

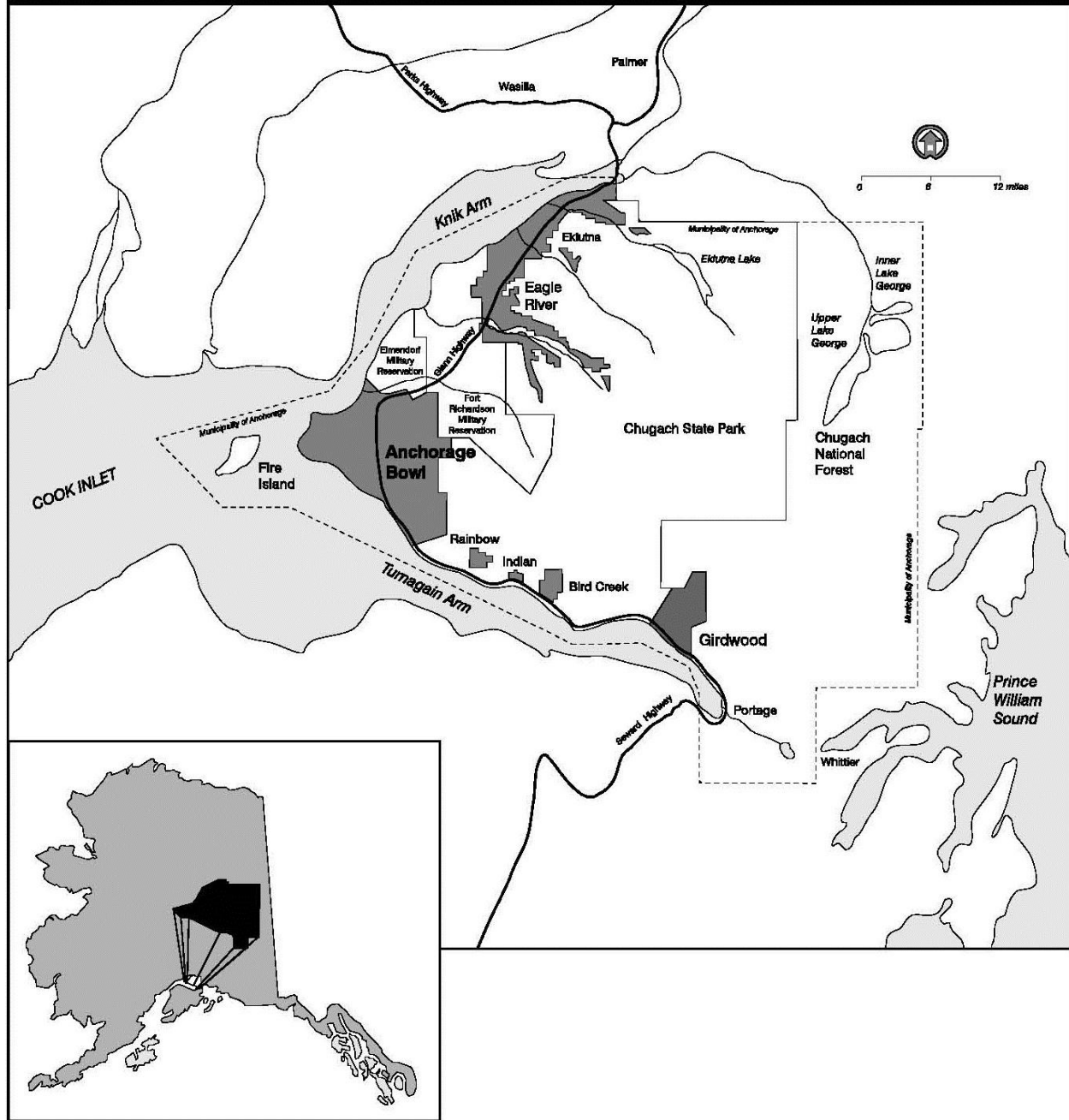
General Anchorage Statistics & Demographics



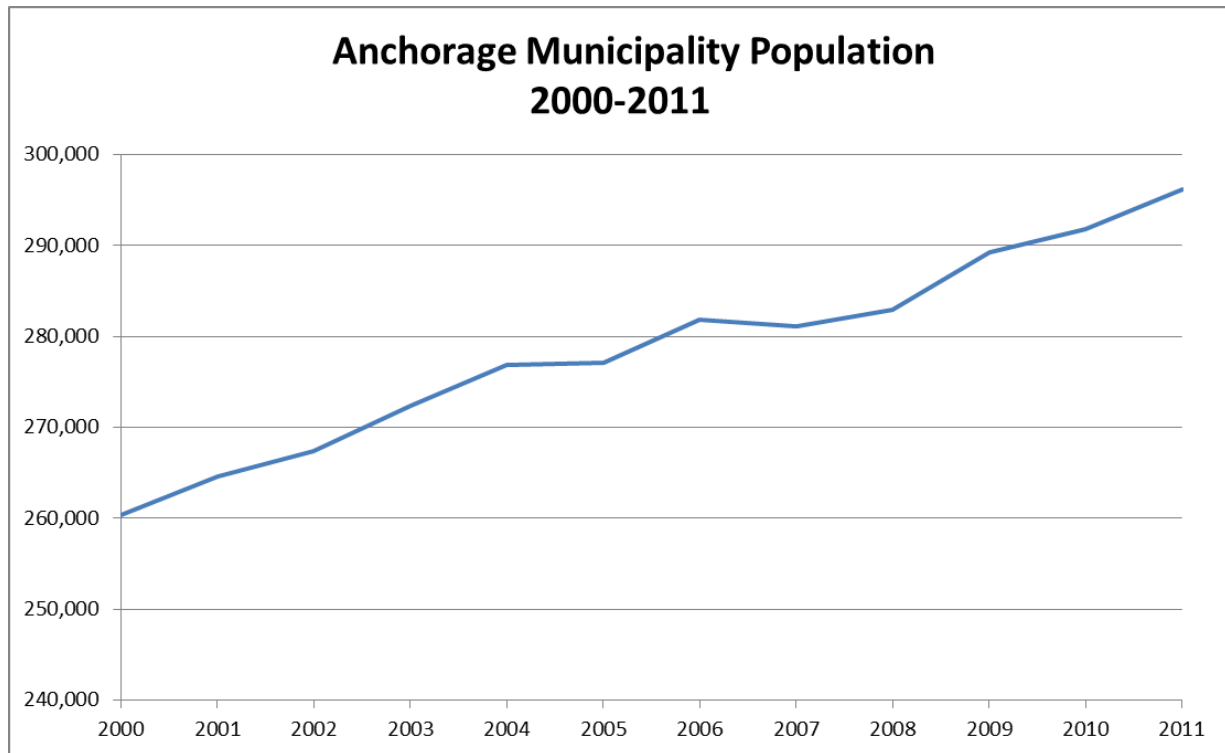
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Municipality of Anchorage Vicinity Map



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1994 Municipality of Anchorage

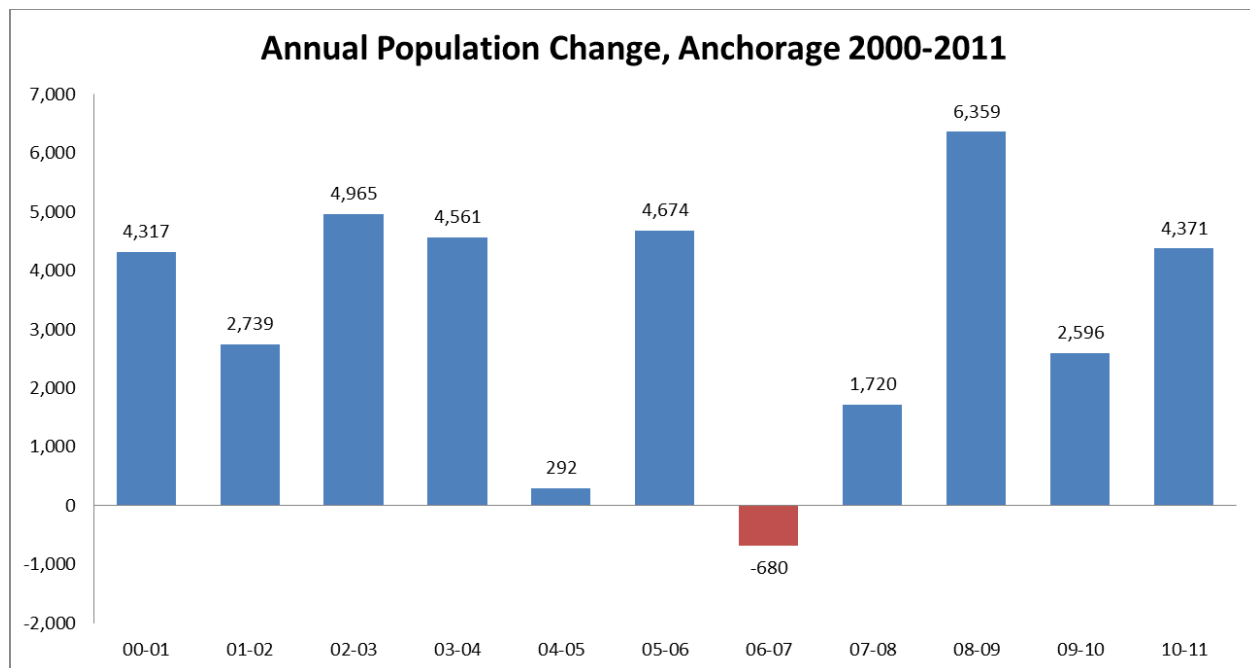


Source: U.S. Census

Anchorage Area & Alaska Population, 2000-2011

	Alaska	Anchorage/Mat-Su Regions	Anchorage Municipality Population	Matanuska-Susitna Borough	Anchorage Muni. % of State Population
April 2000	626,932	319,605	260,283	59,322	41.5%
July 2001	632,716	326,507	264,600	61,907	41.8%
July 2002	641,729	331,975	267,339	64,636	41.7%
July 2003	649,466	340,267	272,304	67,963	41.9%
July 2004	659,653	347,904	276,865	71,039	42.0%
July 2005	667,146	352,028	277,157	74,871	41.5%
July 2006	674,583	360,060	281,831	78,229	41.8%
July 2007	680,169	362,163	281,151	81,012	41.3%
July 2008	686,818	366,562	282,871	83,691	41.2%
July 2009	697,828	375,304	289,230	86,074	41.4%
April 2010	710,231	380,821	291,826	88,995	41.1%
July 2011	722,190	387,894	296,197	91,697	41.0%

Source: AK Dept. of Labor



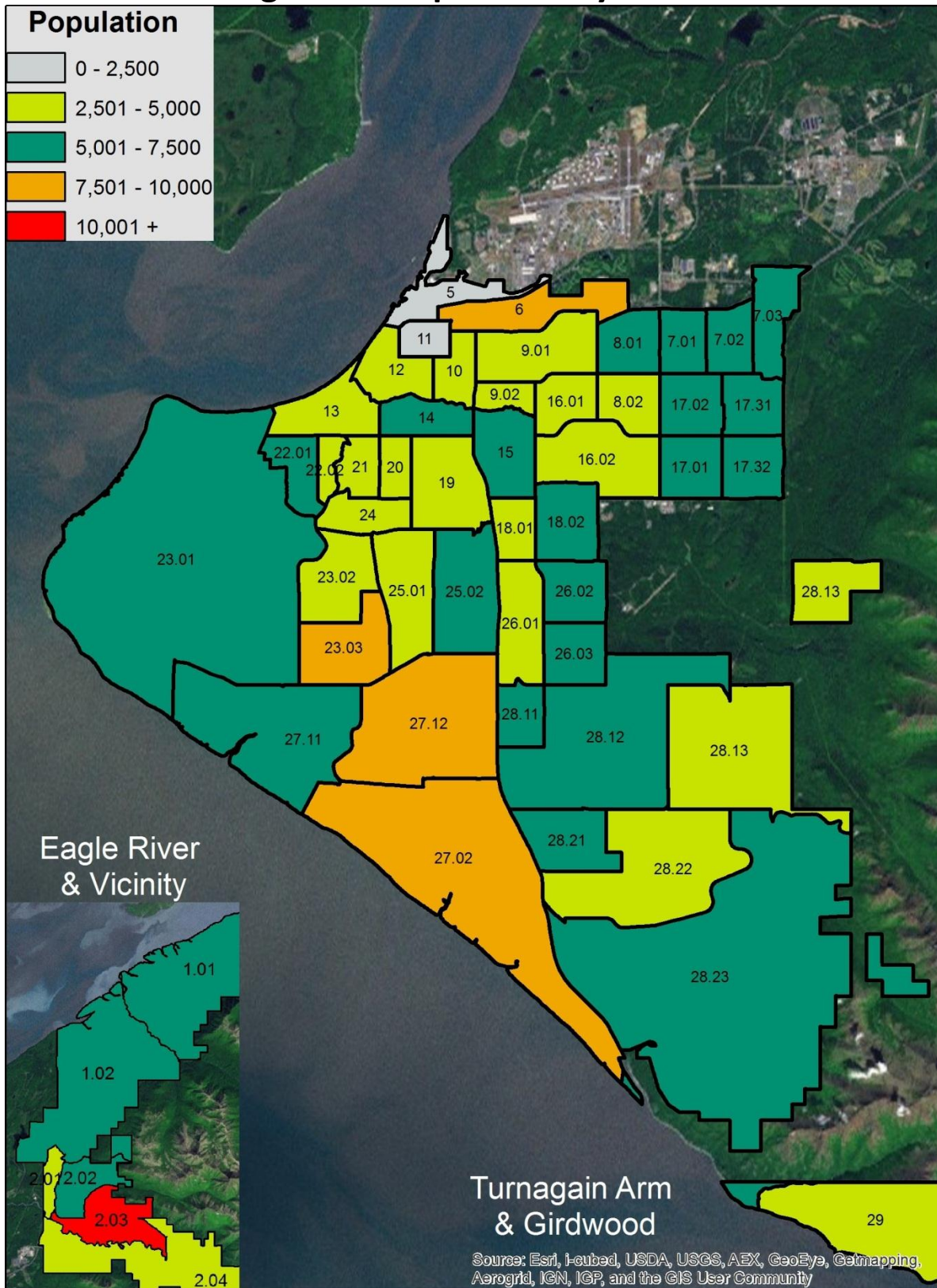
Source: U.S. Census

Components of Population Change for Alaska and Anchorage, 2000-2011

Area	Period (July-based)	End of Period Population	Population Change	Growth Rate (Percent)	Births (Percent)	Birth Rate (Percent)	Deaths (Percent)	Death Rate (Percent)	Natural Increase	Net Migration
Alaska	April 2000-July 2000	628,346	1,414	0.90	2,526	1.61	704	0.45	1,822	-408
	2000-01	632,716	4,370	0.69	9,980	1.58	2,934	0.47	7,046	-2,676
	2001-02	641,729	9,013	1.41	9,892	1.55	3,075	0.48	6,817	2,196
	2002-03	649,466	7,737	1.20	10,025	1.55	3,107	0.48	6,918	819
	2003-04	659,653	10,187	1.56	10,299	1.57	3,060	0.47	7,239	2,948
	2004-05	667,146	7,493	1.13	10,368	1.56	3,167	0.48	7,201	292
	2005-06	674,583	7,437	1.11	10,656	1.59	3,163	0.47	7,493	-56
	2006-07	680,169	5,586	0.82	11,065	1.63	3,456	0.51	7,609	-2,023
	2007-08	686,818	6,649	0.97	11,283	1.65	3,523	0.52	7,760	-1,111
	2008-09	697,828	11,010	1.59	11,504	1.66	3,503	0.51	8,001	3,009
	July 2009-April 2010	710,231	12,403	2.35	8,394	1.59	2,655	0.50	5,739	6,664
	April 2010-July 2010	714,146	3,915	2.20	2,798	1.57	883	0.50	1,915	2,000
Anchorage Municipality	2010-11	722,190	8,044	1.12	11,658	1.62	3,728	0.52	7,930	114
	April 2000-July 2000	261,377	1,094	1.68	1,069	1.64	263	0.40	806	288
	2000-01	264,600	3,223	1.23	4,168	1.58	1,069	0.41	3,099	124
	2001-02	267,339	2,739	1.03	4,111	1.55	1,257	0.47	2,854	-115
	2002-03	272,304	4,965	1.84	4,194	1.55	1,210	0.45	2,984	1,981
	2003-04	276,865	4,561	1.66	4,392	1.60	1,144	0.42	3,248	1,313
	2004-05	277,157	292	0.11	4,311	1.56	1,220	0.44	3,091	-2,799
	2005-06	281,831	4,674	1.67	4,409	1.58	1,231	0.44	3,178	1,496
	2006-07	281,151	-680	-0.24	4,586	1.63	1,292	0.46	3,294	-3,974
	2007-08	282,871	1,720	0.61	4,490	1.59	1,388	0.49	3,102	-1,382
	2008-09	289,230	6,359	2.22	4,820	1.69	1,341	0.47	3,479	2,880
	July 2009-April 2010	291,826	2,596	1.19	3,428	1.57	1,016	0.47	2,412	184
	April 2010-July 2010	293,210	1,384	1.89	1,142	1.56	339	0.46	803	581
	2010-11	296,197	2,987	1.01	4,764	1.62	1,422	0.48	3,342	-355

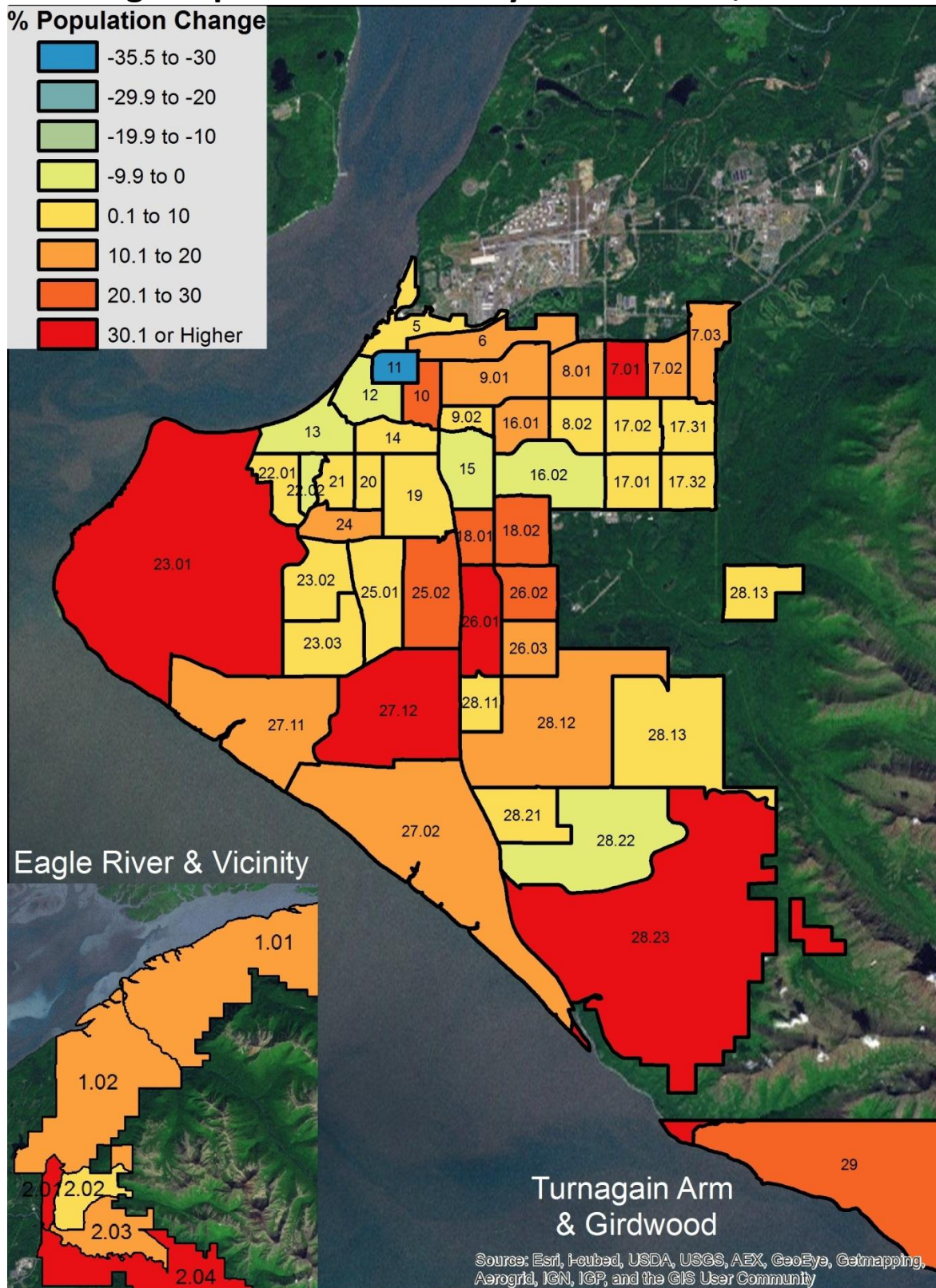
Source: AK Dept. of Labor

Anchorage 2010 Population by Census Tract



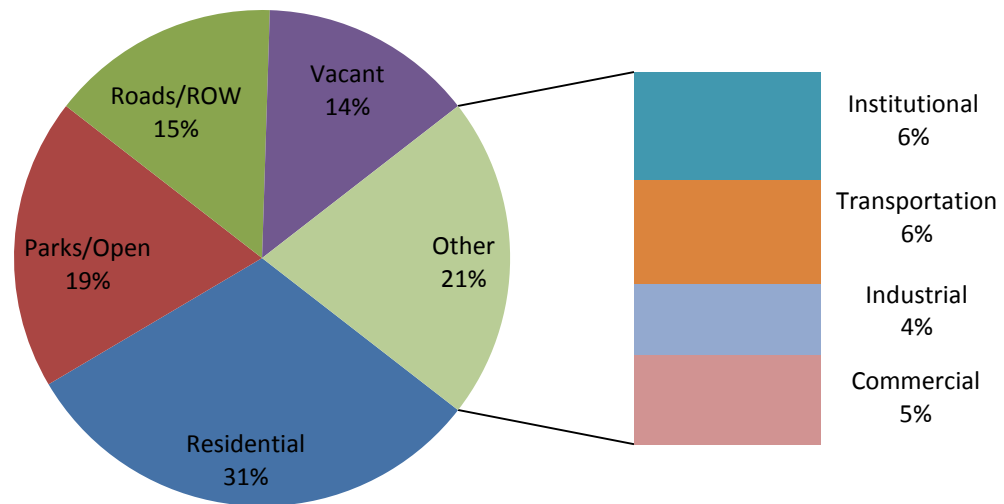
Source: U.S. Census

Anchorage Population Growth by Census Tract, 2000 to 2010



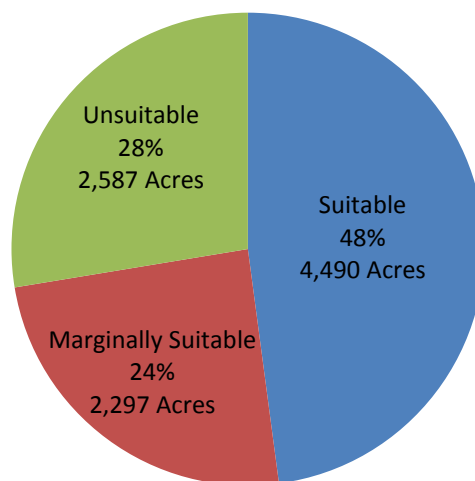
Source: U.S. Census

Existing Land Use Anchorage Bowl, 2010



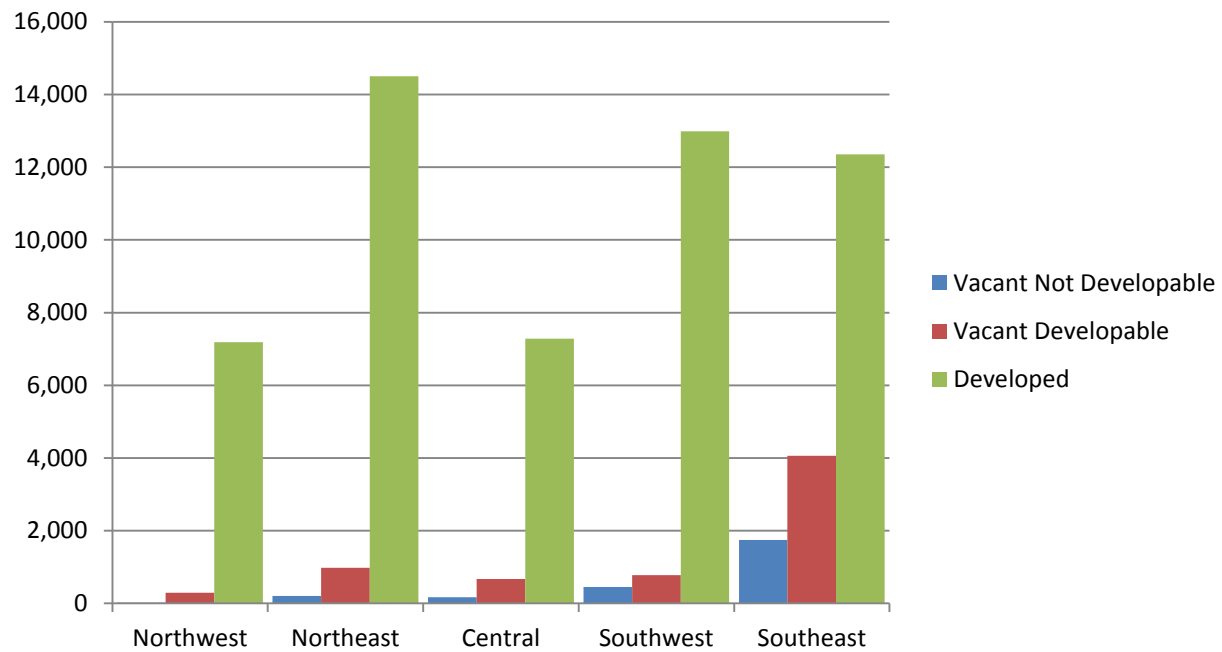
Source: Municipality of Anchorage, Community Development Department, Planning Division

Suitability of Vacant Land For Development, Anchorage Bowl, 2010



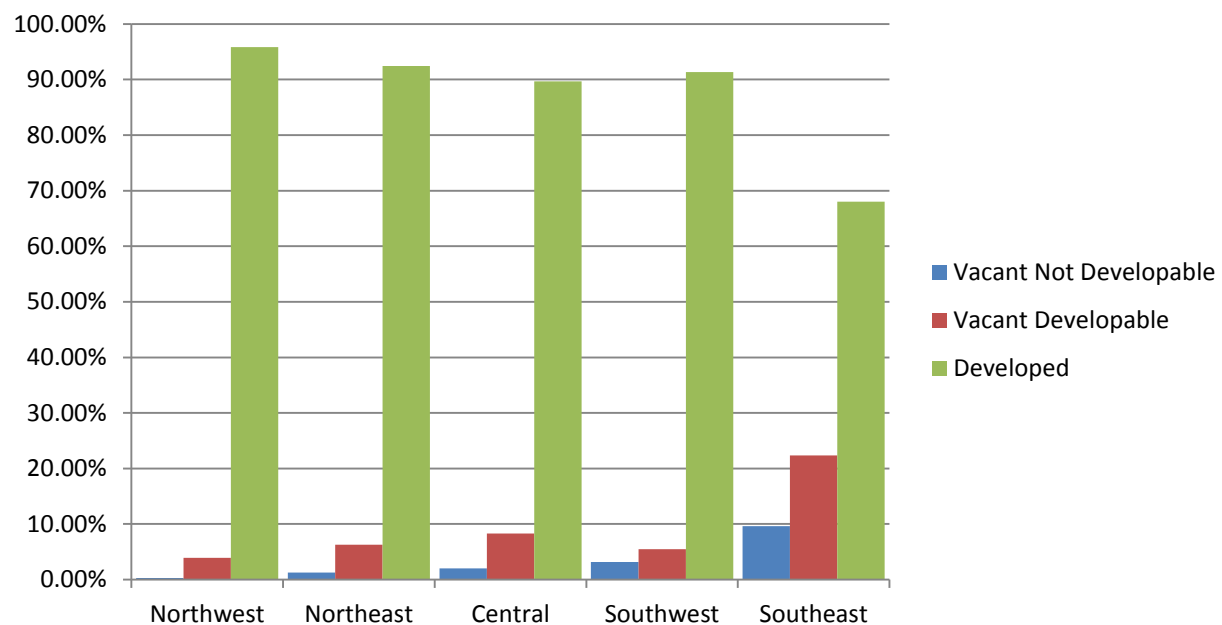
Source: Municipality of Anchorage, Community Development Department, Planning Division

Developmental Potential of Land by Acreage, Anchorage Bowl by Planning Subarea, 2010



Source: Municipality of Anchorage, Community Development Department, Planning Division

Developmental Potential of Land by %, Anchorage Bowl by Planning Subarea, 2010



Source: Municipality of Anchorage, Community Development Department, Planning Division

Anchorage Bowl Industrial Land Assessment, 2009

		Currently Undeveloped		Underutilized/ Redevelopable		Total	
		Acres	% of Total	Acres	% of Total	Acres	% of Total
Anchorage Bowl							
	Northwest	31.0	3.9%	36.3	5.5%	67.3	4.6%
	Northeast	70.8	8.8%	76.5	11.6%	147.3	10.1%
	Central	458.1	57.2%	411.8	62.2%	869.9	59.5%
	Southeast	0.0	0.0%	0.0	0.0%	0.0	0.0%
	Southwest	38.3	4.8%	98.2	14.8%	136.5	9.3%
Subtotal Anchorage Bowl		598.2	74.7%	622.8	94.0%	1221.1	83.5%
Other Areas							
	Chugiak/Eklutna	153.8	19.2%	29.0	4.4%	182.8	12.5%
	Eagle River	48.7	6.1%	10.6	1.6%	59.3	4.1%
Subtotal Other Areas		202.5	25.3%	39.6	6.0%	242.1	16.5%
Total		800.7	100%	662.4	100%	1463.1	100%

Source: Municipality of Anchorage 2009 Industrial Land Assessment

Acres of Buildable Residential Land, 2010

Land Supply Category	Anchorage Bowl	Chugiak-Eagle River
Gross Buildable Residential Land		
Vacant	7,533	21,697
Partially Vacant	765	1,856
Total	8,298	23,553
Prohibitively Constrained Land		
Vacant	2,325	12,245
Partially Vacant	149	1,022
Total	2,474	13,267
Net Buildable Residential Land		
Vacant	5,208	13,355
Partially Vacant	616	834
Total	5,824	14,189

Source: Municipality of Anchorage 2012 Anchorage Housing Market Analysis