

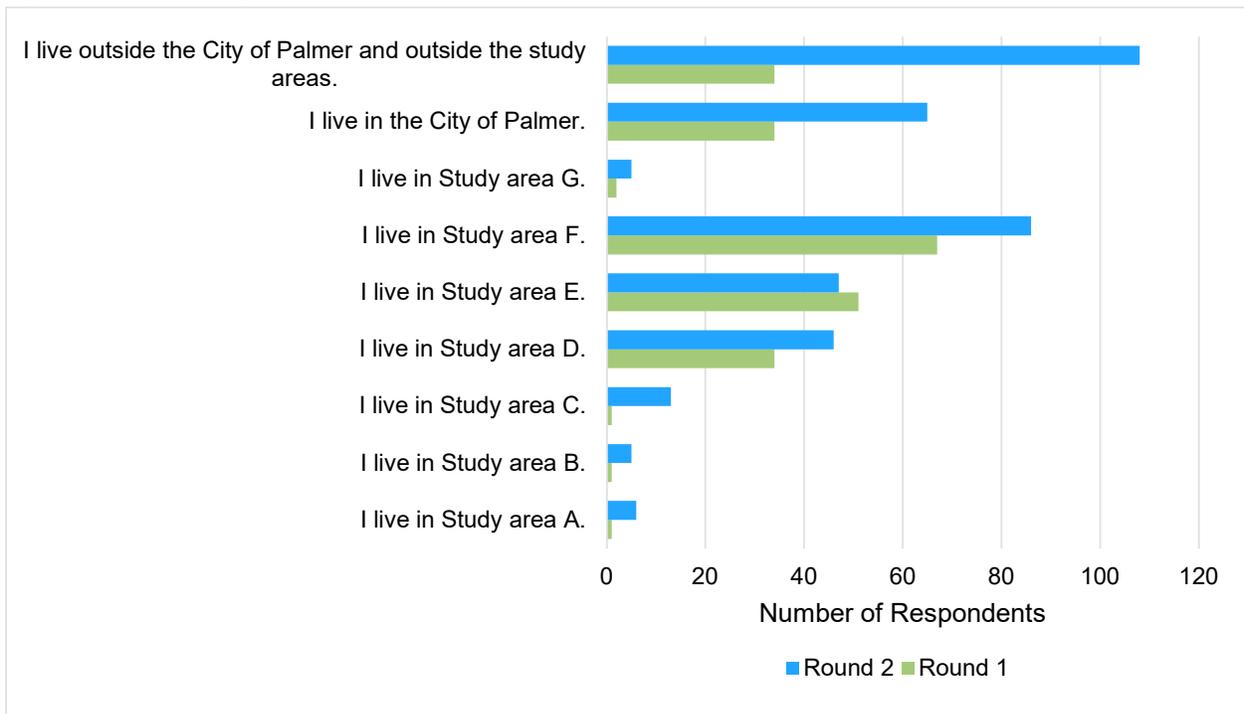
City of Palmer Community and Fiscal Analysis for Preparation of a Possible Annexation Petition

Survey results shows that people and businesses inside City are more interested in annexation than those in the study areas. Study areas show the least interest in annexation, though there is some support in certain study areas. If the economics work out and concerns about conflicting lifestyles can be addressed, support for annexation would likely increase in the study areas. Information learned through this survey and other public outreach will guide the City’s process as it looks at possible annexation in future.

Preliminary Survey Findings

The Palmer Annexation Study survey was open November 3 to November 20, 2020 and from January 25 to February 22, 2021. The survey had a grand total of 610 responses.

Figure 1. Survey Respondents Round 1 and 2



Level of Support for Annexation

Findings show that 62% of those who live in the city support annexation and 17% do not support, whereas 15% of those who live in the study areas support annexation and 67% do not support it. This trend is similar for business owners in City versus the study areas. Business owners within the City are more evenly split (43% indicated possible support, whereas 39% indicated a lack of support). Business owners in the study areas indicated a stronger lack of support (74%). These results indicate that Palmer residents want more people to join the City and possibly understand some of the benefits of annexation.

Figure 2. General Level of Support for Annexation

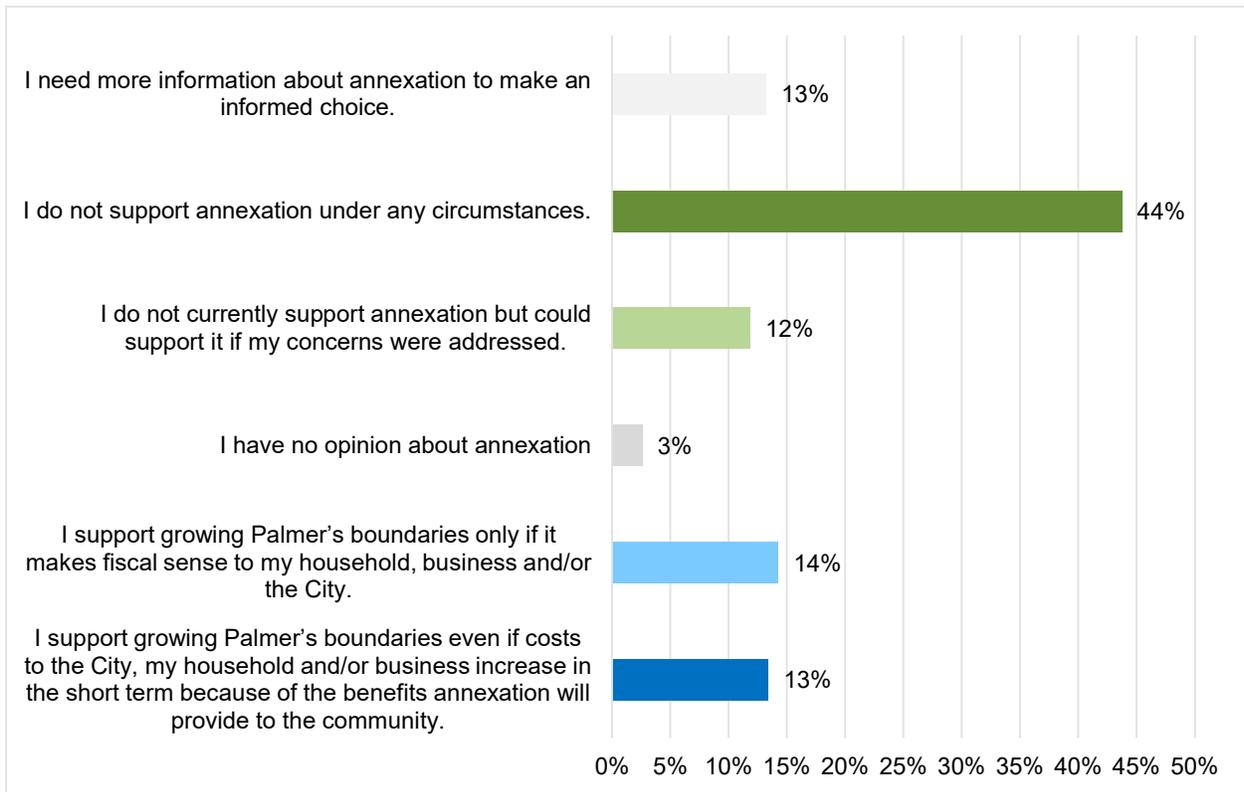


Figure 3. Residents

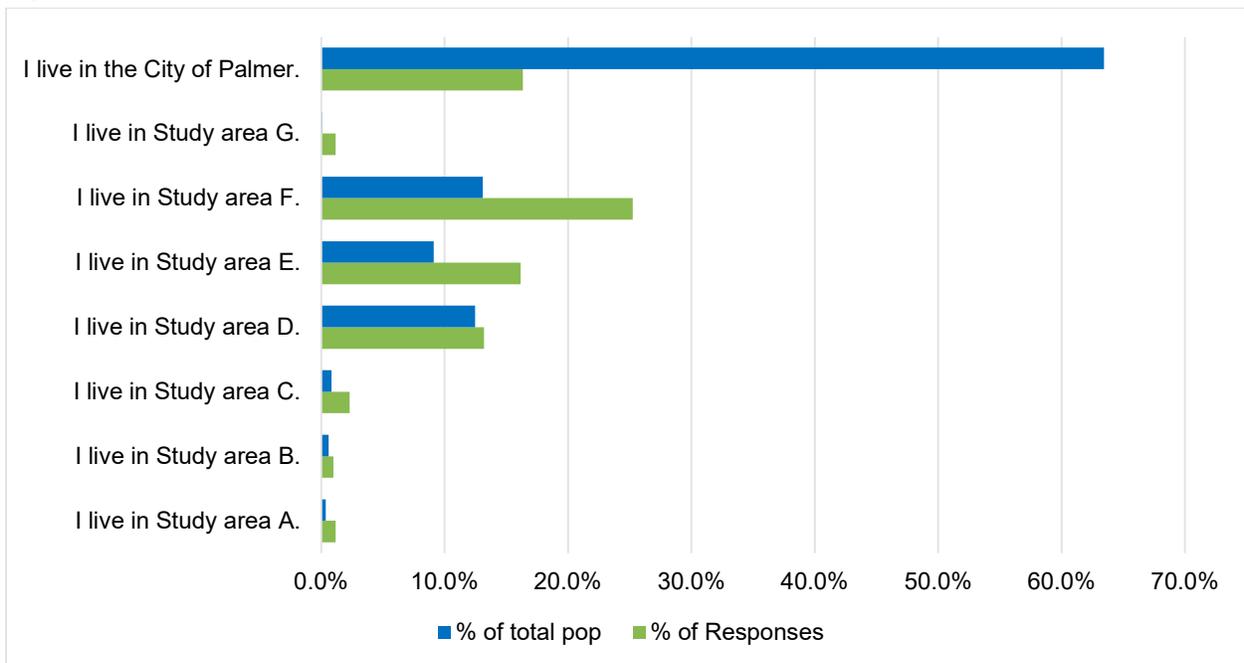


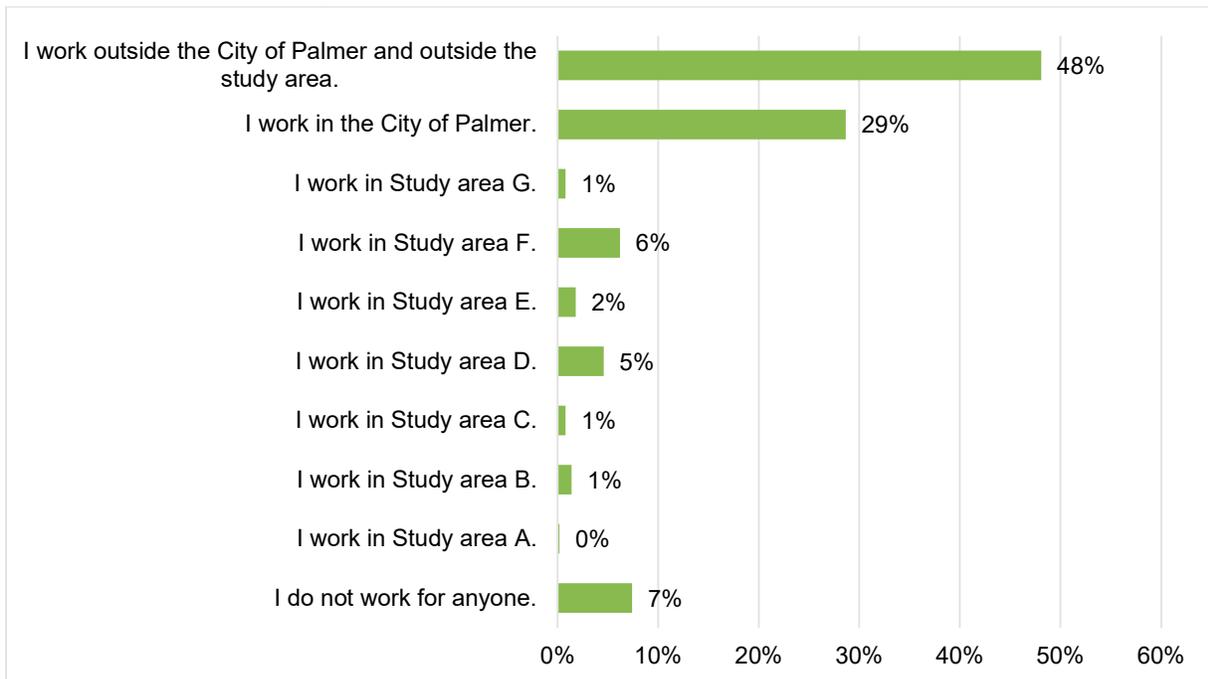
Table 1. Resident Support

	Live in City		Live in Study Area		Live Outside SA & City		All Residents	
Response indicated a lack of support	17	17%	244	67%	76	54%	337	56%
No Opinion, Need More Info, or None of the above	21	21%	62	17%	19	14%	102	17%
Response indicated possible support	61	62%	56	15%	45	32%	162	27%
Total	99	100%	362	100%	140	100%	601	100%

Table 2. Resident Support by Study Area

Study Area	Total Resident Respondents	# Support Annexation	% Support Annexation
Study Area A	7	3	43%
Study Area B	6	0	0%
Study Area C	14	1	7%
Study Area D	80	15	19%
Study Area E	98	15	15%
Study Area F	153	19	12%
Study Area G	7	3	43%

Figure 4. Where Survey Respondents Work



In the figure below, the Percent of Businesses (dark blue bars in the graph) are calculated as the number of survey responses for which the respondent owns a business in the geographic area indicated, divided by the total number of businesses in the geographic area (Source: Data Axle USA, 2019 data). The survey was administered in 2020 and 2021; the Data Axle business data is from 2019. This difference in time explains why some geographic areas have greater than 100% response from businesses in that area. The 2019 data does not capture new businesses since it was collected. The number of businesses is not strictly comparable, but it does give us a rough sense of the proportion of business owners in each area who filled out the survey.

Figure 5. Business Owners

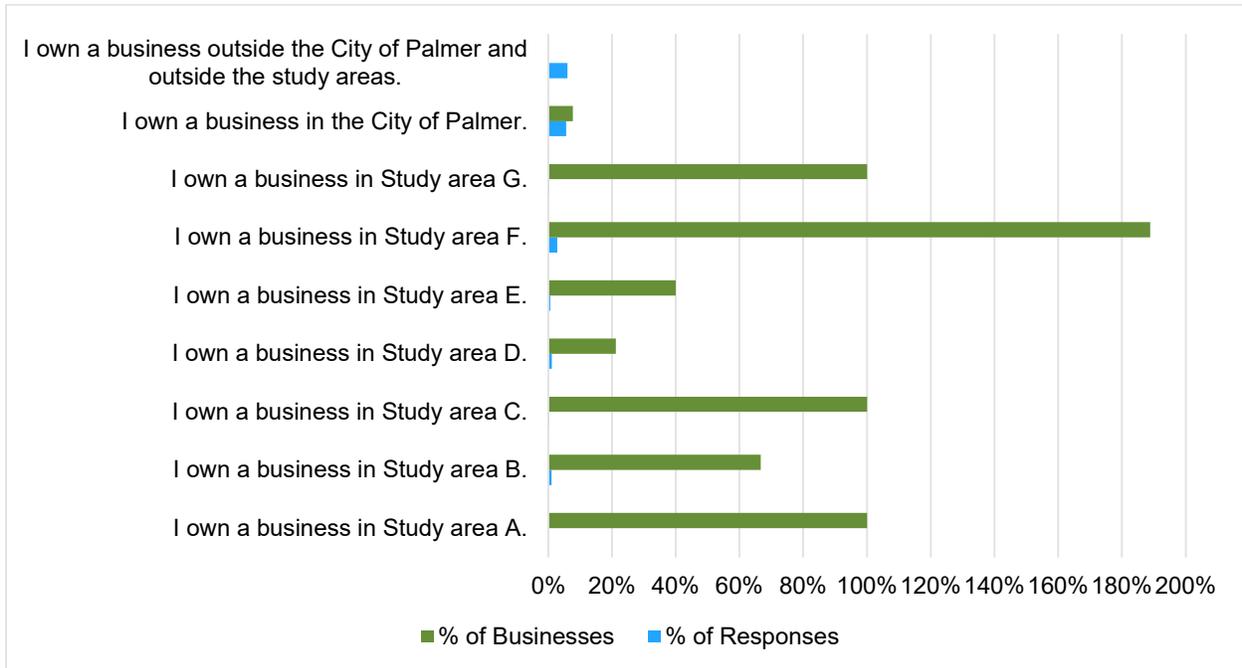
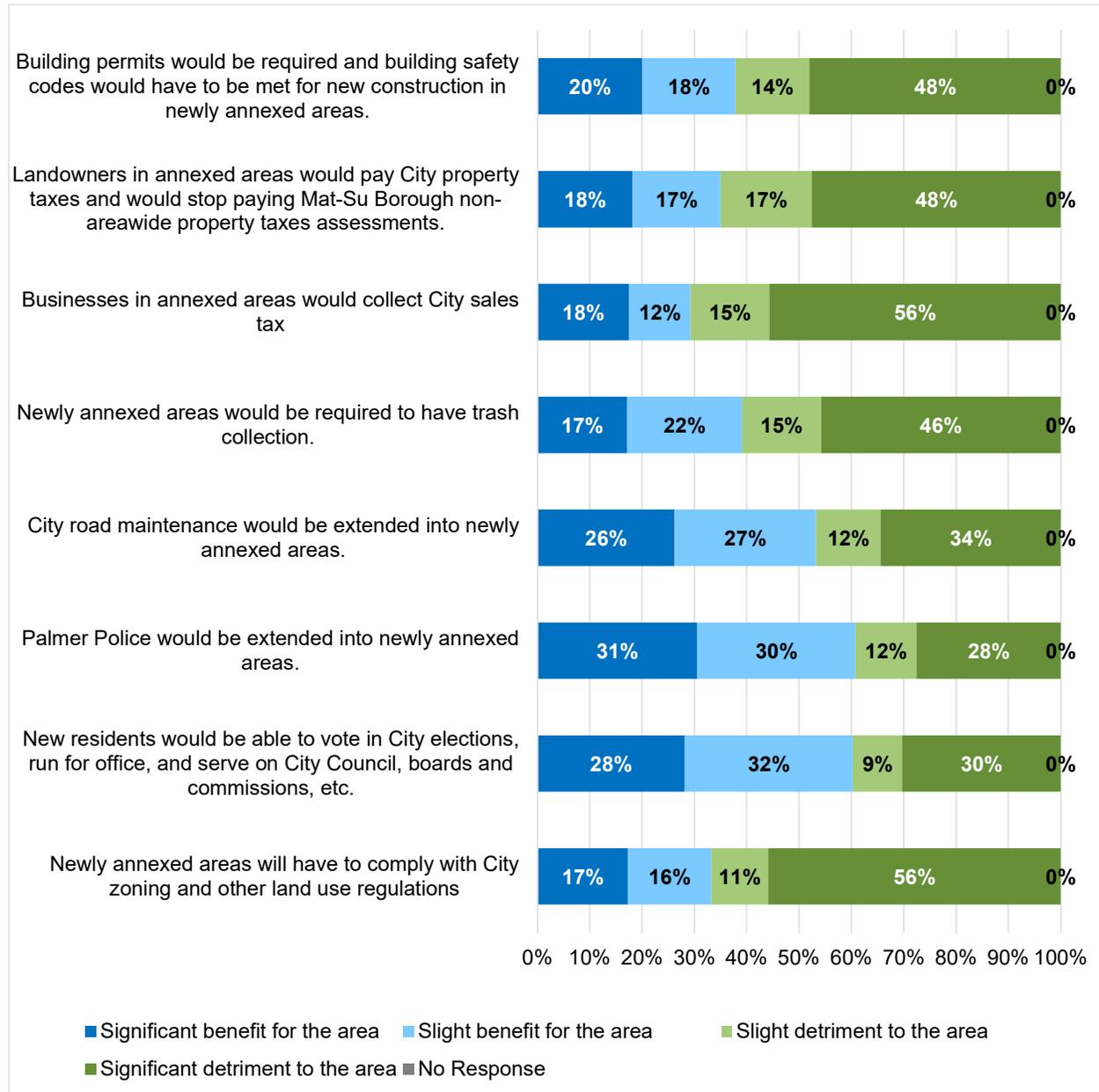


Table 3. Business Owner Support

	Own Business in City		Own Business in Study Area		Own Business Outside Study Area and City		All Business	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Response indicated a lack of support	20	39%	53	74%	31	62%	104	60%
No Opinion, Need More Info, or None of the above	9	18%	11	15%	3	6%	23	13%
Response indicated possible support	22	43%	8	11%	16	32%	46	27%
Total	51	100%	72	100%	50	100%	173	100%

Annexation Benefits and Challenges

Figure 6. Level of Perceived Benefit/Challenge for Specific Topics, All Respondents



Annexation Benefits

When asked an open-ended question about the perceived benefits of annexation, 74% of respondents indicated they saw no benefits to annexation. Positive responses (20% of total responses) reflected the themes below:

- Access to or improved City services, generally
- Access to specific services: police, water and sewer, road maintenance and streetlights, staffed fire station, bike paths
- Attracting businesses and families
- Everyone in the area living by the same rules
- Less confusion about city boundaries
- Lifestyle preferences
- More opportunities for input on future planning and growth
- Possibility of increased City revenue and/or broader tax base
- Possibility of new jobs at City and area businesses
- Representation in City government
- Zoning and land use regulations, with more controls than under current Borough codes

Neutral responses addressed themes like the need for more information or mixed views about benefits when weighed against challenges or applied to the area the respondent was most familiar with.

Annexation Challenges

When asked an open-ended question about the perceived challenges associated with annexation, responses fell into the categorized areas of concern in **Figure 7**. The most repeated concerns included not wanting more regulation, not wanting (or feeling unable to afford) an increase in taxes, and concerns about the City's ability to provide services to annexed areas at a comparable quality and cost-effectiveness to the Borough. Respondents also noted concerns about the City's readiness to extend services and enforcement of City regulations in annexed areas without first demonstrating some improvements within existing boundaries.

Specific concerns raised by business owners included concerns about farms, businesses operated on the same property as the home, and ongoing administrative impacts of adapting to the City's tax structure and regulatory framework that would be a burden to businesses. In many cases, resident and business concerns were identical: 17% of business owners live and own a business in the same area.

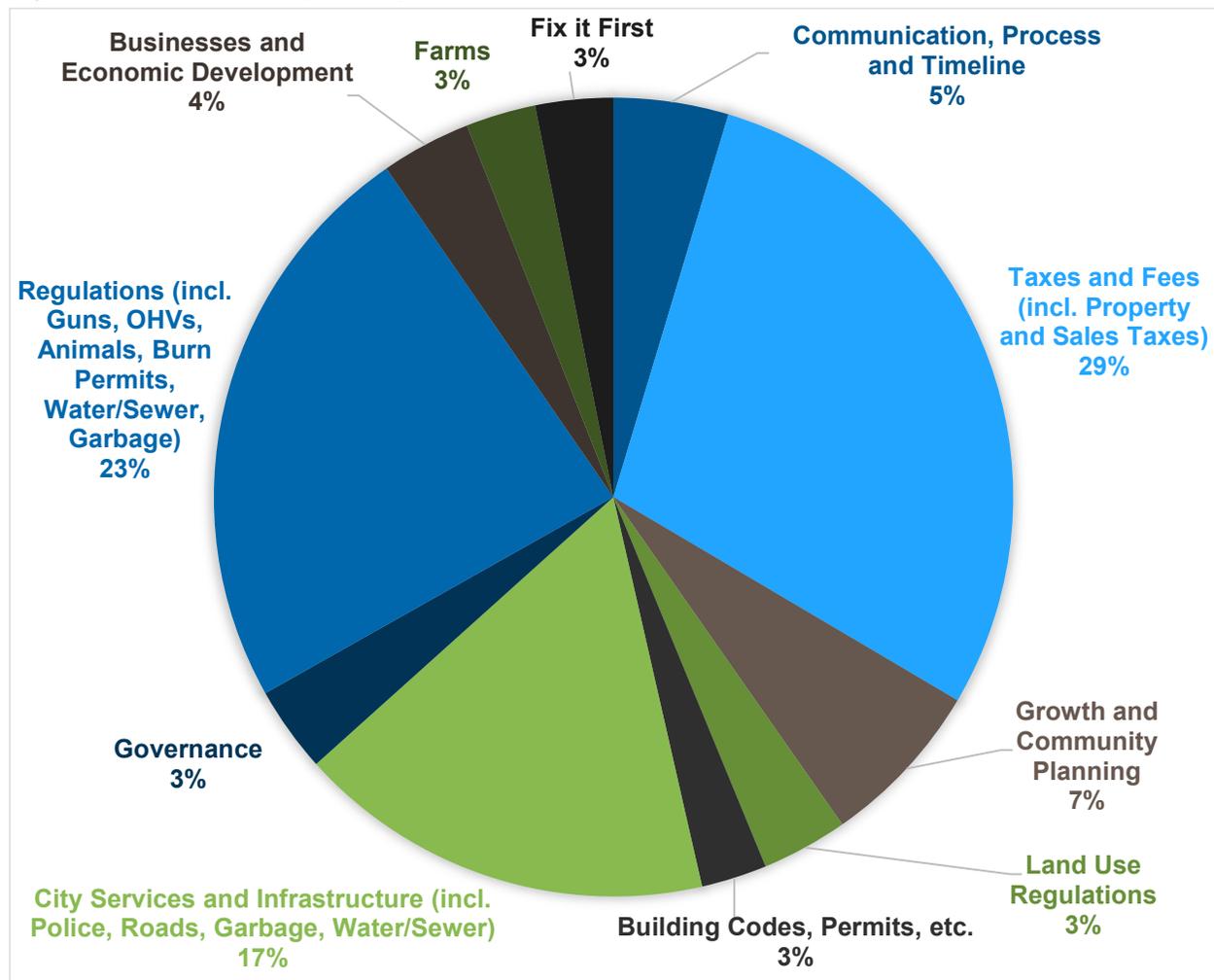
Respondents were also asked open-ended questions about actions the City could take to address their concerns and about information the study should include. Key themes from the responses of all open-ended questions are summarized by topic area on the following pages.

City Revenues/Tax Base

Fourteen percent of respondents indicated that a benefit of annexation would be positive impacts to the City's revenues and/or tax base. These respondents suggested that the City would benefit from a larger or broader tax base through increased population, bringing more businesses into the City, and/or taxing the quarry/gravel pits. Respondents also suggested the City might see increases in revenue through taxes and/or through increased allocations for State/Federal funding sources. One respondent asked if annexation would increase or decrease Palmer's chances as a small community to be awarded grants?

Forty percent of respondents indicated that city taxes and fees would be a concern. One respondent suggested that in the event of a significant annexation, the City institute temporary tax abatements or a ramp in the property and sales taxes for annexed areas so any tax increases are not a shock to annexed residents and businesses.

Figure 7. Areas of Concern, All Respondents



Sales Tax

Responses that specifically mentioned sales tax indicated that some homeowners limit their spending overall and particularly do not want to pay sales tax on locally grown food. Some businesses are concerned that having to collect city sales tax and the online sales tax would hurt their business because their competition does not have to charge sales taxes. One response included the suggestion to eliminate the City's monthly reporting requirement for sales taxes.

Property Tax

Responses that specifically mentioned property tax indicated some concern about increasing property taxes especially if it pays for services that are neither wanted nor used. One response included the suggestion to create a city property tax cap.

Other Specific Taxes/Fees

Responses that specifically mentioned other types of city taxes and fees indicated support for a severance tax on local quarries and/or gravel pits as well as a road tax against quarry trucks. One response included a question about whether the city would collect a bed tax. Other responses mentioned local improvement district assessments, building permits and/or building inspection fees, as well as fees

for specific city services, such as garbage collection. Responses included suggestions for the city to not require fee services such as garbage collection or building permits, especially for small structures like sheds, decks and fences. Several responses voiced concerns and questions about the fees they would or could have to pay to connect to City water/sewer. One response included a question about whether annexation would increase or decrease eligibility for grants.

Growth/Community Planning

Responses indicated support for protecting Palmer's small-town character, including support for farmland preservation. Responses revealed a difference of opinion about annexation as either opportunity to extend City land use regulations to manage growth or the belief that annexation would drive population growth and thereby irreversibly destroy Palmer's small-town lifestyle. Comments included a request for the study to describe the long-term goals of the City in pursuing annexation as well as to provide growth, traffic and land value projections. These respondents want to know if annexation would affect the value of annexed land, as well as the costs and ripple effects of increased development and the population growth that would follow, such as impacts to traffic volume and patterns.

Land Use Regulations

Responses revealed mixed attitudes toward land use regulations. Some responses support zoning or other land use regulations for a variety of reasons including:

- protect Palmer's small-town character;
- prevent sprawl;
- protect the quality of Palmer's downtown and commercial district(s);
- protect farmland and hobby farm activities on primarily residential;
- protect public health and sanitation (i.e., disallow septic systems where they would endanger public health);
- limit high-density housing.

One respondent suggested a green buffer next to the Mountain Ranch subdivision. Another respondent suggested allowing buildings over three stories. Other responses oppose zoning or other land use regulations for fear that it would decrease land value or disallow the existing mix of uses on individual properties.

Building Codes, Permits, etc.

Responses that mentioned building codes, permits and inspections reflected a desire for the City to be more flexible or not require these for structures like sheds, decks, storage buildings, fences, etc.

City Services and Infrastructure

Responses that mentioned city services and infrastructure were mixed. Some respondents view access to city services as a benefit of annexation, while others expressed concerns about the provision of services and infrastructure. Some responses reflected a preference for other service providers rather than the City of Palmer. Some concerns were about the City's readiness or ability to extend services to annexed areas. Others voiced concern that an annexation could mean that services like sewer, water and garbage collection would all be provided to the original city residents but not extended to the newly annexed area, so that annexed people would be paying taxes for services they don't receive.

Parks, Trails and Recreation

Responses that mentioned parks and recreational infrastructure expressed support for more parks, trails, public access points, and recreation infrastructure as a potential benefit of annexation. One respondent specifically mentioned the desire for improvements in pedestrian access from annexed areas to the City

of Palmer. One respondent voiced concern for the City to improve existing recreational infrastructure (specifically the Palmer Senior League Field) before annexing anything.

Police

Responses that mentioned Palmer's Police services were mixed. A few responses reflected concern that annexation would increase population and therefore crime. Some respondents voiced support for Police expansion as a potential benefit of annexation, anticipating that it would result in faster response times within existing City boundaries as well as in annexed areas. Some responses reflected a preference for the Alaska State Troopers. Other responses expressed concern that the Palmer Police Department would be overwhelmed by a significant annexation because staff are already overworked, understaffed, underpaid, and do not feel supported by the City. A few respondents also voiced concerns about the expense of expanding the City's police force and about the City's ability to find qualified people to hire for the new positions as well as its ability to pay its officers a competitive salary. A few responses reflected a desire for more information about the specifics of how exactly the Palmer Police Department would be expanded or changed with an annexation.

Fire

Relatively few responses mentioned Palmer Fire and Rescue. Some respondents saw improvements to Palmer's fire and emergency response services as a benefit of annexation, specifically faster fire and emergency response times. These responses also indicated support for the department to access more resources to build, staff and equip new fire station(s) in areas that do not have them. Other responses reflected concerns about the cost of those improvements. A few responses reflected a desire for more information about the specifics of how exactly Palmer Fire and Rescue would be expanded or changed with an annexation.

Roads

Responses that mentioned road maintenance and related infrastructure were mixed. Some responses indicated support for the expansion of City road maintenance and installation of streetlights in their neighborhoods. One response voiced frustration that the City does not pay for the maintenance and electricity for street lighting in their neighborhood. Other respondents do not want City road maintenance, nor do they want to pay for it. Some of these responses specifically mentioned concerns that the City cannot provide snow removal as fast as what they are used to now. A few respondents specifically shared concerns about the City's ability to provide snow removal on Scott Road because it requires specialized equipment. (Note that as a state-owned Road, Scott Road would continue to be maintained by the Alaska State Department of Transportation and Public Facilities if the area were to be annexed into the City. It is also common practice for public road maintenance departments to trade snow removal responsibilities for specific roads if it makes the overall service provision more efficient and cost effective. For example, in Anchorage, the State provides snow removal for some larger Municipal roads and in exchange, the Municipality clears snow for some smaller State-owned roads.) A few responses also voiced concerns about the City's ability to find people willing to accept any new maintenance positions unless it raises its salaries and wages for the positions.

Garbage

Responses that mentioned City garbage collection were also mixed. Some respondents want City garbage collection, including existing City residents who live outside the City's current garbage collection service area. One respondent voiced concern that expanding the current trash collection service area would trigger state regulation of City utilities by forcing the City to enter a competitive service area.

Other respondents within the City and outside the City prefer to either contract with another provider or haul their own trash. In the study areas, respondents generally want to be able to choose who and how

garbage is dealt with. Some responses voiced concern that trash collection would become more expensive if land is annexed.

Water and Sewer

Responses that mentioned water and sewer services were likewise mixed. Respondents who saw potential annexation benefits expressed support for City planning to prevent ground water problems, as well as support for limiting septic systems in future for public health reasons. Some respondents voiced a desire to have water and sewer extended to their property; others expressed preferences for their existing onsite or community well and septic systems. Some respondents brought up concerns about the cost of extending and hooking up to piped water and/or sewer.

"I've heard it could cost each home up to \$20,000 for city sewer and water if we are annexed."

"I just paid for a new septic install. I would be unhappy about having to pay to hook up to sewer now."

A few respondents questioned whether the City would take over servicing their subdivision's community well and septic if annexed. Responses reflected both frustration about the City refusing to take over a community well, while another HOA wants to maintain ownership and control of the community well.

Farmers voiced special concerns about whether they would have to pay for City water or be able to maintain their private wells (discussed under Farms). One respondent voiced concern that an annexation would require the City's water and wastewater plants to be expanded, with limited capacity to do so at the current wastewater plant."

Other Services and Infrastructure

Responses also included questions and concerns regarding a number of other City services and infrastructure. A few specifically mentioned the desire for improvements (or repair and replacement) to aging stormwater collection infrastructure and existing City facilities (generally). Some responses voiced concerns that the city does not have the infrastructure to support the larger size of a major annexation. A few responses included support for fire hydrants to be extended into annexed areas, or at least want a better understanding of whether the City would extend fire hydrants to annexed area(s).

One or two respondents voiced strong dissatisfaction with mail service in the Palmer area (specifically the Post Office and cost of a PO box). It should be noted that because mail service is a Federal service, annexation would not necessarily affect postal services.

A few responses included questions about how annexation would affect schools in terms of population and funding.

"How does all of this affect the zoning of our current school system? Has there been an impact study done by a neutral source determining projected student increases by age groups? Will new schools need to be built to handle the projected increases?"

Governance

Governance was not often mentioned specifically among the open-ended responses: 8% of benefits and 5% of concerns. These responses included support for being able to vote in City elections and having more of a voice in City government for both residents and businesses. They also included as benefits a wider pool of eligible candidates to run for public office and hopes for a more involved voter base and greater sense of community. Some respondents had a preference for the City of Palmer over the Mat-Su Borough; others preferred the Borough over the City. A few comments observed that an annexation could make boundaries between the City and Borough easier to understand. Respondents who mentioned concerns with governance want as little government oversight as possible and view an annexation not by their choice (against their will) as an overreach of government and an infringement on their personal freedoms.

Regulations

Only two percent of responses to the benefits question mentioned regulations, whereas 32% of responses to the concerns question mentioned regulations. As benefits, responses mentioned land use and/or building regulations as a way to manage growth and protect Palmer's small-town character. A few responses mentioned a sense of everyone following the same rules as a benefit, especially for code compliance or law enforcement.

The main concerns about city regulations stated a general desire to minimize any governmental rules, the desire to be able to use firearms and off-road vehicles; burn trash, have fire pits and set off fireworks on their property, and keep a variety of animals on their land. Responses about actions the City could take overwhelmingly reflected the desire to grandfather or make regulatory allowances to retain existing lifestyles and businesses.

Use of Firearms

Responses included suggestions to allow hunting (generally and small-game hunting), target practice on property, and access to hunting grounds. Respondents also expressed the desire to be able to continue using private rifle/shooting range(s), including the existing gun range that operates in Study Area G.

Use of Off-Road Vehicles

Responses included suggestions to allow off-road vehicles (e.g., ATVs, snow machines) to be licensed for road use. One respondent specifically mentioned wanting to drive off-road vehicles on Bogard Road.

Burn Trash, Firepits and Fireworks

Responses included suggestions to allow burning waste, having backyard firepits and setting off fireworks on private property. A few comments specifically mentioned wanting burn permits with the same allowances as they are currently granted by the Mat-Su Borough.

Animals

Responses indicated the desire to have a variety of type and number of animals on their property. Respondents specifically mentioned livestock on farms or hobby farms, e.g., goats, chickens (including roosters), cows, horses, bees.

"Many of these areas have people with more than a few chickens. And they depend on them for food or money from egg sales. Same with other livestock. Making it a city would really harm these practices and people will move farther."

Responses also included suggestions for different rules for dogs, including:

"Maintain the four-dog limit; four dogs is okay if there are no other animals."

"Allow permits and inspection for more than two dogs for small dog kennels. No more than 10 dogs."

"Allow dogs to run free."

Other Regulations

Responses indicated a strong lack of support for building codes and permits for sheds, decks, storage buildings; the City's garbage collection requirement; and any requirement to connect to the City's piped water-sewer utility if a property is served by functioning well and septic. One response mentioned a lack of support for a mask ordinance. Responses did indicate support for regulations to address homelessness and to allow private wells, especially on farms. Responses reflected a mix of support and objection to allowing businesses such as marijuana dispensary (and cannabis tourism), a strip club and pawn shop. Suggestions to improve regulations included:

- Enforce quiet hours from the quarry

- Revisit requirements concerning agricultural practices (e.g., noise, smells, land use, number and size of animals allowed on the property)
- Allow well and septic
- Allow self-haul and privately contracted trash collection
- Flexibility and/or exemptions to building code and permit requirements for small structures (decks, sheds, fences, outbuildings)
- Allow neighborhood roads to not have sidewalks.

Businesses and Economic Development

Responses that mentioned businesses and economic development included a range of support for potential benefits of annexation and concerns about how an annexation would affect business operations in annexed areas and inside the City. Some respondents view annexation as a way to support private business development. Others concerned that people who own business but don't live in Palmer don't have a voice. Responses also included concerns that City officials would not be willing to allow big businesses to be established in annexed areas.

Business responses included concerns about the impact of taxation (present and future) and City regulations on the ability to do business. Some businesses expressed concerns about having to have more license(s), more fee(s), and another set of quarterly paperwork to complete and submit. Some businesses voiced concerns that because they compete against businesses located in areas that do not have a sales tax, collecting the Palmer sales tax would make them less competitive, and they could lose a large amount of business. Business responses also included concerns that owners of annexed property would pass cost increases to the lease holder operating a business on the property, and that annexation could cause job losses and/or drive businesses away. Business owners seek protection under current economic hardships (i.e., due to COVID-19 restrictions) and to be allowed to continue operation.

Responses included a request for information about the long-term effects of annexation on businesses in the annexed areas, about the financial impact to businesses and how that might affect current and potential future business in the city. One respondent voiced concern about whether growth associated with annexation would create high wage jobs (e.g., medical support) or low wage jobs (e.g., big box retail).

Survey responses reflected a mix of interest in and concern about annexation causing an increase in the number of City jobs. Some respondents voiced support for more City jobs, though others expressed concerns that City of Palmer employees are not paid competitive salaries/wages and question whether the City could attract qualified people to fill new positions at current pay levels.

Farms

Responses that mentioned farms universally sought to protect agricultural businesses and activities in the greater Palmer area. Some voiced concerns that City regulations would make it difficult for hobby farms and business-scale farms, alike. Specifically, respondents mentioned concerns about the number and size of animals allowed, building codes/permits for outbuildings, road accesses, and the ability to maintain private well and waste management on the property. One respondent estimated the amount of water used for farm operations (up to 5,000 gallons per day) to estimate the cost impact to the farm if it had to purchase City water.

Responses included suggestions for the City to adopt Right-to-Farm laws and/or publish regulations, protections and changes to city policy involving farmland to ensure the preservation of farmland and agricultural practices, including encouraging the creation of more agricultural businesses. Responses also included suggestions to exempt agricultural land from mandatory trash collection, building permits for storage buildings, and eliminate monthly reporting requirement for sales taxes. One respondent

suggested that the City "keep the R7 rating so agriculture can continue without being impacted by placing farmland in competition with new subdivisions." Another respondent commented that the size and/or type of lots should be treated differently regarding allowances for animals.

Other Businesses

Specific businesses mentioned include farms, the gravel pit, gun range, marijuana cultivation and dispensaries, home-based businesses. (Note: The few responses that mentioned marijuana-related businesses show mixed attitudes toward them.) One respondent voiced interest in attracting national chains, auto/truck dealerships, a movie theater and shopping mall to Palmer. Responses also included concerns about the impacts of annexation to landlords (e.g., how much sales tax they would have to pay) and that zoning would prohibit certain home businesses.

Responses included support for regulating the gravel pits/quarry to enforce quiet hours and "make the midnight gravel train go away," as well as maintaining private gun range(s). Responses indicated mixed support for allowing marijuana businesses: a few respondents suggested allowing dispensaries within the City and developing cannabis tourism, while one voiced concern that there are too many cannabis businesses in the Valley already and that the regional market cannot support them all. One respondent suggested that Palmer should have a strip club and allow pawn shops within the City.

Fix it First

Concerns about service provision also revealed a desire among current City residents as well as residents outside the City for Palmer to improve the quality of existing services and local regulation/law enforcement before a significant annexation takes place. Some specific concerns could be due to misunderstanding about where City boundaries are, how the City operates and the limits of what it can do. These concerns may also provide useful direction for the City about where to focus information-sharing and departmental improvements. Comments mentioned:

- Improve City road maintenance: pave rutted gravel roads; upgrade aging paved roads; improve snow removal and general maintenance on Colony Way, Arctic Boulevard and other streets that branch off them.
- Improve/repair storm water collection systems, curb and gutter.
- Keep sidewalks clear.
- Increase repair and replacement for aging City facilities, generally.
- Improve the Palmer Sr. League field.
- Clarify if, when and how the water and sewer utility would extend piped service. City "water pressure can be limited at times."
- Clarify City trash collection service areas and policies.
- Improve fire response times (in study areas).
- Expand the police force and improve morale in the Police Department.
- Reduce crime and increase vehicle safety enforcement ("Automobiles and Trucks are permitted to be operated with one headlight, Violations emissions").
- Increase enforcement for junk vehicles, property maintenance, single family residential zoning.
- Pay City employees better, specifically police, emergency/first responders, and public works.
- Address homelessness in the City.
- Improve the City's reputation for fiscal management to address concerns that annexation is intended only to increase revenue for the City.

Suggestions for Communication, Process and Timeline

Responses reflected a desire for more frequent and open communication between the City and area residents, generally and specific to the annexation process. Regarding the annexation process,

responses reflected the desire for a clear "why" statement to better understand the City's motivations for annexing more land, and as much information as possible about the process, timelines and what to expect in any annexation process. One respondent specifically asked which services would be extended to annexed areas immediately. The transition plan developed for any future annexation petition will be critical for informing new citizens about the specific changes they can expect upon becoming part of the city, how and when those changes will take place.

"I would want to know the cost of annexation, the projected revenues generated by annexed business, and see a plan for how long it would take to accomplish the annexation from start to finish once passed."

Many responses questioned whether annexation had any benefits and wanted more information about how annexation would benefit them and/or the City, beyond a larger tax base. Responses included a desire for specific analysis of how annexation would affect taxes, cost of living, land use regulations and other impacts to the day-to-day use of their property, compared with Borough taxes and regulations.

"There should be a five year forward looking budget forecast for the city, based on the projected increases in costs and revenues, so that people can be adequately informed."

A few responses questioned why the study areas did not include certain areas, such as the areas south of inner Springer Inn Spring Hill and Outer Springer (Rocky Point, Sky Ranch, River Bend, and Colony Estate subdivisions) and Marsh Road in Study Area B. One respondent suggested the City consider taking an incremental approach, annexing one or two areas first, then adding more at a later date.

Some comments reflected a belief that the City is already planning to move forward with annexation regardless of residents' input and intends to take action soon after the study is completed without further opportunity for discussion. Continuous education about the multi-step annexation process and opportunities for public involvement in the decision may help alleviate some of these concerns.

Suggestions included keeping citizens informed and providing opportunities for them to voice concerns as the process moves forward through mailers, door-to-door fliers, more surveys, informational Q&A sessions, and door-to-door discussions or HOA meetings. When it comes time for the City to decide on making an annexation petition, some respondents suggested the City consider basing its decision on a majority vote among residents/property owners in the areas considered for annexation.

"Sometimes it's difficult to make a case for annexation because residents in those areas don't see a direct benefit to them. Sometimes there aren't positive impacts, but larger community issues are often critical for effective and efficient service delivery...a broader issue different from 'what do I get out of it?'"

More communication about the City's planning activities may also be helpful. Some respondents were not aware of the City's long-term plans for expanding services, land use planning or desired areas for future growth. For example, the City may engage in shorter-term planning for general operations and capital projects over the next few years. The City may also look to update Palmer's Comprehensive Plan to revisit longer-term plans. Though not reflected in survey results, the City may decide to be more actively involved in economic development planning and related activities in future, regardless of whether its boundaries expand or remain stable.

Respondent Demographics

The survey had a majority of white respondents and a diversity of income levels. Respondents were fairly well distributed by age with just over one-third in the younger age cohort. In comparing survey responses to City of Palmer demographics, respondent demographics are fairly but not exactly consistent with trends citywide. It is fair to suggest that the younger demographic is slightly less represented, compared to City demographics. Similarly, people of color are slightly less represented when compared to Palmer demographics. Finally, lower income households are notably less represented compared to household income distribution in Palmer overall.

Table 4. Respondent Demographics

	All Survey Respondents	City of Palmer 2018 ACS (US Census Bureau)	City of Palmer and Study Areas 2020*
Female	273	45%	50%
Male	243	40%	50%
Prefer not to answer	87	14%	
Total	603	100%	100%
Age 20-44	220	36%	49%
Age 45-64	229	38%	34%
Age 65 and over	86	14%	17%
Prefer not to answer	69	11%	
Total Age 20 and over	604	100%	100%
White or Caucasian	377	62%	74%
American Indian or Alaska Native	18	3%	8%
Black or African American	6	1%	2%
Asian or Asian American	2	0%	2%
Two or more races	33	5%	8%
Another race	12	2%	6%
Prefer not to answer	157	26%	
Total	605	100%	100%
Under \$25,000	7	1%	18%
\$25,000-\$49,999	42	7%	18%
\$50,000-\$74,999	73	12%	17%
\$75,000-\$99,999	118	20%	12%
Over \$100,000	205	34%	36%
Prefer not to answer	158	26%	
Total	603	100%	100%

2020 Data from ESRI adjusted by the Alaska Map Co. using Mat-Su Borough housing assessment counts.