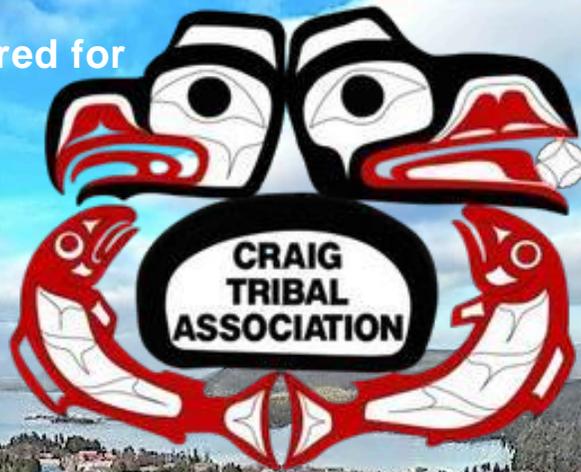


# Craig Community Tribal Housing Survey Analysis 2024

Prepared for



May 2024

Prepared by



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# Summary

## Key Findings and Analysis

Survey respondents indicated that the most pressing housing need for Craig tribal households is more affordable housing, which 96% of survey respondents say has a high level of demand. This is followed by a call to build more single-family homes (84%). Senior housing is also in high demand.

A followup open-ended question asking Craig tribal households for the most important tribal priority garnered similar feedback, with more homes available for purchase and housing that is more affordable overall 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.”

More than half (59%) of households surveyed live in single-family homes, 23% in multi-family units, and another 17% in mobile homes.

**“I would like my children to be able to stay in the Craig area. There are hardly any options for buying lots or even affording homes in this area. We also need rentals here that are not seasonal. Senior housing is an issue here too.” *Craig survey respondent***

Just over half (53%) of survey respondents own their homes in Craig. Another 46% rent their homes. Fifty-four 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 3.1 people, and 50% percent of surveyed households have children living in them. Thirteen percent of the households surveyed include a single parent, and 33% have a member over 60 years of age (up from 31% five years ago). Sixteen percent of households include a person with a disability, and 6% include a veteran.

Nearly half (44%) of all households surveyed reported opening their home to an individual experiencing homelessness over the past year.

Half of respondents indicate their homes are in good or excellent condition, while 12% of respondents said the condition of their homes was poor. Heating fuel is the primary way Craig tribal homes are heated (51% of homes), followed by electricity (16%) and heat pumps (15%).

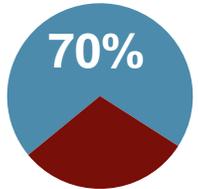
Craig respondents who are homeowners have an average monthly mortgage of \$1,257. Average rent is \$939, before utilities. The average annual household income is \$78,147. Eighty-six percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 29% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. Craig households are the most likely to be housing-cost-burdened in the 12-community THRHA region. On average, households say they can afford \$943 per month on rent or mortgage.

Fifty-five percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria, down from 67% in 2019.

# Craig Tribal Housing Infographic

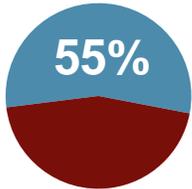
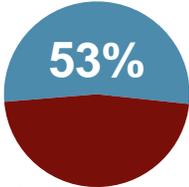
Alaska Native Households  
(estimated)

= **116**



of these  
Participated in the Survey

Homeowners =



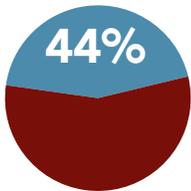
of Households are  
Low-Income

Average Home Value = **\$349,955**

Average Annual  
Household Income  
= **\$78,147**

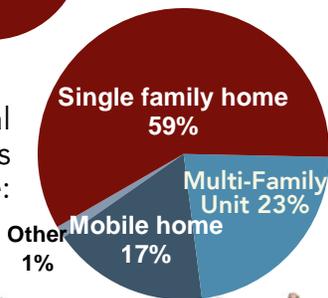


Average Mortgage = **\$1,257**  
Average Rent = **\$939**



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

Tribal  
households  
include:



People Per  
Household  
= **3.1**



Households Include:

33%

a member over 60

a single parent

13%

16%

a person with a disability

grandparents & grandchildren

10%

6%

a veteran

a child

50%

Average Residency  
in Home =

**14** Years

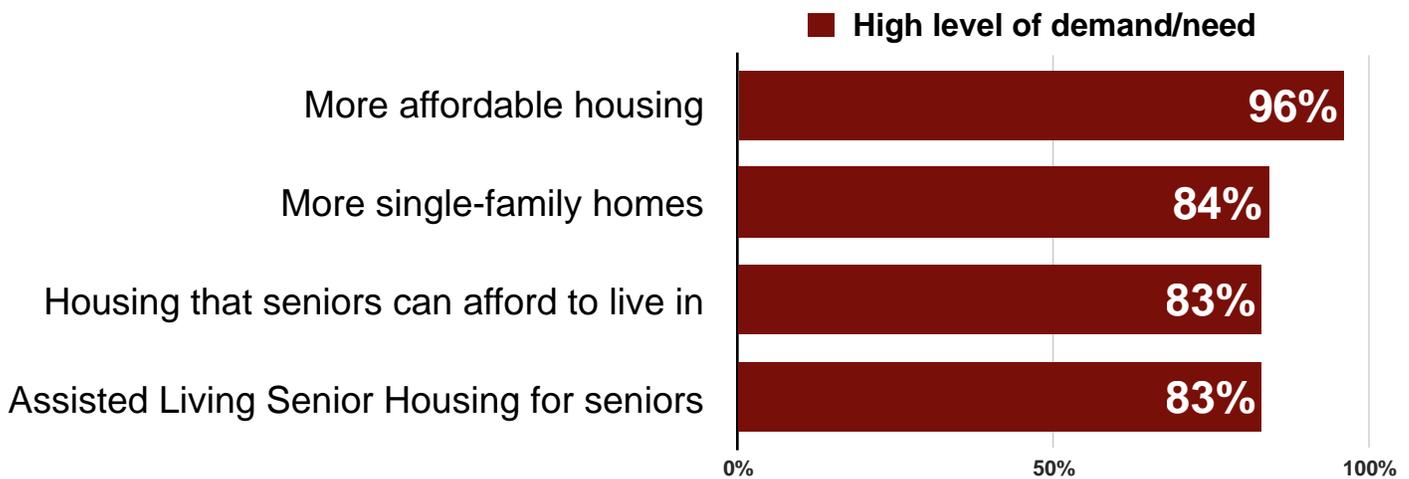
Average Home Age

= **39** Years



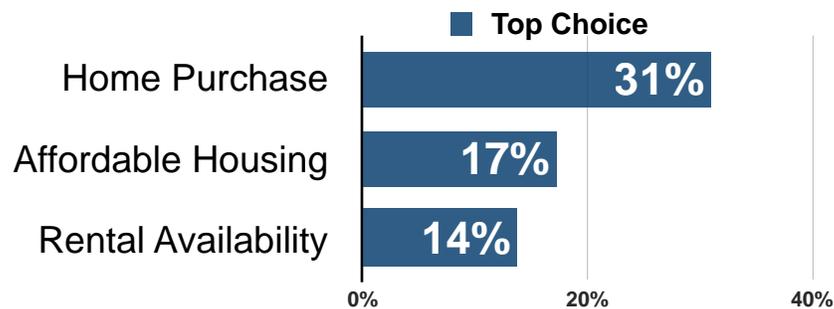
# THRHA Households Top Priorities

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



Respondents were asked to rate 14 housing options by level of demand. “More affordable housing” was rated as the having the highest level of demand or need in Craig (96%), followed by the need for more single-family homes (84%).

## 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-one percent said purchasing a home. Seventeen percent mentioned housing affordability. Fourteen percent of all respondents mentioned the need for more rental housing.

# 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 Craig.

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 81 tribal households in Craig responded to the survey. Responses received comprise an estimated 70% of all Alaska Native households in Craig. Due to this high response rate, the survey findings have a 95% confidence level with a 5.9% 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.

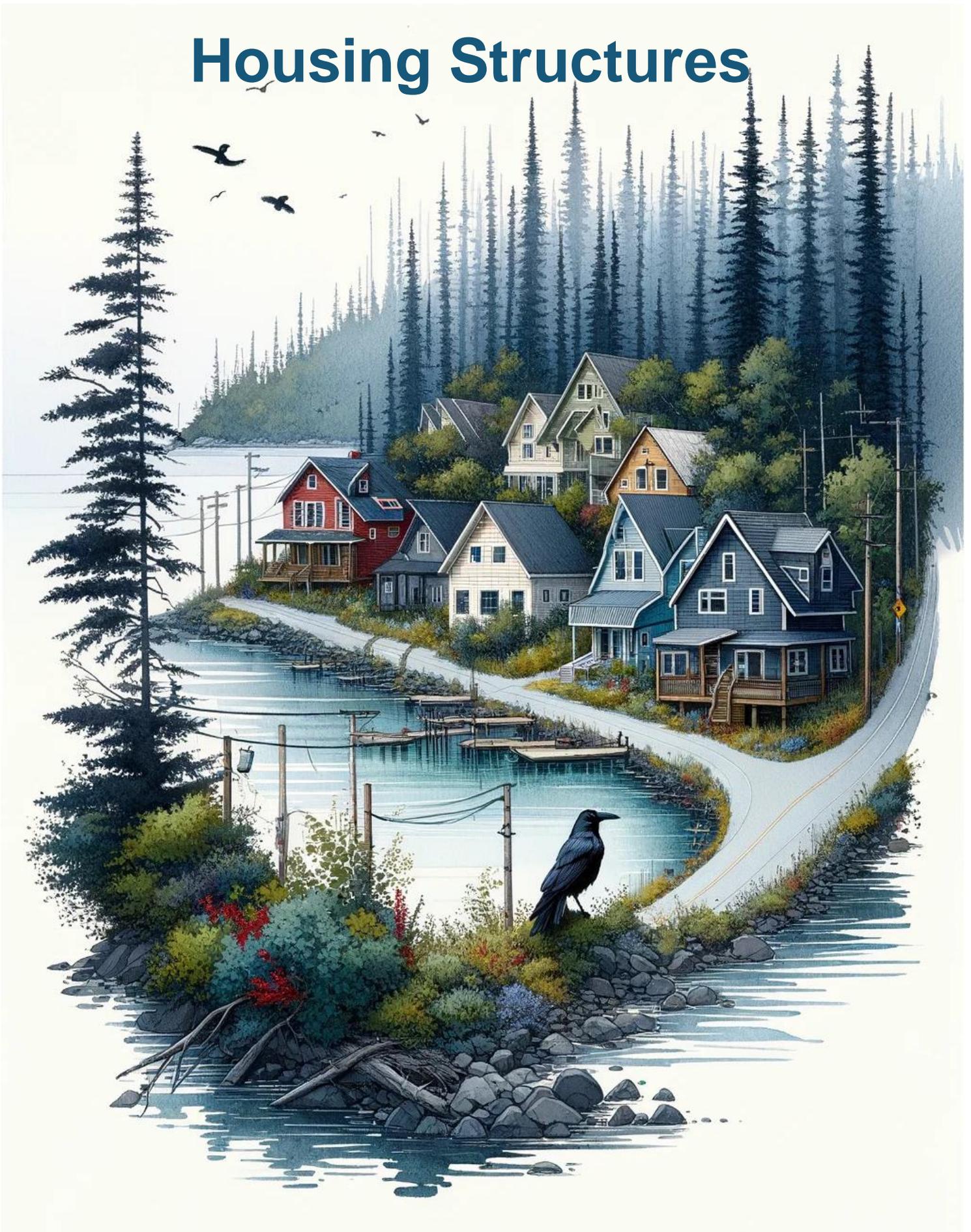
All 12 community survey reports, as well as this overall regional report, can be found on THRHA's website: [www.regionalhousingauthority.org](http://www.regionalhousingauthority.org).

## Survey Responses for Tribal Households in Craig, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	67
Alaska Native Households in combination (estimated)	49
Estimated Alaska Native Households	116
Total Households Surveyed	81
<b>Percent of Total Tribal Households Surveyed</b>	<b>70%</b>
Confidence interval with a 95% confidence level	5.9%

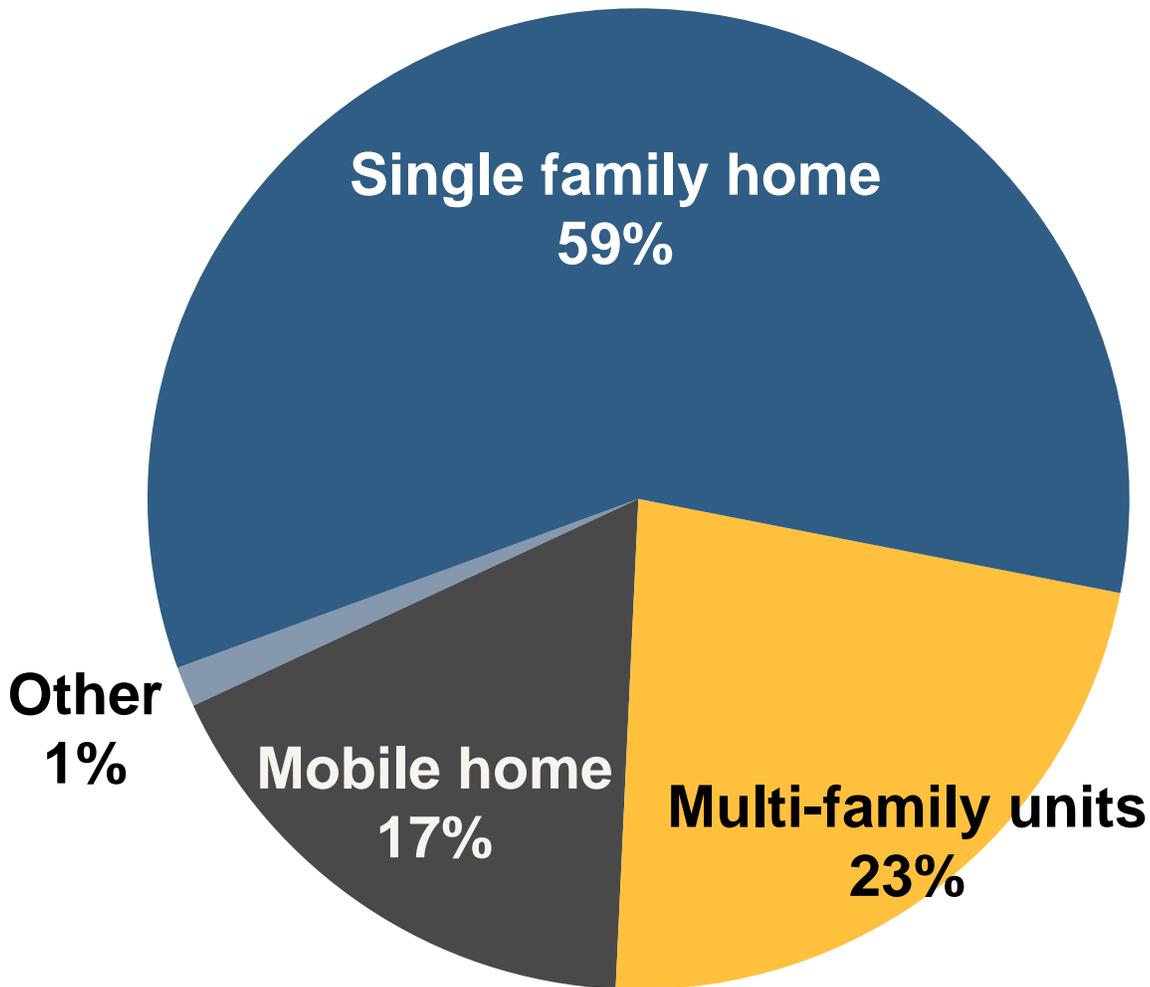
Data Source: Rain Coast Data estimate based on survey results, 2022 American Community Survey 5-Year Estimates, and US Census 2020.

# Housing Structures



# Housing Structures

## What type of home do you live in?

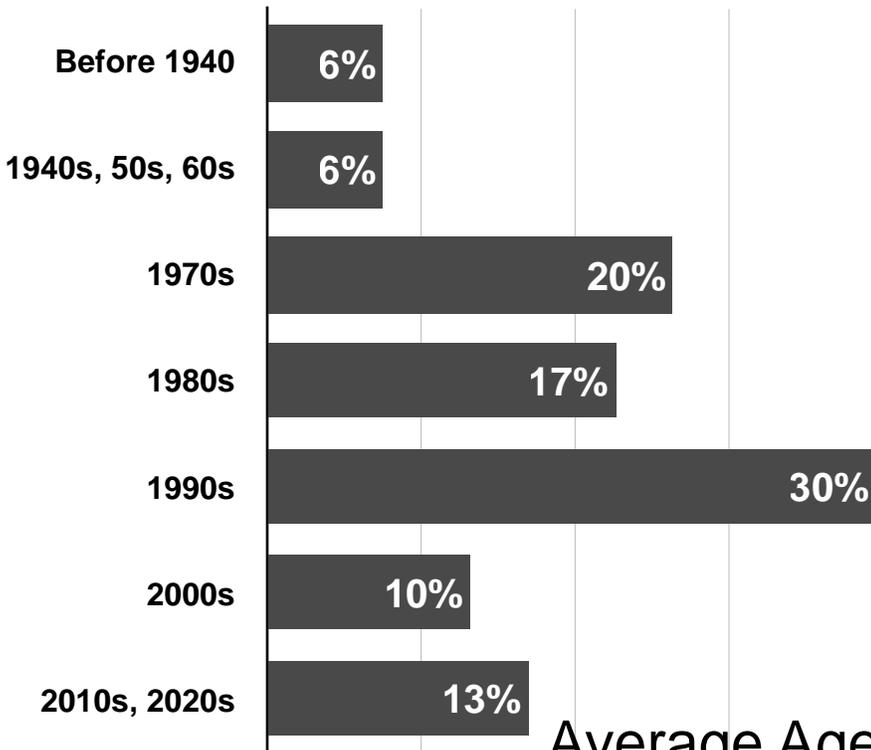


More than half (59 percent) of tribal households in Craig live in single family home structures. Less than a quarter of households live in a multi-unit structure such as an apartment or duplex, and 17% live in mobile homes. An additional 1% said they live in elder or senior housing

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

Answer Options	2019	2024
Single family home	60%	59%
Multi-family (apartment/duplex)	14%	23%
Mobile home	21%	17%
Elder housing	5%	1%
Other	0%	0%

# What year was your house built?



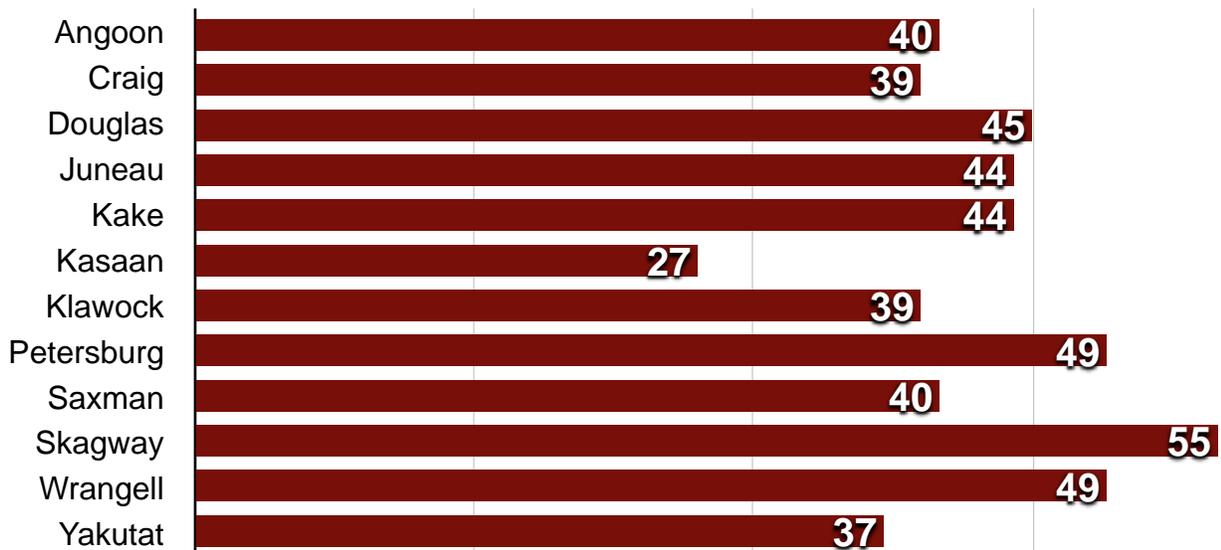
Respondents' homes are an average of 39 years old. A third were built prior to 1980. Nearly half of home were built in the 1980s and 1990s. Eleven percent of homes have been built in the last decade. When this study was last conducted five years ago in 2019, the average age of the housing stock was 33 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 (with an average age of 55, 49, and 49 years, respectively.)

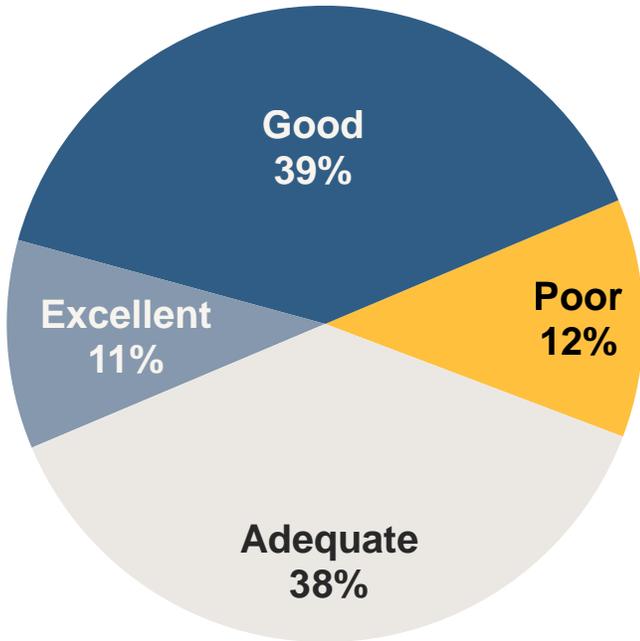
Average Age of Housing Stock

**= 39 Years**

Average home age by community

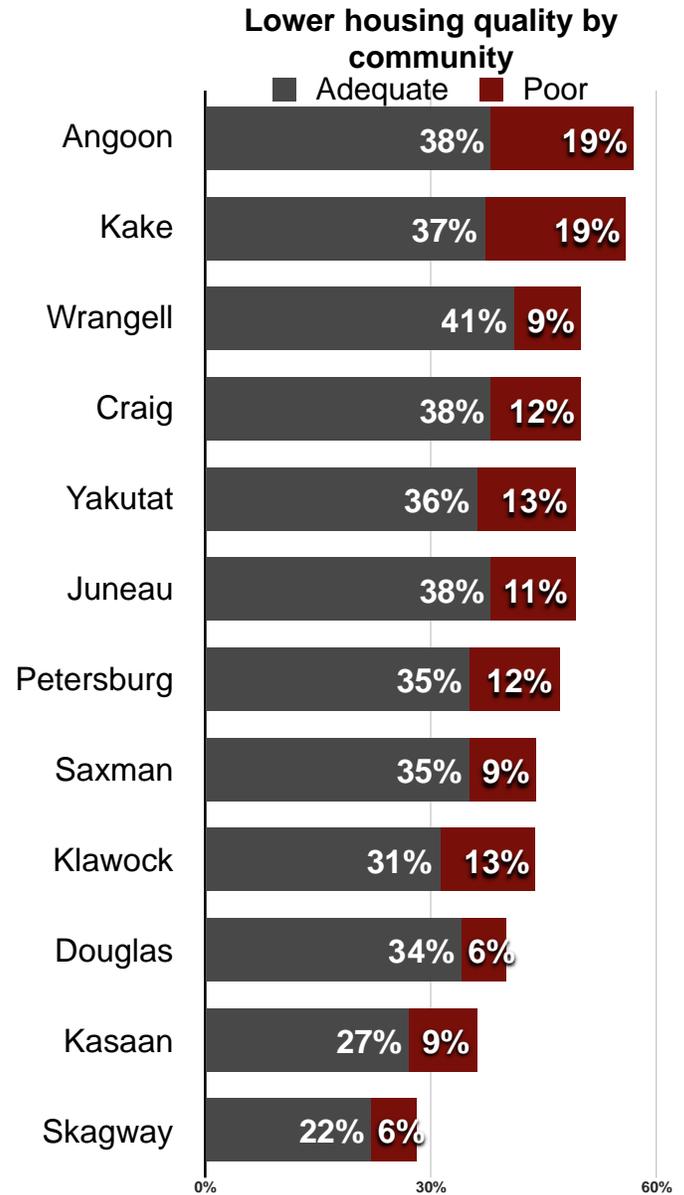


# Rate the overall condition of your home



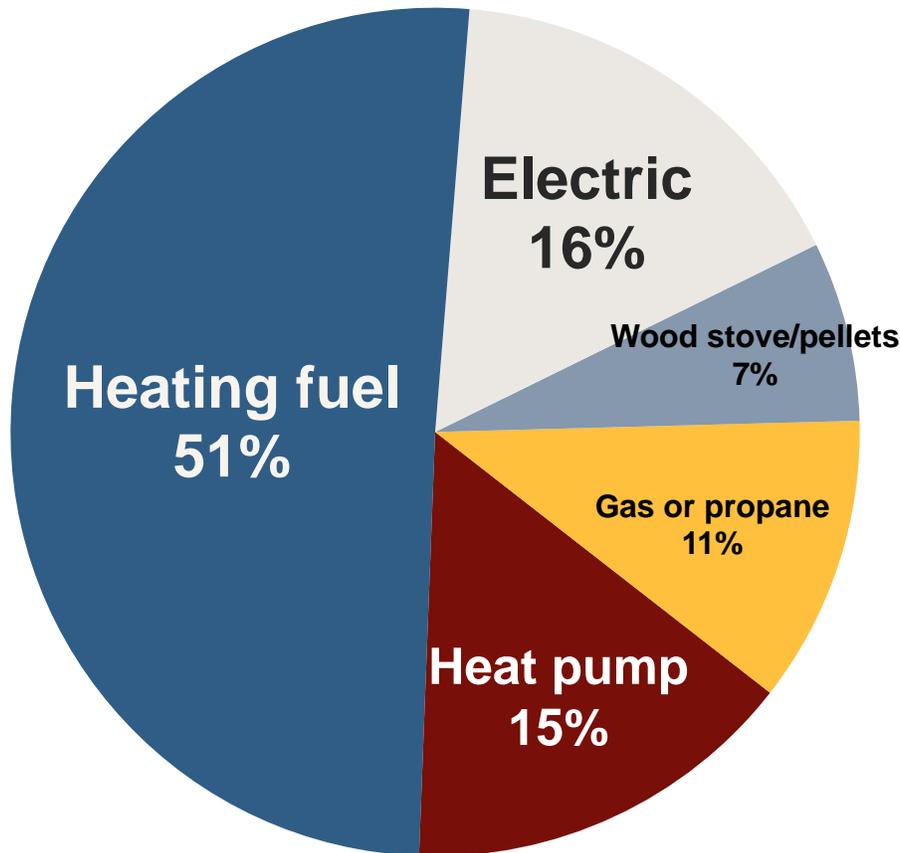
Half of Craig tribal households said their homes were in good or excellent shape. Thirty-eight percent indicated that their living conditions were adequate, while 12% said the condition of their home was poor.

Compared to five years ago, 3% fewer respondents report their homes are in excellent condition, but 2% fewer respondents report they are living in poor conditions.



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	8%	11%
Good (a few minor repairs would be nice)	46%	39%
Adequate (repairs needed to improve living conditions)	32%	38%
Poor (major repairs needed to make it safe and livable)	14%	12%
Not Livable (we are currently unable to live in our home)	0%	0%

# What do you use primarily to heat your home?



Half (51%) of tribal respondents heat their home using heating fuel, while sixteen percent use electric heating sources. Another 7% use a wood or pellet stove, 11% use gas or propane, and 15% use a heat pump — representing a significant shift from 2019. (Although unlike in other communities where heating pumps displaced heating fuel, in Craig heat pumps appear to have displaced other forms of electrical heat). The average reported winter heating fuel cost was \$492 per month, while the average cost of electric heating was estimated to be \$368 in winter months. Overall, the average cost of heating was estimated at \$423 in a winter month, a 19% increase over five years earlier.

Home Heating	Monthly Cost 2019	Monthly Cost 2024	2019	2024
Electric	\$413	\$368	50%	16%
Gas or propane	NA	\$344	11%	11%
Heat Pump	NA	\$371	0%	15%
Heating fuel	\$286	\$492	33%	51%
Wood stove/pellets	\$253	\$246	14%	7%
<b>Overall Average</b>	<b>\$354</b>	<b>\$423</b>		



# Home Finances

# Home Finances

## What is the assessed value of your home?

### Overall Average

2019	2024	Change
\$172,941	\$278,116	61%



### Mobile Homes

2019	2024	Change
\$65,555	\$58,000	-12%



### Single Family Home

2019	2024	Change
\$211,600	\$345,129	63%

The average value of a housing unit owned by a respondent in Craig is \$278,116 — representing a 61% increase from when this survey was fielded 5 years previously. Mobile homes are worth an average of \$58,000, and lost value at all over the past five years. Single family homes are valued at \$345,129, a 63% increase over 5 years.

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.

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



The average monthly rent paid by Craig tribal householders is \$939, an 8% 5-year increase; while the average mortgage is \$1,257, a 9% increase 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 \$939 in rent (17% less than the average rent) and \$1,135 for a mortgage (10% less). Twelve percent of Craig tribal households own their own homes, but no longer have a mortgage - a figure with very little change over the past 5 years.

Juneau has the highest rental 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
\$866	\$939	8%	\$781

## Average Mortgage

2019	2024	Change	Can Afford
\$1,156	\$1,257	9%	\$1,135

## Households with no Mortgage

2019	2024	Change
14%	12%	-2%

## 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 = **\$943/month**

# What is your approximate annual household income?

## Average Household Income

2019	2024	Change
\$56,911	\$78,147	37%



## Rental Households

2019	2024	Change
\$50,478	\$63,806	26%

## Owner Households

2019	2024	Change
\$65,714	\$95,470	45%

## 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 Craig is \$78,147, a 37% increase over five years earlier. Those paying rent had an average household income of \$63,806, a 26% increase; while those who own their own homes earn an average of \$95,470 annually, 45% more than in 2019.

Skagway tribal households report the highest average household income in the THRHA region, while Kake households earn the least. Wrangell was the only community to see household income decline over the past five years.

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

# What is your approximate annual household income in Craig? (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	1.4%	4.3%	4.3%	0.0%	1.4%	0.0%	0.0%	0.0%	<b>12%</b>
\$20,000 - \$30,000	4.3%	2.9%	4.3%	1.4%	0.0%	1.4%	0.0%	0.0%	<b>14%</b>
\$30,100 - \$40,000	1.4%	5.8%	1.4%	1.4%	0.0%	1.4%	1.4%	0.0%	<b>13%</b>
\$40,100 - \$50,000	2.9%	1.4%	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>9%</b>
\$50,100 - \$60,000	0.0%	1.4%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>4%</b>
\$60,100 - \$70,000	1.4%	0.0%	0.0%	1.4%	1.4%	0.0%	0.0%	0.0%	<b>4%</b>
\$70,100 - \$80,000	2.9%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	<b>4%</b>
\$80,100 - \$90,000	0.0%	0.0%	2.9%	2.9%	1.4%	1.4%	0.0%	0.0%	<b>9%</b>
\$90,100 - \$100,000	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>1%</b>
\$100,100 - \$125,000	0.0%	4.3%	1.4%	1.4%	4.3%	0.0%	0.0%	0.0%	<b>12%</b>
\$125,100 - \$150,000	0.0%	2.9%	1.4%	0.0%	1.4%	0.0%	0.0%	0.0%	<b>6%</b>
\$150,100 - \$200,000	0.0%	1.4%	2.9%	0.0%	0.0%	1.4%	0.0%	0.0%	<b>6%</b>
\$200,000 or more	0.0%	2.9%	0.0%	0.0%	1.4%	1.4%	0.0%	0.0%	<b>6%</b>
<b>Total</b>	<b>14%</b>	<b>28%</b>	<b>28%</b>	<b>10%</b>	<b>12%</b>	<b>7%</b>	<b>1%</b>	<b>0%</b>	<b>100%</b>

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 Craig. Just over a quarter (26%) of households earn \$30,000 or less annually; while a similar amount (29%) earn more than \$100,000 annually. Forty-two percent of all Craig tribal households have 1-2 household members, while 20% of households contain five or more residents.

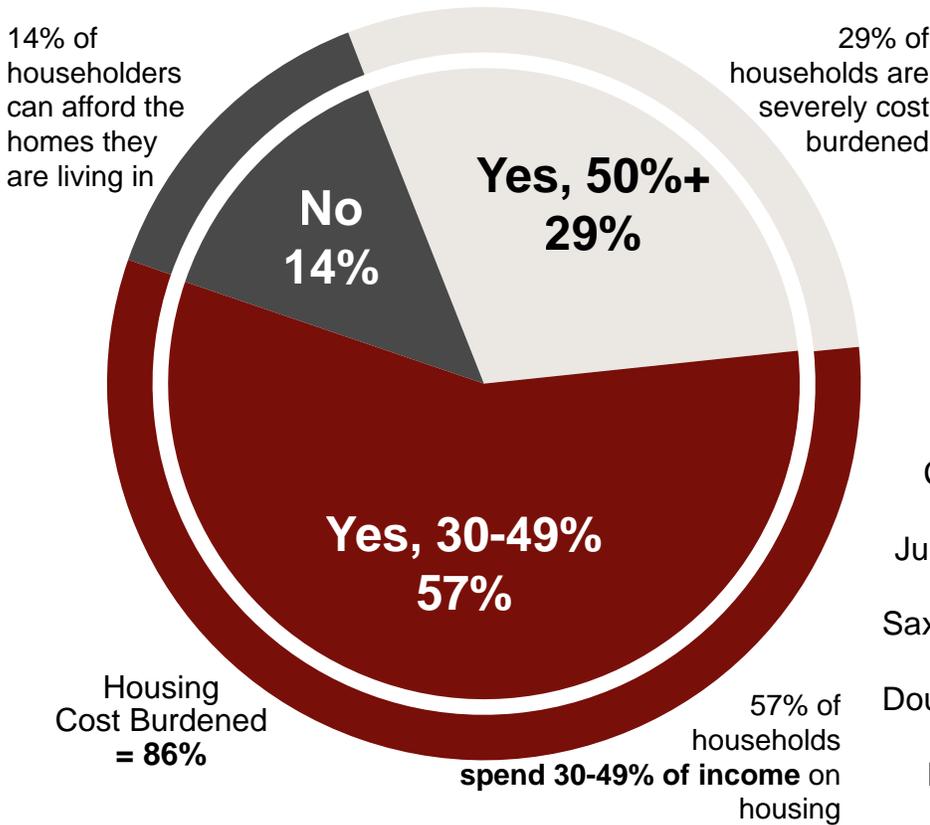
# Housing and Urban Development Craig Income Limits (By number of household members)

HUD Income Limits by Household Size for Craig								
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 Craig 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	1.4%	4.3%	5.8%	1.4%	1.4%	1.4%	0.0%	0.0%	16%
Very Low (50%) Income Limits	5.8%	10.1%	11.6%	2.9%	1.4%	2.9%	1.4%	0.0%	36%
Low (80%) Income Limits	10.1%	15.9%	17.4%	4.3%	2.9%	2.9%	1.4%	0.0%	55%

According to HUD's 2023 income limits, 55% of Craig households are low income (down from 67% in 2019), 36% are very low income (in 2019 it was 31%), and 16% are extremely low income (down from 18% in 2019).

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



Cost %	2019	2024
Less than 30%	21%	14%
30-49%	51%	57%
50%	28%	29%

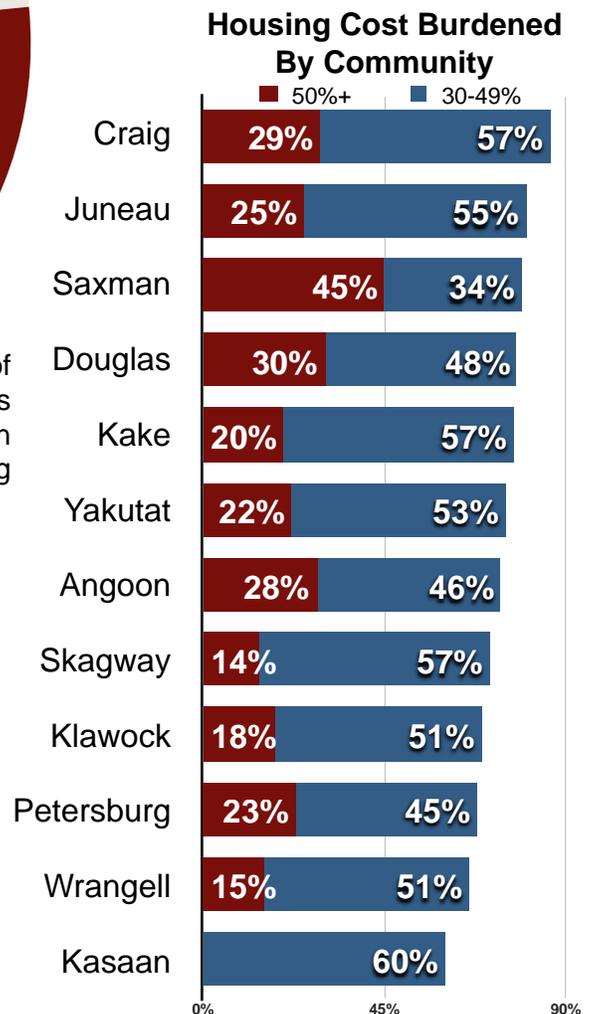
**Costs of housing are a burden or severe burden to 86% of Craig survey respondents.** Fourteen percent of tribal households have affordable costs.

The 86% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 29% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

**Among renters, 88% are housing cost burdened.**

Note that the 13% 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 in the 12-community THRHA region.**



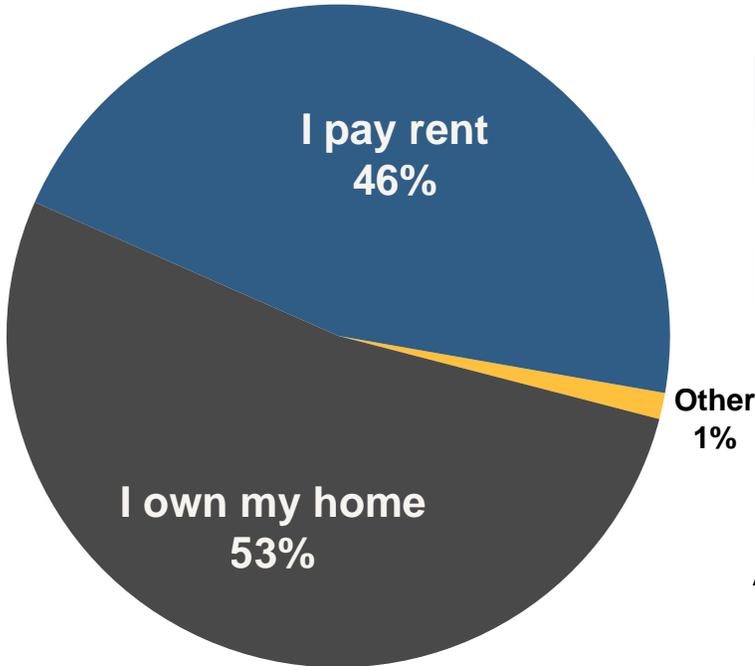
**Housing costs for renters** include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

# Householders



# Householders

## What is your current housing situation?

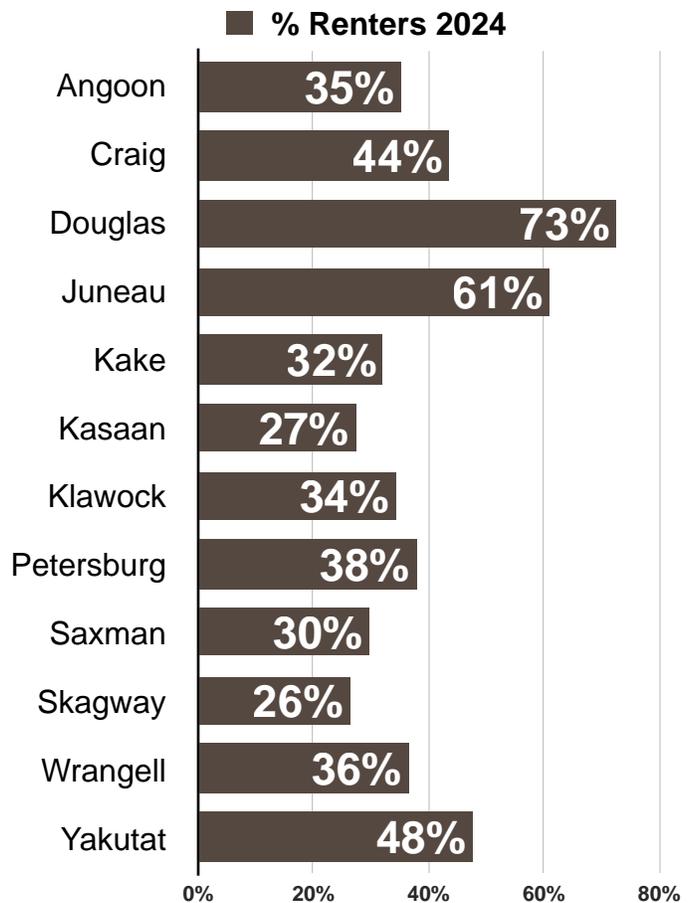


Answer Options	2019	2024
Owned with a mortgage	35%	41%
Owned without a mortgage	14%	12%
Rental	46%	46%
Other	5%	1%

Just under half (53%) of Craig tribal households live in a home that they rent. Another 53% own their homes. This includes 12% of respondents who own their home and no longer pay a mortgage. These numbers remain mostly unchanged over the past five years.

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

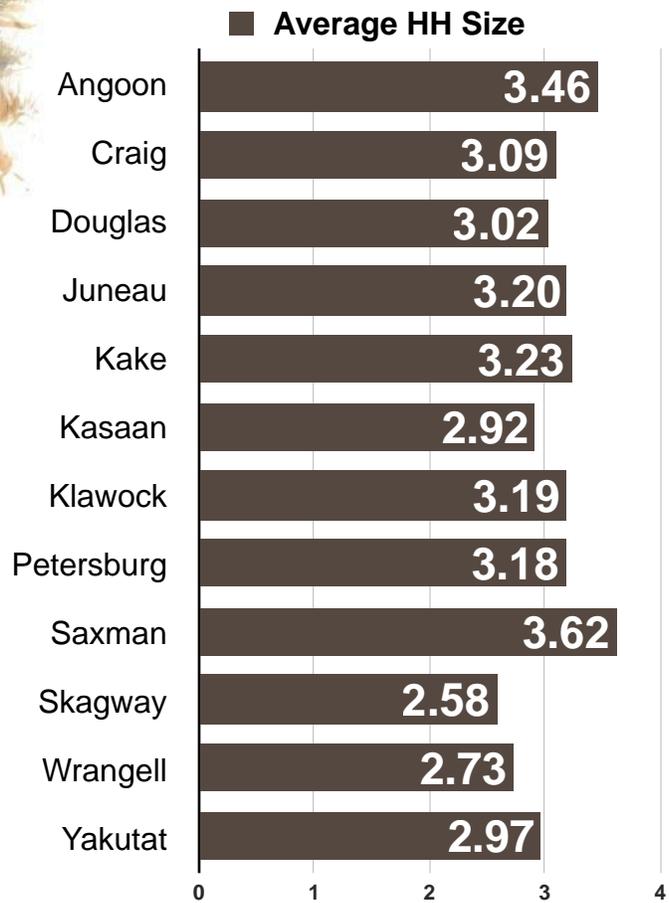


The average household size of survey respondents is 3.1, similar to the last time the survey was conducted five years previously.

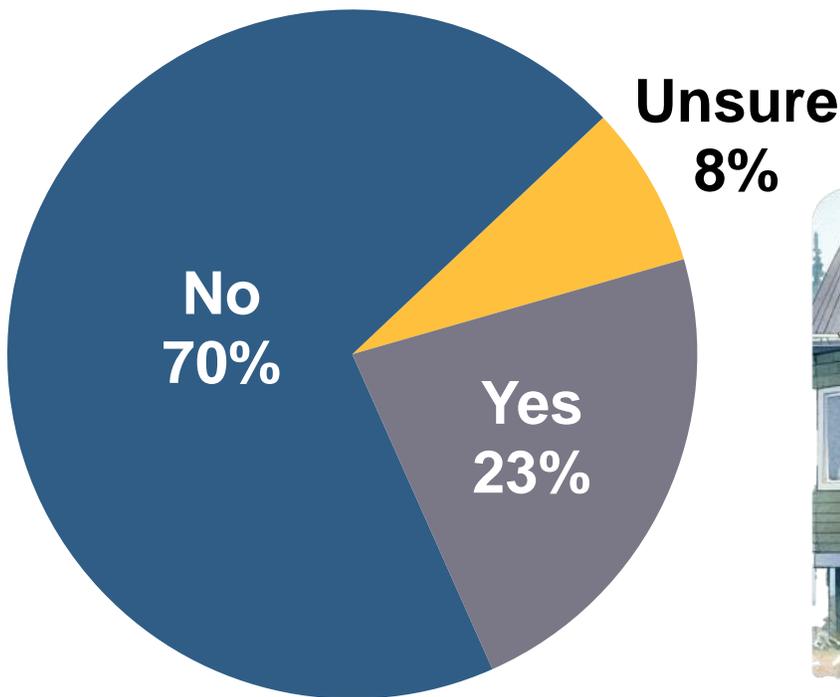
On average, Skagway homes have the fewest members in the region at 2.6, while Saxman homes have the most household members, at 3.6.

## Average Household Size

2019	2024	Change
3.0	3.1	3%

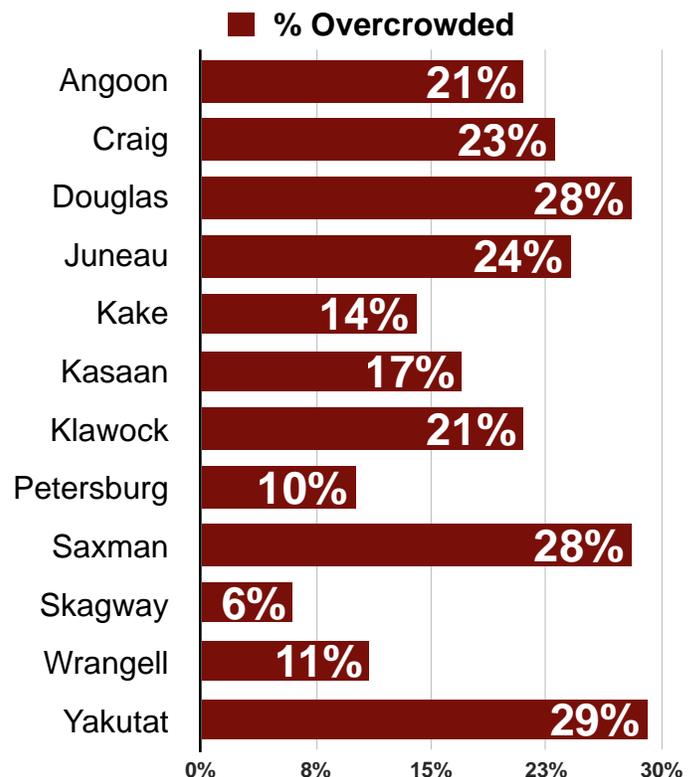


# Is your home overcrowded?

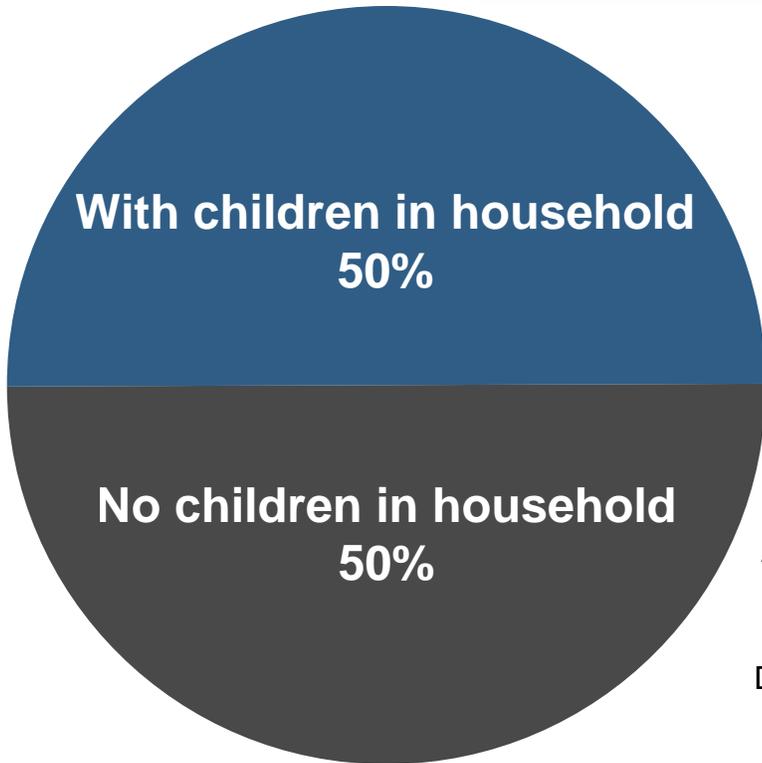


Average Household Size = 3.1

Twenty-three percent of households surveyed say their homes are overcrowded, an increase from 20% five years ago. The overall average household size is 3.1 members.



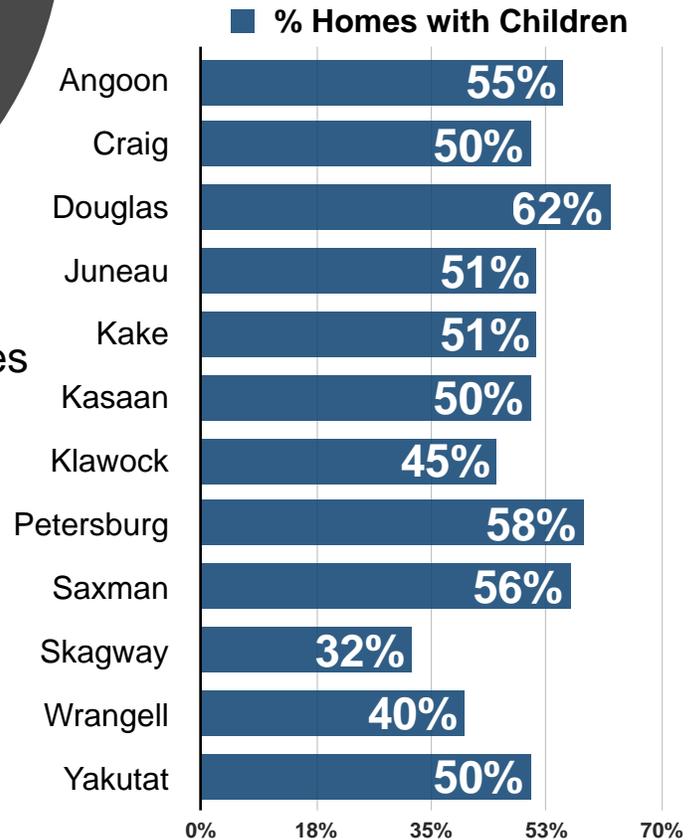
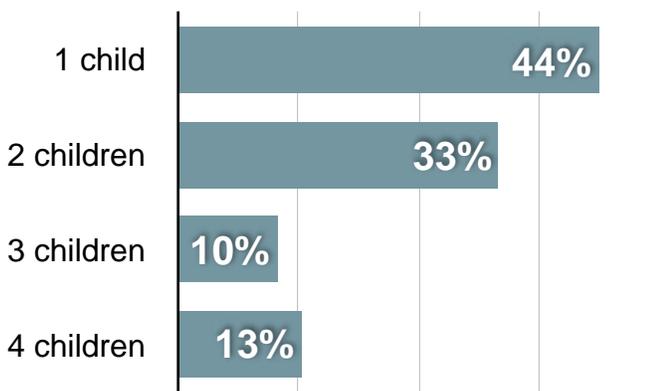
# How many children under age 18 live in your household?



## Estimated Total Kids

110

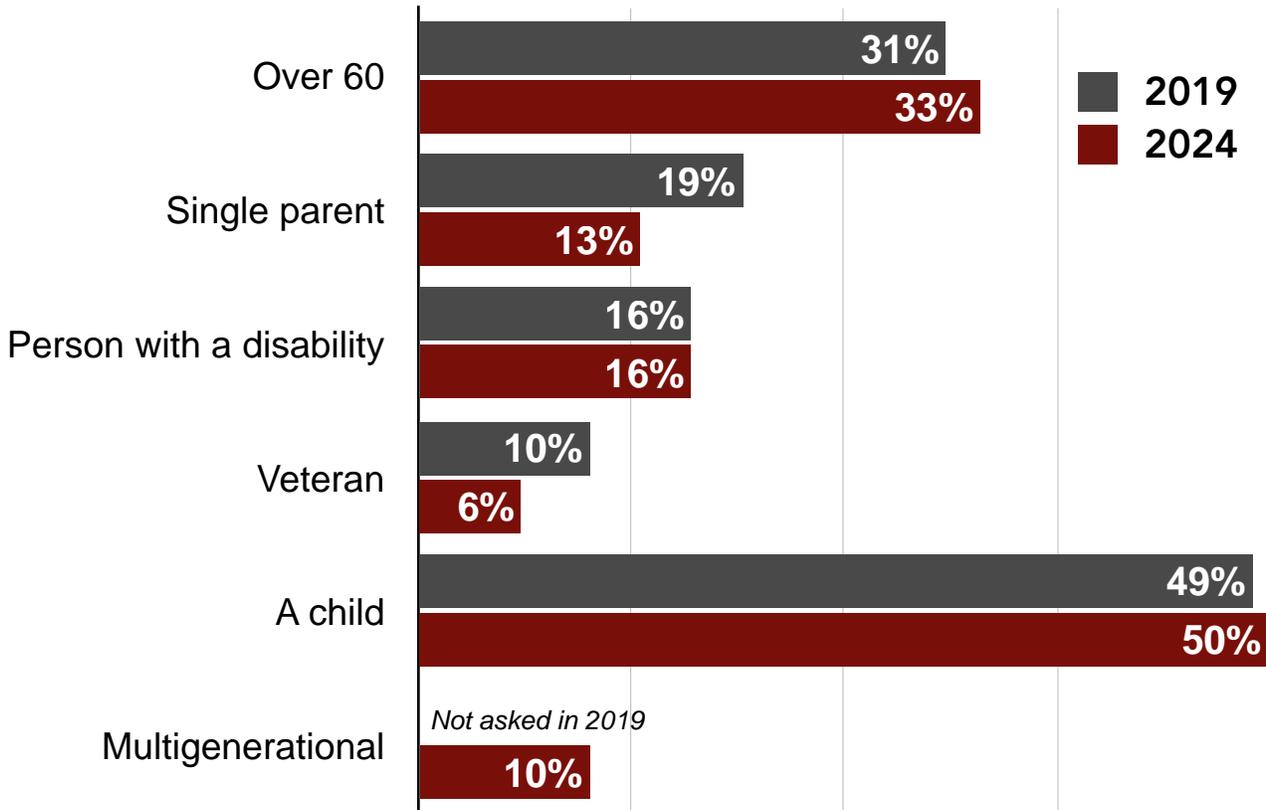
Average number of children in homes with children = 1.9



Half of Craig tribal households have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 1.9, down from 2.1 in 2019. For homes with children, 44% have one child, 33% have two children, and 23% have three or more children. There are an estimated 110 children in Alaska Native homes in Craig.

# Members of Household

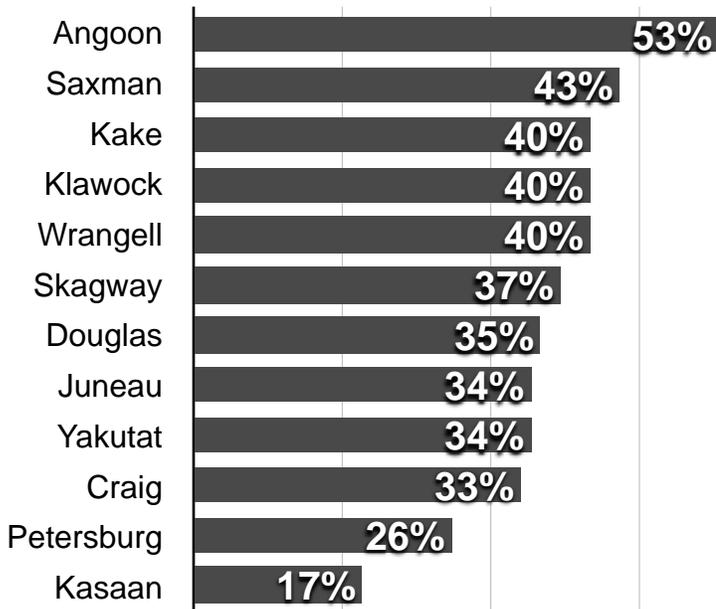
## Household Members Include



A third of Craig tribal households contain a person over the age of 60; representing a small increase from 2019 when 31% of Craig tribal households had a person aged 60 or older. Half of all tribal households in Craig include children, about the same as five years earlier. Thirteen percent of all homes contain a single parent, down from 19%.

The number of households with a veteran changed from 10% to 6% over the past five years. Sixteen percent of all tribal household have a member with a disability, identical to 2019. In 2024, 10% of all tribal homes contain both grandparents and grandchildren.

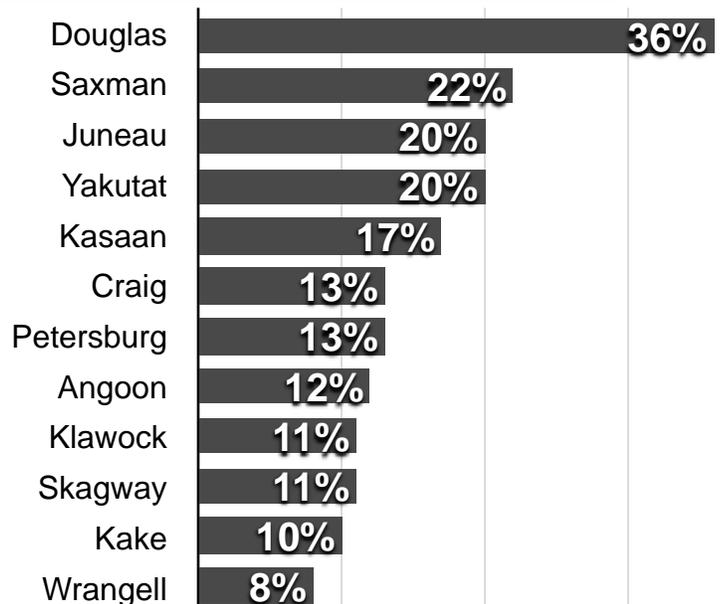
# Percentage of Tribal Households in THRHA Region with a 60+ Year Old



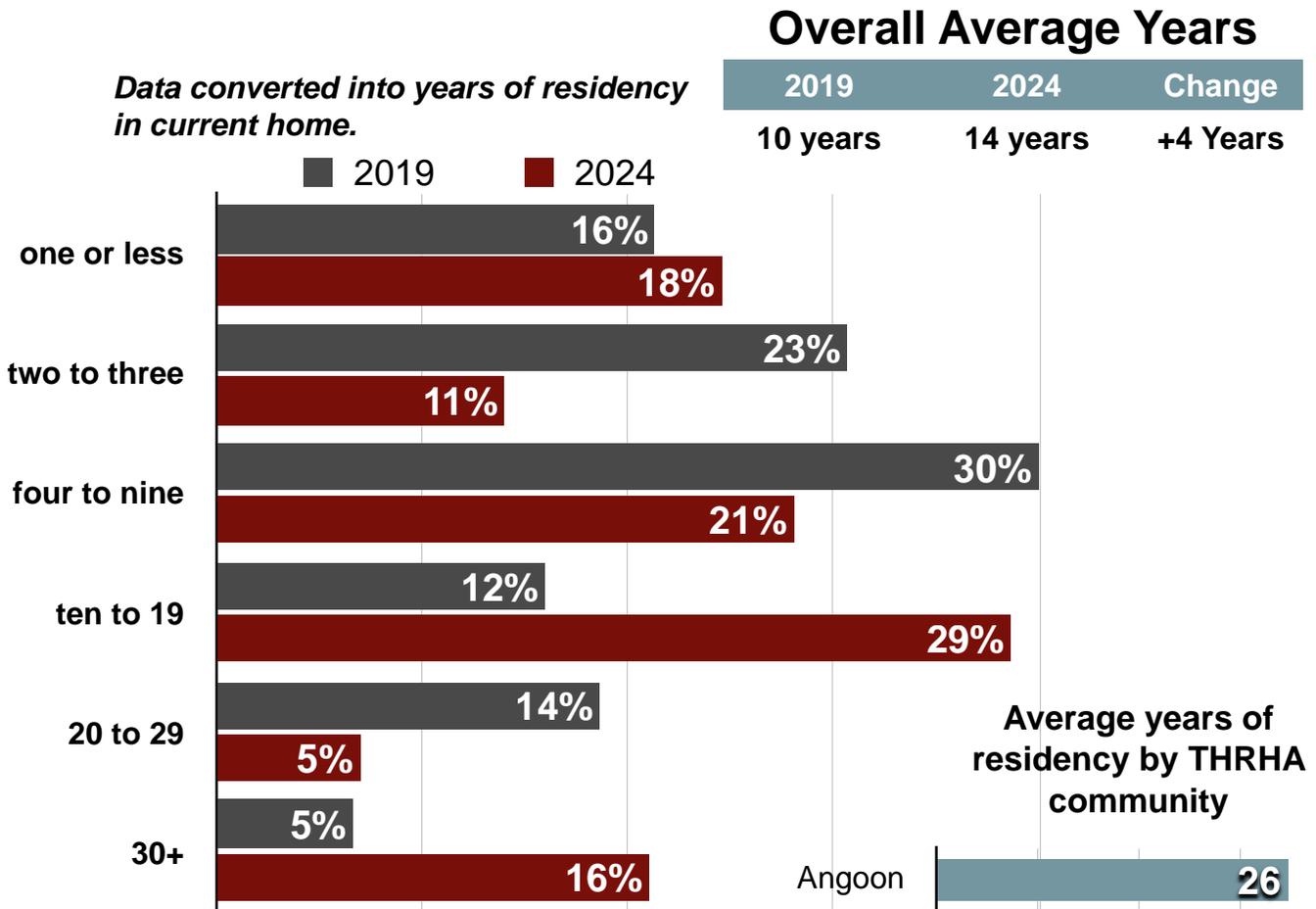
Kasaan has the lowest percentage of households with a member over 60, followed by Petersburg. Angoon has the highest percentage of households containing older residents. More than half (53%) of Angoon households have a person over 60, followed by Saxman (40%).

# 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.

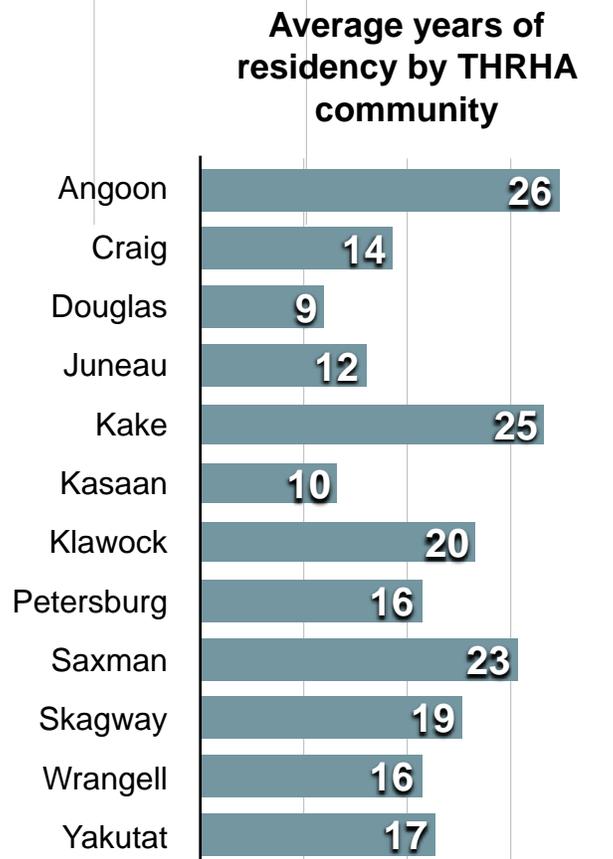


# What year did you (or first household member) move into your current home?

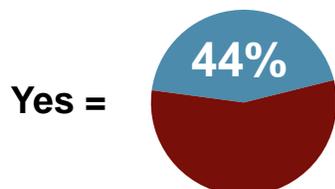


Twenty-one percent of Craig tribal households have lived in their home for more than 20 years, and another 29% have lived in their homes more than 10 years but fewer than 20. Eighteen percent have lived in their homes 1 year or less — up from 16% in 2019.

The average tenure of a Craig tribal household at the point this survey was conducted was 14 years, four years longer than the last time this survey was conducted in 2019.

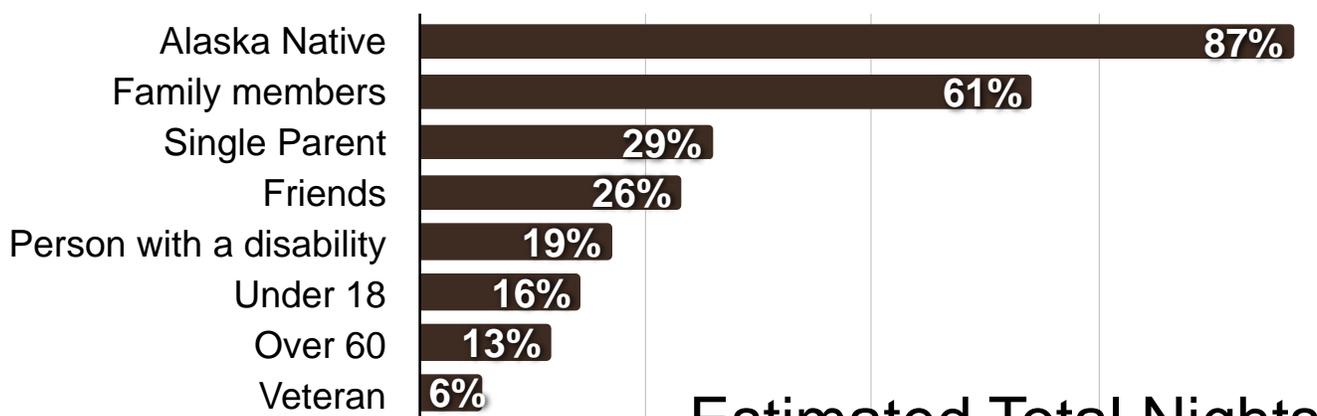


# Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



Forty-four percent of all tribal households 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)

**= 82**

Estimated Total Nights

**4,200**

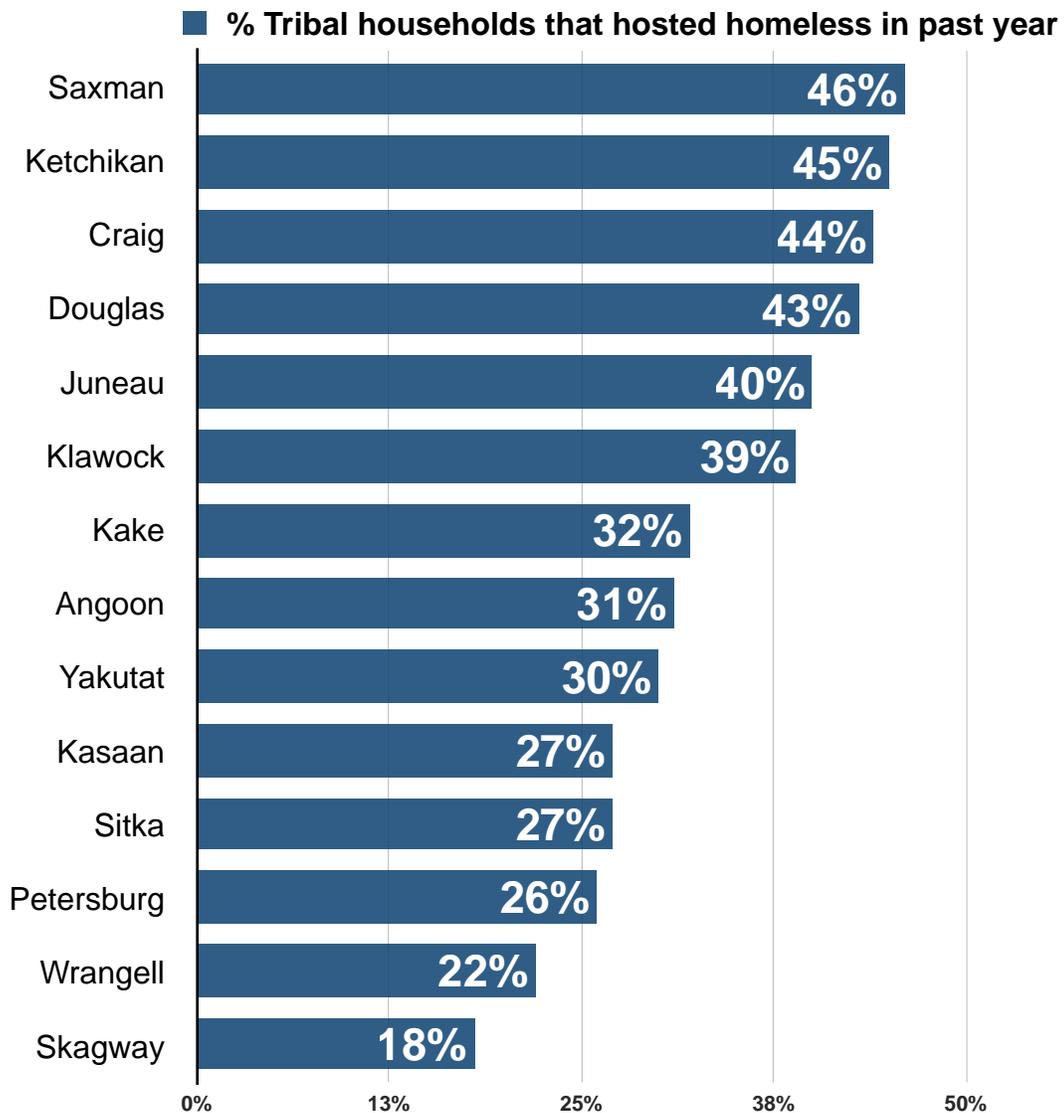
Estimated Total Value

**\$193,000**

Craig tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. Nearly half (44%) said they had, for an average of 82 nights per household, including 10% that had a homeless person living with them for the entirety of last year. Those who received overnight accommodation included single parents (29%), children (16%), those with a disability (19%), and those over 60 (13%). Expanding the numbers to include all Alaska Native households in Craig, tribal households are estimated to have provided approximately 4,200 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 Craig community last year was approximately \$193,000.

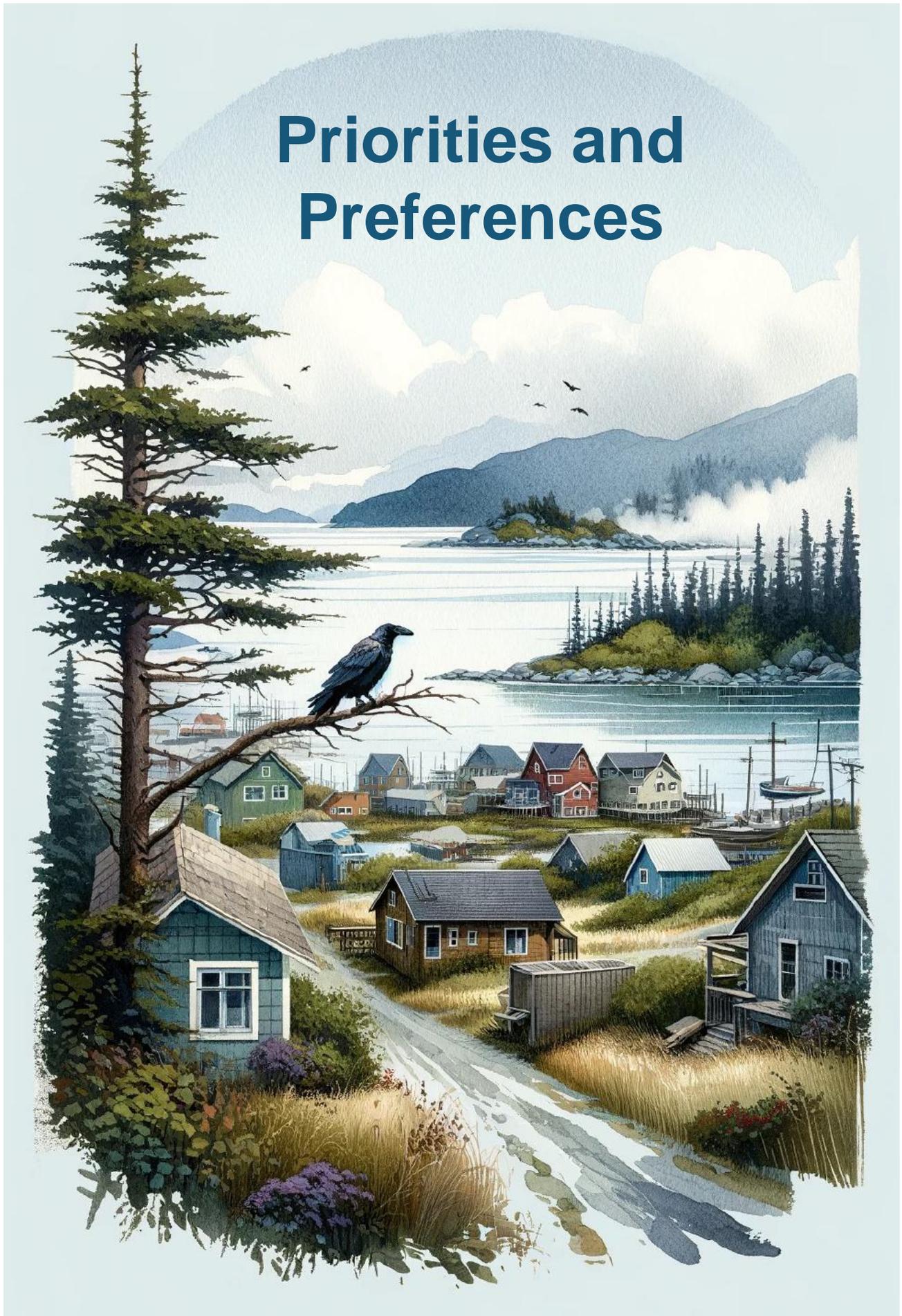
# Homelessness: Percentage of tribal households that opened their homes by community

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.

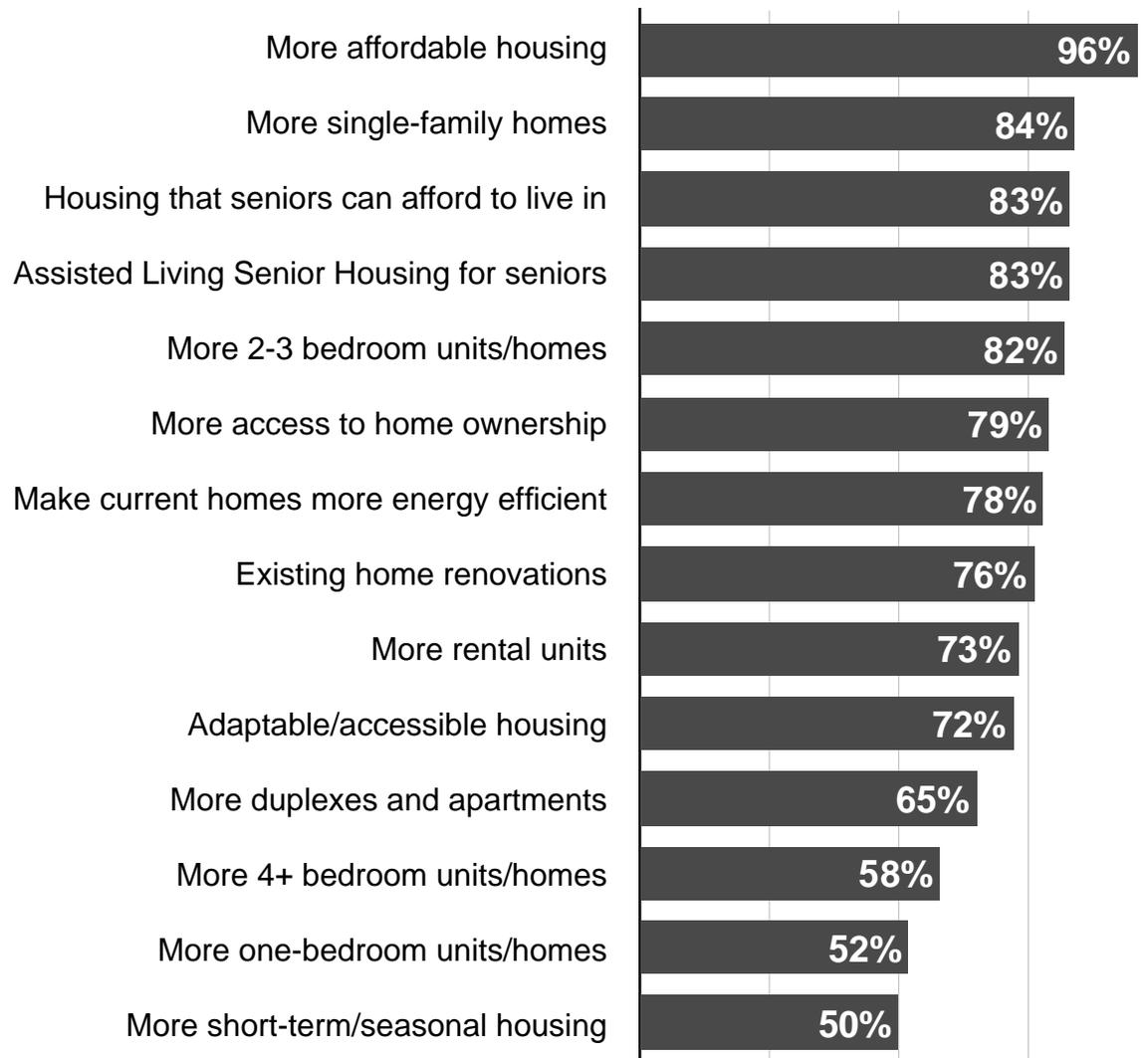
# Priorities and Preferences



# Priorities and Preferences

## How important are the following tribal housing needs?

### Respondents saying this has a high level of demand or need



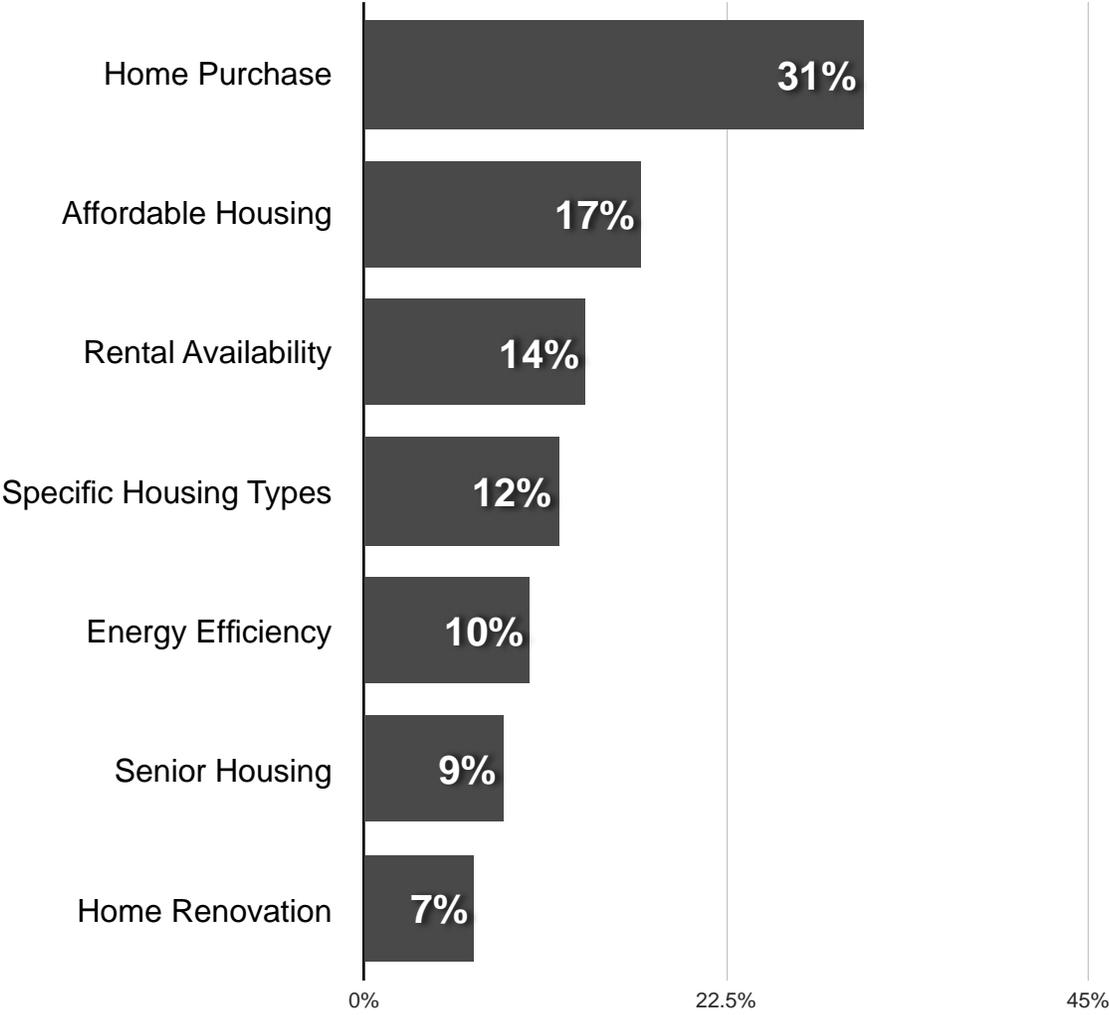
Respondents were asked to rate 14 housing options by level of demand. “More affordable housing” was rated as the having the highest level of demand or need in Craig (96%), followed by the need for more single-family homes (84%). The following table shows a breakdown of responses to these questions and 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
More affordable housing	96%	4%	0%	0%	0%
More single-family homes	84%	13%	3%	0%	0%
Housing that seniors can afford to live in.	83%	16%	0%	1%	0%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely.	83%	14%	2%	2%	0%
More access to home ownership	79%	19%	1%	0%	0%
More 2-3 bedroom units/ homes	82%	13%	3%	1%	0%
Existing home renovations: Improve quality of existing home	76%	21%	1%	1%	0%
More rental units	73%	22%	4%	0%	0%
Make current homes more energy efficient, reducing energy costs	78%	18%	1%	0%	3%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	72%	21%	6%	1%	0%
More duplexes and apartments	65%	25%	6%	1%	3%
More 4+ bedroom units/ homes	58%	30%	10%	1%	0%
More one-bedroom units/ homes	52%	24%	19%	3%	1%
More short-term/seasonal housing	50%	15%	23%	9%	3%

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

Analysis of open ended responses to top priority

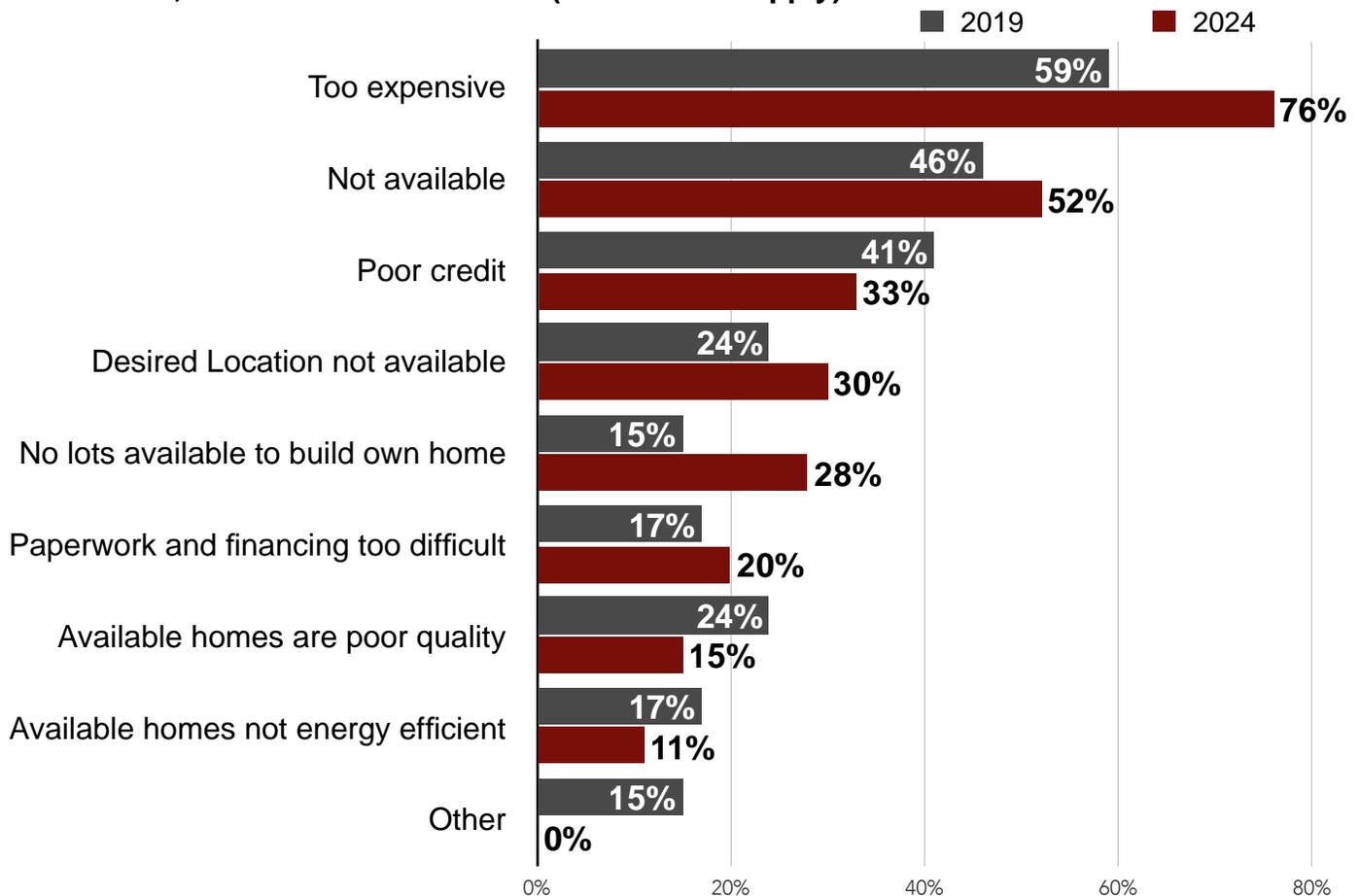


Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 7 comment categories. Thirty-one percent said purchasing a home. Seventeen percent mentioned housing affordability. Fourteen percent of all respondents mentioned the need for more rental housing.

# 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	54%
No	13%
Maybe	8%
Not applicable	25%

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)

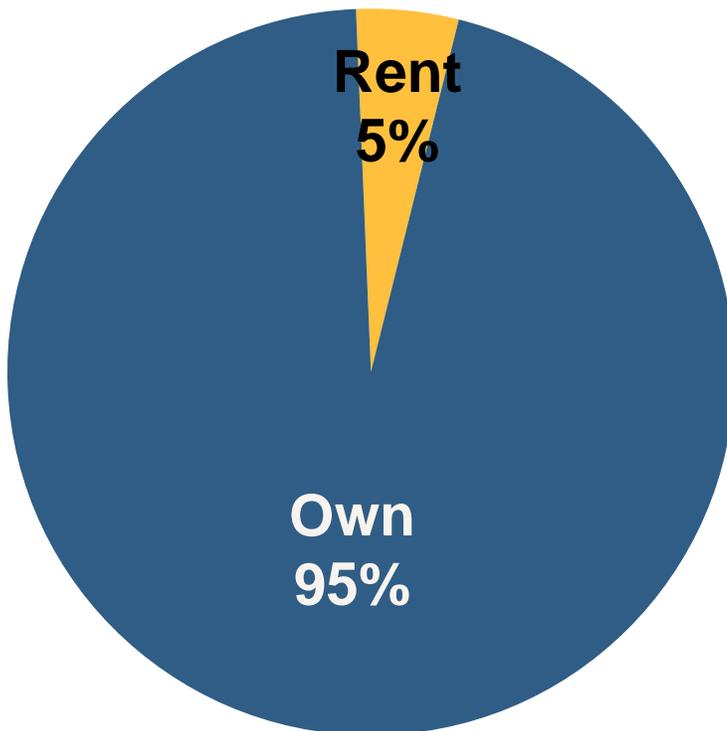


More than half of Craig tribal households responding (54%) noted that they have member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 76% of respondents, representing a 17% increase over the last time this question was asked in 2019.

The next top answer was a general lack of availability (52%), followed by ineligibility due to poor credit (33%).

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

I would prefer to:



While 53% of respondents in this survey currently own their own home, 95% 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
I would like to participate in a “sweat equity” housing program, where I help build my home.	11
Access to funding to help renovate my home.	10
A rental unit to move into.	9
Home maintenance education program.	8
Financial literacy program.	6
I have land and need access to a loan to build my own home.	5
Other (please specify)	2

**How many bedrooms are in your**

Average Number of Bedrooms  
**= 2.5**

**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)	94%
NO, both head of household and spouse do NOT identify as Alaska Native or American Indian	6%

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

Answer Options	Response Percent
Yes	29%
No	71%
Not Sure	0%

# 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 538 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.

**Home Purchase** - (18 responses): This category specifically addresses the need for an increased number of homes available for purchase, reflecting a general demand for more housing stock. It also encompasses responses that discuss various needs related to purchasing homes, such as affordability, rent-to-own options, and other specific purchasing conditions.

**Affordable Housing** (10 responses): This category includes responses emphasizing the need for housing that is financially accessible to low-income families, seniors, and other demographics.

**Rental Availability** (8 responses): Responses in this category highlight the need for more rental properties, addressing issues like the quality of available rentals and the need for repairs.

**Specific Housing Types** (7 responses): This category captures responses specifying a need for particular types of housing, such as homes with a certain number of bedrooms or housing suitable for single-person families.

**Energy Efficiency** (6 responses): Responses here focus on the need for housing that incorporates energy-efficient technologies and features to reduce energy consumption and costs.

**Senior Housing** (5 responses): Includes responses emphasizing the need for more housing options tailored to the needs of elderly residents, including concerns about safety and accessibility.

**Home Renovation** (4 responses): This category includes responses calling for improvements and renovations to existing homes, addressing both structural and aesthetic aspects.

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

- 2–3-bedroom rentals
- Affordability
- Affordable homes available for low-income families, Affordable, living homes for elders.
- Affordable homes available to purchase
- Affordable homes for seniors 2-3 bedrooms
- Affordable housing
- Affordable housing and property
- Affordable, energy efficient homes for families
- All of it. The housing in Craig is extremely limited. We need everything. There are T&H apartments but there are three units empty but need to be repaired. They have been vacant for months. T&H doesn't enforce the drug policy. When they need repairs on units, they take 8-12 months to repair. T&H needs to outsource the repairs to other companies in our local area, to get people who needs them, in the rentals. Apartments should be tested at least once every six months for drugs. I heard they can test the walls and it will come back positive if drugs are being made or consumed in the apartment. If the test comes back positive, they need to be immediately evicted within a week. It's ridiculous that T&H allows them to stay in the units if they are convicted/charged with drug possession.
- All of the above
- All of the above!
- All the above.
- Availability of 4-bedroom homes at a reasonable cost
- Getting the 4 empty rentals out to our people immediately. So many homeless needing homes
- Heating assistance and money to remodel
- Home renovation
- Home renovation's
- Home renovations
- Homes available for purchase.
- Homes available to purchase
- Housing for ex-convicts
- Housing for purchase
- Housing period! Turnover of houses takes way too long. Rentals go to bad tenants with records and drug use.
- I have children growing up and would like to stay in the Craig area. There are hardly any options for buying lots or even affording homes in this area. We also need Rentals here that are not seasonal. Senior housing is an issue here too. I would also like to see you change low-income housing to be separate from elders. I have talked to many elders and now they have younger people moving into their building that are bringing drugs to those facilities. This is not a safe situation for our elders. I have also seen elders be turned away from senior housing. I know that this has been a problem not just on this island but in Juneau too. Drugs in your senior homes should be stopped. Build separate housing for low income do not put our elders at risk.
- I pay 674 a month for a very small apartment.
- I was in low rent that took 30% of my income then added a heat pump and lights to my bill that left me no choice but to be late on rent or be able to buy food!! Low-income places are no longer affordable for the single mothers working full time plus a second job to provide food and clothing for my family.
- I'm single and need 2 bedroom to own.
- Keep tenants that are not seniors out of our Sr Centers
- More 3-bedroom housing
- More affordable 3-bedroom homes for purchase
- More affordable homes for families.
- More affordable homes for purchase
- More affordable housing with energy efficiency and good weatherization
- More homes and rentals
- More homes available
- More homes available
- More homes available for purchase
- More homes available for purchase

- More homes available for purchase as well as more long-term rentals
- More homes available for purchase at a decent price
- More homes available to purchase at an affordable price.
- More homes for purchase
- More homes for purchase or rent to own.
- More homes to purchase.
- More housing that is affordable for a single person family (like a single mom or dad raising their kids can't afford housing now without lots of help from outside entities)
- More one bedroom affordable
- More rent to own to people that need the help, all of the rent to owns for t&h are people that could buy a house on their own, own their own business and do very well for themselves.
- More rental homes and housing for disability people. And to get rid of heating

pumps and the comfort cove heaters. Heat rises so the comfort cove heaters do not and the heat pump push out cold air. I would love to get this taken out and get my furnace back.

- More rentals
- More senior housing
- Purchase
- Purchase
- Purchase homes.
- Purchase, upkeep, more opportunities for rent to own, and cheaper energy efficiency.
- Rent to own.
- Rent to own like they did in the '80s that worked out great for my mom and dad.
- Replacement of heat pumps or pay for our electricity.
- Senior housing
- To be updated by certified energy efficient HVAC's. The mold issue is disgusting.

# 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 Craig tribal households is below:

## Key Positive Feedback Points:

1. **Maintenance and Assistance:** Many users appreciate the maintenance of the houses and the assistance programs provided by THRHA. Positive mentions include the handling of energy assistance and specific shoutouts to staff who have been helpful during transitions, such as with the installation of heat pumps.
2. **Help in Home Ownership:** Several responses highlighted the role of THRHA in facilitating home ownership, which has been particularly beneficial for young couples and those struggling to find affordable housing options. The help provided in acquiring homes is seen as a crucial service.
3. **Energy Efficiency Initiatives:** The introduction of energy-saving measures and equipment, such as electric energy-saving boxes, was well received. These initiatives are valued for promoting sustainability and helping to reduce overall living costs.

## Recommendations for Improvement:

1. **Expand Rent-to-Own and Housing Ownership Opportunities:** Feedback consistently points to a desire for more rent-to-own options. Residents express frustration over high rental costs with no pathway to ownership, particularly in comparison to others in similar economic situations who have access to such programs.
2. **Enhance Support for Vulnerable Populations:** There is a call for better support services for seniors, individuals with disabilities, and low-income families. This includes more targeted housing options, improvements to existing rental properties, and faster response times to repair and maintenance requests.
3. **Increase Local Involvement and Efficiency in Housing Management:** Criticisms were made regarding the management of housing units, especially the slow turnover of vacant homes and the employment of non-local workers for repairs. There is a strong recommendation to employ local workers and to ensure drug policies and other housing policies are strictly enforced to maintain safe and welcoming community environments.

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

- It would be nice to find a rent to own buildings.
- Desperate need for good senior housing
- Disappointed with your program. My handicap daughter gets no help whatsoever if improvements to her rental.
- Do better on managing the T&H units that you have. Follow the policies that you already have in place. Start drug testing the walls on a regular basis in the rental units.
- Energy assistance, general assistance, relief fund
- Houses are very well maintained! But after we had to start paying electricity and heat pump installed it became way too much to pay especially when I would never own the place!! I have friends in tanner crab who make way more money than me who own businesses are renting to own! While I work full time plus cleaning gigs to pay my bills and food for my 4 children! I'm a single mother! Paying more than them a month for a place I would never own!
- I need the inside professionally painted , new window in one bedroom & would like new flooring.
- I'm a felon. I have a good job. High reference from leaders in the communities. can you please help?
- It's very difficult to find anyone who wants to work on our homes unless you hire private contractors. With that, you know you're getting work that is insured and promised to be worth the wait. Our T&H homes look so Indian town (sorry for the word of description) we don't look worthy of anything nice.
- Look out for the people that really need the help.
- Love the energy assistance. They did quite well on the electric energy saving box.
- More houses to purchase.
- Need repair program for private homes.
- On Prince of Wales the work in the vacant housing takes way too long and then you hire no locals to work on them. Houses sit empty for months and over years. Criminal drug use should be automatically removed.
- Please address the low income and senior living situation. I don't think elders should have to worry about druggies living next door to them!!! Please help our children get housing so they can stay in their home towns.
- Please don't put bathroom next to bedroom larger kitchen, living room, dining area.
- Provide grants to elderly and home owners in Craig to fix up their homes ... I tried to apply last year, and they said no ..
- Replace heat pumps with energy efficient heater or pay for our electricity.
- Thank you for hosting this survey! I hope you get some great input and can put some work into making the suggestions happen!
- There are four open houses on my street that needs to be cleaned out and turn around. Two of them been emptied for almost 6 months there are homeless people in Craig that needs a house. I don't understand why there's four open apartments and no one in there. You need to turn them around faster and love the other year ago you guys' only painted half of my wall, so it's really ugly and he said you were coming back to finish painting and you never came back.

- THRHA is doing a great job. Would be great to see more housing available to purchase/ rent to own.
- Tiny homes might be an option, access to lumber at a lower cost to help build new homes.
- Tlingit and Haida was a life saver when my partner and I were looking for a home. Prices have gone up and there weren't very many options for a young couple. We wouldn't have been able to purchase our home without their help.
- When things turn for the worse I know management on pow takes good care of us. Was a little rough during the transition of the heat pump and electric. Big shout out to Richard for taking care of us when we needed it.
- Work on the houses not just the rentals.

