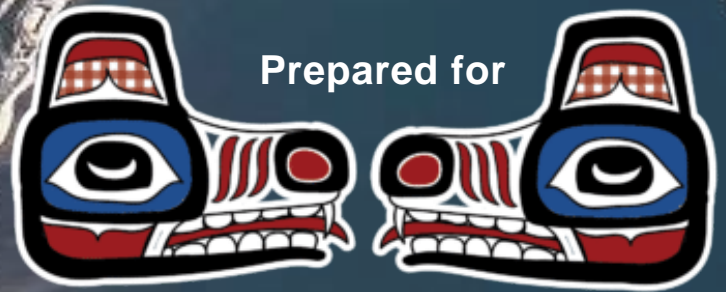


Douglas Tribal Housing Survey Analysis 2024



Prepared by



Prepared for

Douglas Indian Association
TRIBAL GOVERNMENT

April 2024



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Cover image by Ron Gile

Juneau Summary

Key Findings and Analysis

Survey respondents indicated that the most pressing housing need for Juneau tribal households is more affordable housing, which 93% of survey respondents say has a high level of demand. This is followed by a call to create more access to homeownership by 81%. Single-family homes are in high demand by 80% of respondents, as are homes that seniors can afford to live in.

A followup, open-ended question asking Juneau tribal households for the most important tribal priority garnered similar feedback, with housing that is more affordable 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 236 households expressing interest in program participation.

More than half (53%) of households surveyed live in multi-family housing units, and 36% are in single-family homes. Another 13% live in mobile homes, and 2% have other arrangements, such as elder housing or a vessel live-aboard.

“Whether it be affordable rentals or affordable homes for purchase - our community and our tribe needs to focus more on buying/building homes. Our people need homes.” *Juneau survey respondent*

Only a third (34%) of survey respondents own their homes in Juneau. Another 61% rent their homes. Fifty-eight 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 3.2 people, and 51% percent of surveyed households have children living in them. Twenty percent of the households surveyed include a single parent, and 34% have a member over 60 years of age (up from 24% just five years ago). Twenty-four percent of households include a person with a disability, and 10% include a veteran.

Two-fifths (40%) of all households surveyed reported opening their home to an individual experiencing homelessness over the past year.

Just over half of respondents indicate their homes are in good or excellent condition (51%), while 10% of respondents said the condition of their homes was poor. Electricity is the primary way Juneau tribal homes are heated (54% of homes, including heat pumps), followed by heating fuel (41%).

Juneau respondents who are homeowners have an average monthly mortgage of \$1,912. Average rent is \$1,303, before utilities. The average annual household income is \$80,504. Eighty percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 25% 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 \$1,256 per month on rent or mortgage.

Sixty-eight percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria, up from 62% in 2019.

Douglas Summary

Key Findings and Analysis

A subset analysis was conducted to breakout the Douglas responses from the overall Juneau dataset. Survey respondents indicated that the most pressing housing need for Douglas tribal households is also more affordable housing. Douglas respondents rated more affordable housing as the most pressing housing need (95% say there is a high demand or need), followed by housing that seniors can afford (89%).

Douglas is unique in many ways among the 12-community THRHA region. More households reside in multi-family homes, such as apartments and condos, than in any other communities, at 83%.

Douglas residents are also the most likely to be renters, rather than homeowners. Nearly three-quarters of Douglas tribal households rent (73%), although 88% would prefer to own their own home. The top barriers to home ownership include the cost of housing and poor credit.

The average Douglas tribal household size is 3.2 people, and 62% percent of surveyed households have children living in them — which also represents the highest percentage in the region.

“We need more programs to help low-income families not only help buy but make the monthly payments affordable.”
Douglas survey respondent

The tribal households in Douglas also contain the highest percentage of homes with single-parents (35%), and the highest percentage of persons with a disability (34%).

Forty-three percent of all Douglas households surveyed reported opening their home overnight to an individual experiencing homelessness over the past year.

In Douglas, 58% rate their homes as good (48%) or excellent (10%); while 40% said their homes are in adequate or poor quality.

Two-thirds of Douglas tribal households rely on electricity to heat their homes, and 27% use heating fuel. The average heating bill in a winter month is reported at \$236, on average. Douglas residents have the highest percentage using electricity for heating of any THRHA community.

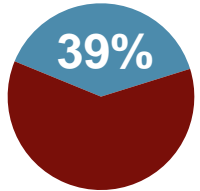
Douglas respondents who are homeowners have an average monthly mortgage of \$1,992. Average rent is \$1,193, before utilities. The average annual household income is \$74,394. Seventy-eight percent of Douglas respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 30% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. On average, Douglas households say they can afford \$1,137 per month on rent or mortgage.

Seventy percent of Douglas tribal households are low income, according to federal Housing and Urban Development (HUD) criteria.

Juneau Tribal Housing Infographic

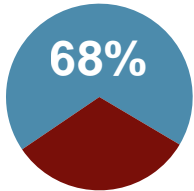
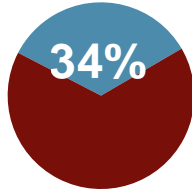
Alaska Native Households
(estimated)

= **2,123**



of these
Participated in the Survey

Homeowners =



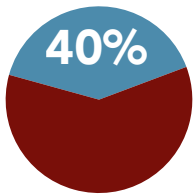
of Households are
Low-Income

Average Home Value = **\$349,955**
+39% in 5 years

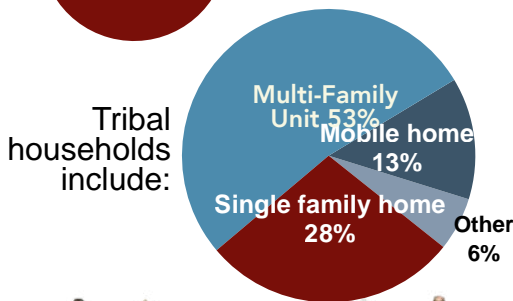
Average Annual
Household Income
= **\$80,504**
+8% in 5 years



Average Mortgage = **\$1,912** +20%
Average Rent = **\$1,310** +26% in 5 yrs



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



People Per
Household
= **3.2**



Households Include:

34%

a member over 60

a single parent

20%

24%

a person with a disability

grandparents & grandchildren

11%

10%

a veteran

a child

51%

Average Residency
in Home =
12 Years

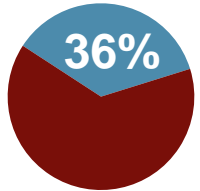
Average Home Age
= **44** Years



Douglas Tribal Housing Infographic

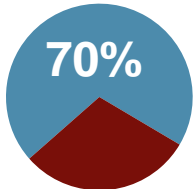
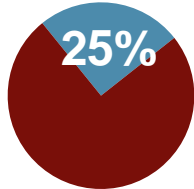
Alaska Native Households
(estimated)

= **349**



of these
Participated in the Survey

Homeowners =



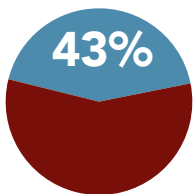
of Households are
Low-Income

Average Home Value = **\$321,176**

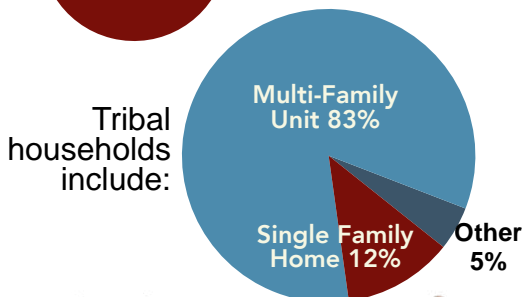
Average Annual
Household Income
= **\$74,394**



Average Mortgage = **\$1,992**
Average Rent = **\$1,193**



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



People Per
Household

= **3.0**



Households Include:

35%

a member over 60

Highest in region

a single parent

35%

34%

a person with a disability

grandparents & grandchildren

15%

5%

a veteran

a child

62%

Highest in region

Average Residency
in Home =

9 Years

Lowest in region

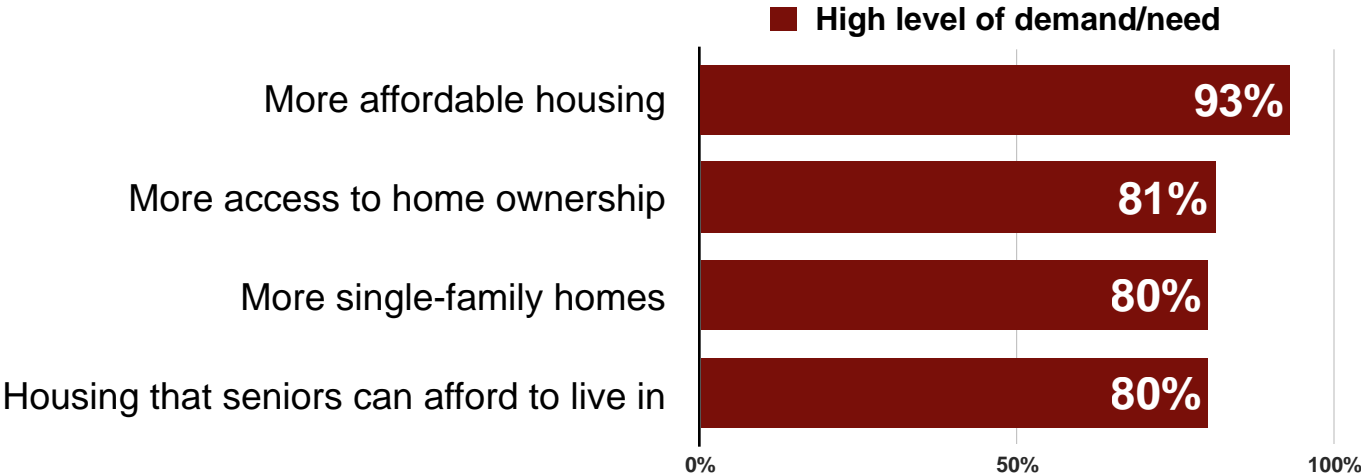
Average Home Age

= **45** Years



Juneau Households Top Priorities

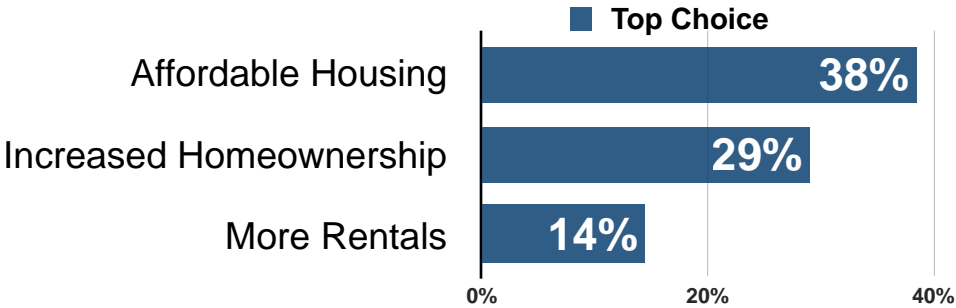
How important are the following tribal housing needs? (Top answers)



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 Juneau (93%), followed by the need for more homeownership (81%).

Douglas respondents rated more affordable housing as the highest (95%), followed by housing that seniors can afford (89%).

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-eight percent mentioned housing affordability. Twenty-nine percent said there need to be more housing available for purchase and more pathways to homeownership. Fourteen percent of all respondents mentioned the need for more rental 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 Juneau.

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 828 tribal households in Juneau responded to the survey. Responses received comprise an estimated 39% of all Alaska Native households in Juneau. Due to this high response rate, the survey findings have a 95% confidence level with a 2.5% confidence interval. These included 126 surveys from Douglas residents.

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 Juneau, Alaska

Occupied Housing Units by Race of Householder	Juneau	Douglas sub-analysis
Alaska Native Households (only)	1,269	234
Alaska Native Households in combination (estimated)	854	115
Estimated Alaska Native Households	2,123	349
Total Households Surveyed	828	126
Percent of Total Tribal Households Surveyed	39%	36%
Confidence interval with a 95% confidence level	2.5%	7%

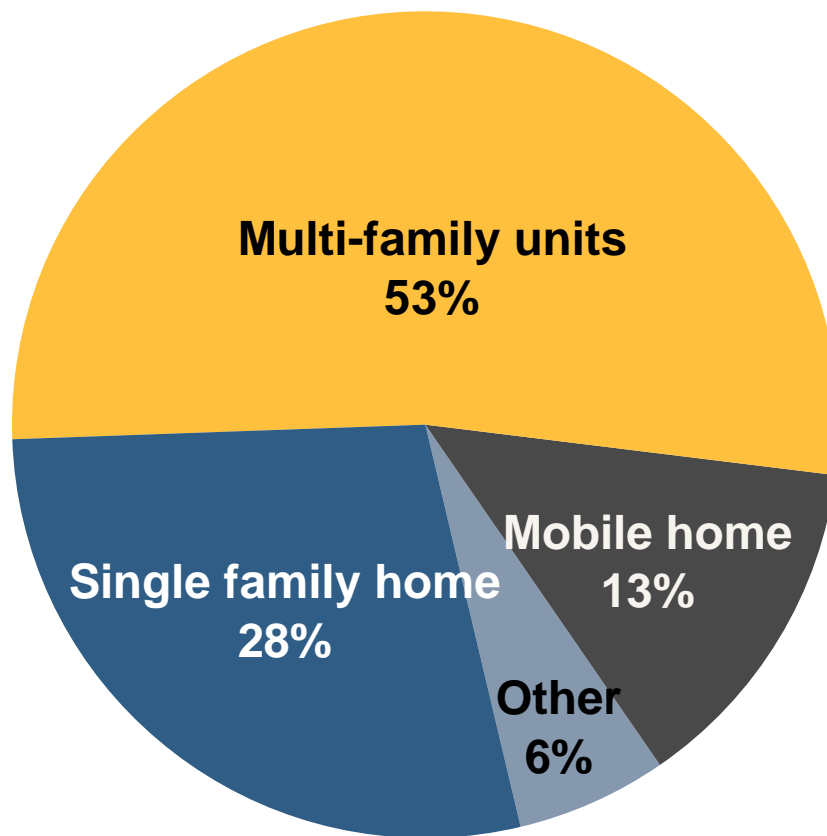
Data Source: Rain Coast Data estimate based on survey results, 2022 American Community Survey 5-Year Estimates, and US Census 2020.

Housing Structures



Juneau Housing Structures

What type of home do you live in?



More than a quarter (28 percent) of tribal households in Juneau live in single-family home structures. Just over half (53 percent) of households live in a multi-unit structure such as an apartment or duplex, and 13% live in mobile homes. An additional 6% said they live in some other type of housing.

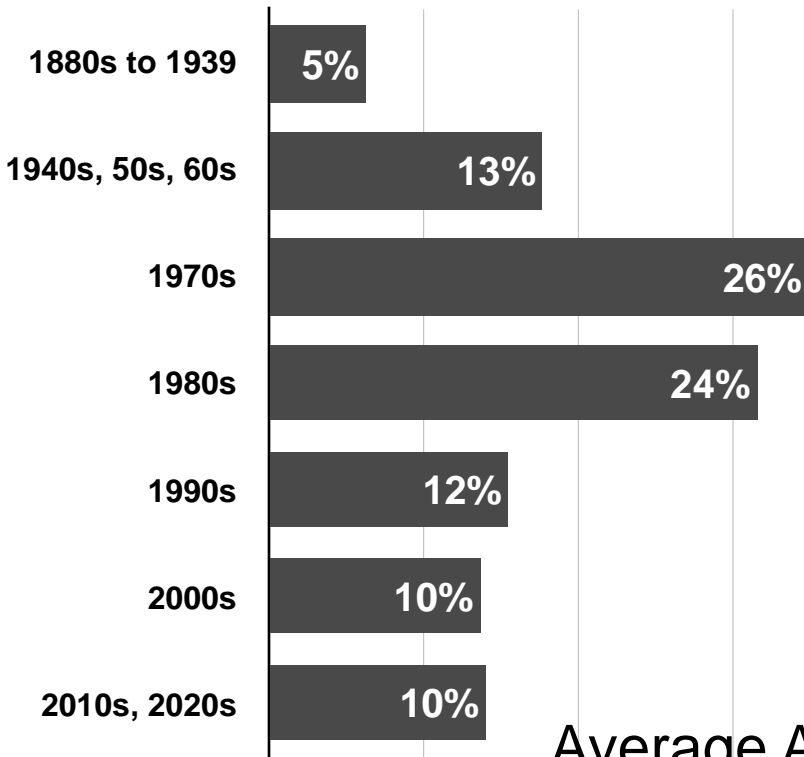
Answer Options Juneau	2019	2024
Single-family home	34%	28%
Multi-family (apartment/duplex)	46%	53%
Mobile home	17%	13%
Elder housing	2%	1%
Other	1%	6%

Most (83%) Douglas tribal households live in multi family units, such as apartments.

Douglas Breakout Analysis	2024
Single-family home	12%
Multi-family (apartment/duplex)	83%
Mobile home	3%
Elder housing	1%
Other	2%

What year was your house built?

Juneau Housing Stock



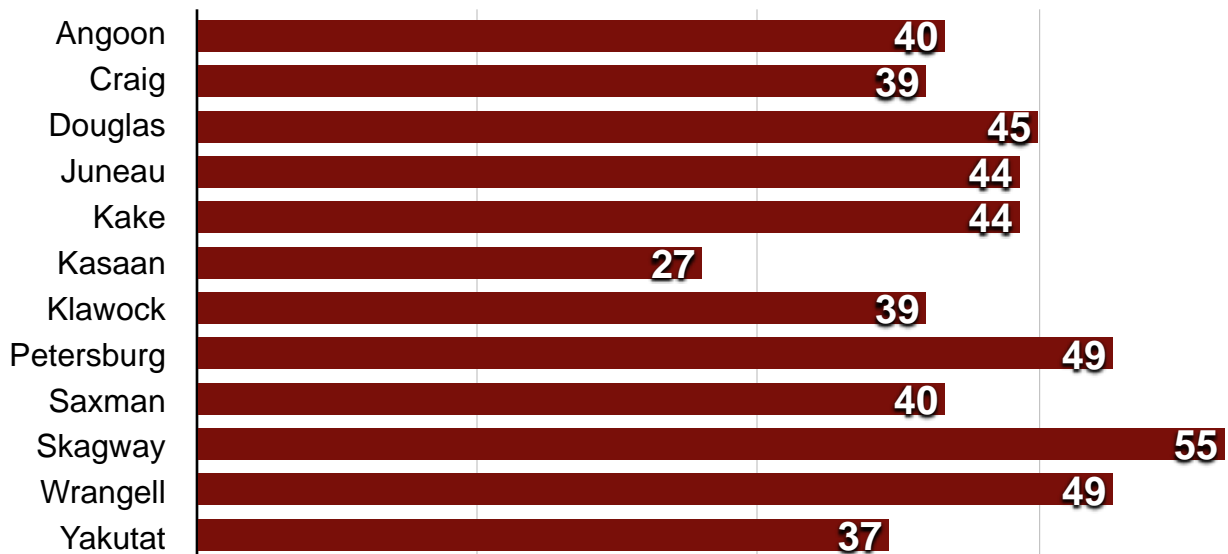
Juneau respondents' homes are an average of 44 years old. Half of them were built in the 1970s and 1980s. Another 32% were built in the 1990s and 2000s. Only 8% of homes have been built in the last decade. When this study was last conducted five years ago in 2019, the average age of the housing stock was 38 years.

The average age of Douglas tribal homes is 45 years.

Average Age of Housing Stock

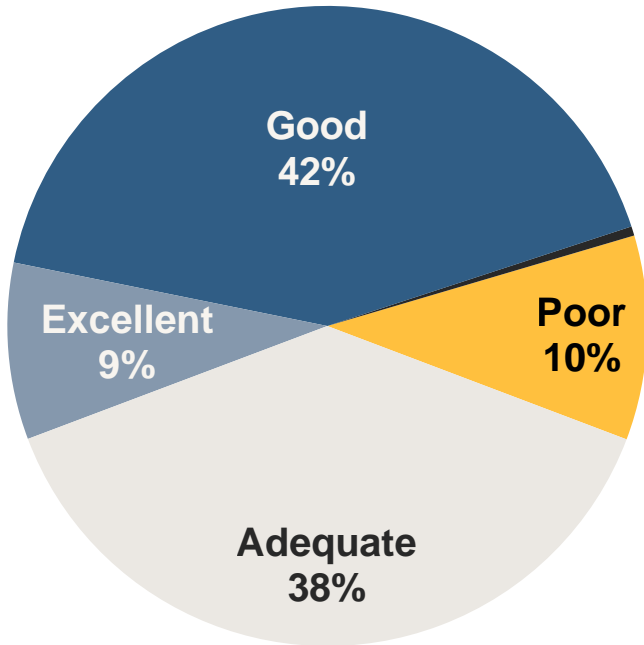
= 44 Years

Average home age by community



Rate the overall condition of your home

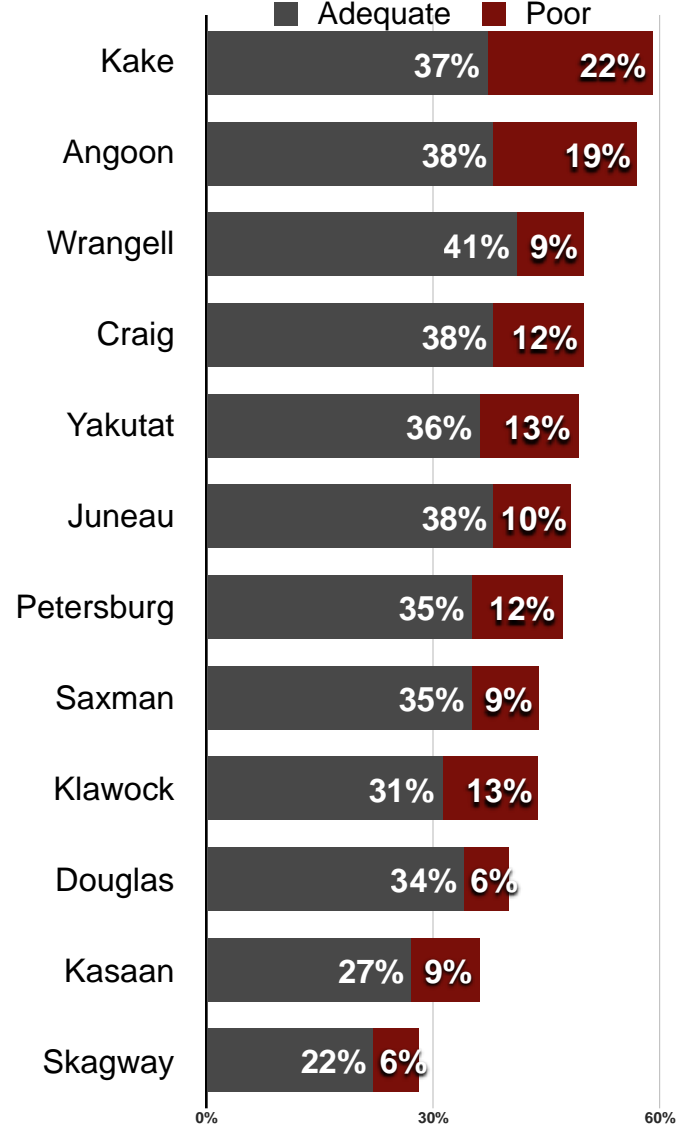
Juneau Housing Quality



Just over half (51%) of Juneau tribal households said their homes were in good or excellent shape. Thirty-eight percent indicated that their living conditions were adequate, while 10% said the condition of their home was poor. Less than 1% said their homes were not in a livable condition.

In Douglas, 58% rate their homes as good (48%) or excellent (10%); while 40% said their homes are in adequate or poor quality, and 1% say their homes are not livable currently.

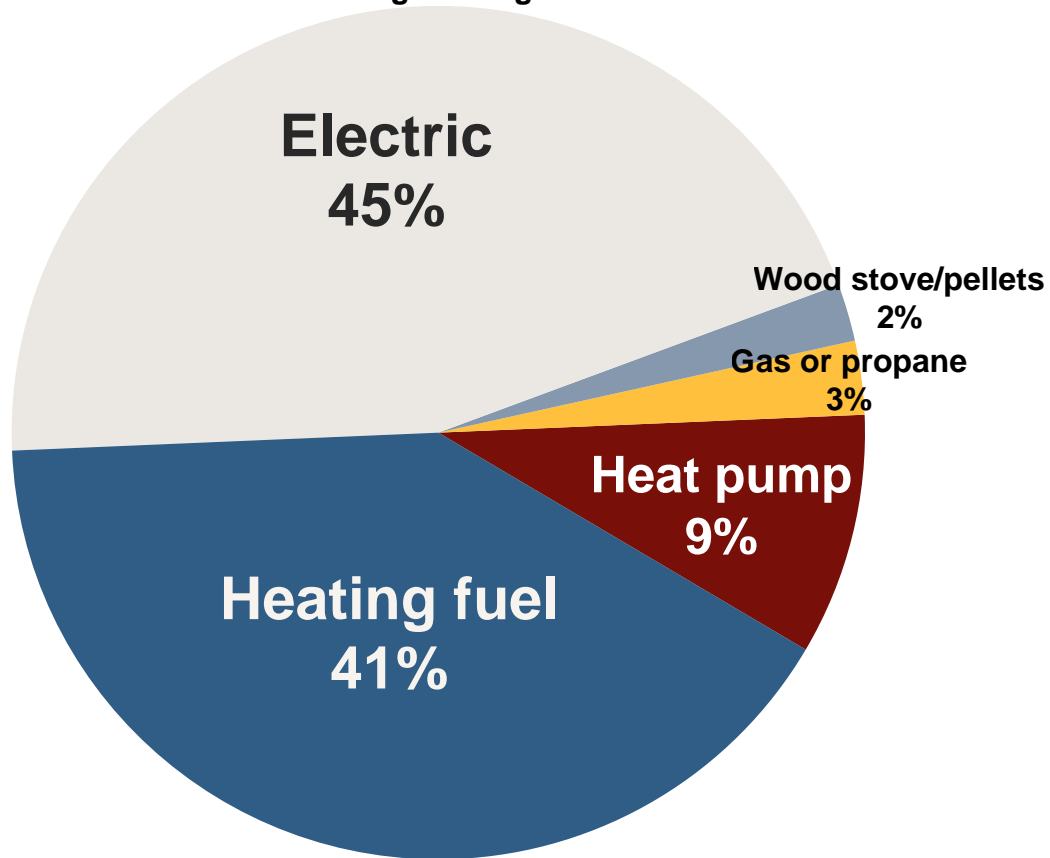
Lower housing quality by community



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	14%	9%
Good (a few minor repairs would be nice)	44%	42%
Adequate (repairs needed to improve living conditions)	36%	38%
Poor (major repairs needed to make it safe and livable)	7%	10%
Not Livable (we are currently unable to live in our home)	0%	0.4%

What do you use primarily to heat your home?

Juneau Housing Heating Sources



Forty-one percent of Juneau tribal respondents heat their home using heating fuel, while 45% use electric heating sources. Another 2% use a wood or pellet stove, 3% use gas or propane, and 9% use a heat pump — representing a significant shift from 2019. Overall, the average cost of heating was estimated at \$315 in a winter month.

In Douglas, two-thirds of all tribal households rely on electricity to heat their homes, and 27% use heating fuel. The average heating bill in a winter month was reported to be \$236.

Home Heating	Juneau Monthly Cost 2024	Juneau 2024	Douglas 2024
Electric	\$239	45%	66%
Gas or propane	\$365	3%	3%
Heat Pump	\$315	9%	3%
Heating fuel	\$398	41%	27%
Wood stove/pellets	\$403	2%	0%
Overall Average	\$315		

Home Finances



Home Finances

What is the assessed value of your home?

Overall Juneau Average

2019	2024	Change
\$250,373	\$349,065	39%



Juneau Mobile Homes

2019	2024	Change
\$93,415	\$93,148	0%



Juneau Single-Family Homes

2019	2024	Change
\$318,222	\$458,865	44%



Juneau Multi-Family Homes

2019	2024	Change
\$261,333	\$341,923	31%

The average value of a housing unit owned by a respondent in Juneau is \$349,065 — representing a 39% increase from when this survey was fielded 5 years previously. Mobile homes are worth an average of \$93,148, and did not appreciate in value at all over the past five years. Single-family homes are valued at \$458,865, 44% more; and multi-family housing units—including attached homes, duplexes or condos—have an average value of \$341,923, a 31% increase over 5 years.

In Douglas, the average value of a tribal home that homeowner occupied is \$340,300.

Across all Juneau homes according to Zillow, the average single-family home value was \$501,790 in 2024, a 19% 5-year increase. 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 Juneau tribal householders is \$1,303, a 26% 5-year increase; while the average mortgage is \$1,912, a 20% increase from 2019. **The average rent in Douglas is \$1,193.** 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 \$1,117 in rent (15% less than the average rent), and \$1,685 for a mortgage (12% less). **The average rent in Douglas residents say their tribal households can afford is \$1,032.**

Juneau has the highest rental costs in the THRHA region. Douglas has the 3rd highest.

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

Average Juneau Rent

2019	2024	Change	Can Afford
\$1,060	\$1,310	26%	\$1,117

Average Juneau Mortgage

2019	2024	Change	Can Afford
\$1,593	\$1,912	20%	\$1,685

Juneau Households with no Mortgage

2019	2024	Change
6%	7%	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	\$1,303	\$1,912	\$1,256
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

What is your approximate annual household income?

Average Juneau Household Income

2019	2024	Change
\$74,290	\$80,504	8%



Juneau Rental Households

2019	2024	Change
\$56,797	\$65,799	16%

Juneau Owner Households

2019	2024	Change
\$99,218	\$110,175	11%

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 Juneau is \$80,504, an 8% increase over five years earlier. Those paying rent had an average household income of \$65,799, a 16% increase; while those who own their own homes earn an average of \$110,175 annually, 11% more than in 2019.

The average income of tribal households in Douglas is \$74,394.

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

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

Household Income	Douglas Household Size (Number of People)								Total
	1	2	3	4	5	6	7	8	
Less than \$20,000	4%	4%	2%	3%	2%	0%	1%	0%	15%
\$20,000 - \$30,000	4%	5%	5%	2%	0%	1%	0%	0%	17%
\$30,100 - \$40,000	2%	4%	3%	1%	3%	0%	0%	0%	11%
\$40,100 - \$50,000	2%	4%	2%	2%	1%	0%	1%	0%	11%
\$50,100 - \$60,000	1%	1%	3%	0%	0%	2%	1%	0%	7%
\$60,100 - \$70,000	0%	0%	2%	1%	1%	0%	0%	0%	4%
\$70,100 - \$80,000	0%	1%	2%	2%	0%	0%	0%	1%	5%
\$80,100 - \$90,000	2%	1%	0%	0%	1%	1%	0%	0%	4%
\$90,100 - \$100,000	0%	0%	1%	1%	0%	0%	0%	0%	2%
\$100,100 - \$125,000	1%	3%	1%	1%	0%	1%	0%	0%	6%
\$125,100 - \$150,000	0%	4%	1%	0%	1%	0%	0%	0%	5%
\$150,100 - \$200,000	1%	1%	1%	3%	1%	2%	0%	0%	8%
\$200,000 or more	0%	2%	2%	1%	0%	1%	0%	0%	5%
Total	15%	28%	23%	15%	9%	7%	3%	1%	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 Douglas. A third (32%) of households earn \$30,000 or less annually; while a quarter earn more than \$100,000 annually. Forty-three percent of all Douglas tribal households have 1-2 household members, while 19% of households contain five or more residents.

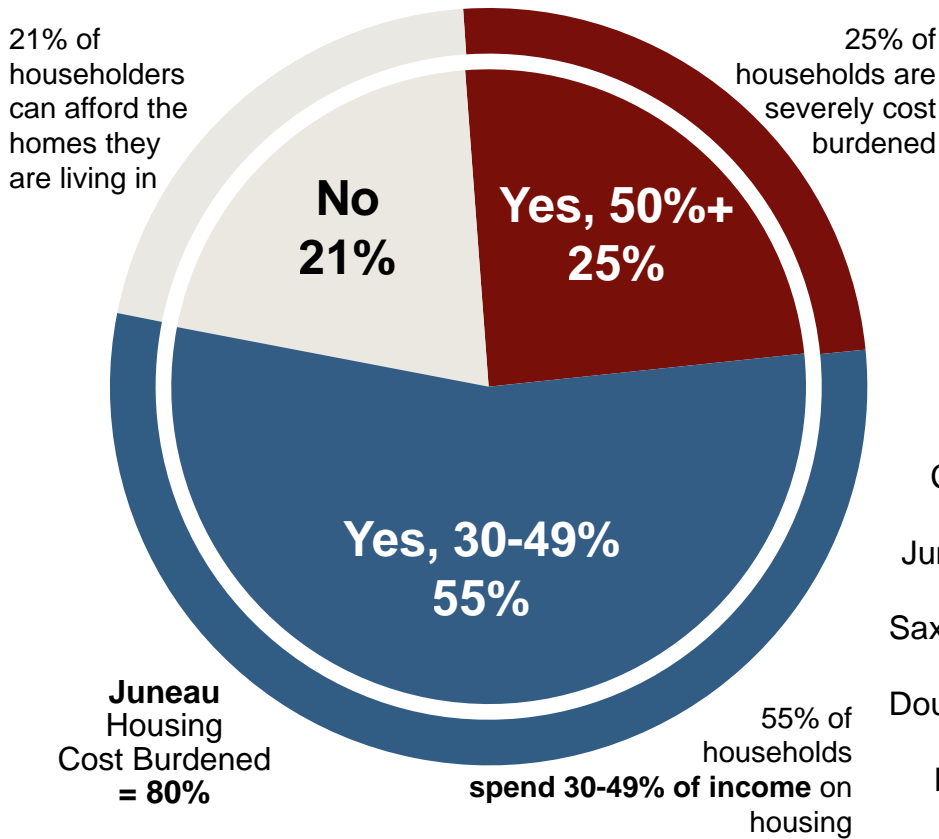
Housing and Urban Development Douglas Income Limits (By number of household members)

HUD Income Limits by Household Size for Douglas								
Household Income	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$25,700	\$29,350	\$33,000	\$36,650	\$39,600	\$42,550	\$45,450	\$48,400
Very Low (50%) Income	\$42,800	\$48,900	\$55,000	\$61,100	\$66,000	\$70,900	\$75,800	\$80,700
Low (80%) Income Limits	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950

Percentage of Douglas 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	4%	9%	7%	5%	3%	1%	1%	0%	30%
Very Low (50%) Income Limits	10%	15%	12%	7%	6%	3%	3%	1%	56%
Low (80%) Income Limits	11%	18%	18%	10%	7%	4%	3%	1%	70%

According to HUD's 2023 income limits, 70% of Douglas tribal households are low income, including 56% that are very low income, and 30% are extremely low income.

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

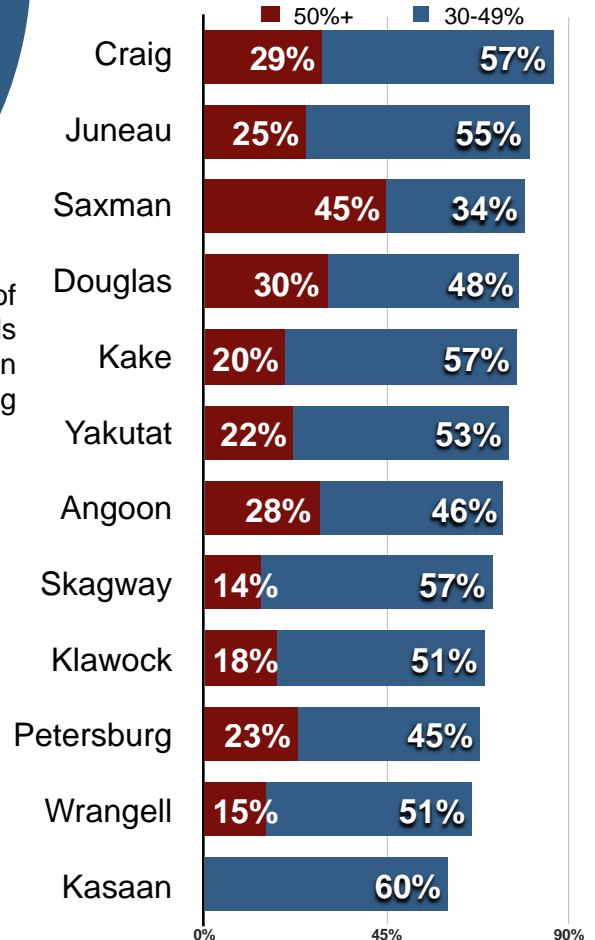


Cost %	2019	2024
Less than 30%	30%	24%
30-49%	53%	53%
50%	18%	23%

Costs of housing are a burden or severe burden to 80% of survey respondents. Less than a quarter of tribal households (21%) have affordable costs. The 80% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 25% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. Among renters, 84% are housing cost burdened compared to 72% of all homeowners.

In Douglas, 78% of households are housing cost burdened, including 30% that are severely cost burdened.

Housing Cost Burdened By Community



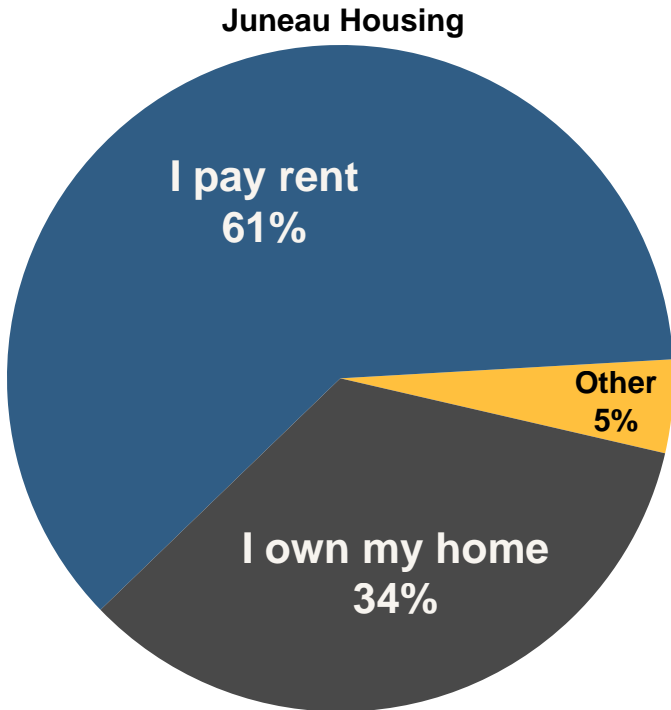
Housing costs for renters include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

Householders



Householders

What is your current housing situation?

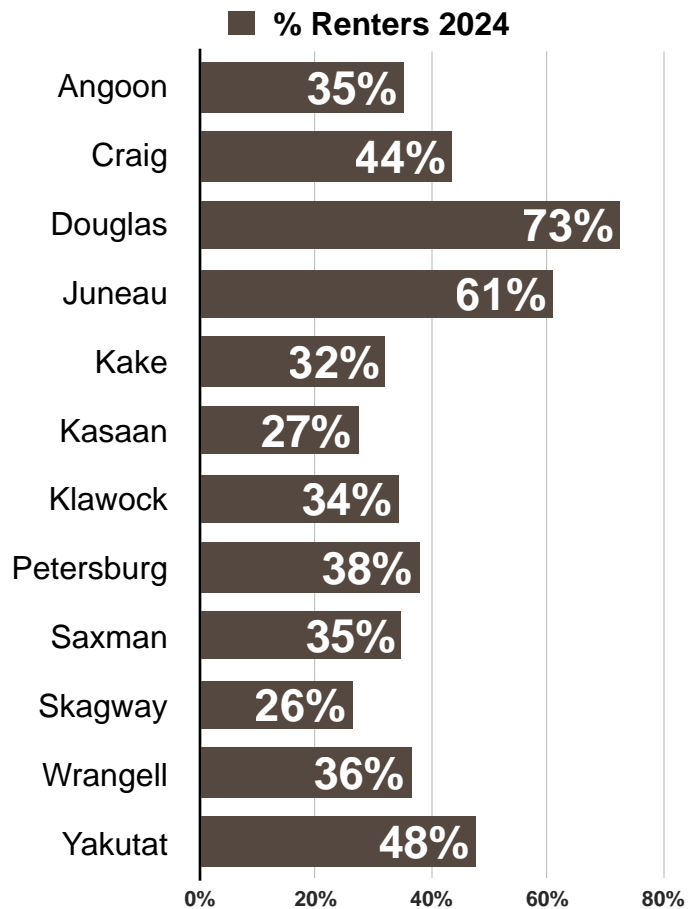


Answer Options	2019	2024
Owned with a mortgage	26%	27%
Owned without a mortgage	6%	7%
Rental	62%	61%
Other	6%	5%

Nearly two-thirds (61%) of Juneau tribal households live in a home that they rent. Another 34% own their homes. This includes 7% of respondents who own their home and no longer pay a mortgage. These numbers remain almost 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.

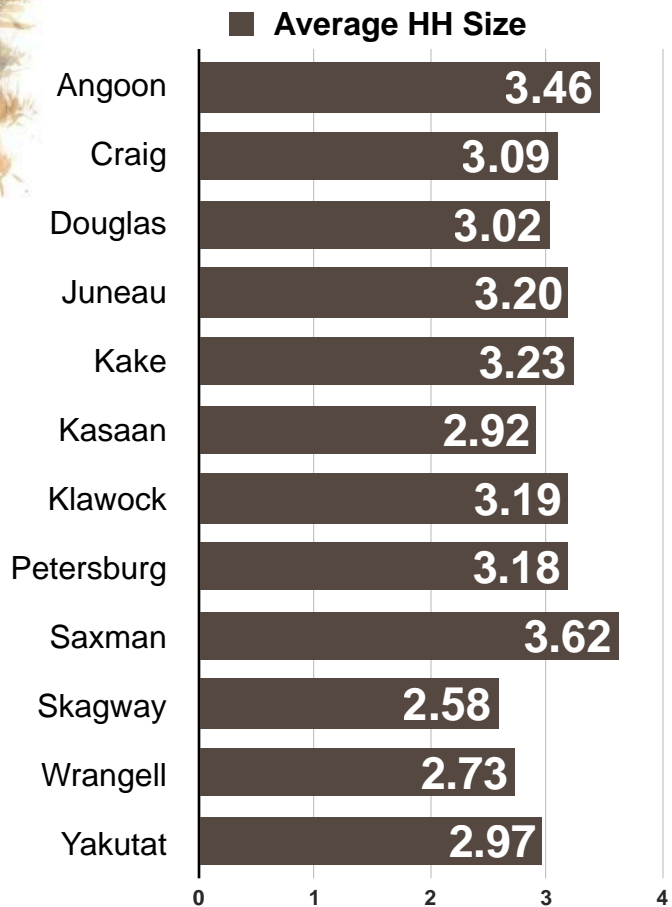


Number of People per Household



Juneau Average Household Size

2019	2024	Change
3.3	3.2	-3%

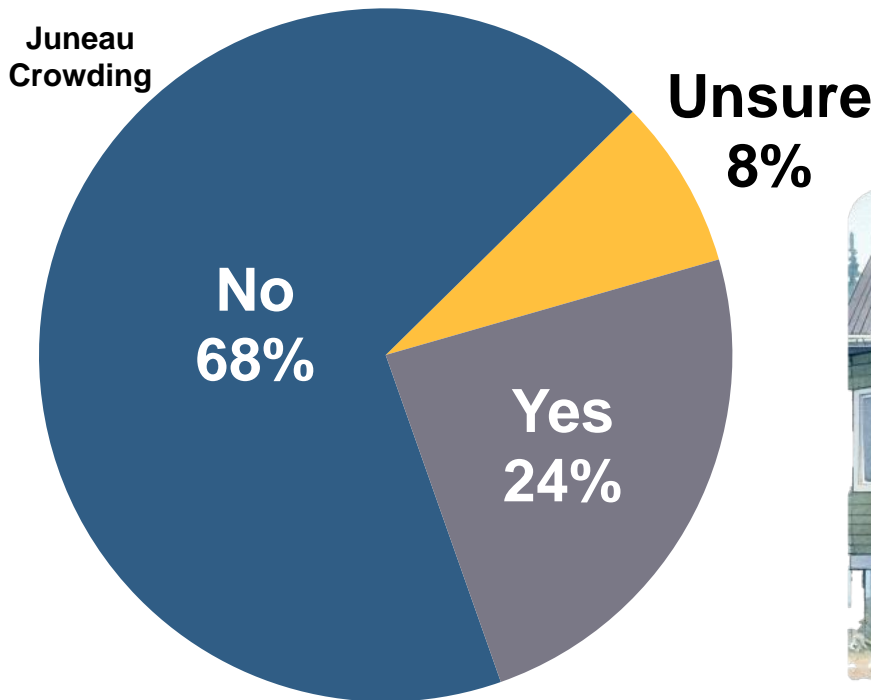


The average household size of Juneau survey respondents is 3.2, slightly smaller than the last time the survey was conducted five years previously. **The household size in Douglas is 3.0.**

Across all Juneau homes (including non-tribal) the average household size is 2.47, down from 2.68 five years ago, an 8% decrease. This is due to a significant trend toward single-person occupancy of non-Native households.

The number of single-person households rose from a **quarter** of all Juneau households in 2015 to a **third** in 2022 — an increase of 1,200 housing single-occupancy households in Juneau — primarily due to the rise of seniors living alone. This trend is expected to continue.

Is your home overcrowded?



Average Household Size = 3.2

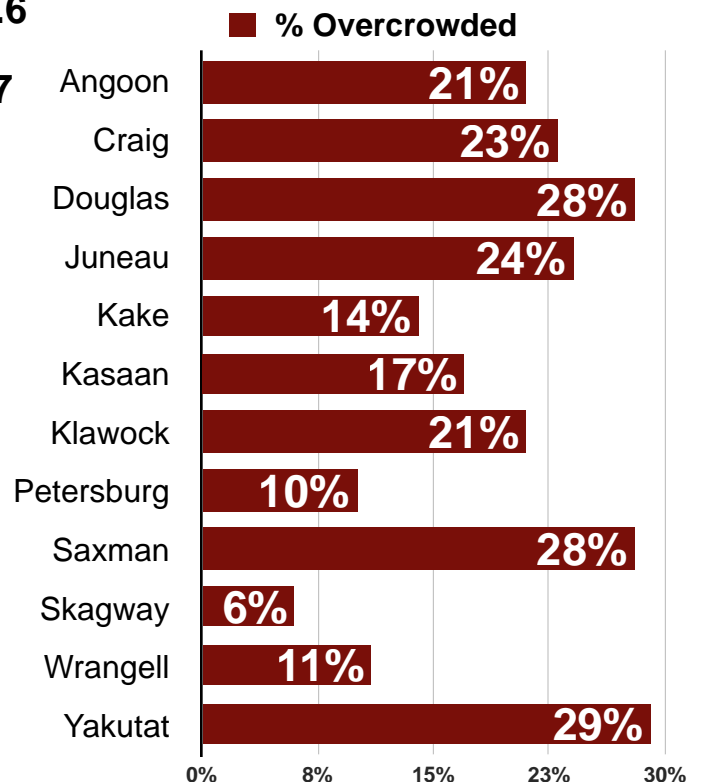
Average Household Size for “Yes” = 4.6

Average Household Size for “No” = 2.7

Twenty-four percent of Juneau tribal households surveyed say their homes are overcrowded, a decrease from 27% five years ago. The overall average household size is 3.2 members.

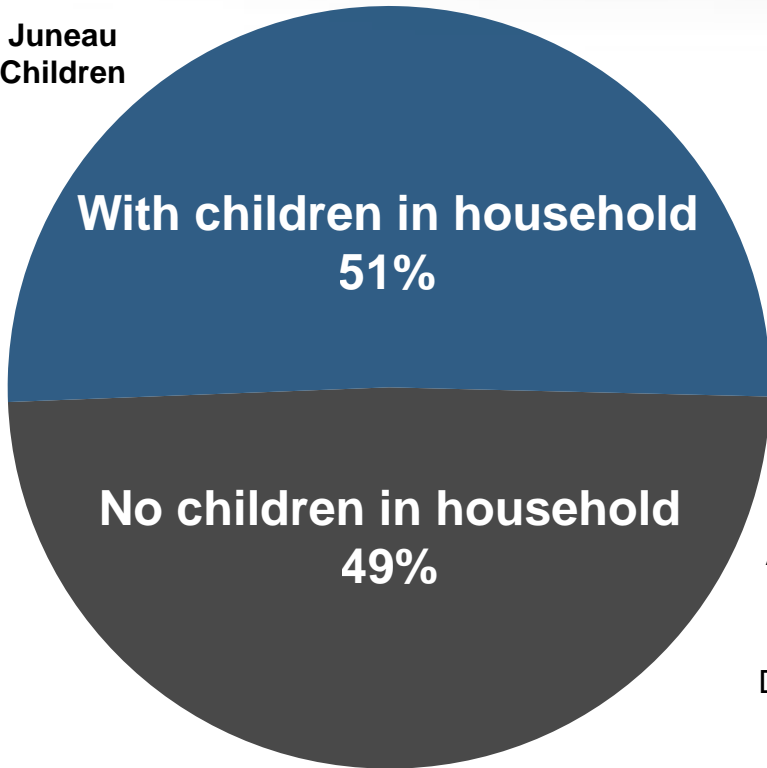
Twenty-eight percent of Douglas Tribal respondents say their homes are overcrowded, the second highest in the region.

Those who say their home is overcrowded have a higher average household size of 4.6 people (up from 4.4 people 5 years ago). Those who say that their homes are not overcrowded have an average household size of 2.7 people.



How many children under age 18 live in your household?

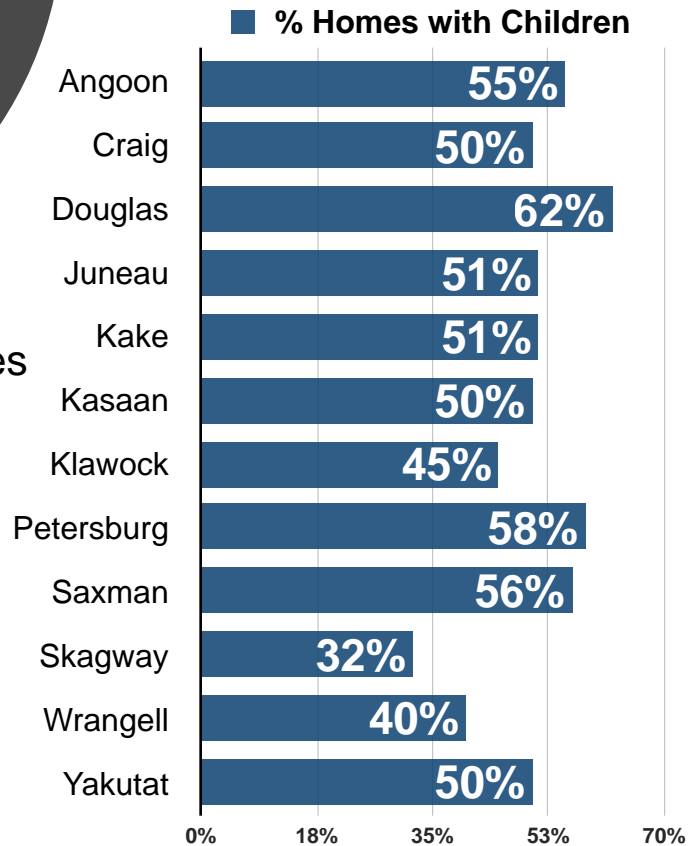
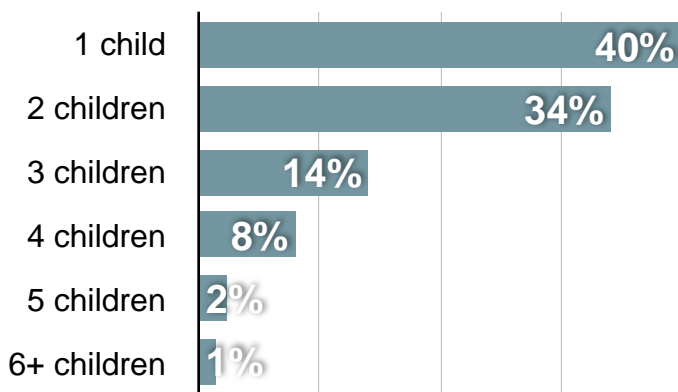
Juneau Children



Estimated Total Kids

2,200

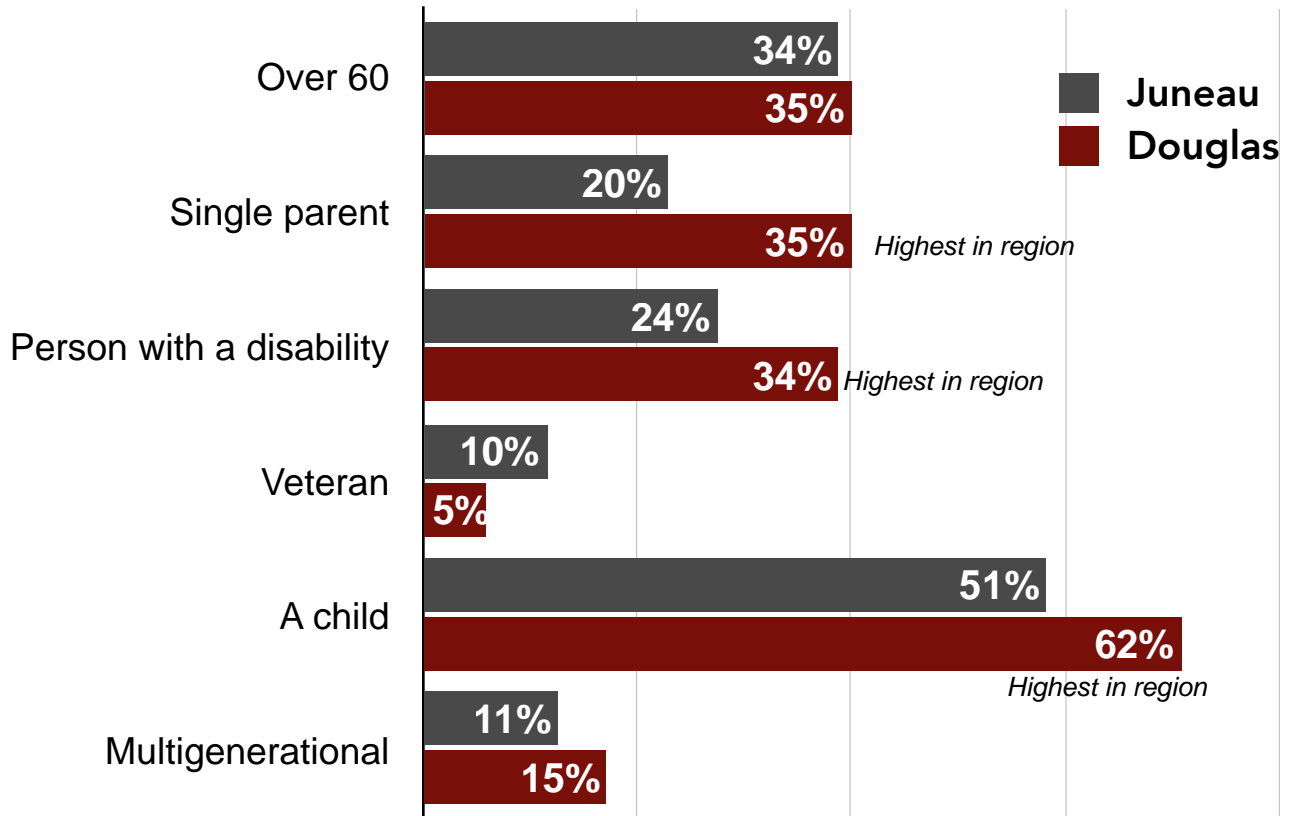
Average number of children in homes with children = 2.1



Just over half of Juneau tribal households (51%) have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 2.1, down from 2.3 in 2019. For homes with children, 40% have one child, 34% have two children, and 26% have three or more children. There are an estimated 2,200 children in Alaska Native homes in Juneau. **Sixty-two percent of Douglas tribal households contain a child, the highest in the region.**

Members of Household

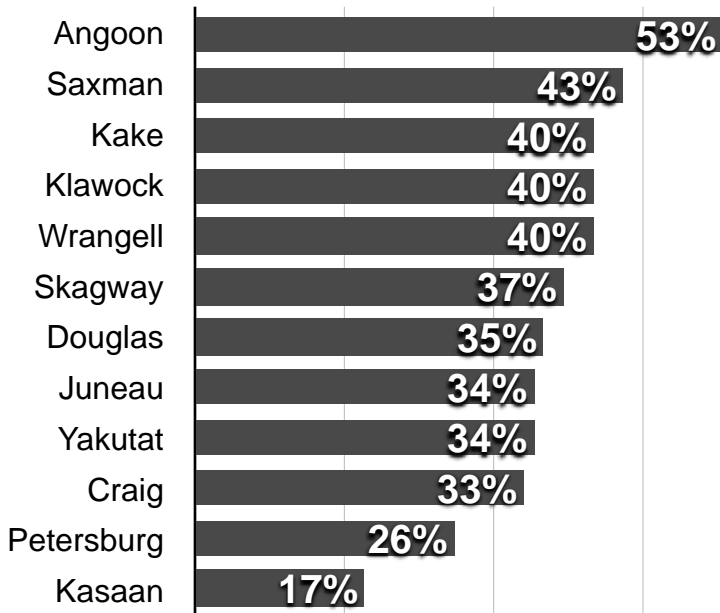
Tribal Household Members Include



Nearly a third (34%) of Juneau tribal households contain a person over the age of 60; representing a significant increase from 2019 when only 24% of Juneau tribal households had a person aged 60 or older. Half (51%) of all tribal households in the THRHA include children, down from 57% five years earlier. Twenty percent of all homes contain a single parent, down from 27%.

The tribal households in Douglas are unique, as they contain the highest percentage of homes with children (62%) in the 12-community THRHA region, the highest percentage of single-parents (35%), and the highest percentage of persons with a disability (34%).

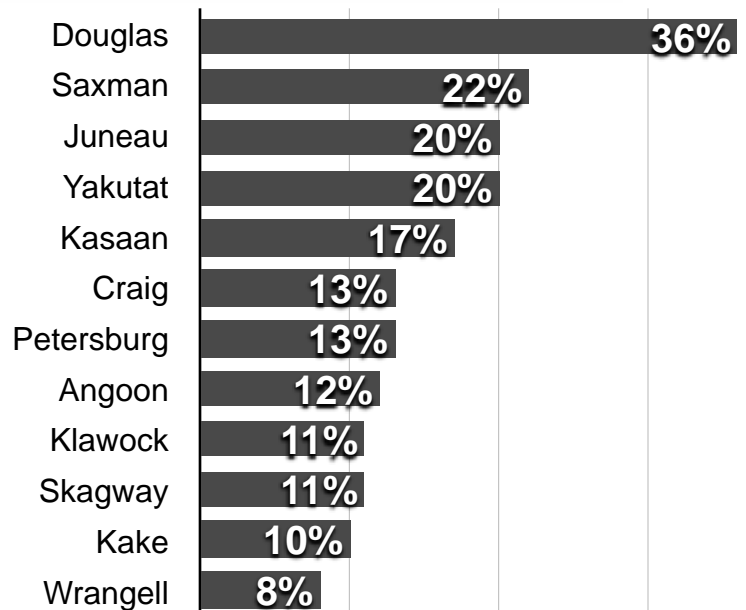
Percentage of Tribal Households in THRHA Region with a 60+ Year Old



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%).

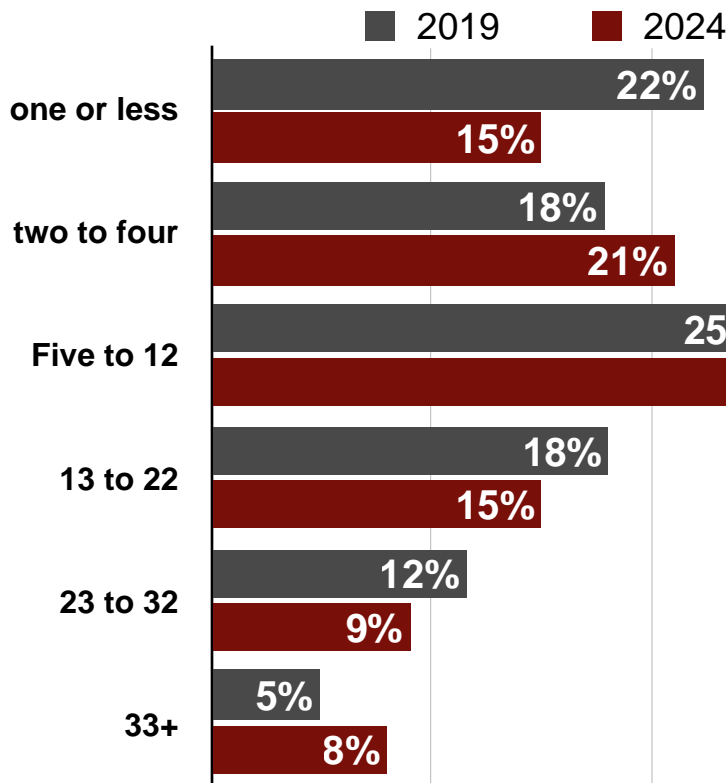
Percentage of Tribal Households in THRHA Region with a Single Parent

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?

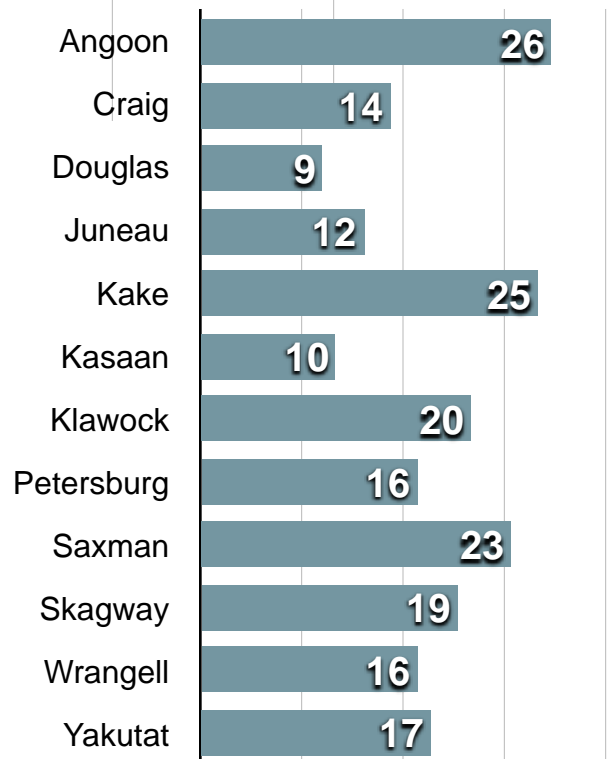
Data converted into years of Juneau residency in current home.



Overall Average Years Juneau

2019	2024	Change
15 years	12 years	-3 Years

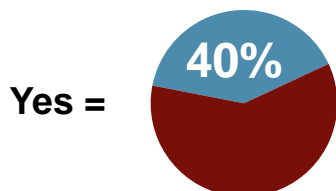
Average years of residency by THRHA community



Twenty percent of Juneau tribal households have lived in their home for more than 20 years, and another 17% have lived in their homes more than 10 years but fewer than 20. Fifteen percent have lived in their homes 1 year or less — down from 22% in 2019.

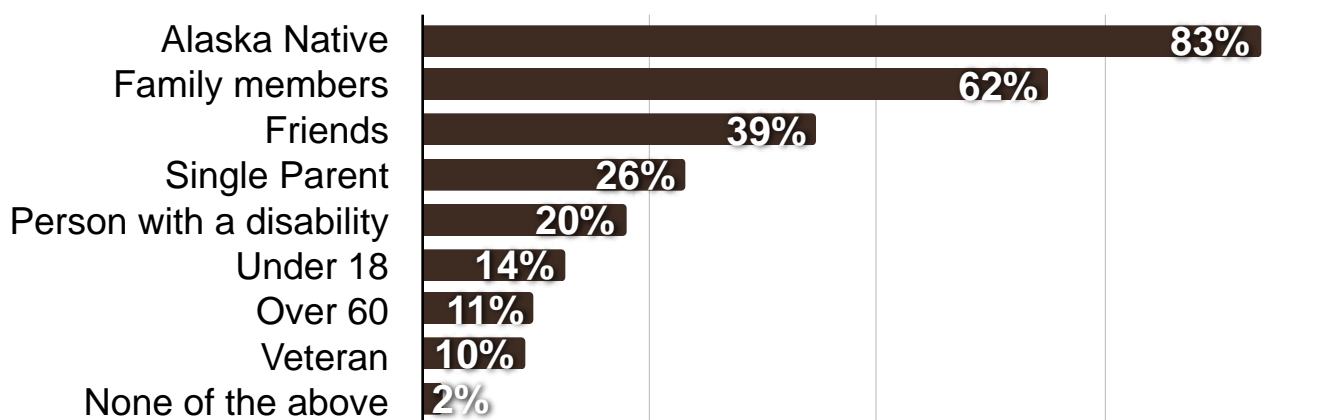
Douglas residents have the shortest average tenure of any THRHA community, at 9 years.

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



Two-fifths (40%) 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)

= **88**

Estimated Total Nights

75,000

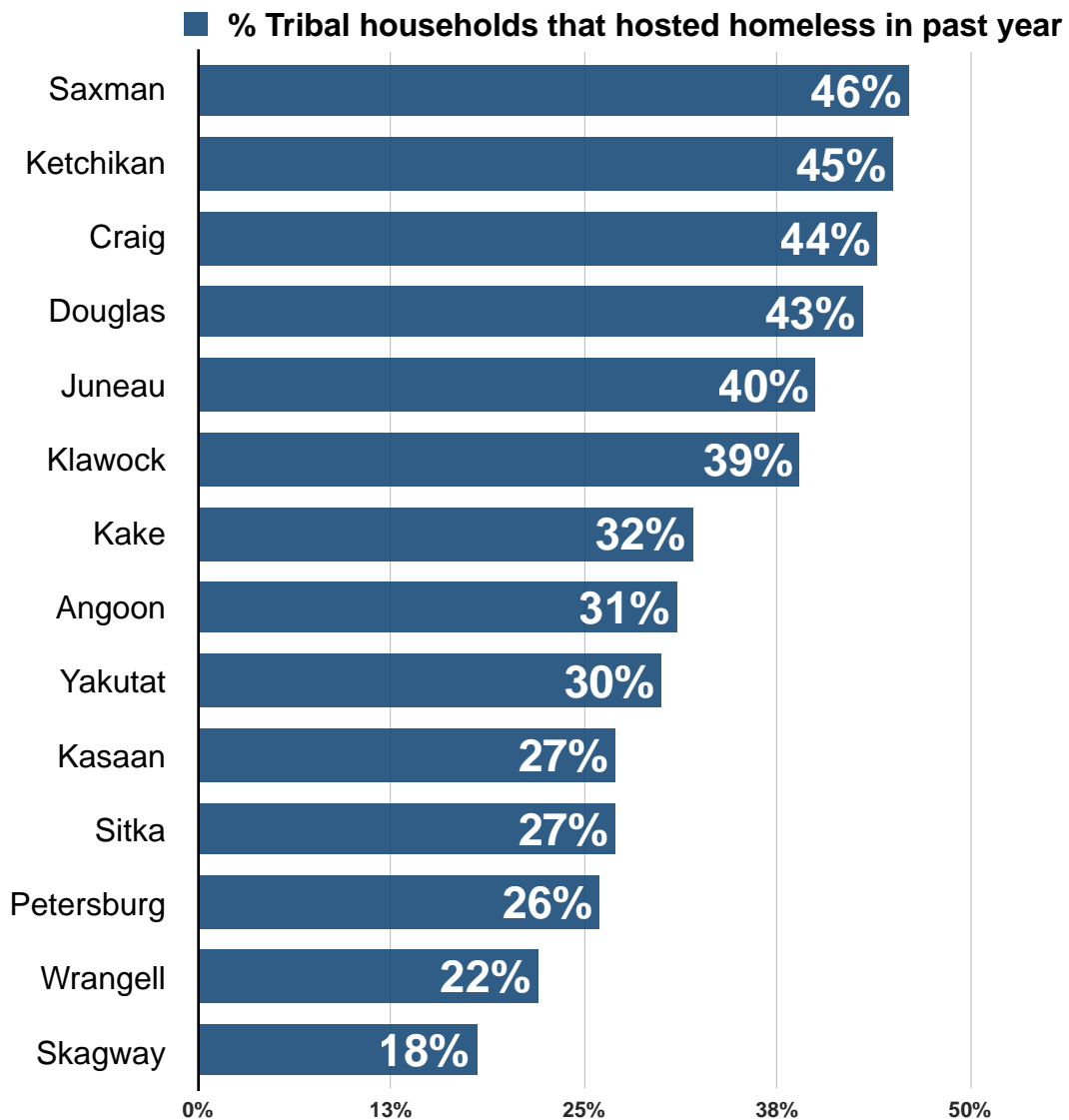
Estimated Total Value

\$3.45 million

Juneau tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. Two-fifths (40%) said they had, for an average of 88 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 (26%), children (14%), those with a disability (20%), and those over 60 (11%). Expanding the numbers to include all Alaska Native households in Juneau, tribal households are estimated to have provided approximately 75,000 nights of lodging to homeless individuals in the past year. **In Douglas, 43% of tribal households reported hosting a person experiencing homelessness. Those who received overnight accommodation in Douglas included single parents (35%), children (16%),**

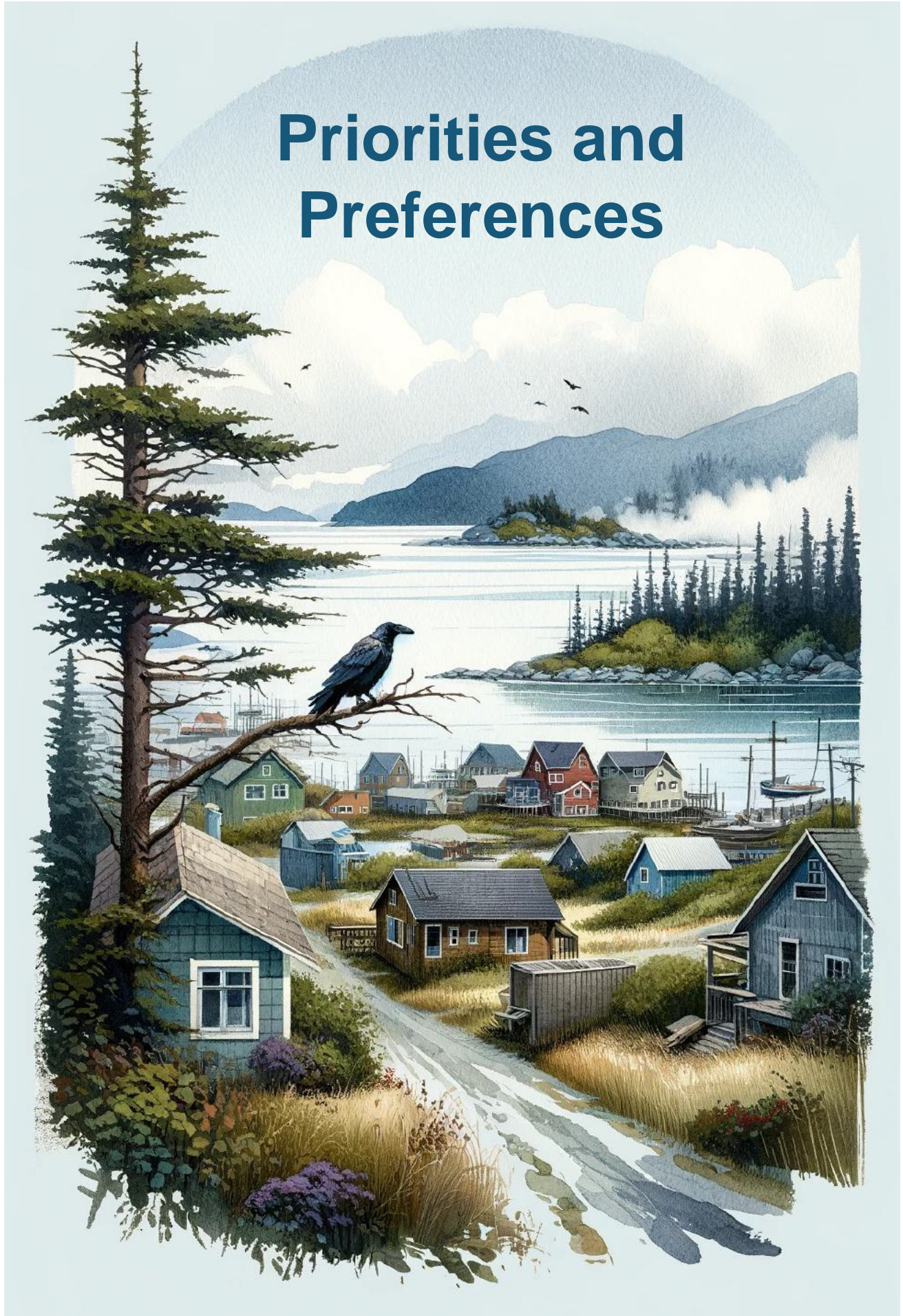
Homelessness: Percentage of tribal households that opened their homes by community

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.

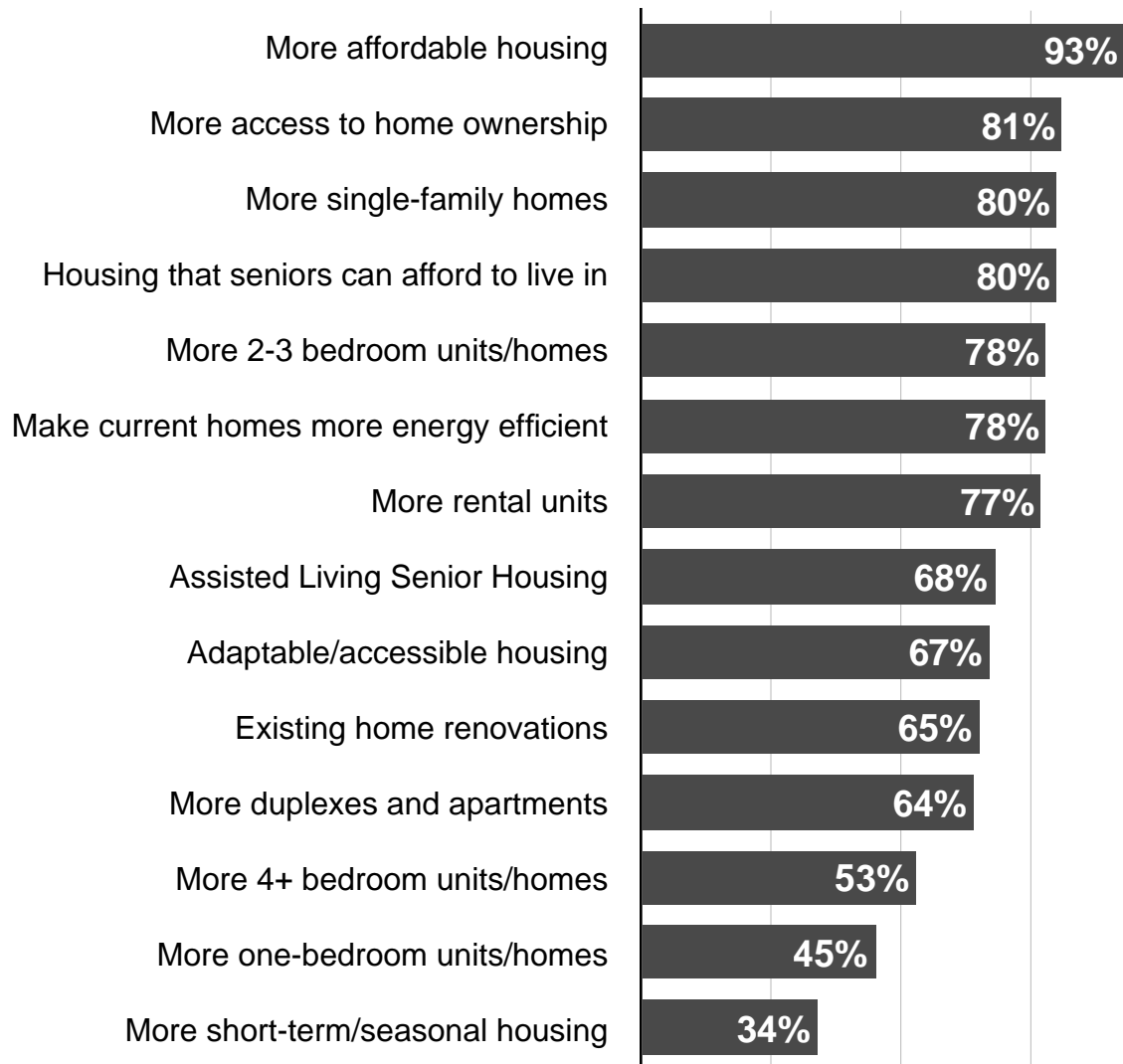
Priorities and Preferences



Priorities and Preferences

How important are the following tribal housing needs?

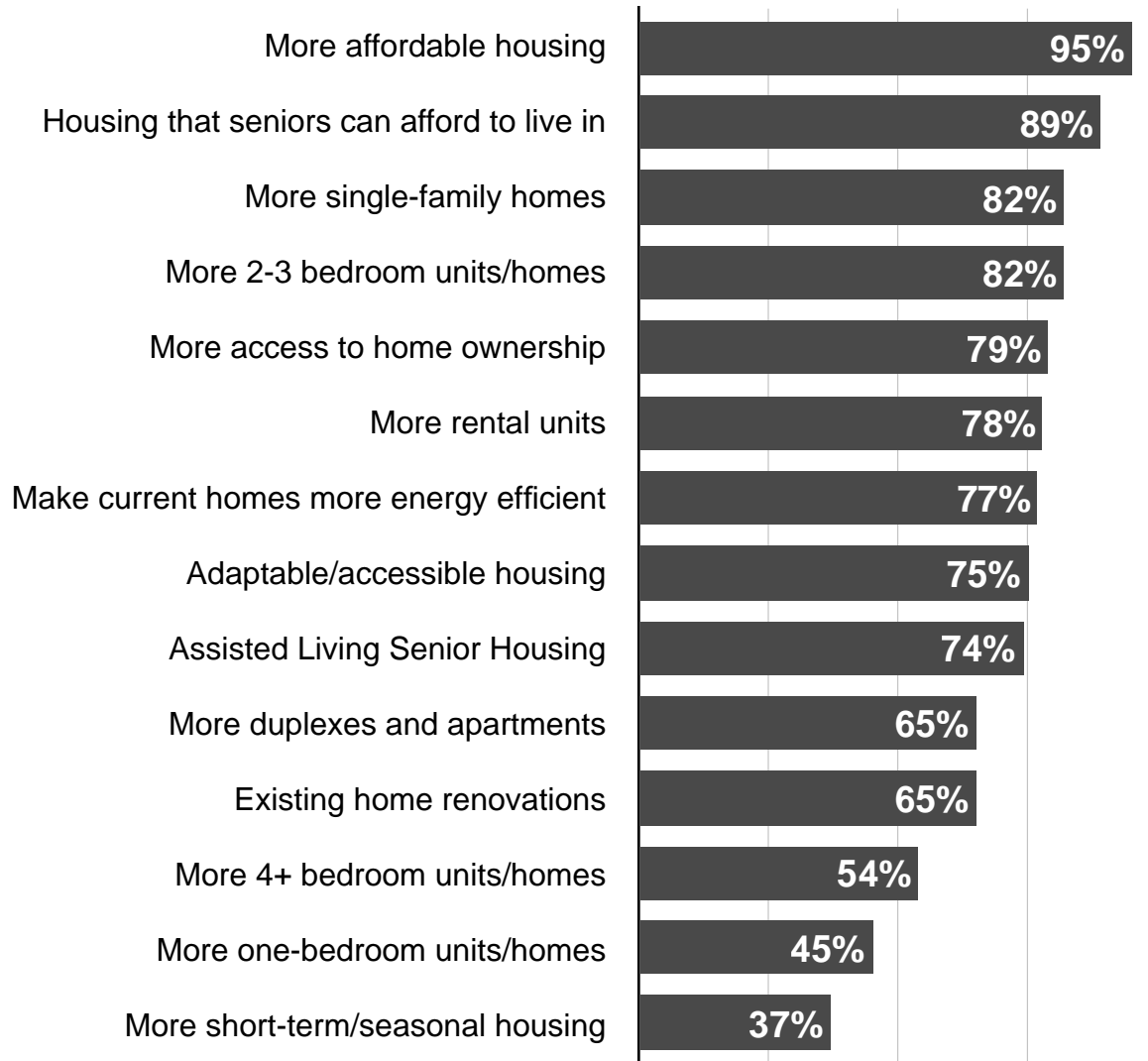
Juneau respondents saying this has a high level of demand or need



Survey respondents indicated that the most pressing housing need in Juneau is more affordable housing, which 93% of survey respondents say has a high level of demand. This is followed by more access to home ownership (81%), more single-family homes (80%), and housing that seniors can afford to live in (80%).

How important are the following tribal housing needs?

Douglas respondents saying this has a high level of demand or need



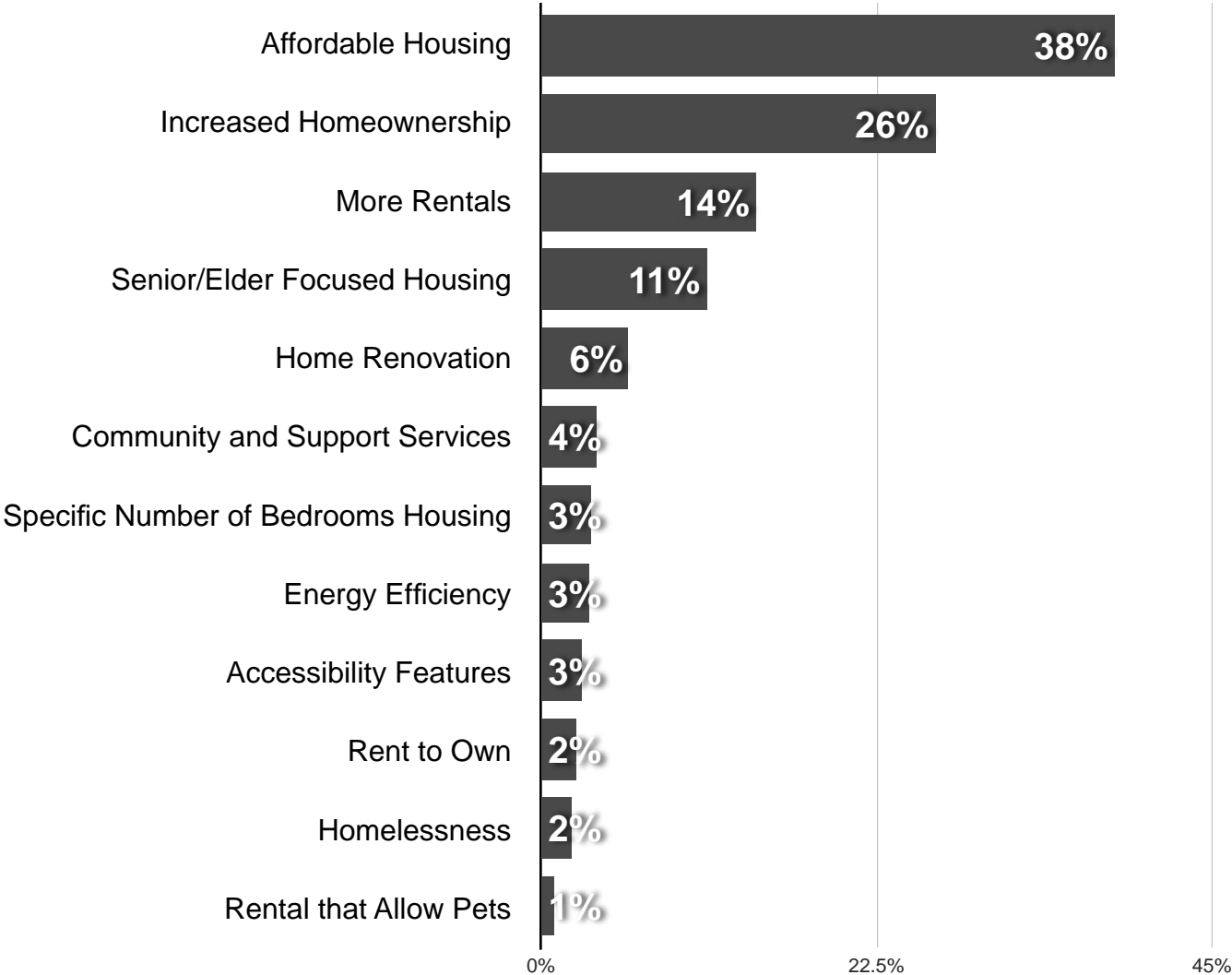
Survey respondents indicated that the most pressing housing need in Douglas is also more affordable housing, which 95% of survey respondents say has a high level of demand. This is followed by more housing that seniors can afford to live in (89%), more single-family homes (82%), and access to home ownership (81%). The following table shows a breakdown of responses to these questions and responses.

How important are the following tribal housing needs? Douglas

Answer Options (Douglas)	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	95%	4%	1%	0%	0%
Housing that seniors can afford to live in.	89%	8%	4%	0%	0%
More single-family homes	82%	16%	2%	1%	0%
More access to home ownership	79%	20%	2%	0%	0%
More 2-3 bedroom units/ homes	82%	14%	2%	1%	1%
More rental units	78%	17%	5%	0%	0%
Make current homes more energy efficient, reducing energy costs	77%	20%	2%	1%	0%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	75%	19%	4%	2%	0%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely.	74%	19%	5%	1%	0%
More duplexes and apartments	65%	27%	5%	2%	1%
Existing home renovations: Improve quality of existing home	65%	24%	6%	5%	0%
More 4+ bedroom units/ homes	54%	28%	14%	3%	2%
More one-bedroom units/ homes	45%	29%	22%	3%	1%
More short-term/seasonal housing	37%	26%	19%	4%	14%

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

Juneau Analysis of open ended responses to top priority

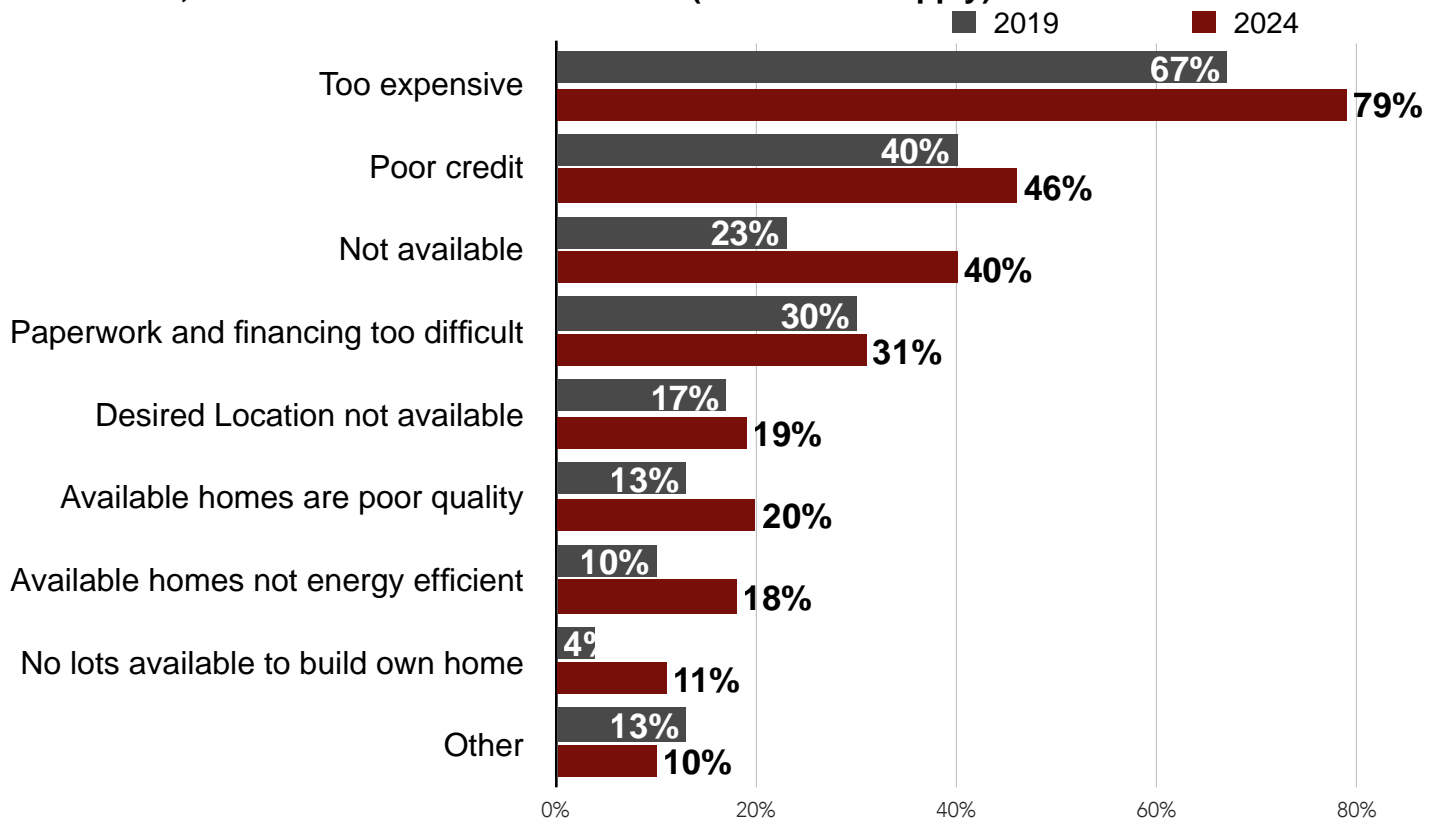


Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 12 comment categories. Thirty-eight percent of respondents want more housing in a price range that is affordable. A quarter (26%) of respondents would like more pathways to homeownership (if rent-to-own is included in this category this increases to 29%). More rental housing was the top answer of 14% of all respondents, followed by senior or elder housing (11%). 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?	Juneau Response Percent
Yes	58%
No	7%
Maybe	13%
Not applicable	22%

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

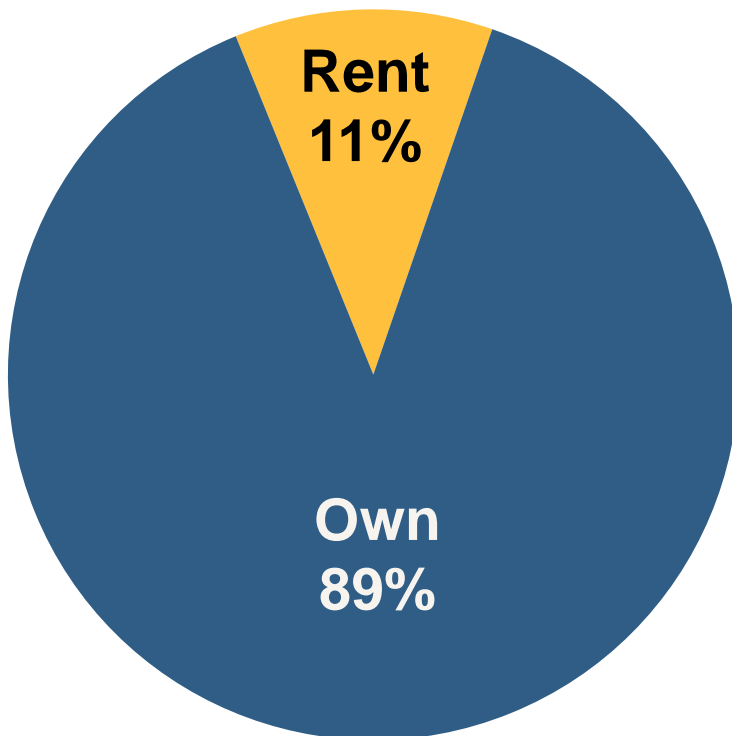


More than half of Juneau tribal households responding (58%) noted that they have a member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 79% of respondents, representing a 12% increase over the last time this question was asked in 2019. The next top answer was ineligibility due to poor credit (46%), followed by a general lack of availability (40%).

In Douglas 62% say they have a member who would like to own their own home. The top barrier to this was cost (68%), followed by poor credit (53%).

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

Juneau households would prefer to:



While only 34% of Juneau respondents in this survey currently own their own home, 89% of all respondents said they would prefer to own their home rather than rent.

- 85% of Juneau renters would prefer to be homeowners
- 97% of Juneau homeowners prefer to be homeowners
- **88% of Douglas respondents say they would prefer to own**

Additional Findings

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

Answer Options	Juneau Response	Douglas Response
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home	236	62
A rental unit to move into	120	32
I would like to participate in a “sweat equity” housing program, where I help build my home	76	28
Financial literacy program	59	22
Home maintenance education program	52	17
Access to funding to help renovate my home	42	29
I have land and need access to a loan to build my own home	26	12
Other (please specify)	18	5

How many bedrooms are in your house?

Average Number of Bedrooms
Juneau = 2.2
Douglas = 2.3

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	Juneau Percent	Douglas Percent
YES, Alaska Native or American Indian (only or in combination with other races)	97%	98%
NO, both head of household and spouse do NOT identify as Alaska Native or American Indian	3%	2%

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

Answer Options	Response Percent
Yes	11%
No	88%
Not Sure	1%

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.

Juneau Summary

- Affordable Housing (208 comments):** The predominant concern across the comments is the critical need for affordable housing. This encompasses a wide range of issues, including the high cost of living, the lack of affordable rental options, and the challenges associated with purchasing homes at reasonable prices. Many comments express frustration over the scarcity of affordable living spaces, which impacts not just low-income families but also young adults, seniors, and middle-income families caught in the gap where they earn too much to qualify for low-income housing yet too little to afford market prices.
- Homes for Purchase (143 comments):** The next top answer was the desire for more homes available for purchase. This includes a call for more single-family homes, properties that are within reach of the average buyer, and opportunities for first-time homeowners. The comments suggest a community striving for stability and security through homeownership, alongside concerns about the high costs and limited inventory that make this goal difficult for many.
- More rentals (78 comments):** Responses highlighted the need for more rental properties, including the demand for more quantity and variety in rental options—such as more one-bedroom apartments for singles and seniors, and larger units for families—as well as calls for more pet-friendly rentals.

The focus on rentals underscores the immediate need for housing solutions that can address

Juneau’s needs while longer-term solutions are developed.

- Senior/Elder Focused Housing (60 comments):** There were 60 comments on the need for more senior and elder housing options, including affordable rental apartments, senior living communities that offer a mix of independence and support, and housing that is accessible and energy-efficient. Comments reflected concern for the well-being and comfort of the elder population.
- Home Renovation (32 comments) and Energy Efficiency (17 comments):** Home improvement needs include a desire to improve the quality and sustainability of existing housing. Energy efficiency makes homes more comfortable and reduces living costs in the long term. Home renovation addresses the need to improve and maintain the existing housing stock, ensuring that homes are safe, healthy, and meet Juneau’s changing needs.
- Enhance Rent-to-Own Programs (13 comments):** For those not immediately ready for homeownership, rent-to-own programs can offer a path forward, allowing tenants to build equity in their homes through their rent payments, eventually leading to ownership.

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

- 1-Bedroom apartments for single working individuals, and more homes available to purchase.
- 3-bedroom homes
- Affordable
- affordable housing
- Affordable housing that is actually affordable
- affordable housing to purchase for young families.
- Affordable housing, more 1, 2 bedrooms pet friendly.
- Affordable living but home ownership too.
- All of the above
- All of the above are all needed. Especially 1 bedrooms.
- All of the above on a family-by-family basis/ need.
- All the above
- Being able to find housing is a big priority I rent a room it wasn't posted. I lived in a hotel too expensive.
- Elder accessibility to rentals and homes to own.
- Elderly affordable housing
- Elderly rental complexes that are secure and affordable
- Group home.
- Guidance
- Help people understand how to purchase a home with help with all the paperwork and stuff we don't understand.
- Helping homeless get a home immediately to continue helping others move up sooner rather than ignore them and continue moving them down the list.
- Home ownership for all families is important
- Homes available for purchase
- Homes need to be affordable.
- Housing for disabled people, children and elderly
- Housing that is affordable
- Increase energy efficiency.
- Increased energy efficiency
- Mental health/D&A recovery housing with built in mental health services on site.
- More 2 bedrooms
- More 3–4-bedroom homes that don't sell for inflated prices. Since 2020 Juneau has seen the highest increase in housing prices.
- More 5+bd/2+bd homes
- More a lil of everything
- more affordable home ownership opportunities
- More affordable homes
- More affordable homes
- More affordable homes and available homes
- More affordable homes available for purchase
- More affordable homes available for purchase
- More affordable homes. I can't pay a million dollars in Alaska. Alaska is too expensive, and no one gets paid enough to purchase such extravagant prices to have a decent home in Alaska.
- More affordable homes ownership
- More affordable homes to purchase.
- More affordable housing
- more affordable housing
- More affordable housing
- More affordable housing
- More affordable housing for tribal members
- More affordable housing options
- More affordable housing options to purchase and rent.
- More affordable rentals and more homes for purchase.
- More affordable rentals.
- More affordable rentals/homes
- More available units
- More community member owned family housing for 4-6 people with high energy efficiency at affordable prices.
- More for purchase
- More help getting into homes.
- More home available
- More homes available for purchase
- More homes available for purchase, rentals, home renovation, increased energy efficiency, more senior housing, more 1-bedroom housing.
- More homes for purchase
- More homes to buy for low income.

- More homes with 4+ rooms and if we are foster parents looking for a home to be bumped up, so our kids stop getting taken out of native home.
- More housing
- More housing options.
- More income generating properties for tribal citizens. A single-family home with an apartment, or Airbnb unit to help cover costs of mortgage.
- More independent or mostly independent senior housing.
- more land to build single family homes.
- LARGER 4–6-bedroom homes available for sale at AFFORDABLE prices
- We need more low-income rentals for families and seniors
- More opportunities for tribal members to access/obtain home ownership.
- We need more programs to help low-income families not only help buy but make the monthly payments affordable.
- More rent to own homes available
- More Rent to own Housing
- More rentals
- More rentals
- More rental homes.

- More senior affordable rental apartments
- More senior housing
- More senior housing
- More senior housing and single-family homes
- More senior housing for grandparents with grandkids
- More to purchase at affordable prices.
- My daughter needs affordable housing that takes pets.
- Native loan programs with low interest rates and down payment assistance programs for houses between 350k - 500k.
- Need more apartments to rent.
- Not enough
- Not sure. Can't speak for others.
- Provide affordable housing to low-income families.
- Rental units 1 bedrooms
- Rentals
- Rentals
- Senior housing, more homes for purchase
- Support for lower income families, lower interest rates.
- Supporting tribal citizens to be home owners of energy efficient homes with 4+ bedrooms.

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 Juneau tribal households is below:

Key Positive Feedback Points:

1. **Comprehensive Support Programs:** Tribal households in Juneau value the range of support programs offered by THRHA, including assistance with housing, energy, and emergency relief, which have a tangible positive impact on their lives.
2. **Homeownership Assistance:** The efforts to support homeownership through loans, down payment assistance, and financial literacy are praised for helping individuals and families build equity and stability.
3. **Responsive and Dedicated Staff:** Positive comments about THRHA staff, mentioning their helpfulness, responsiveness, and dedication, reflect well on the organization's customer service.
4. **Educational and Financial Literacy Programs:** The provision of educational resources, especially financial literacy programs and first-time homebuyer classes, is recognized as empowering for the Juneau tribal households.
5. **Proactive and Engaging Communication:** Efforts to reach out to the community, provide updates, and engage through surveys and social media are appreciated for keeping members informed and involved.

Recommendations for Improvement:

1. **Expand and Diversify Housing Options:** Respondents expressed the clear need for more affordable housing, rent-to-own opportunities, and modern, clean units.
2. **Enhance Maintenance and Renovation Services:** Requests for quicker, more reliable maintenance responses and support for renovations and energy-efficient updates to make homes more comfortable and sustainable.
3. **Improve Communication and Process Efficiency:** Suggestions for better communication, especially in returning calls and providing updates on applications and services, to reduce frustration and uncertainty.
4. **Address Accessibility and Inclusivity Issues:** The need for more inclusive housing solutions for individuals with criminal backgrounds, disabilities, and those facing substance abuse challenges, emphasizing a more compassionate and supportive approach.
5. **Strategic Planning for Long-Term Community Development:** Calls for THRHA to adopt a forward-thinking approach, focusing on land acquisition, the development of community resources, and strategic partnerships to ensure sustainable growth and generational wealth for tribal members.

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

- Gunalchéesh for all you do for us. You will never know how much you have helped. It is important and we thank you.
- Would appreciate feedback and results of responses to this survey.
- You are AWESOME!!
- 10/10
- Applied for services and don't ever hear from anyone there. Need better communication.
- Appreciate the energy assistance program it's helped keep me on my feet since 2015.
- Appropriate renovations be provided.
- Apt for elders with a reasonable amount of room and price of apt
- Assistance with paperwork
- Don't do enough to help fix my home.
- Energy assistance program has helped keep my head above water for past 6 years now. Thank you Gunalchéesh!
- Expanded Green/Smart Energy Programs, Lower Interest Rate Loans & Grants More Resources Accessible Year-Round Mid/Low \$ Fam Real Estate Investment Resources
- Heat pumps are needed. Energy efficiencies are or should be a priority.
- Help getting into my own home.
- Help my family get into our own house.
- Helping families get ready for any new construction plans in the next few years.
- Helping the older generations to find affordable housing.
- Homeowner's classes, investing and financial education.
- I don't know yet.
- I have not dealt with you since I lack self confidence in owning a home.
- I live in overcrowded 3 bdrm. I've had my grandkids living with me for years. I would love to afford a home to rent to own. My rent here on section 8 is too high for me.
- I love that THRHA does energy assistance for elders throughout Southeast communities.
- I think more classes/opportunities on financial literacy would be helpful for our communities.
- I'm all for affordable housing for seniors.
- Keep doing good work and building new homes!
- Make housing for low-income persons.
- Make it easier and more accessible to apply.
- Maybe build some houses in Douglas Alaska also
- Maybe cheap housing? Student housing?
- More homes for families in need and foster families looking to own.
- Need a house to buy.
- Need affordable.
- Need better list management.
- Need more housing.
- Need more rent to own options.
- Never worked with them but they have helped family.
- Not enough units to accommodate those in need.
- open up land for tiny homes and/or module homes.
- Please create a large building complex for the elderly and disabled with food. Available breakfast lunch and dinner and snacks and activities
- Providing for seniors
- Thank you.
- Thank you for all the work you do for our Tribal Citizens.

- Thank You for these questions 😊 there is a great need for housing, all types of families in different needs. More so, affordable
- The housing market is awful in Juneau, not enough homes for families that are single middle income.
- The program currently in place for assistance in home buying limits you to a house of 300k or less. It is impossible to find a decent home for that price. I like the idea behind the program; however, it will need to be upped to at least 500k to find a decent home in Juneau for a family to own. It is important to help tribal citizens with down payment assistance and low interest rates on home loans. Real estate is how we can create generational wealth and get our land/ homes back for our people.
- They are really nice, but I still have not heard back on a possible rental. I was on a list and was told a date and have called and never did get a call back.
- This is the first time I've had anyone email me about this.
- THRHA should build more rental units in Juneau regardless of income.
- THRHA staff provides outstanding service to the communities it serves!
- Updates of status of application turned in, 2 adults my service dog, willing to work with THRHA for future housing, never received any phone call or status of application if need to do anymore or what is time frame on housing on hand. Are there any vacant housing or duplexes in existence?
- Vary AWSOME nice understanding people , need more housing.
- We need financial support to be able to buy a home that is more than \$300,000. A house that size in Juneau can't fit a 3-4 children household. I have five children. I need a \$750,000 house. Help!
- We need more income properties to help make real estate affordable for homeowners.
- When I was on your waiting list the guy was rude. Hire people who are trained right.
- Workers at the Tlingit and Haida Housing Authority need to be in contact more with people who apply, touch base, call and email back asap and answer their phones more.

