

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	104,300	111.1%	6.5%	5.70%
Bethel	56,600	60.3%	12.9%	6.1% ⁴
Cordova	103,500	110.2%	9.8%	14.3% ⁴
Fairbanks	92,500	98.5%	4.9%	18.98%
Homer	92,100	98.1%	8.8%	6.67%
Juneau	117,000	124.6%	5.7%	4.39%
Ketchikan	89,200	95.0%	8.6%	11.41%
Kodiak	97,700	104.0%	6.2%	11.34%
Mat-Su	91,600	97.6%	7.4%	4.92%
Nome	58,600	62.4%	8.7%	2.9% ⁴
Petersburg	82,000	87.3%	8.5%	8.3% ⁴
Sitka	94,000	100.1%	6.4%	13.84%
Soldotna	92,100	98.1%	8.8%	10.59%
Valdez	103,500	110.2%	9.8%	7.39%
Wrangell	75,200	80.1%	7.7%	32.1% ⁴
State of Alaska	93,900	100.0%	6.6%	8.62%

Numbered Memo

21-18 2021 Income Limits and Updated Exhibits 10-4

¹ From the U.S. Department of Housing and Urban Development, 2021 , Income Limits published April 1, 2021.

² From the State of Alaska, Department of Labor, February 2021 Unemployment Rate (not seasonally adjusted) at www.labor.alaska.gov.

³ From the Alaska Housing Market Indicators Report, Rental Survey 2020

⁴ U.S. Census Data, 2019 American Community Survey, www.census.gov