

The Matanuska-Susitna Borough

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Its growth is in a league all its own

The Matanuska-Susitna Borough has received a lot of attention in this past ten years for its rapid growth. In reality, it grew at an even faster rate during the prior three decades. During the most recent period, no other area of the state came close to the borough's track record of population and employment growth. This unmatched growth has attracted special attention from Alaska and national retailers, service providers, developers and others seeking business opportunities. (See Exhibits 1 and 2.)

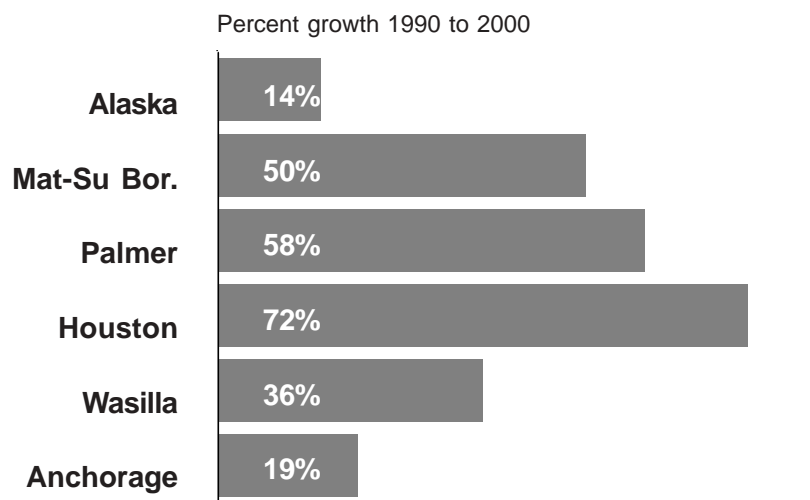
It's a big place

Both in population and in physical size, the Mat-Su Borough ranks third in the state. With 62,426 residents, it trails only Fairbanks and Anchorage. And at 22,683 square miles, it is nearly as large as West Virginia. Although it is a big place, 90 percent of its residents live in a relatively narrow corridor between the communities of Willow and Sutton. (See map page 14.) Only three communities are incorporated or have political boundaries—Wasilla, Palmer and Houston. The residents of these three communities represent only 19 percent of the borough's population, and the balance lives in unorganized places. While most residents live in a relatively concentrated area, some communities such as Skwentna and Chase are reachable only by plane, train, boat, snowmachine and other off-road vehicles. Places such as Y, Talkeetna, Glacier View, and Lake Louise are on the road system, but are distant from any major population center.

What makes the borough's economy tick?

Historically, most of the communities in the borough were established to support farming, gold and coal mining. The Matanuska-Susitna Valley was literally the breadbasket of Alaska. Mining largely disappeared when the Valdez Creek gold mine closed down in 1995, but potential for other mining activity remains. The Valley is still the largest agricultural producer in the state, but farming has been largely overshadowed in importance by other economic players.

Mat-Su Population Growth Is a good economic indicator



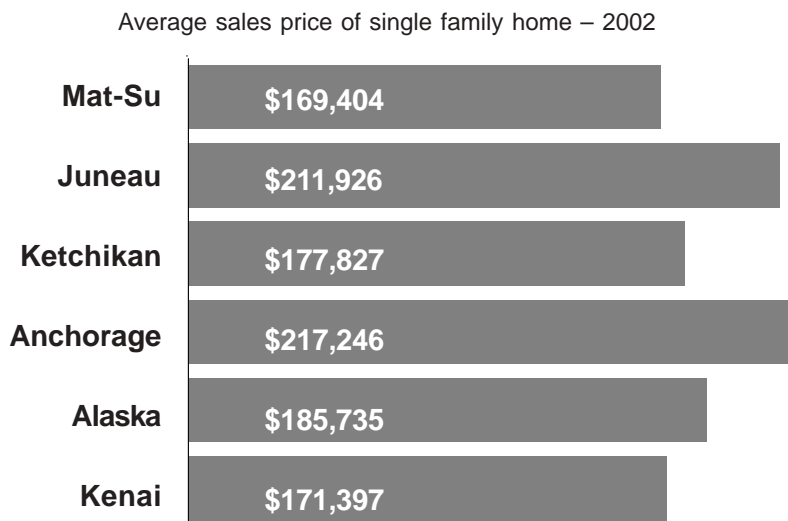
Source: U.S. Census Bureau

2 Valley Employment Growth Is way out ahead



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

3 Housing is a Big Attraction In the Mat-Su Valley



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Today the Mat-Su economy derives its vitality from a number of different quarters. Probably its most prominent source of economic stimulus is its role as residence of choice for many people who work somewhere else. The Valley's visitor industry also continues to broaden and expand. A growing number of businesses in the Mat-Su provide services to the rest of the state, such as Job Corps, the GCI call center and others. As the Mat-Su Borough's population rises to higher levels, more of the services needed by the local populace are generated locally. Combined, these several forces have elevated the Mat-Su Borough to the most dynamic economy in the state.

Commuters remain the backbone

In a sense, the Mat-Su Borough fits the classic national metro-suburban commuter model. That is, many people who live in the Mat-Su Borough commute to work outside the borough each day. In fact, recently released U.S. Census 2000 commuter data show that 35 percent of the Valley's labor force works outside the borough. The details of where they commute to are not yet available, but obviously the vast majority of them commute to Anchorage. Data produced by the Alaska Department of Labor and Workforce Development does shed some light on where Mat-Su residents work. According to this data (it excludes federal and self-employed workers) 35.4 percent of Valley residents worked in Anchorage. Another 5 percent were working on the North Slope, with the remaining 6.5 percent working in places around the state. Commuting workers earned more in total wages than all those who worked in the Valley.

According to the 2000 census, the average commute time to work for Valley residents was 41 minutes, up from 32 minutes in 1990. It is unclear whether the time increased because of growing congestion, increased distance, or both. The average Alaskan spends 20 minutes commuting to work, and only 6 percent commute outside of

their area to work—making this commuting pattern unique to the Valley. So why do so many commute?

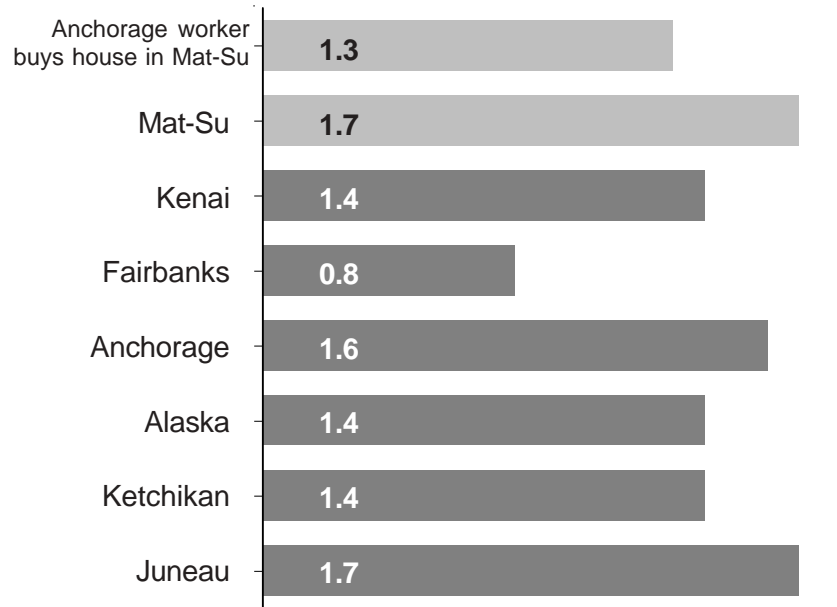
There are likely a host of reasons, but some are better explainers than others. Two compelling reasons lie behind the willingness to commute. The Mat-Su Borough offers a very competitive housing market to the state’s housing consumers, and Anchorage, the state’s largest labor market, is within easy daily travel distance for most Mat-Su residents.

The lure of affordable housing

There is little doubt that part of the Valley’s appeal is its affordable housing market. The numbers paint a clear picture. That is not to say that other factors such as lifestyle, scenery, etc. don’t play an important role, but they are more difficult, if not impossible, to quantify. In 2002, the average sales price of a single family home in the Valley came in at \$169,404, a full 22 percent below the average single family home price in Anchorage. (See Exhibit 3.) The Valley’s housing prices also come in significantly below the statewide average of \$185,735. This price differential is a strong enticement to workers in Anchorage, retirees, and those who work outside the region (such as the North Slope) but want to live near a larger community.

Another way of looking at housing affordability is measuring how many wage earners it takes to pay for the “average” mortgage. If one approaches affordability in this manner, it becomes more obvious why an Anchorage wage earner would choose to live in the Valley. According to the Department of Labor’s calculation, it would take 1.3 Anchorage wage earners to pay for that average Mat-Su mortgage versus 1.6 for a home in Anchorage. (See Exhibit 4.) Housing affordability for the wage earner who lives and works in the Valley is higher than for an Anchorage resident/worker, because average Valley wages are significantly below Anchorage’s. (See Exhibit 5.)

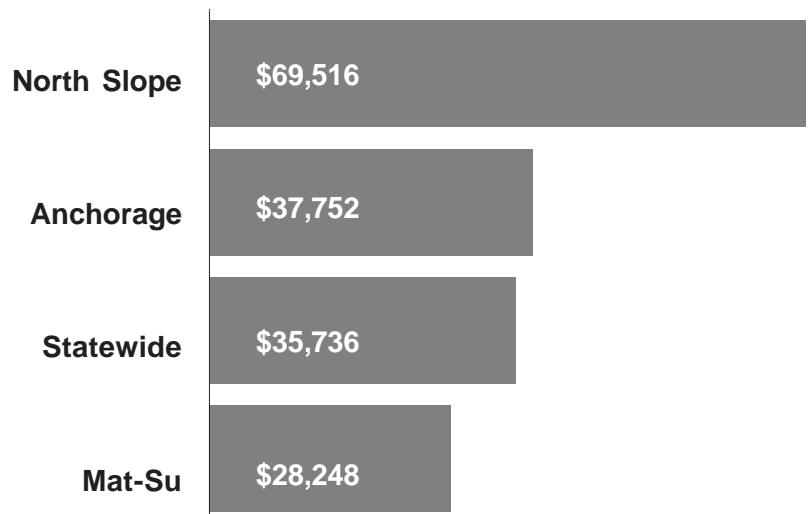
Number of Wage Earners Needed To buy an average house – 2001 **4**



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

The Dynamics of Living in Valley And working somewhere else **5**

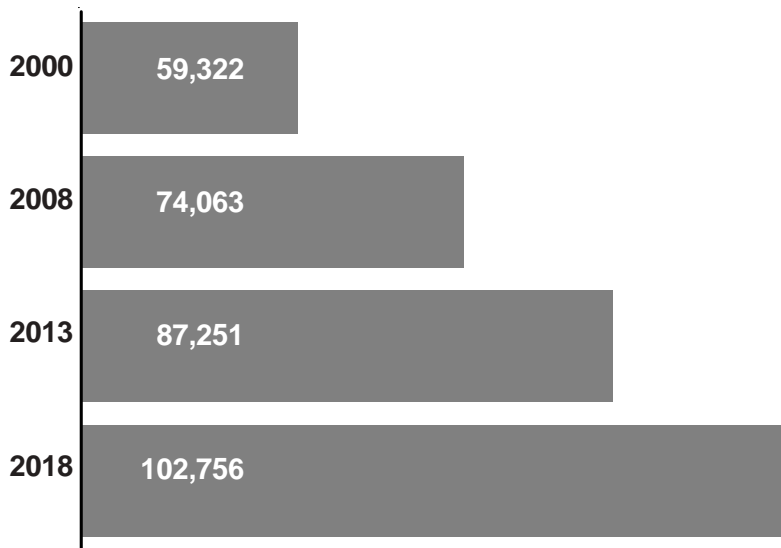
Average annual wages – 2001



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

6 Will Valley Hold 100,000 People In 15 years?

Mat-Su population projections



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Some 2000 Census figures on home ownership shed light on the importance housing plays in the Mat-Su Borough. In the Valley, 79 percent of households own their own home compared to approximately 62 percent statewide. Compared to Anchorage, where only 60 percent of households own their home, the difference is even more dramatic. An even greater difference is the fact that 81 percent of Valley housing units are single family detached homes, versus 46 percent for Anchorage.

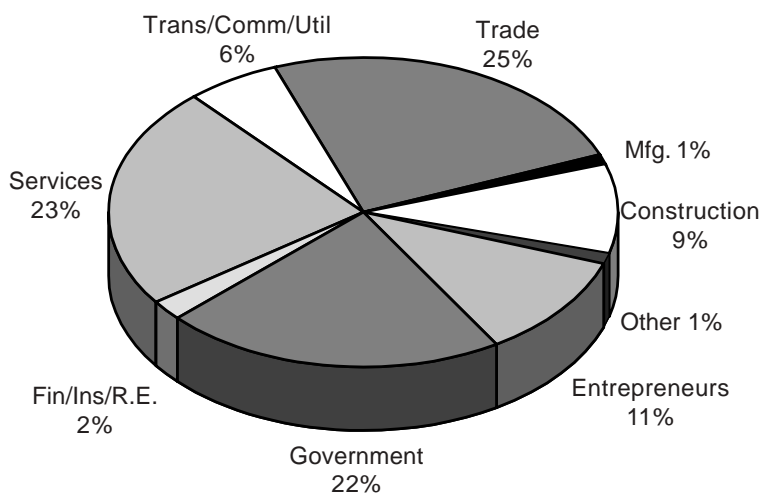
As the availability of developable land continues to shrink in Anchorage, and land values continue to rise, there is little doubt the Valley will continue to grab a bigger and bigger share of the region's single family home market and overall population. (See Exhibit 6.)

Factors other than affordability contribute to making the housing market attractive in the Mat-Su Valley, such as the availability of larger lots or a more rural lifestyle. Alternative types of housing that are increasingly rare in Anchorage are another attraction. For example, in 2001, 158 of the new residential units built did not meet the uniform building code standards—which probably means many were cabins. Much of this building is tied to recreation, but for other households it is the primary home. Often this type of housing does not require any kind of mortgage and is paid out-of-pocket. In Anchorage, where land costs are considerably higher and planning and zoning regulations prevail, there are fewer opportunities for nonconforming housing.

Higher wages in Anchorage and elsewhere entice Valley residents

One of the reasons many residents choose to work outside of the borough is because better wages can often be had elsewhere. The average monthly wage in the Valley in 2001 was \$28,248 compared to \$37,752 in Anchorage. Even higher wages can be earned on the North Slope and elsewhere. Valley wages tend to be lower because

7 Where the Jobs are in 2001 In the Matanuska-Susitna Borough



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

retail and services play such a predominate role in the area's economy. (See Exhibits 5, 7, 8, and 9.) More of the higher paying jobs in oil, transportation, government, health care, and company headquarters are found in Anchorage. In fact, more than half of the wages and salaries earned by Mat-Su residents in 2001 came from outside the borough. For example, in 2001 Mat-Su residents earned nearly \$59 million from state government, but only \$32 million of it was generated in the Valley. Another example of this is the fact that Mat-Su residents earned nearly \$120 million dollars in payroll, mostly from the mining industry (nearly all oil), which has only a miniscule presence in the Valley itself. A greater variety of jobs in Anchorage and lower unemployment are also attractive to Valley residents. (See Exhibit 10.)

The Valley is doing more of its own wash

The tremendous expansion that has taken place in Valley retail and service industries largely explains why the number of jobs in the Valley has grown nearly four times the rate of the rest of the

state. Local residents are spending more of their income locally and less in Anchorage. Economists sometimes label this phenomenon as “import substitution”—which takes place when it becomes economical for a region to go from buying their goods and services from outside their area, to buying them locally. Whether it is because the Valley has reached a critical size, or due to a long-term trend, does not matter. In the process, additional employment is generated. A full 67 percent of new jobs in the area came from the retail and service industries during the past decade. (See Exhibit 11.)

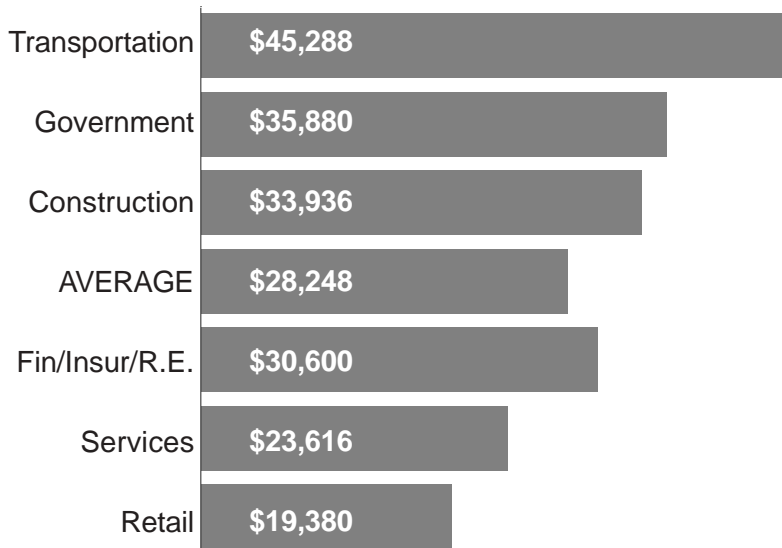
The fact that employment grew considerably faster than population may be another indicator of the “import substitution” trend. Very strong sales tax receipt growth for the cities of Palmer and Wasilla is further evidence that the Valley is capturing more of its residents' consumption dollars. Since 1995, sales taxes collected in these communities increased by 77 percent—much faster than the 28 percent growth for the borough's

Wage & Salary Employment Mat-Su Borough 1990 – 2001

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Payroll 2001
Total Industries	7,078	7,878	8,253	8,667	9,575	10,080	10,261	10,685	11,367	11,726	12,352	12,874	\$363,714,330
Mining	65	162	169	172	164	75	23	19	24	25	31	34	\$1,388,499
Construction	304	397	366	438	560	639	646	794	1,017	1,043	1,163	1,317	\$44,689,375
Manufacturing	96	95	73	85	100	107	105	133	132	128	135	149	\$4,141,139
Trans/Comm/Util	695	784	815	844	887	935	955	844	856	819	862	874	\$39,577,373
Trade	1,853	2,012	2,100	2,198	2,584	2,604	2,677	2,768	2,959	3,310	3,376	3,553	\$70,390,774
Wholesale Trade	134	133	157	167	188	220	257	240	283	297	170	156	\$4,564,656
Retail Trade	1,720	1,879	1,943	2,031	2,396	2,384	2,437	2,528	2,676	3,013	3,206	3,397	\$65,826,118
Fin/Insur/R.E.	191	195	209	223	251	320	303	323	334	347	319	312	\$9,545,854
Services	1,316	1,540	1,727	1,824	2,178	2,421	2,597	2,889	3,070	3,018	3,295	3,364	\$79,449,776
Government	2,493	2,640	2,718	2,785	2,778	2,869	2,841	2,806	2,863	2,909	3,042	3,140	\$112,671,346
Federal	104	107	107	116	115	125	138	138	137	148	206	163	\$8,220,673
State	815	810	813	797	821	834	836	847	824	829	876	896	\$31,695,999
Local	1,574	1,723	1,798	1,872	1,842	1,910	1,813	1,821	1,902	1,932	1,960	2,081	\$72,754,674
Misc. & Unclassified	66	53	77	22	104	111	111	127	116	128	89	129	

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

9 The Annual Wage Picture In the Mat-Su Valley – 2001



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

population. (See Exhibit 12.) Preliminary figures for 2002 show this trend continuing. The most recent example of this is discussion surrounding the possibility of building a new \$75 million hospital in the Valley. The promoters of the project believe there is already enough demand to justify a new hospital and that all they need to do is capture more of it locally and let less of it leak to Anchorage.

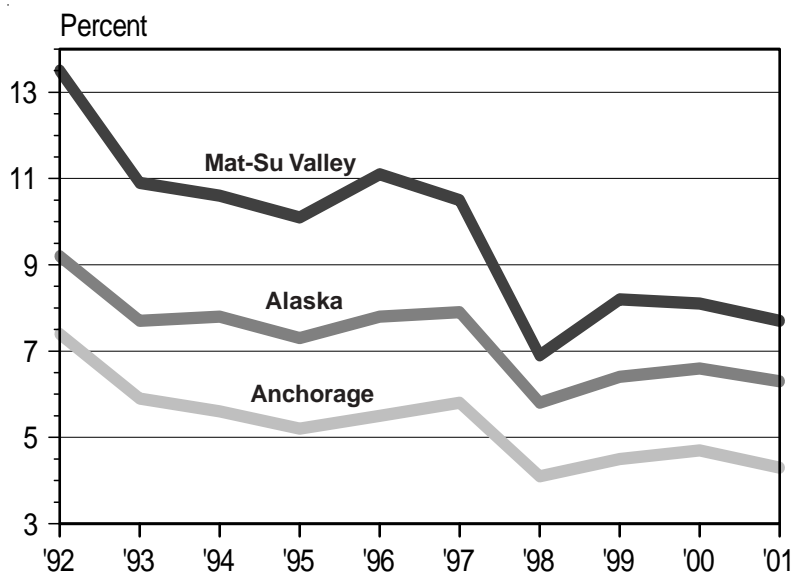
The Valley exports some of its services

Other businesses besides the visitor industry and the housing market cater to the needs of other places in the state, and create income in the area. A number of these players are on the list of the Valley's largest employers (see Exhibit 13.) Examples include Job Corps, Alaska Department of Corrections, GCI, New Horizon Telecom and others. Whether it is providing communication services, training opportunities or correctional services to the rest of the state, the effect on the economy is similar—all generate new jobs and payroll in the Valley. Even some of the car dealers and other service providers cater not only to the local population, but also to Anchorage clientele. Will this trend accelerate? That is a tough question to answer, but given the wealth of the borough's industrial and commercial land base and its expanding infrastructure, which include a new port and improved roads, it would not be surprising.

A diverse visitor industry

During the past five years, bed tax receipts in the Mat-Su Valley more than tripled, while visitor growth in much of the rest of the state was far more subdued. (See Exhibit 14.) Two significant reasons for this growth came with the opening of the 238-room Mt. McKinley Princess Lodge in 1997 and the 200-room Talkeetna Lodge in 1999. Both of the hotels are now among the borough's largest employers. (See Exhibit 13.) The opening of these two hotels also led to a big increase in other businesses in the Talkeetna area that cater

10 The Unemployment Rate In Mat-Su Valley has come down



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

to visitors. Moreover, the McKinley Princess will be adding 76 more rooms in 2003.

Before the two lodges were built, the Valley already had a well developed visitor industry that catered to the more independent type of visitor. A significant number of these come from Anchorage for temporary stays. Many own recreational property in the area. According to the 2000 Census, 5,222 housing units or a full 19 percent of the Valley's housing stock is devoted to seasonal, recreational or occasional use, compared to 8 percent statewide. These "absentee" homeowners pay property taxes and spend money in the local economy. A well developed winter tourism industry is tied to snow machining and other winter activities. The Valley is the jumping off point for the Iditarod dog sled race. The Talkeetna area also serves as the gateway for climbers heading up Denali or other nearby mountains, along with the popular flightseeing tours. The entire region is a major destination for fishing, hiking and hunting for both nonresidents and residents. As a result of this growth, several smaller lodges, bed and breakfasts, and other visitor services have opened for business in recent years.

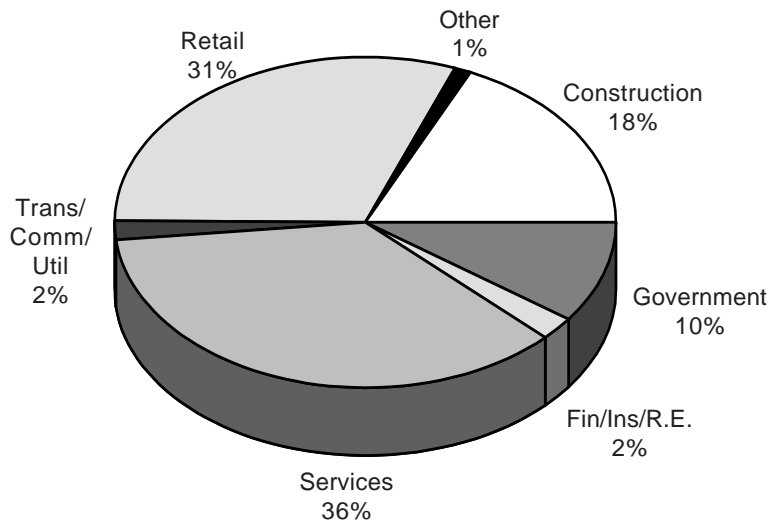
Agriculture is still a player

More than half of the value of the state's agricultural production comes out of the Mat-Su Valley. In 2001 the value of this production was \$10.5 million, out of the \$19 million for the entire state. Most of this value is in crops, but livestock is also important. Generally speaking, the value of this production has been increasing since the mid-1990s. (See Exhibit 15.)

Nothing short of a population boom

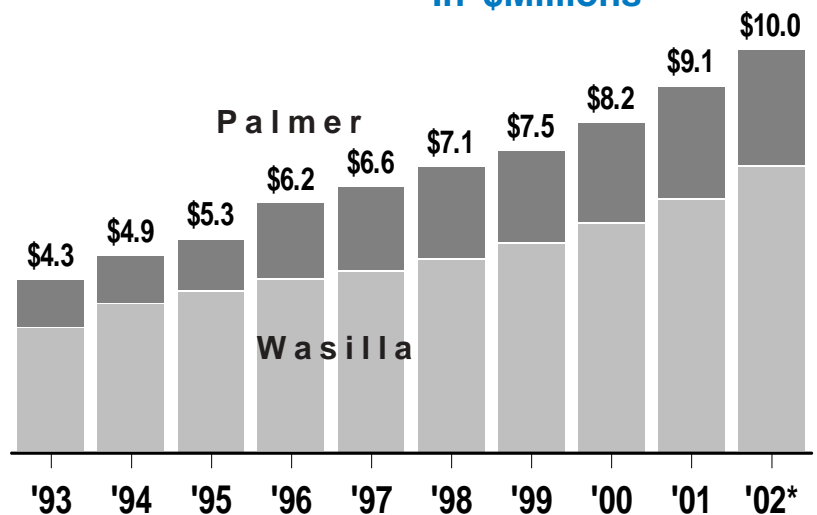
Since 1990, the borough's population has grown by 57 percent, versus 17 percent for Anchorage and 15 percent statewide. The borough's annual rate of population growth since 1990 has been 4.2 percent, compared to 1.3 percent statewide

5,000 Jobs Created In Mat-Su Valley 1991 – 2001 **11**



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Sales Tax Receipts **12** In \$Millions



Source: Cities of Palmer and Wasilla

* Estimated

13 Top 50 Employers for 2001 In the Mat-Su Borough

Rank		2001 Employment
1	Mat-Su Borough Schools	1,650
2	Valley Hospital	467
3	Wal-Mart	341
4	Safeway	335
5	Fred Meyer Stores	283
6	Mat-Su Borough	237
7	Matanuska Telephone Association	231
8	University of Alaska	159
9	Alaska Department of Corrections	150
10	Mat-Su Services for Children and Adults	137
11	Advanced Concepts (Job Corps)	131
12	Nye Frontier Ford	123
13	Alaska Department of Administration	120
14	Mat-Su Community Counseling Center	109
15	Sears Roebuck	104
16	Matanuska Electric Association	100
17	New Horizons Telecom	98
18	McDonalds	97
19	Wolverine Supply Inc.	93
20	Alaska Dep't of Health & Social Services	92
21	McKinley Princess	92
22	Bailey's Furniture	90
23	City of Wasilla	80
24	Tony Chevrolet	80
25	GCI Communications	79
26	Spenard Builders Supply	74
27	Talkeetna Lodge	70
28	Alaska Department of Natural Services	69
29	Fishers Fuel	64
30	K&G Enterprises	64
31	City of Palmer	57
32	Palmer Senior Citizens Center	56
33	Alaska Department of Public Safety	55
34	Homesteaders Lumber and Hardware	54
35	Valley Hotel	52
36	The Alaska Club	50
37	Meca Employment Connection	47
38	John Richard Carr Corporation	42
39	A&W Windbreak	41
40	Alaska Family Resource Center	41
41	Hope Community Services	40
42	Denali Foods (Taco Bell)	40
43	Mat-Su Recovery Center	39
44	Arctic Structures	38
45	Alaska Manufacturing	38
46	Post Office	38
47	Matanuska Valley Federal Credit Union	37
48	Subway	35
49	D&A Shoprite	34
50	Builders Bargains	34

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

and 1.4 percent for Anchorage. In 2001, the Valley's population stood at 62,426. That is nearly 22,800 more people than it had in 1990. Only Anchorage, Fairbanks, the Kenai Peninsula and Juneau are home to more people than just this increase. This robust growth in the Valley puts it in a separate league. The borough's population in 2001 represented 19 percent of the Mat-Su/Anchorage region, compared to 9 percent in 1980 and 14 percent in 1990.

Over the past decade, while the Valley has attracted thousands of new residents, the state has experienced net out-migration (more people moving out than moving in). It is no wonder the Valley has been attracting so much attention over the past five years.

What is surprising is that this strong population growth was not limited to communities within commuting distance of Anchorage. Places like Talkeetna and others beyond commuting range have also experienced very strong growth.

Interesting demographics in the Valley

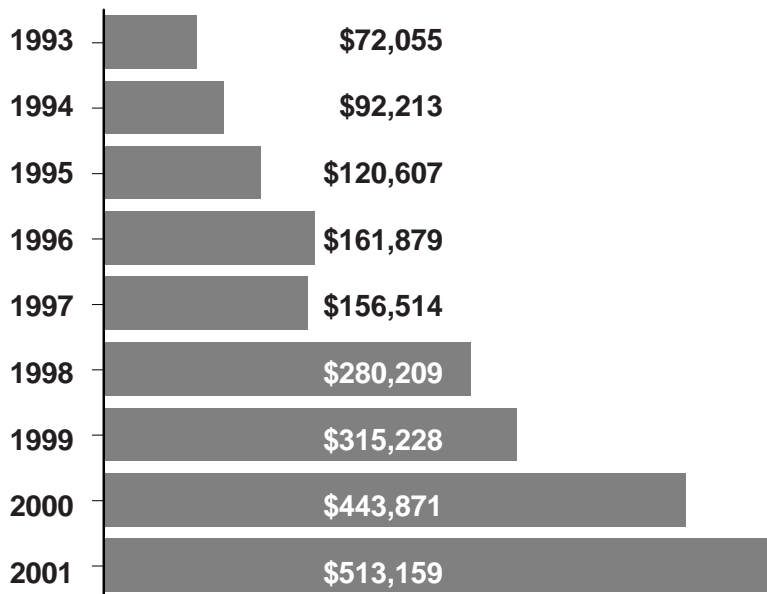
Once every ten years, Alaska and every state and community in the nation are presented with a thorough statistical portrait in the form of the decennial census. The Census Bureau has been releasing results from the 2000 Census for the past year and will continue to do so for the next couple of years. Because this same information is produced for every community and state in the nation, comparisons are easily made. Most of the information can also be compared to previous decades. Exhibits 16 and 17 list some of the more interesting demographic data for the entire borough and the 28 identified places within its boundaries. Exhibit 18 is a map. More detail can be found on the websites of the Department of Labor and Workforce Development and the U.S. Census Bureau.

The median age for the Valley population was 34.1 in 2000, which is almost two full years older

than the state's median and 3.3 years older than the Valley's in 1990. Like the rest of the state, the Valley is aging. The age breakdown of its population is not very different from that of the state, and neither is the ratio of men to women. Its population is considerably less diverse than the state's—88 percent white versus 69 percent statewide. There are more family households in the Valley (two or more people related by blood or marriage) than there are statewide, and those households are considerably bigger. Average family size in the Valley was 3.3, identical with the statewide average. There are also more married couple families. Educational levels at the college level are lower in the Valley and have not changed significantly from 1990. Household income was \$51,221, not very different from the statewide average, but eight percent below Anchorage's median household income.

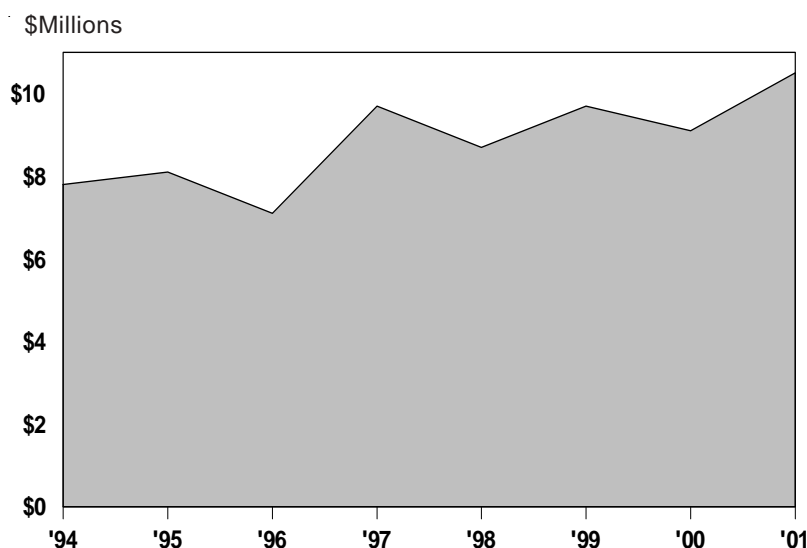
When the demographics for the 28 identified places in the Valley are compared, the differences can often be quite dramatic. Due to small sample sizes, some caution should be used in interpreting this data. For instance, the detailed data for Petersville, with a population of 27, should be treated carefully. With the exception of the three incorporated communities, the boundaries of the other 25 places are fluid from one decennial census to another, which makes comparisons with previous decades difficult. Even with these shortcomings, the data do shed light on the different places in the borough in a microscopic way. For example, the City of Palmer has the youngest median age at 28.8 compared to 47 for Lake Louise. Despite the relative youth of Palmer's population, 9 percent is over 65, compared with 6 percent for the borough and the state. A more established population and a Pioneer Home may help explain the size of Palmer's over 65 population. The Farm Loop area has one of the highest concentrations of college graduates and the Gateway area has the highest median household income. At 65 minutes, workers from Glacier View spend the most time commuting to work, and at 5 minutes, Skwentna's residents the

Hotel Business Soars **14** Mat-Su Borough bed tax receipts



Source: Matanuska-Susitna Borough

Agricultural Production Value **15** Has grown in Mat-Su Valley



Source: U.S. Department of Agriculture

16 A Statistical Snapshot Of the Mat-Su Borough

Current Statistics	Alaska	Mat-Su Borough
Population (2001)	634,892	62,426
Mat-Su's population is a bit older (2000)		
Median age	32.4	34.1
less racially diverse (2000)		
White	69.3%	87.6%
Native American	15.6%	5.5%
Black	3.5%	0.7%
Asian	4.0%	0.7%
Native Hawaiian and other Pacific Islander	5.0%	0.1%
Other	1.6%	0.9%
Two or more races	5.4%	4.6%
Hispanic	4.1%	2.5%
more children (2000)		
Under 5	7.6%	7.0%
5-19	25.6%	28.0%
20-34	20.7%	16.4%
35-54	33.3%	35.4%
55-64	7.2%	7.4%
Percent 65 years & over	5.7%	5.9%
Percent female population (2000)		
Percent female	48.3%	48.0%
Type of households(2000)		
Average family size	3.3	3.3
Family households	68.7%	73.2%
Married couple family	52.5%	58.9%
Divorced	11.7%	11.8%
Female householder, no husband present	10.8%	9.1%
Householder living alone	23.5%	20.3%
Born In Alaska		
	38.1%	33.8%
More are unemployed (2001)		
Percent unemployed	6.3%	7.7%
Labor force participation	71.3%	66.1%
Income and wages are lower		
Household income (2000)	\$51,571	\$51,221
Annual average wage and salary (2001)	\$35,736	\$28,248
Poverty Status of Individuals (1999)	9.4%	11.0%
With Public Assistance Income	8.7%	8.9%
Educational Attainment (2000) (population 25 years and over)		
Less than 9th grade	4.1%	3.0%
9th to 12th grade no diploma	7.5%	8.9%
High school graduate	27.9%	31.3%
Some college, no degree	28.6%	29.7%
Associate degree	7.2%	8.9%
Bachelor's degree	16.1%	12.4%
Graduate or professional degree	8.6%	5.8%
Percent Veterans		
	17.1%	19.4%
Housing characteristics very different (2000)		
Average household size	2.9	2.8
Vacant housing units	15.1%	3.3%
Seasonal or recreational housing	8.2%	19.2%

least! The place identified as Y, which is south of Talkeetna and north of Willow, is the only place in the United States that is recognized by one letter.

The future

If we assume that Southcentral's economy will continue to grow, there is little doubt the Mat-Su Valley will keep on capturing a disproportionate share of this action, whether it be population, employment, payroll, or whatever the economic measure might be. With its cost advantages, land availability, and investments in basic infrastructure, there is little doubt this trend will accelerate. If a Knik Arm Crossing were to become a reality it would happen that much sooner. Growth could so fill in the intervening space, that sometime in the not so distant future, it may not be apparent to the casual visitor that the Mat-Su Valley and Anchorage are two separate entities.

Demographic Characteristics of Communities

In the Mat-Su Borough – 2000

17

	Population	Median Age	Percent 65 & + Households	Percent Family Households	Percent Own Homes	Average Household Size	Percent College Graduate	Percent Lived in Same House in 1995	Unemployment Rate	Commute Time (minutes)	Household Income	Percent Living In Poverty	Median Value of Homes
Mat-Su Borough	59,322	34.1	5.9	73.2	78.9	2.91	18.3	49.4	10.3	40.7	\$51,221	11.0	\$125,800
Alaska		32.4	5.7	68.7	62.5	2.74	24.7	46.2	9.0	19.6	\$51,571	9.4	\$144,200
Big Lake	2,635	37.9	7.4	66.7	84.7	2.63	16.7	54.9	8.3	43.6	\$43,392	14.6	\$108,100
Buffalo Soapstone	699	33.4	2.9	73.8	83.7	3.00	11.6	59.8	7.3	27.4	\$41,250	22.2	\$106,700
Butte	2,561	36.2	7.3	76.0	82.2	2.89	14.9	56.7	8.9	41.2	\$55,573	9.8	\$126,500
Chase	41	47.2	9.8	47.6	90.5	1.95	100	100	—		\$16,250	—	—
Chickaloon	213	43.8	6.6	66.7	82.8	2.45	9.2	48.9	24.2	56.3	\$49,792	2.8	\$ 99,200
Farm Loop	1,067	33.7	5.0	80.5	82.3	3.19	32.8	62.3	2.7	33.1	\$55,234	7.2	\$124,600
Fish Hook	2,030	33.2	3.7	76.8	85.4	3.04	26.3	48.3	6.5	44.4	\$55,179	8.5	\$ 55,179
Gateway	2,952	33.3	5.1	79.7	90.5	3.01	24.0	47.2	7.4	52.2	\$60,385	7.2	\$157,300
Glacier View	249	42.9	11.2	59.6	82.7	2.39	12.4	80.6	—	65.0	\$36,429	4.0	\$ 68,100
Houston	1,202	34.1	6.2	65.8	80.0	2.70	9.6	56.2	17.7	46.1	\$39,615	17.1	\$ 91,400
Knik-Fairview	7,049	33.2	4.5	76.4	84.0	2.97	15.5	48.0	13.5	43.5	\$52,113	11.1	\$127,800
Knik River	582	36.2	4.3	68.5	85.6	2.69	21.3	42.0	21.1	49.7	\$55,000	15.3	\$121,600
Lake Louise	88	47.0	8.0	61.0	87.8	2.15	43.3	80.0	41.7	12.1	—	56.7	\$ 77,500
Lakes	6,706	34.8	4.8	80.1	84.8	3.00	24.6	49.4	7.0	47.0	\$63,250	6.9	\$137,700
Lazy Mountain	1,158	36.4	6.6	74.1	82.2	2.92	25.5	51.2	10.9	35.9	\$46,500	7.8	\$106,900
Meadow Lakes	4,819	32.7	4.9	71.4	81.3	2.93	14.3	52.6	9.7	46.3	\$41,030	17.1	\$105,300
Palmer	4,533	28.8	9.1	71.9	64.5	2.81	14.5	38.1	10.8	39.3	\$45,571	12.7	\$102,600
Petersville	27	51.5	14.8	41.2	100.0	1.59	100	50.0	50.0	10.0	\$43,750	—	—
Point Mackenzie	111	38.3	7.2	69.2	69.2	2.85	11.9	46.7	—	28.6	\$23,250	22.7	\$ 22,500
Skwentna	111	44.6	6.3	58.0	84.0	2.22	36.3	64.1	—	5.3	\$16,250	5.8	\$162,500
Susitna	37	44.5	21.6	36.8	78.9	1.95	9.1	83.9	—	20.0	\$22,500	16.1	\$187,500
Sutton-Alpine	1,080	37.0	5.2	64.7	79.0	2.53	9.6	52.7	7.4	52.7	\$35,652	11.3	\$ 69,200
Talkeetna	772	39.0	6.1	50.6	73.5	2.16	31.2	45.9	14.4	15.5	\$38,289	10.8	\$ 88,000
Tanaina	4,933	31.5	3.1	78.7	86.0	3.10	18.4	47.5	9.3	37.2	\$64,491	7.5	\$125,400
Trapper Creek	423	44.1	9.5	68.1	85.2	2.32	15.4	69.6	8.1	29.9	\$27,031	24.7	\$ 47,500
Wasilla	5,469	29.7	6.7	68.8	55.8	2.76	12.7	35.9	11.2	34.4	\$48,226	9.6	\$137,700
Willow	1,658	40.1	9.6	67.0	87.2	2.54	17.9	71.0	11.7	52.3	\$38,906	22.1	\$117,900
Y	956	40.8	8.5	61.4	85.0	2.32	15.1	54.2	24.3	26.9	\$31,948	17.4	\$ 58,900

Source: U.S. Bureau of the Census

18 Map of Mat-Su Borough Communities



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section