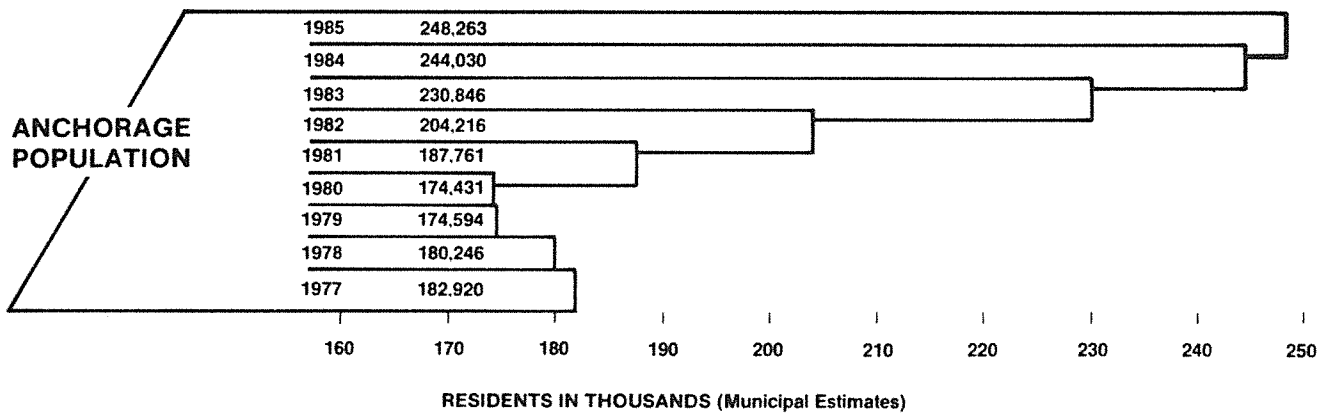


MUNICIPALITY OF ANCHORAGE

COMMUNITY PROFILE

GENERAL FACTS	Incorporation	September 16, 1975
	Form of Government	Unified, Home Rule — Mayor/Assembly
	Area	1,955 Square Miles
	Population	248,263 (1985 estimate)
	Average Low Temperature	27.6° Fahrenheit (-2.4 Celsius)
	Average High Temperature	42.6° Fahrenheit (5.9 Celsius)
	Average Annual Precipitation	14.75 inches (37.47 centimeters)



As the following pages show, nearly all components of the Anchorage community continue to experience a moderate growth. The growth rate has slowed somewhat over the last year; however, population and economic activity in the Anchorage area are expected to continue expanding over the next several years.

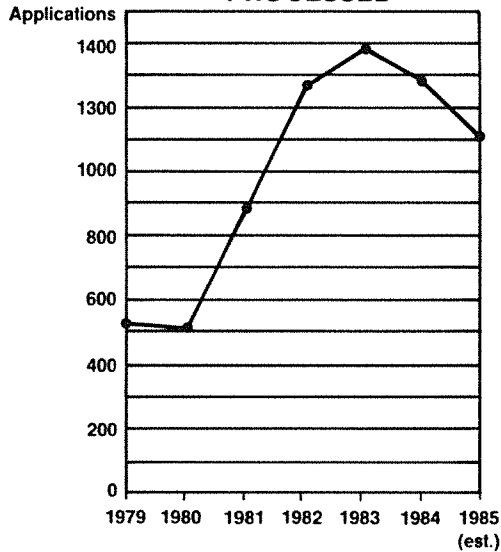
It has been a major challenge for the municipality to keep up with demand for services and capital improvements to meet the needs of a growing population and expanding commerce. In the foreseeable future, the continuing requirement for capital investment and increased service delivery will be one of the most significant challenges of the municipality and the community.

LAND AND HOUSING

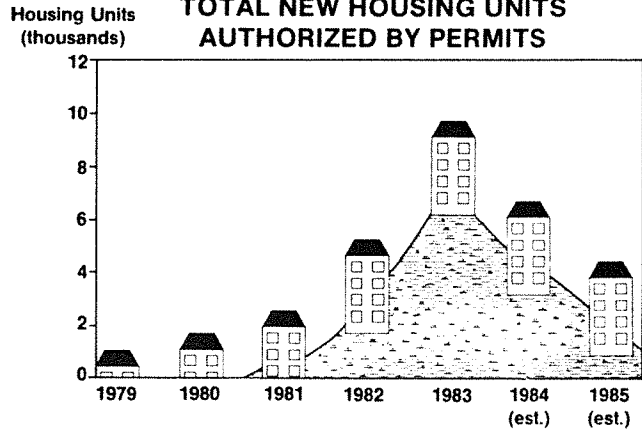
Economic indicators suggest that the extremely steep growth in population and the construction market which was a key feature of the early 1980's has moderated. However, a reduced level of growth is projected to continue into the near future.

An important aspect of the housing market is the shift toward multi-family and zero-lot line dwellings from traditional single-family, detached houses. This shift reflects the increase in the high price of land in the Anchorage bowl and continued high mortgage interest rates. Affordable housing is currently available for most Anchorage residents.

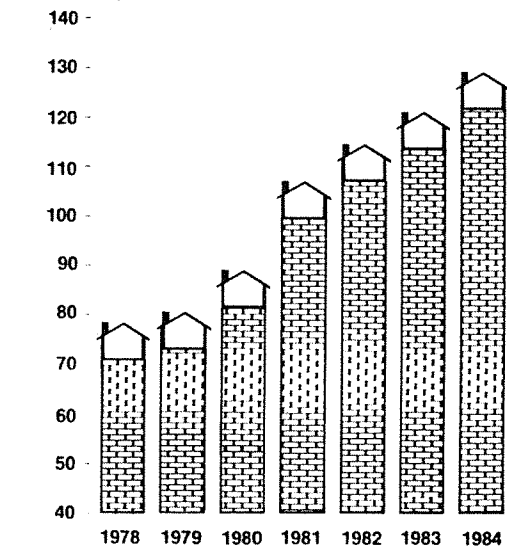
ZONING, CONDITIONAL USE AND SUBDIVISION APPLICATIONS PROCESSED



TOTAL NEW HOUSING UNITS AUTHORIZED BY PERMITS

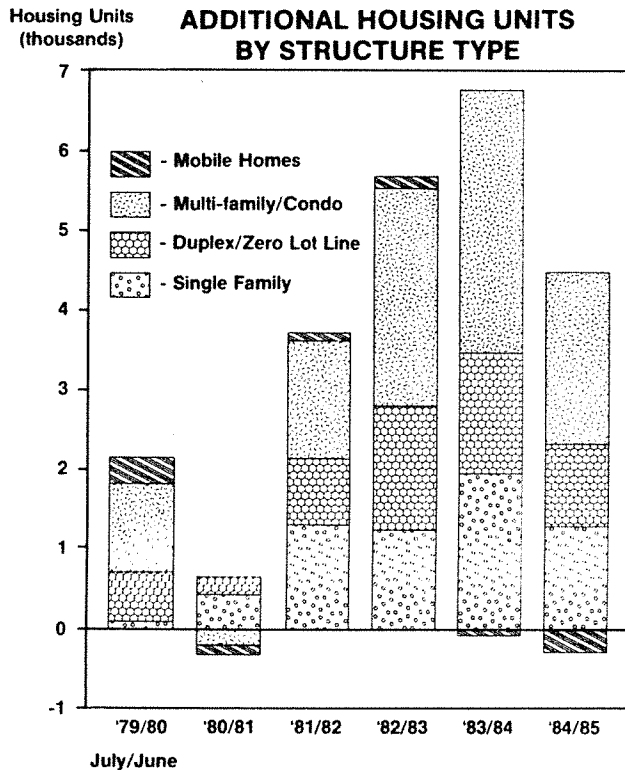


AVERAGE SELLING PRICE OF A HOME*

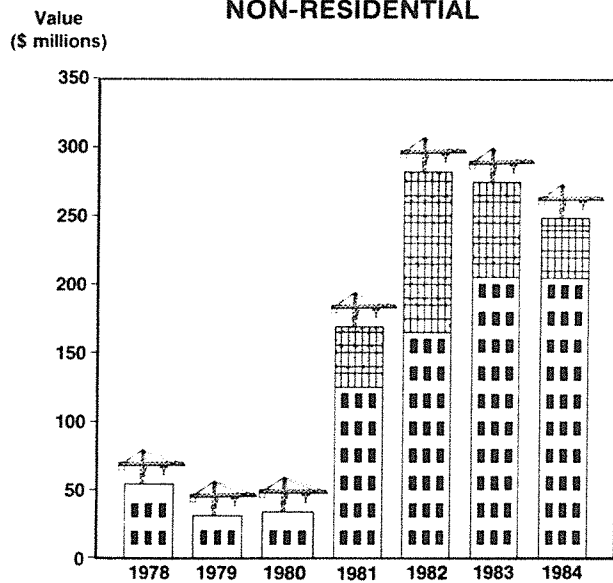


*Includes single family, duplex, zero-lot line but not condominiums.

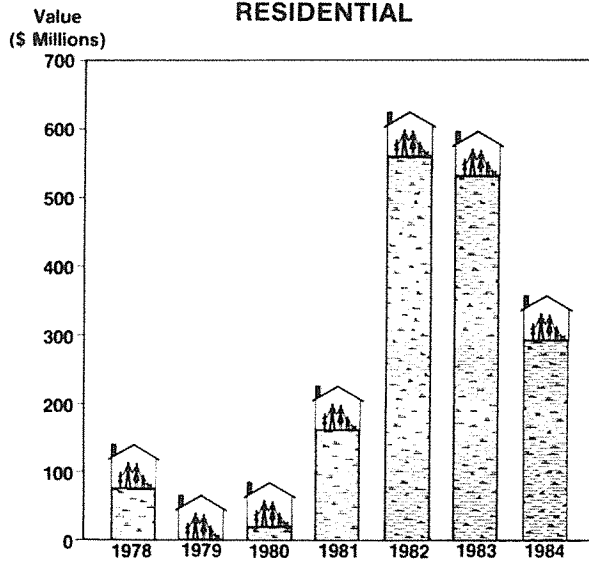
ADDITIONAL HOUSING UNITS BY STRUCTURE TYPE



CONSTRUCTION SPENDING IN ANCHORAGE NON-RESIDENTIAL



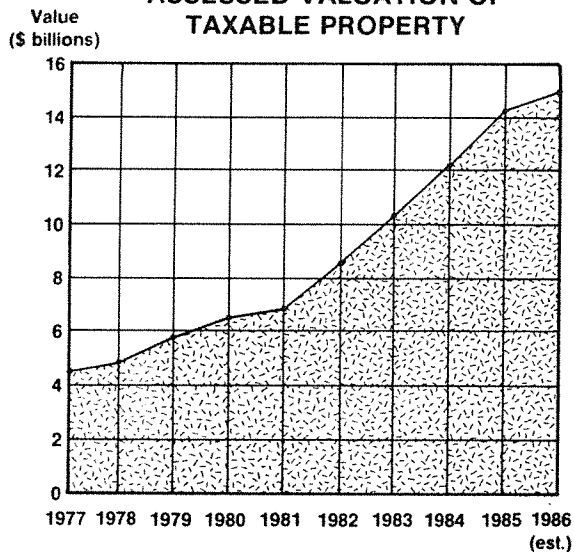
CONSTRUCTION SPENDING IN ANCHORAGE RESIDENTIAL



ASSESSED VALUATION OF TAXABLE PROPERTY

	Value (\$ thousands)	% Change
1984	\$12,095,719	
1985	14,823,982	22.6%
1986	15,003,063 (est.)	1.2%

ASSESSED VALUATION OF TAXABLE PROPERTY



REAL PROPERTY PARCELS APPRAISED

1979	1980	1981	1982	1983	1984	1985
63,000	66,000	68,000	71,200	76,000	83,400	86,000
					(est.)	(est.)

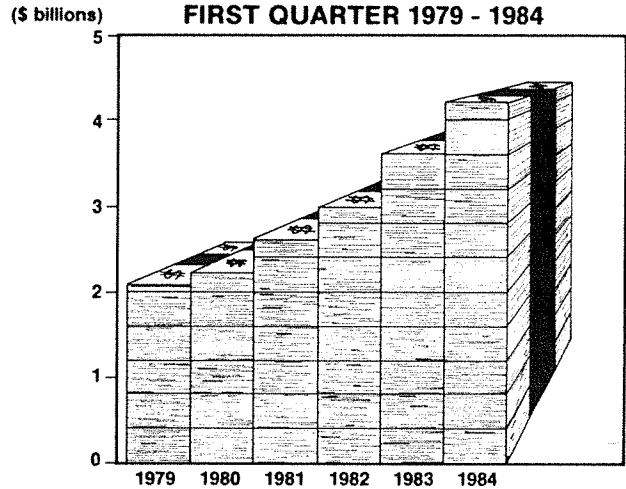
ECONOMY

One of the principal reasons for the dramatic population increase in Anchorage over the past few years is the municipality's robust economy. During the recession of 1981 through 1983 in the "lower 48," Anchorage actually experienced rapid economic expansion. The economy of Anchorage continues its growth, although at a slower rate than in recent years.

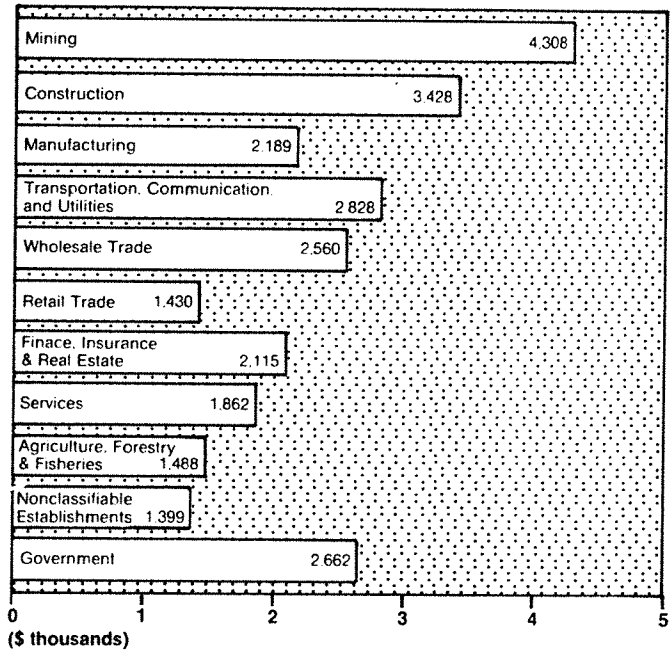
PER CAPITA PERSONAL INCOME ANCHORAGE/ALASKA/U.S.

	Anchorage	Alaska	U.S.	Percent of State	Percent of Nation
1983	\$19,020	\$16,820	\$11,675		147
1982	\$18,429	\$16,598	\$11,100	111	166
1981	\$16,563	\$14,819	\$10,495	112	158
1980	\$14,434	\$12,918	\$ 9,483	112	152
1979	\$12,200	\$11,252	\$ 8,706	108	140
1978	\$11,839	\$10,851	\$ 7,810	109	152
1977	\$11,430	\$10,497	\$ 7,026	109	163
1976	\$10,466	\$10,254	\$ 6,397	102	164
1975	\$10,006	\$ 9,654	\$ 5,861	104	171
1974	\$ 7,383	\$ 7,137	\$ 5,428	103	136
1973	\$ 6,050	\$ 6,066	\$ 4,980	100	121
1972	\$ 5,632	\$ 5,234	\$ 4,493	108	125
1971	\$ 5,470	\$ 4,939	\$ 4,132	111	132

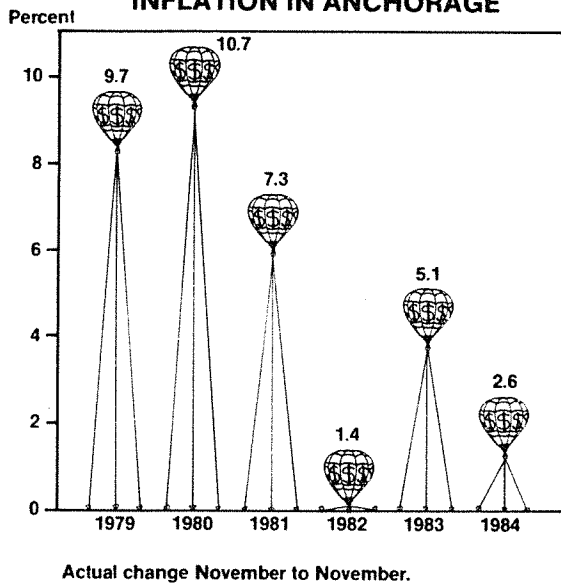
TOTAL ASSETS ANCHORAGE BANKS FIRST QUARTER 1979 - 1984



AVERAGE MONTHLY WAGE ANCHORAGE LABOR DIVISION THIRD QUARTER 1984



INFLATION IN ANCHORAGE



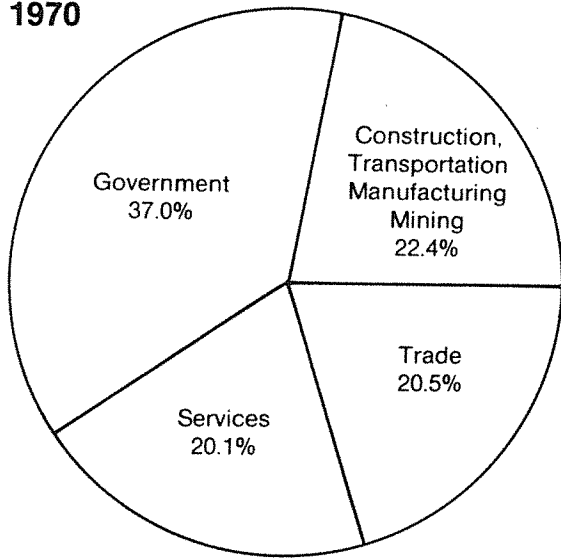
EMPLOYMENT

The Anchorage area did not feel as severely the impact of the economic downturn experienced in the rest of the country between 1981 and 1983. Large amounts of state spending have buffered Anchorage employment from the effects of unfavorable national economic conditions. The Anchorage unemployment rate, which reached a high in 1979 of 8.2%, had declined to 7.7% by 1983.

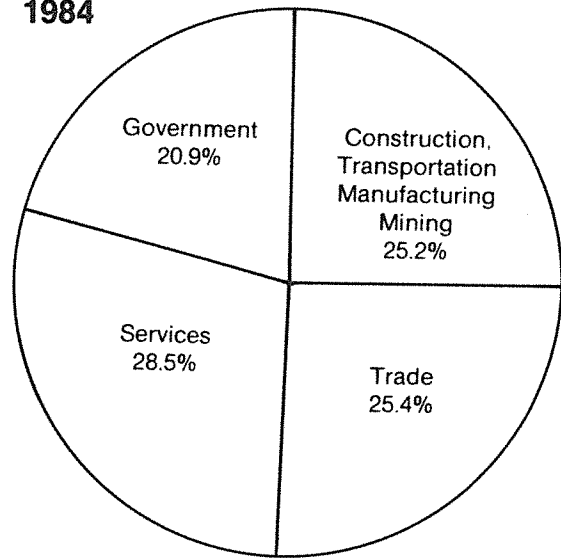
Another significant element in the Anchorage employment picture is the rapid growth in the services and trade sectors and the relative reduction in direct government employment. A significant shift is taking place away from a "government payroll" economy toward a service and trade economy. However, it is important to know that much of the economic activity in Anchorage is still supported by government dollars.

ANCHORAGE DISTRIBUTION OF EMPLOYMENT BY SECTOR

1970



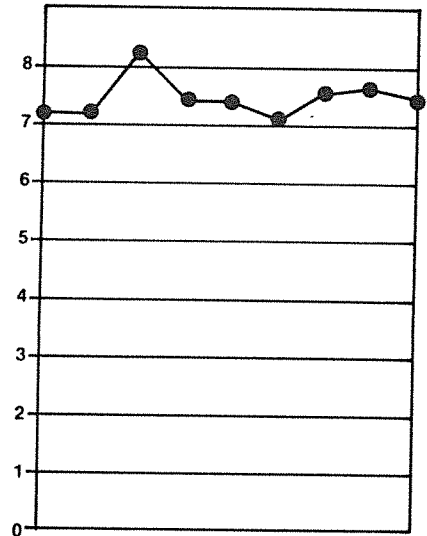
1984



ANCHORAGE EMPLOYMENT

1984	107,700
1983	102,600
1982	95,000
1981	86,000
1980	78,700
1979	77,500
1978	76,900
1977	77,000
1976	73,000

ANCHORAGE AVERAGE ANNUAL UNEMPLOYMENT RATE



1976 1977 1978 1979 1980 1981 1982 1983 1984

COMMUNITY SERVICE DELIVERY

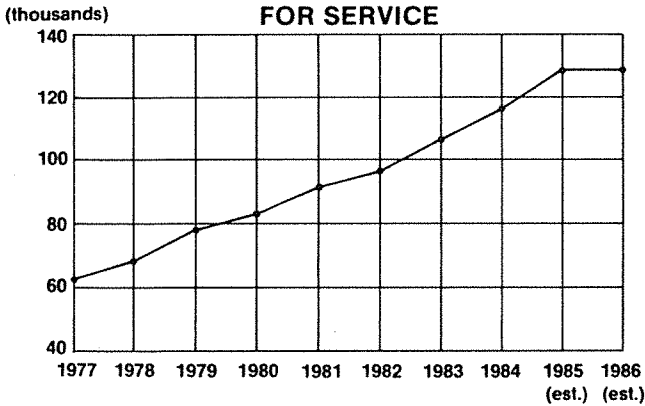
The graphs below and on the following three pages depict the ever-increasing demand for community services. Increases in police and fire services are principally due to the growing population, while increases in health and sanitation inspections are the result of both increased population and demand.

Transportation services and facilities growth is dramatically indicated by the steady increase in "People Mover" ridership, from approximately a million bus patrons per year in 1977 to over four million riders in 1983. The number of road miles maintained since 1979 has almost doubled.

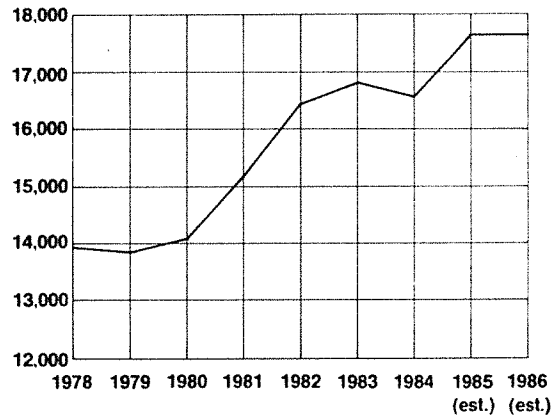
Park acreage has more than doubled since 1982. The Community Schools program has experienced significant growth, and recreation programs and facilities are now being enjoyed by more residents than ever.

PUBLIC SAFETY

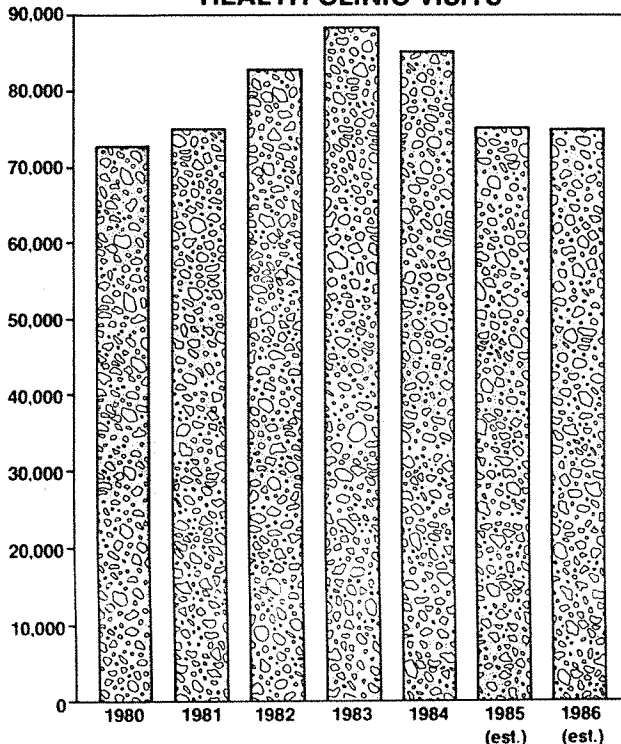
POLICE DEPARTMENT REQUESTS FOR SERVICE



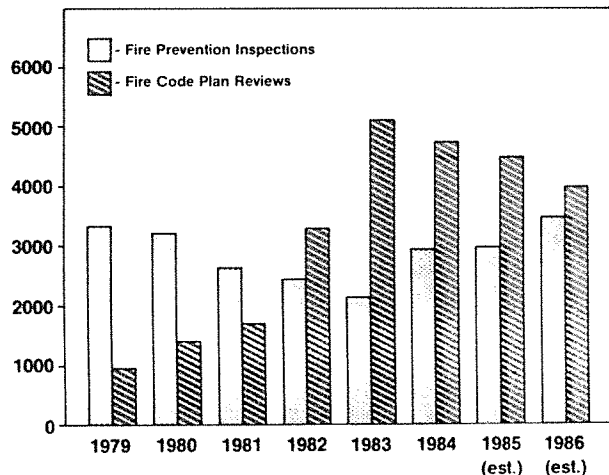
FIRE/EMS ALARMS



HEALTH CLINIC VISITS



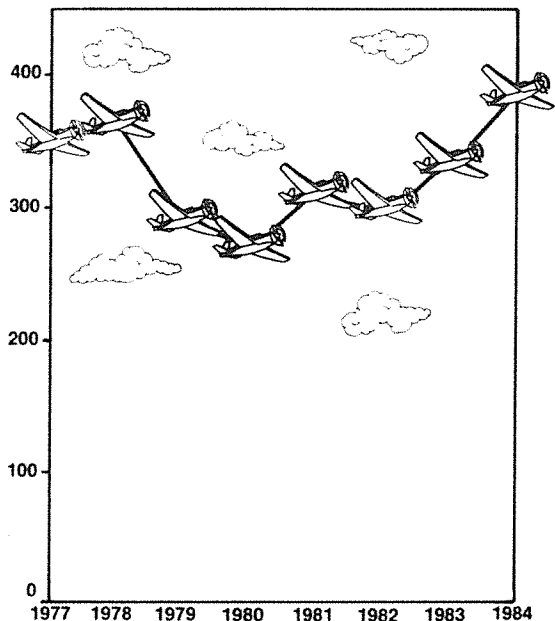
FIRE PREVENTION ACTIVITIES



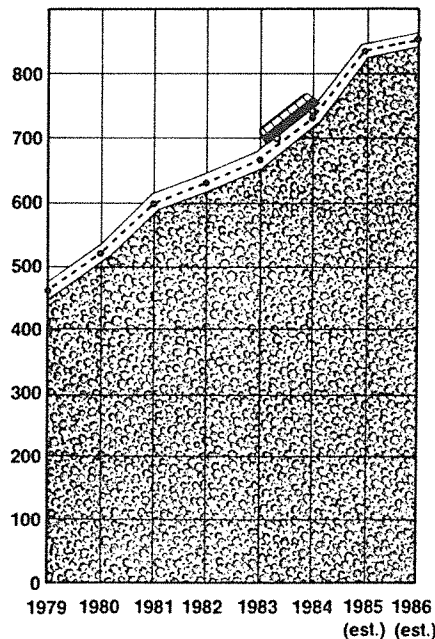
TRANSPORTATION

MERRILL FIELD TOTAL LANDINGS AND TAKEOFFS

(thousands)

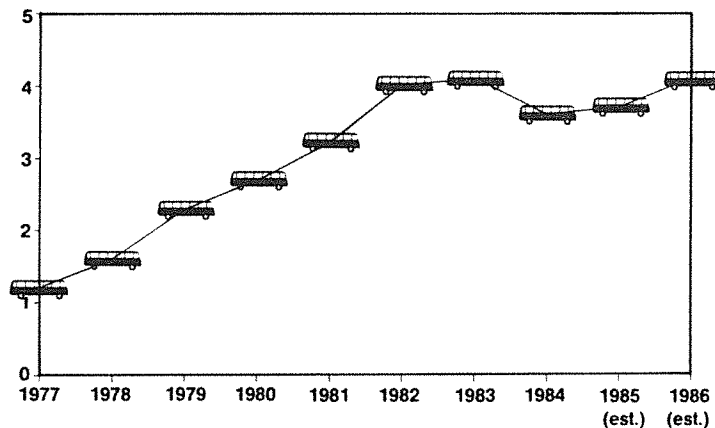


MILES OF ROAD MAINTAINED BY MUNICIPALITY



PEOPLE MOVER RIDERSHIP

(millions)

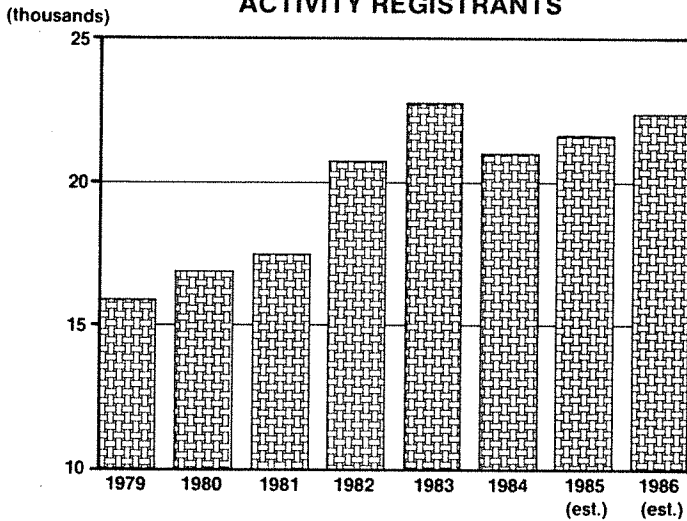


VEHICLE REGISTRATION IN ANCHORAGE

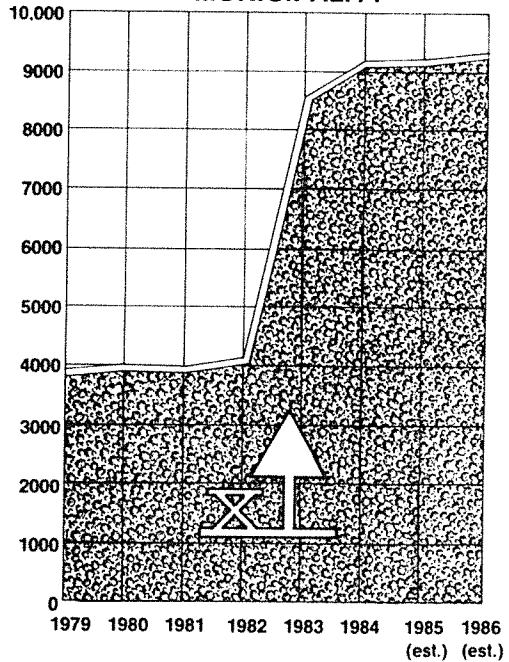
	Passenger Vehicles	Motor Cycles	Commercial Trailers	Trailers	Commercial Trucks	Pickups	Buses	Total
1984	123,808	5,194	6,154	15,546	12,805	41,661	499	205,667
1979	86,794	3,625	3,898	12,580	10,871	31,716	531	150,015
% Increase/ Decrease	42.6	43.3	57.9	23.6	17.8	31.4	(6.0)	37.1

LEISURE

COMMUNITY SCHOOLS PROGRAM ACTIVITY REGISTRANTS



PARK ACRES MAINTAINED BY MUNICIPALITY

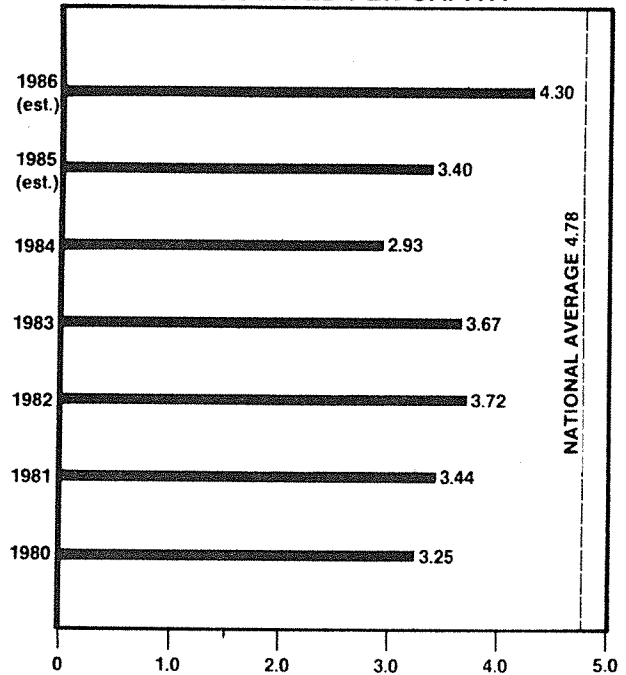


MUNICIPAL PARKS/TRAILS OPEN SPACE/RECREATION AREAS 1986

Bike Trails (Municipally Maintained)	72 Miles
Greenbelts	1030 Acres
Ski Trails	111 KM
Tennis Courts	76
Ball Fields/Recreation Fields	70
Ice Skating Areas	20
Fitness Trails	5
Community Recreation Centers	3
Swim Beaches	3
Campgrounds/Ski Hills with Tow/Fitness Trails	2 each
Golf Course	1

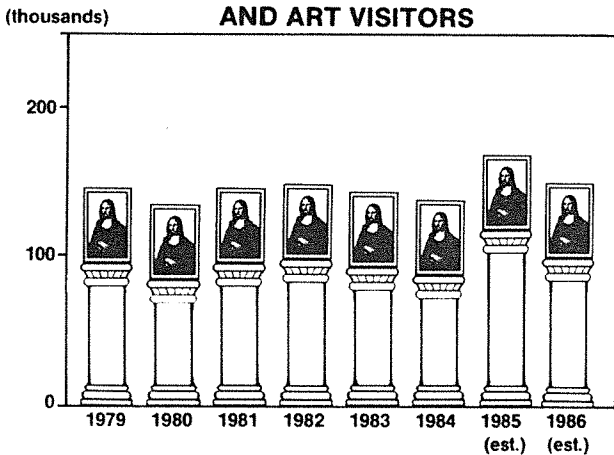
	1980	1982	1984	1986
Municipal Parks	103	123	160	170

LIBRARY BOOKS/MATERIALS CIRCULATED PER CAPITA*



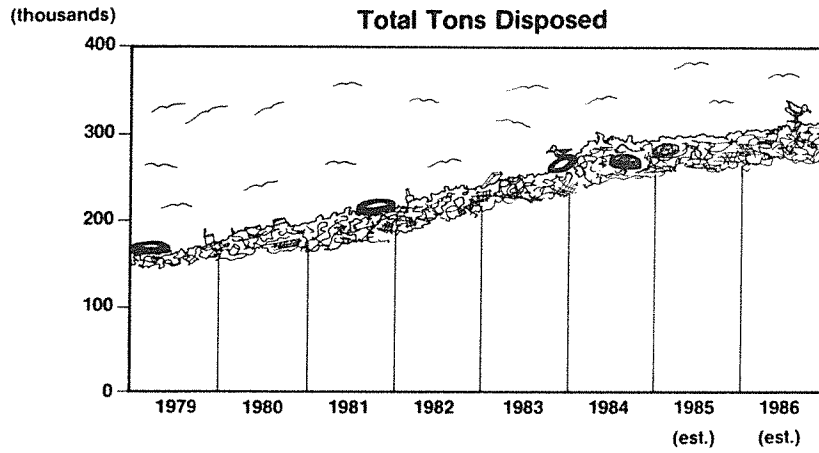
*Average circulation per capita for libraries in cities of 100,000 population or more is 4.78.

ANCHORAGE MUSEUM OF HISTORY AND ART VISITORS

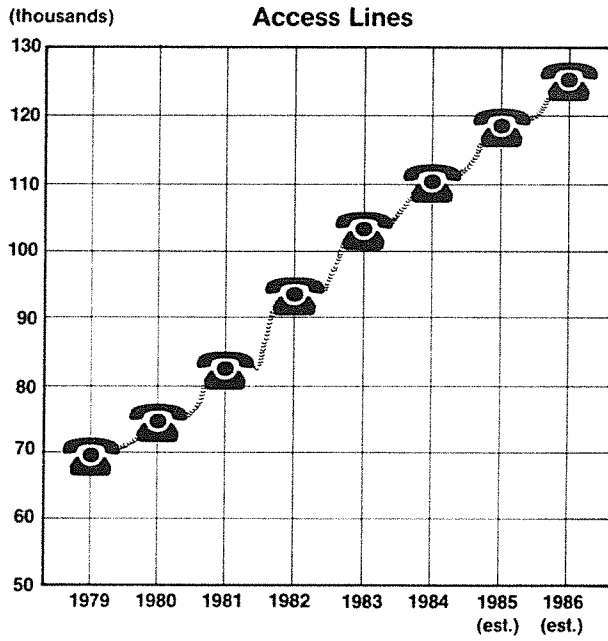


PUBLIC UTILITIES

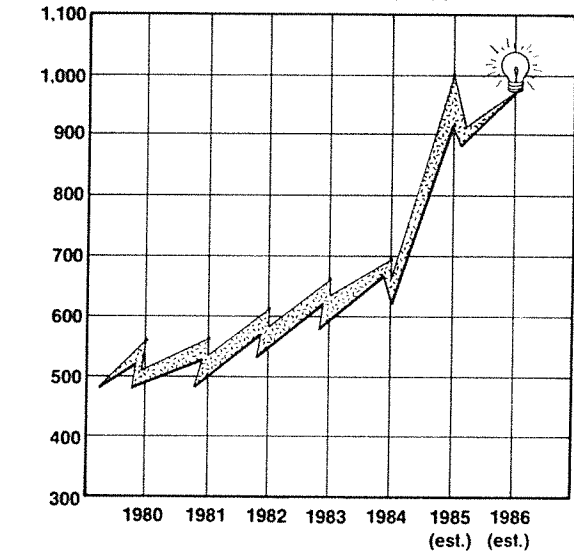
SOLID WASTE SERVICES Total Tons Disposed



ANCHORAGE TELEPHONE UTILITY Access Lines



MUNICIPAL LIGHT AND POWER Kilowatt Hour Sales



PORT OF ANCHORAGE Tons General Cargo

