



# Sitka Trends

## Economic Newsletter

SEDA - Putting the Pieces Together

June 2011

This issue of *Sitka Trends* will look at US Census data and some of the changes in our community. Sitka's population grew by 46 people between 2000 and 2010 according to Census numbers. Other communities regionally and of similar size show the following changes:

|                          | 2000        | 2010        | Change     | % Change |
|--------------------------|-------------|-------------|------------|----------|
| <b>Sitka</b>             | 8,835       | 8,881       | 46         | 0.52%    |
| <b>Alaska</b>            | 626,932     | 710,231     | 80,299     | 12.81%   |
| <b>Ketchikan</b>         | 14,070      | 13,477      | -593       | -4.21%   |
| <b>Juneau</b>            | 30,711      | 31,275      | 564        | 1.84%    |
| <b>Kake</b>              | 710         | 557         | -153       | -21.55%  |
| <b>Pelican</b>           | 163         | 88          | -75        | -46.01%  |
| <b>Hoonah/Angoon</b>     | 2,574       | 2,150       | -424       | -16.47%  |
| <b>Port Townsend, WA</b> | 8,334       | 9,113       | 779        | 9.35%    |
| <b>Newport, OR</b>       | 9,532       | 9,989       | 457        | 4.79%    |
| <b>United States</b>     | 281,421,906 | 308,745,538 | 27,323,632 | 9.7%     |

Below are population numbers for Sitka broken down to show the changes by age group. Notice the drop in the younger population, with the loss of 421 young people between the ages of 5 and 19. Another large drop was in the 35-44 age group showing a loss of 408 people. These trends are consistent in the communities of Juneau and Ketchikan. The State of Alaska, however, had a less dramatic drop in 5-14 year olds, an increase in 15-19 year olds, and only an 18% drop in 35-44 year olds.

### Sitka Population Change 2000 v. 2010 U.S. Census

| Subject          | 2000   |       | 2010   |       | Change    |          |
|------------------|--------|-------|--------|-------|-----------|----------|
|                  | Number | %     | Number | %     | Number    | %        |
| Total Population | 8,835  | 100%  | 8,881  | 100%  | + 46      | + 0.52%  |
| Male             | 4,505  | 51.0% | 4,481  | 50.5% | - 24      | - 0.53%  |
| Female           | 4,330  | 49.0% | 4,400  | 49.5% | + 70      | + 1.62%  |
| Age Groups       |        |       |        |       |           |          |
| Under 5 years    | 565    | 6.4%  | 624    | 7.0%  | + 59      | + 10.44% |
| 5 to 9 years     | 669    | 7.6%  | 561    | 6.3%  | - 108     | - 16.14% |
| 10 to 14 years   | 730    | 8.3%  | 546    | 6.1%  | - 184     | - 25.21% |
| 15 to 19 years   | 689    | 7.8%  | 560    | 6.3%  | - 129     | - 18.72% |
| 20 to 24 years   | 573    | 6.5%  | 519    | 5.8%  | - 54      | - 9.42%  |
| 25 to 34 years   | 1,159  | 13.1% | 1,254  | 14.1% | + 95      | + 8.20%  |
| 35 to 44 years   | 1,573  | 17.8% | 1,165  | 13.1% | - 408     | - 25.94% |
| 45 to 54 years   | 1,366  | 15.5% | 1,436  | 16.2% | + 70      | + 5.12%  |
| 55 to 59 years   | 415    | 4.7%  | 696    | 7.8%  | + 281     | + 67.71% |
| 60 to 64 years   | 352    | 4.0%  | 512    | 5.8%  | + 160     | + 45.46% |
| 65 to 74 years   | 455    | 5.1%  | 576    | 6.1%  | + 121     | + 26.59% |
| 75 to 84 years   | 211    | 2.4%  | 295    | 3.4%  | + 84      | + 39.81% |
| 85+ years        | 78     | 0.9%  | 137    | 1.5%  | + 59      | + 75.64% |
| Median Age       | 35.2   |       | 38.2   |       | + 3 years |          |

(Source: U.S. Census Bureau website)

The US Census also tracks housing data. Sitka's total housing units grew by 452 units in the past 10 years. Below is data on total housing units for select communities.

| Location          | 2000        | 2010        | Change     | % Change |
|-------------------|-------------|-------------|------------|----------|
| Sitka             | 3,650       | 4,102       | 452        | 12%      |
| Alaska            | 260,978     | 306,967     | 45,989     | 18%      |
| Ketchikan         | 6,218       | 6,166       | (52)       | -1%      |
| Juneau            | 12,282      | 13,055      | 773        | 6%       |
| Kake              | 299         | 290         | (9)        | -3%      |
| Pelican           | 94          | 77          | (17)       | -18%     |
| Hoonah/Angoon     | 2,108       | 1,771       | (337)      | -16%     |
| Port Townsend, WA | 4,250       | 5,193       | 943        | 22%      |
| Newport, OR       | 5,034       | 5,540       | 506        | 10%      |
| United States     | 115,904,641 | 131,704,730 | 15,800,089 | 14%      |

The housing data below shows the percentage of housing that is occupied in Sitka, and of the occupied housing the relationship between owner occupied and renter occupied.

#### Sitka Housing Change 2000 v. 2010 U.S. Census

| Subject             | 2000   |       | 2010   |       | Change |          |
|---------------------|--------|-------|--------|-------|--------|----------|
|                     | Number | %     | Number | %     | Number | %        |
| Total Housing Units | 3,650  | 100%  | 4,102  | 100%  | + 452  | + 12.38% |
| Occupied            | 3,278  | 89.8% | 3,545  | 86.4% | + 267  | + 8.15%  |
| Vacant              | 372    | 10.2% | 557    | 13.6% | + 185  | + 49.73% |
| For Seasonal        | 169    | 4.6%  | 237    | 5.8%  | + 68   | + 40.24% |
| Homeowner vacancy   |        | 1.5%  |        | 1.5%  |        |          |
| Rental vacancy rate |        | 5.2%  |        | 7.8%  |        |          |
|                     |        |       |        |       |        |          |
| <b>Tenure</b>       |        |       |        |       |        |          |
| Occupied Housing    | 3,278  | 100%  | 3,545  | 100%  |        |          |
| Owner-occupied      | 1,903  | 58.1% | 2,050  | 57.8% | + 147  | +7.73%   |
| Renter-occupied     | 1,375  | 41.9% | 1,495  | 42.2% | + 120  | + 8.73%  |

Occupied housing data for the United States and Alaska is as follows:

US Occupied housing rate was 91% in 2000 and 89% in 2010, down two percent.

Owner occupied in 2000 = 60%

Owner occupied in 2010 = 58%

Renter occupied in 2000 = 31%

Renter occupied in 2010 = 31%

Vacant in 2000 = 9%

Vacant in 2010 = 11%

Alaska Occupied housing rate was 85% in 2000 and 84% in 2010, down one percent.

Owner occupied in 2000 = 53%

Owner occupied in 2010 = 53%

Renter occupied in 2000 = 32%

Renter occupied in 2010 = 31%

Vacant in 2000 = 15%

Vacant in 2010 = 16%

(Source: U.S. Census website)

*SEDA's Mission is to:*

*Foster a business climate that is receptive and conducive to existing and new business;*

*Promote the creation of family wage jobs; and Enhance the quality of life for Sitkans.*

**Sitka Economic Development Association**

329 Harbor Drive, Suite 212, Sitka, AK 99835 \*\*\* Phone: 907-747-2660 \*\*\* Web: [www.sitka.net](http://www.sitka.net)

| <b>EMPLOYMENT (not seasonally adjusted)</b>                                    | <b>1<sup>st</sup> Qtr 2011</b> | <b>1<sup>st</sup> Qtr 2010</b> | <b>1<sup>st</sup> Qtr 2009</b> |
|--|--------------------------------|--------------------------------|--------------------------------|
| Average Total Labor Force – Sitka (Source: Alaska Dept. of Labor)              | 4,440                          | 4,412                          | 4,332                          |
| Average Number Filing for Unemployment – Sitka (Source: Alaska DOL)            | 318                            | 341                            | 320                            |
| Average Unemployment Rate – Sitka (Source: Alaska Dept. of Labor)              | 7.2%                           | 7.8%                           | 7.4%                           |
| Average Unemployment Rate – Alaska (Source: Alaska Dept. of Labor)             | 8.4%                           | 9.3%                           | 8.3%                           |
| Average Unemployment Rate – National (Source: US Dept. of Labor)               | 9.5%                           | 10.4%                          | 8.8%                           |
|  |                                |                                |                                |
|  | <b>June 1, 2011</b>            | <b>June 15, 2010</b>           |                                |
| Job orders at Sitka Job Center (includes SEARHC)                               | 107                            | 90                             |                                |
| SEARHC job openings in Sitka   | 45                             | 45                             |                                |
|  |                                |                                |                                |
| <b>FINANCIAL</b>   |                                |                                |                                |
| <b>City Revenues (Calendar Year)</b>   | <b>1<sup>st</sup> Qtr 2011</b> | <b>1<sup>st</sup> Qtr 2010</b> | <b>1<sup>st</sup> Qtr 2009</b> |
| Sales Tax Collected (Source: CBS Finance Department)                           | 1,416,796                      | \$1,405,065                    | \$1,372,995                    |
| Bed Tax Collected (Source: CBS Finance Department) p=preliminary               | 23,086                         | \$26,631                       | \$20,455                       |
|  |                                |                                |                                |
| <b>Per Capita Personal Income (Source: US Bureau Econ. Analysis)</b>           | <b>2008</b>                    | <b>2007</b>                    | <b>2006</b>                    |
| Sitka  | \$41,872                       | \$39,472                       | \$36,162                       |
| Ketchikan  | \$52,030                       | \$48,380                       | \$44,550                       |
| Alaska   | \$43,922                       | \$41,081                       | \$38,839                       |
| United States  | \$40,166                       | \$39,392                       | \$37,698                       |
|  |                                |                                |                                |
| <b>COST OF LIVING INDICATORS</b>   |                                |                                |                                |
| <b>Transportation – Regular Gasoline per gallon</b>                            | <b>June 1, 2011</b>            | <b>June 2010</b>               | <b>June 2009</b>               |
| Sitka (Source: UAF CES / **average pump price)                                 | \$4.28                         | \$3.20                         | \$2.51                         |
| Anchorage (Source: AAA)  | \$4.17                         | \$3.32                         | \$2.71                         |
| Alaska Average (Source: AAA)   | \$4.27                         | \$3.51                         | \$2.85                         |
| National Average (Source:AAA)  | \$3.78                         | \$2.71                         | \$2.63                         |
|  |                                |                                |                                |
| <b>#1 Heating Oil (based on 100 gallons excluding tax)</b>                     | <b>June 1, 2011</b>            | <b>June 2010</b>               | <b>June 2009</b>               |
| Sitka – per gallon (Source: *vendor average, UAF Cooperative Extension)        | \$4.18*                        | \$2.69                         | \$2.43                         |
| Anchorage – per gallon (Source: *vendor quote, UAF Cooperative Extension)      | \$4.13*                        | \$3.16                         | \$2.94                         |
|  |                                |                                |                                |
| <b>Food Costs (Source: UAF Cooperative Extension) (update not available)</b>   | <b>Dec. 2010</b>               | <b>Dec. 2009</b>               | <b>Dec. 2008</b>               |
| Sitka (average weekly food cost - family of 4 with 2 children age 6-11)        | \$172.90                       | \$166.38                       | \$173.78                       |
| Anchorage (average weekly food cost - family of 4 with 2 children age 6-11)    | \$135.10                       | \$123.08                       | \$131.66                       |
| Portland, OR (average weekly food cost - family of 4 with 2 children age 6-11) | \$100.90                       | \$98.52                        | \$109.82                       |
| Sitka's weekly food cost as a percentage of Anchorage cost                     | 128%                           | 135%                           | 132%                           |
|  |                                |                                |                                |
| <b>Housing - HUD Fair Market Rent – Sitka (Source: U.S. HUD)</b>               | <b>2011</b>                    | <b>2010</b>                    | <b>2009</b>                    |
| Efficiency   | \$759                          | \$780                          | \$744                          |
| One-Bedroom  | \$875                          | \$899                          | \$858                          |
| Two-Bedroom  | \$1,044                        | \$1,073                        | \$1,024                        |
| Three-Bedroom  | \$1,521                        | \$1,563                        | \$1,492                        |
|  |                                |                                |                                |
| <b>Housing – Construction and Sales</b>  | <b>1<sup>st</sup> Qtr 2011</b> | <b>1<sup>st</sup> Qtr 2010</b> | <b>1<sup>st</sup> Qtr 2009</b> |
| Value of Construction Permits Issued (Source: CBS Building Department)         | \$1,931,047                    | \$1,909,391                    | \$2,195,123                    |
| Dwelling Units Added (Source: CBS Building Department)                         | 1                              | 1                              | 2                              |
| Total Homes Sold – all types combined (Source: CBS Property Tax Clerk)         | 14                             | 12                             | 7                              |
| Vacant Lots Sold – residential (Source: CBS Property Tax Clerk)                | 2                              | 1                              | 4                              |
| Homes Sold – single family (Source: Davis Realty MLS)                          | 10                             | 9                              | 7                              |
| Average Sale Price - single family home (based on total sold)                  | \$342,665                      | \$265,432                      | \$194,000                      |
| Average List Price – single family home (based on listed homes)                | \$629,488                      | \$502,156                      | \$380,267                      |
| Sales Volume – single family homes   | \$3,426,650                    | \$2,388,888                    | \$1,358,000                    |
|  |                                |                                |                                |
| <b>POPULATION</b>  | <b>2010 Census</b>             | <b>2000 Census</b>             | <b>Change</b>                  |
| City & Borough of Sitka (Source: US Census Bureau)                             | 8,881                          | 8,835                          | +46                            |
| Southeast Alaska (Source: US Census Bureau)                                    | 71,664                         | 73,082                         | -1,418                         |
| State of Alaska (Source: US Census Bureau)                                     | 710,231                        | 626,931                        | + 83, 300                      |
|  |                                |                                |                                |
| <b>PUBLIC SCHOOL ENROLLMENT</b>  | <b>FY2011</b>                  | <b>FY2010</b>                  | <b>2008-2009</b>               |
| Total student enrollment per school year (Source: Sitka School District)       | 1,291                          | 1,322                          | 1,294                          |

**Thank you! 2011  
SEDA Sponsors**



<http://www.sitka.net>

*Hames Corporation*  
Diamond Level Sponsor

*Shee Atika Corporation*  
Diamond Level Sponsor



*Silver Bay Seafoods*  
Gold Level Sponsor

*Alaska Airlines*  
Gold Level Sponsor

*Alaska Pacific Bank*  
Gold Level Sponsor



*Venneberg Insurance, Inc.*  
Gold Level Sponsor

*Davis Realty*  
Gold Level Sponsor

*GCI*  
Gold Level Sponsor



*White's, Inc.*  
Silver Level Sponsor

*Sitka Ready Mix*  
Silver Level Sponsor

*Alaska Commercial Company*  
Silver Level Sponsor



**Roger Higley**

*Sealaska Corporation*  
Silver Level Sponsor

*Kiewit Infrastructure West Co.*  
Silver Level Sponsor

*Roger Higley*  
Silver Level Sponsor



**Sitka Tribe of Alaska**

**HORAN**  
& Company LLC

Commercial & Residential  
Property Appraisers



*An Alaska  
Native-Owned  
Company*

*Sitka Tribe of Alaska*  
Bronze Level Sponsor

*Horan & Company*  
Bronze Level Sponsor

*DOWL HKM Alaska*  
Bronze Level Sponsor

**Grant  
Miller**

SEDA is a 501 (c)(3) non-profit corporation.  
Donations are tax deductible.

*Grant Miller*  
SEDA Board Member