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PRICES AND COSTS OF LIVING IN URBAN ALASKA

INTRODUCTION

This *Review* brings together statistical information on prices and living costs in Alaska previously appearing in different publications. Most of these statistics were originally produced by the United States Department of Labor, Bureau of Labor Statistics (BLS). Some of the tables here contain family budget cost estimates and consumer price indexes just as they were published by BLS; others were computed by combining or adjusting the original figures to make them more timely or more useful as indicators of various aspects of Alaska prices and living costs.

Almost everything costs more in Alaska than it does in the "lower 48." The size of the Alaska-U.S. price differential varies widely among places in the state, with the lowest differential occurring in the Anchorage area. The most severe differentials, with costs in some cases two or three times national averages, are in the remote Northern and Western regions. Differentials vary also by commodity. The cost of housing and all construction is considerably further above average than are the prices of manufactured goods. Table 1 summarizes 1970 family budget costs for three levels of living in Anchorage, in proportion to the U.S. urban average. Housing alone accounted for most of the absolute difference between the Anchorage budget and the U.S. urban average: 55 per cent of the difference in the lower

TABLE 1.

Comparison of Anchorage Family Budget Costs
With U.S. Averages, Spring 1970

	Lower Budget	Intermediate Budget	Higher Budget
<u>Total Budget Cost</u>			
Anchorage	\$10,783	\$14,535	\$20,301
U.S. Urban Average	6,960	10,664	15,511
<u>Anchorage Budget Cost</u> (U.S. urban ave. = 100)			
	155	136	131
Total Family Consumption	149	132	126
Food	121	116	113
Housing	205	160	148
Transportation	172	128	116
Clothing and personal care	119	118	115
Medical care	157	157	156
Other family consumption	95	95	96
Personal Income Taxes	231	175	159

SOURCE: U.S. Department of Labor, Bureau of Labor Statistics.

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budget, 57 per cent in the intermediate budget, and 61 per cent in the higher budget.

Living cost differentials between Alaska and other states are steeply biased against low income families. The total cost of a "higher level" budget in Anchorage in 1970 was 31 per cent higher than its U.S. average urban counterpart, but the cost of a "lower level" budget was 55 per cent higher. Differentials are greatest in the lowest budget level in almost every expenditure category, but the most extreme contrasts are in housing costs. The Anchorage cost of housing was 105 per cent higher than the national urban average at the lower budget level and only 48 per cent at the higher.

Economists do not agree completely on the causes of Alaska's high prices, but the extreme climate and transportation costs are only a part—possibly a minor part—of the explanation.¹ The small size of Alaska markets limits competition and minimizes the gains from scale economies. Small markets also reduced the potential returns from innovations adapting processes or products to the Alaska environment. Severe seasonal

¹The two existing studies of Alaska costs and price differentials are A.R. Tussing, R.W. Fischer, and G. Erion, *Studies on Alaska Regional Inflation* (Anchorage: Federal Field Committee for Development Planning in Alaska, 1969), and B.F. Massell and A.P. Massell, "High Prices and Construction Costs in Alaska: An Analysis and Some Policy Guidelines," in *Construction Costs and Alaska Regional Inflation* (Anchorage: Federal Field Committee for Development Planning in Alaska, 1971). The latter paper will appear this year in revised form in the *Alaska Review of Business and Economic Conditions*. The Tussing study emphasizes the "inflationary" impact of government disbursement procedures, and the Massells emphasize "real" causes of high relative prices: environmental factors, small and isolated markets, etc.

fluctuations in production and sales inflate fixed plant costs per unit of output, recruitment and termination costs and inventory to sales ratios. Abrupt changes in government and industrial activity reverberate throughout the economy, alternatively creating bottlenecks and oversupplies. The resulting risks of business failure and unemployment lead to supply prices for capital and labor higher in Alaska than they are elsewhere.

The price and cost differentials, at least between the Anchorage area and the other states, have declined somewhat in recent years as population and income growth have expanded the economic infrastructure and the support sector. Between 1960 and April 1971, the Anchorage consumer price index advanced only 22 per cent, compared to an increase of 36 per cent for the U.S. urban average. Table 2 shows, as a consequence, that the cost of living in Anchorage for a family on an intermediate budget is now about 33 per cent higher instead of 43 per cent higher than the national urban average. Significantly, four-fifths of the fall in the differential has occurred since 1967, during a time in which Anchorage has experienced very rapid growth and a construction boom.

IMPLICATIONS OF
MORE RECENT STATISTICS

After the calculations for this paper were made and its text written, the authors received from the Bureau of Labor Statistics the July 1971 *Consumer Price Indexes* for Anchorage and the United States, the fall 1970 *Consumer Price Indexes* for Fairbanks, Juneau, and Ketchikan, and the fall 1970 *Indexes of Intercity Differences* comparing prices on Anchorage, Fairbanks, Juneau, and Ketchikan. A few figures in this paper were recalculated; since no important changes in indexes or ratios (more than one or two percentage points) appeared in the sample recalculations, most figures here were allowed to stand as originally calculated.

Between April and July 1971, the Anchorage and United States *Consumer Price Indexes* advanced at almost identical rates, so that no changes are indicated in the total Alaska-United States price or budget cost ratios. However, Anchorage food at-home prices increased substantially faster than national averages, while home ownership costs in Anchorage fell, in contrast to a continued rise nationally. These changes would result in an increase of about 2 per cent in Alaska-United States food price ratios, and a decline of about the same amount in housing cost ratios.

TABLE 2.

Anchorage Costs of an Intermediate Level Family Budget,^a
as Ratios to United States Urban Average, 1960-1971

(U.S. Urban Average = 100)

	1960 ^b	1967 Spring	1969 Spring	1970 Spring	1971 April
<u>Food: Total</u>	138	126	121	116	112
Food at home	141	129	126	122	115
Food away from home	114	107	106	104	102
<u>Housing: Total^c</u>	170	163	164	160	156
Rent	226	203	213	213	207
Homeowner costs ^c	167	168	166	152	153
Furnishings and operations	137	126	127	129	126
<u>Apparel and Upkeep</u>	128	111	116	118	119
Men and boys	136	121	123	120	124
Women and girls	119	99	106	114	113
<u>Transportation</u>	129	138	128	128	118
<u>Health and Recreation</u>	132	123	124	126	121
Medical care	167	136	152	157	157
Personal care	127	134	128	130	120
Reading and recreation	100	100	90	88	89
Miscellaneous	150		134	126	124
<u>COST OF FAMILY CONSUMPTION</u>	140	137	135	132	128
Renter families	146	140	140	139	133
Homeowner families	137	136	134	129	126
Other Costs		122	122		
Occupational Expenses		100	100		
Social Security and Disability Payments		110	107		
Personal Taxes		191	186	175	
<u>TOTAL COST OF BUDGET^d</u>	143	140	134	136	133
Renter families	149	145	134	143	138
Homeowner families	140	138	134	134	132

NOTES TO TABLE 2.

^aThe family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

^bUnited States price data for 1960 are annual averages; Anchorage data are averages of May and October.

^cSome distortion can be expected in the 1960 and 1971 total housing ratios and the 1960, 1970, and 1971 homeownership cost ratios because of substantial differences in definitions of homeownership costs in the two statistical series linked to calculate these figures.

^dTotal budget cost ratios for 1960 and 1971 utilize authors' estimates for items other than family consumption.

SOURCE:

United States Department of Labor, Bureau of Labor Statistics, *Annual Costs and Comparative Indexes of Budgets for 3 Living Standards for a 4-Person Family*, Spring 1967, Spring 1969, and Spring 1970; and *Consumer Price Indexes*, United States and Anchorage, Alaska. These sources are reproduced as appendix tables 1 and 2.

Figures in bold type are taken directly from the *Annual Costs* cited above. Figures in italics have been calculated by the authors by linking the *Consumer Price Indexes* to the *Annual Costs* figures in the following manner: The spring 1969 Anchorage-U.S. budget cost ratios were divided by the April 1969 *Consumer Price Index* for Anchorage and multiplied by the April 1969 *Consumer Price Index* for the United States, for the smallest commodity groups shared by the two sets of statistics. These coefficients were multiplied by the corresponding ratios between the Anchorage and U.S. *Consumer Price Indexes* for 1960, April 1970, and April 1971, to give price relatives for these years for each commodity group. The price relatives each year were aggregated into larger categories and into family consumption and total budgets using United States weights. 1967 weights were used for 1960, and 1969 weights for 1970 and 1971.

BUDGET COSTS FOR 4-PERSON FAMILIES IN URBAN ALASKA

Family budget estimates are published by BLS for three living levels in Anchorage, Alaska. Corresponding figures for metropolitan areas throughout the U.S., for non-metropolitan urban areas, and for the U.S. urban average, permit the comparison of various aspects of Anchorage living costs with those in other communities. The published estimates for Anchorage in this series cover spring 1967 and spring 1969; BLS has also released figures for spring 1970 calculated by linking the spring 1969 figures to the *Consumer Price Index*. The indexes for 1967, 1969, and 1970 in Table 2 are obtained directly from this source; the indexes for 1960 and 1971 in Table 2, and the family budget budget figures for Anchorage in tables 3, 4,

and 5, were computed in the same manner in which the BLS produced its spring 1970 estimates.²

²See the notes to Table 2. There are some potential sources of bias in this method, which links the *Annual Costs* to *Consumer Price Indexes*, especially for comparisons over long periods of time, e.g., the comparison of 1960 and 1967 in Table 2. The most serious is the difference in definition of homeowner costs in the two series. The *Annual Costs* survey mortgage and interest costs on contracts 6-7 years old, while the *Consumer Price Index* is based upon current sale prices and current market rates of interest. Also, the *Consumer Price Index* is based on expenditure patterns of urban wage earners and clerical workers, and approximates most closely prices paid by families at the "intermediate" budget level. Extension of the indexes to the lower and upper level budgets may introduce some distortion.

TABLE 3.
Costs of a Lower Standard Family Budget
in Urban Alaska, Spring 1971

	Anchorage	Fairbanks	Juneau	Ketchikan	Statewide Urban Ave.
Food: Total	\$ 2,345	\$ 3,208	\$ 2,653	\$ 2,408	\$ 2,577
Food at home	2,082				
Food away from home	263				
Housing: Total	3,001 ^a	3,230	3,155	2,866	3,074
Rent	2,580 ^a				
Furnishings and operations	421				
Apparel and Upkeep	764	867	815	828	795
Men and boys	394				
Women and girls	299				
Other Consumption	2,388	2,607	2,547	2,388	2,452
Transportation	847				
Medical care	898				
Personal care	250				
Reading and recreation	147				
Miscellaneous	196				
COST OF FAMILY CONSUMPTION: TOTAL	\$ 8,498	\$ 9,971	\$ 9,176	\$ 8,490	\$ 8,899
Other Expenses	2,536	2,747	2,635	2,535	2,594
COST OF BUDGET: TOTAL	\$11,034	\$12,718	\$11,811	\$11,025	\$11,493

^aAll families in this group are assumed to be renters.

SOURCE: See notes at end of Table 5.

TABLE 4.
Costs of an Intermediate Standard Family Budget
in Urban Alaska, Spring 1971

	Anchorage	Fairbanks	Juneau	Ketchikan	Statewide Urban Ave.
Food: Total	\$ 2,868	\$ 3,354	\$ 3,252	\$ 2,945	\$ 3,022
Food at home	2,496				
Food away from home	372				
Housing: Total	4,157	4,557	4,370	3,970	4,264
Rent	3,133				
Homeowner costs	3,593				
Furnishings and operations	793				
Apparel and Upkeep	1,053	1,194	1,124	1,141	1,097
Men and boys	544				
Women and girls	435				
Other Consumption	3,090	3,373	3,296	3,090	3,167
Transportation	1,202				
Medical care	931				
Personal care	319				
Reading and recreation	369				
Miscellaneous	270				
COST OF FAMILY CONSUMPTION: TOTAL	\$11,169	\$12,478	\$12,042	\$11,460	\$11,559
Renter families	10,938				
Homeowner families	11,398				
Other expenses	3,767	3,982	3,912	3,816	3,831
Renter families	3,631				
Homeowner families	3,812				
COST OF BUDGET: TOTAL	\$14,936	\$16,460	\$15,954	\$15,276	\$15,390
Renter families	14,569				
Homeowner families	15,210				

SOURCE: See notes at end of Table 5.

ERRATA

Following publication and distribution of the last issue of the **ALASKA REVIEW OF BUSINESS AND ECONOMIC CONDITIONS**, entitled "*Prices and Costs of Living in Urban Alaska*" (Vol. VIII, No. 3), it was noted that there were several calculation errors. The following corrections should be made:

in TABLE 2: The figures for the 1967 Spring and the 1969 Spring **TOTAL COST OF BUDGET** are incorrect. Those figures should read as follows:

	1960 ^b	1967 Spring	1969 Spring	1970 Spring	1971 April
TOTAL COST OF BUDGET^d	143	141	140	136	133
Renter families	149	144	145	143	138
Homeowner families	140	140	139	134	132

in TABLE 4: Ketchikan **COST OF FAMILY CONSUMPTION** should be \$11,140; **OTHER EXPENSES** \$3,763; and **TOTAL COST OF BUDGET** \$14,909 (instead of \$11,460; \$3,816; and \$15,276).

in TABLE 7: The figures for **COST OF FAMILY CONSUMPTION** and **TOTAL BUDGET COST** for Fairbanks, Juneau, and Ketchikan are incorrect. They should read as follows:

	Anchorage	Fairbanks	Juneau	Ketchikan	Statewide Urban Ave.
COST OF FAMILY CONSUMPTION	128	143	138	128	136
TOTAL BUDGET COST	133	148	143	133	141

in TABLE 8: **TOTAL FAMILY BUDGET COST** for Juneau should be 134, instead of 137.

TABLE 5.
Costs of a Higher Standard Family Budget
in Urban Alaska, Spring 1971

	Anchorage	Fairbanks	Juneau	Ketchikan	Statewide Urban Ave.
Food: Total	\$ 3,539	\$ 4,139	\$ 4,013	\$ 3,634	\$ 3,729
Food at home	3,028				
Food away from home	511				
Housing: Total	5,806	6,364	6,104	5,545	5,955
Rent	3,950				
Homeownership	4,563				
Furnishings and operations	1,342				
Apparel and Upkeep	1,337	1,517	1,426	1,449	1,393
Men and boys	673				
Women and girls	664				
Other Consumption	3,755	4,099	4,055	3,755	3,849
Transportation	1,420				
Medical care	975				
Personal care	488				
Reading and recreation	645				
Miscellaneous	227				
COST OF FAMILY CONSUMPTION: TOTAL	\$14,437	\$16,119	\$15,548	\$14,394	\$14,916
Renter families	13,923				
Homeowner families	14,536				
Other Expenses	6,060	6,403	6,289	6,051	6,158
Renter families	5,788				
Homeowner families	6,108				
COST OF BUDGET: TOTAL	\$20,497	\$22,522	\$21,837	\$20,445	\$21,074
Renter families	19,711				
Homeowner families	20,644				

NOTES TO TABLES 3, 4, AND 5

SOURCE:

Calculated by linking the following statistics from U.S. Department of Labor, Bureau of Labor Statistics: *Consumer Price Index* (Appendix Table 2); *Annual Costs and Comparative Indexes of Budgets at 3 Levels of Living for a 4-Person Family* (Appendix Table 1); and *Indexes of Intercity Differences in the Cost of Equivalent Goods and Services* (Appendix Table 3). The *Consumer Price Indexes* for Fairbanks, Juneau, and Ketchikan, and the *Indexes of Intercity Differences* have been terminated by the BLS with publication of the fall 1970 figures.

Anchorage budget costs for individual subgroups were obtained by multiplying the spring 1969 *Annual Costs* figures for individual commodity groups by the rate of change in the Anchorage *Consumer Price Index* between April 1969 and April 1971. Fairbanks, Juneau, and Ketchikan figures for commodity groups were obtained by (1) computing fall 1969 budget costs for each commodity group by multiplying the corresponding spring 1969 budget costs from the specified budget by the rate of change in the Anchorage *Consumer Price Index* between April 1969 and October 1969; (2) computing fall 1969 budget cost figures by commodity group for Fairbanks, Juneau, and Ketchikan by multiplying the fall 1969 Anchorage costs by the Fairbanks-, Juneau-, or Ketchikan-Anchorage ratio in the *Intercity Indexes* for fall 1969 (the most recent in the series); (3) computing October 1970 budget costs for Fairbanks, Juneau, and Ketchikan by multiplying the corresponding fall 1969 costs by the rate of change in the *Consumer Price Index* for these cities between October 1960 and October 1971; and (4) computing April 1971 budget costs for each commodity group in Fairbanks, Ketchikan, and Juneau by multiplying the October 1970 costs for each by the rate of change in the Anchorage *Consumer Price Index* between October 1960 and April 1971. The costs of items other than family consumption were estimated by the authors. Statewide urban averages are weighted by 1970 census district population.

The spring 1969 *Annual Costs* of budgets for three living levels in Anchorage were linked with *Consumer Price Indexes* and ratios from a third BLS series to obtain spring 1971 family budget figures at three living levels for Fairbanks, Juneau, Ketchikan, and a statewide urban average. The figures for all three communities and the statewide average are presented in tables 3 through 5; and indexes comparing these budgets with U.S. urban averages are presented in tables 6 through 8.³

³In addition to the possible biases, mentioned in footnote 2, that may be introduced into the Anchorage budget estimates as a result of combining the *Annual Costs* and the *Consumer Price Indexes*, additional compromising influences are present in the Fairbanks, Juneau, and Ketchikan estimates in tables 3-5 as a result of linking these two statistical series with the *Indexes of Intercity Differences*. The latter are weighted by a pattern of family consumption close to the average in the higher budget group than to the lower or intermediate group. These *Indexes* can be regarded as providing correct ratios between Fairbanks, Juneau, or Ketchikan costs and Anchorage costs only for the upper level group. We cannot determine the amount of distortion in the figures outside of Anchorage, but it probably results in an underestimation of Fairbanks and Juneau costs at the lower and intermediate levels of 1-to-5 per cent. A final compromise is the use of Anchorage rates of price change for October 1970 to April 1971 for the other three cities' estimates.

At each budget level, Anchorage and Ketchikan costs show the lowest departure from the national averages, ranging from one-quarter higher than the U.S. urban average in the upper budget group, to one-half again as high in the lower budget group. Fairbanks and Juneau budget costs were considerably higher than those in Anchorage and Ketchikan, ranging from 37 per cent above national averages for the upper budget, to 59-64 per cent more from the lower budget. Cost differentials are considerably steeper for lower budget families in each community, and are smaller for upper budget families. Another characteristic consistently indicated in the tables is the disproportionately high differentials in the housing category. While the range of total budget costs in the three budgets and the four communities is from 125-to-164 per cent of their national counterparts, total housing costs are 138-to-214 per cent of U.S. urban averages. In each instance the lowest housing costs are in Ketchikan, and the highest in Fairbanks.

BUDGET COSTS FOR OTHER FAMILIES IN ALASKA

The BLS publishes an equivalence scale by which 4-person family budget costs may be converted into budget costs for families of different size, age, and composition. Table 9 presents the resulting budget

TABLE 6.

Costs of a Lower Level Family Budget in Urban Alaska
as Ratios to United States Urban Averages, Spring 1971

(U.S. Urban Average = 100)

	Anchorage	Fairbanks	Juneau	Ketchikan	Statewide Urban Ave.
Food	118	138	134	121	124
Housing	195	214	205	186	200
Apparel and Upkeep	122	138	130	132	127
Other Goods and Services	129	141	138	129	132
COST OF FAMILY CONSUMPTION	142	159	153	142	147
TOTAL BUDGET COST	149	164	159	150	153

SOURCE: See notes at end of Table 8.

TABLE 7.

Costs of an Intermediate Level Family Budget in Urban Alaska
as Ratios to United States Urban Averages, Spring 1971

(U.S. Urban Average = 100)

	Anchorage	Fairbanks	Juneau	Ketchikan	Statewide Urban Ave.
Food	112	131	127	115	118
Housing	156	171	164	149	160
Apparel and Upkeep	119	135	127	129	124
Other Goods and Services	120	131	128	120	123
COST OF FAMILY CONSUMPTION	128	153	148	131	136
TOTAL BUDGET COST	133	159	154	136	141

SOURCE: See notes at end of Table 8.

TABLE 8.

Costs of a Higher Level Family Budget in Urban Alaska
as Ratios to United States Urban Averages, Spring 1971

(U.S. Urban Average = 100)

	Anchorage	Fairbanks	Juneau	Ketchikan	Statewide Urban Ave.
Food	109	128	124	112	115
Housing	145	158	152	138	148
Apparel and Upkeep	105	119	112	113	109
Other Goods and Services	105	115	112	105	108
COST OF FAMILY CONSUMPTION	120	133	129	119	123
TOTAL BUDGET COST	126	137	137	125	129

NOTES TO TABLES 6, 7, AND 8.

SOURCE:

Calculated by linking the following statistics from U.S. Department of Labor, Bureau of Labor Statistics: *Consumer Price Index* (Appendix Table 2); *Annual Costs and Comparative Indexes of Budgets at 3 Levels of Living for a 4-Person Family* (Appendix Table 1); and *Indexes of Intercity Differences in the Cost of Equivalent Goods and Services* (Appendix Table 3).

Anchorage ratios are from Table 2. Fairbanks, Juneau, and Ketchikan figures were obtained by (1) computation of Anchorage-U.S. ratios for October 1969 by the same method used to compute April 1971 ratios in Table 2; (2) computation of Fairbanks, Juneau, and Ketchikan ratios for fall 1969 by linking October 1969 commodity group ratios for Anchorage with the corresponding Fairbanks-, Juneau-, or Ketchikan-Anchorage ratios in the *Intercity Indexes* for fall 1969 (the latest available); (3) computation of October 1970 ratios for each city from the fall 1969 ratios by multiplying the latter by the ratio of change in that city's *Consumer Price Index* and the U.S. *Consumer Price Index* between October 1969 and October 1970; and (4) computation of April 1971 ratios for each city from the October 1970 ratios by multiplying the latter by the ratio of change in the Anchorage *Consumer Price Index* to the U.S. *Consumer Price Index*. Ratios for total cost of family consumption were averages of commodity group ratios; with U.S. weights from the 1969 *Annual Costs*. Statewide urban averages are weighted by 1970 census district population.

TABLE 9.

Annual Cost of an Intermediate Level Budget
for Families of Different Size, Age, and Composition, Anchorage, Spring 1971

Size and Type of Family ^a	Age of Head			
	Under 35	35-54	55-64	65 or over
One person	\$ 5,228	\$ 5,337	\$ 4,780	\$ 4,182
Two persons: average ^b	7,020	8,812	8,812	7,767
Husband and wife	7,319	8,962	8,812	7,617
One parent and child	5,974	8,514	8,962	8,863
Three persons: average ^b	9,260	12,098	12,845	11,501
Husband, wife, child under 6	9,260	10,306		
Husband, wife, child 6-15	9,260	12,248	13,144	12,098
Husband, wife, child 16-17		13,592	13,144	
Husband, wife, child 18 or over		12,248	12,696	11,501
One parent, 2 children	10,007	11,351	12,248	11,202
Four persons: average ^b	11,053	14,787	16,280	13,592
Husband, wife, 2 children (older under 6)	10,754	11,949		
Husband, wife, 2 children (older 6-15)	11,501	14,936	15,683	14,189
Husband, wife, 2 children (older 16-17)		16,878	18,670	
Husband, wife, 2 children (older 18 or over)		14,339	16,430	13,293
One parent, 3 children	13,144	14,339		
Five persons: average ^b	14,040	17,624	18,521	
Husband, wife, 3 children (oldest under 6)	12,994	14,488		
Husband, wife, 3 children (oldest 6-15)	14,339	17,326	17,923	
Husband, wife, 3 children (oldest 16-17)		19,118	20,612	
Husband, wife, 3 children (oldest 18 or over)		17,774	18,521	
One parent, 4 children	16,280	17,475		
Six persons or more: average ^b	16,579	20,612	21,358	
Husband, wife, 4 children or more (oldest under 6)	15,085			
Husband, wife, 4 children or more (oldest 6-15)	16,430	19,716	20,910	
Husband, wife, 4 children or more (oldest 16-17)		21,807		
Husband, wife, 4 children or more (oldest 18 or over)		22,255		
One parent, 5 children or more	18,670	20,462		

^aHusband-wife and one-parent families with their own children (including adopted and stepchildren) present, but with no other persons living with the family.

^bCosts for individual family types weighted by the number of families of each type in the universe. The averages include some types for which values were not shown separately because of the small number of such families in the sample.

SOURCE: Table 2, and U.S. Department of Labor, Bureau of Labor Statistics, *Revised Equivalence Scale for Urban Families of Different Size, Age, and Composition*.

TABLE 10.
Comparison of Bureau of Labor Statistics and Alaska Agricultural Experiment Station
Food Costs Indexes,^a Anchorage, Fairbanks, Juneau, and Ketchikan, Alaska; 1961-1971
 (1961 = 100)

	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971
Anchorage											
BLS	100	101	98	98	98	101	100	101	104	107	106
AES	100	100	102	102	94	100	99	99	104	104	108
Fairbanks											
BLS	100	98	100	99	101	104	105	108	110	111	
AES	100	98	102	102	94	99	97	99	104	106	107
Juneau											
BLS	100	100	99	101	103	107	111	113	118	119	
AES	100	102	104	106	102	105	104	108	112	111	116
Ketchikan											
BLS	100	100	101	103	104	111	111	112	117	120	
AES	100	100	103	105	100	105	105	109	115	117	118

^aAt home food costs.

SOURCE: See text.

costs for different families at the intermediate level in Anchorage. The reader may calculate comparable figures for lower and upper budgets, and for Fairbanks, Juneau, and Ketchikan by using the total budget cost figures in tables 3, 4, and 5, together with the equivalence scale in Appendix Table 4.

The BLS also publishes *Annual Costs of Budgets at 3 Levels of Living for a Retired Couple*, for Metropolitan Areas of the United States; Anchorage, Alaska; and United States Urban Averages. In spring 1969, total budget costs for retired couples in Anchorage at the lower, intermediate, and higher levels were 46, 34, and 30 per cent greater than the national urban averages. These differentials were somewhat less than those for the standard 4-person family in the same year: 57, 40, and 34 per cent at the respective budget levels.⁴

⁴The 1969 retired couple budget costs are presented as Appendix Table 5.

OTHER MATERIAL ON FOOD COSTS

The Alaska Agricultural Experiment Station publishes retail food price data on a quarterly basis for 13 Alaska cities. Table 10 compares BLS at-home food cost data with Agricultural Experiment Station data for Anchorage, Fairbanks, Juneau, and Ketchikan. Data for all 13 Alaska indexes differ considerably. However, it is difficult to compare the data because there was a 1965 change in the combination of 40 food items used in the Experiment Station market basket; pre-1965 data are therefore not directly comparable to post-1965 data. The BLS indexes, on the other hand, continuously incorporate market basket revisions as new products appear, or as particular brands used in the survey disappear. Also, the BLS market basket contains 94 items and the prices are collected primarily for use in the calculation of the consumer price index rather than as a measure of average prices, which is in part the purpose of the Experiment Station data. Both sets of data indicate that at-home food costs in Anchorage rose less rapidly than U.S. at-home food costs between 1961 and

1971; however, except for Kenai (for which continuous series are not available), appendix tables 7 and 8 show that prices in other communities increased relative to Anchorage.

U.S. in mid-1968.⁵ The summary data are presented in tables 11 and 12. Additional details can be found in appendix tables 9 and 10. The total production cost for a single family dwelling in Anchorage was 77 per cent greater than the Seattle cost and 90 per cent greater than the national cost. The same single dwelling occupancy cost in Anchorage was 76 per cent

OTHER MATERIAL ON HOUSING COSTS

Richard W. Fischer analyzed housing production and occupancy costs in Anchorage, Seattle, and the

⁵R.W. Fischer, "Comparative Housing Cost Analysis," *Alaska Review of Business and Economic Conditions*, November 1969.

TABLE 11.

Total Housing Production Costs: Comparison of Anchorage, Alaska; Seattle, Washington; and United States, Summary 1968

	Single Family Dwelling Relative Difference Per Square Foot		Apartment House Relative Difference Per Square Foot	
	Anc/Seattle	Anc/Nat	Anc/Seattle	Anc/Nat
	1.77	1.90	1.26	1.30
Land	1.85	1.89	.74	.74
Survey and Architectural	2.40	1.41	.87	.87
Site Improvement and Excavation	1.07	1.05	.61	.77
Concrete	2.37	2.40	2.88	2.90
Framing	1.42	1.56	1.17	1.11
Plumbing	1.49	1.39	1.21	1.21
Heating	2.65	2.14	1.81	1.62
Electrical	2.07	2.02	1.86	1.83
Roofing	1.70	1.84	2.86	3.33
Finish Items	1.93	1.84	1.23	1.39
Flooring	1.93	2.26	1.19	1.26
Painting	2.00	2.55	1.08	1.24
Miscellaneous	2.74	3.06	1.26	1.43
Interim Loan Costs	5.34	5.90	3.30	3.67
Closing Fees and Discounts	1.90	3.27	-----	-----
Real Estate Commission	1.77	1.89	-----	-----
Profit and Overhead	.88	1.03	1.24	1.37

SOURCE: Richard W. Fischer, "Comparative Housing Cost Analysis," *Alaska Review of Business and Economic Conditions*, November 1969.

TABLE 12.

Total Housing Occupancy Costs: Comparison of Anchorage, Alaska;
Seattle, Washington; and United States, Summary 1968

	Single Family Dwelling Relative Difference Per Square Foot		Apartment House Relative Difference Per Square Foot	
	Anc / Sea	Anc / Nat	Anc / Sea	Anc / Nat
Occupancy Cost	1.76	1.87	Total Rental Income	1.46 1.50
Mortgage Payment	1.62	1.76	Expenses	
Taxes	1.69	1.46	Taxes	1.39 1.12
Insurance	3.79	3.79	Insurance	1.40 1.40
Water	1.94	2.56	Water and garbage	1.25 1.67
Heat	2.78	3.02	Heat	2.75 3.67
Lights	2.41	2.74	Lights	4.50 6.00
Maintenance	1.20	1.20	Management	2.00 2.00
			Maintenance	1.15 1.28
			Interest and principal payment	1.29 1.32
			Cash flow	1.67 1.14

SOURCE: Richard W. Fischer, "Comparative Housing Cost Analysis," *Alaska Review of Business and Economic Conditions*, November 1969.

more than the Seattle cost and 87 per cent more than the national figure. Of production costs, interim loan costs showed the greatest differential with heating and miscellaneous costs next. Of occupancy costs, insurance had the greatest differential; heat and lights also had a high differential.

The total production cost for an apartment housing in Anchorage was 26 per cent greater than the cost in Seattle, and 30 per cent more than the national cost. The same apartment house rental income was 46 per cent higher than its counterpart in Seattle and 50 per cent higher than the national figure. Of production costs, interim loan costs exhibited the highest differential with concrete and roofing costs also high. Of occupancy expenses, lights showed the greatest differential, with heating costs also very high.

The BLS has published details on the comparison of homeownership costs in the intermediate and higher level family budgets in spring 1969. (All families in the lower level budget group are assumed to be renters, so homeownership costs are not analyzed for this group.) These estimates are shown in Table 13. Three homeowner cost components were

twice the national level or greater: interest payments, reflecting higher mortgage interest rates as well as the higher cost of the home itself;⁶ insurance premiums; and heating fuel costs, which reflect both greater fuel consumption because of Anchorage's climate, and higher fuel prices.

The 1970 Census of Housing will present information on the value of owner occupied housing and monthly contract rent in places of 10,000 persons or more and by census district. At the time this article was written, an advance report had been issued for

⁶It should be noted that these interest cost figures are based upon mortgages contracted 6-7 years earlier. Since 1962-63, interest rates have increased both in Anchorage and elsewhere, but the *interest rate differential* between Anchorage and the rest of the U.S. has declined substantially. Accordingly, *on new contracts*, interest should be a greater proportion of total mortgage payments than is indicated in Table 13, but the Anchorage-U.S. differential for interest payments should not be much higher than the differential for principal payments.

the State of Alaska, but the U.S. summary was not available. For this reason, the census cannot be used to make current shelter cost comparisons between Alaska and other states, but some comparisons may be made within Alaska. The character and quality of

housing varies enormously between census districts in Alaska; for example, the proportion of dwellings having complete plumbing varies from 1.6 per cent of the total in the Wade Hampton Census District to 99.8 per cent in the Fairbanks district. For this

TABLE 13.
Annual Homeowner Shelter Costs for a 4-Person Family,^a Anchorage, Spring 1969

	Intermediate Level		Higher Level	
	Budget	U.S. Urban Average = 100	Budget	U.S. Urban Average = 100
Mortgage Payments ^b	\$ 1,774	175	\$ 2,275	180
Principal payments	724	154	867	155
Interest payments	1,050	193	1,408	200
Operating Expenses	1,622	157	2,038	156
Property tax	670	150	963	155
Homeowner insurance premium	86	210	135	221
Repairs and maintenance	188	148	226	148
Heating fuel ^c	336	253	336	253
Electricity and gas (non-heating)	188	121	217	111
Other costs ^d	154	124	161	111
TOTAL SHELTER, HOMEOWNERS ^e	\$ 3,396	166	\$ 4,313	168
Estimated market values of owned homes				
1962-63 ^f	24,383	164	34,579	168
1969 ^g	29,668	177	42,075	181

^aThe family consists of an employed husband, age 38, a wife not employed outside the house, an 8-year-old girl, and a 13-year-old boy.

^bMortgage payments on a house purchased in 1962-63 with a 15-year first mortgage representing 75 per cent of purchase price.

^cBased on the most common type heating fuel (oil or gas) used in each city.

^dWater, sewage, refuse disposal; and replacement rate for equipment—refrigerator, range, and space heater where required.

^eCost of maintaining a 5- or 6-room house that met the standards specified for the budgets. One or one and one-half baths were provided for the intermediate budget, one or more baths for the higher budget.

^fEstimated purchase price of home, based on values reported in the BLS 1959-60 Comprehensive Housing Survey (CHUS), updated to 1962-63 by relative change in purchase prices of owner homes as calculated by CPI.

^gEstimated current (1969) market value of home purchased in 1962-63.

SOURCE: U.S. Department of Labor, Bureau of Labor Statistics.

TABLE 14.
 Indexes of Comparative Housing Value and
 Contract Rent, Per Room, Alaska, 1970
 (Statewide average = 100)

Census District	Median Value, Owner-Occupied Dwellings	Median Monthly Contract Rent	Combined Index ^a
Aleutian Islands	b	55	b
Anchorage	122	100	108
Anchorage City	143	105	117
Spenard	132	122	126
Angoon	b	b	b
Barrow	71	93	77
Bethel	b	144	b
Bristol Bay Borough	37	69	58
Bristol Bay	b	70	b
Cordova-McCarthy	74	84	79
Fairbanks	107	104	105
Fairbanks City	141	128	132
Haines	52	74	64
Juneau	130	97	110
Kenai-Cook Inlet	85	117	103
Ketchikan	96	79	86
Kobuk	b	151	b
Kodiak	74	76	76
Kuskokwim	b	101	b
Matanuska-Susitna	83	96	88
Nome	b	92	b
Outer Ketchikan	44	63	55
Prince of Wales	b	38	b
Seward	64	70	67
Sitka	95	59	72
Skagway-Yakutat	38	45	41
Southeast Fairbanks	b	79	b
Upper Yukon	b	59	b
Valdez-Chitina-Whittier	55	92	77
Wade Hampton	6	185	b
Wrangell-Petersburg	74	71	73
Yukon-Koyukuk	b	78	b
STATE TOTAL	100	100	100

^aWeighted by number of occupied dwellings in each category.

^bNot calculable from data. See Appendix Table 10.

SOURCE: U.S. Department of Commerce, Bureau of the Census, *1970 Census of Housing: General Housing Characteristics*. Advance report: "Alaska," HC(VI)-3.

reason among others,⁷ the comparisons in Table 14 and Appendix Table 11 should be interpreted with caution.

⁷Census figures on value of dwellings are owner-estimated, and are likely to be too low because many owners are not in touch with current real estate values, and because of suspicions that their census valuations might influence assessment for tax purposes. Also, the number of rooms per dwelling is not given separately for owner-occupied and rental units. Since the former units can be expected, on the average, to be larger, value per room in Appendix Table 11 is probably overstated, and rent per room understated. Finally, furnished and unfurnished rentals are combined, as are those instances where utilities are wholly, in part, or not supplied at all under the rental agreement.

Table 14 shows the relative value per room of owner-occupied housing, and the relative monthly rent per room in the various parts of Alaska. It is noteworthy that the highest rent per room is reported from those districts of Western Alaska with the lowest levels of family income: Wade Hampton, Kobuk, and Bethel. In each of these three instances, however, and in almost every other district of predominantly Native population, the median value of owner-occupied dwellings was less than \$5,000. It is also noteworthy that the average rental figure for Anchorage is considerably less than the level implied by the lower budget in the *Annual Costs* as shown in Table 3.

APPENDIX TABLE 1.

Annual Costs and Comparative Indexes of Budgets for 3 Levels of Living
for a 4-Person Family^a, Anchorage, Alaska, Spring 1967, 1969, and 1970

	Lower Level			Intermediate Level			Higher Level		
	1967	1969	1970	1967	1969	1970	1967	1969	1970
Food: Total	\$2,171	\$2,260	\$2,314	\$2,645	\$2,766	\$2,833	\$3,212	\$3,410	\$3,496
Food at home	1,920	2,023		2,294	2,425		2,790	2,942	
Food away from home	751	237		351	341		422	468	
Housing: Total ^c	2,581	2,815	2,929	3,638	3,956	3,992	4,876 ^b	5,525 ^b	5,575
Renter family	2,581	2,815		3,199	3,613		4,309 ^b	5,008 ^b	
Homeowner family ^c				3,784	4,070		4,976 ^b	5,616 ^b	
Shelter: Total ^d	2,207	2,420		3,025	3,282		3,681	4,222	
Rental costs ^e	2,207	2,420		2,586	2,939		3,114	3,705	
Homeowner costs ^f				3,171	3,396		3,781	4,313	
House furnishings	142	159		274	329		544	611	
Household operations	232	236		339	345		611	647	
Transportation ^g	760	839	868	1,206	1,124	1,163	1,377	1,328	1,374
Clothing and personal care			958			1,347			1,896
Clothing: Total	610	720		854	993		1,182	1,360	
Husband	173	188		225	261		303	347	
Wife	120	147		185	226		308	376	
Boy	150	169		193	232		210	262	
Girl	100	130		157	177		210	240	
Clothing material and services	67	86		94	97		151	135	
Personal care	193	201		292	301		425	461	
Medical care: Total ^h	645	808	884	649	809	885	676	837	915
Insurance	203	340		203	340		252	398	
Physicians visits	122	147		122	147		122	147	
Other medical care	436	515		440	516		445	519	
Other family consumption: Total	301	324	327	583	599	606	974	1,006	1,019
Reading	46	48		59	61		80	86	
Recreation	85	99		265	278		534	506	
Education	31	36		35	41		50	58	
Tobacco	11	14		14	14		17	19	
Alcoholic beverages	78	72		93	80		93	118	
Miscellaneous expenses	51	55		117	125		200	219	
Cost of Family Consumption:									
Total ^c	\$ 7,262	\$ 7,967	\$ 8,280	\$ 9,867	\$10,548	\$10,826	\$12,722	\$13,927	\$14,275
Renter families	7,262	7,967		9,428	10,205		12,155	13,410	
Homeowner families				10,013	10,662		12,822	14,018	

APPENDIX TABLE 1. (Continued)

	Lower Level			Intermediate Level			Higher Level		
	1967	1969	1970	1967	1969	1970	1967	1969	1970
Other Costs: Total	336	357	424 ⁱ	501	525	606 ⁱ	866	925	1,050 ⁱ
Gifts and contributions	216	237		341	365		626	685	
Life insurance	120	120		160	160		240	240	
Occupational expenses	50	57		80	90		85	95	
Social security and disability payments	334	417	417	334	417	417	334	417	417
Personal taxes: Total ^c	1,172	1,509	1,661	2,027	2,510	2,686	3,248	4,214	4,559
Renter families	1,172	1,509		1,872	2,384		3,007	3,961	
Homeowner families				2,079	2,551		3,291	4,259	
Cost of Budgets: Total^c	\$ 9,154	\$10,307	\$10,783	\$12,809	\$14,090	\$14,535	\$17,255	\$19,578	\$20,301
Renter families	9,154	10,307		12,215	13,621		16,447	18,808	
Homeowner families				13,007	14,245		17,398	19,714	

^aA family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

^bThe higher level cost includes \$40 for lodging away from home city in 1967 and \$125 for lodging away from home city in 1969. These costs are not shown separately in any of the housing subgroups.

^cHousing includes shelter, household operations, and house furnishings. In the higher level, lodging out of home city is also included. All families with the lower budget are assumed to be renters. Intermediate budget costs are weighted by the following proportions: 25 per cent for rental costs, 75 per cent for homeowner costs. Higher level costs are weighted by the following: 15 per cent for rental costs, 85 per cent for homeowner costs.

^dThe average costs of shelter were weighted by the following proportions: lower level, 100 per cent for families living in rented dwellings; intermediate level, 25 per cent for renters, 75 per cent for homeowners; higher level, 15 per cent for renters, 85 per cent for homeowners.

^eAverage contract rent plus the cost of required amounts of heating fuel, gas, electricity, water, specified equipment, and insurance on household accounts.

^fInterest and principal payments plus taxes: insurance on house and contents; water, refuse disposal, heating fuel, gas, electricity, and specified equipment, and home repair and maintenance costs.

^gAll families of this type in Anchorage are assumed to own an automobile.

^hIn total medical care, the average costs of medical insurance were weighted by the following proportions: 30 per cent for families paying full cost of insurance; 26 per cent for families paying half cost; 44 per cent for families covered by noncontributory insurance plans (paid by employer).

ⁱIncludes allowances for gifts and contributions, life insurance, and occupational expense.

SOURCE: U.S. Department of Labor, Bureau of Labor Statistics.

APPENDIX TABLE 2.

Consumer Price Index, Four Alaska Cities and United States:
 Selected Components and Periods, 1960-1971
 (1960 = 100, except where otherwise noted)

	1960 ^a	1965 October, November ^c	1969		1970		1971 July
			April	October, November ^c	April	October, November ^c	
ALL ITEMS							
Anchorage	100.0	102.9	115.0	117.2	118.2	121.8	123.5
Fairbanks	100.0	105.2		119.8		124.7	
Juneau	b	106.3		123.7		129.0	
Ketchikan	b	105.0		122.0		126.6	
United States	100.0	107.1	122.6	125.9	130.0	133.3	137.5
Food							
Anchorage	100.0	101.4	108.2	111.4	112.2	112.1	115.7
Fairbanks	100.0	105.4		116.8		118.0	
Juneau	b	105.3		123.8		125.9	
Ketchikan	b	104.5		120.1		123.9	
United States	100.0	105.4	118.4	122.2	126.8	127.8	132.6
Food at home							
Anchorage	100.0	99.8	105.4	108.1	108.8	108.3	111.4
Fairbanks	100.0	103.6		113.8		114.6	
Juneau	b	103.8		118.4		118.9	
Ketchikan	b	104.1		117.2		120.1	
United States	100.0	107.2	118.6	122.2	126.6	127.0	131.8
Food away from home							
Anchorage	100.0	111.6	125.0	130.2	132.2	133.7	136.5
Fairbanks	100.0	117.6		136.2		140.7	
Juneau	b	113.8		152.8		163.2	
Ketchikan	b	106.6		141.7		150.9	
United States	100.0	113.0	134.8	140.4	146.0	149.8	155.4
Housing^d							
Anchorage	100.0	102.1	118.2	120.9	120.7	125.7	125.2
Fairbanks	100.0	102.6		120.1		126.7	
Juneau	b	108.7		127.0		135.3	
Ketchikan	b	105.2		124.7		131.4	
United States	100.0	105.7	121.5	125.3	130.4	134.3	138.0
Rent							
Anchorage	100.0	104.3	107.4	109.8	111.6	113.2	115.1
Fairbanks	100.0	99.0		112.9		118.9	
Juneau	b	113.3		125.5		128.0	
Ketchikan	b	108.2		126.4		132.8	
United States	100.0	105.6	114.3	116.5	118.9	121.4	125.8

APPENDIX TABLE 2. (Continued)

	1960 ^a	1965 October, November ^c	1969		1970		1971 July
			April	October, November ^c	April	October, November ^c	
Homeownership							
Anchorage	100.0	101.9	131.8	131.0	134.3	142.4	136.6
Fairbanks	100.0	102.5		129.2		138.0	
Juneau	b	110.6		134.9		145.8	
Ketchikan	b	109.8		136.8		143.7	
United States	100.0	105.1	128.5	134.6	142.6	148.6	150.4
Furnishings and Operations							
Anchorage	100.0	103.0	107.9	112.7	113.9	114.1	117.2
Fairbanks	100.0	108.1		120.8		122.7	
Juneau	b	102.5		116.1		129.5	
Ketchikan	b	102.9		120.5		122.1	
United States	100.0	95.7	108.3	110.6	113.1	114.8	119.2
Apparel and Upkeep^e							
Anchorage	100.0	103.7	114.1	115.9	119.7	120.2	123.5
Fairbanks	100.0	110.4		126.7		128.9	
Juneau	b	102.3		117.4		120.3	
Ketchikan	b	104.9		120.2		121.6	
United States	100.0	104.9	122.9	126.8	128.3	135.4	136.7
Men and Boys							
Anchorage	100.0	103.3	114.1	119.7	120.6	121.2	126.7
Fairbanks	100.0	111.0		128.6		130.0	
Juneau	b	105.5		119.9		120.9	
Ketchikan	b	106.9		118.9		122.0	
United States	100.0	106.6	125.3	128.9	131.3	133.9	134.9
Women and Girls							
Anchorage	100.0	102.9	114.6	113.2	122.4	123.1	124.9
Fairbanks	100.0	109.7		128.8		128.5	
Juneau	b	99.9		120.3		121.7	
Ketchikan	b	100.6		114.5		114.3	
United States	100.0	102.2	120.2	125.3	124.3	130.2	130.2
Transportation							
Anchorage	100.0	106.2	113.9	115.1	119.1	120.7	124.2
Fairbanks	100.0	112.0		116.1		126.0	
Juneau	b	103.8		114.2		120.8	
Ketchikan	b	107.2		115.5		124.6	
United States	100.0	106.7	120.0	121.1	124.2	128.6	133.4

APPENDIX TABLE 2. (Continued)

	1960 ^a	1965 October, November ^c	1969		1970		1971 July
			April	October, November ^c	April	October, November ^c	
Health and Recreation							
Anchorage	100.0	103.9	116.0	118.0	120.9	125.1	127.4
Fairbanks	100.0	108.9		121.3		126.0	
Juneau	b	106.8		125.9		130.6	
Ketchikan	b	104.4		122.4		125.9	
United States	100.0	110.2	128.2	131.6	135.0	138.8	144.0
Medical Care							
Anchorage	100.0	108.4	128.9	132.5	141.3	145.2	149.4
Fairbanks	100.0	110.5		126.9		137.0	
Juneau	b	113.9		150.5		161.3	
Ketchikan	b	109.3		141.9		148.0	
United States	100.0	113.8	142.5	145.1	150.6	155.3	163.5
Personal Care							
Anchorage	100.0	105.1	119.9	121.4	125.4	125.6	129.9
Fairbanks	100.0	106.9		121.2		122.5	
Juneau	b	102.2		118.9		121.3	
Ketchikan	b	100.4		111.9		119.4	
United States	100.0	104.9	120.6	122.3	123.8	126.9	129.9
Reading and Recreation							
Anchorage	100.0	101.1	110.6	111.7	112.0	119.9	121.3
Fairbanks	100.0	112.7		127.0		131.7	
Juneau	b	104.4		117.6		119.9	
Ketchikan	b	104.0		116.8		118.7	
United States	100.0	109.8	123.6	125.8	128.1	131.9	136.9
Other							
Anchorage	100.0	101.9	108.7	109.9	109.9	112.2	112.9
Fairbanks	100.0	104.6		110.8		112.4	
Juneau	b	105.4		118.5		121.8	
Ketchikan	b	102.3		116.6		118.9	
United States	100.0	109.2	147.6	127.4	130.5	134.4	138.0

^aAnchorage and Fairbanks base: May, October average. United States base: annual average.

^bJuneau and Ketchikan: April, November average.

^cAnchorage, Fairbanks, and United States: October; Juneau and Ketchikan: November.

^dIncludes fuel and utilities, not separately listed.

^eIncludes footwear, miscellaneous apparel, and apparel services, not separately included.

^fFairbanks, Juneau, and Ketchikan indexes have been computed annually in recent years, but were terminated with the fall 1970 figures.

APPENDIX TABLE 3.

Indexes of Intercity Differences in Cost of Equivalent Goods and Services. Anchorage, Fairbanks, Juneau, and Ketchikan, Alaska; Compared With Seattle, Washington^a, 1964-1970
(Costs in Seattle = 100)

City	Year	All Items	Food ^b	Housing Total ^c	Housing Rental ^d	Apparel and Upkeep	Other Goods and Services ^e	All Items Less Housing
Anchorage	1964	123	121	132	162	110	120	119
	1965	122	123	130	157	110	117	118
	1966	122	123	130	152	112	116	118
	1967	121	122	130	146	108	116	117
	1968	119	119	127	142	110	115	115
	1969	120	119	129	142	107	116	116
	1970	118	115	125	148	106	119	116
Fairbanks	1964	134	138	143	188	124	127	130
	1965	133	140	141	187	124	123	129
	1966	132	139	141	180	122	122	127
	1967	132	142	140	179	120	121	127
	1968	132	139	141	176	126	120	127
	1969	132	137	142	182	125	122	127
	1970	130	133	138	193	121	123	126
Juneau	1964	124	123	133	150	118	119	120
	1965	124	126	134	151	116	116	119
	1966	125	127	135	147	115	117	120
	1967	127	132	137	147	115	119	122
	1968	126	130	135	146	117	117	121
	1969	126	131	134	146	117	118	122
	1970	126	128	135	150	114	119	121
Ketchikan	1964	119	118	121	126	117	117	117
	1965	117	119	121	127	116	113	116
	1966	118	122	122	127	114	113	116
	1967	118	123	122	126	117	113	117
	1968	119	121	122	124	118	115	117
	1969	119	122	123	129	116	116	118
	1970	118	121	123	138	111	115	116

^aBased on the average pattern of expenditures of Alaskan wage- and clerical-worker families of two or more persons who were full-year residents in the state during 1959 or 1960. (Average expenditures of families living in Anchorage, Fairbanks, Juneau, or Ketchikan were combined with a system of weights based on the estimated number of consumer units in each city as derived from the 1960 Census of Population.) The pricing period is the autumn of each year. This series has been terminated with the 1970 figures.

^bIncludes food at home and away from home.

^cIncludes rent, hotel and motel rates, homeownership costs (mortgage principal and interest payments, taxes, insurance, maintenance and repairs), fuel and utilities, household furnishings and operation. (*Intercity Indexes* measure differences in the costs of maintaining a home as reflected in principal payments and mortgage interest charges. These indexes cannot be used to measure changes in acquisition costs, i.e., interest rates and the prices of owned homes purchased in current markets.) A resurvey of housing units, and changes in the methods of estimating mortgage principal and interest payments account for the differences between 1967 and 1968 in the housing component.

^dAverage contract rent for tenant-occupied, 2-, 3-, 4-, and 5-room dwellings defined standards, plus cost of heating fuel, utilities, and specified equipment when the cost of these items is not included in the monthly rent.

^eIncludes transportation, medical care, personal care, recreation, reading and education, tobacco, beverages, and miscellaneous expenses.

SOURCE: U.S. Department of Labor, Bureau of Labor Statistics.

APPENDIX TABLE 4.

Revised Equivalence Scale^a For Urban
Families of Different Size, Age, and Composition
(4-person family—husband age 35 to 54, wife, 2 children, older 6 to 15 = 100)

Size and Type of Family ^b	Age of Head			
	Under 35	35-54	55-64	65 or over
One person	35	36	32	28
Two persons: average ^c	47	59	59	52
Husband and wife	49	60	59	51
One parent and child	40	57	60	58
Three persons: average ^c	62	81	86	77
Husband, wife, child under 6	62	69	---	---
Husband, wife, child 6-15	62	82	88	81
Husband, wife, child 16-17	---	91 ^d	88	---
Husband, wife, child 18 or over	---	82	85	77
One parent, 2 children	67	76	82	75
Four persons: average ^c	74	99	109	91
Husband, wife, 2 children (older under 6)	72	80	---	---
Husband, wife, 2 children (older 6-15)	77	100	105	95
Husband, wife, 2 children (older 16-17)	---	113	125	---
Husband, wife, 2 children (older 18 or over)	---	96	110	89
One parent, 3 children	88	96	---	---
Five persons: average ^c	94	118	124	---
Husband, wife, 3 children (oldest under 6)	87	97	---	---
Husband, wife, 3 children (oldest 6-15)	96	116	120	---
Husband, wife, 3 children (oldest 16-17)	---	128	138	---
Husband, wife, 3 children (oldest 18 or over)	---	119	124	---
One parent, 4 children	108	117	---	---
Six persons or more: average ^c	111	138	143	---
Husband, wife, 4 children or more (oldest under 6)	101	---	---	---
Husband, wife, 4 children or more (oldest 6-15)	110	132	140	---
Husband, wife, 4 children or more (oldest 16-17)	---	146	---	---
Husband, wife, 4 children or more (oldest 18 or over)	---	149	---	---
One parent, 5 children or more	125	137	---	---

^aThe scale values shown here are the percentages of the cost of goods and services for family consumption of the base family (4-persons—husband, age 35-54, wife, 2 children, older child 6 to 15 years) required to provide the same level of living for urban families of different size, age, and composition.

^bHusband-wife and one-parent families with their own children (including adopted and stepchildren) present, but with no other persons living with the family.

^cScale values for individual family types weighted by the number of families of each type in the universe. The averages include some types for which values were not shown separately because of the small number of such families in the sample.

^dRevised.

SOURCE: Derived from BLS Survey of Consumer Expenditures, 1960-61.

APPENDIX TABLE 5.

Annual Costs of Budgets at 3 Levels of Living for a Retired Couple,^a
Anchorage, Spring 1969

	Lower Level		Intermediate Level		Higher Level	
	Budget	U.S. Urban Ave. = 100	Budget	U.S. Urban Ave. = 100	Budget	U.S. Urban Ave. = 100
Food	\$1,112	131	\$1,397	134	\$1,722	124
Housing: Total	1,738 ^b	172	2,207 ^c	124	3,056 ^d	136
Transportation	360 ^e	176	548 ^f	154	852 ^g	116
Clothing and personal care	314	131	521	133	798	131
Medical care	397	119	400	132	405	119
Other family consumption	131	96	215	93	413	83
COST OF FAMILY						
CONSUMPTION: TOTAL	\$4,052	146	\$5,228	134	\$7,246	125
TOTAL BUDGET COSTS ^h	\$4,234 ^b	146	\$5,626 ^c	134	\$8,599 ^d	130

^aA husband age 65 or over and his wife.

^bThe total represents the weighted average costs of renter and homeowner families. The weights in the lower budget were 40 per cent for families living in rental dwellings, 60 per cent for homeowners.

^cThe total represents the weighted average costs of renter and homeowner families. The weights in the intermediate budget were 35 per cent for families living in rental dwellings; 65 per cent for homeowners.

^dThe total represents the weighted average cost of renter and homeowner families. The weights in the higher budget were 30 per cent for families living in rental dwellings; 70 per cent for homeowners.

^eThe average costs of automobile owners and non-owners are weighted 55 per cent for car owners, 45 per cent for non-owners.

^fThe average costs of automobile owners and non-owners are weighted 68 per cent for car owners, 32 per cent for non-owners.

^gThe average costs to automobile owners.

^hThe total cost of the budget includes an allowance for gifts and contributions not shown separately.

ⁱThe total includes an allowance of \$53 for lodging away from home city. This allowance is not shown separately or included in any of the housing subgroups.

SOURCE: U.S. Department of Labor, Bureau of Labor Statistics.

APPENDIX TABLE 6.

March 1971 Alaska Food Price Data

Food Item	Unit	Seattle* Average	Ketchi- kan	Juneau	Kodiak	Kenai Soldotna	Anchor- age Palmer	Fair- banks	Bethel	Nome	
Flour	5 lb.	.66	.87	.79	1.01	.80	.82	.96	.94	1.34	1.29
Rice	lb.	.31	.29	.31	.28	.35	.32	.36	.32	.42	.41
Corn flakes	12 oz.	.37	.46	.42	.48	.42	.41	.44	.43	.62	.56
Bread	1½ lb.	.33	.55	.48	.56	.53	.52	.53	.53	.75	.87
Round steak	lb.	1.27	1.51	1.54	1.66	1.57	1.47	1.54	1.66	2.32	2.25
Chuck roast	lb.	.73	.89	.93	.91	.86	.91	.94	1.04	2.40	1.29
Hamburger	lb.	.54	.80	.82	.81	.77	.69	.79	.82	1.35	1.01
Pork chops	lb.	1.01	1.29	1.07	1.39	1.39	1.44	1.42	1.59	1.67	1.33
Bacon	lb.	.82	.91	.96	1.19	.98	1.04	.99	1.09	1.63	1.37
Frankfurters	lb.	.73	.85	.82	1.01	.82	.88	.77	.97	1.36	1.07
Frying chicken	lb.	.50	.66	.75	.73	.62	.72	.63	.74	1.07	.85
Tuna fish	6½ oz.	.44	.51	.53	.55	.53	.51	.56	.58	.63	.48
Milk, fresh	½ gal.	.56	.79	.89	.97	.99	.93	.94	1.01	1.49	1.59
Ice cream	½ gal.	.95	1.27	1.24	1.35	1.22	1.02	1.19	1.29	2.13	1.93
Butter	lb.	.85	.91	.97	1.12	1.00	.90	.99	1.02	1.51	1.28
Milk, evap.	14½ oz.	.19	.24	.24	.27	.24	.23	.23	.25	.30	.33
Eggs, large A	doz.	.49	.59	.48	.60	.67	.58	.72	.72	1.02	.96
Orange juice, fzn.	6 oz.	.24	.30	.28	.28	.35	.34	.39	.37	.55	.53
Apples	lb.	.26	.33	.27	.39	.33	.37	.37	.39	.57	.64
Bananas	lb.	.17	.25	.31	.49	.33	.31	.25	.39	.55	.56
Oranges	lb.	.21	.24	.31	.29	.30	.33	.27	.37	.59	.56
Potatoes	lb.	.08	.09	.10	.11	.13	.14	.12	.14	.27	.28
Onions	lb.	.13	.15	.14	.19	.21	.23	.14	.28	.31	.34
Carrots	lb.	.18	.23	.25	.31	.27	.29	.28	.38	.42	.48
Lettuce	lb.	.28	.44	.52	.57	.51	.52	.39	.49	.76	.68
Cabbage	lb.	.16	.23	.25	.29	.26	.25	.17	.32	.46	.44
Tomatoes	lb.	.51	.61	.64	.74	.74	.67	.64	.67	1.27	.90
Pineapple grape- fruit drink	46 oz. can	.39	.49	.55	.52	.58	.51	.54	.56	.69	.76
Pears	No. 2½ can	.53	.57	.58	.68	.57	.57	.53	.65	.77	.87
Fruit cocktail	303 can	.29	.33	.34	.42	.35	.34	.35	.37	.47	.43
Peas	303 can	.28	.33	.29	.35	.27	.34	.31	.39	.40	.34
Chicken soup	10½ oz.	.19	.25	.24	.26	.25	.27	.23	.24	.31	.32
Baby foods	4½-5 oz.	.12	.14	.15	.17	.15	.13	.14	.16	.20	.20
Coffee	lb.	1.15	1.03	.99	1.07	1.11	1.15	1.15	1.11	1.50	1.46
Salad or cooking oil	24 oz.	.62	.82	.77	.82	.78	.69	.72	.79	1.09	1.17
Margarine	lb.	.36	.30	.30	.46	.31	.28	.27	.51	.36	.40
Salad dressing, Ital.	8 oz.	.41	.55	.54	.55	.53	.51	.53	.52	.62	.66
Cola drink, 6 pack	12 oz.	1.05	1.12	1.07	1.24	1.16	1.09	1.05	1.17	1.76	1.60
Beans, dried	lb.	.28	.32	.35	.26	.37	.34	.35	.34	.38	.41
Sugar	5 lb.	.67	.88	.91	1.02	.89	.85	.83	.91	1.35	1.30
TOTAL		19.31	23.39	23.49	26.37	24.51	23.91	24.02	26.52	37.66	34.20
% of Seattle		100	121	122	137	127	124	124	137	195	177
Total December 1970		18.98	23.52	23.15	26.73	24.45	22.92	23.66	26.46	36.36	33.77
Total March 1970		18.97	22.78	21.97	25.38	24.24	22.65	23.35	25.76	35.36	32.39

*Based on February 1971 U.S. Dept. of Labor, BLS "Retail Food Prices by Cities."

SOURCE: Alaska Agricultural Experiment Station.

APPENDIX TABLE 7.

Food Costs^a In Selected Alaska Cities and Seattle, Washington; 1961-1971

	1961	1962	1963	1964	1965 ^b	1966	1967	1968	1969	1970	1971 ^c
Anchorage	\$22.17	\$22.27	\$22.67	\$22.68	\$20.80	\$22.26	\$22.03	\$22.00	\$23.05	\$22.97	\$23.91
Bethel	NA	NA	NA	NA	NA	NA	NA	32.19	33.38	35.69	37.66
Fairbanks	24.74	24.33	25.25	25.12	23.99	24.45	23.99	24.44	25.82	26.35	26.52
Juneau	20.33	20.78	21.11	21.54	20.67	21.40	21.19	21.90	22.76	22.63	23.49
Kenai-Soldotna	NA	NA	NA	NA	NA	NA	NA	23.42	24.36	24.32	24.51
Ketchikan	19.84	19.81	20.40	20.85	19.89	20.75	20.85	21.62	22.73	23.24	23.39
Kodiak	22.96	22.76	22.91	22.82	21.43	22.33	22.38	23.25	24.47	25.96	26.37
Nome	27.33	28.47	28.91	29.55	28.70	28.96	29.45	30.28	31.65	33.20	34.20
Palmer	21.94	21.94	21.85	21.85	21.14	21.91	21.23	21.65	23.13	23.65	24.02
Petersburg	21.27	21.05	21.12	21.46	21.24	22.02	22.17	23.01	24.03	24.29	24.73
Seward	22.39	22.75	22.50	22.25	21.77	22.36	21.94	23.05	24.08	24.73	25.13
Sitka	20.69	20.74	21.61	22.20	21.82	22.70	22.44	23.23	24.02	24.90	25.34
Valdez	NA	NA	NA	NA	NA	24.60	24.50	25.31	26.67	28.42	28.01
Seattle	17.24	17.42	17.70	17.90	NA	NA	16.69	17.36	18.45	19.08	19.31

^aAt home food costs.^bChange in combination of 40 food items used in market basket.^cMarch 1971 price data.

SOURCE: "Retail Prices of 40 Items in Thirteen Alaska Cities Compared with Seattle," Palmer: Alaska Agricultural Experiment Station.

APPENDIX TABLE 8.

Ratio of Food Costs in Selected Alaska Cities and Seattle, Washington, to Anchorage; 1961-1971

(Anchorage = 100)

	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971
Anchorage	100	100	100	100	100	100	100	100	100	100	100
Bethel	NA	NA	NA	NA	NA	NA	NA	146	145	155	157
Fairbanks	112	109	111	111	112	110	109	111	112	115	111
Juneau	92	93	93	95	99	96	96	100	99	99	98
Kenai-Soldotna	NA	NA	NA	NA	NA	NA	NA	106	106	106	102
Ketchikan	89	89	90	92	96	93	95	98	99	101	98
Kodiak	104	102	101	101	103	100	102	106	106	113	110
Nome	123	128	128	130	138	130	134	138	137	145	143
Palmer	99	99	96	96	102	98	96	98	100	103	100
Petersburg	96	95	93	95	102	99	101	105	104	106	103
Seward	101	102	99	98	105	100	100	105	104	108	105
Sitka	93	93	95	98	105	102	102	106	104	108	106
Valdez	NA	NA	NA	NA	NA	111	111	115	116	124	117
Seattle	78	78	78	79	NA	NA	76	79	80	83	81

SOURCE: "Retail Prices of 40 Items in Thirteen Alaska Cities Compared with Seattle," Palmer: Alaska Agricultural Experiment Station.

APPENDIX TABLE 9.

Total Housing Occupancy Costs: Comparison of Anchorage, Alaska; Seattle, Washington; and United States

	Single Family Dwelling								
	Anchorage			Seattle			National		
	Total Rental	Rental per Square Foot	Contribution to Total	Total Rental	Rental per Square Foot	Contribution to Total	Total Rental	Rental per Square Foot	Contribution to Total
Occupancy Cost	\$415	\$.3298	100.0%	\$225	\$.1875	100.0%	\$215	\$.1792	100.0%
Mortgage Payment	267	.2122	64.3	1.57	.1308	69.8	145	.1208	67.5
Taxes	55	.0437	13.4	31	.0258	13.8	36	.0300	16.7
Insurance	20	.0159	4.8	5	.0042	2.2	5	.0042	2.3
Water	8	.0064	1.9	4	.0033	1.7	3	.0025	1.4
Heat	35	.0278	8.4	12	.0100	5.3	11	.0092	5.1
Lights	20	.0159	4.8	8	.0066	3.6	7	.0058	3.3
Maintenance	10	.0079	2.4	8	.0066	3.6	8	.0066	3.7
Apartment House									
Total Rental Income	\$198,144	\$3.77	100.0%	\$86,000	\$2.59	100.0%	\$83,500	\$2.51	100.0%
Expenses									
Taxes	24,180	.46	12.2	11,000	.33	12.7	13,600	.41	16.3
Insurance	3,840	.07	2.0	1,700	.05	2.0	1,600	.05	2.0
Water and Garbage	2,448	.05	1.2	1,200	.04	1.4	1,000	.03	1.1
Heat	5,900	.11	3.0	1,300	.04	1.5	1,100	.03	1.3
Lights	9,438	.18	4.8	1,300	.04	1.5	1,100	.03	1.3
Management	12,360	.24	6.2	3,950	.12	4.5	3,841	.12	4.7
Maintenance	12,000	.23	6.0	6,700	.20	7.8	6,000	.18	7.1
Interest and									
Principal	96,360	1.83	48.6	47,136	1.42	54.8	46,116	1.39	55.3
Cash Flow	31,618	.60	16.0	11,914	.36	13.8	9,143	.28	10.9

SOURCE: Richard W. Fischer, "Comparative Housing Cost Analysis," *Alaska Review of Business and Economic Conditions*, November 1969.

APPENDIX TABLE 10.

Total Housing Occupancy Costs Per Unit: Comparison of
Anchorage, Alaska; Seattle, Washington; and United States

	Apartment House Occupancy Costs Per Unit One Bedroom, One Bath, 750 Square Feet							
	Anchorage		Seattle		National		Relative Difference Per Sq. Ft.	
	Total Rental	Contri- bution to Total	Total Rental	Contri- bution to Total	Total Rental	Contri- bution to Total	Anchorage ./. Seattle	Anchorage ./. National
Total Rental	\$250	100.0%	\$180	100.0%	\$170	100.0%	1.39	1.47
Expenses:								
Taxes	30	12.0	23	12.8	28	16.5	1.30	1.07
Insurance	5	2.0	4	2.2	3	1.7	1.50	1.67
Water and Garbage	3	1.2	2	1.1	2	1.2	1.50	1.50
Heat	8	3.2	4	2.2	2	1.2	2.00	4.00
Lights	12	4.8	2	1.1	2	1.2	6.00	6.00
Management	16	6.4	9	5.0	8	4.7	1.78	2.00
Maintenance	15	6.0	14	7.8	12	7.1	1.07	1.25
Interest and Principal	121	48.4	98	54.5	94	55.3	1.23	1.29
Cash Flow	40	16.0	24	13.3	19	11.2	1.67	2.11

SOURCE: Richard W. Fischer, "Comparative Housing Cost Analysis," *Alaska Review of Business and Economic Conditions*, November 1969.

APPENDIX TABLE 11.

Median Housing Value and Contract Rent, Alaska, 1970

Census District	Median Value of Owner-Occupied Housing ^a	Median Contract Rent ^b (monthly)	Median Room Per Dwelling	Median Value Per Room ^e	Median Rent Per Room ^e
Aleutian Islands	c	\$106	4.6	f	\$23.04
Anchorage	\$31,900	188	4.5	\$7,089	41.78
Anchorage City	32,500	180	4.1	7,927	43.90
Spenard	30,000	209	4.1	7,317	50.98
Angoon	c	d	2.2	f	f
Barrow	11,000	109	2.8	3,930	38.93
Bethel	c	108	1.8	f	60.00
Bristol Bay Borough	8,100	115	4.0	2,025	28.75
Bristol Bay	c	79	2.7	f	29.30
Cordova-McCarthy	14,000	119	3.4	4,118	35.00
Fairbanks	25,400	195	4.3	5,907	45.35
Fairbanks City	28,900	198	3.7	7,811	53.51
Haines	11,500	124	4.0	2,875	31.00
Juneau	30,200	170	4.2	7,190	40.47
Kenai-Cook Inlet	18,300	190	3.9	4,692	48.72
Ketchikan	22,000	139	4.2	5,238	33.09
Kobuk	c	120	1.9	f	63.16
Kodiak	17,700	137	4.3	4,116	31.86
Kuskokwim	c	72	1.7	f	42.36
Matanuska-Susitna	13,300	117	2.9	4,586	40.34
Nome	c	72	1.7	f	38.33
Outer Ketchikan	11,700	126	4.8	2,438	26.25
Prince of Wales	c	63	4.0	f	15.75
Seward	13,100	109	3.7	3,541	29.46
Sitka	21,500	101	4.1	5,244	24.63
Skagway-Yakutat	8,900	79	4.2	2,119	18.81
Southeast Fairbanks	c	138	4.2	f	32.86
Upper Yukon	c	42	1.7	f	24.71
Valdez-Chitina-Whittier	8,600	142	2.8	3,071	38.57
Wade Hampton	c	108	1.4	f	77.14
Wrangell-Petersburg	17,700	127	4.3	4,116	29.53
Yukon-Koyukuk	c	95	2.9	f	32.76
STATE TOTAL	\$22,700	\$171	4.1	\$5,537	\$41.80

NOTES TO APPENDIX TABLE 11

^aValue. Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale. The term "specified owner occupied" means that the value data are limited to owner occupied one-family houses on less than ten acres without a commercial establishment or medical office on the property. Owner-occupied cooperatives, condominiums, mobile homes, and trailers are excluded from the value tabulations.

^bContract rent. Contract rent is the monthly rent agreed to, or contracted for, even if the furnishings, utilities, or services are included. The term "specified renter occupied" means that the contract rent data exclude one-family houses on ten acres or more. Renter units occupied without payment of cash rent are shown separately as "no cash rent" in the rent tabulations.

^cLess than \$5,000.

^dLess than \$40.

^eMedian value or rent divided by median rooms per occupied dwelling (all dwellings).

^fNot calculable from the data.

SOURCE: U.S. Department of Commerce, Bureau of the Census, *1970 Census of Housing: General Housing Characteristics*. Advance Report: "Alaska," HC(VI)-3.

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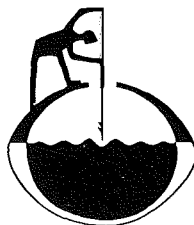
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The most recent *ISEGR Report* is the *Alaska Pipeline Report*, which was published in mid-September. This study, which is available through the Institute or at bookstores throughout the state at \$10 a copy, is an examination of the likely economic impact upon the state of the construction and operation of the trans-Alaska pipeline from Prudhoe Bay to Valdez. The report was originally prepared for the United States Department of the Interior and will be part of the Interior Department's Environmental Impact Statement, which is expected to be released this fall prior to the granting of the pipeline permit.

Only a limited number of copies of *Alaska Public Policy*, a collection of articles, papers, and speeches written by members and associates of ISEGR are still available. The publication, issued in July of 1971, is a major reference source for ideas, information, and bibliography on the major public policy questions facing contemporary Alaska. It, too, is available (at \$5 a copy) through ISEGR or at bookstores in the state.

Forthcoming *ISEGR Reports* include a study of agriculture in Alaska, to be issued in late October, and studies of Alaska's fisheries policy and of environmental policy in the state.