

Exhibit 10-4 Economic Impact Areas

This Exhibit will be updated on an as-needed basis. The indicators for the Bridge Committee to consider include:

- Unemployment in the community exceeds ten percent (10%).
- The local rental market has a vacancy rate below three percent (3%).
- The community's area median income is less than 80 percent (80%) of Alaska's statewide median income.

An Economic Impact Area is defined as having two or more indicators in an area.

Area	Area Median Income ¹	Area AMI as a % of Alaska AMI	Unemployment Rate ²	Vacancy Rate ³
Anchorage	97,300	105.53%	4.5%	5.18%
Bethel	56,900	61.71%	12.6%	19.6% ⁴
Cordova	113,200	122.78%	11.1%	12.2% ⁴
Fairbanks	93,100	100.98%	5.0%	18.97%
Homer	89,700	97.29%	7.3%	19.6% ⁴
Juneau	117,800	127.77%	4.0%	5.98%
Ketchikan	87,300	94.69%	7.4%	7.21%
Kodiak	98,400	106.72%	4.4%	14.66%
Mat-Su	91,400	99.13%	6.7%	5.85%
Nome	55,600	60.30%	10.4%	19.6% ⁴
Petersburg	79,900	86.66%	9.7%	19.6% ⁴
Sitka	89,100	96.64%	4.3%	8.26%
Soldotna	89,700	97.29%	7.3%	9.18%
Valdez	113,200	122.78%	11.1%	5.78%
Wrangell	71,400	77.44%	8.0%	12.23% ⁴
State of Alaska	92,200	100.00%	5.9%	8.62%

Numbered Memo

20-14 2020 Income Limits and Updated Exhibits 10-4

1 From the U.S. Department of Housing and Urban Development, 2020 , Income Limits published March 31, 2020

2 From the State of Alaska, Department of Labor, February 2020 Unemployment Rate (not seasonally adjusted) at <http://live.laborstats.alaska.gov/ces/>.

3 From the Alaska Housing Market Indicators Report, Rental Survey 2019

4 U.S. Census Data, 2018 American Community Survey, www.census.gov