,903 | 37 | \$4,307 |
| Arctic Slope | 1,225 | 704 | 390 | \$5,850 | 314 | \$36,422 |
| Bering Sts | 1,646 | 1,098 | 307 | \$4,612 | 791 | \$91,705 |
| Bristol Bay | 2,164 | 1,026 | 844 | \$12,666 | 182 | \$21,066 |
| Calista | 4,078 | 3,283 | 1,008 | \$15,118 | 2,275 | \$263,914 |
| Chugach | 2,630 | 1,184 | 868 | \$13,018 | 316 | \$36,671 |
| Cook Inlet | 24,060 | 2,887 | 2,520 | \$37,805 | 367 | \$42,531 |
| Doyon | 15,688 | 11,280 | 5,674 | \$85,108 | 5,606 | \$650,315 |
| Koniag | 3,134 | 1,858 | 1,163 | \$17,447 | 695 | \$80,607 |
| NANA | 1,129 | 977 | 231 | \$3,459 | 746 | \$86,586 |
| Sealaska | 6,075 | 2,491 | 1,731 | \$25,969 | 760 | \$88,132 |
| TOTAL | 64,397 | 27,725 | 15,479 | \$232,185 | 12,246 | \$1,420,534 |
| | | | | | | \$1,652,719 |
| | | | | | | (LESS HOMES ALREADY REPLACED)... \$770,198 |
| | | | | | | \$882,521 |

MAJOR REPAIRS NEEDED

In addition to the need for new housing, there are houses in rural Alaska which require major repair. The following discussion describes the rehabilitation standards and costs involved for major repairs on a home in rural Alaska. The discussion is followed by a table which described the general need for major housing repairs.

REHABILITATION STANDARDS

MAJOR REPAIRS NOT INCLUDING FOUNDATION WORK \$15,000+:

Replace all exterior doors with Metal Insulated R-16 pre-hung doors.

Insulate attic spaces, when possible, to a minimum of R-38.

Replace all windows with Alaska Window Vinyl Cased double pane Heat Mirror or Low e windows.

Insulate all exterior wall to a minimum of R-19.

Insulate all floors to a minimum of R-38 whenever possible.

Replace existing heating system with a high-efficiency outside air source, thermostatically controlled oil stove, or a high efficiency wood stove where appropriate.

Conduct a before and after computerized blower door test and an infrared thermography test.

Upgrade all interior wiring to National Electrical Code standards.

Insure the integrity of the ceiling and wall vapor barriers by installing new interior vapor barriers and ceiling and wall material.

Cover exterior of the house with Tyvek wrap and reside with appropriate siding to reduce wind driven air and moisture infiltration.

Repair flooring and recover with tile or carpet as necessary.

Replace all appliances with high energy efficient appliances.

Repair all interior doors, window sills, cabinets, and plumbing, as appropriate.

Repair and replace roof as necessary.

MAJOR REPAIRS INCLUDING FOUNDATION WORK \$25,000*:

All of the above plus foundation work.

Raise the house off the existing pad and rebuild the foundation pad with gravel and insulation to cure permafrost problems.

Repair and/or replace existing deck framing to cure center sag and edge sag of floor joists.

Install new longitudinal beams for house support.

Install new foundation pads and new vertical foundation support posts.

Level house and brace foundation.

* These are all inclusive costs based upon current material bid costs, current barge and air freight rates, and the known costs associated with the Alaska Legal Services v. HUD rehabilitation settlement cost of the "HUD 500" homes presently being rehabilitated.

HOUSES NEEDING MAJOR REPAIR

| | Estimated Number of Households | # HH • Rated Maj Rep | # HH w/ attic R<R38 | # HH w/ walls R<R19 | # HH Can't Maintain 70 deg F |
|--------------|--------------------------------------|----------------------------|---------------------------|---------------------------|------------------------------------|
| Ahtna | 1,167 | 502 | 1,125 | 799 | 657 |
| Aleut | 1,401 | 196 | 1,062 | 626 | 226 |
| Arctic Slope | 1,225 | 441 | 690 | 224 | 453 |
| Bering Sts | 1,646 | 0 | 1,588 | 667 | 1,101 |
| Bristol Bay | 2,176 | 1,233 | 1,943 | 1,123 | 480 |
| Calista | 4,078 | 1,060 | 3,136 | 3,177 | 1,680 |
| Chugach | 2,630 | 421 | 1,875 | 1,375 | 402 |
| Cook Inlet | 24,060 | 1,444 | 18,454 | 14,941 | 2,887 |
| Doyon | 15,688 | 4,706 | 12,409 | 10,150 | 6,322 |
| Koniag | 3,134 | 251 | 627 | 1,962 | 831 |
| NANA | 1,129 | 418 | 565 | 288 | 814 |
| Sealaska | 6,075 | 1,458 | 5,887 | 4,890 | 2,491 |
| TOTAL | 64,397 | 12,130 | 49,361 | 40,223 | 18,345 |

The second column shows the number of households rated as needing major repair; the third column indicates the number of households with an attic R-value less than R-38, which is equivalent to 12 inches of fiberglass insulation; the fourth column indicates the number of households with less than R-19 walls, which is equivalent to 3.5 inches of fiberglass insulation; and the fifth column shows the number of households that indicated inability to maintain 70 degrees Fahrenheit in the coldest weather.

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State of Alaska

MAJOR REPAIRS INCLUDING FOUNDATION WORK \$25,000+:

All of the above plus foundation work.

Raise the house off the existing pad and rebuild the foundation pad with gravel and insulation to cure permafrost problems.

Repair and/or replace existing deck framing to cure center sag and edge sag of floor joists.

Install new longitudinal beams for house support.

Install new foundation pads and new vertical foundation support posts.

Level house and brace foundation.

* These are all inclusive costs based upon current material bid costs, current barge and air freight rates, and the known costs associated with the Alaska Legal Services v. HUD rehabilitation settlement cost of the "HUD 500" homes presently being rehabilitated.

HOUSES NEEDING MAJOR REPAIR

| | Estimated Number of Households | # HH - Rated Maj Rep | # HH w/ attic R<R38 | # HH w/ walls R<R19 | # HH Can't Maintain 70 deg F |
|--------------|--------------------------------------|----------------------------|---------------------------|---------------------------|------------------------------------|
| Ahtna | 1,167 | 502 | 1,125 | 799 | 657 |
| Aleut | 1,401 | 196 | 1,062 | 626 | 226 |
| Arctic Slope | 1,225 | 441 | 690 | 224 | 453 |
| Bering Sts | 1,646 | 0 | 1,588 | 667 | 1,101 |
| Bristol Bay | 2,174 | 1,233 | 1,943 | 1,123 | 480 |
| Calista | 4,078 | 1,060 | 3,136 | 3,177 | 1,680 |
| Chugach | 2,630 | 421 | 1,875 | 1,375 | 402 |
| Cook Inlet | 24,060 | 1,444 | 18,454 | 14,941 | 2,887 |
| Doyon | 15,688 | 4,706 | 12,409 | 10,150 | 6,322 |
| Koniag | 3,134 | 251 | 627 | 1,962 | 831 |
| NANA | 1,129 | 418 | 565 | 288 | 814 |
| Sealaska | 6,075 | 1,458 | 5,887 | 4,890 | 2,491 |
| TOTAL | 64,397 | 12,130 | 49,361 | 40,223 | 18,345 |

The second column shows the number of households rated as needing major repair; the third column indicates the number of households with an attic R-value less than R-38, which is equivalent to 12 inches of fiberglass insulation; the fourth column indicates the number of households with less than R-19 walls, which is equivalent to 3.5 inches of fiberglass insulation; and the fifth column shows the number of households that indicated inability to maintain 70 degrees Fahrenheit in the coldest weather.

Since the households in each column could overlap with one another, the columns can not be totaled. The total number of households that are listed in one or more of these columns represent 66.4% of the total number of households, or 42,737 houses. The average cost to complete major repairs on a house is \$25,000 (as described under rehabilitation standards), which would make the total cost of repairing houses, \$1,068,433,000.

POPULATION AND HOUSING PROJECTIONS

The population projections over the next five years are included in the following table. However, housing needs can not simply be determined from population projection totals. For example, the percentage of people in different age groups play an important role. Since the population was relatively young in the areas included in this study, it is likely that their population will increase at a rapid rate.

Other important factors are the housing characteristics and economies of the communities included in the study. Although major population centers were excluded from the study, the Kenai Peninsula and Matanuska-Susitna Borough were included. It is important to note however, these two areas are atypical of the remainder of rural Alaska. This is due to recent high out-migration cause by the current economic recession. Inclusion of the Kenai Peninsula Borough and the Matanuska-Susitna Borough make it appear that out-migration is the rule in rural Alaska when, in fact, it may be confined to the two above areas.

Although a detailed analysis of changes among age component groups could not be included in this study, it is recommended that such an examination be conducted to determine better which communities and areas have new generations growing up and those which may have teenagers, for example, who will be needing new housing soon.

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Although a detailed analysis of changes among age component groups could not be included in this study, it is recommended that such an examination be conducted to determine better which communities and areas have new generations growing up and those which may have teenagers, for example, who will be needing new housing soon.

POPULATION FORECASTS FOR ALASKA BY REGION

Population Forecasts by Region:

| | POP80 | POP85 | POP86 | POP87 | POP88 | POP89 | POP90 | POP91 | POP92 | POP93 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Ahtna | 3,211 | 3,034 | 2,980 | 3,093 | 3,141 | 3,127 | 3,121 | 3,137 | 3,160 | 3,206 |
| Aleut | 3,853 | 3,783 | 3,715 | 3,857 | 3,916 | 3,899 | 3,891 | 3,912 | 3,970 | 3,997 |
| Arctic Slope | 4,149 | 5,389 | 5,293 | 5,494 | 5,578 | 5,555 | 5,543 | 5,573 | 5,613 | 5,694 |
| Bering Sts | 6,504 | 7,770 | 7,631 | 7,922 | 8,043 | 8,009 | 7,992 | 8,035 | 8,093 | 8,209 |
| Bristol Bay | 5,710 | 7,033 | 6,907 | 7,170 | 7,280 | 7,249 | 7,234 | 7,272 | 7,326 | 7,431 |
| Calista | 15,638 | 18,473 | 18,143 | 18,834 | 19,122 | 19,041 | 19,000 | 19,102 | 19,242 | 19,513 |
| Chugach | 7,454 | 8,916 | 8,757 | 9,090 | 9,229 | 9,190 | 9,170 | 9,220 | 9,287 | 9,420 |
| Cook Inlet | 40,810 | 73,142 | 71,836 | 74,570 | 75,712 | 75,390 | 75,229 | 75,633 | 76,185 | 77,278 |
| Doyon | 33,588 | 47,849 | 46,995 | 48,783 | 49,530 | 49,320 | 49,214 | 49,478 | 49,840 | 50,555 |
| Koniag | 9,939 | 11,221 | 11,021 | 11,440 | 11,615 | 11,566 | 11,541 | 11,603 | 11,688 | 11,856 |
| NANA | 4,831 | 5,790 | 5,687 | 5,903 | 5,993 | 5,968 | 5,955 | 5,987 | 6,031 | 6,117 |
| Sealaska | 17,895 | 22,479 | 22,078 | 22,918 | 23,269 | 23,170 | 23,120 | 23,244 | 23,414 | 23,750 |
| TOTAL | 153,942 | 214,879 | 211,043 | 219,073 | 222,429 | 221,484 | 221,010 | 222,196 | 223,820 | 227,031 |
| SURVEY TOTAL | | | | | | | | | | |
| INCLUDED | 153,942 | 214,879 | 211,043 | 219,073 | 222,429 | 221,484 | 221,010 | 222,196 | 223,820 | 227,031 |
| EXCLUDED | 247,909 | 324,721 | 336,557 | 318,727 | 312,571 | 315,516 | 318,490 | 322,804 | 327,180 | 332,569 |
| STATEWIDE | 401,851 | 539,600 | 547,600 | 537,800 | 535,000 | 537,000 | 539,500 | 545,000 | 551,000 | 560,000 |

DEMOGRAPHIC SUMMARY FROM STUDY SURVEY

Population by Age and Sex:

| | 1985 Popul | % Women | % Men | Total Women | Total Men | Med Age Women | Med Age Men |
|--------------|---------------|------------|----------|----------------|--------------|------------------|----------------|
| Ahtna | 3,034 | 47% | 53% | 1,440 | 1,594 | 28.0 | 17.9 |
| Aleut | 3783 | 48% | 52% | 1,801 | 1,982 | 27.2 | 24.0 |
| Arctic Slope | 5389 | 50% | 50% | 2,668 | 2,721 | 21.9 | 20.7 |
| Bering Sts | 7770 | 49% | 51% | 3,784 | 3,986 | 15.1 | 20.1 |
| Bristol Bay | 7033 | 42% | 58% | 2,922 | 4,111 | 26.5 | 26.2 |
| Calista | 18473 | 46% | 54% | 8,553 | 9,920 | 18.6 | 21.0 |
| Chugach | 8916 | 52% | 48% | 4,649 | 4,267 | 21.4 | 29.1 |
| Cook Inlet | 73142 | 50% | 50% | 36,403 | 36,739 | 26.9 | 28.6 |
| Doyon | 47,849 | 49% | 51% | 23,494 | 24,355 | 27.4 | 28.9 |
| Koniag | 11,221 | 48% | 52% | 5,396 | 5,825 | 17.5 | 20.1 |
| NANA | 5,790 | 42% | 58% | 2,446 | 3,344 | 27.1 | 22.1 |
| Sealaska | 22,479 | 50% | 50% | 11,240 | 11,240 | 23.4 | 25.3 |
| TOTAL | 214,879 | | | 104,795 | 110,084 | | |

The total 1985 population was provided by the Alaska State Demographer's Office. The other data in this table was obtained through this survey. Columns 2 and 3 show the breakdown in percent of women and men. Columns 4 and 5 show the total women and men per region. And columns 6 and 7 show the median age for women and men in the region.

The percent of women and men per region was fairly evenly split. The largest difference was found in Bristol Bay and NANA regions where women constituted 42% of the population and men 58%. There were about 5,300 more men than women in the included population.

The median age for women ranged between 15 and 28 years. The lowest three median ages for women were 15.1, 17.5 and 18.6 years in the Bering Straits, Koniag, and Calista regions, respectively. The median age for men ranged from 18 to 29 years. The lowest four median ages for men were 17.9 in Ahtna, 20.1 in Bering Straits and Koniag, and 20.7 in Arctic Slope.

Demographic summary (cont'd.)

Alaska Native Population:

| | |
|--------------|-------|
| Calista | 98.6% |
| Bering Sts | 98.4% |
| Ahtna | 90.1% |
| Arctic Slope | 89.0% |
| Bristol Bay | 88.9% |
| NANA | 84.1% |
| Doyon | 83.2% |
| Koniag | 74.6% |
| Sealaska | 58.2% |
| Chugach | 50.8% |
| Aleut | 50.0% |
| Cook Inlet | 18.6% |
| | |
| TOTAL | 70.4% |

The two regions with the highest percent of Alaska Native population were Calista and Bering Straits with over 98%. Seven regions (Calista, Bering Straits, Ahtna, Arctic Slope, Bristol Bay, NANA, and Doyon) all had over 83% Alaska Native populations. Koniag was nearly three-quarters Alaska Native. Cook Inlet had the lowest percent of Alaska Natives with 18.6%.

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ASK • Marketing and Research
1991 Housing Needs Assessment
Study

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1991 HOUSING NEEDS ASSESSMENT STUDY

Part One



State of Alaska
Walter J. Hickel, Governor



Department of Community
and Regional Affairs
Edgar Blatchford, Commissioner

Conducted by
ASK • Marketing and Research Group
June 1991

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HIGHLIGHTS OF FINDINGS

- o An update of 1988 survey data with U.S. Census and 1991 study results of housing need statewide found that at least 16,867 new housing units are required in order to replace units in poor condition and to alleviate overcrowding based on three or more generations living in one household.
- o Estimated cost for constructing 16,867 units is \$2.2 billion.
- o Over and above new homes needed, construction of additions to another 18,000 existing, overcrowded houses mainly for rural, Native households would cost an estimated \$280 million.
- o A primary reason for the housing demand is population growth: Alaska experienced the nation's second highest growth rate (after Nevada) at 36.9% over the last ten years. Rural areas of the state grew the fastest with a 46% increase and the Native Alaskan population, statewide, expanded at a 37% rate, increasing their numbers by 21,595.
- o Relatively few housing units have been constructed since the 1988 study, 1,444 urban housing permits were authorized and 874 predominantly rural units were constructed under public programs. Housing construction, in general, and multi-family housing construction, in particular, declined in the late 80's. Vacancy rates of less than 1% are common for urban areas.
- o Housing need for Native households remains serious -- up to 24% of Native respondents reported needing housing for one or more members. Very little progress in resolving housing problems for Native Alaskans has been made since the 1988 report as only 704 units have been built by HUD Indian Housing and the Bureau of Indian Affairs Housing programs.
- o Based on the 1991 statewide survey data, of those households reporting needing housing for at least one person, 50% had incomes of less than \$25,000 and 68% had incomes less than \$35,000.
- o In a special examination of village sanitation needs where most systems do not offer piped water and sewer services, costs for upgrades total \$1.108 billion. Only about 60 villages out of all 220 rural, remote communities have conventional, piped water and sewer systems.
- o More than 35% of Alaska Native respondents in the 1991 survey did not have piped water and sewer for flush toilets or working flush toilets. In the 1988 study which focused exclusively on rural areas, 39% of respondents did not have running water and 44% did not have (piped) sewer systems.
- o The survey found that the upper limit rural residents were willing to pay for piped water and sewer was \$55 per month; average cost per household to pay for operational and maintenance ranges between \$100 and \$125 per month for villages. Currently, many sanitation systems have inadequate operational and maintenance programs due to underfunding and most are bankrupt.

o Only 24% of the state's 514 Community Water Systems can boast of having no violations or regulatory orders for corrective action in the past year. Alaska's ranks last in its bacterial water test reporting compliance with the Federal Safe Water Act.

o Weatherization programs for low income households have improved 19,882 units since program initiation, but substantial numbers of eligible households remain --perhaps as many as 33,000 statewide.

o Housing condition, especially for rural areas and Native homes, remains poor with 50.9% of the rural respondents reporting wind coming in around doors and windows, one-third of rural and Native households with interior ice build-up, and 44% of Native households with foundation heaving. Urban housing conditions, by contrast, are dramatically better.

o Expenditures for home heating, particularly during the winter, remain high with the average expenditures for non-Native households at \$146 per month and for Native households \$192 per month, or roughly \$1,500 per year. Substantial portions of Native and rural respondents had difficulty maintaining a comfortably warm temperature of 68 to 70 degrees during winter.

o The DCRA-sponsored Golovin housing project, where 13 HUD homes will be built to Alaska Home Craftsman Program energy standards, is planned to demonstrate that up to 70% of home heating costs can be saved through properly insulated and sealed homes.

o Both the housing and sanitation program funding levels in Alaska fall far short of the mark for meeting existing needs. Despite significant spending in some areas --notably one billion dollars for sanitation since 1980-- there remain serious and sometimes critical requirements to adequately house people and provide safe sources of drinking water and sanitary sewage disposal.

STATEWIDE HOUSING NEEDS ASSESSMENT OVERVIEW

New Housing Required

This study, conducted for the Alaska Department of Community and Regional Affairs (DCRA) of housing needs in Alaska estimates that at least 16,867 new housing units are required to meet demand created by population growth and to alleviate overcrowding and deteriorated housing condition. Due to a combination of poor economic conditions and the lack of financial support from the public sector, there has been very little housing constructed in Alaska since 1988.

The estimate of 16,867 new housing units is a grand total of several separate calculations. The base is formed by a 1988 Rural Housing Needs Assessment estimate of 6,740 housing units needed, and updated with 1990 Census information, produces a new total of 8,006. Add to that 2,086 units required for Native housing in urban areas and another 3,076 units for non-Native 'urban' households with incomes under \$25,000 needing housing, produces a total of 13,168 units.

A further increment of at least 4,573 housing units which were determined by the 1988 survey to be in poor condition or containing crowded households (with three and four generations present or having less than 200 square feet per person) is added to the total and updated with 1990 Census information.

Housing construction under state and federal programs for Native Alaskan and low income families, totalling 874 units since 1988, is subtracted from the total to give the actual statewide need figure of 16,867 units. A high range estimate of 27,864 is suggested by including 14,032 crowded households, identified in the 1988 study, instead of the more congested 4,573 households utilized in the low range calculation.

A detailed explanation of housing needed is discussed in the next section of this report "New Housing Stock Needed".

Cost Calculated At \$2.2 Billion

The estimated cost of constructing the required new housing is \$2.192 billion, based upon average cost of \$130,000 for 1,200 square foot unit, an amount identified by the U.S. Department of Housing and Urban Development based on their Indian Housing Program experience. The cost elements are further broken down to allocate \$110,000 as the federal contribution, matched with state funds of about \$20,000 from the supplemental housing program in the Department of Community and Regional Affairs.

To construct 320 square foot additions for another 18,000 units, structurally eligible for improvements, it is estimated that another \$280 million would be required. These units are presently overcrowded and represent square footage per person levels below 200 square feet. A more detailed explanation is provided in the section on overcrowding.

Most Need Is Low Income and Native Alaskan

The obligation for providing most of the \$2.2 billion will likely fall on public resources as the total represents mainly low-income (non-Native) and Native Alaskan housing requirements. Nearly one third of all respondents in the 1991 study earned \$25,000 or less annual household income; 39% of rural respondents and 65% of Native respondents were reported in that category as well.

Solving housing need for low income and Native households through private sector sources does not often occur in Alaska because of higher construction costs, remoteness of Alaska Native villages, and fluctuating local economies which involve considerable risk for developers and landlords.

Low income housing need has frequently been met through a combination of federal and state programs, under the Department of Housing and Urban Development (HUD) public housing and the Alaska State Housing Authority (ASHA) which supplies and manages low-income family and elderly housing throughout the state. Native Alaska housing has traditionally been provided by the federal government under its trust responsibility for Native Americans through both the HUD Indian Housing Program, through the regional housing authorities, and the Bureau of Indian Affairs. Housing can be either rental or owner-occupied.

Survey Measured Reported Need

The 1991 housing survey, conducted in February-March, 1991, consisted of in-depth telephone interviews conducted in over 200 communities. The questionnaire appears in Part Two under "General Findings on Housing Status. The 1991 Statewide Survey."

Of 1,200 households interviewed, 11.6% reported at least one person and more required other housing; about half of that number indicated that two or more

STATEWIDE HOUSING NEEDS ASSESSMENT
OVERVIEW

New Housing Required

This study, conducted for the Alaska Department of Community and Regional Affairs (DCRA) of housing needs in Alaska estimates that at least 16,867 new housing units are required to meet demand created by population growth and to alleviate overcrowding and deteriorated housing condition. Due to a combination of poor economic conditions and the lack of financial support from the public sector, there has been very little housing constructed in Alaska since 1988.

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persons were in need. Proportionally, housing need is greater in rural Alaska with close to 15% of respondents reporting need and Native households registering an even higher requirement at 24%. The table below, based on a question in the 1991 survey, demonstrates the distribution of need.

91 STUDY QUESTION: How many people in your household need other housing?

| | ALL | URBAN | RURAL | NATIVE | NON-NATIVE |
|----------------------------|-------|-------|-------|--------|------------|
| INDICATING NO ONE IN NEED: | 88.4% | 92.9 | 85.4 | 76.1 | 92.7 |
| INDICATING ONE PERSON: | 5.7 | 3.0 | 7.5 | 11.4 | 3.8 |
| INDICATING TWO OR MORE: | 5.9 | 4.1 | 7.1 | 12.5 | 3.5 |
| TOTAL HH INDICATING NEED: | 11.6 | 7.1 | 14.6 | 23.9 | 7.3 |

Source: ASK* Marketing and Research Group

In response to the question "Do any adults in your household have an interest in building or having a home built?" 35% of all respondents replied that there were. More than half of the rural respondents indicated an interest in building, while only one-third of the urban respondents did. And, of those who were interested in building, nearly half reported they had land on which a new home could be built.

New Housing and Additions to Address Overcrowding

Adjusted for 1990 population changes, the 1988 survey provided the basis for estimating at least 4,573 crowded units should be built (with as many as 14,032 new homes, depending on square footage allowances) were needed to remedy overcrowding. This is discussed further in the section on overcrowding.

Costs for 320 square foot expansions of 18,000 units was estimated to be approximately \$280 million. This is based upon an average cost per unit of \$15,000 which is the typical cost of a Bureau of Indian Affairs addition under its Housing Improvement Program (HIP).

Results from the 1991 survey indicated that approximately three times as many Native households reported needing housing for one or more persons than did non-Native respondents. Much of the need relates to the fact that household size for Native Alaskans, generally, is larger than for non-Native. And, Native Alaskans comprise the majority of population in rural remote areas where housing financing and construction is difficult to obtain.

Household size is a major determinant of housing need for rural Alaska, where it is not uncommon to find third and fourth generations living in the same dwelling. Often, larger families are living in homes of lower square footage. The 1988 rural survey recorded square footage for each household and found that average size was 1,162 square feet, compared with 1,635 square foot average for Anchorage.

The 1991 statewide survey found that average household size was 3.2 persons for the state, while rural households had 3.4 persons and Native households had 3.9 persons. The variation in household size for rural residents is dramatic in a regional breakdown: Household size in the interior region, (Ahtna) was 2.6, while Northwest Alaska was 5.3 average persons. About one-tenth of the respondents in the statewide survey had five or more persons; one-fifth of Native respondents said that six or more persons lived in the house during the winter.

Why Need Exists

The need for 16,867 housing units may be attributed to a number of factors, especially to a relatively high population growth rate for many communities and for the state as a whole. In addition, the supply of housing through governmentally-assisted sources has not been significant, at least, not when compared with the high degree of need.

Federal funding levels for construction of homes for Native Americans have rarely been able to match the need. A persistent and wide gap between housing supply and housing demand for Native Alaskans has existed since the 1960's when federal housing construction programs began in earnest. That gap by 1991 showed Native need to be about 8,000 units, yet only 704 homes have been built for this group since 1988.

State housing policies have tended to benefit housing construction in urban, rather rural areas, and for moderate and upper income groups. Private financing of housing in smaller, more remote communities is rare. Other constraints exist, such as shipment of construction materials to off-road locations is expensive and usually must be coordinated with summer barge traffic. There is a often lack of availability of housing developers and skilled craftsmen in rural areas. Additionally, the variability in Alaska's economic conditions tends to discourage housing investment, especially in multi-family, rental housing.

Alaska Housing Expanded During 1980's

The total number of housing units (vacant and occupied) counted in the 1990 U.S. Census for Alaska was 232,608 as compared to 154,165 total units enumerated in 1980. This increase amounted to 78,443 total units, or a 51% gain. A sizeable chunk of that new housing was built in Anchorage which found 24,769 more housing units in 1990 than in 1980. Other urban areas added approximately 19,462 housing units, while remainder of 34,214 was scattered throughout rural Alaska.

The vast majority of new housing supplied has been through private sector construction activity which experienced a boom in many parts of the state during the early 1980's. Construction levels dropped dramatically in most regions when an economic recession began in 1985-86, with housing permit authorizations from 1985 to 1990 only a fraction of those in the earlier part of the decade.

Population Growth a Significant Feature

Population growth is one of the more important factors in creating housing demand. This growth has continued at a high pace with 148,192 more persons in Alaska in 1990 (550 043) than in 1980, according to the U.S. Census. The 36.9% growth was second highest in the nation, ranking after Nevada. Anchorage with 41.15% of the population had an increase of 29.8%, or 51,907 persons added. Rural areas grew at a rate more than double that of urban areas, with a 46.1% increase in the total from 1980 to 1990.

POPULATION GROWTH FOR URBAN-RURAL AREAS, 1980-1990

| | 1980 | 1990 | % Change |
|------------------------------|---------|---------|----------|
| Municipality of Anchorage | 174,431 | 226,338 | 29.8 |
| Fairbanks North Star Borough | 53,983 | 77,720 | 44.1 |
| City and Borough of Juneau | 19,528 | 26,751 | 37.0 |
| City and Borough of Sitka | 7,803 | 8,588 | 9.9 |
| Ketchikan Gateway Borough | 11,316 | 13,828 | 22.2 |
| Urban Total | 267,061 | 353,225 | 21.7 |
| Rural Areas | 134,790 | 196,818 | 46.1 |
| Alaska Total | 401,851 | 550,043 | 36.9 |

Source: ASK* Marketing and Research Group, from 1980 & 1990 U.S. Census.

The state's population growth rate, and this is especially true for rural Alaska, is related to both high birth rates and rates of in-migration. The overall population growth in a given area is dependent to a large degree on net migration and net migration appears to be directly linked to local economic conditions.

Non-white racial and ethnic groups constituted a third of the population increase with 42,428 Black, Native Alaska or American Indian, Asian or Pacific Islanders, and Hispanic persons -- an average growth rate (67%) twice that of Whites. Native Alaskans increased their numbers by 21,595 from a base of 64,103 in 1980 to 85,698 in 1990.

POPULATION DISTRIBUTION BY RACE AND HISPANIC ORIGIN, 1990-1980

| Alaska | 1990 | | 1980 | | Number Change | Percent Change |
|--------------------------------------|---------|---------|---------|---------|------------------|-------------------|
| | Number | Percent | Number | Percent | | |
| Total Population | 550,043 | 100.0 | 401,851 | 100.0 | 148,192 | 36.9 |
| White..... | 415,492 | 75.5 | 309,728 | 77.1 | 105,764 | 34.1 |
| Black..... | 22,451 | 4.1 | 13,643 | 3.4 | 8,808 | 64.6 |
| American Indian, Eskimo, or Aleut | 85,698 | 15.6 | 64,103 | 16.0 | 21,595 | 33.7 |
| Asian or Pacific Islander..... | 19,728 | 3.6 | 8,054 | 2.0 | 11,674 | 149.9 |
| Other Race | 6,674 | 1.2 | 6,323 | 1.6 | 351 | 5.6 |
| Hispanic Origin* | 17,803 | 3.2 | 9,507 | 2.4 | 8,296 | 87.3 |

*Persons of Hispanic Origin can be of any race.

Source: U.S. Census 1990 count, March 1991

Alaska Native population in urban locations is a significant feature. The Municipality of Anchorage can rightfully claim having the state's largest Native Alaskan community with over 14,000 persons in that group. Although numerically, Alaska Natives form much smaller populations in other cities, their proportionate representation is significant. Overall, 28% of Native Alaskans are urban residents. (Note that all totals, except those for Anchorage, represent city and not borough boundaries, therefore the urban Native population may appear to be understated.)

NATIVE POPULATION IN ALASKAN URBAN AREAS, 1990

| COMMUNITY | TOT POP | % NATIVE | % NON-NAT | WHITE | NATIVE |
|------------------------|---------|----------|-----------|---------|--------|
| Anchorage Municipality | 226,338 | 6.4% | 93.6% | 182,736 | 14,569 |
| Juneau city | 26,751 | 12.9% | 87.1% | 21,570 | 3,462 |
| Ketchikan city | 8,263 | 15.7% | 84.3% | 6,471 | 1,296 |
| Sitka city | 8,588 | 20.9% | 79.1% | 6,359 | 1,797 |
| Fairbanks city | 30,843 | 9.2% | 90.8% | 22,316 | 2,830 |

Source: U.S. Census 1990 count, March 1991

Lower Income Population Important Component

According to 1988 and 1991 survey data, the proportion of low income households (earning \$25,000 and under annual household income) can be significant depending upon location and Native/non-Native status. Nearly twice as many rural respondents earn \$25,000 or less annual household income than do urban respondents and three times as many Native households are placed in that category than are non-Native households.

LOWER INCOME POPULATION SURVEY COMPONENTS

| | Households Under \$25,000 Annually | Est. No. of HH's | Households Under \$35,000 Annually | Est. No. of HH's |
|--|---------------------------------------|---------------------|---------------------------------------|---------------------|
| Anchorage | 30% | 24,000 | 45% | 37,000 |
| (estimated from 1990 population and survey data) | | | | |
| 1988 Study: | 85% | | 90% | |
| (predominately rural, Native households) | | | | |
| 1991 Study: | | | | |
| All Resp. | 32% | | 48% | |
| Rural | 39% | | 55% | |
| Urban | 22% | | 38% | |
| Native | 62% | | 75% | |
| Non-Native | 21% | | 38% | |

Source: ASK* Marketing and Research Group

The preceding table illustrates the basis for the urbanized lower-income factors used in this study's calculations of housing need. For comparison, 1988 survey data on the percent of households with incomes under \$25,000 and \$35,000 are included.

From the 1991 survey data, 44% of those households in urbanized areas reporting housing needed for at least one person, had incomes under \$25,000 with 56% reporting incomes under \$35,000. For those in the rural areas reporting housing needed, 52% had incomes under \$25,000 with 72% reporting incomes under \$35,000. Overall, 50% of those households reporting needing housing for one or more person had incomes under \$25,000 and 68% had incomes under \$35,000.

Income and Housing Expenditure Contrasts

Median household income, as reported in the statewide survey, was \$36,700 for all groups, meaning that half of the sample earned less than that and half earned more. However, urban respondents earned a median income of \$43,500 as opposed to a \$31,900 median income for rural residents. Native Alaskan respondents earned a median income considerably less than any other group at \$20,400. In contrast, median household income for non-Natives was \$43,100 annually.

Respondents reported paying an average of \$625 per month as a housing payment (this excludes those with no monthly payment which represented 30.4% of the total). Urban housing payments were the higher at an average of \$733 compared to rural payments at \$518. Non-Natives paid twice as much (\$694) in monthly housing payments as Native respondents at \$331 average monthly expenditure. Those who owned their homes paid more, \$673, than did those who were renting: \$553 per month. The figure covers rental amounts or mortgage payments as well as taxes.

These amounts should be compared to those reported in a special Anchorage survey, summarized at the end of Part One in this report, which found an average monthly payment of \$775 and \$527 for those earning \$35,000 and less household income annually. Housing costs in the state's largest city are somewhat higher than the average urban cost figure.

Housing costs are higher in urban areas as opposed to rural areas by about 30%, but utility costs were reported to be somewhat lower than those found in rural areas. Higher income levels for urban residents would more than make up for more expensive housing costs and which, again, would be somewhat compensated for by lower utility costs.

Energy Costs and Weatherization Program Status

The mean expenditure on a monthly basis for winter home heating, according to the 1991 survey, was reported at \$167 (excluding those with no costs). For Native householders, the monthly home heating expenditure was higher than for all other groups at \$192. Rural Alaskans paid about \$20 more per month (\$166) for home heating than did urban residents (\$157). Summer home heating costs dropped to \$69 monthly, excluding those with no costs. Native households reported higher summer home heating bills at \$63 per month as compared to non-Native households at \$49 monthly. Translating Native Alaskan home heating costs to an annual amount makes it roughly \$1,500 per year -- a substantial expenditure for households existing on \$20,400 (and often less) income.

The 1991 survey found 11.6% of all respondents who were not able to maintain an interior warm temperature of 68 to 70 degrees during the coldest months. Fully nineteen percent of Native respondents could not maintain the warm temperature. Two-thirds of Native respondents said that they had to burn a lot more fuel or run their heating system constantly. These figures should be compared to findings from the 1988 rural survey where 35% of respondents could not maintain a 70 degree interior temperature.

Housing condition, particularly for Native households, was comparatively poorer according to respondent reports. Twice as many Native households compared to non-Native household reported foundation movement due to ground thawing and freezing. Serious heat leakage and the entry of wind around doors and windows was a problem for half of all rural respondents and 64% of Native respondents. Roughly one-third of Native and rural households experienced ice build-up inside the house. Nearly one-fourth of Native respondents had rain or water coming through their roof or ceiling; mold or mildew around windows is more common for Native and rural households.

A special look was made at the impact of low income weatherization programs wherein 19,882 homes have received assistance since program initiation in the late 1970's. Homes which have been assisted in this manner have received additional insulation, sealing around doors and windows, and other energy conservation improvements. In 1985, the Alaska Regional Energy Association estimated that 52,481 homes, statewide, would qualify under the weatherization program. The 1988 DCRA Rural Housing Needs Assessment found that 18,345 homes could not maintain a 70 degree temperature, with another 40,000 to 49,000 with insufficient insulation. A rough estimate of remaining need would place the total at around 40,000 homes for rural areas and an unknown number for urban areas.

Sanitation Systems Require \$1.1 Billion

About \$1 billion has been expended since 1980 to improve Alaska Native village sanitation conditions; about that much again remains to be spent to bring piped water and sewer to all the state's communities. Of 140 villages surveyed in 1990, only sixty villages had piped water systems. About half of the 140 were served only by washeterias, 11 more by simplistic watering points, and the rest have individual wells and septic tanks. The basic problem for numerous remote, rural villages is an inadequate source of fresh water and poor water quality.

In many locations, sewage is disposed of by the "honey bucket" method, where human waste is collected in a five gallon bucket, taken to the edge of town and dumped. The lack of adequate sanitation facilities poses a significant health hazard. Additionally, sanitation systems are plagued with maintenance and operational problems due to underfunding. Reportedly, the vast majority of rural, remote village sanitation systems are either financially troubled or bankrupt.

Respondents to the 1991 survey overwhelmingly (83.5%) expressed the desire to have working, piped water, flush toilets in their homes. But willingness to pay the required monthly fees which can run as high as \$100 to \$125 for smaller villages presents a problem. One in five rural respondents are not willing to pay anything for this service as were one quarter of Native respondents. Of those willing to pay, the upper limit average was about \$52 for rural and Native respondents --an insufficient amount to support rural sanitation system costs.

A more detailed examination, with recommendations, appears later in this section.

Public and Indian Housing Impacts

A total of 1,902 housing units have been constructed since 1985 under various state and federal programs, serving low income, elderly, and Native Alaskans/Native Americans. Federal assistance through the Department of Housing and Urban Development's public housing and Indian housing programs and the Bureau of Indian Affairs' Housing Assistance Program have constructed 1,730 units. These figures can be compared to a total of 5,750 homes which were built throughout Alaska under all federal aid programs from 1963 to 1984. Alaska State Housing Authority (ASHA) built only 132 new units during that time.

For the period under study, 1988 through 1990, a total of 874 units were built. This number has been subtracted from the total statewide need, as estimated from 1988 and 1991 surveys, to produce a more accurate update.

HOUSING CONSTRUCTED UNDER STATE AND FEDERAL PROGRAMS, 1985-1990

| | <u>1985</u> | <u>1986</u> | <u>1987</u> | <u>1988</u> | <u>1989</u> | <u>1990</u> |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| HUD Indian Housing | 257 | 192 | 271 | 302 | 157 | 211 |
| HUD Public Housing | -- | -- | 120 | 20 | 150 | -- |
| BIA Alaska New Units | -- | -- | 16 | 12 | 7 | 15 |
| ASHA | 20 | 152 | -- | -- | -- | -- |

6-YEAR TOTAL - 1,902

Source: ASK* Marketing and Research Group, U.S Dept. of Housing and Urban Development, Bureau of Indian Affairs, and Alaska State Housing Authority.

In addition, the Alaska Department of Community and Regional Affairs, Housing Assistance Section, provided funding through its Supplemental Housing Development Fund, up to \$20,000 per unit to assist in the construction of 740 HUD units, from 1988 to the present. DCRA supplemental funds to assist in the construction of 175 HUD units are projected for the construction year 1991.

Conclusions

The single most important observation that can be made as a result of this statewide housing assessment is that a continuing, serious deficit exists with regard to low income, rural, and Native Alaskan housing availability and condition. Even though housing stock expanded greatly in Alaska during the past decade when population increased significantly, the supply of housing for those particular groups was lacking. Private sector or market mechanisms for housing do not function properly in rural Alaska where construction costs are high, transportation of materials difficult, and availability of skilled builders and developers scarce. Additionally, fluctuating local and regional economies discourage housing investment, even in urban areas which have better access to construction materials, skilled builders, and financing sources.

Nearly every urban area of the state is currently experiencing severe housing shortages. The housing need for low income households is significantly higher, and construction of units for this group has been particularly lacking in urban areas. Rents would have to rise 20% to 30% to stimulate new construction, but at the same time, place housing out of the reach of many families. Single family housing construction in some urban areas is mainly for upper income households, with median prices pegged at above \$160,000.

Housing of low income and Native Alaskans has typically been assisted through several state and federal programs, which help with financial and technical requirements. Yet the funding levels in these programs have resulted in supplying only a fraction of the need for new or improved housing, especially for Native Alaskans. Houses which are uninhabitable during the winter in the Arctic climate, houses which are small and cramped, households which have three and four generations present for lack of available housing in the community ---these are all common features of rural Alaska housing. The dramatically poorer condition of Native Alaskan housing has been frequently described and documented over the past 30 years.

A large proportion of rural communities do not enjoy modern and hygienic sanitation systems. Sources of good quality fresh water are a problem for remote villages and too many of them continue to dispose of human sewage through the "honey bucket" system. The lack of fresh water, sanitation systems, and sound hygienic practices has led to higher communicable disease rates for Alaskan Native villages. More than \$1 billion has been expended since 1980 to build modern systems and another \$1 billion is estimated to be required to upgrade all systems to conventional standards. In addition, many existing systems are underfunded and experience continual problems in financing operations and maintenance; only a handful are estimated to be operating "in the black." Even if modern systems were constructed in all remote villages, there is serious question --based on survey findings-- that residents are willing to pay the monthly fees required to support the systems.

HB

86

Alaska State House of Representatives
House District 39

Session
Alaska State Capital
Juneau, Alaska 99801-1182
Phone: (907) 465-4942



Interim
P.O. Box 137
Akiak, Alaska 99552
Phone: (907) 765-7526

Representative Ivan M. Ivan

SPONSOR STATEMENT - HOUSE BILL 86

House Bill 86 establishes the payment in lieu of taxes program within the Department of Community and Regional Affairs for home rule and general law cities located in the unorganized borough within federally designated areas of Alaska.

The payment in lieu of taxes program or PILT is financed by funds the state will receive annually from the federal government under 31 U.S.C. 6901 - 31 U.S.C. 6902, which was passed as part of the Omnibus Parks and Public Lands Management Act of 1996 (P.L. 104-333, sec. 1033). The particular section (sec. 1033) of this federal legislation was sponsored by Senator Stevens to allow cities in the unorganized borough to receive payment.

The main purpose of this bill is to provide a method for the Department of Community and Regional Affairs to distribute the annual funding and to establish criteria to determine whether a city is eligible to receive payment under the program as intended by federal law. The amount of money to be distributed to each eligible home rule and general law city in the unorganized borough will be based upon the population of the city as certified by the commissioner of the department for the fiscal year preceding the year in which payment is made to the city. This bill establishes an annual payment date of November 1 of the state fiscal year. The money received by the cities from this program may be used for any general purpose for which a city is authorized under federal, state or local law. Finally, the bill is given an immediate effective date in order to meet the first year's application and payment schedule set out in the bill.

Alaska State House of Representatives
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Session
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Representative Ivan M. Ivan

SECTIONAL ANALYSIS - HOUSE BILL 86

Section 1: Amends AS 29.10.200, Limitation of Home Rule Powers, by adding a new paragraph which adds payment in lieu of taxes as an exception to prohibitions for which home rule municipalities may take action.

Section 2: Adds new sections to AS 29.60, State Programs. Under Article 9, Sec. 29.60.700 establishes the payments in lieu of taxes program in the Department of Community and Regional Affairs. The department will annually distribute payments received from the federal government for federal designated areas in the unorganized borough to eligible home rule and general law cities within the unorganized borough. Sec. 29.60.710 states that payments received by the state for a federally designated area in the unorganized borough will be distributed by the department to each eligible home rule and general law city located in that area based on population. Distributions will be made on November 1 of the state fiscal year. Funds may be used by a city for any purpose authorized by federal law for which the city has the power to expend funds. Sec. 29.60.720 outlines eligibility criteria for cities in the unorganized borough in order that they may receive funds under the program. Sec. 29.60.750 defines unorganized borough. This definition is in current statute under AS 29.03.010 which states that "areas of the state that are not within the boundaries of an unorganized borough constitute a single unorganized borough."

Section 3: Establishes an immediate effective date.

Revision Date: _____ Dept. Affected: Community & Regional Affairs
 Title: An Act relating to payments in lieu of taxes for cities in the unorganized. BRU: none
 Component: none
 Sponsor: Rep. Ivan
 Requestor: House CRA Committee COMPONENT SERIAL NO. _____

Expenditures/Revenues: (Thousands of Dollars)

| OPERATING | FY 98 | FY 99 | FY 00 | FY 01 | FY 02 | FY 03 |
|------------------------|------------|------------|------------|------------|------------|------------|
| 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 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
|---------|-----|-----|-----|-----|-----|-----|

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

FUNDING: (Thousands of Dollars)

| | | | | | | |
|--------------------------|------------|------------|------------|------------|------------|------------|
| 1002 Federal Receipts | | | | | | |
| 1003 GF Match | | | | | | |
| 1004 GF | | | | | | |
| 1005 GF/Program Receipts | | | | | | |
| 1008 GF/MHTA | | | | | | |
| Other | | | | | | |
| TOTAL | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

POSITIONS:

| | | | | | | |
|-----------|---|---|---|---|---|---|
| FULL-TIME | 0 | 0 | 0 | 0 | 0 | 0 |
| PART-TIME | | | | | | |
| TEMPORARY | | | | | | |

Estimate of current (FY97) impact \$ none

ANALYSIS: (Attach a separate page if necessary)
 This legislation provides for an administrative mechanism to distribute certain federal funds under the federal Payment in Lieu of Taxes (PILT) Program to cities located in Alaska's unorganized borough. We envision that the associated administrative duties, responsibilities and costs will be absorbed by the existing revenue sharing administrator position that currently administers the State Revenue Sharing, Municipal Assistance, State Shared Fisheries Business Taxes and federal National Forest Receipts programs.

Prepared by: Remond Henderson, Director *Remond Henderson* Phone: 465-4708
 Division: Division of Administrative Services Date: 1/30/97
 Approved by Commissioner: *Julie P. Wain* Date: 1/30/97
 Agency: Community & Regional Affairs

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**DEPARTMENT OF COMMUNITY AND
REGIONAL AFFAIRS**

OFFICE OF THE COMMISSIONER

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January 28, 1997

The Honorable Ivan Ivan
Representative
Alaska House of Representatives
State Capitol
Juneau, AK 99801-1182

RE: HB 86

The legislation you have sponsored, House Bill 86, relating to Payment in Lieu of Taxes (PILT) for Cities in the Unorganized Borough represents the final step in Senator Stevens' lengthy endeavor to expand this federal program to all cities located within the unorganized borough of Alaska. During this past year, DCRA staff worked with Senator Stevens' staff in drafting the amendments to the federal PILT program which were signed into law by President Clinton as part of the Omnibus Parks and Public Lands Management Act of 1996.

Based upon discussions between DCRA staff and Senator Stevens' staff during the drafting process, it was clear that Senator Stevens intended PILT funds to be considered "pass through" by the State of Alaska. Senator Stevens' legislation provides that the State of Alaska will receive payment for each participating federal census area based upon the amount of eligible federal lands and population located within each census area. In turn, the State of Alaska will then pass through these funds to the cities located within each census area based upon a straightforward per-capita funding formula. In fact, it was discussed at one point of putting the State-to-cities funding mechanism (the per-capita formula) into the federal amendments to insure that the State of Alaska did not somehow tamper with these funds.

In testimony in support of his legislation, Senator Stevens stated:

Only 40 percent of the Federal lands in Alaska are located in organized boroughs. Over half of the Federal lands in Alaska, 60 percent are not currently considered in determining PILT payments to Alaska. Therefore, hundreds of poor rural Alaskan communities which are surrounded by Federal lands, but which are outside of organized boroughs, receive no PILT payments. Most of these villages lack adequate sewer and water systems and do not have health facilities within 200 or 300 miles.

The Honorable Ivan Ivan
Representative
January 28, 1997

This bill will resolve a great injustice. The villages in Alaska that are surrounded by tax-exempt Federal lands should be compensated for loss of property tax revenues and for the inability to use the lands for any development. The increase in Alaskan PILT payments will directly benefit villages which are in desperate need of resources to sustain basic necessities for their remote existence.

The new amended federal legislation provides that "The State of Alaska shall distribute such payment to home rule cities and general law cities (as such cities are defined by the State) located within the boundaries of the unit of general local government for which the payment was received. Such cities may use monies received under this paragraph for any governmental purpose."

It is our determination that HB 86 accomplishes Senator Stevens' intent that the PILT payments be passed through the State to directly benefit the cities.

Sincerely,

A handwritten signature in black ink, appearing to read "Lamar Cotten", is written over the typed name and title.

Lamar Cotten
Deputy Commissioner

Alaska Boroughs and Census Areas

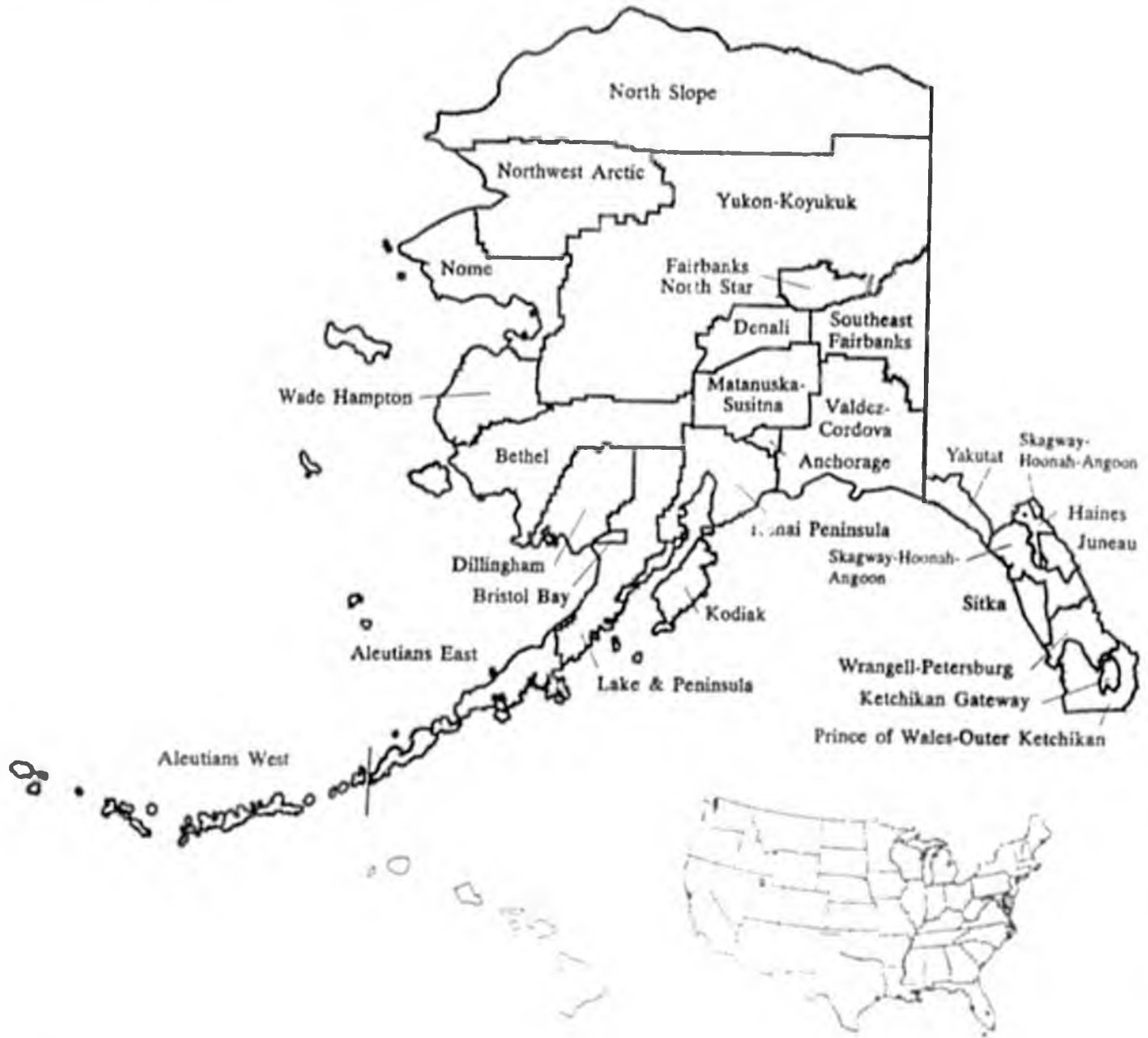


Table 4.2
Population of Places by Borough and Census Area 1990-1995

| Area Name | Year Incorporated | April 1, 1990 | July 1, 1991 | July 1, 1992 | July 1, 1993 | July 1, 1994 | July 1, 1995 |
|-----------|-------------------|---------------|--------------|--------------|--------------|--------------|--------------|
| Alaska | 1959 | 550,043 | 569,363 | 587,328 | 597,868 | 606,278 | 616,900 |

Source: Alaska Department of Labor, Research and Analysis Section, Demographics Unit

Aleutians West Census Area



St. Paul

St. George

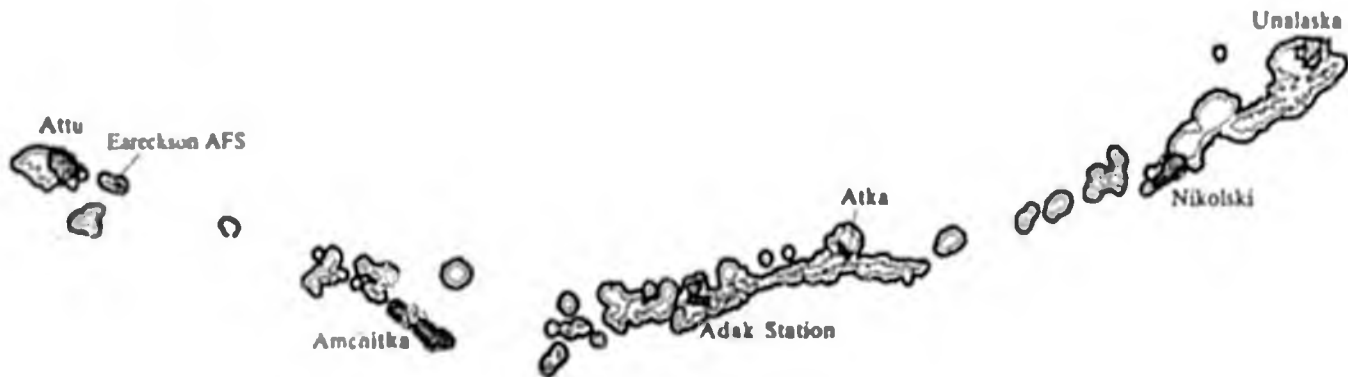


Table 4.2
Population of Places by Borough and Census Area 1990-1995

| Area Name | Year Incorporated | April 1, 1990 | July 1, 1991 | July 1, 1992 | July 1, 1993 | July 1, 1994 | July 1, 1995 |
|---|-------------------|---------------|--------------|--------------|--------------|--------------|--------------|
| Aleutians West Census Area | | 9,470 | 9,668 | 9,781 | 9,404 | 5,934 | 6,086 |
| Adak Station CDP | | 4,633 | 4,665 | 4,583 | 4,017 | 627 | 874 |
| Amchitka CDP | | 25 | 88 | 15 | 15 | 0 | 0 |
| Atka * | | 98 | 103 | 99 | 100 | 89 | 103 |
| Atka city | 1988 | 73 | 77 | 74 | 74 | 66 | 77 |
| Attu CG Station | | 23 | 20 | 22 | 23 | 21 | 16 |
| Eareckson AFS | | 664 | 542 | 513 | 534 | 275 | 48 |
| Nikolai CDP * | | 36 | 35 | 38 | 32 | 27 | 27 |
| St. George city * | 1983 | 138 | 135 | 144 | 147 | 156 | 151 |
| St. Paul city * | 1971 | 763 | 680 | 711 | 702 | 766 | 767 |
| Unalaska city * | 1942 | 3,089 | 3,388 | 3,642 | 3,819 | 3,967 | 4,083 |
| Remainder of Aleutians West census area | | 10 | 12 | 14 | 15 | 16 | 17 |

CDP: Census Designated Place * Alaska Native Village Statistical Area
Alaska Department of Labor, Research and Analysis Section, Demographics Unit

Bethel Census Area

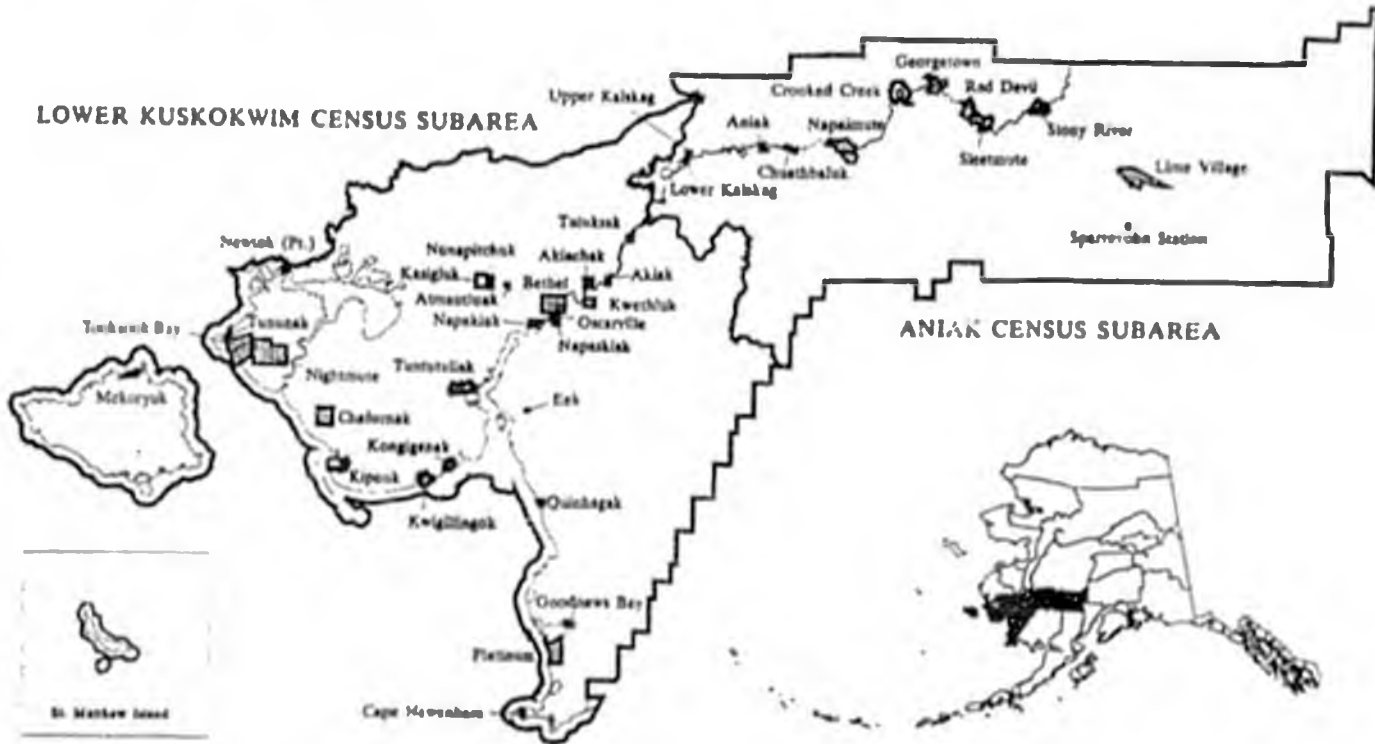


Table 4.2
Population of Places by Borough and Census Area 1990-1995

| Area Name | Year Incorporated | April 1, 1990 | July 1, 1991 | July 1, 1992 | July 1, 1993 | July 1, 1994 | July 1, 1995 |
|-----------------------------------|-------------------|---------------|--------------|--------------|--------------|--------------|--------------|
| Bethel Census Area | | 13,656 | 14,008 | 14,275 | 14,533 | 15,014 | 15,367 |
| Aniak census subarea | | 1,529 | 1,567 | 1,595 | 1,622 | 1,637 | 1,686 |
| Aniak city * | 1972 | 540 | 514 | 542 | 630 | 531 | 581 |
| Chuathbaluk city * | 1975 | 97 | 128 | 101 | 115 | 122 | 125 |
| Crooked Creek CDP * | | 106 | 112 | 106 | 122 | 110 | 138 |
| Georgetown * | | 0 | 0 | 0 | 0 | 0 | 0 |
| Lime Village CDP * | | 42 | 49 | 45 | 49 | 56 | 61 |
| Lower Kalskag city * | 1969 | 291 | 307 | 315 | 301 | 314 | 308 |
| Napaimute * | | 3 | 3 | 3 | 3 | 3 | 3 |
| Red Devil CDP * | | 53 | 50 | 71 | 70 | 75 | 61 |
| Sleetmute CDP * | | 106 | 100 | 103 | 117 | 116 | 116 |
| Stony River CDP * | | 51 | 48 | 46 | 49 | 48 | 44 |
| Upper Kalskag city (Kalskag *) | 1975 | 172 | 198 | 2 | 205 | 201 | 184 |
| Remainder of Aniak census subarea | | 68 | 58 | 61 | 61 | 61 | 65 |

Dillingham Census Area

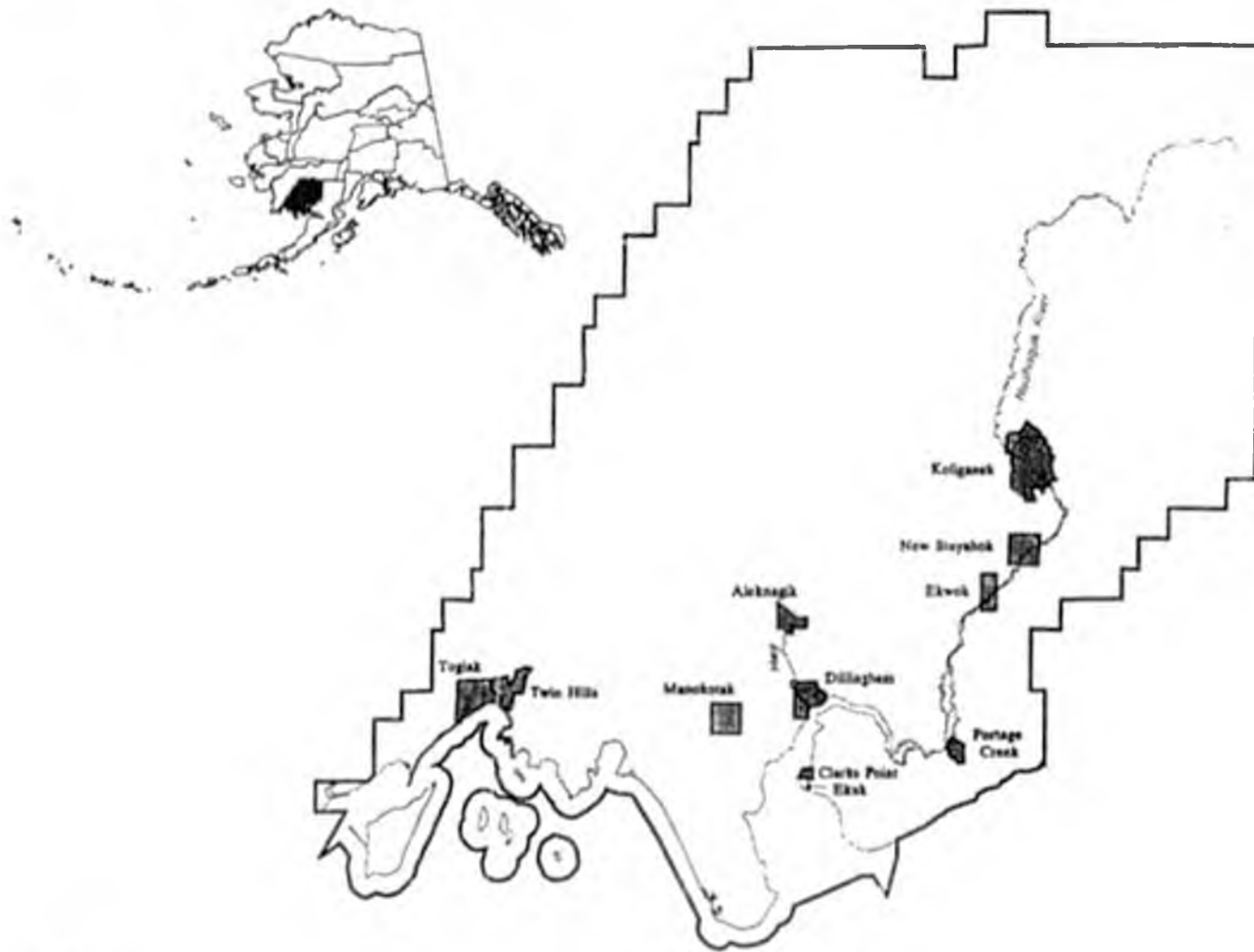


Table 4.2
Population of Places by Borough and Census Area 1990-1995

| Area Name | Year Incorporated | April 1, 1990 | July 1, 1991 | July 1, 1992 | July 1, 1993 | July 1, 1994 | July 1, 1995 |
|--|-------------------|---------------|--------------|--------------|--------------|--------------|--------------|
| Dillingham Census Area | | 4,012 | 4,150 | 4,189 | 4,321 | 4,300 | 4,421 |
| Aleknagik city * | 1973 | 185 | 203 | 191 | 177 | 172 | 182 |
| Clarks Point city * | 1971 | 60 | 55 | 70 | 55 | 62 | 63 |
| Dillingham city * | 1963 | 2,017 | 2,125 | 2,113 | 2,186 | 2,173 | 2,243 |
| Ekwok * | | 3 | 3 | 3 | 3 | 3 | 3 |
| Ekwok city * | 1974 | 77 | 76 | 78 | 95 | 89 | 86 |
| Koliganek CDP * | | 181 | 191 | 192 | 196 | 206 | 208 |
| Manokotak city * | 1970 | 385 | 392 | 398 | 420 | 405 | 402 |
| New Stuyahok city * | 1972 | 391 | 387 | 406 | 413 | 421 | 421 |
| Portage Creek * | | 5 | 5 | 5 | 6 | 6 | 6 |
| Togiak city * | 1969 | 613 | 610 | 637 | 669 | 660 | 700 |
| Twin Hills CDP * | | 66 | 72 | 65 | 70 | 73 | 75 |
| Remainder of Dillingham census subarea | | 29 | 31 | 31 | 31 | 30 | 32 |

CDP-Census Designated Place * Alaska Native Village Statistical Area
Source: Alaska Department of Labor, Research and Analysis Section, Demographics Unit.

Nome Census Area

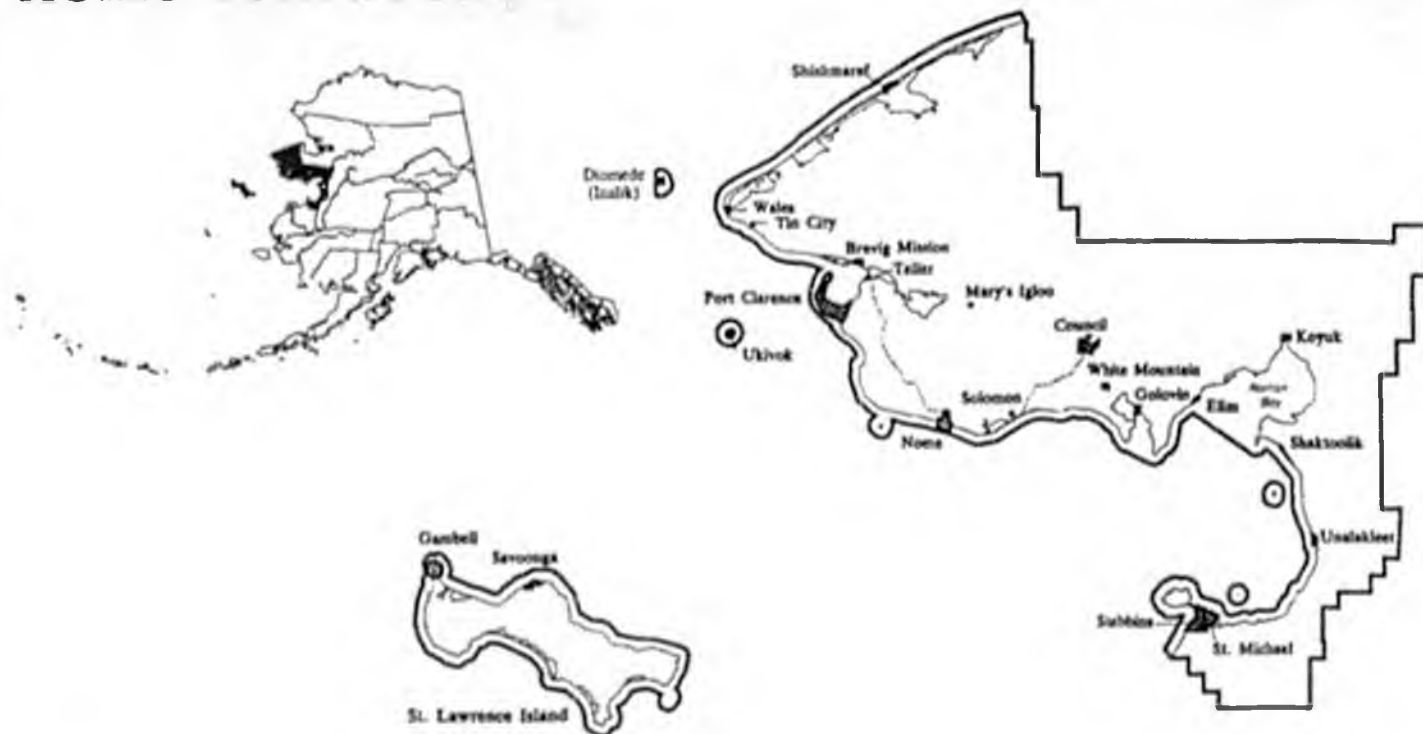
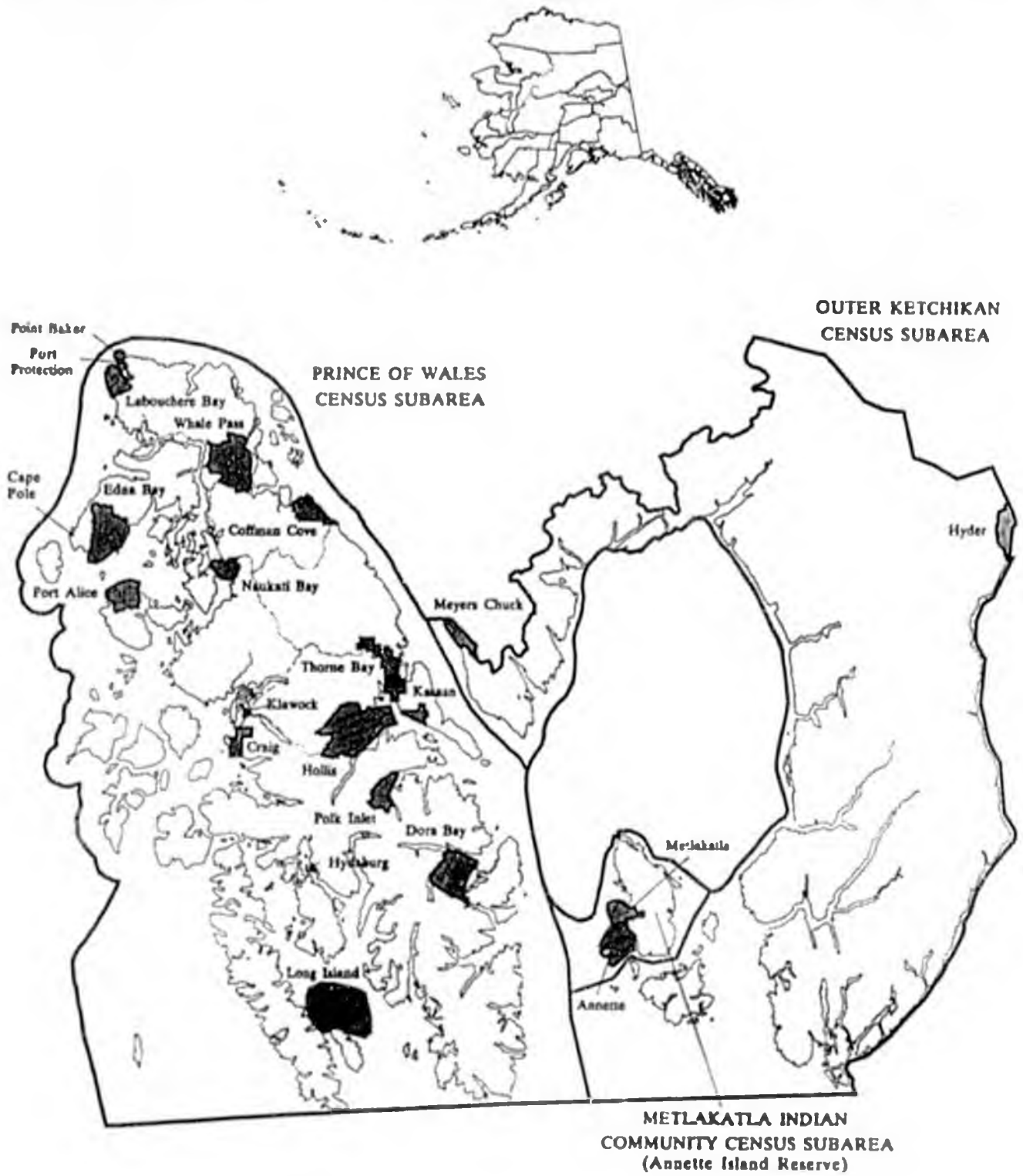


Table 4.2
Population of Places by Borough and Census Area 1990-1995

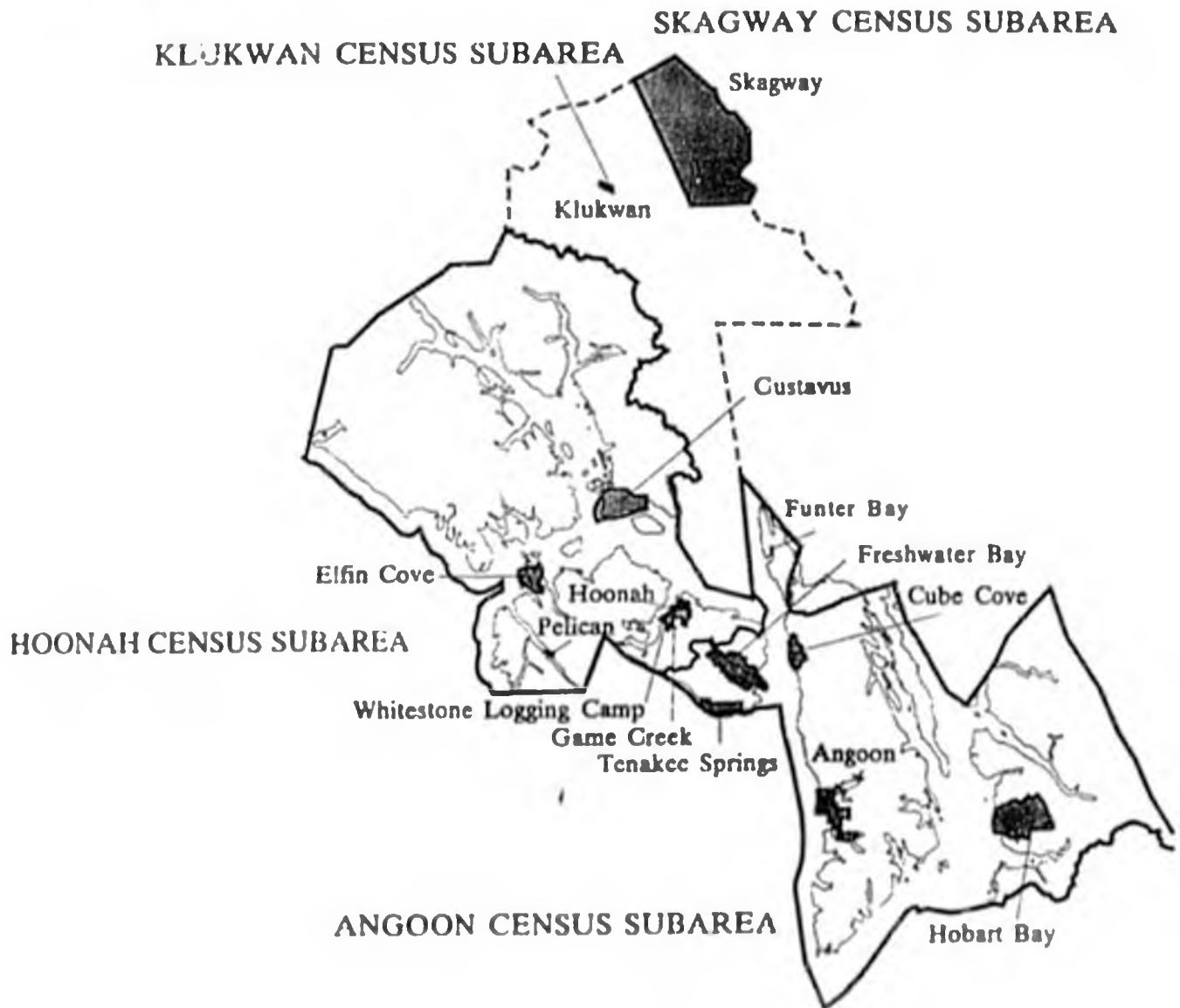
| Area Name | Year Incorporated | April 1, 1990 | July 1, 1991 | July 1, 1992 | July 1, 1993 | July 1, 1994 | July 1, 1995 |
|----------------------------------|-------------------|---------------|--------------|--------------|--------------|--------------|--------------|
| Nome Census Area | | 8,288 | 8,544 | 8,807 | 8,849 | 8,933 | 8,991 |
| Brevig Mission city * | 1969 | 198 | 220 | 228 | 243 | 257 | 265 |
| Council * | | 8 | 8 | 8 | 8 | 8 | 8 |
| Diomedes city (Inalik *) | 1970 | 178 | 176 | 181 | 178 | 169 | 154 |
| Elim city * | 1970 | 264 | 268 | 264 | 275 | 269 | 281 |
| Gambell city * | 1963 | 525 | 552 | 578 | 588 | 623 | 628 |
| Golovin city * | 1971 | 127 | 145 | 148 | 154 | 156 | 148 |
| Koyuk city * | 1970 | 231 | 248 | 271 | 284 | 265 | 258 |
| Mary's Igloo * | | 0 | 0 | 0 | 0 | 0 | 0 |
| Nome city | 1901 | 3,500 | 3,556 | 3,652 | 3,693 | 3,564 | 3,576 |
| Port Clarence CDP | | 26 | 23 | 28 | 28 | 23 | 24 |
| St. Michael city * | 1969 | 295 | 298 | 313 | 298 | 327 | 332 |
| Savoonga city * | 1969 | 519 | 544 | 562 | 574 | 578 | 604 |
| Shaktoolik city * | 1969 | 178 | 188 | 195 | 196 | 208 | 199 |
| Shishmaref city * | 1969 | 456 | 466 | 496 | 524 | 529 | 536 |
| Solomon * | | 6 | 6 | 6 | 6 | 6 | 6 |
| Stebbins city * | 1969 | 400 | 435 | 463 | 469 | 464 | 475 |
| Teller city * | 1963 | 232 | 256 | 263 | 267 | 260 | 274 |
| Ukivok * | | 0 | 0 | 0 | 0 | 0 | 0 |
| Unalakleet city * | 1974 | 714 | 728 | 744 | 746 | 781 | 764 |
| Wales city * | 1964 | 161 | 158 | 152 | 157 | 158 | 173 |
| White Mountain city * | 1969 | 180 | 180 | 175 | 178 | 204 | 209 |
| Remainder of Nome census subarea | | 90 | 89 | 90 | 88 | 84 | 77 |

*CDP-Census Designated Place * Alaska Native Village Statistical Area*
Source: Alaska Department of Labor, Research and Analysis Section, Demographics Unit.

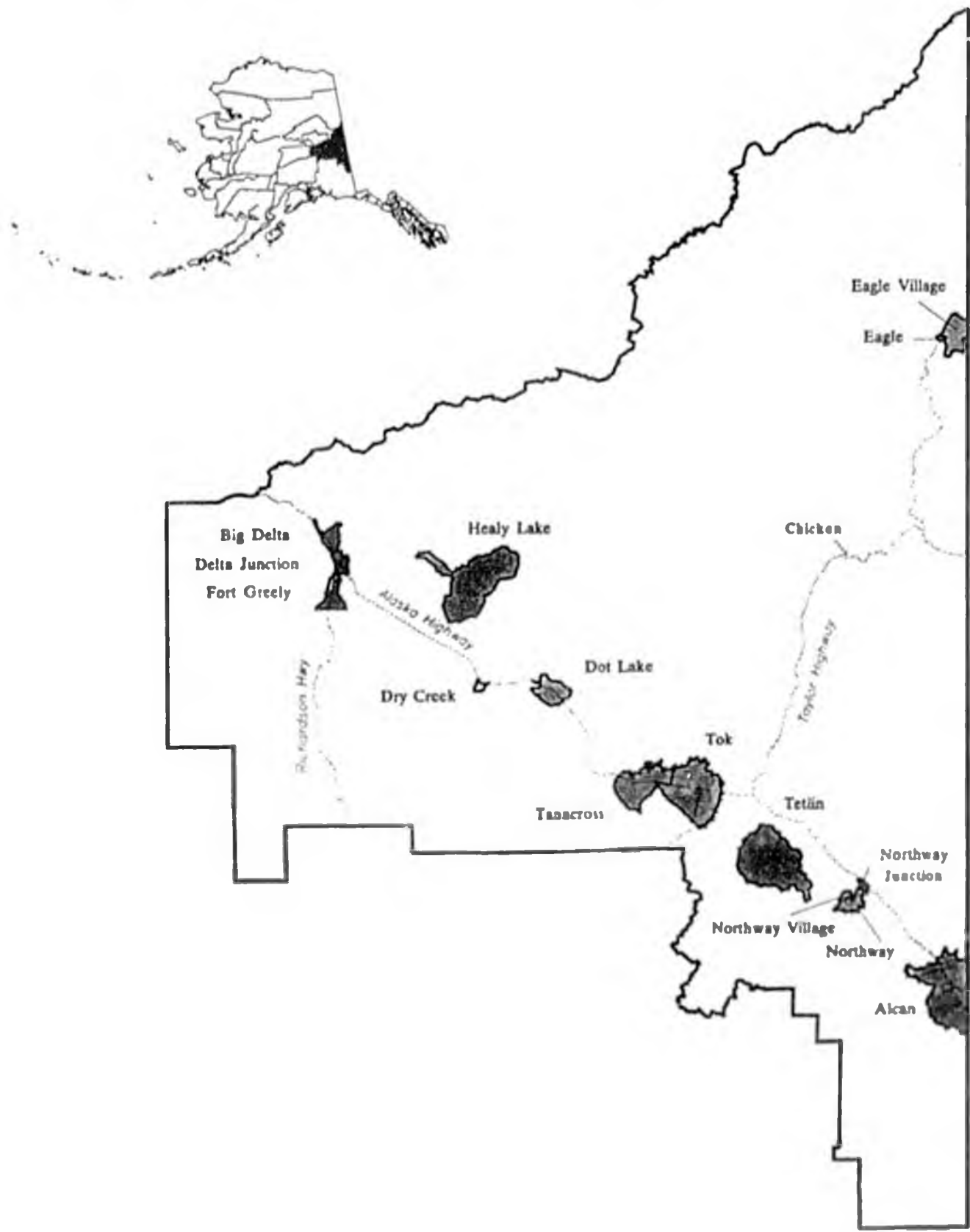
Prince of Wales-Outer Ketchikan Census Area



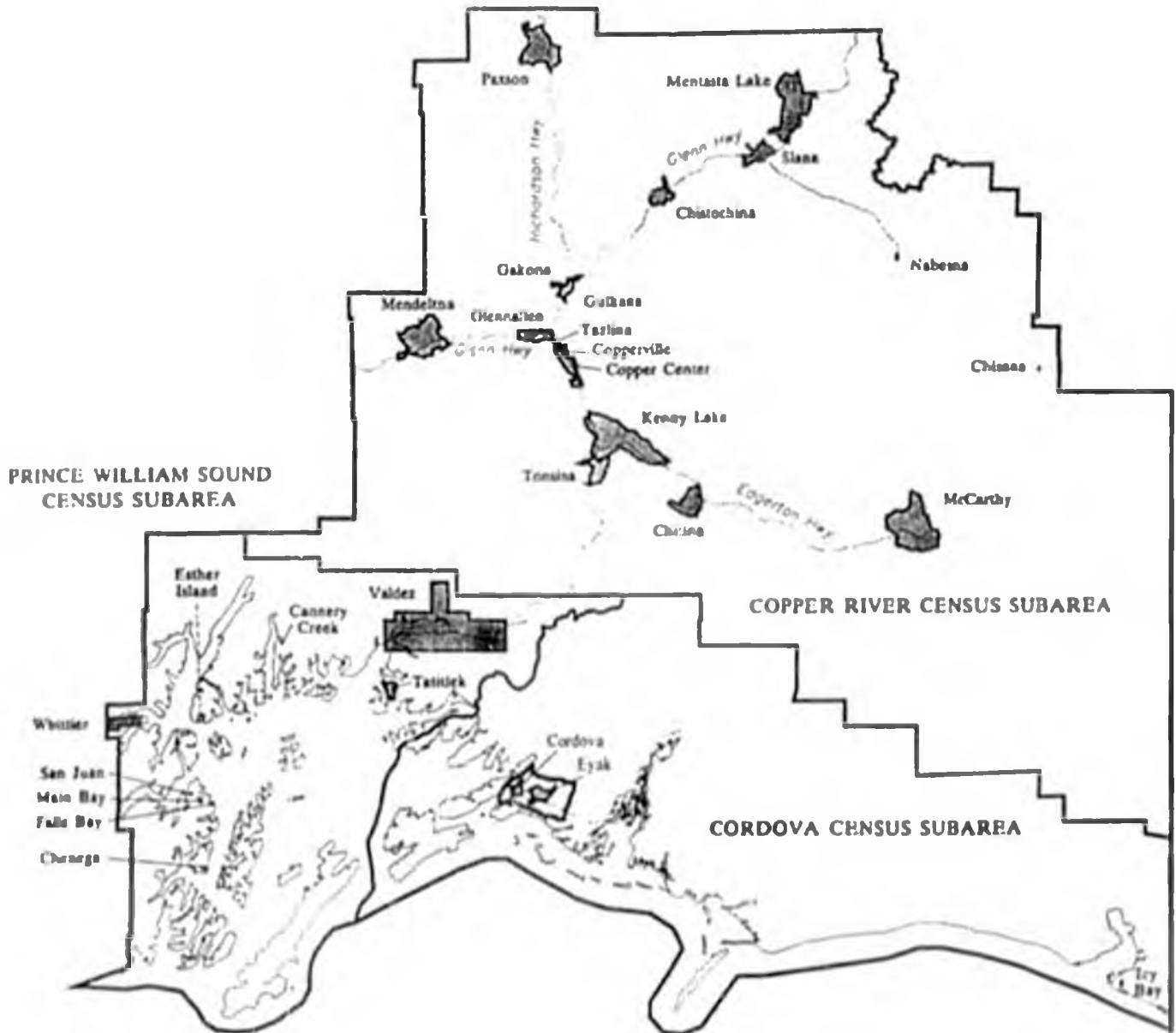
Skagway-Hoonah-Angoon Census Area



Southeast Fairbanks Census Area



Valdez-Cordova Census Area



Wade Hampton Census Area



Wrangell-Petersburg Census Area

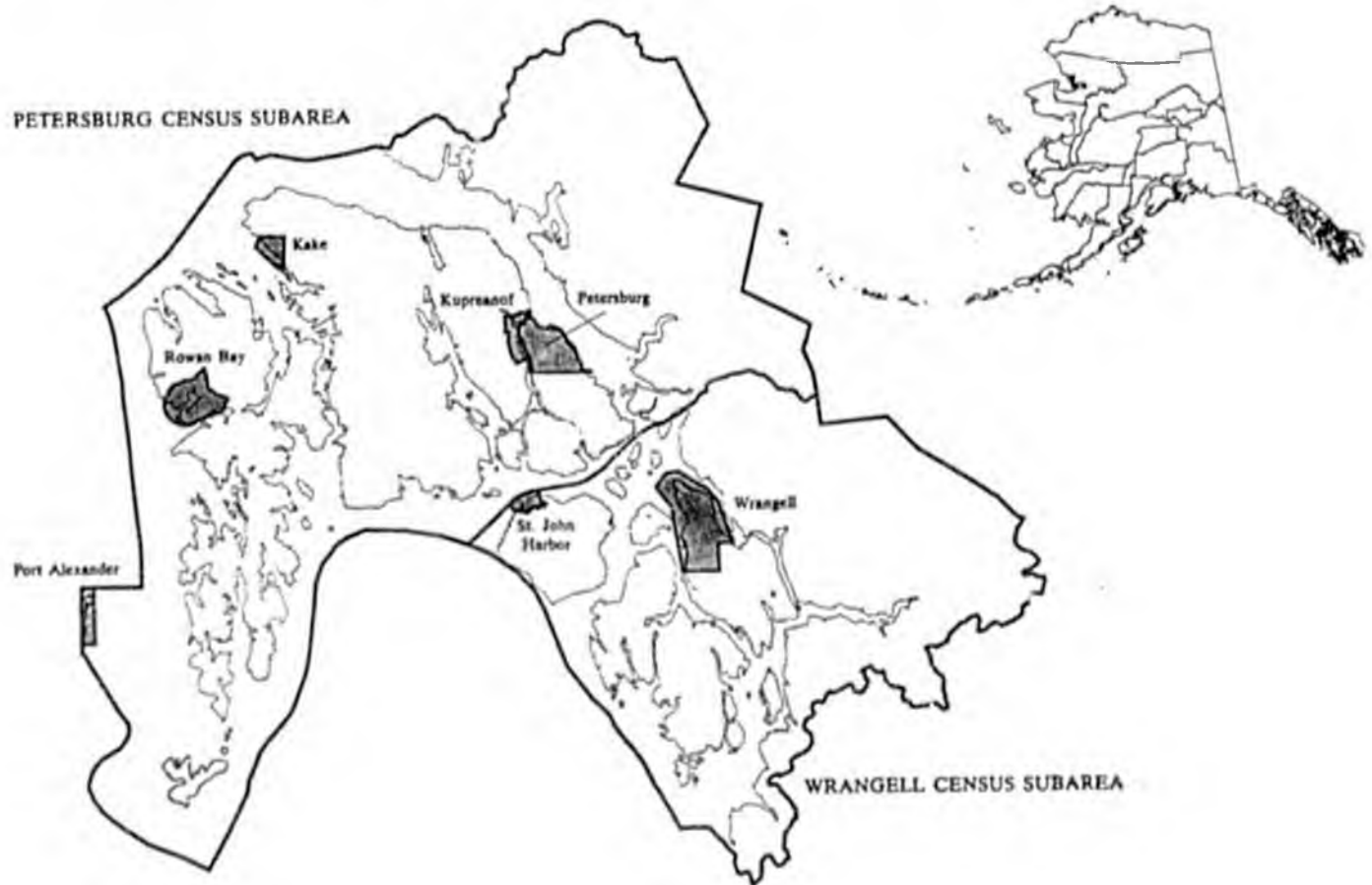


Table 4.2
Population of Places by Borough and Census Area 1990-1995

| Area Name | Year Incorporated | April 1, 1990 | July 1, 1991 | July 1, 1992 | July 1, 1993 | July 1, 1994 | July 1, 1995 |
|--|-------------------|---------------|--------------|--------------|--------------|--------------|--------------|
| Wrangell-Petersburg Census Area | | 7,042 | 7,200 | 7,297 | 7,272 | 7,221 | 7,303 |
| Petersburg census subarea | | 4,407 | 4,509 | 4,509 | 4,497 | 4,384 | 4,451 |
| Kake city * | 1952 | 700 | 713 | 724 | 725 | 684 | 696 |
| Kupreanof city | 1975 | 23 | 24 | 24 | 24 | 24 | 24 |
| Petersburg city | 1910 | 3,207 | 3,293 | 3,292 | 3,297 | 3,271 | 3,350 |
| Port Alexander city | 1974 | 119 | 115 | 115 | 113 | 103 | 98 |
| Rowan Bay CDP | | 133 | 137 | 126 | 110 | 79 | 55 |
| Remainder of Petersburg census subarea | | 225 | 227 | 228 | 228 | 223 | 228 |
| Wrangell census subarea | | 2,635 | 2,691 | 2,788 | 2,775 | 2,837 | 2,852 |
| St. John Harbor CDP | | 69 | 0 | 0 | 0 | 0 | 0 |
| Wrangell city | 1903 | 2,479 | 2,602 | 2,696 | 2,683 | 2,744 | 2,758 |
| Remainder of Wrangell census subarea | | 87 | 89 | 92 | 92 | 93 | 94 |

CDP-Census Designated Place * Alaska Native Village Statistical Area
Source: Alaska Department of Labor, Research and Analysis Section, Demographics Unit

Yukon-Koyukuk Census Area



Table 4.2
Population of Places by Borough and Census Area 1990-1995

| Area Name | Year Incorporated | April 1, 1990 | July 1, 1991 | July 1, 1992 | July 1, 1993 | July 1, 1994 | July 1, 1995 |
|--|-------------------|---------------|--------------|--------------|--------------|--------------|--------------|
| Yukon-Koyukuk Census Area | | 6,714 | 6,693 | 6,794 | 6,689 | 6,520 | 6,516 |
| Koyukuk-Middle Yukon census subarea | | 3,928 | 3,886 | 3,922 | 3,843 | 3,693 | 3,597 |
| Allakaket city | 1975 | 170 | 171 | 171 | 171 | 171 | 147 |
| Alatna * | | 31 | 31 | 31 | 31 | 31 | 31 |
| Allakaket * | | 140 | 140 | 140 | 140 | 140 | 116 |
| Evansville * | | 69 | 54 | 49 | 48 | 59 | 64 |
| Bettles city | 1985 | 36 | 28 | 26 | 25 | 31 | 34 |
| Evansville CDP | | 33 | 26 | 23 | 23 | 28 | 30 |
| Galena city * | 1971 | 833 | 852 | 838 | 711 | 520 | 527 |
| Hughes city * | 1973 | 54 | 51 | 61 | 59 | 61 | 62 |
| Huslia city * | 1969 | 207 | 198 | 207 | 220 | 244 | 255 |
| Kaltag city * | 1969 | 240 | 236 | 258 | 245 | 247 | 234 |
| Koyukuk city * | 1973 | 126 | 123 | 123 | 124 | 141 | 125 |
| Lake Minchumina CDP * | | 32 | 31 | 23 | 32 | 37 | 36 |

PAGE THREE
PILT ENTITLEMENT

| | A | B | C | D | E | F | G |
|--|------------------------------------|-------------------------|------------------------|---------------|-------------|----------------|--------------------------|
| Calculations for Payments in Lieu of Taxes | | | | | | | |
| | Unorganized Borough* (Census Area) | Total Census Area Acres | Eligible Federal Acres | Population | POP \$ Rate | Prior Year Pay | Ceiling \$ NTE Cap (D*B) |
| 1 | Alcutians Wts. | 2,817,344 | | 9,478 | 35 | | \$350,000 |
| 2 | Beibel | 26,295,936 | | 13,656 | 31 | | 434,000 |
| 3 | Dillingham | 11,818,816 | | 4,012 | 50 | | 200,600 |
| 4 | Nome | 14,728,064 | | 8,288 | 41 | | 328,000 |
| 5 | Prince of Wales-Outer Ketchikan | 4,657,680 | | 6,278 | 47 | | 282,000 |
| 6 | Skagway-Yakutat-Angoon | 8,243,584 | | 4,385 | 50 | | 219,250 |
| 7 | Southeast Fairbanks | 16,636,224 | | 5,913 | 47 | | 282,000 |
| 8 | Valdez-Cordova | 23,645,056 | | 9,952 | 35 | | 350,000 |
| 9 | Wade Hampton | 10,959,424 | | 5,791 | 47 | | 282,000 |
| 10 | Wrangell-Petersburg | 3,717,440 | | 7,042 | 44 | | 308,000 |
| 11 | Yukon-Koyukuk | 100,517,632 | | 8,478 | 38 | | 342,000 |
| | Totals | 224,107,260 | | 83,273 | | | \$3,377,850 |

Reference:

U.S. Department of Commerce, Economic and Statistics Administration, Bureau of the Census; 1990 Census of Population and Housing, Population and Housing Unit Counts - Alaska; 1990 CPH-2-3; Land Area, Population, and Housing Units: 1990, Table 4; Issued March 1993

Alaska Department of Labor, Research & Analysis Section, Demographic Unit; Alaska Population Overview - 1991 Estimates; Population and Group Quarters for Boroughs and Census Areas by Labor Market Regions: 1990, 1991; Table 2.2

Explanation of Table:

Column A - Unorganized Borough. Name and geographic boundaries provided by the Bureau of the Census. Eleven units listed on the above table are recognized as official census areas.

Column B - Total Census Area Acres. The number represents the total acres within the census area unit. The acreage has been derived from the square mile figures provided by the Bureau of the Census.

Column C - Eligible Federal Acres. This column has not been developed because it would require a detailed township by township analysis, which would not be essential except to implement the legislation.

Column D - Population. Bureau of the Census statistic for 1990 population in census units.

Column E - Population Dollar Rate. Allowable rate for calculating entitlement payments based upon population. This rate is established by 31 U.S.C. § 6903 (P.L. 94-565).

Column G - Ceiling Dollars, Not to Exceed Cap. This figure is the product of the census area population and the allowable population dollar rate (column D x column E). According to the statute, no entitlement payment can exceed the rate determined by this cap on payments.

8 of 19

Potential PILT Payments
ESTIMATES ONLY!!

| Area | City | 1995 DCRA Pop | Proportion of Census Area Pop | PILT Payment |
|----------------|---------------|------------------|----------------------------------|---------------------|
| Aleutians West | Atka | 97 | 1.89% | \$8,602.49 |
| | Saint George | 195 | 3.79% | \$13,273.05 |
| | Saint Paul | 767 | 14.92% | \$52,207.31 |
| | Unalaska | 4,083 | 79.40% | \$277,917.15 |
| | | 5,142 | 100% | \$350,000.00 |
| Bethel | Akiak | 320 | 2.91% | \$12,615.13 |
| | Aniak | 581 | 5.28% | \$22,904.35 |
| | Bethel | 5,195 | 47.19% | \$204,798.80 |
| | Chefornak | 371 | 3.37% | \$14,625.67 |
| | Chuathbaluk | 125 | 1.14% | \$4,927.79 |
| | Eek | 283 | 2.57% | \$11,156.51 |
| | Goodnews Bay | 254 | 2.31% | \$10,013.26 |
| | Kwethluk | 688 | 6.25% | \$27,122.54 |
| | Lower Katskag | 308 | 2.80% | \$12,142.07 |
| | Mekoryuk | 212 | 1.93% | \$8,357.53 |
| | Napakiak | 326 | 2.96% | \$12,851.67 |
| | Napaskiak | 404 | 3.67% | \$15,926.61 |
| | Nightmute | 189 | 1.72% | \$7,450.81 |
| | Nunapituk | 456 | 4.14% | \$17,976.56 |
| | Platinum | 44 | 0.40% | \$1,734.58 |
| | Quinhagak | 549 | 4.99% | \$21,642.84 |
| Toksook Bay | 520 | 4.72% | \$20,499.59 | |
| Upper Katskag | 184 | 1.67% | \$7,253.70 | |
| | 11,009 | 100% | \$434,000.00 | |
| Dillingham | Aleknagik | 182 | 4.38% | \$8,780.47 |
| | Clark's Point | 63 | 1.52% | \$3,039.39 |
| | Dillingham | 2,243 | 53.94% | \$108,212.07 |
| | Ekwok | 102 | 2.45% | \$4,920.92 |
| | Manokotak | 402 | 9.67% | \$19,394.23 |
| | New Stuyahok | 421 | 10.13% | \$20,310.87 |
| | Togiak | 745 | 17.92% | \$35,942.04 |
| | | 4,158 | 100% | \$200,800.00 |

Potential PILT Payments
ESTIMATES ONLY!!

| Census Area | City | 1995 DCRA Pop | Proportion of Census Area Pop | PILT Payment |
|---------------------|-----------------|------------------|----------------------------------|---------------------|
| Nome | Brevig Mission | 285 | 2.84% | \$9,324.18 |
| | Diomede | 154 | 1.65% | \$5,418.58 |
| | Elim | 281 | 3.01% | \$9,887.15 |
| | Gambell | 628 | 6.74% | \$22,098.55 |
| | Golovin | 156 | 1.67% | \$5,488.95 |
| | Koyuk | 279 | 2.99% | \$9,816.78 |
| | Nome | 3,984 | 42.74% | \$140,179.36 |
| | Saint Michael | 341 | 3.66% | \$11,998.28 |
| | Savoonga | 604 | 6.48% | \$21,252.09 |
| | Shaktolik | 199 | 2.13% | \$7,001.93 |
| | Shishmaref | 536 | 5.75% | \$18,859.47 |
| | Stebbins | 475 | 5.10% | \$16,713.15 |
| | Teller | 274 | 2.94% | \$9,640.85 |
| | Unalakleet | 764 | 8.20% | \$26,881.79 |
| | Wales | 173 | 1.86% | \$6,087.11 |
| White Mountain | 209 | 2.24% | \$7,353.79 | |
| | | 9,322 | 100% | \$328,000.00 |
| Prince of Wales | Coffman Cove | 254 | 6.26% | \$17,659.76 |
| | Craig | 1,946 | 47.98% | \$135,298.82 |
| | Hydaburg | 406 | 10.01% | \$28,227.81 |
| | Kasaan | 41 | 1.01% | \$2,850.59 |
| | Klawock | 759 | 18.71% | \$52,770.71 |
| | Thorne Bay | 650 | 16.03% | \$45,192.31 |
| | | 4,056 | 100% | \$282,000.00 |
| Skagway/Yakutat | Angoon | 601 | 22.81% | \$50,007.31 |
| | Hoonah | 903 | 34.27% | \$75,135.77 |
| | Pelican | 209 | 7.93% | \$17,390.23 |
| | Skagway | 811 | 30.78% | \$67,480.74 |
| | Tenakee Springs | 111 | 4.21% | \$9,235.96 |
| | | 2,635 | 100% | \$219,250.00 |
| Southeast Fairbanks | Delta Junction | 828 | 85.01% | \$239,728.95 |
| | Eagle | 146 | 14.99% | \$42,271.05 |
| | | 974 | 100% | \$282,000.00 |
| Valdez/Cordova | Cordova | 2,566 | 35.08% | \$122,770.11 |
| | Valdez | 4,469 | 61.04% | \$213,652.51 |
| | Whitber | 284 | 3.88% | \$13,577.38 |
| | | 7,319 | 100% | \$350,000.00 |

Potential PILT Payments
ESTIMATES ONLY!!

| Census Area | City | 1995 DCRA Pop | Proportion of Census Area Pop | PILT Payment |
|---------------------|------------------|------------------|----------------------------------|---------------------|
| Wade Hampton | Alakanuk | 604 | 9.23% | \$26,038.07 |
| | Chevak | 682 | 10.42% | \$29,398.35 |
| | Emmonak | 762 | 11.65% | \$32,846.84 |
| | Hooper Bay | 996 | 15.22% | \$42,933.66 |
| | Kotlik | 548 | 8.38% | \$23,622.13 |
| | Marshall | 298 | 4.56% | \$12,845.61 |
| | Mountain Village | 758 | 11.59% | \$32,674.41 |
| | Pilot Station | 523 | 7.99% | \$22,544.48 |
| | Russian Mission | 295 | 4.51% | \$12,716.29 |
| | Saint Mary's | 479 | 7.32% | \$20,647.81 |
| | Scammon Bay | 434 | 6.63% | \$18,708.04 |
| Sheldon Point | 163 | 2.49% | \$7,026.29 | |
| | | 6,542 | 100% | \$282,000.00 |
| Wrangell/Petersburg | Kake | 696 | 10.03% | \$30,897.67 |
| | Kupreanof | 24 | 0.35% | \$1,065.44 |
| | Petersburg | 3,350 | 48.28% | \$148,717.21 |
| | Port Alexander | 110 | 1.59% | \$4,883.25 |
| | Wrangell | 2,758 | 39.75% | \$122,436.44 |
| | | 6,938 | 100% | \$308,000.00 |
| Yukon Koyukuk | Allakaket | 187 | 3.83% | \$13,102.64 |
| | Anvik | 96 | 1.97% | \$6,726.49 |
| | Betties | 34 | 0.70% | \$2,382.30 |
| | Fort Yukon | 663 | 13.58% | \$46,454.82 |
| | Galena | 527 | 10.80% | \$36,925.63 |
| | Grayling | 212 | 4.34% | \$14,854.33 |
| | Holy Cross | 289 | 5.92% | \$20,249.54 |
| | Hughes | 78 | 1.60% | \$5,465.27 |
| | Huslia | 255 | 5.22% | \$17,867.24 |
| | Kaltag | 257 | 5.27% | \$18,007.38 |
| | Koyukuk | 125 | 2.56% | \$8,758.45 |
| | McGrath | 479 | 9.81% | \$33,562.38 |
| | Nenana | 490 | 10.04% | \$34,333.13 |
| | Nikolai | 125 | 2.56% | \$8,758.45 |
| | Nulato | 359 | 7.36% | \$25,154.27 |
| | Ruby | 210 | 4.30% | \$14,714.20 |
| | Shageluk | 144 | 2.95% | \$10,089.74 |
| Tanana | 351 | 7.19% | \$24,593.73 | |
| | | 4,881 | 100% | \$342,000.00 |

TOTAL PILT PAYMENTS

\$3,377,850.00

MEMORANDUM

STATE OF ALASKA

Community and Regional Affairs

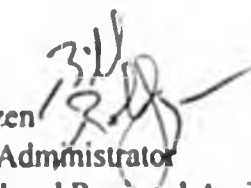
To: The Honorable Ivan Ivan
Representative
Alaska House of Representatives

Date: January 30, 1997

File

Thru:

Phone: 465-4733

From: Bill Rolfzen 
Program Administrator
Municipal and Regional Assistance
Division

Subject: PILT

As requested, following is a list of the organized boroughs (including unified home rule municipalities) in Alaska, their respective 1996 federal PILT payments and mill rates. Of the 16 boroughs that receive an annual PILT payment from the federal government, 4 levy no property taxes. You also requested a list of the cities in the unorganized borough that levy property taxes. We have attached a spreadsheet which shows the various taxes and tax rates levied by all Alaska communities.

As we discussed, the amount of money the State of Alaska will receive for distribution to the cities within each federal census area comprising the unorganized borough is not known. We were told by the BLM in Washington D.C. that it most likely will be mid-summer before those payments are calculated. In order to calculate the payments, the BLM must first determine several factors including the amount of eligible federal lands within each census area. Also, for the first time, several cities within the unorganized borough received a direct federal PILT payment from BLM. Those payments were made based upon an opinion from the Regional Solicitor's Office of the Department of the Interior. It is uncertain at this time under what formula those cities will receive future PILT payments given Senator Stevens' recent amendments to the federal PILT law.

The Honorable Ivan Ivan
January 30, 1997
Page Two

| Borough | PILT Payment | Mill Rate |
|------------------------------|---------------------|------------------|
| Aleutians East Borough | \$141,082 | None |
| Municipality of Anchorage | \$301,342 | 18.79 |
| Bristol Bay Borough | \$65,984 | 8.50 |
| Denali Borough | \$94,953 | None |
| Fairbanks North Star Borough | \$264,564 | 13.49 |
| Haines Borough | \$110,012 | 4.00 |
| City & Borough of Juneau | \$225,386 | 12.49 |
| Kenai Peninsula Borough | \$982,280 | 8.30 |
| Ketchikan Gateway Borough | \$193,727 | 7.94 |
| Kodiak Island Borough | \$456,929 | 6.75 |
| Lake & Peninsula Borough | \$91,202 | None |
| Matanuska-Susitna Borough | \$1,011,933 | 13.00 |
| North Slope Borough | \$324,916 | 18.52 |
| Northwest Arctic Borough | \$297,769 | None |
| City & Borough of Sitka | \$197,745 | 6.00 |
| City & Borough of Yakutat | \$29,590 | 9.00 |

1997 Taxes in Alaska Communities

| Community/Borough | Population | Government Type | Borough | State Tax | Local Taxes | Other Taxes |
|--------------------|------------|-------------------|------------------------------|----------------|---|------------------------|
| Cantwell | 135 | Unincorporated | Denali Borough | N/A | 7% Accomodations Tax (Borough); Severance Tax \$.05/Yard (Borough) | None |
| Central | 51 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Chalkyitsik | 92 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Chase | 52 | Unincorporated | Matanuska-Susitna Borough | N/A | 5% Accomodations Tax (Borough) | 13.0 mills (Borough) |
| Chefornak | 393 | 2nd Class City | Unorganized | 2% | None | None |
| Chenega Bay | 95 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Chevak | 708 | 2nd Class City | Unorganized | 3% | None | None |
| Chickaloon | 217 | Unincorporated | Matanuska-Susitna Borough | N/A | 5% Accomodations Tax (Borough) | 13.0 mills (Borough) |
| Chignik | 128 | 2nd Class City | Lake & Peninsula Borough | None | 1% Salmon/2% Other Seafood Landing Tax (City); 2% Raw Fish Tax (Borough) | None |
| Chignik Lagoon | 80 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Chignik Lake | 152 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Chiniak | 75 | Unincorporated | Kodiak Island Borough | N/A | 5% Accomodations Tax (Borough); 0.675% Severance Tax (Borough) | 6.75 mills (Borough) |
| Chistochina | 50 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Chitina | 82 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Chuathbaluk | 123 | 2nd Class City | Unorganized | None | None | None |
| Circle | 85 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Circle Hot Springs | 29 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Clam Gulch | 93 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Clerk's Point | 66 | 2nd Class City | Unorganized | 5% | None | None |
| Coffman Cove | 241 | 2nd Class City | Unorganized | None | None | None |
| Cohoe | 579 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Cold Bay | 146 | 2nd Class City | Aleutians East Borough | None | \$.01/Gal. (City); 2% Raw Fish Tax (Borough) | None |
| College | 11,971 | Unincorporated | Fairbanks North Star Borough | N/A | 8% Accomodations Tax (Borough) | 15.174 mills (Borough) |
| Cooper Landing | 272 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Copper Center | 538 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Copperville | 187 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Cordova | 2,537 | Home Rule City | Unorganized | 6% | None | 13.25 mills |
| Council | 0 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Covenant Life | 54 | Unincorporated | Haines Borough | 1.5% (Borough) | None | 4.0 mills (Borough) |
| Craig | 2,109 | 1st Class City | Unorganized | 5% | 6% Liquor Tax | 6.0 mills |
| Crooked Creek | 136 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Crown Point | 92 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Cube Cove | 178 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Deachorse | 24 | Unincorporated | North Slope Borough | N/A | None | 18.52 mills (Borough) |
| Deering | 141 | 2nd Class City | Northwest Arctic Borough | 3% | None | None |
| Delta Junction | 849 | 2nd Class City | Unorganized | None | None | None |
| Denali Borough | 1,835 | Home Rule Borough | Denali Borough | None | 7% Accomodations Tax, Severance Tax \$.05/Yard | None |
| Dillingham | 2,226 | 1st Class City | Unorganized | 5% | 9% Liquor Tax; 5% Gaming Tax; 9% Accomodations Tax | 8.0 mills |

1997 Taxes in Alaska Communities

| Community/Borough | Population | Classification | Organization | State Tax | Local Tax | Notes |
|------------------------------|------------|-------------------|------------------------------|---------------------------|---|--|
| Diomede | 172 | 2nd Class City | Unorganized | 3% | None | None |
| Dot Lake | 74 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Dry Creek | 112 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Eagle | 160 | 2nd Class City | Unorganized | None | None | 1.0 mill |
| Eagle Village | 33 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Edna Bay | 75 | Unincorporated | Unorganized | N/A | N/A | N/A |
| EEK | 285 | 2nd Class City | Unorganized | 2% | None | None |
| Egegik | 139 | 2nd Class City | Lake & Peninsula Borough | None | 1% Raw Fish Tax (City); 2% Raw Fish Tax (Borough) | None |
| Eielson AFB | 5,620 | Unincorporated | Fairbanks North Star Borough | N/A | 8% Accomodations Tax (Borough) | 15.174 mills (Borough) |
| Eklutna | 429 | Unincorporated | Municipality of Anchorage | N/A | 8% Accomodations Tax; Tobacco Products (Anchorage) | 18.79 mills (Anchorage) |
| Eluk | 3 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Ekwok | 118 | 2nd Class City | Unorganized | None | None | None |
| Elfin Cove | 50 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Elim | 284 | 2nd Class City | Unorganized | 2% | None | None |
| Emmonak | 784 | 2nd Class City | Unorganized | 3% | None | None |
| Ester | 218 | Unincorporated | Fairbanks North Star Borough | N/A | 8% Accomodations Tax (Borough) | 15.174 mills (Borough) |
| Evansville | 24 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Eyak | 173 | Unincorporated | Unorganized | N/A | None | 13.25 mills |
| Fairbanks | 31,633 | Home Rule City | Fairbanks North Star Borough | None | 8% Accomodations; 5% Liquor; 8% Tobacco Tax | 3.285 mills (City); 15.174 mills (Borough) |
| Fairbanks North Star Borough | 82,435 | 2nd Class Borough | Fairbanks North Star Borough | None | 8% Accomodations Tax | 13.495 mills |
| False Pass | 79 | 2nd Class City | Alutians East Borough | 2% | 2% Raw Fish Tax (City); 2% Raw Fish Tax (Borough) | None |
| Ferry | 66 | Unincorporated | Denali Borough | N/A | 7% Accomodations Tax (Borough); Severance Tax \$.05/Yard (Borough) | None |
| Fort Greely | 713 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Fort Yukon | 562 | 2nd Class City | Unorganized | 3% | None | None |
| Fox | 309 | Unincorporated | Fairbanks North Star Borough | N/A | 8% Accomodations Tax (Borough) | 15.174 mills (Borough) |
| Fox River | 422 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 8.3 mills (Borough) |
| Fritz Creek | 1,882 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 8.3 mills (Borough) |
| Galena | 23 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Galena | 529 | 1st Class City | Unorganized | 3% | None | None |
| Gambell | 636 | 2nd Class City | Unorganized | 3% | None | None |
| Game Creek | 74 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Georgetown | 0 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Glennallen | 491 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Golovin | 163 | 2nd Class City | Unorganized | None | None | None |
| Goodnews Bay | 253 | 2nd Class City | Unorganized | None | None | None |
| Graying | 203 | 2nd Class City | Unorganized | None | None | None |
| Gullana | 100 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Gustavus | 345 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Haines | 1,400 | 1st Class City | Haines Borough | 4% (City); 1.5% (Borough) | None | (Borough) |

1967 Taxes In Alaska Communities

| Community Name | 1967 Pop. | Classification | Parent Borough | Rate | Other Taxes | Rate |
|---------------------------|-----------|--------------------------------|------------------------------|---------------------------|---|------------------------|
| Haines Borough | 2,373 | 3rd Class Borough | Haines Borough | 1.5% | None | 4.0 mills |
| Halibut Cove | 71 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 8.3 mills (Borough) |
| Happy Valley | 388 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 8.3 mills (Borough) |
| Harding Lake | 29 | Unincorporated | Fairbanks North Star Borough | N/A | 8% Accomodations Tax (Borough) | 15.174 mills (Borough) |
| Healy | 578 | Unincorporated | Denali Borough | N/A | 7% Accomodations Tax (Borough); Severance Tax \$.05/Yard (Borough) | None |
| Healy Lake | 59 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Hobart Bay | 131 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Hollis | 189 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Holy Cross | 281 | 2nd Class City | Unorganized | None | None | None |
| Homer | 4,084 | 1st Class City | Kenai Peninsula Borough | 3.5% (City); 2% (Borough) | None | (Borough) |
| Hoonah | 900 | 1st Class City | Unorganized | 5% | None | None |
| Hooper Bay | 996 | 2nd Class City | Unorganized | 2% | None | None |
| Hope | 180 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 8.3 mills (Borough) |
| Houston | 978 | 2nd Class City | Matanuska-Susitna Borough | None | 5% Accomodations Tax (Borough) | (Borough) |
| Hughes | 55 | 2nd Class City | Unorganized | None | None | None |
| Huslia | 240 | 2nd Class City | Unorganized | None | None | None |
| Hydaburg | 410 | 1st Class City | Unorganized | 4% | None | None |
| Hyder | 133 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Igiugig | 48 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Iliamna | 103 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Ivanof Bay | 28 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Jakolof Bay | 28 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 8.3 mills (Borough) |
| Juneau | 30,209 | Unified Home Rule Municipality | City & Borough of Juneau | 5% | 7% Accomodations Tax, 3% Liquor Tax, 6% Tobacco Tax | 12.49 mills |
| Kachemak | 404 | 2nd Class City | Kenai Peninsula Borough | 2% (Borough) | None | (Borough) |
| Kake | 712 | 1st Class City | Unorganized | 5% | None | None |
| Kaktovik | 223 | 2nd Class City | North Slope Borough | None | None | 18.52 mills (Borough) |
| Kalifornsky | 325 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 8.3 mills (Borough) |
| Katag | 232 | 2nd Class City | Unorganized | None | None | None |
| Karluk | 57 | Unincorporated | Kodiak Island Borough | N/A | 5% Accomodations Tax (Borough); 0.675% Severance Tax (Borough) | 6.75 mills (Borough) |
| Kasaan | 41 | 2nd Class City | Unorganized | None | None | None |
| Kasigluk | 512 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Kasilof | 523 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 8.3 mills (Borough) |
| Kenai | 6,950 | Home Rule City | Kenai Peninsula Borough | 3% (City); 2% (Borough) | None | (Borough) |
| Kenai Peninsula Borough | 46,807 | 2nd Class Borough | Kenai Peninsula Borough | 2% | None | 8.3 mills |
| Kenny Lake | 498 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Ketchikan | 8,729 | Home Rule City | Ketchikan Gateway Borough | 3.5% (City); 2% (Borough) | 8% Accomodations Tax | (Borough) |
| Ketchikan Gateway Borough | 14,728 | 2nd Class Borough | Ketchikan Gateway Borough | 2% | 4% Accomodations Tax | 7.94 mills |
| Kiana | 394 | 2nd Class City | Northwest Arctic Borough | 2% | None | None |
| King Cove | 897 | 1st Class City | Aleutians East Borough | 2% | 2% Raw Fish Tax (City); 2% Raw Fish Tax (Borough) | None |

1997 Taxes in Alaska Communities

| | | | | | | |
|---------------------------|--------|-------------------|---------------------------|---------------------------------|---|--|
| King Salmon | 467 | Unincorporated | Bristol Bay Borough | N/A | 3% Raw Fish Tax; 6% Accomodations Tax May-Oct. (Borough) | 6.5 mills (Borough) |
| Kipnuk | 551 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Kivalina | 349 | 2nd Class City | Northwest Arctic Borough | 2% | None | None |
| Klawock | 726 | 1st Class City | Unorganized | 5% | 0.5% Pool Tax | None |
| Klukwan | 140 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Knik | 445 | Unincorporated | Matanuska-Susitna Borough | N/A | 5% Accomodations Tax (Borough) | 13.6 mills (Borough) |
| Kobuk | 78 | 2nd Class City | Northwest Arctic Borough | None | None | None |
| Kodiak | 6,869 | Home Rule City | Kodiak Island Bcrough | 6% (max. \$500 per transaction) | 5% Accomodations Tax (City); 0.675% Severance Tax (Borough) | 2.0 mills (City); 6.75 mills (Borough) |
| Kodiak Island Borough | 14,058 | 2nd Class Borough | Kodiak Island Borough | None | 5% Accomodations Tax; 0.675% Severance Tax | 6.75 mills |
| Kodiak Station | 1,871 | Unincorporated | Kodiak Island Borough | N/A | 5% Accomodations Tax (Borough); 0.675% Severance Tax (Borough) | 6.75 mills (Borough) |
| Kokhanok | 166 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Koliganek | 210 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Kongiganak | 322 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Kotik | 517 | 2nd Class City | Unorganized | 2% | None | None |
| Kotzebue | 3,138 | 2nd Class City | Northwest Arctic Borough | 6% | 6% Accomodations Tax; 6% Liquor Tax | None |
| Koyuk | 280 | 2nd Class City | Unorganized | 2% | None | None |
| Koyukuk | 131 | 2nd Class City | Unorganized | None | None | None |
| Kupreanof | 23 | 2nd Class City | Unorganized | None | None | None |
| Kwethluk | 627 | 2nd Class City | Unorganized | 5% | None | None |
| Kwigillingok | 332 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Labouchere Bay | 0 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Lake & Peninsula Borough | 1,852 | Home Rule Borough | Lake & Peninsula Borough | None | 2% Raw Fish Tax | None |
| Lake Minchumina | 44 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Larsen Bay | 127 | 2nd Class City | Kodiak Island Borough | 3% | 5% Accomodations Tax (Borough); 0.675% Severance Tax (Borough) | 6.75 mills (Borough) |
| Lazy Mountain | 976 | Unincorporated | Matanuska-Susitna Borough | N/A | 5% Accomodations Tax (Borough) | 13.0 mills (Borough) |
| Levelock | 111 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Lignite | 117 | Unincorporated | Denali Borough | N/A | 7% Accomodations Tax (Borough); Severance Tax \$.05/Yard (Borough) | None |
| Lime Village | 44 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Lower Kalskag | 302 | 2nd Class City | Unorganized | None | None | None |
| Lutak | 51 | Unincorporated | Haines Borough | 1.5% (Borough) | None | 4.0 mills (Borough) |
| Manley Hot Springs | 100 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Manokotak | 396 | 2nd Class City | Unorganized | 2% | None | None |
| Marshall | 304 | 2nd Class City | Unorganized | None | None | None |
| Mary's Bluff | 0 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Matanuska-Susitna Borough | 50,759 | 2nd Class Borough | Matanuska-Susitna Borough | None | 5% Accomodations Tax | 13.0 mills |
| McCarthy | 33 | Unincorporated | Unorganized | N/A | N/A | N/A |
| McGrath | 466 | 2nd Class City | Unorganized | None | None | None |

1997 Taxes in Alaska Communities

| Community/Borough | 1996 Pop. | Incorporated | Local Jurisdiction | Local Tax | Special Taxes | Property Tax |
|--------------------------|-----------|-------------------|------------------------------|----------------|---|---|
| McKinley Park | 174 | Unincorporated | Denali Borough | N/A | 7% Accomodations Tax (Borough); Severance Tax \$.05/Yard (Borough) | None |
| Meadow Lakes | 4,685 | Unincorporated | Matanuska-Susitna Borough | N/A | 5% Accomodations Tax (Borough) | 13.0 mills (Borough) |
| Mekoryuk | 200 | 2nd Class City | Unorganized | 2% | None | None |
| Mendeltna | 64 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Mentasta Lake | 108 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Mellaketta | 1,657 | Federal Law | Unorganized | N/A | N/A | N/A |
| Meyers Chuck | 37 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Minto | 251 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Moose Creek | 638 | Unincorporated | Fairbanks North Star Borough | N/A | 6% Accomodations Tax (Borough) | 15.174 mills (Borough) |
| Moose Pass | 120 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Mosquito Lake | 90 | Unincorporated | Haines Borough | 1.5% (Borough) | None | 4.0 mills (Borough) |
| Mountain Village | 724 | 2nd Class City | Unorganized | 3% | None | None |
| Naknek | 627 | Unincorporated | Bristol Bay Borough | N/A | 3% Raw Fish Tax; 6% Accomodations Tax May-Oct. (Borough) | 6.5 mills (Borough) |
| Nanwalek | 167 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Napaimute | 3 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Napaklak | 341 | 2nd Class City | Unorganized | 2% | None | None |
| Napaskiak | 420 | 2nd Class City | Unorganized | None | None | None |
| Nauyasit Bay | 164 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Nelson Lagoon | 70 | Unincorporated | Aleutians East Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Nenana | 449 | Home Rule City | Unorganized | 3% | None | 10.0 mills |
| New Stuyahok | 442 | 2nd Class City | Unorganized | None | None | None |
| Newhalen | 175 | 2nd Class City | Lake & Peninsula Borough | 2% | 2% Raw Fish Tax (Borough) | None |
| Newica | 273 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Nighmute | 199 | 2nd Class City | Unorganized | 2% | None | None |
| Nikiski | 3,013 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Nikolaevsk | 555 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Nikolai | 109 | 2nd Class City | Unorganized | None | None | None |
| Nikolski | 27 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Ninilchik | 643 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Noatak | 413 | Unincorporated | Northwest Arctic Borough | N/A | None | None |
| Nome | 4,021 | 1st Class City | Unorganized | 4% | 4% Accomodations Tax | 10.75 mills |
| Nondalton | 237 | 2nd Class City | Lake & Peninsula Borough | 3% | 2% Raw Fish Tax (Borough) | None |
| Noorvik | 575 | 2nd Class City | Northwest Arctic Borough | 3% | None | None |
| North Pole | 1,523 | Home Rule City | Fairbanks North Star Borough | 3% | 6% Accomodations Tax (Borough) | 1.757 mills (City); 15.174 mills (Borough) |
| North Slope Borough | 9,203 | Home Rule Borough | North Slope Borough | None | None | 18.52 mills |
| Northway | 125 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Northway Junction | 114 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Northway Village | 115 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Northwest Arctic Borough | 6,668 | Home Rule Borough | Northwest Arctic Borough | None | None | None |
| Nuiqsut | 435 | 2nd Class City | North Slope Borough | 3% | None | 18.52 mills (Borough) |
| Nutallio | 349 | 2nd Class City | Unorganized | None | None | None |

1997 Taxes in Alaska Communities

| Community/Borough | 1997 Pop. | Classification | Governing Body | State Tax | Local Taxes | Property Tax |
|-------------------|-----------|----------------|------------------------------|--------------|---|---|
| Nunapitchuk | 474 | 2nd Class City | Unorganized | 2% | None | None |
| Old Harbor | 316 | 2nd Class City | Kodiak Island Borough | 3% | 5% Accomodations Tax (Borough); 0.675% Severance Tax (Borough) | 6.75 mills (Borough) |
| Oscarville | 57 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Ouzinkie | 259 | 2nd Class City | Kodiak Island Borough | 3% | 5% Accomodations Tax (Borough); 0.675% Severance Tax (Borough) | 6.75 mills (Borough) |
| Palmer | 4,282 | Home Rule City | Matanuska-Susitna Borough | 2% | 5% Accomodations Tax (Borough) | 2.25 mills (City); 13.0 mills (Borough) |
| Pauloff Harbor | 0 | Unincorporated | Aleutians East Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Paxson | 27 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Pedro Bay | 45 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Pelican | 106 | 1st Class City | Unorganized | 4% | None | 6.0 mills |
| Perryville | 101 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Petersburg | 3,356 | Home Rule City | Unorganized | 6% | 3% Accomodations Tax 3% Raw Fish Tax (City); 2% Raw Fish Tax (Borough) | 10.0 mills |
| Pilot Point | 60 | 2nd Class City | Lake & Peninsula Borough | None | None | None |
| Pilot Station | 536 | 2nd Class City | Unorganized | 4% | None | None |
| Pika's Point | 153 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Platinum | 39 | 2nd Class City | Unorganized | 2% | None | None |
| Pleasant Valley | 559 | Unincorporated | Fairbanks North Star Borough | N/A | 8% Accomodations Tax (Borough) | 15.174 mills (Borough) |
| Point Baker | 53 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Point Hope | 764 | 2nd Class City | North Slope Borough | None | None | 18.52 mills (Borough) |
| Point Lay | 160 | Unincorporated | North Slope Borough | N/A | None | 18.52 mills (Borough) |
| Port Inlet | 90 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Port Alexander | 102 | 2nd Class City | Unorganized | 2% | None | None |
| Port Alice | 2 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Port Alsworth | 64 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Port Clarence | 19 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Port Graham | 176 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Port Heiden | 147 | 2nd Class City | Lake & Peninsula Borough | None | 2% Raw Fish Tax (Borough) | None |
| Port Lions | 264 | 2nd Class City | Kodiak Island Borough | None | 5% Accomodations Tax (Borough); 0.675% Severance Tax (Borough) | 6.75 mills (Borough) |
| Port Protection | 55 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Portage Creek | 6 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Primrose | 62 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Prudhoe Bay | 47 | Unincorporated | North Slope Borough | N/A | None | 18.52 mills (Borough) |
| Quinhagak | 567 | 2nd Class City | Unorganized | 5% | None | None |
| Rampart | 65 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Red Devil | 65 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Ridgeway | 2,295 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Rowan Bay | 22 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Ruby | 204 | 2nd Class City | Unorganized | None | None | None |
| Russian Mission | 264 | 2nd Class City | Unorganized | None | None | None |

1997 Taxes in Alaska Communities

| Community/Borough | 1996 Pop. | Classification | Organization | State | Local | Property |
|-------------------|-----------|--------------------------------|------------------------------|---------------------------|--|--|
| Saint George | 184 | 2nd Class City | Unorganized | None | 3% Fish & Marine Products; \$.03/Gal. Fuel Transfer Tax | None |
| Saint Mary's | 501 | 1st Class City | Unorganized | 3% | None | None |
| Saint Michael | 351 | 2nd Class City | Unorganized | 4% | None | None |
| Saint Paul | 739 | 2nd Class City | Unorganized | 3% | None | None |
| Salamatof | 1,011 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 8.3 mills (Borough) |
| Satka | 374 | Unincorporated | Fairbanks North Star Borough | N/A | 8% Accomodations Tax (Borough) | 15.174 mills (Borough) |
| Sand Point | 808 | 1st Class City | Aleutians East Borough | 2% | 2% Raw Fish Tax (City); 2% Raw Fish Tax (Borough) | None |
| Savoonga | 815 | 2nd Class City | Unorganized | 3% | None | None |
| Saxman | 390 | 2nd Class City | Ketchikan Gateway Borough | 3.5% (City); 2% (Borough) | 4% Accomodations Tax (Borough) | 7.10 mills (Borough) |
| Scammon Bay | 425 | 2nd Class City | Unorganized | 2% | None | None |
| Seward | 665 | 2nd Class City | Northwest Arctic Borough | 3% | None | None |
| Seldovia | 289 | 1st Class City | Kenai Peninsula Borough | 3% (City); 2% (Borough) | None | 7.25 mills (City); 8.3 mills (Borough) |
| Seward | 2,914 | Home Rule City | Kenai Peninsula Borough | 3% (City); 2% (Borough) | 4% Accomodations Tax | 3.0 mills (City); 8.3 mills (Borough) |
| Shageluk | 139 | 2nd Class City | Unorganized | None | None | None |
| Shaktolik | 231 | 2nd Class City | Unorganized | 2% | None | None |
| Sheldon Point | 170 | 2nd Class City | Unorganized | 2% | None | None |
| Shemya Station | 15 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Shishmaref | 537 | 2nd Class City | Unorganized | 2% | None | None |
| Shungnak | 251 | 2nd Class City | Northwest Arctic Borough | 2% | None | None |
| Sitka | 8,832 | Unified Home Rule Municipality | City & Borough of Sitka | 4% | 4% Accomodations Tax; \$.02/Gal. Fuel Tax | 8.0 mills |
| Skagway | 767 | 1st Class City | Unorganized | 4% | 8% Accomodations Tax | 8.0 mills |
| Skwentna | 82 | Unincorporated | Matanuska-Susitna Borough | N/A | 5% Accomodations Tax (Borough) | 13.0 mills (Borough) |
| Sitka | 61 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Steelmute | 109 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Soldotna | 3,955 | 1st Class City | Kenai Peninsula Borough | 3% (City); 2% (Borough) | None | 5.04 mills (City); 8.3 mills (Borough) |
| Somon | 0 | Unincorporated | Unorganized | N/A | N/A | N/A |
| South Naknek | 157 | Unincorporated | Bristol Bay Borough | N/A | 3% Raw Fish Tax; 6% Accomodations Tax May-Oct. (Borough) | 8.5 mills (Borough) |
| Stebbins | 507 | 2nd Class City | Unorganized | 3% | None | None |
| Sterling | 5,378 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 8.3 mills (Borough) |
| Stevens Village | 115 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Stony River | 43 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Sutton | 367 | Unincorporated | Matanuska-Susitna Borough | N/A | 5% Accomodations Tax (Borough) | 13.0 mills (Borough) |
| Takotna | 46 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Talkeetna | 342 | Unincorporated | Matanuska-Susitna Borough | N/A | 5% Accomodations Tax (Borough) | 13.0 mills (Borough) |
| Tanacross | 75 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Tanana | 293 | 1st Class City | Unorganized | 2% | None | None |
| Tatletch | 125 | Unincorporated | Unorganized | N/A | N/A | N/A |

1997 Taxes in Alaska Communities

| Community | Population | Government Type | Government Location | Property Tax | Special Taxes | Millage Rate |
|-------------------------|------------|-------------------|------------------------------|--------------|---|---|
| Tazlina | 283 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Tellida | 8 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Teller | 278 | 2nd Class City | Unorganized | 3% | None | None |
| Tenakee Springs | 114 | 2nd Class City | Unorganized | 1% | 6% Accomodations Tax | None |
| Tetlin | 82 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Thome Bay | 646 | 2nd Class City | Unorganized | 3% | None | None |
| Togiak | 740 | 2nd Class City | Unorganized | 2% | 2% Raw Fish Tax | None |
| Tok | 1,210 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Toksook Bay | 488 | 2nd Class City | Unorganized | 2% | None | None |
| Tonsina | 45 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Trapper Creek | 310 | Unincorporated | Matanuska-Susitna Borough | N/A | 5% Accomodations Tax (Borough) | 13.0 mills (Borough) |
| Tuluksak | 411 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Tuntutuliak | 335 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Tununak | 327 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Twin Hills | 67 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Two Rivers | 632 | Unincorporated | Fairbanks North Star Borough | N/A | 8% Accomodations Tax (Borough) | 16.174 mills (Borough) |
| Tyonek | 148 | Unincorporated | Kenai Peninsula Borough | 2% (Borough) | None | 6.3 mills (Borough) |
| Uganik | 0 | Unincorporated | Kodiak Island Borough | N/A | 5% Accomodations Tax (Borough); 0.675% Severance Tax (Borough) | 6.75 mills (Borough) |
| Ukpeagvik | 5 | Unincorporated | Lake & Peninsula Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Umanukute | 0 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Unalakleet | 798 | 2nd Class City | Unorganized | 3% | None | None |
| Unalaska | 4,087 | 1st Class City | Unorganized | 3% | 5% Accomodations Tax; 2% Raw Fish Tax | 11.78 mills |
| Unga | 0 | Unincorporated | Aleutians East Borough | N/A | 2% Raw Fish Tax (Borough) | None |
| Upper Kalskag | 197 | 2nd Class City | Unorganized | None | None | None |
| Valdez | 4,254 | Home Rule City | Unorganized | None | 6% Accomodations Tax | 18.0 mills |
| Veneta | 213 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Wainwright | 563 | 2nd Class City | North Slope Borough | 3% | None | 18.52 mills (Borough) |
| Wales | 165 | 2nd Class City | Unorganized | 2% | None | None |
| Wasilla | 4,714 | 1st Class City | Matanuska-Susitna Borough | 2% | 5% Accomodations Tax (Borough) | 2.55 mills (City); 13.0 mills (Borough) |
| White Pass | 78 | Unincorporated | Unorganized | N/A | N/A | N/A |
| White Mountain | 212 | 2nd Class City | Unorganized | 1% | None | None |
| Whitestone Logging Camp | 198 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Whittier | 289 | 2nd Class City | Unorganized | None | None | 5.0 mills |
| Willow | 419 | Unincorporated | Matanuska-Susitna Borough | N/A | 5% Accomodations Tax (Borough) | 13.0 mills (Borough) |
| Wiseman | 29 | Unincorporated | Unorganized | N/A | N/A | N/A |
| Womens Bay | 672 | Unincorporated | Kodiak Island Borough | N/A | 5% Accomodations Tax (Borough); 0.675% Severance Tax (Borough) | 6.75 mills (Borough) |
| Wongell | 2,595 | Home Rule City | Unorganized | 7% | 3% Night Accomodations Tax | 10.0 mills |
| Yakutat | 802 | Home Rule Borough | City & Borough of Yakutat | 3% | 1% Salmon Tax | 9.0 mills |

MEMORANDUM

STATE OF ALASKA

Community and Regional Affairs


To: The Honorable Ivan Ivan
Representative
Alaska House of Representatives

Date: January 31, 1997

File

Thru:

Phone: 465-4733

From: Bill Rolfzen 
Program Administrator
Municipal and Regional Assistance
Division

Subject: PILT

PAYMENT IN LIEU OF TAXES PROGRAM SUMMARY

The federal Payment in Lieu of Taxes (PILT) Program provides payments to units of local government (typically counties or boroughs) containing certain federally-owned lands, also known as "entitlement lands". The PILT payments are intended to supplement other federal land payments local governments may be receiving. Federal law provides that PILT payments may be used by the local government for any governmental purpose.

The federal PILT formula provides payments to be calculated based upon the number of acres of "entitlement lands" located within the local government. "Entitlement lands" include lands in the National Forest System, National Park System, lands administered by the Bureau of Land Management (BLM), and certain National Wildlife Reserve areas.

The law also provides for a "population ceiling cap" for each local government. A PILT payment cannot exceed this ceiling cap. The payment "ceilings" are based upon a sliding scale (see attached table) starting at \$62 per capita for populations under 5,000 and increasing to a maximum of \$1,237,500 (50,000 X \$24.75).

The Honorable Ivan Ivan
January 31, 1997
Page Two

**Payment Formulas
(Based Upon Federal Fiscal Year 1995 Criteria)**

The federal PILT law incorporates the "entitlement lands" and "population ceiling cap" into a formula consisting of two alternatives. The PILT payment to a local government is the higher of Alternative A or B, not to exceed the "payment ceiling cap". The funding formulas are as follows:

Alternative A:

The lesser of the "payment ceiling cap" or ninety-three (93) cents for each acre of "entitlement land" within the boundaries of the unit of local government, reduced by the amount of certain federal land payments (most notably National Forest Receipt payments) that were received by the local government during the preceding fiscal year.

or

Alternative B:

Twelve (12) cents for each acre of "entitlement land" within the unit of local government, with no reductions for other federal land payments that were received.

Again, the maximum amount that a local government can receive under either alternative is their "population ceiling cap". The per acre payments and population ceiling payments will be increased slightly over federal fiscal years 1995 - 1999.

Senator Stevens' Amendments

Historically, only the organized boroughs in Alaska were determined to be "units of local government" for purposes of the PILT program. Senator Stevens' amendments provide that the eleven federal census areas comprising the unorganized borough of Alaska are now to be considered "units of local government" for purposes of this program. His amendments also provide that the State of Alaska shall receive the federal PILT payments for each federal census area (unlike payments to the organized boroughs which are made directly to the borough from the BLM) and "shall distribute such payment to home rule cities and general law cities (as such cities are defined by the State) located within the boundaries of the unit of local government for which the payment was received".

Table 2: Fiscal Year 1995 Population Constraints for
Payments in Lieu of Taxes (Section 1)

If population is
less than or equal to:

Payment shall not exceed the
amount computed by multiplying
such population by:

| | |
|--------|---------|
| 5,000 | \$62.00 |
| 6,000 | 58.00 |
| 7,000 | 54.50 |
| 8,000 | 51.00 |
| 9,000 | 47.00 |
| 10,000 | 43.50 |
| 11,000 | 42.00 |
| 12,000 | 41.00 |
| 13,000 | 40.00 |
| 14,000 | 38.50 |
| 15,000 | 37.00 |
| 16,000 | 36.50 |
| 17,000 | 36.00 |
| 18,000 | 25.50 |
| 19,000 | 34.50 |
| 20,000 | 34.00 |
| 21,000 | 33.75 |
| 22,000 | 33.50 |
| 23,000 | 33.00 |
| 24,000 | 32.50 |
| 25,000 | 32.25 |
| 26,000 | 32.00 |
| 27,000 | 31.75 |
| 28,000 | 31.50 |
| 29,000 | 31.25 |
| 30,000 | 31.00 |
| 31,000 | 30.75 |
| 32,000 | 30.50 |
| 33,000 | 30.00 |
| 34,000 | 29.75 |
| 35,000 | 29.50 |
| 36,000 | 29.25 |
| 37,000 | 28.75 |
| 38,000 | 28.50 |
| 39,000 | 28.25 |
| 40,000 | 28.00 |
| 41,000 | 27.50 |
| 42,000 | 27.25 |
| 43,000 | 27.00 |
| 44,000 | 26.50 |
| 45,000 | 26.25 |
| 46,000 | 26.00 |
| 47,000 | 25.75 |
| 48,000 | 25.50 |
| 49,000 | 25.00 |
| 50,000 | 24.75 |