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 Income¹	Area AMI as a % of Alaska AMI	Unemployment Rate ²	Vacancy Rate ³
Anchorage	129,000	112.9%	4.3%	4.6%
Bethel	79,800	69.8%	12.7%	12.9%4
Cordova	114,300	100.0%	8.1%	3.8%
Fairbanks	114,900	100.5%	4.5%	12.0%
Homer	111,600	97.6%	6.7%	5.1%
Juneau	128,700	112.6%	4.2%	3.9%
Ketchikan	119,300	104.4%	5.6%	10.2%
Kodiak	113,100	99.0%	4.4%	3.3%
Mat-Su	120,600	105.5%	5.9%	3.5%
Nome	82,000	71.7%	9.6%	2.2%4
Petersburg	102,400	89.6%	7.4%	7.9%
Sitka	122,000	106.7%	4.2%	7.1%
Soldotna	111,600	97.6%	6.7%	5.1%
Valdez	114,300	100.0%	8.1%	3.8%
Wrangell	79,700	69.7%	6.3%	7.9%
State of Alaska	114,300	100.0%	5.4%	6.8%

Numbered Memo

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¹ From the U.S. Department of Housing and Urban Development, 2025, Income Limits published April 1, 2025. PDR-2025-01. Methodology.

² From the State of Alaska, Department of Labor, February 2025 Unemployment Rate (not seasonally adjusted) at www.labor.alaska.gov.

³ Department of Labor and Workforce Development, Alaska Rental Costs and Vacancy Rates, December 2024, live.laborstats.alaska.gov/housing/rentall.html.

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