

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	116,300	113.8%	4.0%	4.3%
Bethel	60,000	58.7%	11.6%	5.7% ⁴
Cordova	110,200	107.8%	5.8%	5.0%
Fairbanks	97,800	95.7%	4.3%	9.5%
Homer	98,400	96.3%	6.4%	7.3%
Juneau	120,900	118.3%	3.3%	5.4%
Ketchikan	100,800	98.6%	5.7%	8.0%
Kodiak	108,400	106.1%	4.4%	13.1%
Mat-Su	94,800	92.8%	6.1%	2.5%
Nome	66,200	64.8%	9.9%	2.2% ⁴
Petersburg	92,400	90.4%	6.5%	3.7%
Sitka	102,200	100.0%	3.4%	7.5%
Soldotna	98,400	96.3%	6.4%	7.3%
Valdez	110,200	107.8%	5.8%	5.0%
Wrangell	77,400	75.7%	6.1%	3.7%
State of Alaska	102,200	100.0%	5.1%	5.9%

Numbered Memo

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¹ From the U.S. Department of Housing and Urban Development, 2022, Income Limits published April 18, 2022. [PDR-2022-01](#) and [PDR-2022-02](#). [Methodology](#).

² From the State of Alaska, Department of Labor, March 2022 Unemployment Rate (not seasonally adjusted) at www.labor.alaska.gov.

³ Department of Labor and Workforce Development, Alaska Rental Costs and Vacancy Rates, December 2021, live.laborstats.alaska.gov/housing/rentall.html.

⁴ American Community Survey, 2020: ACS 5-Year Estimates, www.census.gov/programs-surveys/acs.