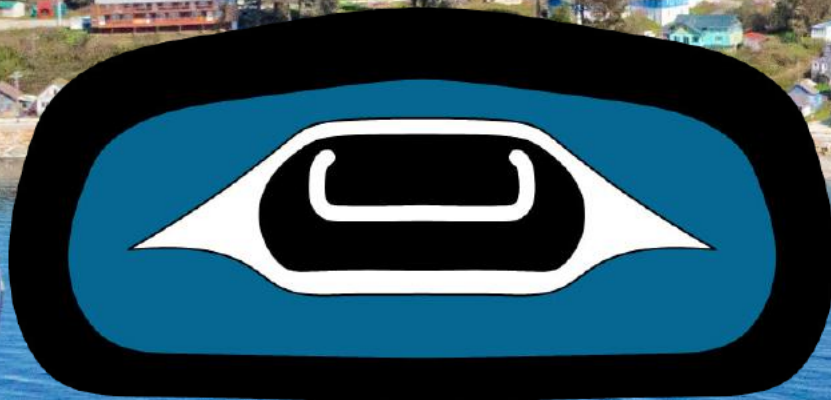


Angoon Tribal Housing Survey Analysis 2024

May 2024

Prepared for



Angoon Community Association



Prepared by



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Summary

Key Findings and Analysis

Survey respondents indicated that the most pressing housing need for Angoon tribal households is more energy efficient housing, which 91% of survey respondents say has a high level of demand. This is followed by a call to create more affordable housing (85%). Home renovations are in high demand by 80% of respondents.

A followup open ended question asking Angoon tribal households for the most important tribal priority garnered similar feedback, with home renovations (including energy upgrades) and increased pathways to homeownership representing the top responses. When asked which THRHA housing program was of most interest to respondents, the most common answer was “Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home,” with 20 households expressing interest in program participation.

Most (70%) of Angoon households live in single-family homes, while a quarter are in multi-family homes.

“We need more safe, energy efficient, cost effective, affordable housing.” Angoon survey respondent

Nearly two-thirds (62%) of survey respondents own their homes in Angoon. Another 35% rent their homes. Fifty-nine percent of survey respondents report that a member of their household would prefer to own a home but does not. The average household size is 3.5 people, and 53% percent of surveyed households have children living in them. Twelve percent of the households surveyed include a single parent, and 53% have a member over 60 years of age (up from 33% just five years ago). Eighteen percent of households include a person with a disability, and 7% include a veteran.

Approximately a third (31%) of all households surveyed reported opening their home to an individual experiencing homelessness over the past year.

Less than half of respondents indicate their homes are in good or excellent condition (43%), while 19% of respondents said the condition of their homes was poor. Heating fuel is the primary way Angoon tribal homes are heated (50% of homes), followed by wood (24%).

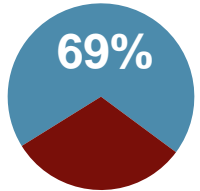
Angoon respondents who are homeowners have an average monthly mortgage of \$998. Average rent is \$868, before utilities. The average annual household income is \$54,286. Nearly three-quarters (74%) of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 28% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. On average, households say they can afford just \$558 per month on rent or mortgage.

Seventy-nine percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria, down from 84% in 2019.

Angoon Tribal Housing Infographic

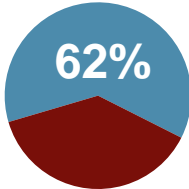
Alaska Native Households
(estimated)

= **107**

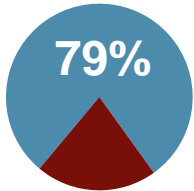


of these
Participated in the Survey

Homeowners =



of Households are
Low-Income

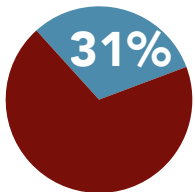


Average Home Value = **\$170,323**

Average Annual
Household Income
= **\$54,286**

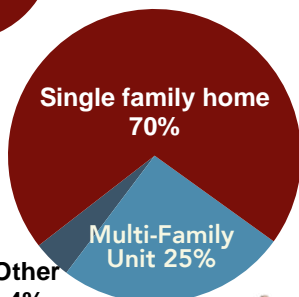


Average Mortgage = **\$868**
Average Rent = **\$998**



of Households opened their
home overnight to a person
experiencing homelessness
in the past year

Tribal
households
include:



People Per
Household
= **3.5**



Households Include:

53%

a member over 60

a single parent

12%

18%

a person with a disability

grandparents & grandchildren

18%

7%

a veteran

a child

55%

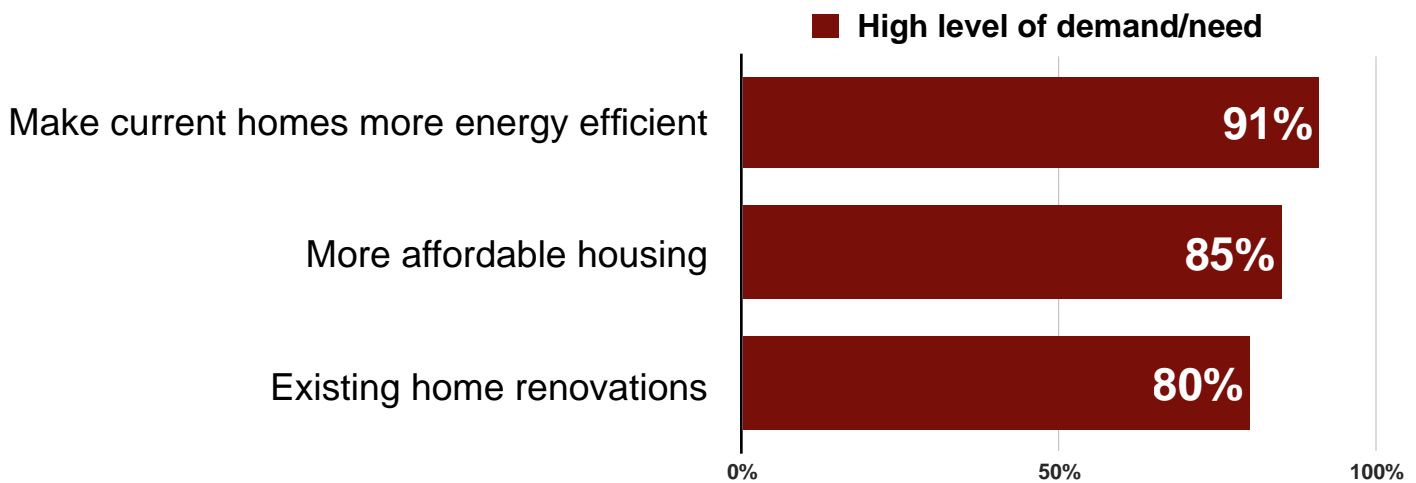
Average Residency
in Home =
26 Years

Average Home Age
= **40** Years



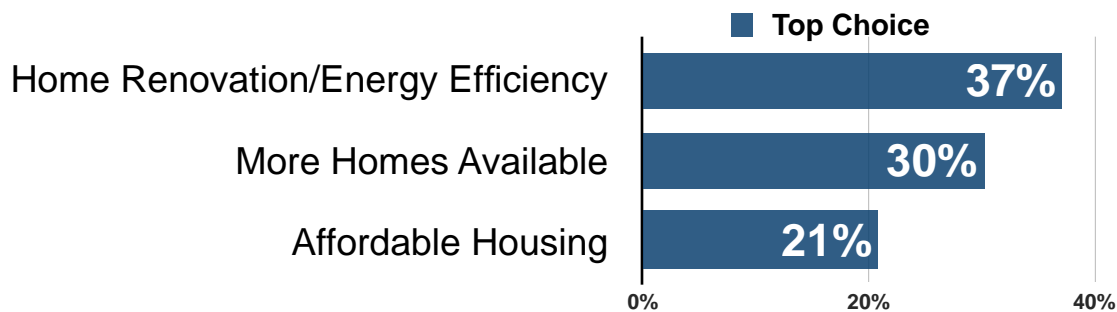
Angoon Households Top Priorities

How important are the following tribal housing needs? (Top answers)



Angoon respondents were asked to rate 14 housing options by level of demand. “Make current homes more energy efficient” was rated as the having the highest level of demand or need in Angoon (91%), followed by the need for more affordable housing (85%), and renovation of existing homes (80%).

What is the most important tribal priority for housing improvements? (Open-Ended)



In a follow up question, tribal household respondents were then asked to write down their highest housing priority. Thirty-seven percent of respondents want home renovation or energy efficiency upgrades. Thirty percent of respondents would like more available housing. (The total percentages exceed 100% as respondents mentioned multiple priorities.)

Survey Methodology

The Tlingit Haida Regional Housing Authority (THRHA) contracted with SALT to conduct a tribal housing needs assessment in the 12 Southeast communities that they serve. The housing assessment provides a data-based evaluation of community needs and goals. The survey asked tribal households to respond to 33 questions about their homes, housing preferences, household costs, and finances. This information will be used in the development of Central Council of Tlingit and Haida Tribes of Alaska's three-year housing plan for Angoon.

Rain Coast Data designed the survey instrument on behalf of SALT with input from THRHA. The survey was administered electronically from late January through late February 2024. Paper copies were also made available to survey participants.

A total of 74 tribal households in Angoon responded to the survey. Responses received comprise an estimated 69% of all Alaska Native households in Angoon. Due to this high response rate, the survey findings have a 95% confidence level with a 6.4% confidence interval.

THRHA is the tribally designated housing entity for 12 tribes in Southeast Alaska, including the Central Council of Tlingit and Haida Tribes of Alaska. THRHA's mission is to connect Southeast Alaskans with sustainable housing opportunities and innovative financial solutions.

All 12 community survey reports, as well as this overall regional report, can be found on THRHA's website: www.regionalhousingauthority.org.

Survey Responses for Tribal Households in Angoon, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	107
Total Households Surveyed	74
Percent of Total Tribal Households Surveyed	69%
Confidence interval with a 95% confidence level	6.4%

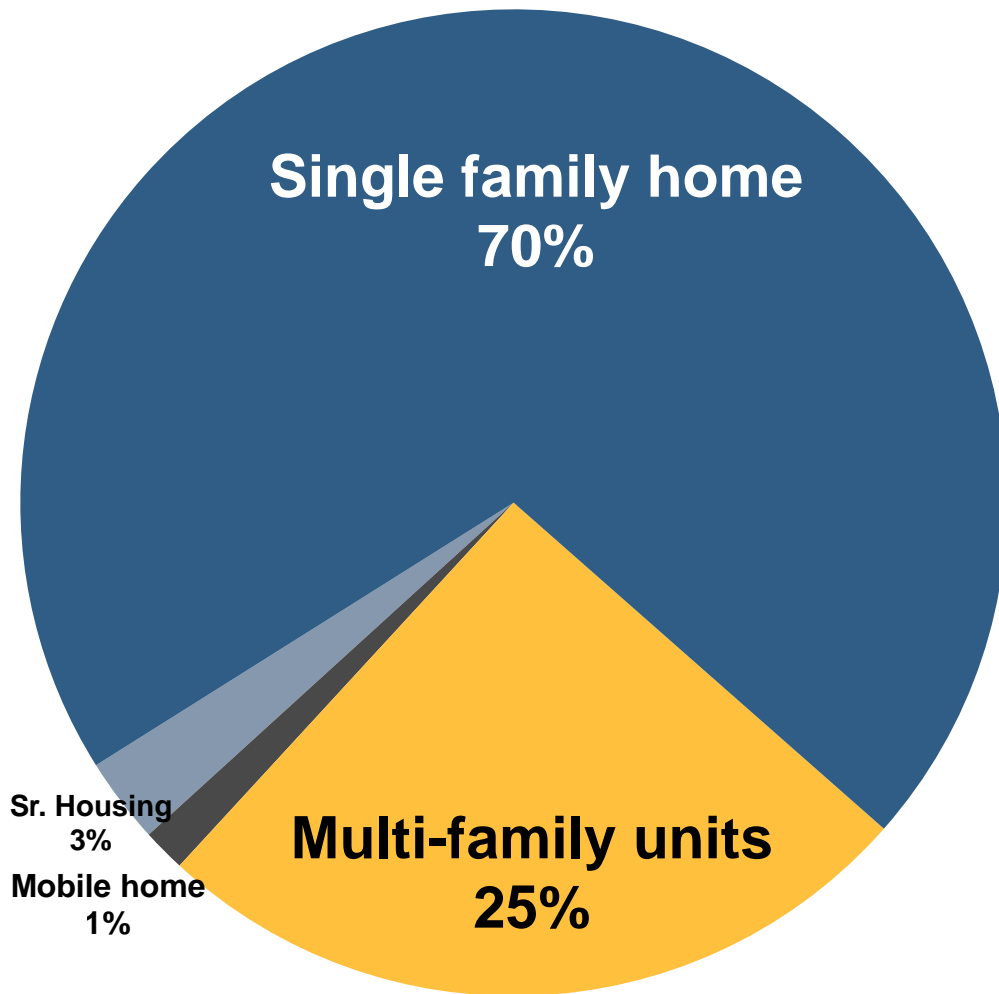
Data Source: Rain Coast Data estimate based on survey results, 2022 American Community Survey 5-Year Estimates, and US Census 2020.

Housing Structures



Housing Structures

What type of home do you live in?

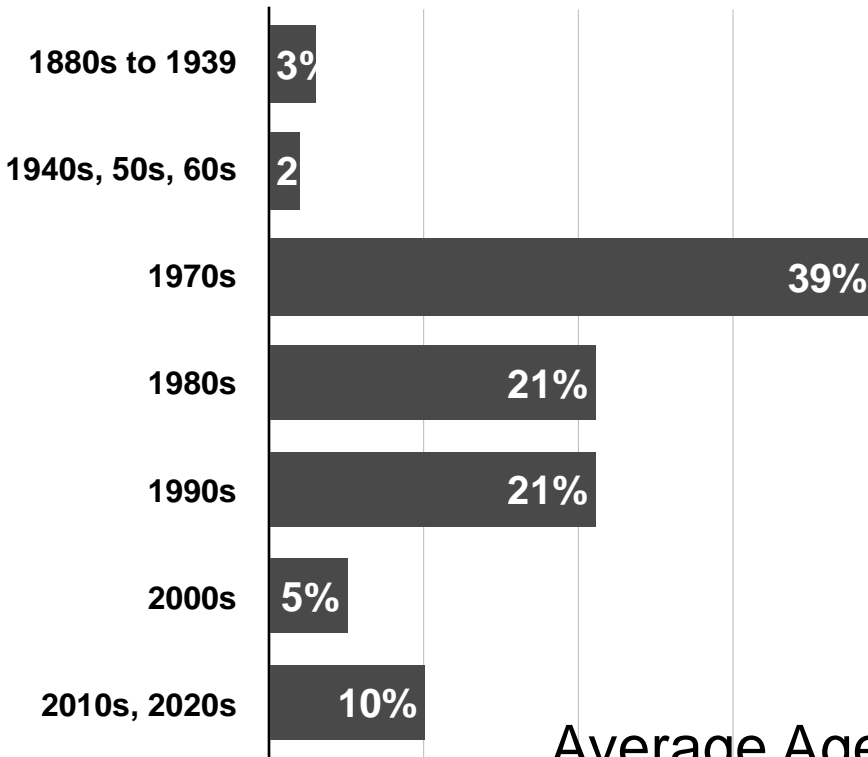


Seventy percent of tribal households in Angoon live in single family home structures. A quarter of households live in a multi-unit structure such as an apartment or duplex, and 1% live in mobile homes. An additional 3% said they live in senior or elder housing

In the last five years (2019-2024) there appears to be a some movement from single-family homes into multi-family homes for tribal households.

Answer Options	2019	2024
Single family home	76%	70%
Multi-family (apartment/duplex)	22%	25%
Mobile home	2%	1%
Elder housing	0%	3%
Other	0%	0%

What year was your house built?



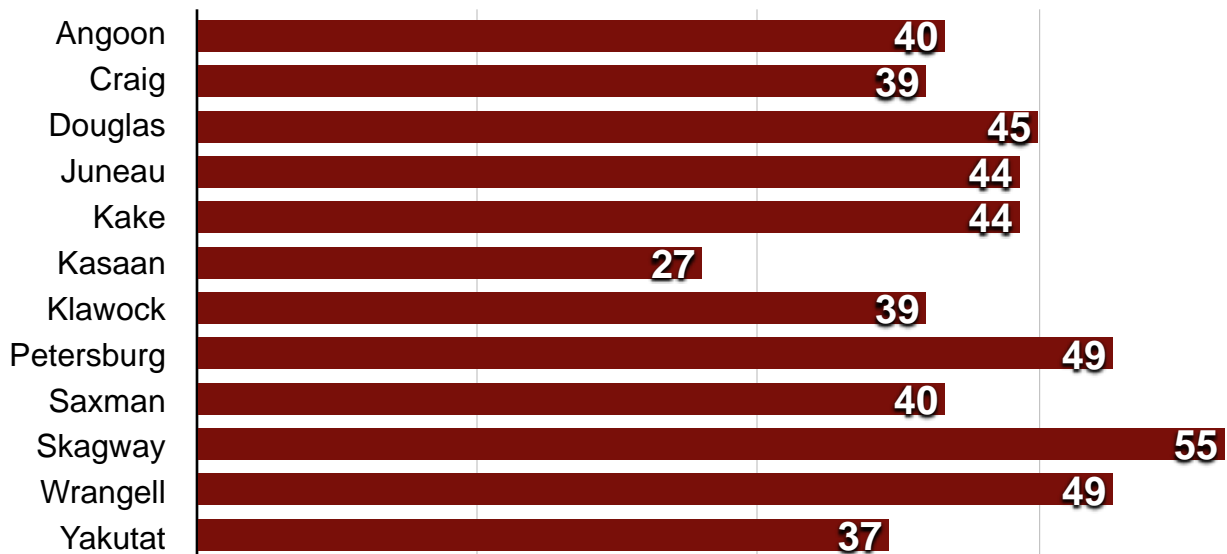
Angoon homes are an average of 40 year years old. Half of them were built in the 1970s and 1980s. Another 26% were built in the 1990s and 2000s. Ten percent of homes have been built in the last decade. When this study was last conducted five years ago in 2019, the average age of the housing stock was also 40 years.

Kasaan and Yakutat have the newest housing stock (at 27 years and 37 years old on average, respectively), while Skagway, Petersburg, Wrangell has the oldest homes.

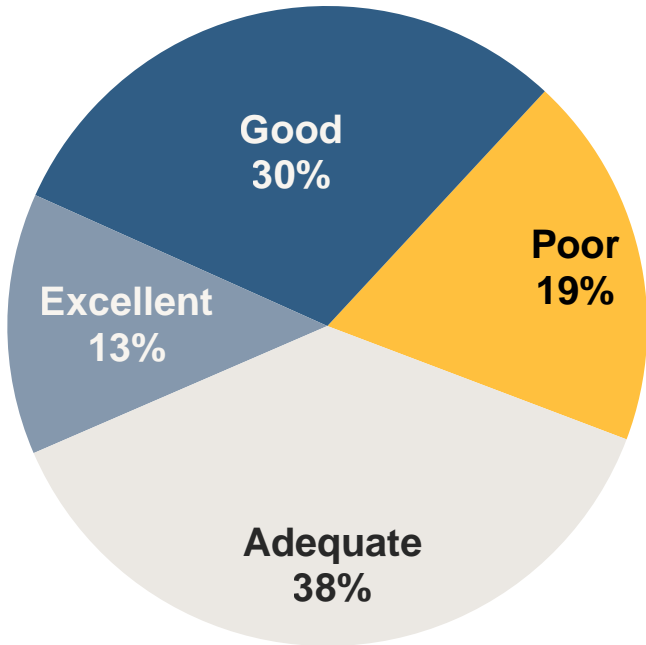
Average Age of Housing Stock

= 44 Years

Average home age by community



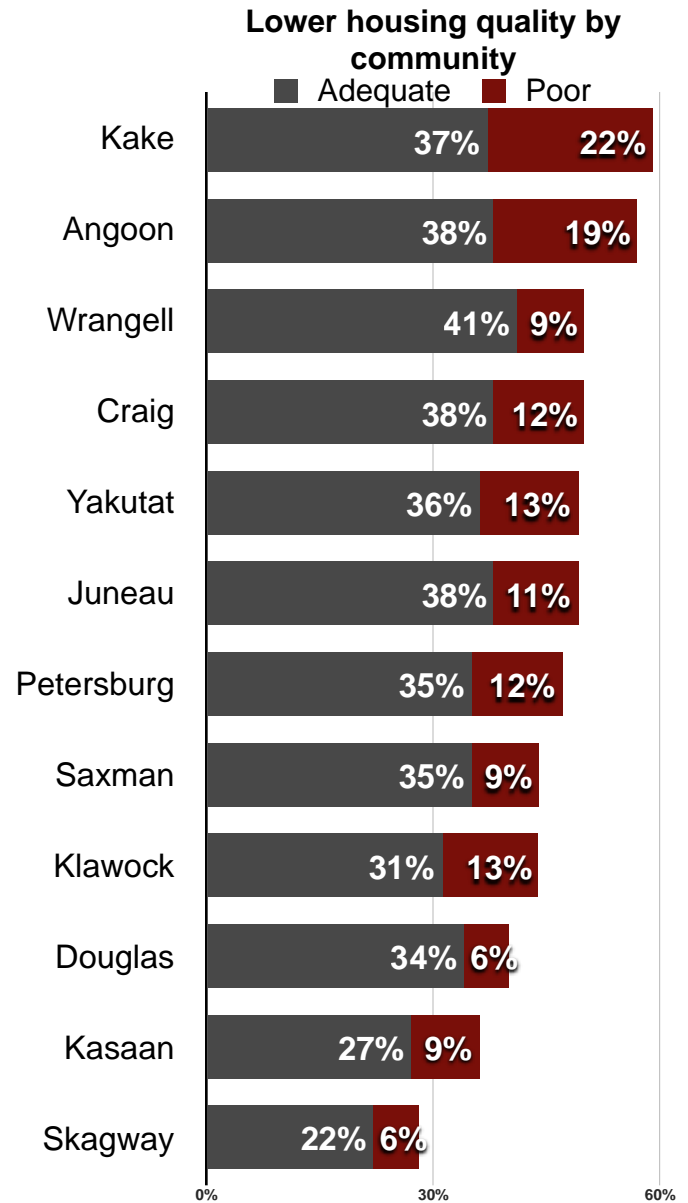
Rate the overall condition of your home



Less than half (43%) of Angoon’s tribal households said their homes were in good or excellent shape. Thirty-eight percent indicated that their living conditions were adequate, while 19% said the condition of their home was poor.

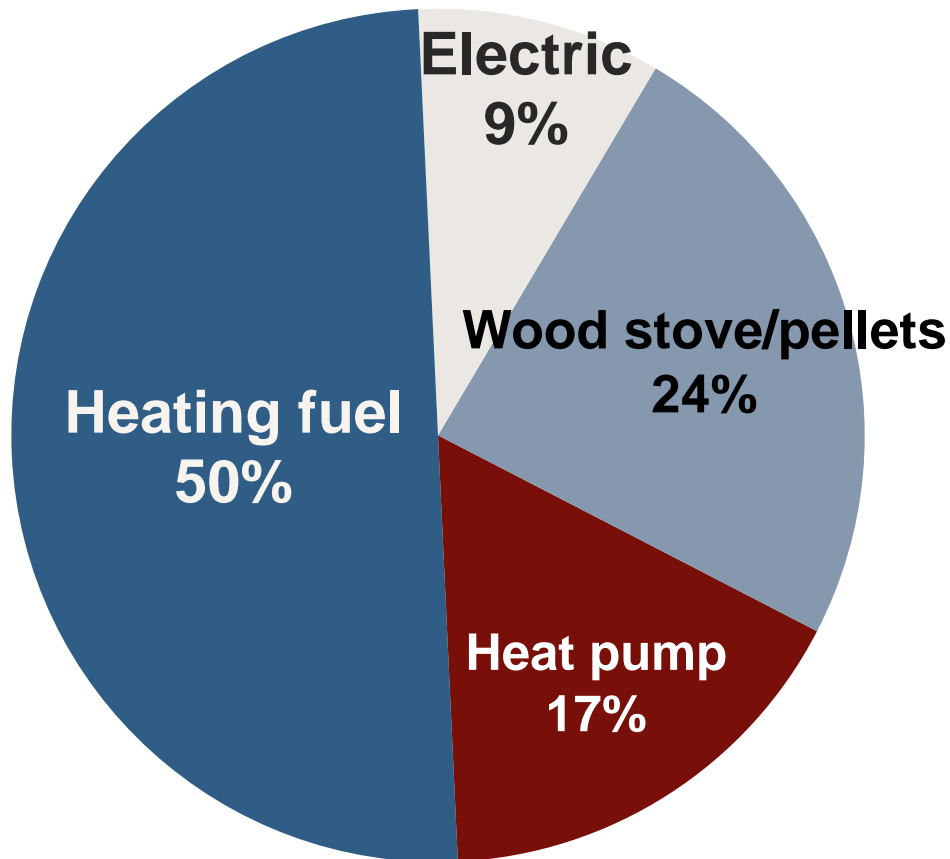
Compared to five years ago, 7% more respondents report their homes are in excellent condition, and 2% fewer respondents report they are living in poor conditions.

Angoon has among the lowest quality housing in the THRHA region.



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	6%	13%
Good (a few minor repairs would be nice)	26%	30%
Adequate (repairs needed to improve living conditions)	47%	38%
Poor (major repairs needed to make it safe and livable)	21%	19%
Not Livable (we are currently unable to live in our home)	0%	0%

What do you use primarily to heat your home?



Half of tribal respondents in Angoon heat their home using heating fuel, while 24% use wood or pellet stoves, and 17% use heat pumps — representing a significant shift from 2019. The average reported winter heating fuel cost was \$741 per month. Overall, the average cost of heating was estimated at \$596 in a winter month. Most heating cost estimates are similar to five years previously, however the use of heat pumps appears to have reduced the overall costs of heating in Angoon.

Home Heating	Monthly Cost 2019	Monthly Cost 2024	2019	2024
Electric	\$258	\$184	6%	9%
Heat Pump	NA	\$481	0%	17%
Heating fuel	\$726	\$741	69%	50%
Wood stove/pellets	\$599	\$562	23%	24%
Overall Average	\$675	\$596		

An aerial, painterly illustration of a coastal town. In the foreground, a winding road curves through a residential area featuring a mix of housing: wooden houses with decks, mobile homes, and several RVs parked on lawns. The middle ground shows a dense cluster of colorful mobile homes and houses. In the background, a harbor with fishing boats is visible, surrounded by lush green mountains and a clear sky with a large eagle in flight.

Home Finances

Home Finances

What is the assessed value of your home?

Overall Average

2019	2024	Change
\$106,667	\$170,323	60%



Single Family Home

2019	2024	Change
\$111,935	\$163,077	46%

The average value of a housing unit owned by a respondent in Angoon is \$170,323 — representing a 60% increase from when this survey was fielded 5 years previously. Single family homes are valued at \$163,077, 46% more.

The average value of a housing unit owned by a respondent in the 12-community THRHA region is \$290,120 — representing a 56% increase from when this survey was fielded 5 years previously.

Across all Southeast Alaska homes, the median home value is \$387,000, a 30% 5-year increase, according to the American Community Survey. Across all Alaska single-family homes, the average single family home value was \$366,483 in 2024, a 18% 5-year increase (according to Zillow).

What is your current mortgage or rent (excluding utilities)?



The average monthly rent paid by Angoon tribal householders is \$998, an 86% 5-year increase; while the average mortgage is \$868, a 27% decrease from 2019. These figures do not include utilities. Households were asked how much rent or mortgage they could reasonably afford, regardless of what they are paying. On average, they could afford \$604 in rent (39% less than the average rent) and \$463 for a mortgage (47% less). Thirty-eight percent of Angoon tribal households own their own homes, but no longer have a mortgage - a figure with very little change over the past 5 years.

Angoon and Kake have lowest mortgage costs in the THRHA region.

Across all Southeast Alaska households (tribal and non-tribal) the average rent is \$1,271, a 15% 5-year increase.

Average Rent

2019	2024	Change	Can Afford
\$537	\$998	86%	\$604

Average Mortgage

2019	2024	Change	Can Afford
\$1,188	\$868	-27%	\$463

Households with no Mortgage

2019	2024	Change
37%	38%	1%

By Community

Community	Rent	Mortgage	Can Afford
Angoon	\$998	\$868	\$558
Craig	\$939	\$1,257	\$943
Douglas	\$1,193	\$1,673	\$1,137
Juneau	\$1,310	\$1,912	\$1,260
Kake	\$808	\$864	\$786
Kasaan	\$484	\$2,223	\$810
Klawock	\$863	\$1,330	\$1,050
Petersburg	\$1,234	\$1,407	\$1,048
Saxman	\$1,109	\$1,469	\$1,047
Skagway	\$741	\$2,112	\$1,503
Wrangell	\$888	\$1,526	\$1,048
Yakutat	\$1,087	\$1,335	\$1,012

Can Reasonably Afford = **\$558/month**

What is your approximate annual household income?

Average Household Income

2019	2024	Change
\$34,182	\$54,286	59%



Rental Households

2019	2024	Change
\$28,455	\$50,600	78%

Owner Households

2019	2024	Change
\$43,240	\$51,091	18%

By Community

Community	2019	2024	Change
Angoon	\$34,182	\$54,286	59%
Craig	\$56,911	\$78,147	37%
Douglas	\$74,290	\$74,394	0.1%
Juneau	\$74,290	\$80,504	8%
Kake	\$50,644	\$53,816	6%
Kasaan	\$39,111	\$55,500	42%
Klawock	\$66,094	\$69,144	5%
Petersburg	\$61,097	\$71,275	17%
Saxman	\$40,161	\$69,288	73%
Skagway	\$93,364	\$100,533	8%
Wrangell	\$75,221	\$70,395	-6%
Yakutat	\$63,655	\$80,594	27%

The average income of tribal households (of those reporting an income above \$0) in Angoon is \$54,286, a 59% increase over five years earlier. Those paying rent had an average household income of \$450,600, a 78% increase; while those who own their own homes earn an average of \$51,091 annually, 18% more than in 2019.

Skagway tribal households report the highest average household income in the THRHA region, while Kake households earn the least.

Across all Southeast Alaska homes, the median household income is \$91,700, a 22% five-year increase.

What is your approximate annual household income in Angoon? (By number of household members)

Household Income	Household Size (Number of People)								Total
	1	2	3	4	5	6	7	8	
Less than \$20,000	5.8%	3.8%	3.8%	5.8%	1.9%	0.0%	0.0%	1.9%	23%
\$20,000 - \$30,000	0.0%	5.8%	1.9%	1.9%	0.0%	5.8%	0.0%	0.0%	15%
\$30,100 - \$40,000	0.0%	7.7%	3.8%	0.0%	5.8%	1.9%	0.0%	0.0%	19%
\$40,100 - \$50,000	1.9%	1.9%	0.0%	3.8%	0.0%	0.0%	0.0%	1.9%	10%
\$50,100 - \$60,000	0.0%	0.0%	0.0%	3.8%	1.9%	0.0%	0.0%	0.0%	6%
\$60,100 - \$70,000	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	2%
\$70,100 - \$80,000	0.0%	0.0%	1.9%	1.9%	0.0%	3.8%	0.0%	0.0%	8%
\$80,100 - \$90,000	1.9%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4%
\$90,100 - \$100,000	1.9%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	4%
\$100,100 - \$125,000	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	2%
\$125,100 - \$150,000	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2%
\$150,100 - \$200,000	1.9%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4%
\$200,000 or more	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	2%
Total	13%	25%	13%	23%	10%	12%	0%	4%	100%

This table can be used to better understand the number of people in the community living in each income level, as well as how many people per household make up the tribal households in Angoon. Nearly a quarter (23%) of households earn \$20,000 or less annually; while 10% earn more than \$100,000 annually. Thirty-eight percent of all Angoon tribal households have 1-2 household members, while 25% of households contain five or more residents.

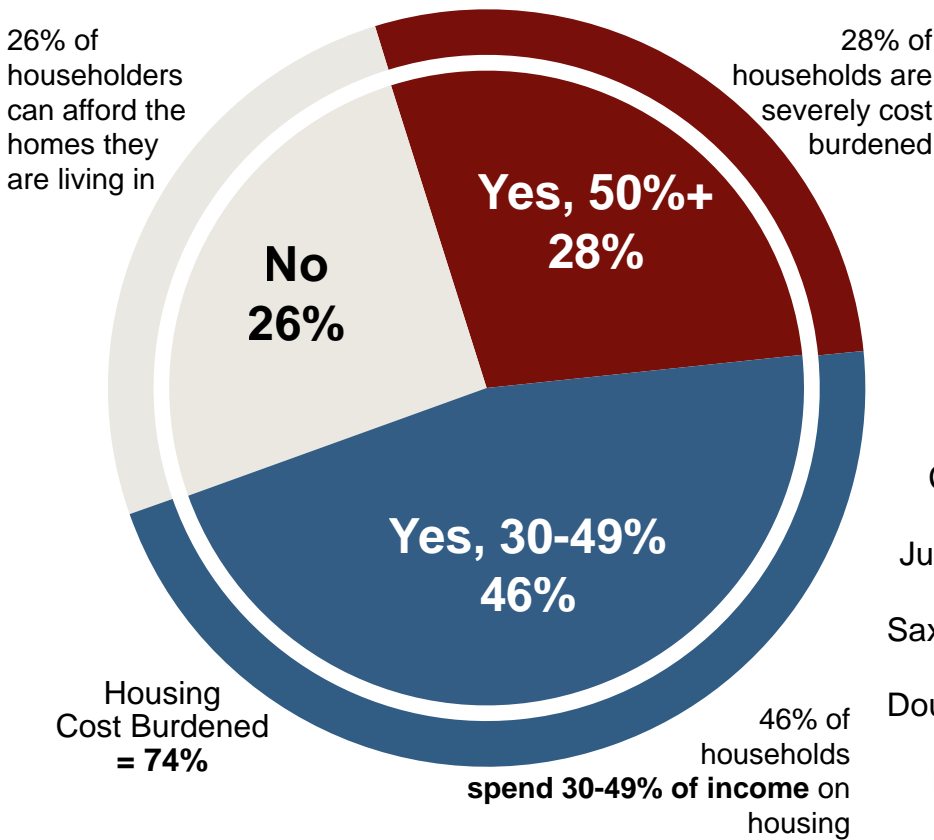
Housing and Urban Development Angoon Income Limits (By number of household members)

HUD Income Limits by Household Size for Angoon								
Household Income	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$19,750	\$22,600	\$25,400	\$28,200	\$30,500	\$32,750	\$35,000	\$37,250
Very Low (50%) Income	\$32,900	\$37,600	\$42,300	\$47,000	\$50,800	\$54,550	\$58,300	\$62,050
Low (80%) Income Limits	\$52,650	\$60,200	\$67,700	\$75,200	\$81,250	\$87,250	\$93,250	\$99,300

Percentage of Angoon households within HUD Income Limits (by number of household members)									
Household Income	1	2	3	4	5	6	7	8	Housholds in category
Extremely Low (30%) Income Limits	6%	8%	4%	8%	2%	8%	0%	2%	37%
Very Low (50%) Income Limits	6%	17%	10%	10%	8%	8%	0%	4%	62%
Low (80%) Income Limits	8%	19%	10%	17%	10%	12%	0%	4%	79%

According to HUD's 2023 income limits, 79% of Angoon households are low income (down from 84% in 2019), 62% are very low income (in 2019 it was 71%), and 37% are extremely low income (down from 59% in 2019).

Do you spend more than 30% of your household income towards housing costs?



Cost %	2019	2024
Less than 30%	21%	26%
30-49%	62%	46%
50%	17%	28%

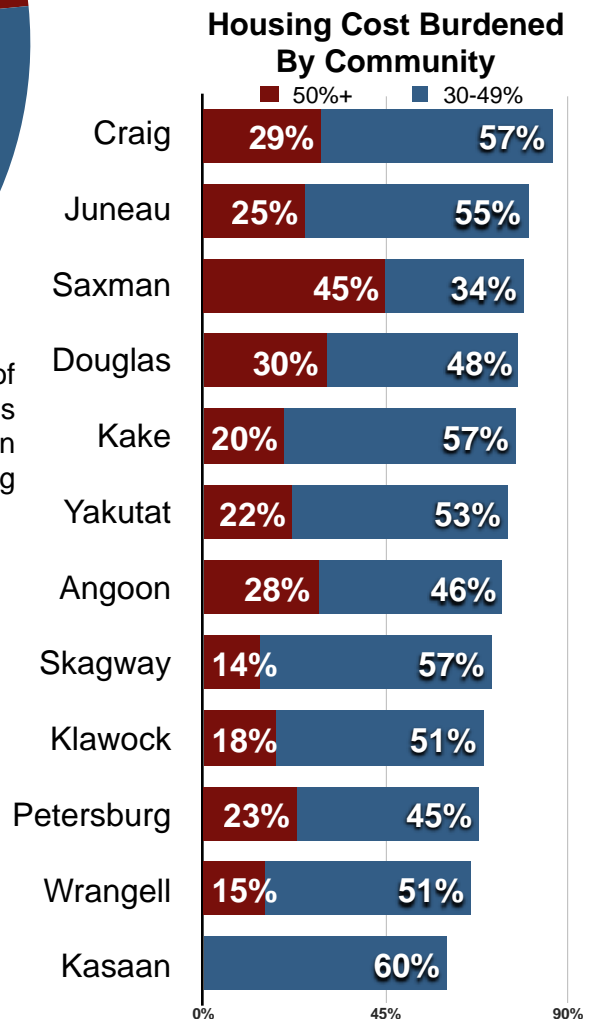
Costs of housing are a burden or severe burden to 74% of survey respondents. Approximately a quarter of tribal households (26%) have affordable costs.

The 74% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 28% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

Among renters, 91% are housing cost burdened compared to 65% of all homeowners.

Note that the 27% that said they are uncertain regarding what portion of their total household income goes toward housing costs were excluded from the above calculations.

Tribal households in Craig are the most likely to be housing cost burdened, followed by Juneau and Saxman.



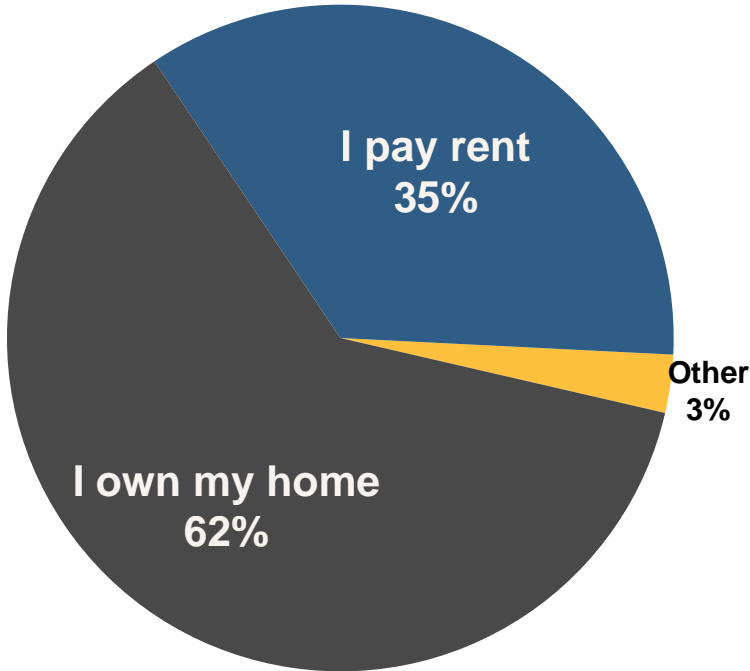
Housing costs for renters include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

Householders



Householders

What is your current housing situation?

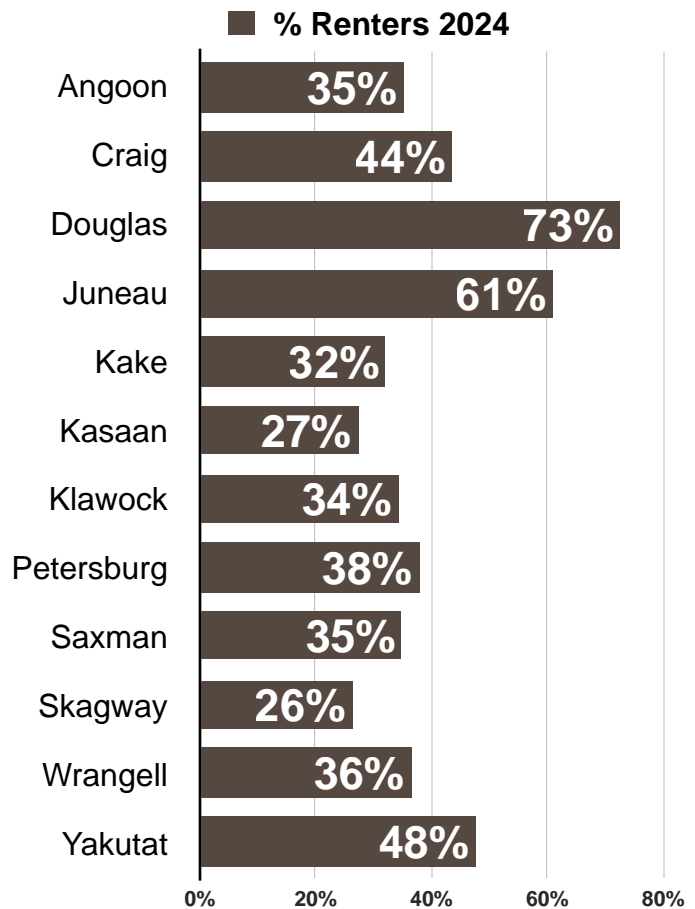


Answer Options	2019	2024
Owned with a mortgage	14%	24%
Owned without a mortgage	37%	38%
Rental	32%	35%
Other	18%	3%

Approximately a third (35%) of Angoon tribal households live in a home that they rent. Another 62% own their homes. This includes 38% of respondents who own their home and no longer pay a mortgage. These numbers remain similar to five years ago. However, five years ago a number of respondents named themselves as the caretaker of an owned home. This time these responses were correctly identified as owned (non-rented) home.

Tribal households in Douglas have the highest rates of rental (73%) while Skagway residents are the least likely to rent (26%).

Across all Southeast Alaska homes (including non-tribal) 38% of households are rented, up from 35% five years ago.



Number of People per Household

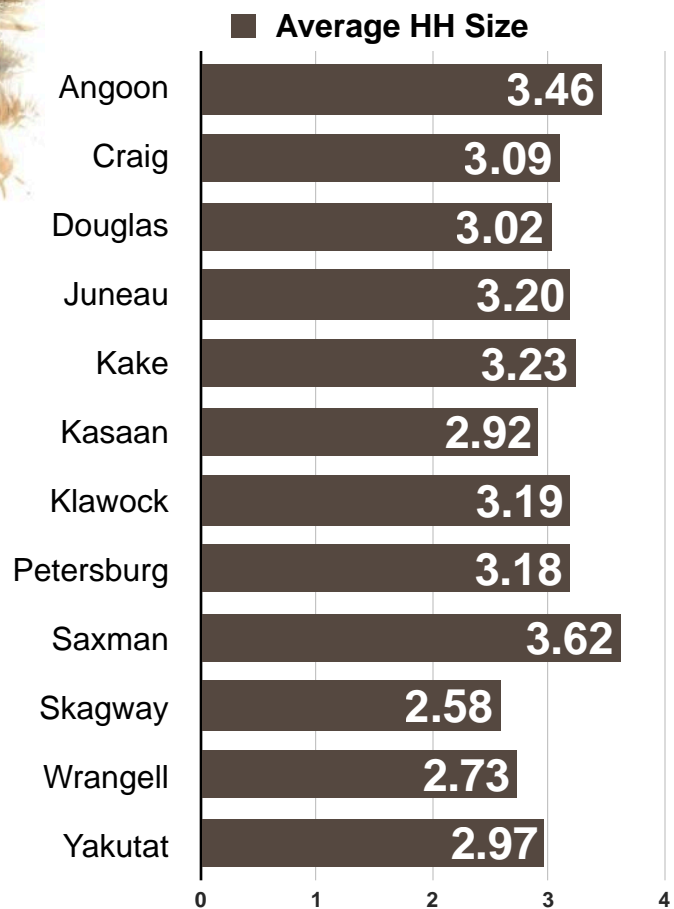


Across all Angoon homes the average household size is 3.5, up from 3.3 five years ago, an 6% increase.

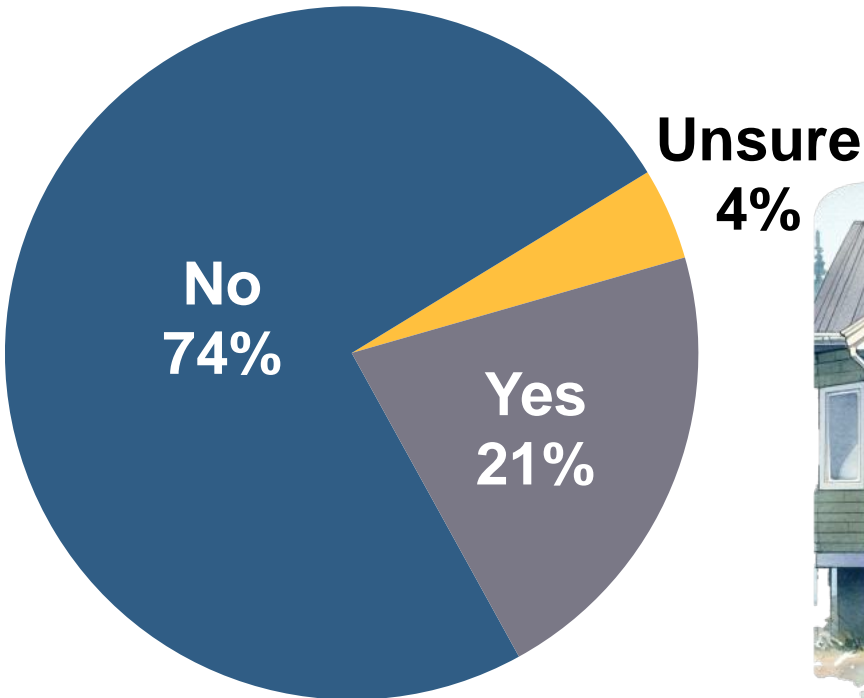
On average, Skagway homes have the fewest members in the region at 2.6, while Saxman homes have the most household members, at 3.6.

Average Household Size

2019	2024	Change
3.3	3.5	6%

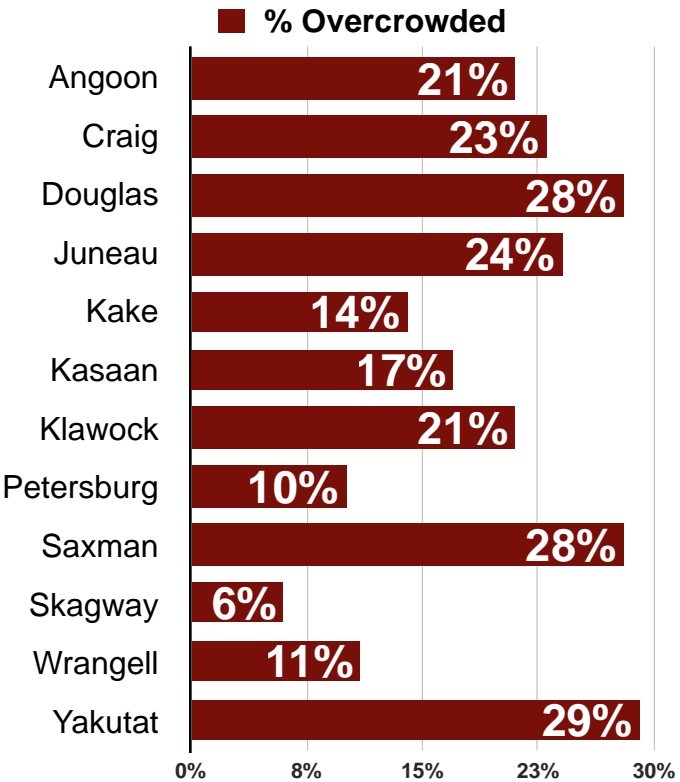


Is your home overcrowded?

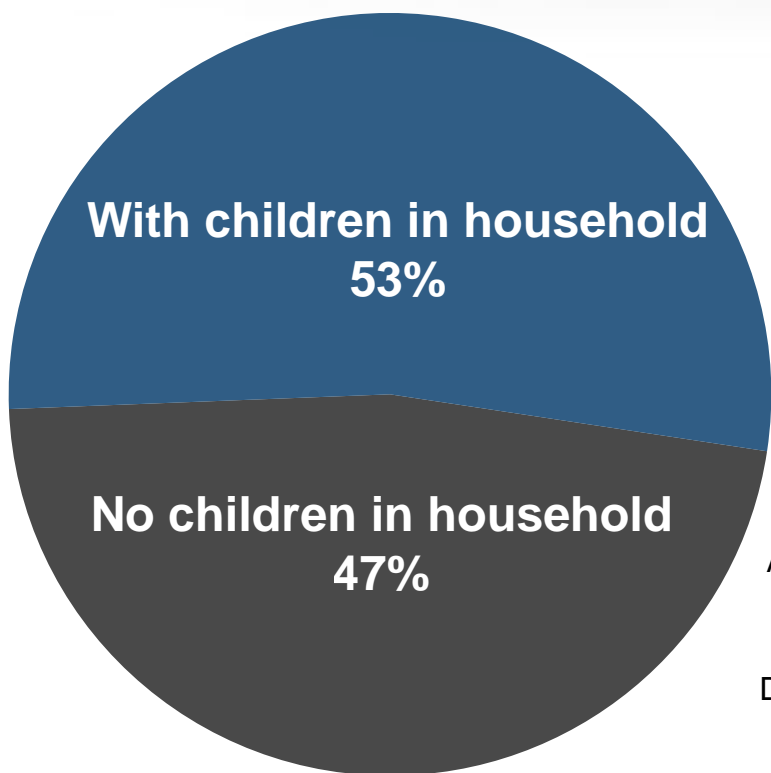


Average Household Size = 3.5

Twenty-one percent of Angoon households surveyed say their homes are overcrowded, a decrease from 21% five years ago. The overall average household size is 3.5 members.



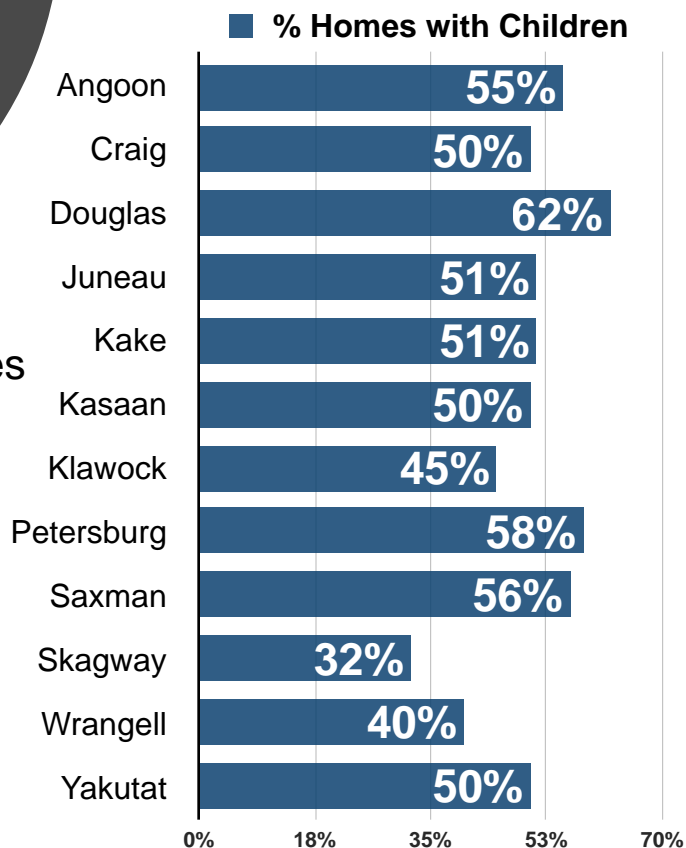
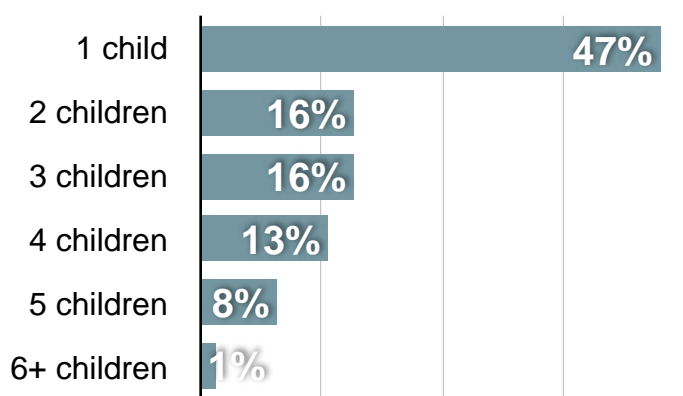
How many children under age 18 live in your household?



Estimated Total Kids

125

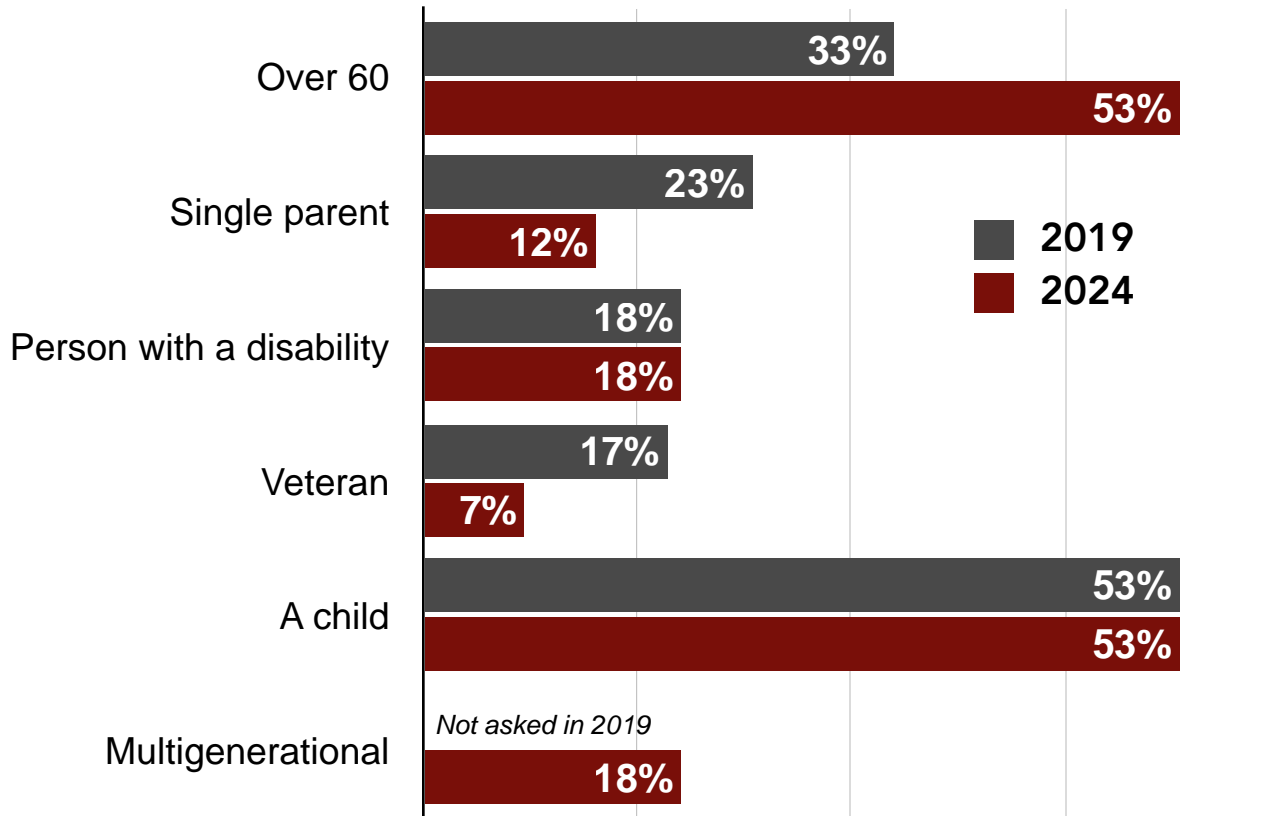
Average number of children in homes with children = 2.2



Just over half of Angoon tribal households (53%) have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 2.2, up from 2.1 in 2019. For homes with children, 47% have one child, 16% have two children, and 37% have three or more children. There are an estimated 125 children in Alaska Native homes in Angoon.

Members of Household

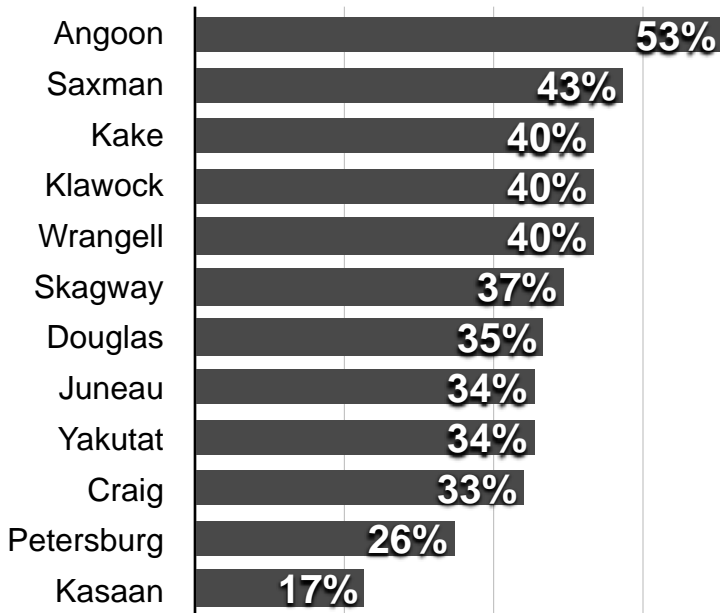
Household Members Include



More than half (53%) of Angoon tribal households contain a person over the age of 60; representing a significant increase from 2019 when only a third of Angoon tribal households had a person aged 60 or older. Half (53%) of all tribal households in the THRHA include children, identical to five years earlier. Twelve percent of all homes contain a single parent, down from 23%.

The number of households containing a person with a disability remained identical to five years ago; while the number of households with a veteran changed from 17% to 7%. In 2024, 18% of all tribal homes contain both grandparents and grandchildren.

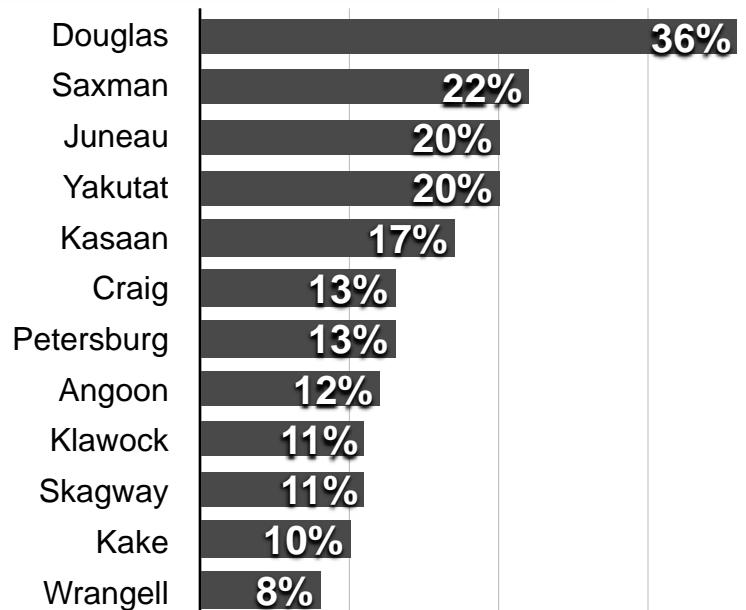
Percentage of Tribal Households in THRHA Region with a 60+ Year Old



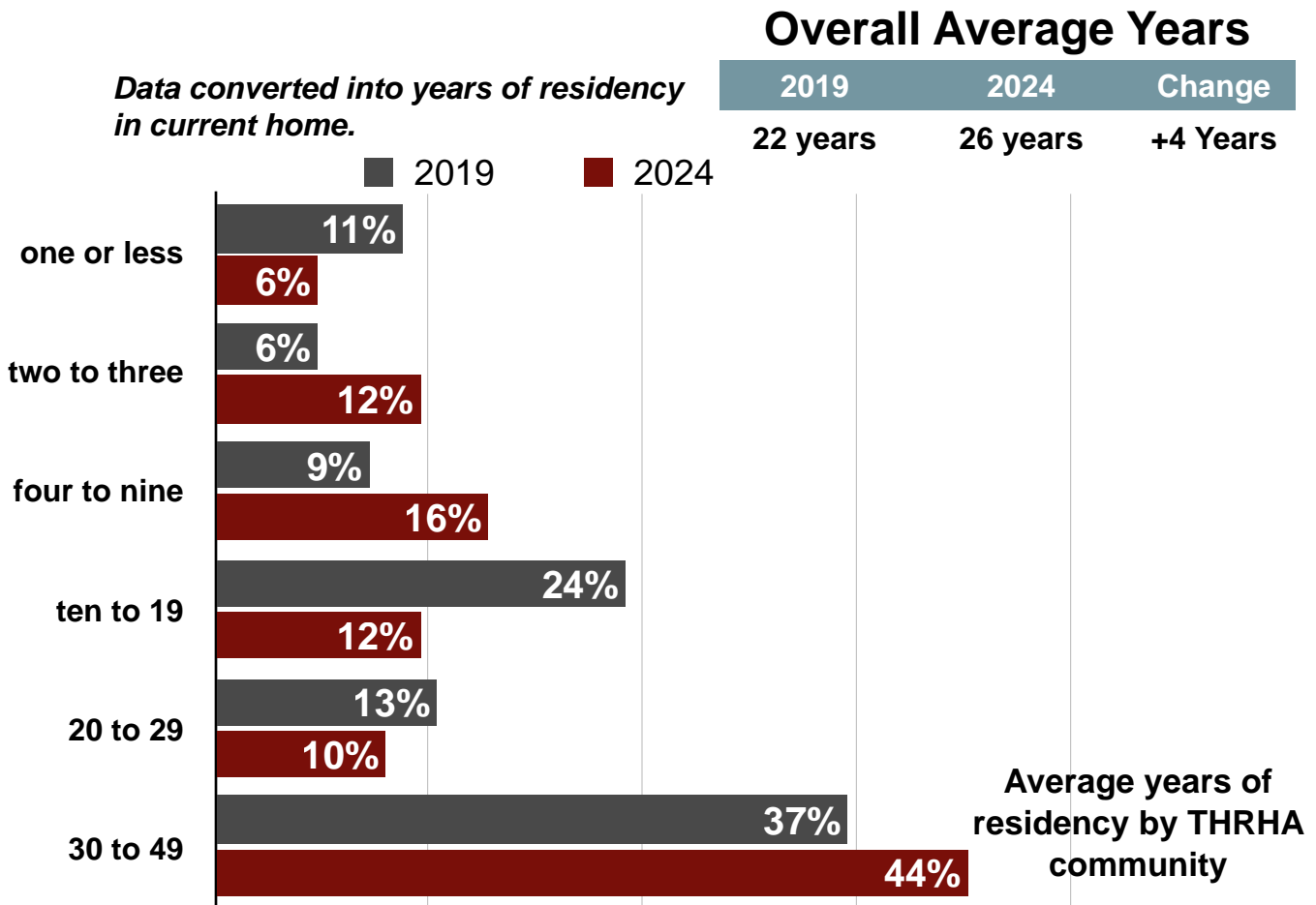
Kasaan has the lowest percentage of households with a member over 60, followed by Petersburg. Angoon has the highest percentage of households containing older residents. More than half (53%) of Angoon households have a person over 60, followed by Saxman (43%).

Percentage of Tribal Households in THRHA Region with a Single Parent

Wrangell has the lowest percentage of single parent households, while Douglas has the highest. In Douglas, more than one-third (36%) of all tribal households are single-parent households.



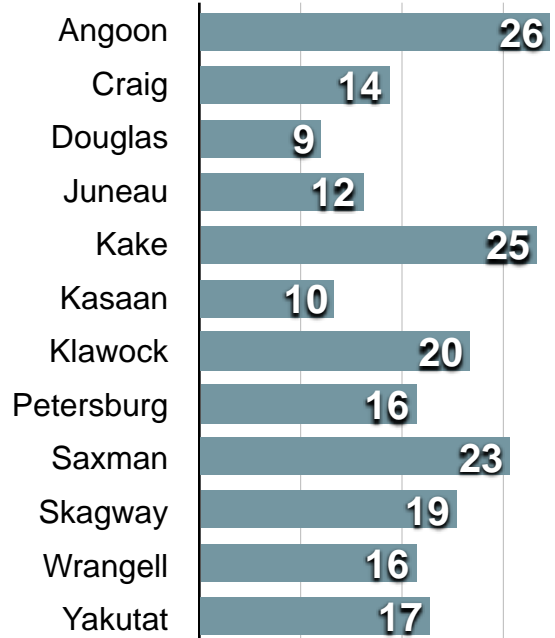
What year did you (or first household member) move into your current home?



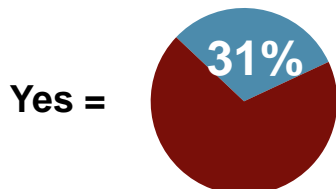
Fifty-four percent of Angoon tribal households have lived in their home for more than 20 years, and another 12% have lived in their homes more than 10 years but fewer than 20. Six percent have lived in their homes 1 year or less — down from 11% in 2019.

The average tenure of a Angoon tribal household at the point this survey was conducted was 26 years, four years shorter than the last time this survey was conducted in 2019.

Angoon has the longest family household longevity of any community in the THRHA region.

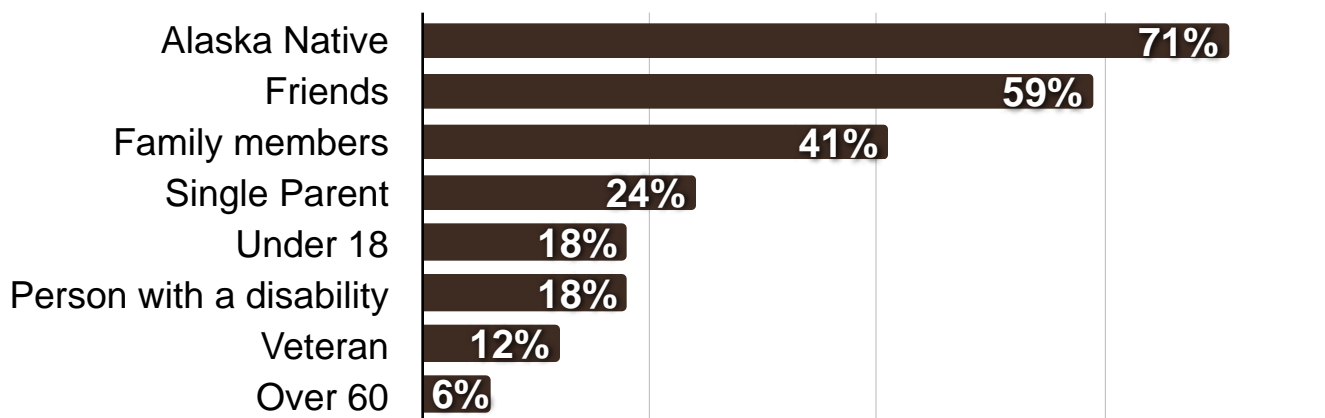


Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



Approximately a third (31%) of all tribal households in Angoon opened their homes overnight to a person or persons experiencing homelessness in the past year.

Please check all that apply to describe the person or persons experiencing homelessness that stayed in your home: (mark all that apply)



Average number of nights per household per year (among households hosting homeless)

= **83**

Estimated Total Nights

2,750

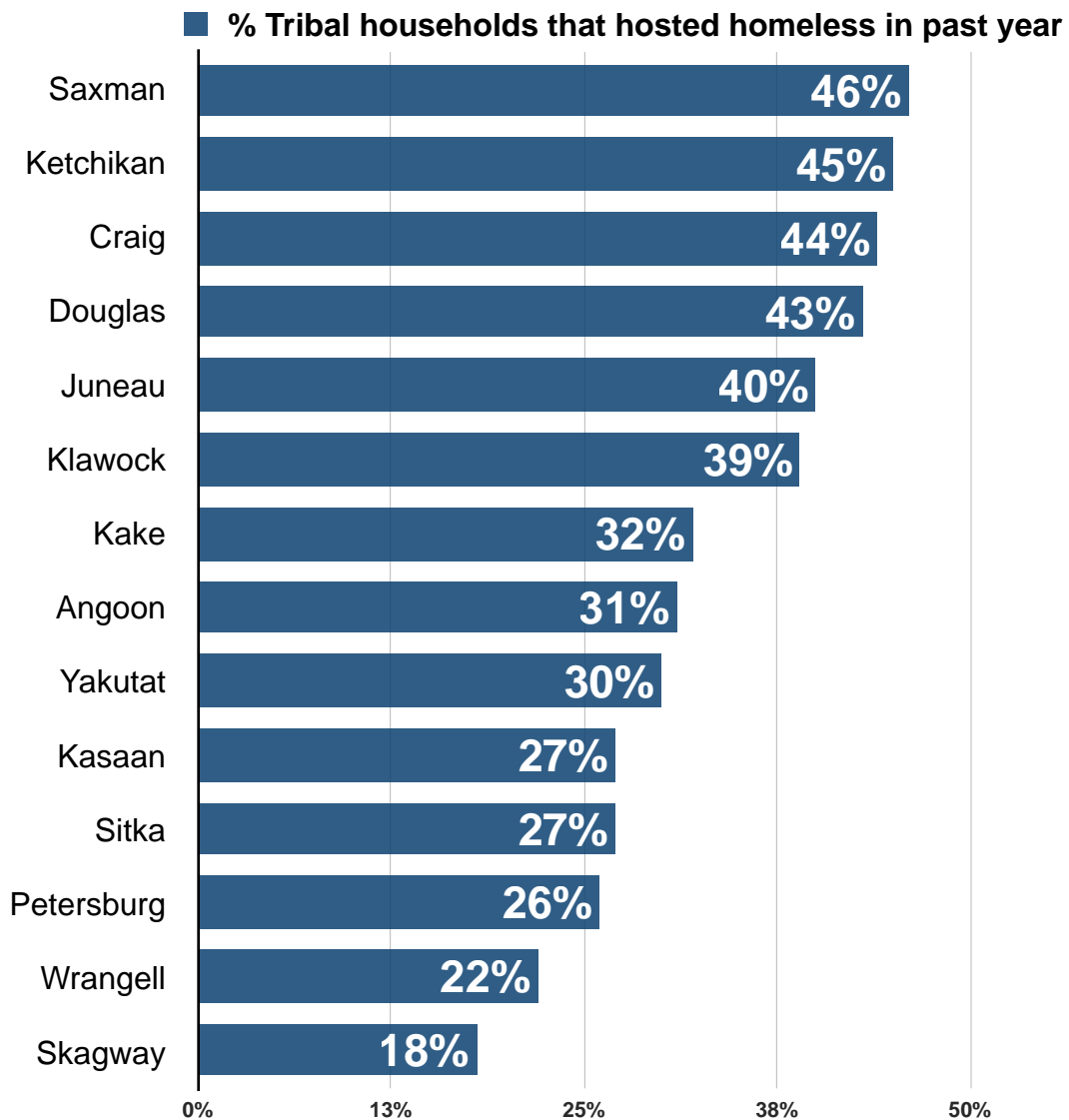
Estimated Total Value

\$126,600

Angoon tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. A third (31%) said they had, for an average of 83 nights per household, including 13% that had a homeless person living with them for the entirety of last year. Those who received overnight accommodation included single parents (24%), children (18%), those with a disability (18%), and those over 60 (6%). Alaska Native households in Angoon are estimated to have provided approximately 2,750 nights of lodging to homeless individuals in the past year. In Juneau, the cost of housing the homeless per person per night over the last year was \$46, according to the Glory Hall, so the in-kind value to the community of homeless accommodation by tribal households in the THRHA regional last year was approximately \$126,600.

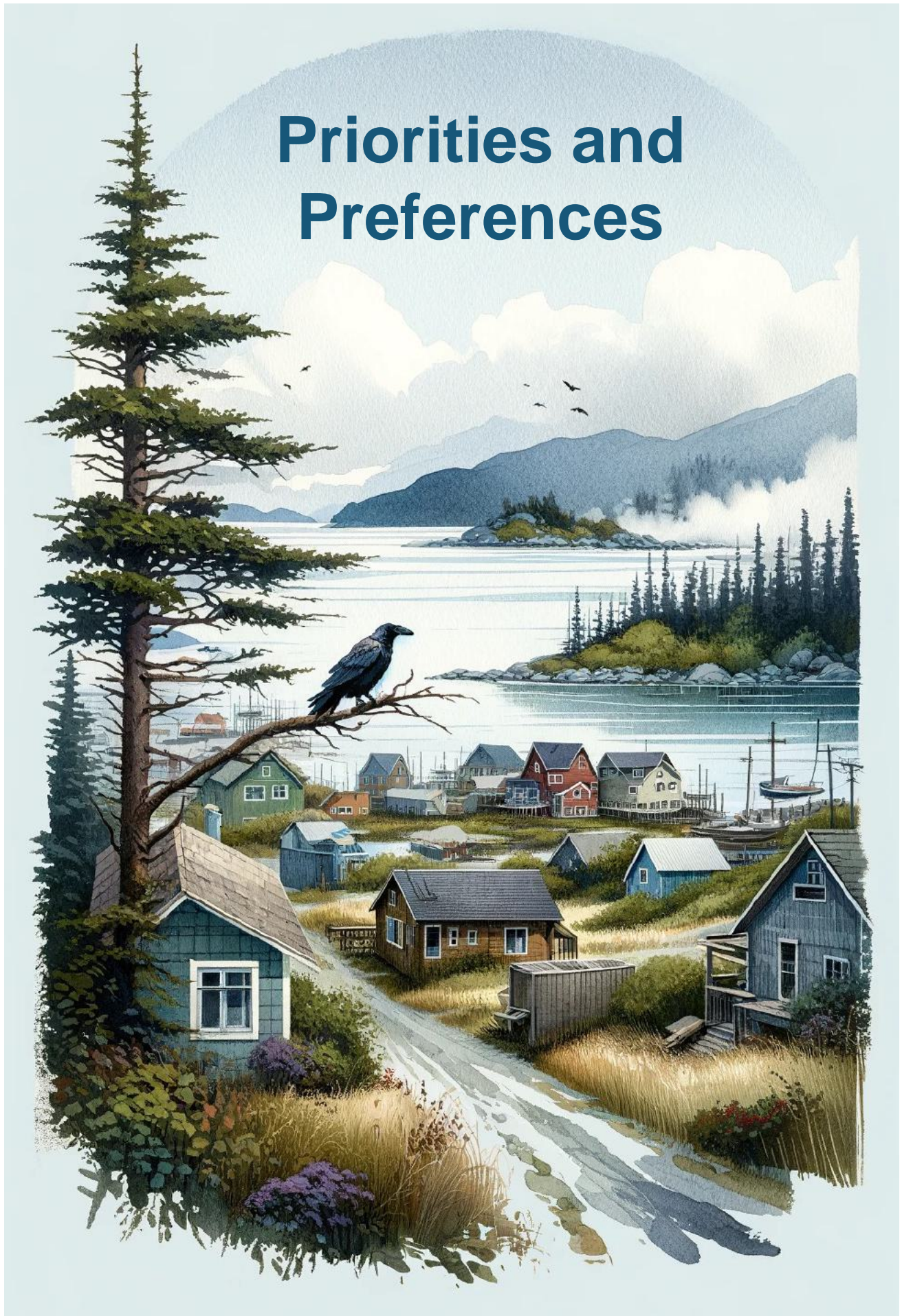
Homelessness: Percentage of tribal households that opened their homes by community

Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



A very significant amount of tribal households in the region open their homes to those experiencing homelessness. Saxman households were most likely to host homeless individuals (46%), while Skagway was least likely (18%, still a significant amount). While Sitka and Ketchikan are not part of the THRHA region, recent study findings in each of those communities are included above.

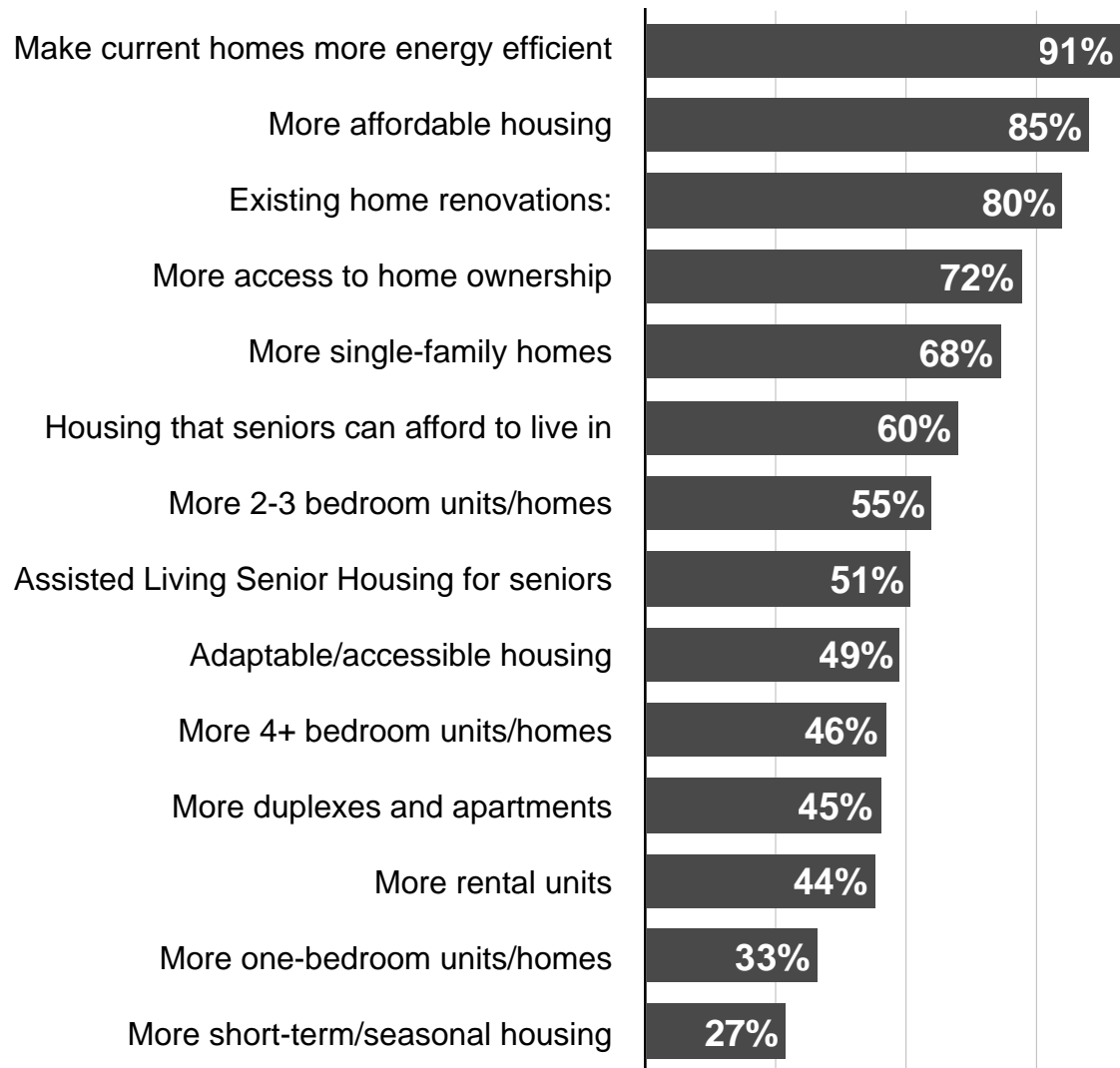
Priorities and Preferences



Priorities and Preferences

How important are the following tribal housing needs?

Respondents saying this has a high level of demand or need



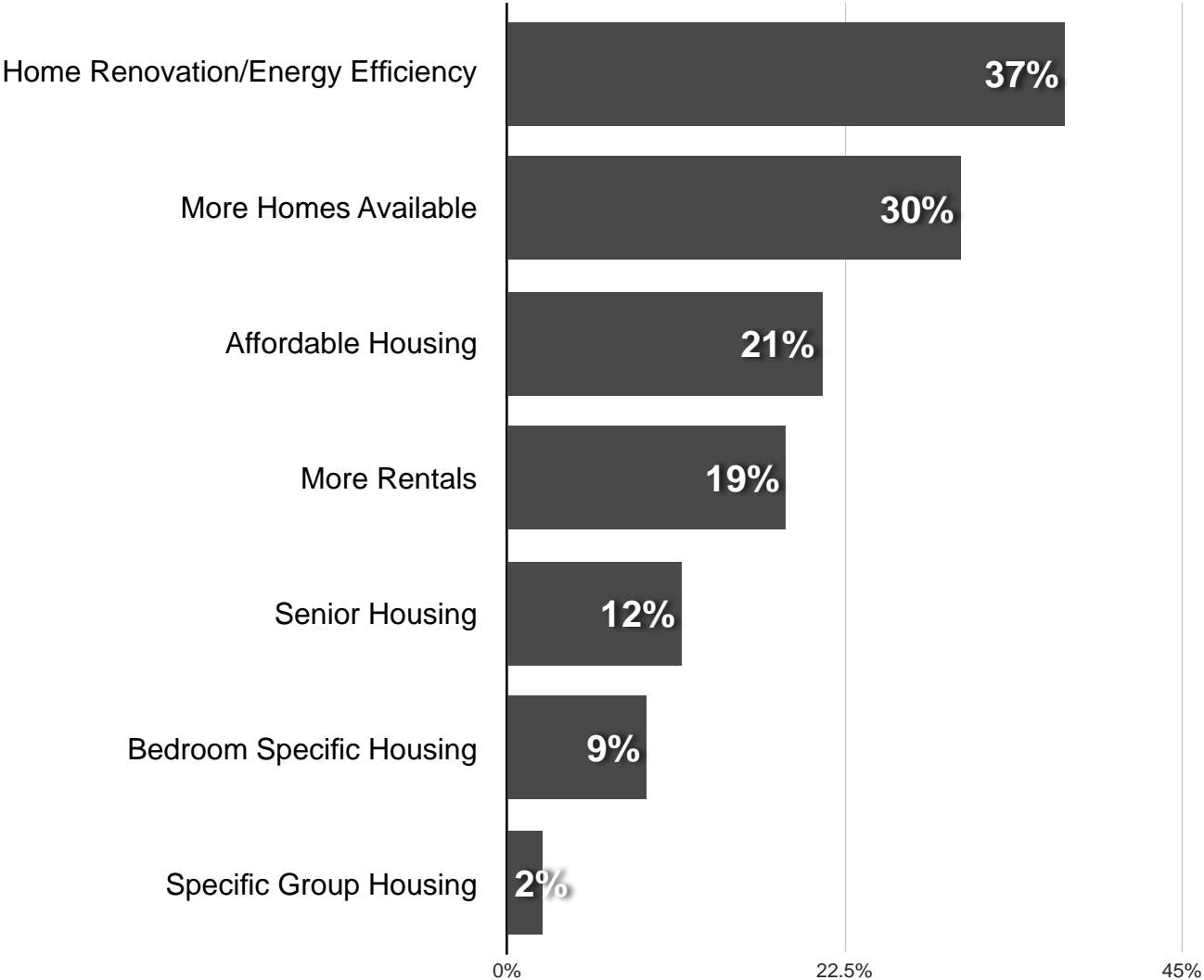
Survey respondents indicated that the most pressing housing need in Angoon is more energy efficient housing, which 91% of survey respondents say has a high level of demand. This is followed by more affording housing (85%), and renovations of existing homes (80%). The following table shows a breakdown of responses to these questions and responses.

How important are the following tribal housing needs?

Answer Options	High level demand/ need	Medium level demand/need	Low level demand/ need	No need or demand at this time	We need less of this
Make current homes more energy efficient, reducing energy costs	91%	8%	2%	0%	0%
More affordable housing	85%	11%	4%	0%	0%
Existing home renovations: Improve quality of existing home	80%	19%	0%	2%	0%
More access to home ownership	72%	20%	7%	0%	0%
More single-family homes	68%	26%	6%	0%	0%
More 2-3 bedroom units/ homes	55%	37%	8%	0%	0%
Housing that seniors can afford to live in.	60%	33%	4%	2%	2%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely.	51%	40%	9%	0%	0%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	49%	34%	13%	4%	0%
More 4+ bedroom units/ homes	46%	40%	10%	2%	2%
More rental units	44%	31%	21%	2%	2%
More duplexes and apartments	45%	33%	16%	2%	4%
More one-bedroom units/ homes	33%	45%	18%	2%	2%
More short-term/seasonal housing	27%	27%	35%	8%	2%

What is the single most important tribal priority for housing in your community?

Analysis of open ended responses to top priority

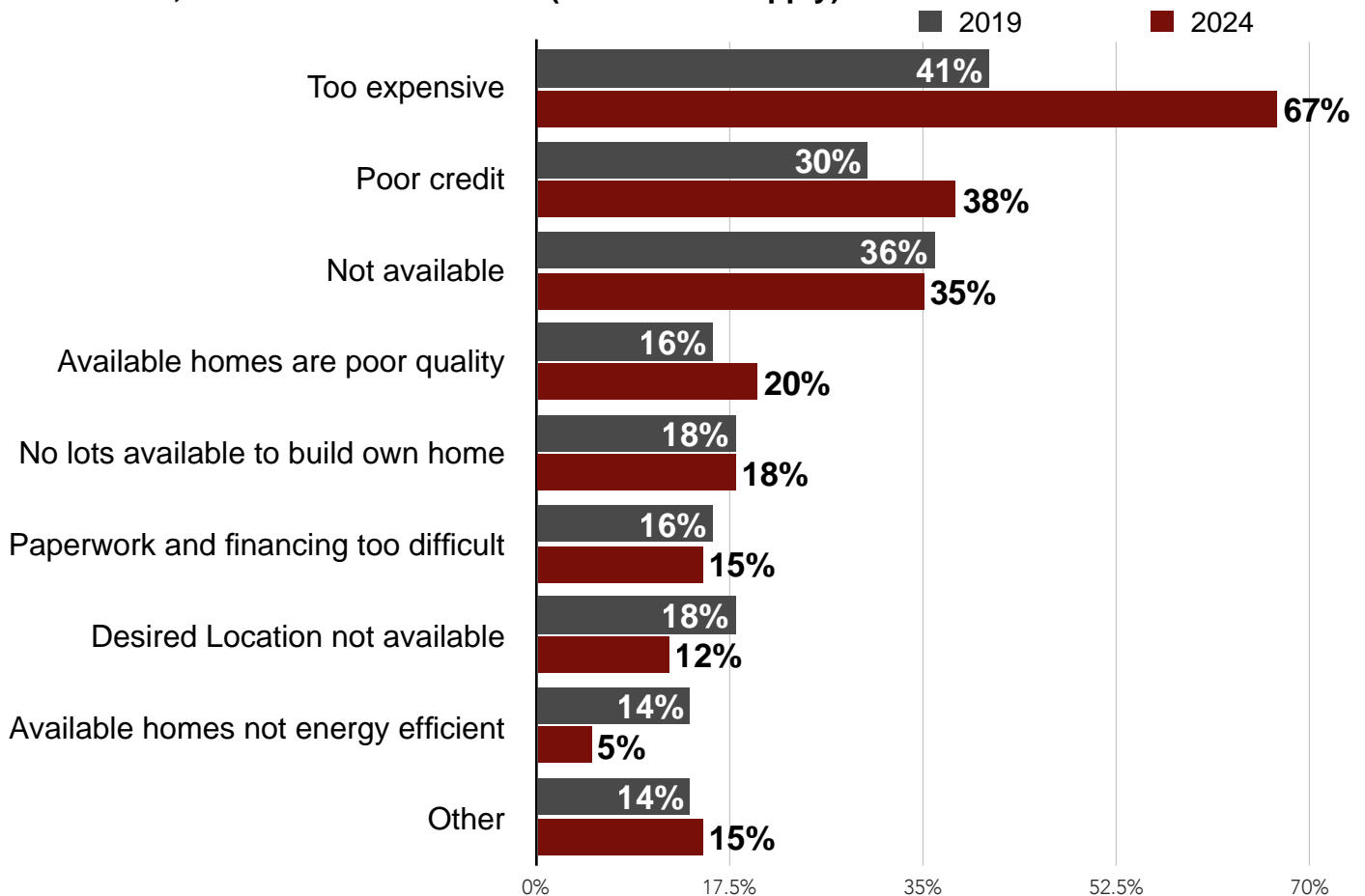


Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 7 comment categories. Thirty-seven percent of respondents want home renovation or energy efficiency upgrades. Thirty percent of respondents would like more available housing. More affordable housing was the top answer of 21% of all respondents. If a respondent indicated multiple priorities, each was captured in the chart above - so that totals exceed 100%.

Household members that would prefer to own a home but do not

Would you, or any member of your household, prefer to own a home but do not?	Response Percent
Yes	59%
No	7%
Maybe	13%
Not applicable	21%

If you, or household members living in your housing unit, would prefer to own a home but do not, what are the obstacles? (mark all that apply)

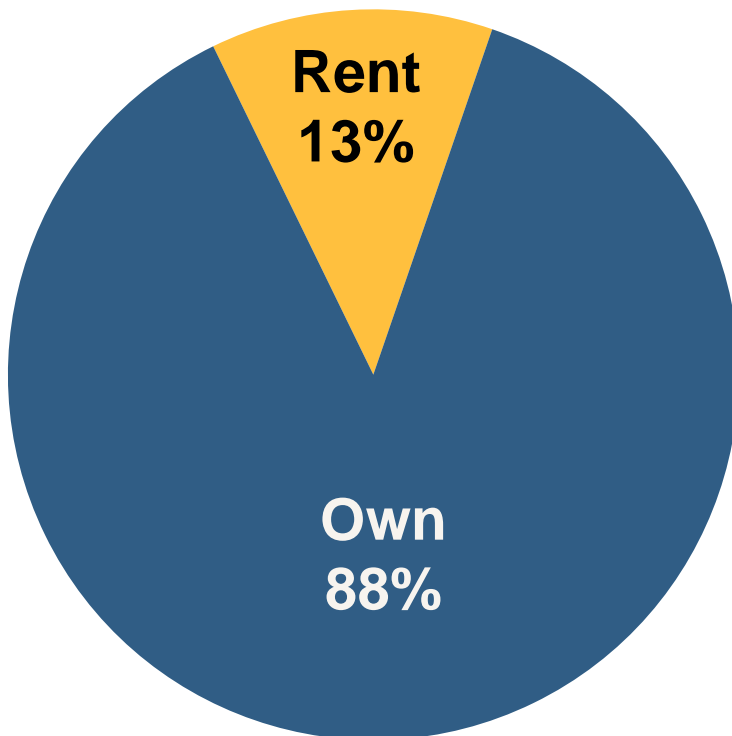


More than half of Angoon tribal households responding (59%) noted that they have member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 67% of respondents, representing a 26% increase over the last time this question was asked in 2019.

The next top answer was ineligibility due to poor credit (38%), followed by a general lack of availability (35%).

Regardless of your housing situation now, would you prefer to rent or own?

I would prefer to:



While only 62% of respondents in this survey currently own their own home, 88% of all respondents said they would prefer to own their own home rather than rent.

Additional Findings

What type of housing program are you most interested in, either now or in the future?

Answer Options	Response Count
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.	20
Access to funding to help renovate my home.	18
I have land and need access to a loan to build my own home.	11
Home maintenance education program.	8
I am not interested in a housing program at this time.	6
I would like to participate in a “sweat equity” housing program, where I help build my home.	5
A rental unit to move into.	4
Financial literacy program.	4

How many bedrooms are in your

Average Number of Bedrooms

= 3

Does the head of household and/or their spouse identify themselves as Alaska Native or American Indian? The “head of household” is the person living or staying here in whose name this house, apartment or mobile home is owned, being bought, or rented. Check “yes” if either the head of household or their spouse identify as Alaska Native or American Indian.

Answer Options	Response Percent
YES, Alaska Native or American Indian (only or in combination with other races)	100%
NO, both head of household and spouse do NOT identify as Alaska Native or American Indian	0%

Do you currently reside in a home managed by Tlingit Haida Regional Housing Authority?

Answer Options	Response Percent
Yes	33%
No	53%
Not Sure	14%

Appendix



Single most important community tribal housing priority

Respondents were asked to state their top housing priority for their community. "What is the single most important tribal priority for housing in your community? (Examples include more homes available for purchase, more rentals, home renovation, increased energy efficiency, more senior housing, more 1-bedroom housing, etc.)" While there were 43 written responses, some included priorities in multiple categories.

Overall, tribal household members are concerned with the availability, affordability, and quality of housing. Respondents point to a need for diverse, affordable, and sustainable housing solutions that cater to all demographics within the community.

1. **More Available Housing**
2. **Home Renovation/Energy Efficiency**
3. **More Rentals**
4. **Housing Affordability**
5. **Senior Housing**
6. **Specific Housing by Number of Bedrooms**

All responses to this open-ended questions are presented below:

- 1-3 bedroom
- 3 bedrooms
- Affordable rentals or homes. The high cost of living is a struggle when the IRS already takes a percentage of pay and next Rental-buying a home demands 30 % of the same amount.
- affordable senior housing and making current homes more energy efficient.
- Better quality of homes at an affordable price. Possibly a section of small-tiny homes for couples to rent to own with a top off rate of \$500 a month.
- Energy efficient
- Fixing homes
- Fixing up homes
- Having housing for everyone
- Home renovation
- Home renovation
- Home renovation, I have been trying to get help on a mold issue for several years, my grandchildren are growing up in a mold home that was built by Tlingit and Haida and have not helped me on this issue. I have always put mold on my housing improvement applications with no response or action on this serious issue!!! Very disappointed!
- Home renovation, increased energy efficiency
- Home renovations
- Home renovations Increased energy Assisted living senior housing.
- Home repair assistance for existing homes
- Homes available for purchase
- Increase energy efficiency in the existing homes, younger population need cost effective housing with their income.
- Increased energy efficiency
- Make the homes more livable.
- Making homes more energy efficient due to high costs of heating and electricity
- More for purchase and rent
- More home availability
- More homes

- More homes available
- More homes available for purchase
- More homes available for purchase. Better quality renovations.
- More homes or rental for elders.
- More homes to rent to own would be nice.
- More housing for families
- More large family homes. 4-6 bedrooms.
- More low income
- More one bedrooms
- More renovation
- More renovations to the existing tribal homes, and lowering rent for current THRHA apartments/homes
- More rentals!
- Need more homes and would like something rent to own. Would love to know my money could be used for something useful not just tossing it when I know my kids can have a place called home when I pass.
- Rentals
- We need more safe, energy efficient, cost effective, affordable housing.
- Senior housing
- Tlingit and Haida
- We really need more home for families and rentals for seniors.

Provide any feedback you might have for Tlingit Haida Regional Housing Authority, such as things they do well, or recommendations for improvement

Respondents were asked to provide feedback to THRHA. A summary of comments by Angoon tribal households is below:

Key Positive Feedback Points:

1. **Assistance in Home Ownership:** Clients appreciate THRHA's efforts in aiding home ownership.
2. **Quality of Work:** Many respondents commend the quality of the work done, especially in carpentry and repairs, and the help provided to rural communities.
3. **Support for Local Hiring:** The practice of hiring local workers is valued.
4. **Engagement with Communities:** THRHA's willingness to work with families and engage through surveys and meetings is highly regarded.

Recommendations for Improvement:

1. **Immediate and Quality Repairs:** Emphasis on conducting repairs promptly with high-quality materials to ensure housing is in excellent condition for new and existing tenants. This includes addressing emergency repairs urgently, such as during winter for boilers and water pipes.
2. **Improved Communication:** Enhancing communication and transparency, especially in the application process for housing assistance, to ensure applicants are informed and do not miss out on necessary support.
3. **Adjustment of Financial Terms:** Suggestions to lower the contribution percentage for tenant-homebuyers and address the "low income" criteria to make housing more affordable and accessible, reflecting the actual cost of living and income levels in the community.
4. **Expansion and Renovation Assistance:** Providing more support for homeowners looking to expand or renovate their homes, including making the qualification process for assistance more inclusive for those who might be over traditional income thresholds but still unable to afford necessary improvements.

All responses to this open-ended questions are presented below:

- Assist clients in home ownership.
- Better work ethic
- Build new houses.
- Continued repairs that's needed and top of the line products and not the cheap stuff.
- Do repairs right away. When I moved in. It was not clean.
- Excellent work quality. And helping rural communities.
- Good job , thank for everything. For helping all the people and more.
- hiring local is what I appreciate, improve on emergency repairs like boilers and busted water pipes in the winter.
- Home repairs are always needed and appreciated ♡
- I applied for help years ago but was told that there was no money available, then I saw other people here getting help , what happened to my application, I need my roof replaced really badly. I need a new shower stall, mine has been leaking for over 10 years and I really need new kitchen cabinets and new countertops.
- I have a 2-story building with an apartment on top in an old restaurant on bottom, but it's currently not livable n would love to renovate n turn into a two-story house.
- I love how THRHA is willing to work with families.
- I recommend they improve on their communication with people filling out applications for assistance. They lack communication which causes customers to miss out on assistance needed to help them fix conditions of their homes.
- I would like to see the 30% be dropped to 20% since tenants-homebuyers pay their own electricity...
- It'd be cool if we can get some help adding rooms inside of our house. We have a whole upstairs that is empty which could be used for more rooms, another bathroom and an extra dining room or kitchen.
- Low income never pans out to be "low income" here in Angoon, the amount people pay in rent at the apartments surprises me!!!
- My apartment since I moved in here has never been renovated. Still the same rugs and need new screens.
- Need more home improvements.
- Our community would benefit from more assistance for renovation or repairs. We never qualify for assistance for repairing or renovating our home because we always over income! What's too much money? That is always the big question.
- Quality work
- Respond to applicants who apply for housing improvement so that their homes can be safe to live in!
- Thank you for the opportunity to participate in surveys and meetings to continue improving the housing needs of our communities.
- Thank you.
- They do excellent carpentry work and repairs.
- They do well at offering services and building homes for our tribal members.
- To get away from 30% of earned income and began looking for more affordable housing or grants. Most homes are being built by inexperienced workers (which I am grateful that they are learning) and shouldn't be charged as high for the home.
- We need all areas of the t&h housing to be graded from snow, make sure all areas are shoveled out not just certain areas, ants need to be taken care of I am asthmatic but buy my own chemicals 2 try to get rid of, been years now & have called THRHA numerous times, no help, I got sent to the hospital because of this, my doc was angry.

- We've always been denied due to income to renovate our home. Even if they say we earn too much it's not enough to live on to renovate 😞

