

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	135,100	112.3%	4.2%	5.6%
Bethel	83,000	69.0%	11.4%	12.2%
Cordova	114,600	95.3%	8.3%	6.2%
Fairbanks	116,300	96.7%	4.1%	13.5%
Homer	110,100	91.5%	5.8%	5.5%
Juneau	137,500	114.3%	3.4%	4.0%
Ketchikan	127,400	105.9%	5.1%	7.0%
Kodiak	113,100	94.0%	3.3%	5.0%
Mat-Su	119,300	99.2%	5.0%	4.2%
Nome	80,000	66.5%	10.2%	2.2% ⁴
Petersburg	95,200	79.1%	3.6%	3.4%
Sitka	123,800	102.9%	3.1%	6.1%
Soldotna	110,100	91.5%	5.8%	5.5%
Valdez	114,600	95.3%	8.3%	6.2%
Wrangell	81,100	67.4%	6.4%	3.4%
State of Alaska	120,300	100.0%	4.8%	6.6%

Numbered Memo

26-12 2026 Income Limits and Updated Exhibits 10-4 Economic Impact Area

¹ From the U.S. Department of Housing and Urban Development, 2026, Income Limits published May 1, 2026. [PDR-2026-01. Methodology.](#)

² From the State of Alaska, Department of Labor, March 2026 Unemployment Rate (not seasonally adjusted) at www.labor.alaska.gov.

³ Department of Labor and Workforce Development, Alaska Rental Costs and Vacancy Rates, March, 2025 live.laborstats.alaska.gov/housing/rentall.html.