

Juneau Tribal Housing Survey Analysis 2024

Prepared for

Central Council

Tlingit and Haida

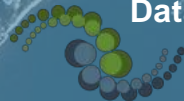


Indian Tribes of Alaska

April 2024

Prepared by

Rain Coast
Data



SALT



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Cover image by Ron Gile

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%).

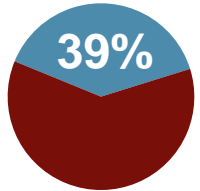
Juneau respondents who are homeowners have an average monthly mortgage of \$1,912. Average rent is \$1,303, before utilities. The average annual household income is \$80,504. Eighty percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing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

Juneau Tribal Housing Infographic

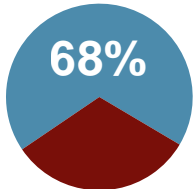
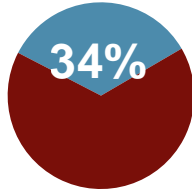
Alaska Native Households
(estimated)

= **2,123**



of these
Participated in the Survey

Homeowners =



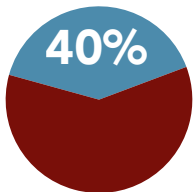
of Households are
Low-Income

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

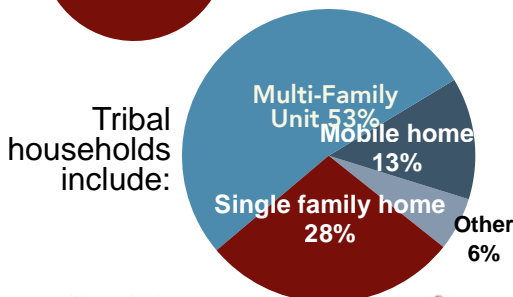
Average Annual
Household Income
= **\$80,504**
+8% in 5 years



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%

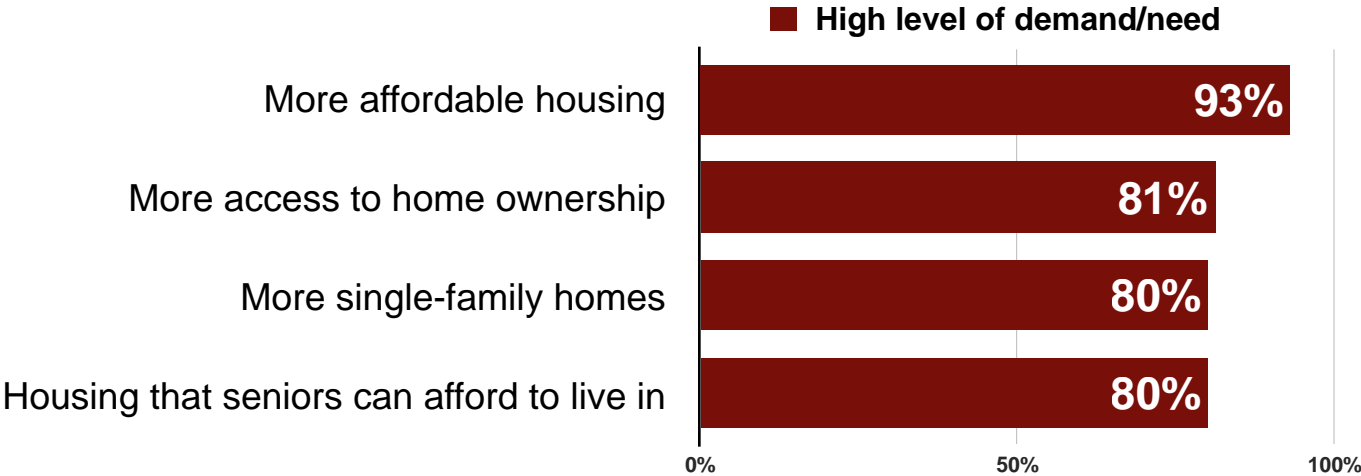
Average Residency
in Home =
12 Years

Average Home Age
= **44** Years



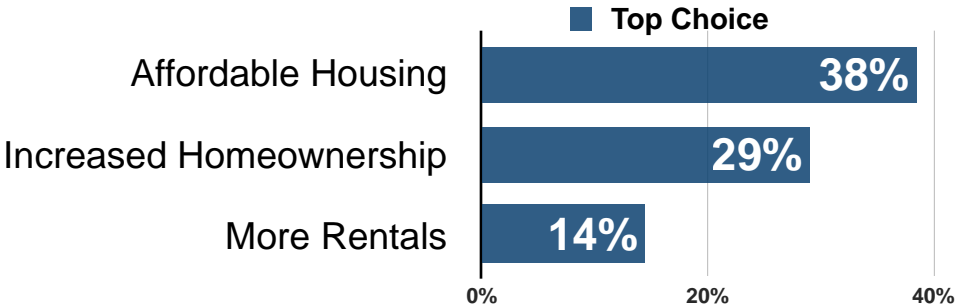
Juneau Households Top Priorities

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



Juneau 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%).

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.

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	Count
Alaska Native Households (only)	1,269
Alaska Native Households in combination (estimated)	854
Estimated Alaska Native Households	2,123
Total Households Surveyed	828
Percent of Total Tribal Households Surveyed	39%
Confidence interval with a 95% confidence level	2.5%

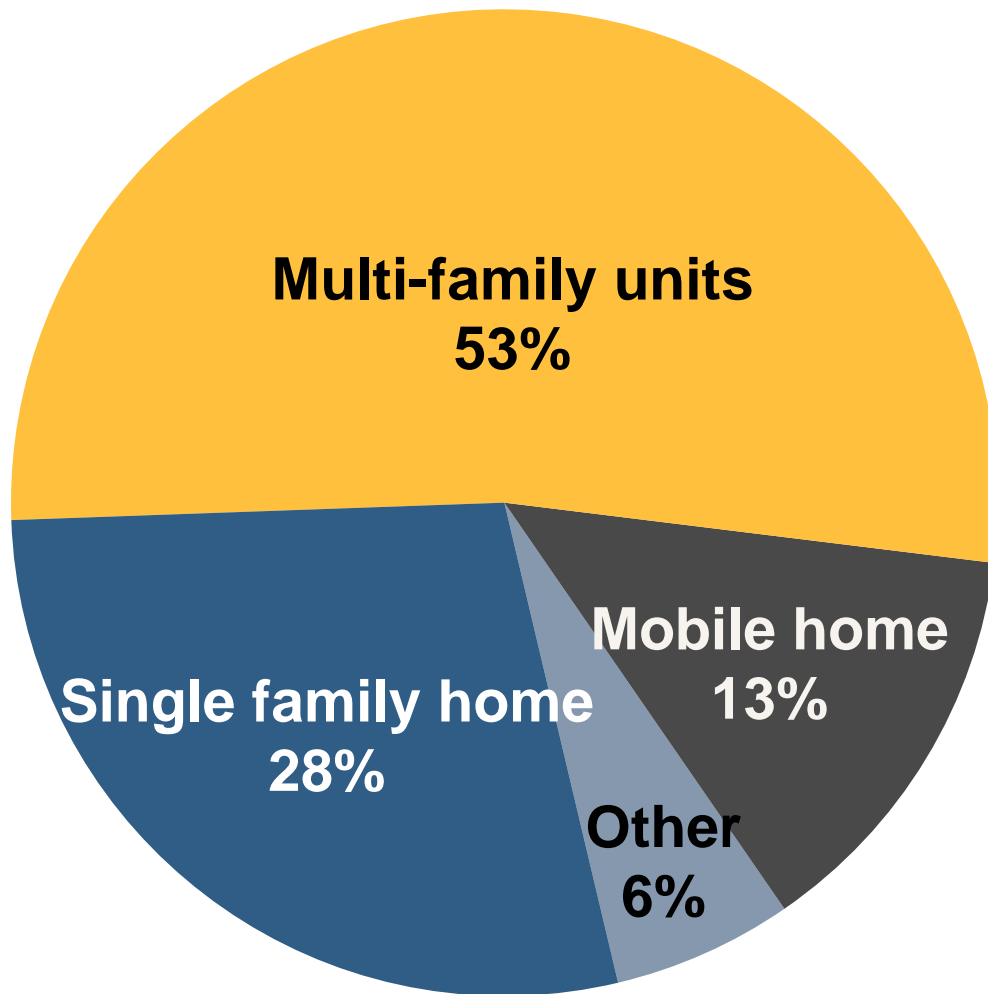
Data Source: Rain Coast Data estimate based on survey results, 2022 American Community Survey 5-Year Estimates, and US Census 2020.

Housing Structures



Housing Structures

What type of home do you live in?

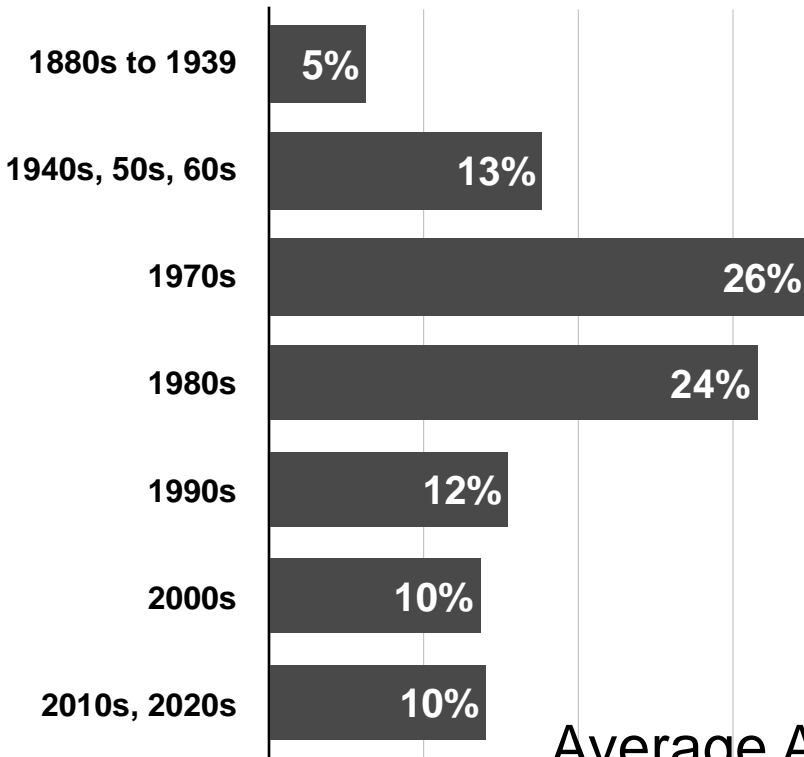


More than a quarter (28 percent) of tribal households in Juneau live in single-family home structures. Just over half (53 percent) of households live in a multi-unit structure such as an apartment or duplex, and 13% live in mobile homes. An additional 6% said they live in some other type of housing.

In the last five years (2019-2024) there appears to be a significant movement from single-family homes into multi-family homes for tribal households. However, this may also be partially due to much higher number of completed surveys from Douglas.

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

What year was your house built?



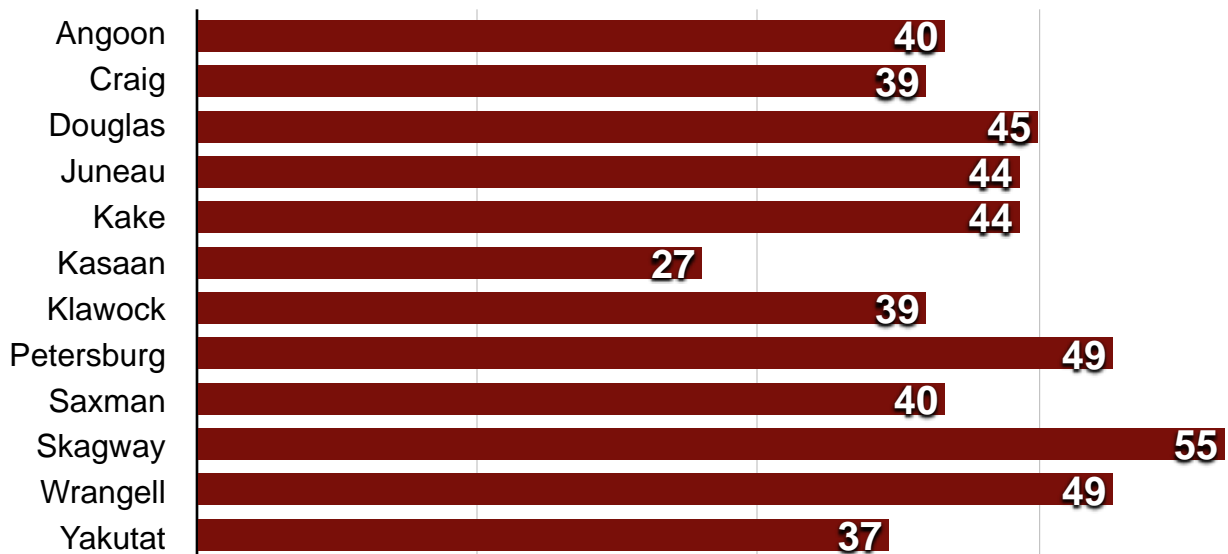
Respondents' homes are an average of 44 years old. Half of them were built in the 1970s and 1980s. Another 32% were built in the 1990s and 2000s. Only 8% of homes have been built in the last decade. When this study was last conducted five years ago in 2019, the average age of the housing stock was 38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

Kasaan and Yakutat have the newest housing stock (at 27 years and 37 years old on average, respectively), while Skagway, Petersburg, Wrangell have the oldest homes (with an average age of 55, 49, and 49 years, respectively.)

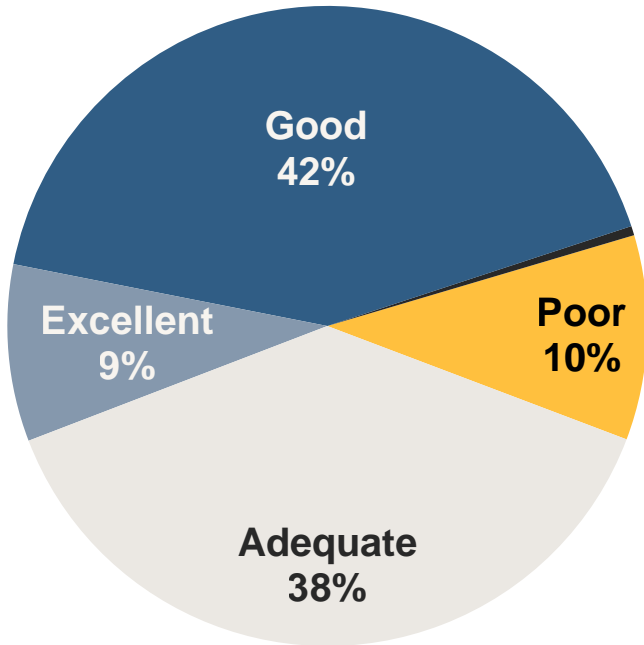
Average Age of Housing Stock

= 44 Years

Average home age by community

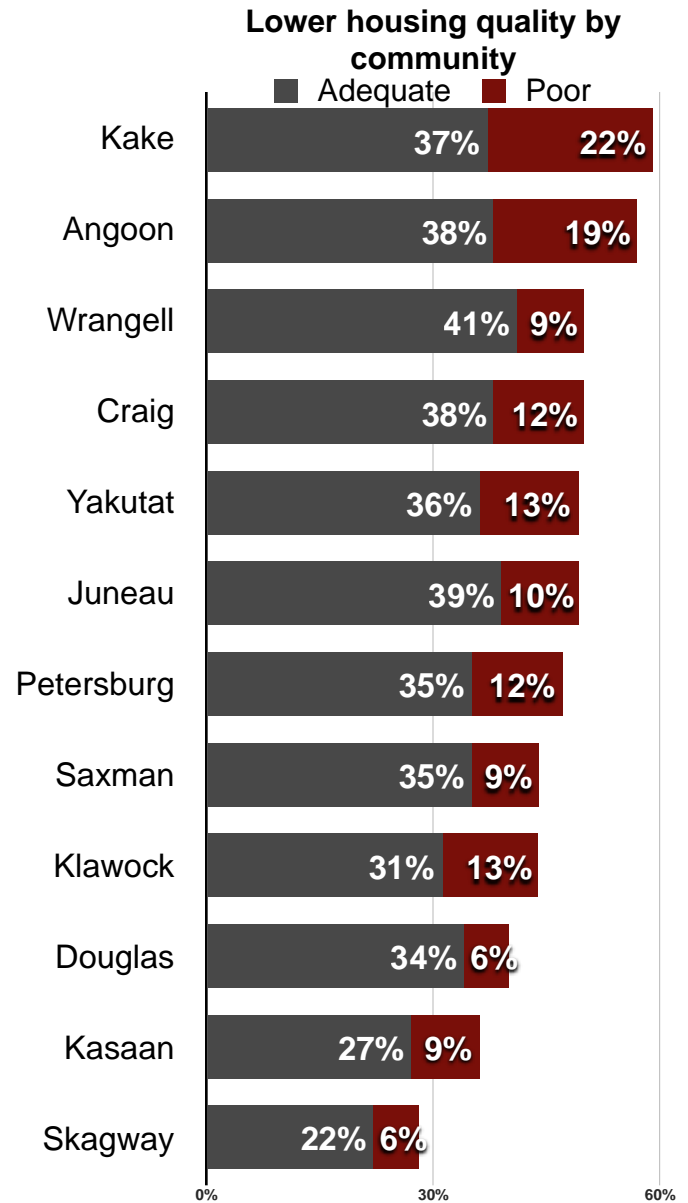


Rate the overall condition of your home



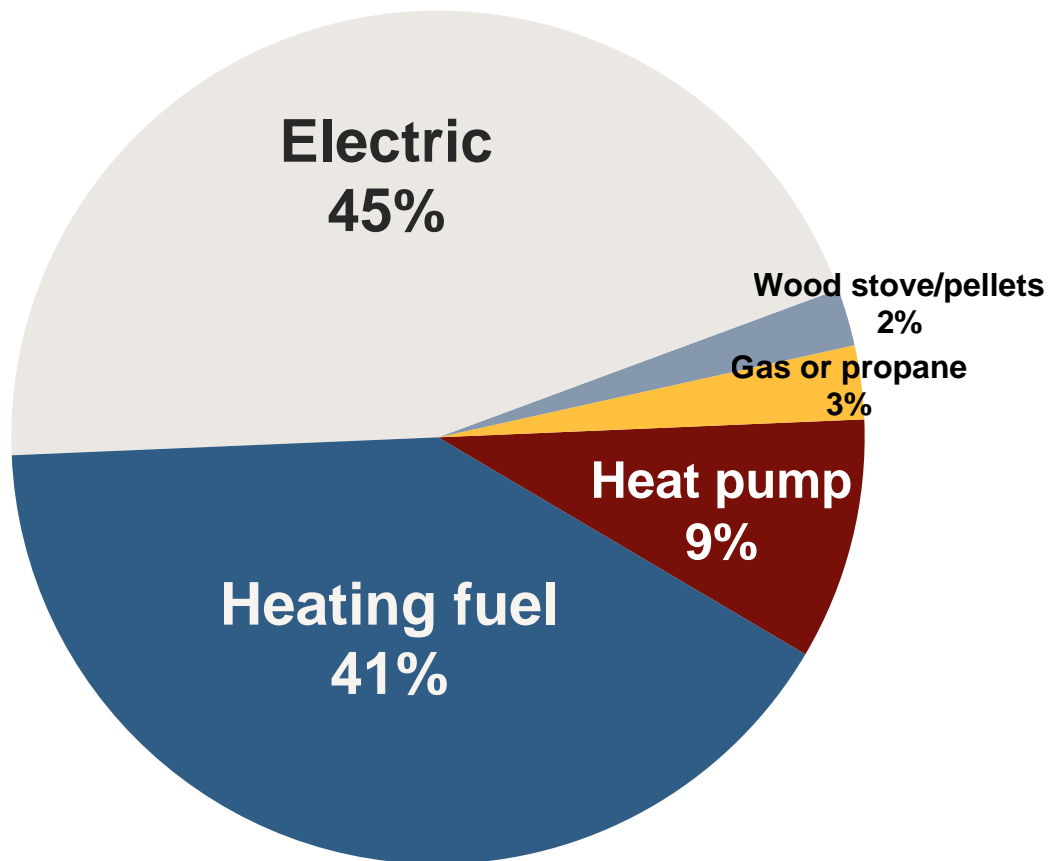
Just over half (51%) of Juneau tribal households said their homes were in good or excellent shape. Thirty-eight percent indicated that their living conditions were adequate, while 10% said the condition of their home was poor. Less than 1% said their homes were not in a livable condition.

Compared to five years ago, 5% fewer respondents report their homes are in excellent condition, but 3% fewer respondents report they are living in poor conditions.



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?



Forty-one percent of tribal respondents heat their home using heating fuel, while 45% use electric heating sources (excluding heat pumps). 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. The average reported winter heating fuel cost was \$398 per month, while the average cost of electric heating was estimated to be \$239 in winter months. Overall, the average cost of heating was estimated at \$315 in a winter month. Nearly all heating cost estimates are down over five years previously. This is likely a reflection of more use of multi-family homes, compared to single-family homes; and potentially increased energy efficiency measures and winterization.

Home Heating	Monthly Cost 2019	Monthly Cost 2024	2019	2024
Electric	\$249	\$239	40%	45%
Gas or propane	\$299	\$365	2%	3%
Heat Pump	\$357	\$315	1%	9%
Heating fuel	\$434	\$398	54%	41%
Wood stove/pellets	\$481	\$403	3%	2%
Overall Average	\$358	\$315		



Home Finances

Home Finances

What is the assessed value of your home?

Overall Average

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



Mobile Homes

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



Single-Family Home

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



Multi-Family Home

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.

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. 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). Seven percent of Juneau 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
\$1,060	\$1,310	26%	\$1,117

Average Mortgage

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

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

Can Reasonably Afford = **\$1,256/month**

What is your approximate annual household income?

Average Juneau Household Income

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



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.

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

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

Rental Households

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

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%

What is your approximate annual household income in Juneau? (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	4%	3%	2%	1%	1%	0.5%	0.5%	0.2%	13%
\$20,000 - \$30,000	4%	3%	3%	2%	1%	0.6%	0.3%	0.0%	13%
\$30,100 - \$40,000	2%	2%	2%	2%	1%	0.3%	0.2%	0.2%	8%
\$40,100 - \$50,000	2%	3%	2%	1%	1%	0.5%	0.3%	0.2%	10%
\$50,100 - \$60,000	2%	2%	2%	1%	1%	0.8%	0.3%	0.3%	9%
\$60,100 - \$70,000	1%	2%	2%	1%	0%	0.5%	0.2%	0.0%	6%
\$70,100 - \$80,000	0%	2%	2%	1%	1%	0.2%	0.0%	0.5%	6%
\$80,100 - \$90,000	0%	1%	2%	0%	0%	0.5%	0.2%	0.0%	5%
\$90,100 - \$100,000	1%	1%	1%	2%	1%	0.8%	0.2%	0.5%	7%
\$100,100 - \$125,000	0%	1%	1%	1%	0%	0.5%	0.2%	0.2%	5%
\$125,100 - \$150,000	0%	2%	1%	1%	1%	0.5%	0.2%	0.0%	6%
\$150,100 - \$200,000	0%	1%	1%	3%	2%	0.6%	0.0%	0.2%	8%
\$200,000 or more	0%	1%	1%	1%	0%	0.8%	0.0%	0.2%	5%
Total	18%	24%	20%	17%	10%	7%	2%	2%	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 Juneau. A quarter (25%) of households earn \$30,000 or less annually; while a similar amount (23.4%) earn more than \$100,000 annually. Forty-two percent of all Juneau tribal households have 1-2 household members, while 21% of households contain five or more residents.

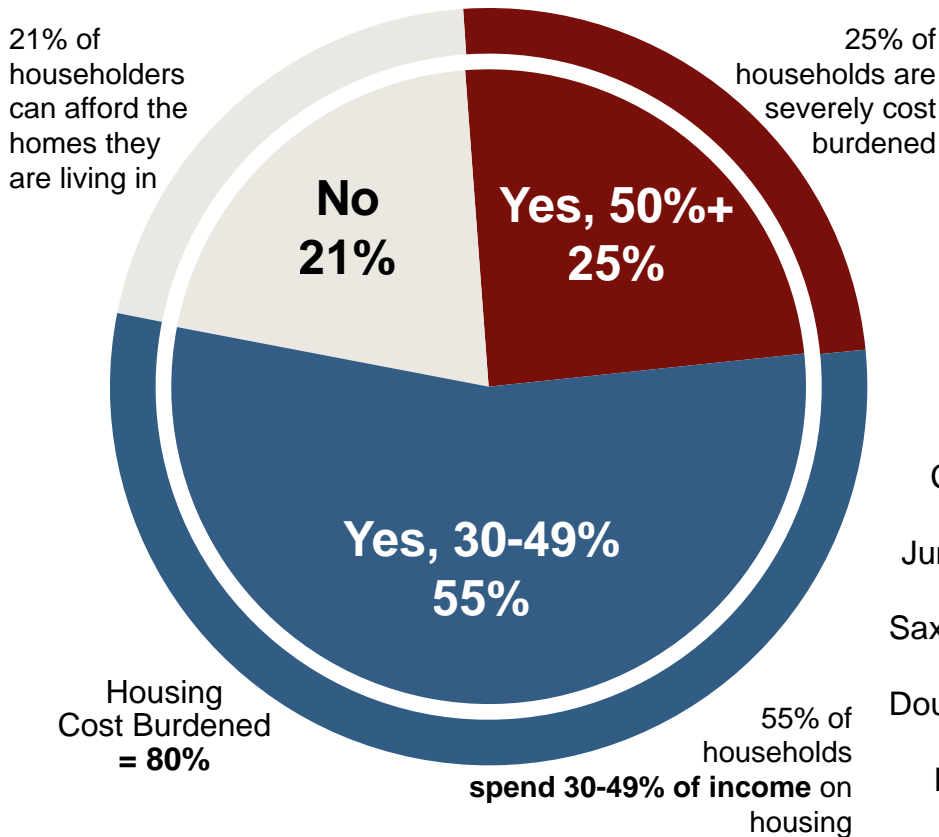
Housing and Urban Development Juneau Income Limits (By number of household members)

HUD Income Limits by Household Size for Juneau								
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 Juneau 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	7%	5%	4%	4%	3%	2%	1%	0.5%	26%
Very Low (50%) Income Limits	11%	9%	9%	7%	4%	3%	2%	1%	47%
Low (80%) Income Limits	15%	15%	14%	10%	6%	4%	2%	2%	68%

According to HUD's 2023 income limits, 68% of Juneau households are low income (up from 62% in 2019), 47% are very low income (in 2019 it was 48%), and 26% are extremely low income (up from 24% in 2019).

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.

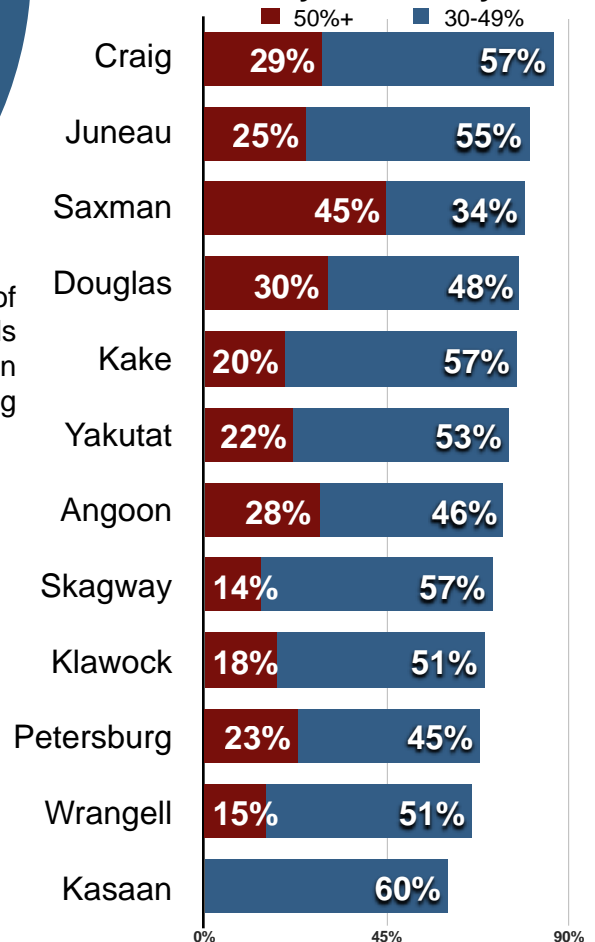
The 80% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 25% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

Among renters, 84% are housing cost burdened compared to 72% of all homeowners.

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

Note that the 19% that said they are uncertain regarding what portion of their total household income goes toward housing costs were excluded from the above calculations.

Housing Cost Burdened By Community



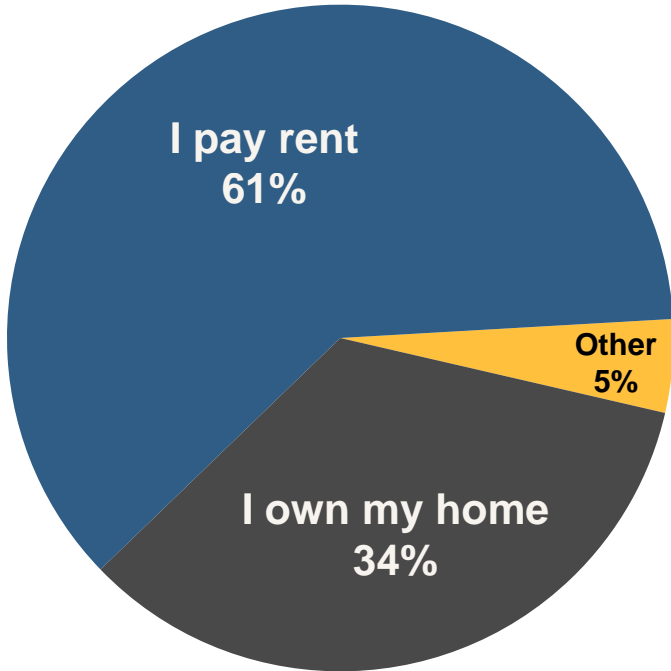
Housing costs for renters include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

Householders



Householders

What is your current housing situation?

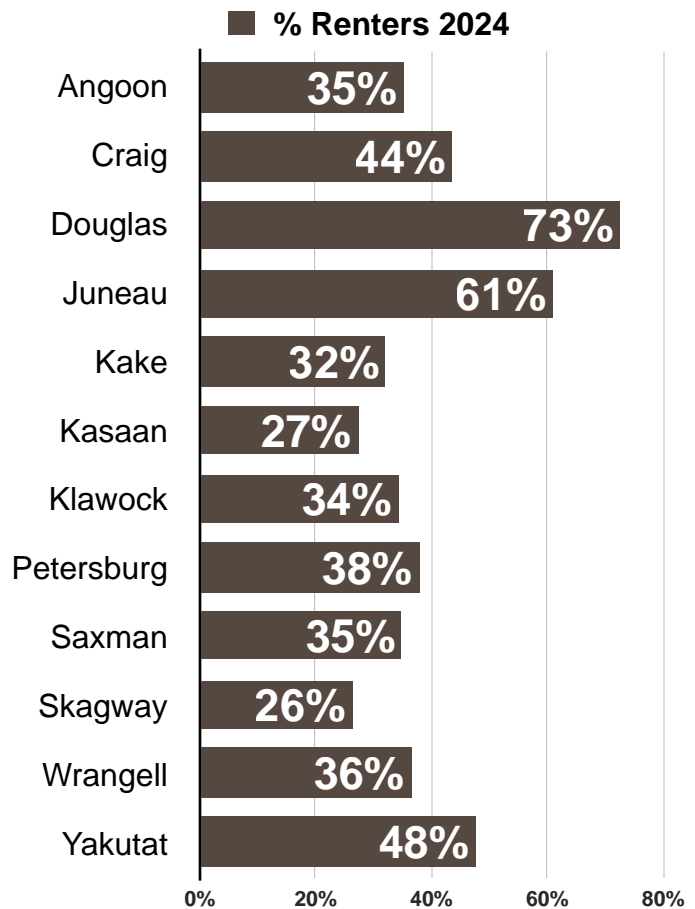


Answer Options	2019	2024
Owned with a mortgage	26%	27%
Owned without a mortgage	6%	7%
Rental	62%	61%
Other	6%	5%

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.

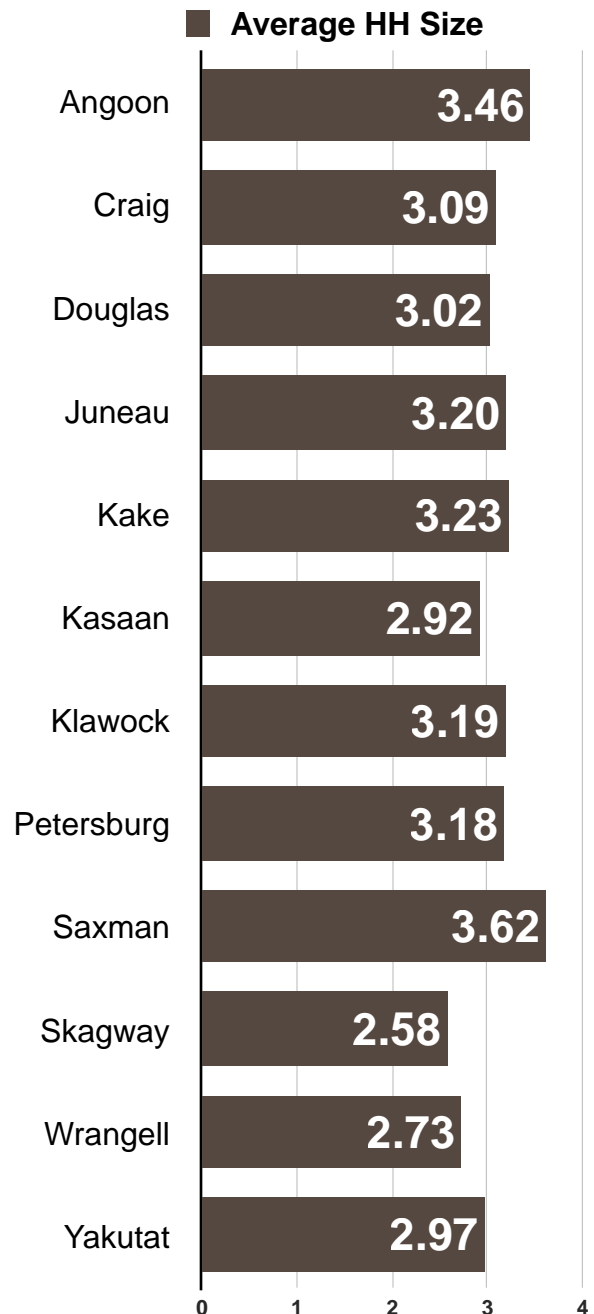


Number of People per Household



Average Household Size

2019	2024	Change
3.3	3.2	-3%



The average household size of survey respondents is 3.2 people, slightly smaller than the last time the survey was conducted five years previously.

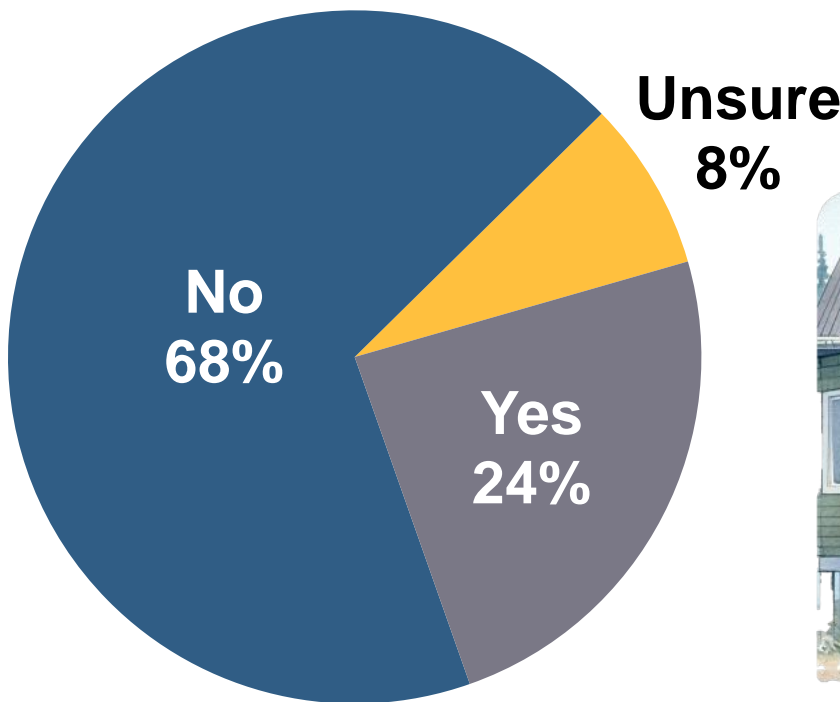
On average, Skagway homes have the fewest members in the region at 2.6, while Saxman homes have the most household members, at 3.6.

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 in the community.

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.

Interesting note: If all Juneau homes had the same average household size as tribal households, nearly 3,000 housing units in Juneau would be freed up.

Is your home overcrowded?



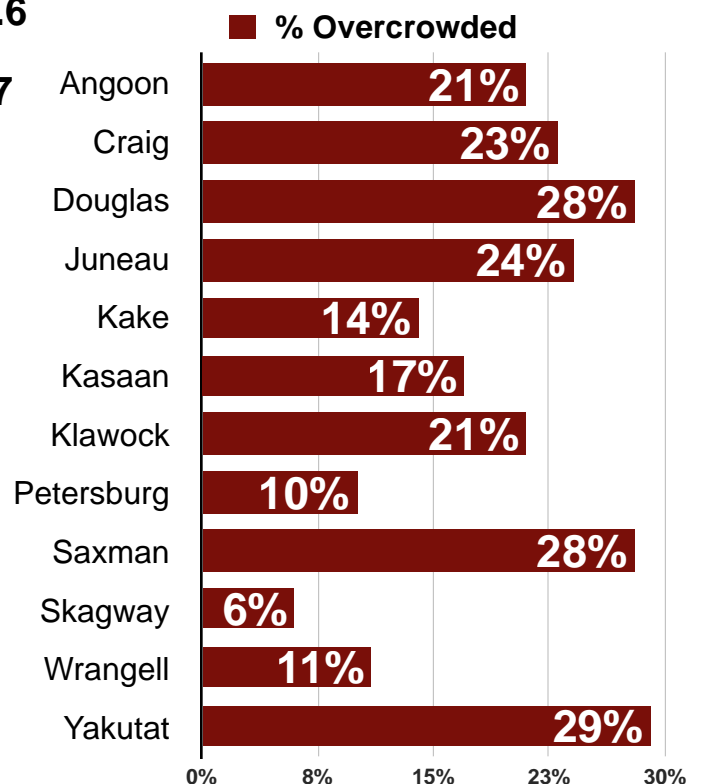
Average Household Size = 3.2

Average Household Size for “Yes” = 4.6

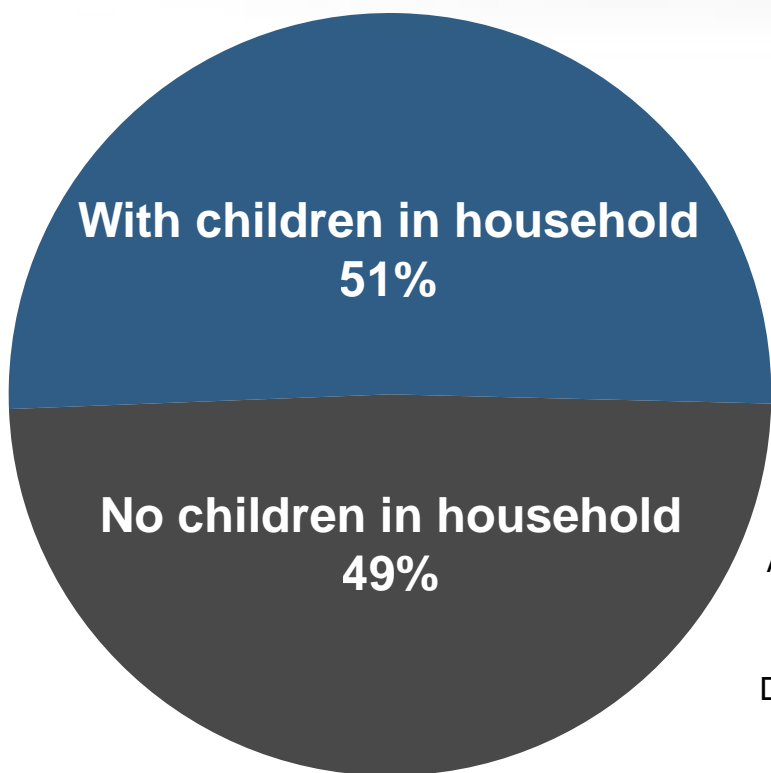
Average Household Size for “No” = 2.7

"Twenty-four percent of households surveyed say their homes are overcrowded, a decrease from 24% five years ago. The overall average household size is 3.2 people.

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.



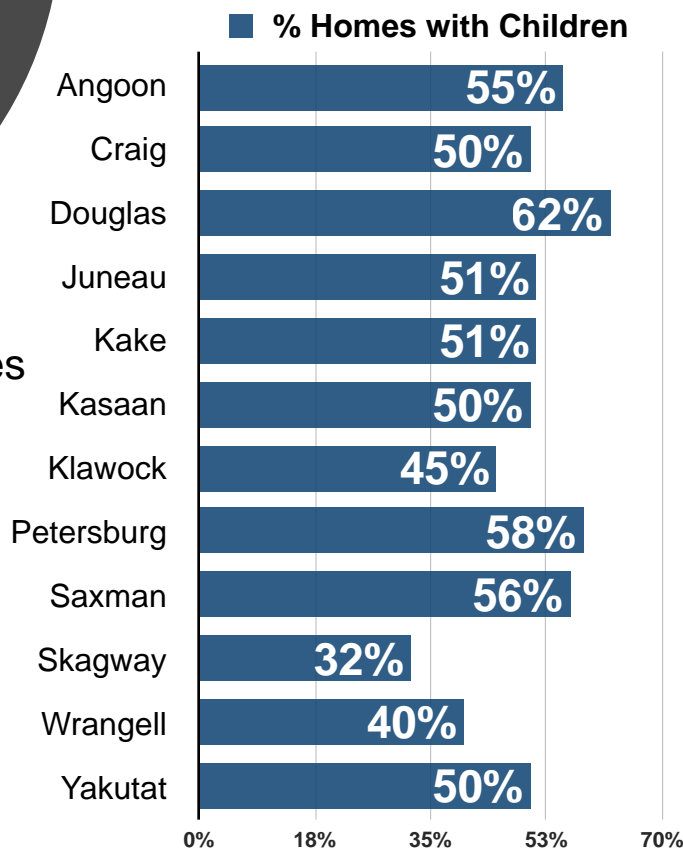
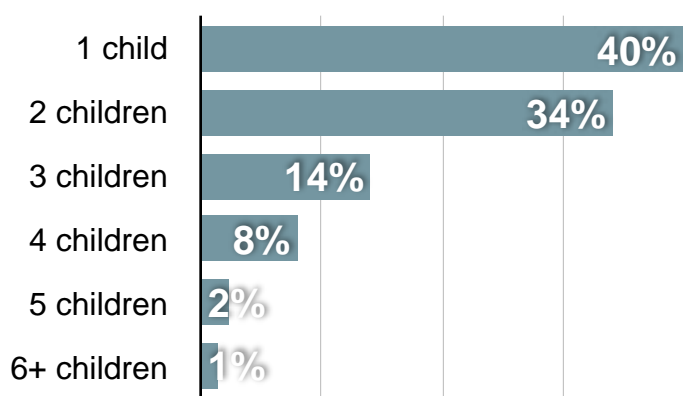
How many children under age 18 live in your household?



Estimated Total Kids

2,200

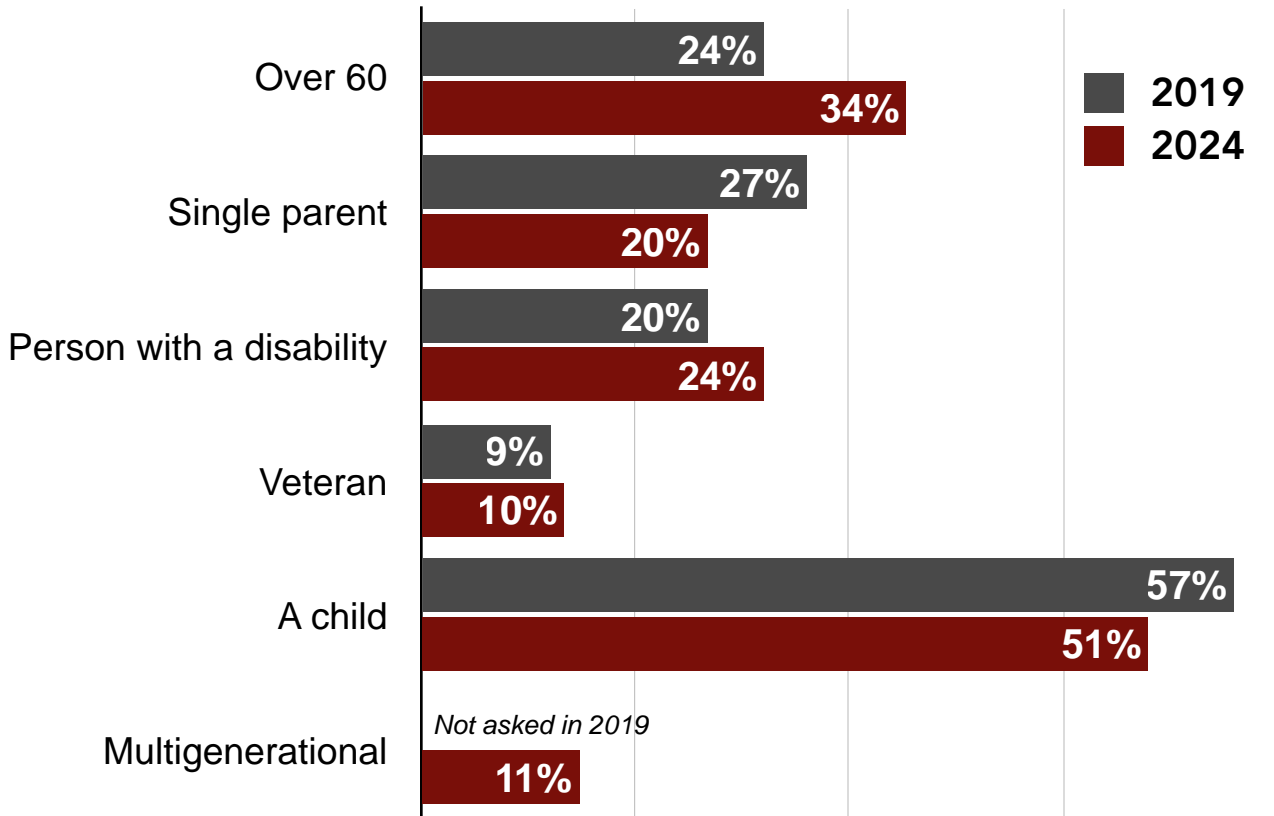
Average number of children in homes with children = **2.1**



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.

Members of Household

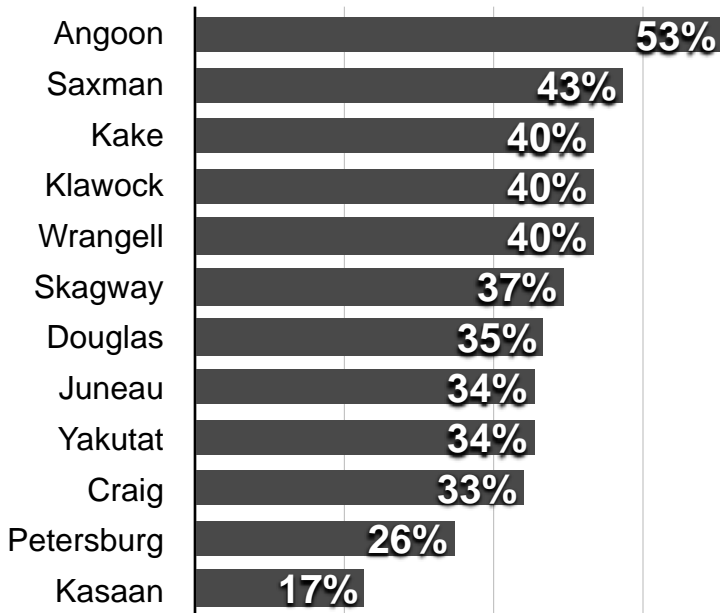
Household Members Include



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 number of households containing a person with a disability has increased from 20% to 24% over the past five years; while the number of households with a veteran changed from 9% to 10%. Sixteen percent of all tribal household have a member with a disability. In 2024, 11% of all tribal homes contain both grandparents and grandchildren.

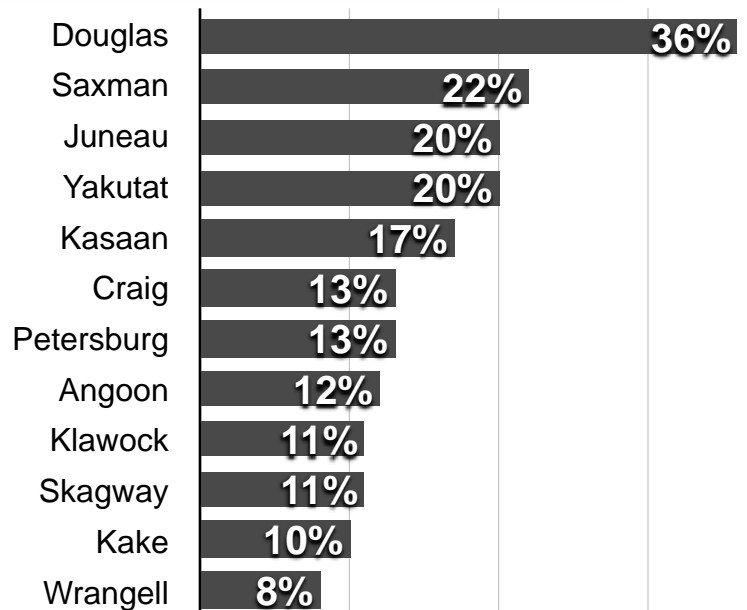
Percentage of Tribal Households in THRHA Region with a 60+ Year Old



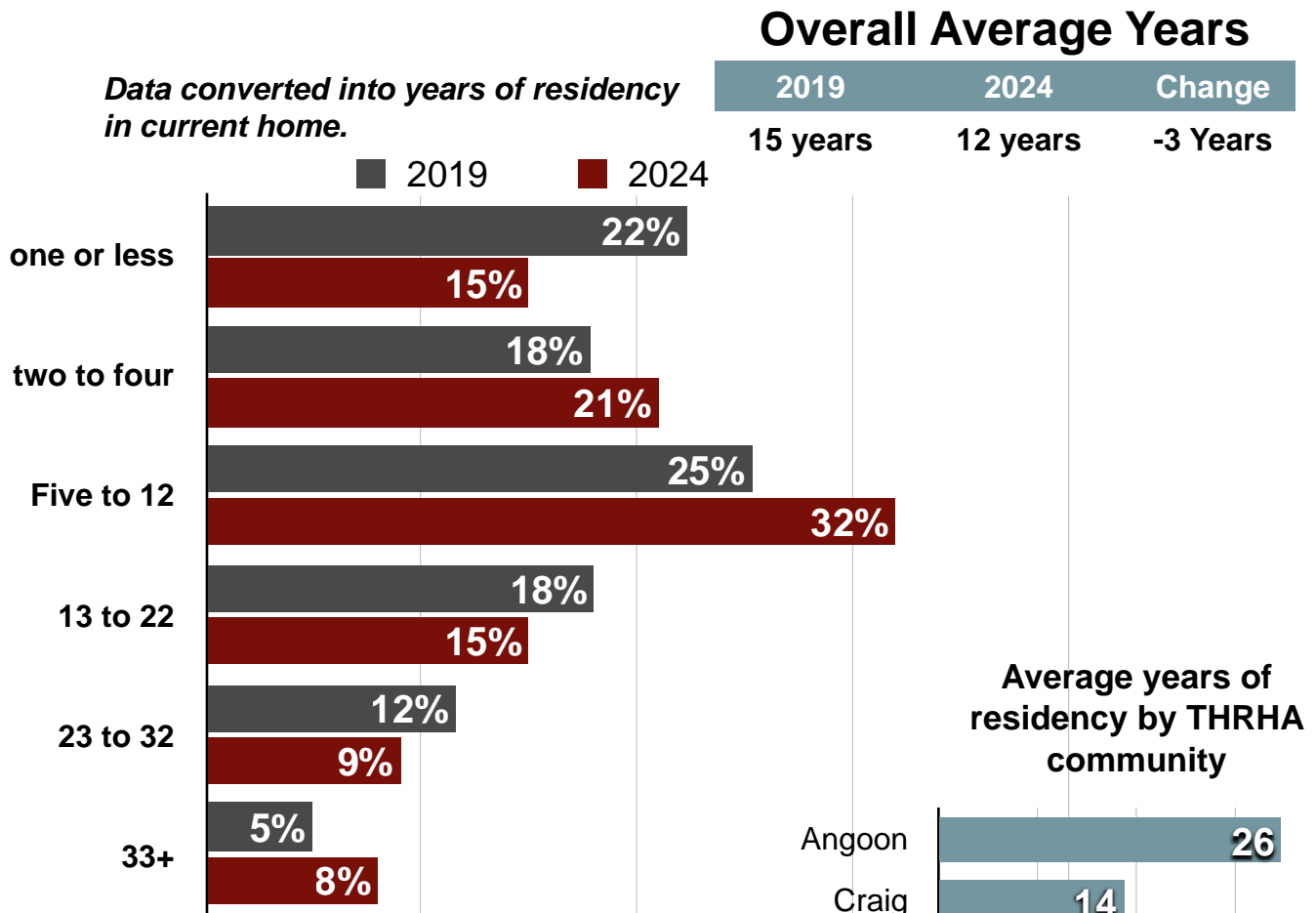
Kasaan has the lowest percentage of households with a member over 60, followed by Petersburg. Angoon has the highest percentage of households containing older residents. More than half (53%) of Angoon households have a person over 60, followed by Saxman (43%).

Percentage of Tribal Households in THRHA Region with a Single Parent

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

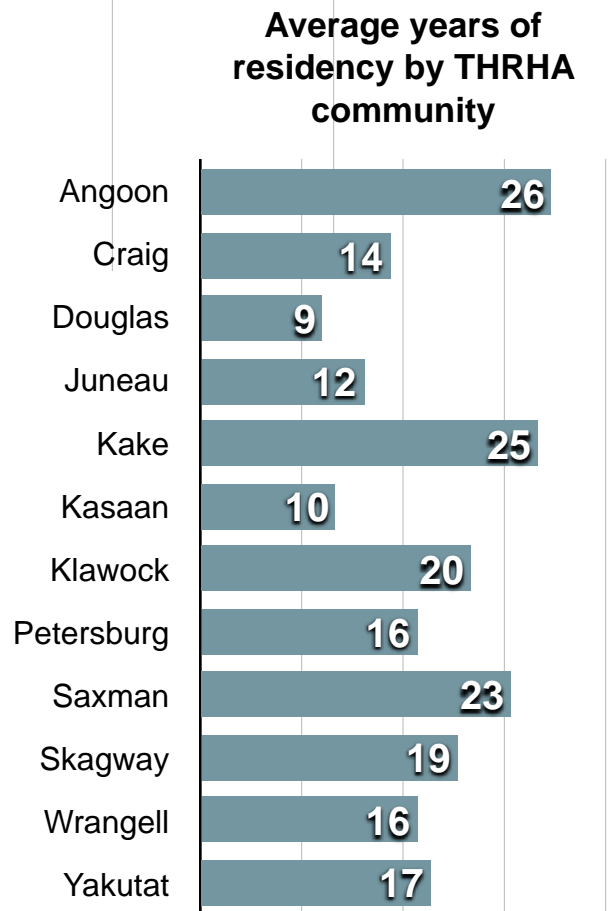


What year did you (or first household member) move into your current home?

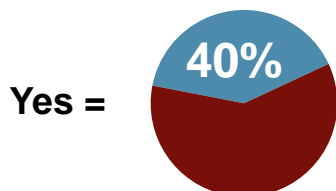


Twenty percent of Juneau tribal households have lived in their home for more than 20 years, and another 17% have lived in their homes more than 10 years but fewer than 20. Fifteen percent have lived in their homes 1 year or less — down from 22% in 2019.

The average tenure of a Juneau tribal household at the point this survey was conducted was 12 years, three years shorter than the last time this survey was conducted in 2019.

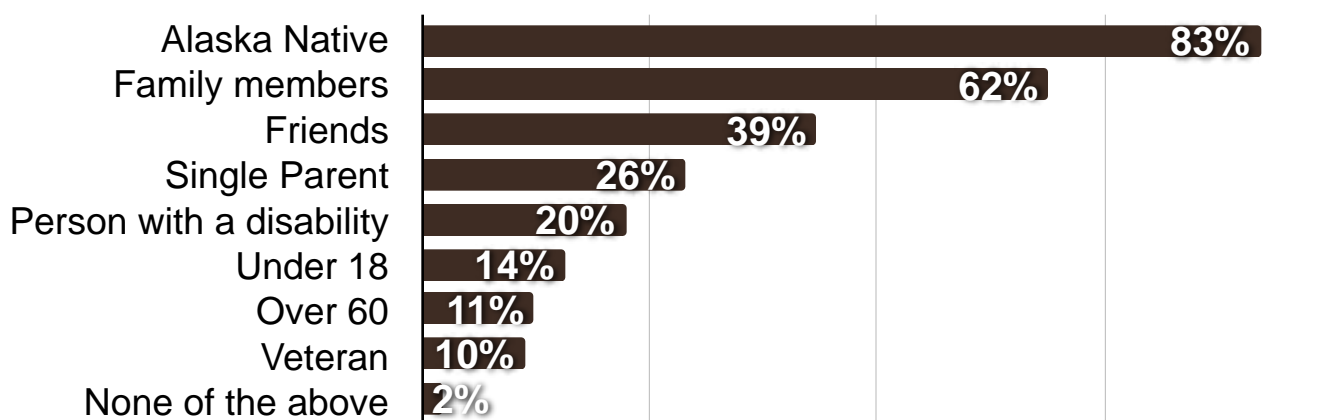


Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



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

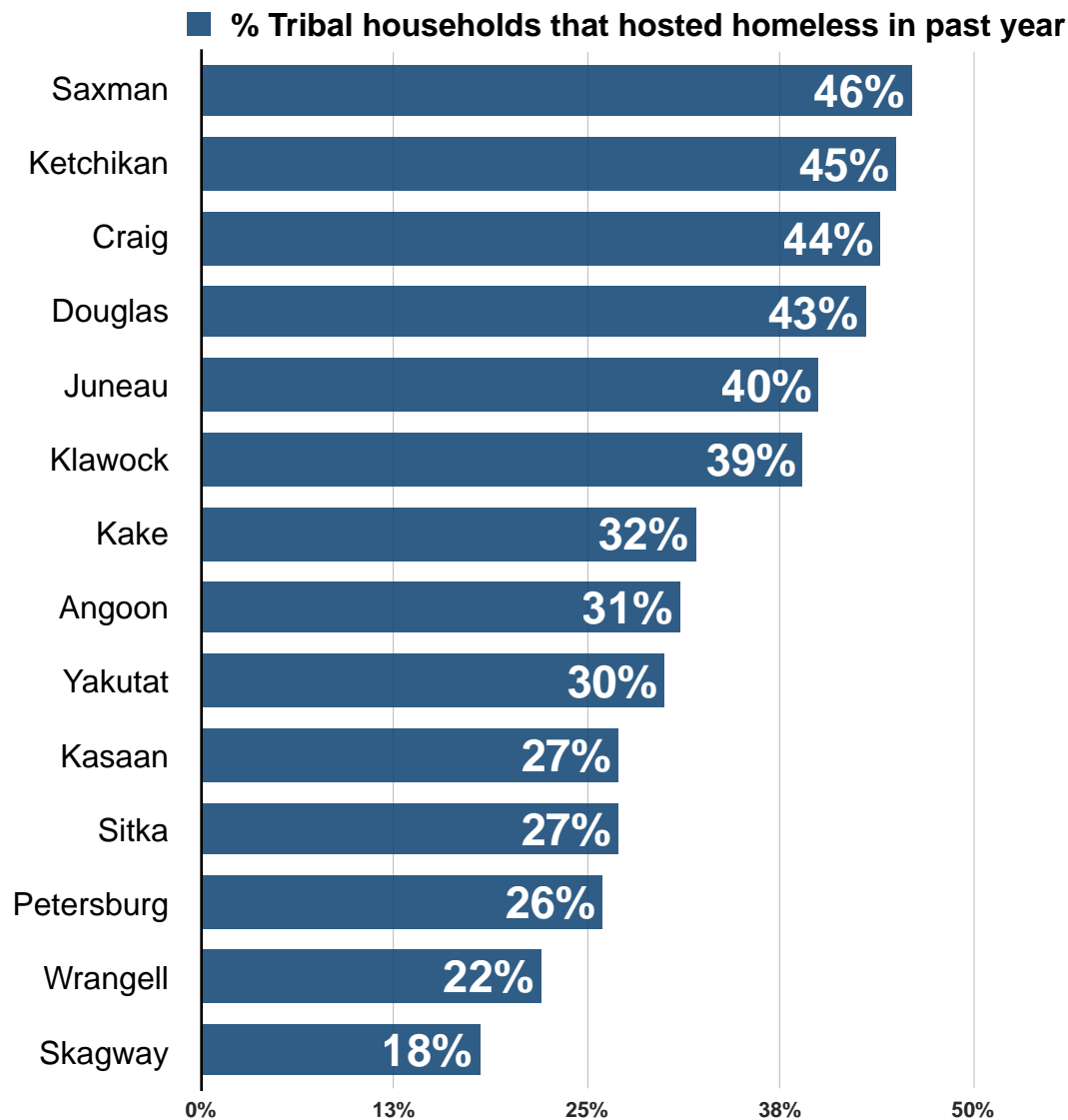
Estimated Total Value

\$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 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 Juneau last year was approximately \$3.45 million.

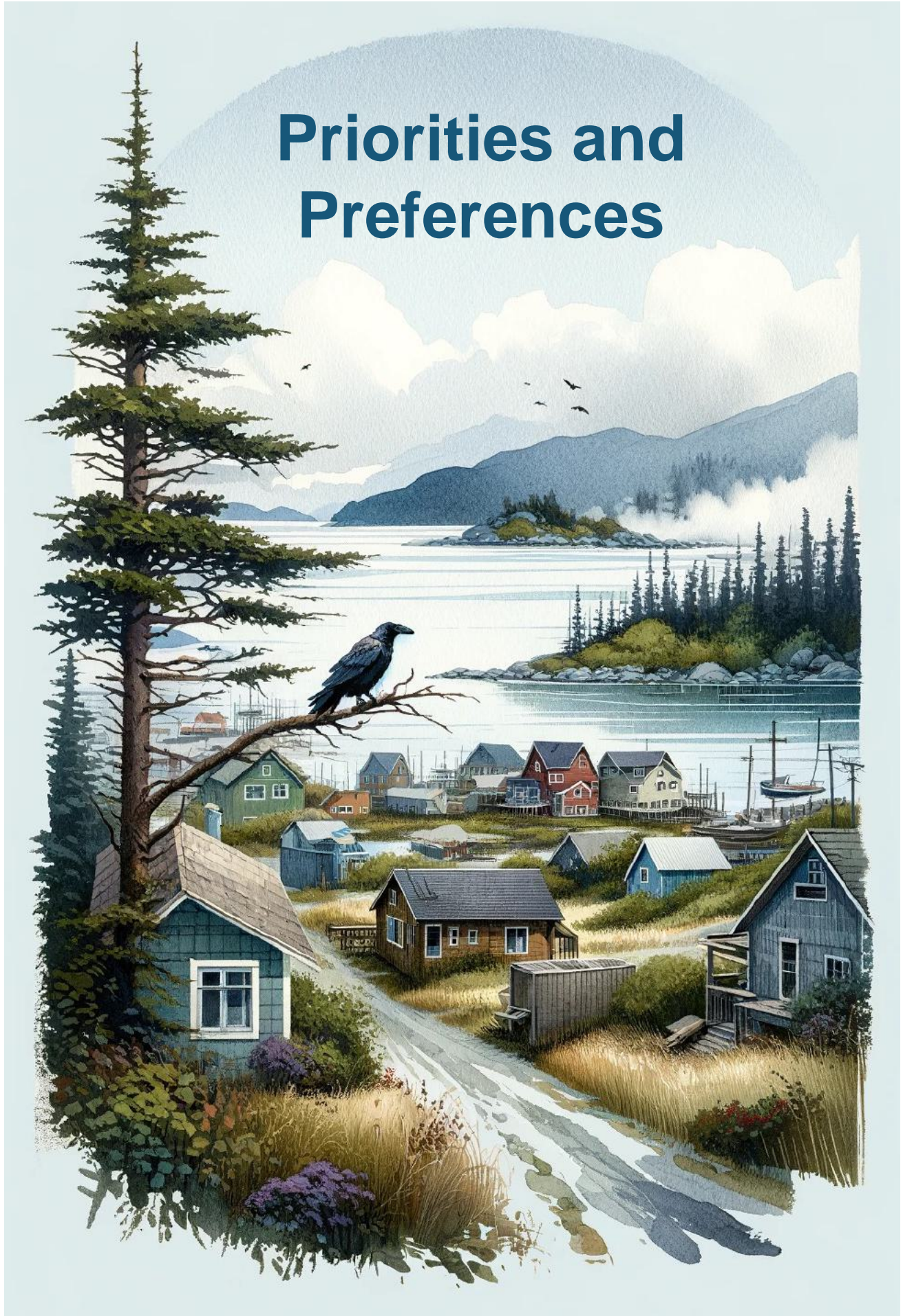
Homelessness: Percentage of tribal households that opened their homes by community

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



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

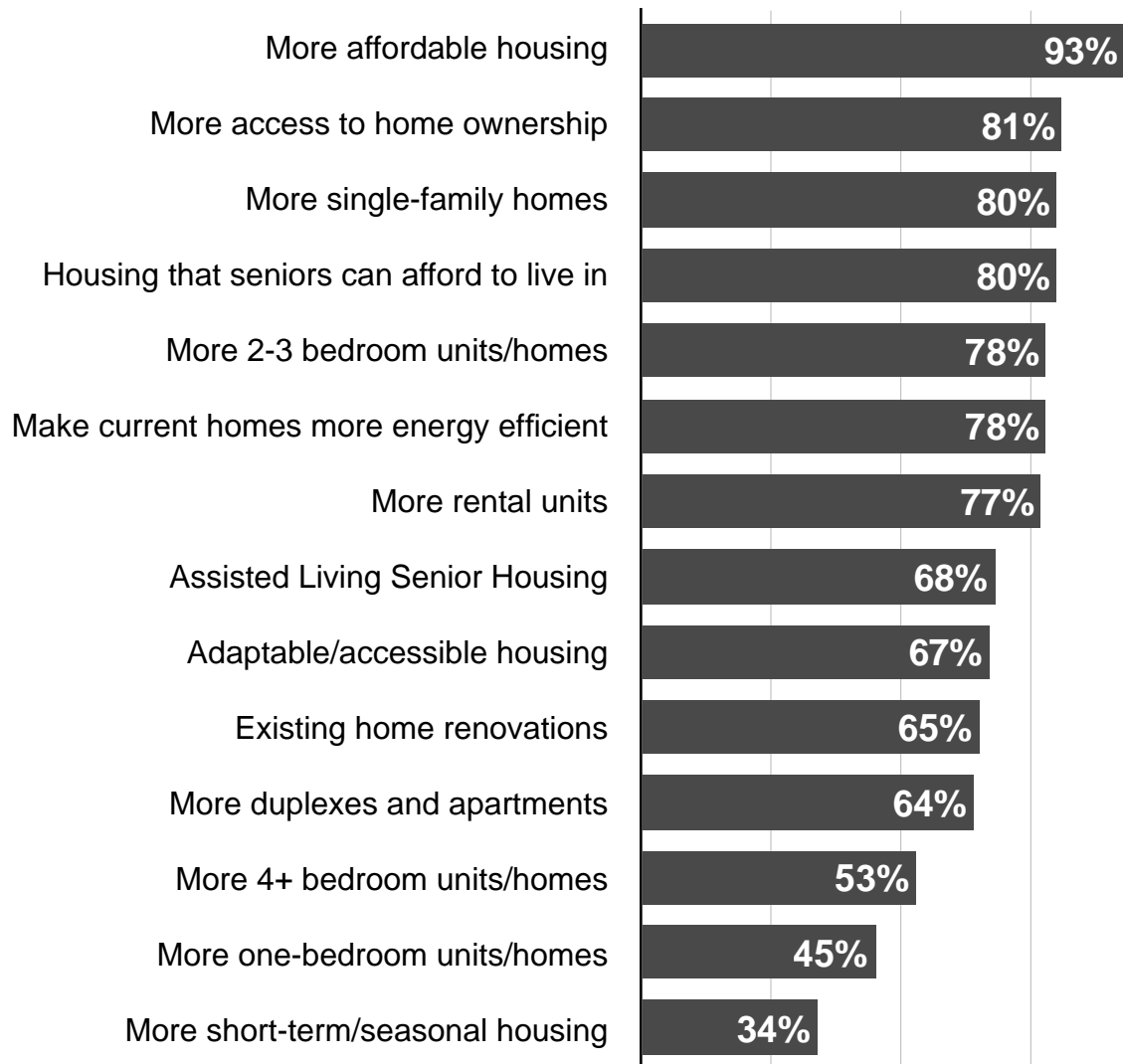
Priorities and Preferences



Priorities and Preferences

How important are the following tribal housing needs?

Respondents saying this has a high level of demand or need



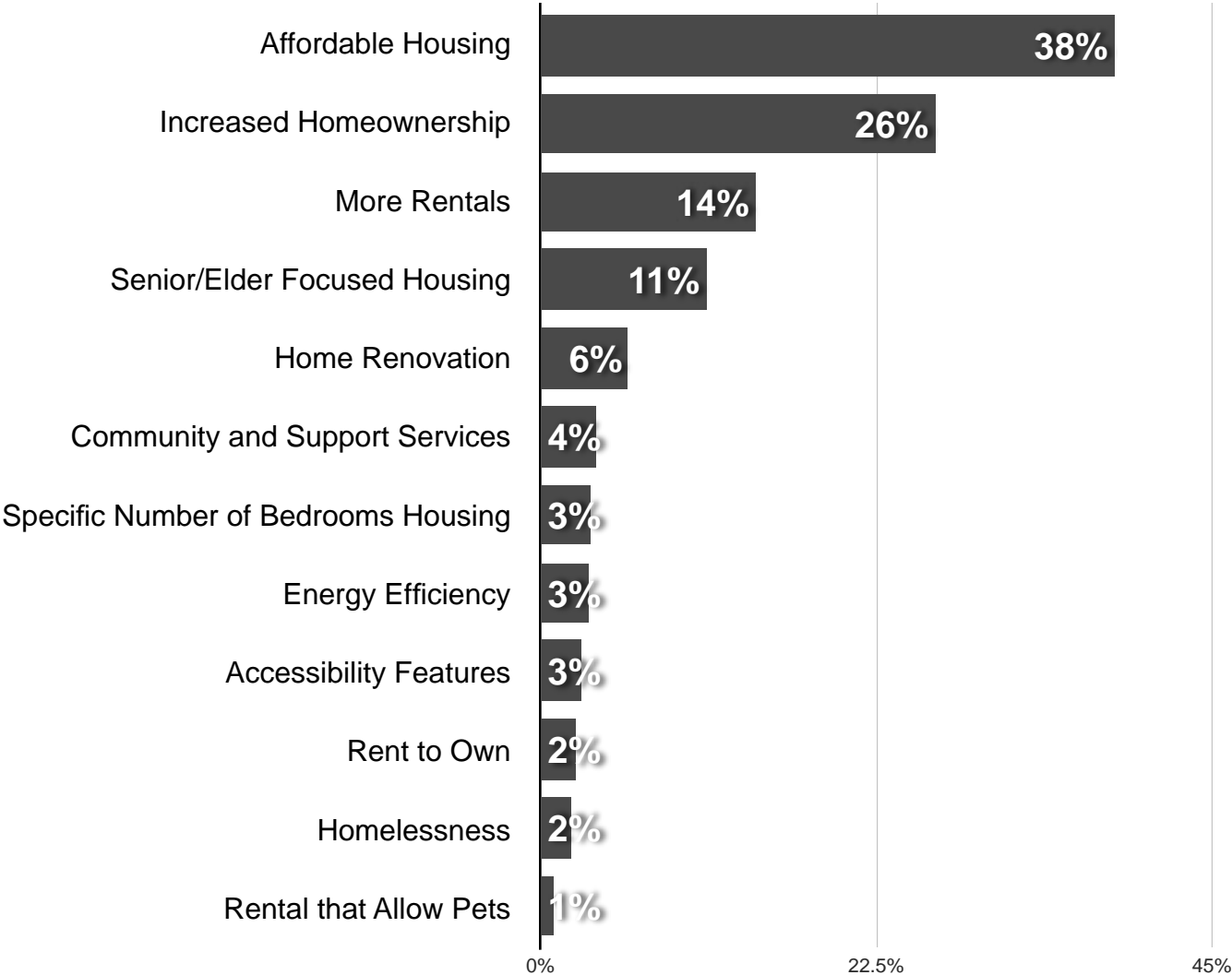
Survey respondents indicated that the most pressing housing need in Juneau is more affordable housing, which 93% of survey respondents say has a high level of demand. This is followed by more access to home ownership (81%), more single-family homes (80%), and housing that seniors can afford to live in (80%). 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	93%	6%	0%	0%	0%
More access to home ownership	81%	15%	3%	1%	0%
More single-family homes	80%	16%	3%	1%	0%
Housing that seniors can afford to live in	80%	15%	4%	1%	0%
More 2-3 bedroom units/ homes	78%	18%	2%	1%	0%
Make current homes more energy efficient	78%	17%	3%	1%	0%
More rental units	77%	17%	4%	2%	1%
Adaptable/accessible housing	67%	27%	5%	1%	0%
Assisted Living Senior Housing	68%	24%	6%	2%	0%
Existing home renovations	65%	25%	6%	3%	0%
More duplexes and apartments	64%	27%	5%	3%	1%
More 4+ bedroom units/ homes	53%	28%	13%	5%	1%
More one-bedroom units/ homes	45%	30%	18%	5%	2%
More short-term/seasonal housing	34%	25%	22%	7%	13%

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

Analysis of open ended responses to top priority

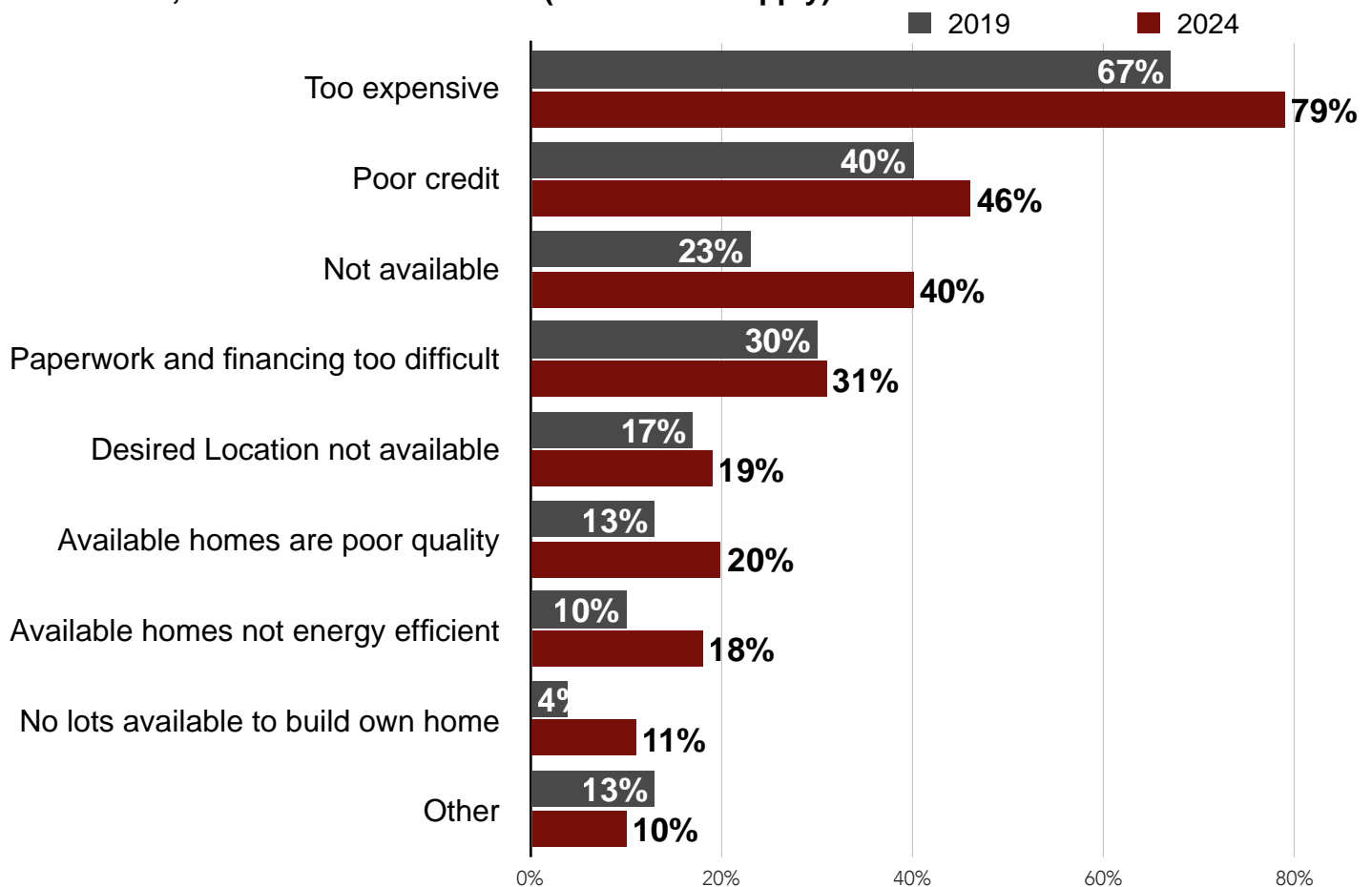


Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 12 comment categories. Thirty-eight percent of respondents want more housing in a price range that is affordable. A quarter (26%) of respondents would like more pathways to homeownership (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?	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? (mark all that apply)

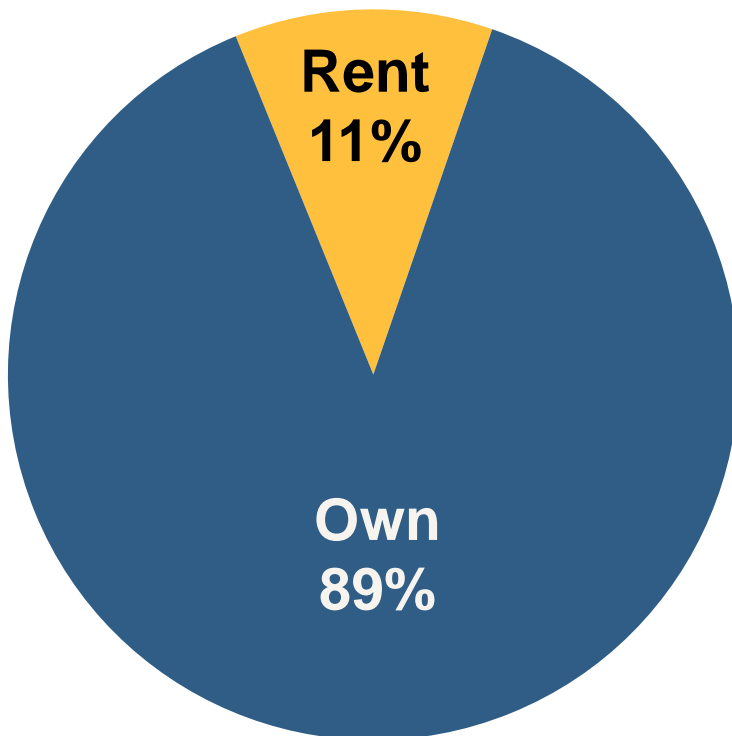


More than half of Juneau tribal households responding (58%) noted that they have a member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 79% of respondents, representing a 12% increase over the last time this question was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

The next top answer was ineligibility due to poor credit (46%), followed by a general lack of availability (40%).

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

I would prefer to:



While only 34% of 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 renters would prefer to be homeowners
- 97% of homeowners prefer to be homeowners

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	236
A rental unit to move into	120
I would like to participate in a “sweat equity” housing program, where I help build my home	76
Financial literacy program	59
Home maintenance education program	52
Access to funding to help renovate my home	42
I have land and need access to a loan to build my own home	26
Other (please specify)	18

How many bedrooms are in your house?

Average Number of Bedrooms
= 2.2

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.

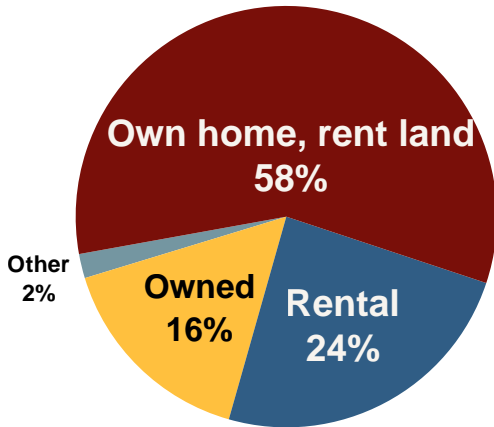
Answer Options	Response Percent
YES, Alaska Native or American Indian (only or in combination with other races)	97%
NO, both head of household and spouse do NOT identify as Alaska Native or American Indian	3%

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%

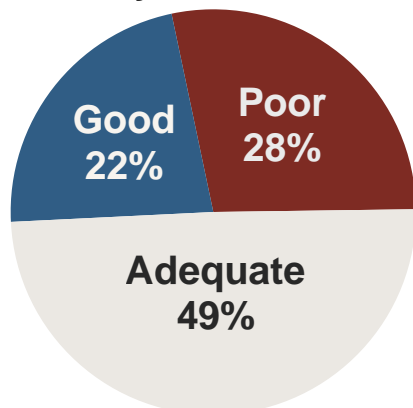
Mobile Home Focus

What is your current housing situation?



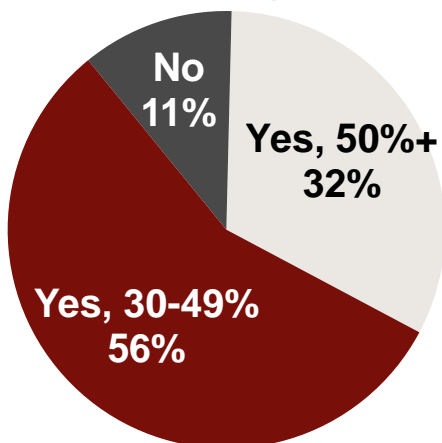
According to this study, 13% of tribal households in Juneau live in mobile homes. In Alaska as a whole only 4% of occupied housing units are mobile homes, while in the US it is 6%.

Rate the overall condition of your home



- Home quality of mobile homes are much lower than that of other tribal homes in Juneau. Only 22% rate their homes as good (none rate it excellent), and nearly three times as many mobile home households call their home condition “poor” as the overall Juneau sample. The average age of mobile home structures is nearly 50 years.
- While more than three-quarters of mobile home households own their own home, most of these pay a monthly lot rent.
- Despite living in a small space, winter heating costs are higher than the Juneau tribal average (\$442 versus \$315).
- The average annual income of mobile home households is 22% lower than the average for tribal homes in Juneau, while the average household size is larger.
- The highest prevalence of mobile homes is in Petersburg, Craig, Klawock, and Juneau.

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



Average Annual Household Income = \$62,980
Average Mortgage = \$1,257
Average Lot Rent/Costs = \$928
Average Rent = \$1,293
Can Afford Monthly Costs of = \$990
Average Trailer Age = 48 Years
Monthly Heating Bill (winter month) = \$442
Average Household Size = 3.6

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.

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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 responses to this open-ended questions are presented below:

- Affordable rental options, in healthy communities for our tribal citizens.
- livable home renovation
- 1 bedroom housing and housing for not just families, but people in general.
- 1-Bedroom apartments for single working individuals, and more homes available to purchase.
- 1. transitional housing, especially for those experiencing domestic violence. 2. more senior housing. culturally appropriate, trauma informed. 3. more, tribally owned rental units for tribal citizens.
- 1 to 2-bedroom housing
- 2 - 3-bedroom 2 bath
- 3-bedroom homes
- 30% rental is a lot for a single-family income.
- 4-bedroom low-income base rent to own
- 4-bedroom houses
- A tree fell 12/15/23 damaged the roof. I faxed verification 2/9/24.
- Accessible and available housing for people that are above the median income and don't qualify for the low-income housing.
- Actual assistance.
- Additional emergency housing for youth
- Affordability
- Affordability
- Affordability
- Affordable
- Affordable
- Affordable 1–3-bedroom housing anything from rental to buying.
- Affordable 3-4 br houses for purchasing.
- Affordable and available housing
- affordable and low-cost single-family housing for those moving from outlying villages, not trailers.
- Affordable assistant living homes for seniors with trained natives that know our native seniors well.
- affordable home for tribal members to pay mortgage to own!!
- affordable home or rental unit
- Affordable homes
- Affordable homes
- Affordable homes and rentals for low-income families and young adults.
- Affordable homes available for purchase
- Affordable homes for first time buyers and support to do so with down payment now needing to be so high because of the local housing market.
- Affordable homes for younger generation / 20s who cannot afford a place on their own in this ridiculous Juneau real estate market. We have 3 adult “children” who cannot afford housing, so they are still living at home.
- Affordable homes to buy.
- Affordable homes to purchase. They’re half a million dollars. Only high-level managers at SEARHC can afford to buy.
- Affordable homes to rent or own.
- Affordable homes, and more available.
- Affordable houses to buy and energy efficient. New Affordable rentals that allow pets.
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- affordable housing
- Affordable housing
- affordable housing
- Affordable housing
- Affordable Housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing for families who are taking in their loved one’s children for foster care.
- Affordable housing for families.
- Affordable housing for seniors for sure but needed at all adult ages.
- Affordable housing for those with 1 income per household!
- Affordable housing for tribal members and access for residents
- Affordable housing in good shape

- Affordable housing that is actually affordable
- Affordable housing to purchase.
- affordable housing to purchase for young families.
- Affordable housing-rentals and for purchase
- affordable housing,
- Affordable housing, heating costs, renovation and affordable senior housing.
- Affordable housing, more 1, 2 bedrooms pet friendly.
- AFFORDABLE housing! Whether its affordable homes, affordable rentals, affordable loans to purchase.
- Affordable housing/rentals
- Affordable housing
- Affordable living
- Affordable living but home ownership too.
- Affordable living for young adults.
- Affordable low cost
- Affordable one-bedroom apts
- Affordable ownership
- Affordable rentals
- Affordable rentals
- affordable rentals
- Affordable rentals and multi-generational housing
- Affordable rentals and properties to own.
- Affordable rentals for young adults (individuals and family)
- Affordable rentals that accept pets
- Affordable, housing
- Affordable, available, long-term apartments
- Affordable, energy efficient, location
- Affordable, everyone needs a food over their head I've experienced homelessness and never want anyone to go through that.
- Affordable, more available so list isn't so long I was on the housing list for 3 years and with 4 kids because both my partner and I worked we were denied.
- All More homes Affordable homes Renovations Rentals Transitional housing
- All above
- All of the above
- All of the above
- All of the above
- All of the above
- All of the above

- 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
- All the above
- All the above you listed.
- Availability and affordability
- Availability of home - rental and purchase - there is just very little housing overall.
- Being able to find housing is a big priority I rent a room it wasn't posted. I lived in a hotel too expensive.
- Being able to get a house. Being able to get on the list. Getting a home before I'm gone.
- Better rental opportunities
- Childcare and affordable rentals for families
- Clean and safe
- Condos
- Cost
- cost
- cottage style housing for seniors, think about the kids who are moving into adulthood and need minimum housing to get their feet on the ground. studio apts. this would be good even for seniors who no longer have their spouse with them.
- different rent to own houses that are actually rent to own.
- Down payment to afford to buy a home.
- Ease of access to affordable housing for low income households
- Easy access
- Easy access, more affordable.
- Easy affordable housing
- Elder accessibility to rentals and homes to own.
- Elderly affordable housing
- Elderly housing!
- Elderly rental complexes that are secure and affordable
- Elders
- Elders assisted living and home renovations.
- Elders need affordable housing First!
- Energy efficiency
- Energy efficiency
- Energy efficiency

- Energy efficiency
- energy efficiency
- energy efficiency - this heat pump system is not energy efficient.
- energy efficiency and lower cost of maintaining.
- Energy efficiency and more available for purchase
- Energy efficient
- Energy efficient apartments for elders.
- Energy efficient upgrades, access to reliable home repair and renovation, mobile home purchase, newer energy efficient 4 bed homes.
- Energy-efficient
- Enough house
- Even during covid t&h raised rent prices on struggling families. We need homes available with low set interest rates, most people buying a home will be paying it off later in life with retirement and SS, elevated prices are pushing elders out and overflowing Pioneer Homes and hurting the people.
- Everything
- financial assistance to maintain homes for single parents with ALASKA Native kids.
- Financial support for first-time homebuyers
- Find affordable housing.
- Group home.
- Guidance
- Heat pumps, renovation funds, I don't want to hear, oh, we can't do that. Less favoritism to each employee families!
- Heating assistance
- Heating bill for oil is very high.
- Hello people understand how to purchase a home with help with all the paperwork and stuff we don't understand.
- Help with repairs.
- Helping all buy a home regardless of income. Sealaska isn't doing anything for us.
- Helping elders
- helping families move into their own homes.
- Helping homeless get a home immediately to continue helping others move up sooner rather than ignore them and continue moving them down the list.
- Helping people with loans or grants to buy their homes.
- Helping the elderly (transportation, health care, Food, Bills , making sure their home is energy efficient (windows & roof) Finding work & homes for homeless . Get them off the streets.
- Home ownership for all families is important as running cultural businesses that only benefit a few.
- Home renovation
- Home renovation
- Home renovation
- Home renovation
- Home renovation for elderly
- Home renovation, updates and energy efficiency grants.
- Home renovations
- Home renovations more rentals energy efficiency
- Home/land available for purchase
- Homes and mobile
- Homes available for purchase
- Homes available for purchase
- Homes available for purchase
- Homes available for purchase and rent
- Homes available for purchase. High demand low supply has led to high premiums in housing prices.
- Homes for purchase
- Homes for young families
- Homes large enough for native families that they can afford.
- Homes need to be affordable.
- Homes, or rentals for families of 4 or more.
- Housing and home Renovations.
- housing availability
- Housing for disabled people, children and elderly
- Housing for handicap
- Housing please
- Housing that is affordable
- Housing the homeless
- I bedroom
- I have been waiting since July for apt at Fireweed place, I am an elder and homeless. 3 units have remained vacant due I'm guessing to staff turnover, need better communication from THRHA,

regarding housing. I feel like I'm not being treated well or respectfully, it's like I have to grovel to get any info, I am Alaska Native and it's humiliating. Need to be more client centered, instead of us (thru) against others/clients. This dynamic is unproductive and should be addressed.

- I tried to have T&H help me save my place. They said because I wasn't working they wouldn't help me. My place got foreclosed, and T&H bought my home. That was really messed up.
- I wish fund weren't income based. With some family who are non-native we live paycheck to paycheck with increasing mortgage because CBJ raised taxes. On paper we look great. When you add the realities of high cost of living and medical bills, vehicle maintenance, heating costs (electric with poor windows, toyo fuel for the whole winter), it's hard to do anything. My husband works two jobs just to pay off toward his own medical. I have a good job but mostly my whole checks go toward the mortgage and the electric. Increasing energy efficiency would be my number one priority.
- I'm not sure.
- If housing costs are going to be raised (our property taxes were raised since buying back 4 year ago) SO SHOULD THE COST OF LIVING. Have our jobs pay just as equal since the state and/or city wants to raise the rates. Low- and middle-class people like our family are struggling. It wasn't like this back in the villages when growing up in the 90s. Just saying. Figure it out. Team work - net work better. Do better.
- Include more homes available for purchase. Helping the younger generation to accord a home.
- Include more homes to purchase to the younger community.
- Increase energy efficiency.
- Increased energy efficiency
- increased energy efficiency

- Increased energy efficiency
- Increased energy efficiency, Assisted living for seniors.
- Increased energy efficiency, remodels, and new triple pane windows.
- Juneau needs more affordable rentals.
- just more housing for all including seniors.
- Just more places to live that's affordable.
- Keep Norton Gregory out of housing management.
- Lack of credit, bad credit, debt .. home improvements
- Lower cost rentals (takes too long to get into and not always the safest with all the current drug issues in the community).
- M9re affordable housing
- Make it more affordable and accessible.
- Make tiny homes available and more 1 bdrm. Apts.
- Making affordable living space for young adults in their early 18-24. 1-bedroom apartments.
- Maybe easier for young people to apply.
- Mental health/D&A recovery housing with built in mental health services on site.
- Mire singles family homes.
- More affordable housing for purchase.
- More 1 and 2 bed homes/apartments
- More 1 and 2 bedroom. Sober environment housing (not a treatment center) for seniors More housing options for seniors.
- More 1 br
- More 1 or 2 bedrooms
- More 2 bedrooms
- More 2-3 bedrooms
- More 3-bedroom housing
- More 3-4-bedroom homes that don't sell for inflated prices. Since 2020 Juneau has seen the highest increase in housing prices.
- More 3-4-bedroom rentals. Renovation assistance for tribal homeowners.
- More 3+ bedrooms house to own or rent.
- More 4-5-bedroom homes
- More 4+ bedroom rent or rent to own homes. There are so many big families in Tlingit and Haida rental homes that can't afford to rent homes at a regular cost but could

truly benefit from a home with more bedrooms just to live comfortably.

- More 5+bd/2+ba homes
- More of everything
- More affordable
- More affordable apartments
- More affordable availability
- More affordable energy efficient housing in the 2–3-bedroom range that don't exclude people earning more than poverty wages.
- More affordable home available for 1st time home buyers.
- More affordable home for rent or own.
- More affordable home or apartment without high rental or rent to own home.
- more affordable home ownership opportunities
- More affordable homes
- More affordable homes
- More affordable homes
- More affordable homes
- 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 available for purchase
- More affordable homes available for purchase.
- More affordable homes 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 for low income
- More affordable homes for rent and purchase.
- More affordable homes just for Alaskan Natives... I don't know why the homes that are open to everybody.
- More affordable homes ownership
- More affordable homes to buy in the area Juneau area. More affordable Apts to rent in the Juneau area.
- More affordable homes to own, specifically for younger families.
- More affordable homes to purchase and renovation loans.
- More affordable homes to purchase.

- More affordable houses for people to buy.
- More affordable houses/lots to build for families with kids.
- More affordable housing
- more affordable housing
- more affordable housing
- More affordable housing
- More affordable housing
- More affordable housing
- More affordable housing
- More affordable housing
- More affordable housing across the board. We need more options for renting that are pet friendly and are accessible. We need more housing that people can actually afford to buy/work towards owning. We need more affordable housing via rent/ownership however it can happen.
- More affordable housing all across the board. Small, large and medium houses
- More affordable housing as well as help with credit building
- More affordable housing for all tribal members. I know a lot of tribal members that are having to live with family members if there's room available. Not all have room available for family members to sleep in their homes, so a lot of tribal members are bouncing back-and-forth between houses just to have a place to stay.
- More affordable housing for families. 3-4-5 bedrooms.
- More affordable housing for low credit.
- More affordable housing for members just starting out and for single parents. It's been incredibly difficult to find housing that a single income could afford.
- More affordable housing for the single middle-class income
- More affordable housing for tribal members
- More affordable housing options
- More affordable housing options to purchase and rent.
- More affordable housing options to rent and buy.

- More affordable housing overall a lot more housing in general that are energy efficient with heat pumps.
- More affordable housing ownership options
- More affordable housing to rent or buy!
- More affordable housing, more education on how to buy homes for tribal members. Most tribal members don't know where to begin.
- More affordable housing, my kids work but don't make enough to qualify to buy a home of their own.
- More AFFORDABLE housing!
- More affordable housing.
- More affordable housing.
- More affordable housing. It is also helpful to spread them throughout the community. Currently have an employee living on Kat see ann and the racism/stereo typing she receives living there is unbelievable.
- More affordable on all housing
- More affordable options.
- More affordable renovated family homes in the valley, more pet friendly
- More affordable rental
- More affordable rentals
- more affordable rentals
- More affordable rentals and homes to buy.
- More affordable rentals and more homes for purchase.
- More affordable rentals and renovation
- more affordable rentals for young adults and seniors
- More affordable rentals.
- More affordable rentals/homes
- More affordable senior housing
- More affordable, good quality homes, available for purchase. Even modular homes would be a great benefit.
- More affordable, pet/kid friendly housing with lower cost electric & heating charges. More efficient supply overall.
- More apt for seniors 1 berm and handicap accessible
- More availability
- More available affordable homes
- more available homes and affordable
- More available homes.
- More available units
- More beginner homes available at a beginner price. Affordable housing.
- More community member owned family housing for 4-6 people with high energy efficiency at affordable prices.
- More compact energy efficient homes for families. Or renovations for existing homes.
- More down payment assistance.
- More energy efficient homes available for purchase and for rent.
- More family homes available rent to own.
- More for purchase
- More help getting into homes.
- More home available
- More home available for purchase
- More home ownership! I would be able to help children more!
- More home renovation, yard/fencing and property development.
- More home's available for purchase, there was a new town house built here in Juneau going over 400,000\$ and are looking for people to live in it. The location isn't t really the best and they are all squealed together.
- more homeownership homes that are affordable
- More homes
- More homes
- More homes
- More homes
- more homes
- More homes
- more homes
- More homes
- More homes
- More homes
- More homes
- More homes
- More homes and developments
- More homes and low-income rentals.
- More homes and rentals
- More homes at a reasonable price.
- More homes at an affordable price with increased energy efficiency and more affordable rental units
- More homes available
- More homes available
- More homes available for purchase
- More homes available for purchase

- More homes available for purchase
- More homes available for purchase
- More homes available for purchase
- More homes available for purchase
- More homes available for purchase
- More homes available for purchase
- More homes available for purchase and affordable for those that don't qualify for low income but aren't highly wealthy either.
- More homes available for purchase and increased energy efficiency
- More homes available for purchase, home renovations, energy efficiency and apartments
- More homes available for purchase, more affordable housing.
- More homes available for purchase, rentals, home renovation, increased energy efficiency, more senior housing, more 1-bedroom housing.
- More homes available for purchase.
- More homes available to own.
- More homes available to purchase
- More homes available to purchase, energy efficient, & home renovation assistance
- More homes available to purchase, more rentals and renovations. More 1–2-bedroom options
- More homes available to purchase.
- More homes available, of all sizes and price ranges.
- More homes for purchase
- More homes for purchase
- more homes for purchase
- More homes for purchase
- More homes for purchase
- More homes for purchase
- More homes for purchase and more home renovation
- More homes for purchase at a reasonable cost for low-income families
- More homes for purchase for medium income. My kids are in that in-between. They make too much for low income, but not really considered high income. It's near impossible to pay rent and save to buy a house in Juneau, so what are they to do

but move back in with me, mom, to have a chance to save.

- More homes for purchase more rentals affordable housing.
- More homes for purchase that are affordable and have more than 3-4 bedrooms.
- More homes for purchase.
- More homes for single person. It's almost impossible to get help when doing it on your own. I make too much for assistance, but severely struggle.
- More homes period. My aunt waited over 10 years to get a home with T&H here in Juneau. I've on and off waited over 10 years.. my cousin waited over 10 years with no place yet.
- More homes that are affordable for parents, especially the ones working on their credit score
- More homes to buy for low income.
- More homes to purchase.
- More homes to purchase.
- More homes to purchase at reasonable prices for the young.
- More homes to purchase, and more reasonable rate rentals.
- 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 homes with no credit limit. My daughter is a single parent but is over income to receive assistance to purchase a house, so she is paying \$1,500 per month for rent.
- More homes, affordable housing, energy assistance
- More homes, rental units that gear towards low income and senior housing.
- Affordability
- More houses
- More houses for rent to own in Juneau.
- More housing
- More housing available
- More housing available for purchase
- More housing available for rent at an affordable rate.

- More Housing in Homes more over than apartments, more programs to help with the possibilities of owning than renting.
- More housing options.
- More housing options for people in Juneau.
- More income-based apartments 1–4-bedroom units' energy efficient.
- 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
- More larger homes, bigger then 2 bedroom as many families have more the 2 children.
- More low-cost rentals
- More low-income rentals for families and seniors
- More low-income units
- More one bedroom housing
- More opportunities for tribal members to access/obtain home ownership.
- More options
- More pet friendly rentals
- More pet friendly rentals, or easier mortgage payment housing rent to own.
- More places to lie for tribal citizens.
- More places to live.
- More places we can afford to buy or rent.
- More programs to help low-income families not only help buy but make the monthly payments affordable.
- More reasonable priced housing
- More rent affordable housing with rent to own or single-family homes or duplexes for purchase.
- More rent to own.
- More rent to own homes available
- More Rent to own Housing
- More rent to own options, affordable housing not based solely on income.
- More rental
- More rental
- more rental I'm tired of overcrowding.
- More rental options
- More rentals

- More rentals
- More rentals
- More rentals
- more rentals
- More rentals
- More rentals
- more rentals
- More Rentals
- More rentals
- More rentals
- More rentals
- More rentals
- More rentals
- More rentals
- More rentals and more homes available to purchase
- more rentals and more homes for affordable purchase.
- More rentals available
- More rentals for families and senior housing.
- more rentals for low income
- More rentals home.
- More rentals in a reasonable price range, especially for pet owners
- More rentals that are affordable for low-income people
- More rentals, affordable housing , increase energy assistance program , more senior affordable housing.
- More rentals, heating assistance that has a higher income threshold.
- More rentals, increased energy efficiency, more senior housing.
- More rentals, more affordable homes to purchase, renovation available to tribal members not just income based. We work hard and a break would be great.
- More rentals, more rent to own homes, more elderly housing and more affordable housing!
- More rentals(especially if pet friendly)
- More senior affordable rental apartments
- More senior housing
- More senior housing
- More senior housing
- More senior housing
- More senior housing
- More senior housing
- More senior housing
- More senior housing
- More senior housing

- More senior housing
- More senior housing
- More senior housing
- More senior housing
- More senior housing - two bedroom - energy efficient - covered auto parking - bus routes.
- More senior housing and more affordable housing for younger families
- More senior housing and single-family homes
- More senior housing for grandparents with grandkids
- More senior housing with pets
- More senior housing.
- More senior living
- More single affordable housing for our young n older adults trying to make it.
- More Single-Family Homes available in The Juneau Ak Valley location
- More to purchase at affordable prices.
- more, and more affordable
- 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.
- Near apartment for two one with disability and has no leg and is in a wheelchair
- Need heat pumps! Too expensive for the house I just bought.
- Need is equally for renovation of homes for seniors, apartments for low earning single adults, and units designed for multigenerational families.
- Need more apartments to rent.
- Need more available AND affordable housing.
- needed homeless with less restriction, with included utilities.
- Needs fixing everywhere .
- Needs more 1 to 2 bedrooms more. Energy efficiency and homes available for purchases
- New housing constructed for Seniors only & affordable. Seniors are a huge population & most of us are on Social Security. At our age, we should feel comfortable - not fight constant rental increases.
- Nope

- Not enough
- Not sure. Can't speak for others.
- Offer assistance for those still paying on their home for maintenance and in winter snow removal for seniors not just those in rental units.
- One bedroom housing
- Owning a home is biggest goal and hopefully someday I can.
- Probably more rentals
- Programs for single parents with children more accessible and understanding.
- Provide affordable housing to low-income families.
- Purchase
- Purchases, rentals for all special elderly, home renovation
- Quality homes for purchase.
- Quicker help to fix homes.
- Renovation of current buildings for apartment/ duplex
- Rent to OWN
- Rent to own homes.
- Rental units 1 bedrooms
- rentals
- Rentals
- Rentals
- Rentals
- Rentals
- Rentals
- Roof over the head
- Safe no mold
- Senior housing
- Senior housing
- Senior housing
- Senior housing and 1-bedroom
- Senior housing and affordable and safe. I pay \$1296.00 a month. I have to work to get by
- Senior housing and assistance
- Senior housing that doesn't allow adult children to live with the senior and that have in house activity because our elders are very lonely.
- Senior housing with accommodations to provide foster care to young Native Children.
- Senior housing, more homes for purchase
- Single-family

- Single family homes that are affordable
- Single with no children apartment's
- some are restricted to rental with AHA because of court this should be changed.
- Student housing stipends
- Suitable to fit family garage etc.
- Support for lower income families, lower interest rates.
- Supporting tribal citizens to be home owners of energy efficient homes with 4+ bedrooms.
- There is a general housing shortage.
- THRHA pools our HUD funding allocation, so our actual tribal community dollars do not stay in our community. If we kept our tribal funding is our tribal community we would have a shot at decent housing. ASI stands our money goes elsewhere and we are the losers in terms of poor housing options.
- Tlingit language neighborhood and language use facilities.
- To not focus on one demographic need. Spread the growth of available housing. The needs are high.
- Too expensive! Not available!
- Treatment for tribal members regarding mental health & drug & alcohol dependent members & dual zone home ownership, such as home business
- Tribal owned land with land lease to tribal member for homeownership with tribe / THRHA first right of purchase if tribal

member decides to sell. Land ownership for tribe/THRHA is essential for future generations, sense of place, and tribal member housing sustainability and security. Leadership must plan and vision for 100 years plus. Short-term addressed with long-term planning for the sake of our grandchildren to continue to live our way-of-life into perpetuity. Without housing security our future generations do not have means to focus on our language and way-of-life as priority.

- Unknown
- We just need more 2–4-bedroom apartments that are affordable.
- We need it all.
- We need more help.
- We need more housing available all around for one bedrooms, two bedrooms, three bedroom, four bedrooms and affordable I pay over 90% of my income to rent and it's supposed to be affordable housing.
- We need more housing for everyone. Elders, single parents, big families, people just getting out of jail and getting back on their feet.
- We need more housing in general. Anything and everything help in our community.
- Whether it be affordable rentals or affordable homes for purchase- our community, our tribe needs to focus less on buying office spaces and more on buying/building homes. Our people need homes.

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 responses to this open-ended questions are presented below:

- 10/10
- A program to help people who are in a position learn the process and requirements to acquire property to become landlords to help increase affordable housing in the community.
- A suggestion might be to build a tiny home community for more affordable housing options.
- Adequately satisfied.
- Affordable housing in Juneau is a big issue.
- Am grateful for their financial assistance programs. Energy Assistance Program
- Applied for services and don't ever hear from anyone there. Need better communication.
- Appreciate the attention in the areas of need. Thank you!
- 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
- Assisted senior living would be nice.
- Awesome Office Workers
- Be on time on maintenance repair and not cost much for any maintenance service needed on property.
- Better access to first time buyers for homes
- Better communication between THRHA and their clients.
- Better customer service and more housing availability
- Big issues are cost of rent location how large a unit is.
- Build housing to be affordable.
- Classes on how to buy houses in Juneau and how to buy with one's elderly parent cohabitating.
- Complete renovation on my mobile home
- Currently placing offers to buy but safe affordable housing is super hard to come by, especially with the hospitals and tourist companies hiring new employees and NOT having housing available for their employees.. so they take up rentals in town seasonally where as a local could have had access to that home.
- Definitely need transitional housing for homeless
- Develop affordable housing that isn't restricted to LMI status.
- Doing amazing to help your people, maybe hire more staff to get people in to their homes faster or have exception to people who are like 5% over the income but can't afford to go elsewhere.
- Doing ok I guess.
- Doing well
- Don't do enough to help fix my home.
- Down payment assistance is a high demand and need for our native citizens.
- Elder/ retirement apartments.
- Energy assistance program has helped keep my head above water for past 6 years now. Thank you Gunalchéesh!
- Evaluate impact of air source heat pumps costs on tenants.
- Expanded Green/Smart Energy Programs Lower Interest Rate Loans & Grants More Resources Accessible Year-Round Mid/Low \$ Fam Real Estate Investment Resources
- Follow up on doing repairs. After
- Families can have complicated housing arrangements, due to necessity. A grandparent housing 3 generations of adults can be less than ideal, with no viable solutions in our community.
- Faster more efficient process of paperwork. Better communication re status of app. Friendlier, professional staff, admin. Hospitality

- Faster service to move into senior housing. Following up so there's no wait. Currently at fireweed and love my renovated studio. Only wish there was an option to put a washer and dryer in unit.
- faster turnaround time for applications for services
- For housing repairs & renovation to be more accessible when needed, especially in an emergency situation regarding heating I, electricity & plumbing.
- For the amount of money that is allotted annually it seems more of us should be doing better.
- Get more of the Glacier village houses transferred NOW!
- getting help to get a rental.
- Great Job on Maintenance available, Thank You for always answering our phone calls especially if it's emergency situations !
- Gunalchéesh
- Gunalchéesh for all you do for us. You will never know how much you have helped. It is important and we thank you.
- Have information open where everyone has access and aware of what's available.
- Have more rentals to own.
- Have tribal members that are open to the needs of their community. Not just their family members.
- Having loans for people who want to use other certified contractors to repair their homes.
- Having this survey an option alone shows you guys are always looking for improvement in our community and looking out for Alaska Natives.
- Heat pump never worked properly, is it under warranty.
- Heat pumps are needed. Energy efficiencies are or should be a priority.
- Heaven costs are so high and so an apartments are so sparse here in Juneau Alaska that it's almost better to own your own home to pay your own mortgage.
- Help getting into my own home.
- Help my family get into our own house.
- Help on home fix up.
- Help our people trying to have a better environment for our kids by renting to own, help ppl working on credit remove the rule of having a job for so many years and focus on how they are trying to improve their credit.
- Help people that have trouble walking and have disability in a wheelchair not easier to get an apartment.
- Help people with low or bad credit. Give classes on buying homes, help people with fixing homes and yards, help homeowners with shoveling driveway and roofs.
- Help the homeless all over southeast and Alaska. Help the elderly. Hear our people who need help with rehabilitation and places for people who need help.
- Help with online applications.
- Help with renovation housing. Winter windows, doors. Housing expenses
- Help with senior citizens needs is appreciated.
- Help without shaming.
- Helping families get ready for any new construction plans in the next few years.
- Helping the older generations to find affordable housing.
- Home renovations for the elders' homes
- Homeowners' classes, investing and financial education.
- Homes that are purchased with THRHA assistance usually go to THRHA employees or THRHA employees' families instead of meeting tribal member needs in the broader community.
- Honestly I feel like y'all do a good job. Yea the economy is not that good but as you strive to help us out and we continue to pick ourselves up then we can achieve what is set out by our Alaska natives ancestors dreamed of.
- hope you take my comments serious!
- Hopefully I fit in somewhere.

- Housing is so limited, and they give houses to those that don't usually keep it. I want a forever home and would love to get the opportunity.
- I am 66 years old and working full time. I am concerned about my financial future and if I can continue to pay my bills as I always have.
- I am going to be buying a house, but I need new source of HEAT (heat pumps)
- I am grateful for help I received in 2011.
- I am happy that THRHA provides a variety housing programs. I am interested in owning my own home but would very much appreciate THRHA's assistance to reach my goal. :) Thank you so much for the survey and the opportunity to provide feedback.
- I am ready to move out of my apt if possible and live on my own small one bedroom here in Juneau Ak. I am ready to turn 60 and am on disability. Able to live efficiently on my own.
- I applied for T&H housing over 30 years ago. Never heard if I ever was eligible for any assistance at all.
- I appreciate that you care.
- I appreciate the learning opportunities for owning a home. I don't think the "financial literacy" classes are that helpful when we're just saying to "stop buying" coffees to save money. Most of our people do not have the luxury of "saving" money considering the majority of us started in the negative in intergenerational poverty. The disparities against our communities and families that don't really make this a reality.
- I appreciate THRHA very much as they helped house my family. I wish they had more rent to own units because my family's dream is to own a home we can call our own in the most beautiful capital city in America. I do wish maintenance requests were answered or addressed more quickly, like, I have a big family & I've asked for a stove with 2 big burners to cook meals & I haven't heard back yet. Other than that I can't complain I appreciate THRHA very much <3.
- I appreciate you guys with your patience and letting to stay in our home.
- I believe our rent should be lower , as head of house hold I have many other bills Rent Lights TV Internet Phone Car insurance Car payments Garbage Than other daily things to consider Gas Food Car parts It's a struggle from month to month Our rent raises every year sometimes more than once Also I have lived here almost 19 years , we shouldn't have go several inspections every year We do like living here My wife and I wouldn't want to be anywhere else
- I believe taking control of places like the travel lodge downtown was smart, but I believe it would be more beneficial as a short-term housing as there's a lot of displacement here in Juneau Alaska. Preferably a pet friendly one.
- I bought my house from T&H, there is no foundation just a concrete exterior, nothing supporting the middle of the house. My home is not well insulated.
- I do appreciate THRHA for the services it provides. There is always room for improvement in any organization/sector. I'd like to see THRHA think outside the box to find opportunities and/or solutions for Tribal Citizens in general, but esp. those who live in THRHA units.
- I don't know yet.
- I have applied for assistance to repair my home to make it livable. You can't get anyone to respond/ answer. Programs seem poorly managed. I am likely to lose my home at this point. I've called/ emailed. All documents in. Never receive callbacks or told I'm not a priority even though I am below income.
- I have not dealt with you since I lack self confidence in owning a home.
- I haven't sought assistance, but my children in their 20s are in need of assistance.
- I just want to say Thank you got helping me with my AEL&P bill, especially during the winter. I'm not sure if I'll qualify again but will turn in my application. It sure has been a great help with this past cold winter. I'm the only one paying the bills.
- I know we in our Juneau community lots of people in need of help to get in to a home with family's and so as single parent I think the people that are currently in the housing needs to have an agenda for

keeping the outside of the home clean including cutting grass and pick up trash unless they are seniors or have disabilities and also the amount of vehicles that can park on the lot it's a mess every summer I go by the housing or the Tlingit Haida housings it's just looks like the people that are currently living there don't care to clean up outside I'm not saying all are not clean but if you take a your time to drive out and look at it during summer time I for sure you'll see the mess I see every summer and I hope there is a way they can also help their neighborhood clean as an appreciation back to the Tlingit Haida community. I'm happy to see there are new buildings are being built for those in need of roof over their heads thank you Tlingit Haida for making big moves for the community.

- I live in overcrowded 3 bdrm. Have my grandkids living with me for years. Would love to afford a home to rent to own. My rent here on section 8 is too high for me.
- I look forward to the day where more of our people and afford to own a home.
- I love that THRHA does energy assistance for elders throughout Southeast communities.
- I love that THRHA has the homeowner's loan, but it maxed out at \$375,000. Which is great but realistically, homes in Juneau are way more than this price. It would be great if this number could increase.
- I need a bigger home to help take care of my father.
- I need to educate myself on current services for renovations to my home. Thanks.
- I own my home due to your housing loan program. It no longer exists. But I believe these types of programs are what will help our people begin building their own equity as opposed to a temporary solution of renting where they will never have the means to move beyond that.
- I think more classes/opportunities on financial literacy would be helpful for our communities.
- I think temporary housing options would be helpful for those looking for permanent housing.
- I think that there should be more units that allow animals.
- I think they do the best they can with what they have. They just need more options.
- I think THRA is taking the proper steps to better serve their community.
- I think Tlingit and Haida does very well with the recourses that they have. But I do think most of the homes could really use a renovation (cupboards/cabinets/carpeted flooring and wood flooring.
- I think we need more rentals..
- I think we need NAHASDA Home Repairs again. I am 66 now. We found out just before Greg found out he had cancer, that our bathroom floor was going to need to be replaced. I have 2 huge trees in back of house that need to be cut down. As well as 1 in front yard that is much smaller. I also need the Alder bushes in yard to really be cut back.
- I thoroughly appreciate the programs provided for our people.
- I understand there's a wait list to get on the housing list for Juneau, maybe give out updates on what the situation looking like or how long of a wait it can be. I noticed in the THRHA areas for housing. Make it required for people to keep clean in front of their homes.
- I would just like the mold situation problem and electrical problems fixed in my house thank you.
- I would like to see more help with repairs such a roof, fuel heating systems, mold/rot repair etc.
- I would love to see regional Housing Authority Open up more opportunities for people in need I am 36 years old about to be 37 in July took me a really long time to save enough money for a down payment and to be able to set up this purchase for my double wide trailer for my family to live. It is hard to get funds or help to fix up and maintain my phone as I said it gets really cold in the wintertime and I start to feel bad when it gets really cold I have to shut up small plug-in heaters to keep the house warm I have a disabled sister, who is sleeping on my couch as she gets cold just throughout the night but daytime as well
- I'd just like to say your programs are amazing. Do you help with people that have a criminal background?
- I'm a minority, single parent with 2 kids who are part AK native. Access to funding to replace kids' bedroom windows and bathroom fans to prevent mold.

- I'm a rso, in need of housing low income.
- I'm a T&H shareholder and proud to be..but..I would like some help so I'm no longer homeless. Thank-you for your time and considerations on my behalf.
- I'm interested in heat pumps, I need to learn how to repair roof, and plumbing etc.,
- I'm only eligible for a two-bedroom rental because there is only my son & myself. I was told there is a waiting list for two-bedroom homes. I noticed for years your website has 3 bedrooms available & wondered why you wouldn't rent it to a two-person family rather than leave it vacant. At least you would be receiving some revenue rather than letting it sit vacant & you pay utilities . I have my grandchildren staying with me about 50% of the time but can't count them as dependents. I would like to rent a three-bedroom home.
- I'm worked for everything I have.
- I'm all for affordable housing for seniors.
- Improved communication-applied for assistance last year-probably didn't qualify but was never notified.
- Income inequality
- Instead of keep telling there is a long waiting list. I have been here hereabout 15 years. When will be eligible?
- It is distressing to see that a majority of Juneau's homeless population is Alaska native. There needs to be housing to help the homeless toward self-sufficiency or in treatment.
- It seems if you know people in T&H you get Assistance .and if you don't know anyone you out of luck.
- It would be great for our native younger (50-60yrs) to be able to own their own home so one day they can pass it on to their children . it should be about our kids and their future . Housing has done nothing to help any native homeless people that I have heard in years. also why can't housing get any grants or funding to buy land to build more homes for our tribal citizens ? can't housing collaborate with Tlingit & Haida after all there buying buildings all over this town . And not helping our tribal citizens .
- It would be great see a hoa housing development. This would help with land upkeep/maintenance, building maintenance and help those families with some basic stuff that they may not have skill set to do, ability to do, I.e., snow removal, gutters, painting, driveway maintenance, tree removal, playground with maintenance.
- It would be helpful its maintenance was more responsive when it comes to non-urgent calls. I understand there's only a few of them but at least getting a call/email back would be appreciated.
- It'll be so great, if I could get help with a home loan.
- It's hard for middle class to get help for housing as we are over the low income but still don't make enough to purchase home if we have a little debt to take care of.
- Keep doing awesome.
- Keep doing good work and building new homes!
- Keep up the good work!
- Keep up the good work.
- Keep working on solutions.
- Legislative leadership needs to change and pay more attention to low-mid class citizens.
- Long overdue for rentals and quality, affordable homes to buy.
- looks like they take good care of their properties.
- Maintain steady and dependable workers lower turnover rate more need for veteran and disabled individuals such as myself not yet 55 years old.
- Make housing for low-income persons.
- Make it a lot easier for people to own a home. Too much paperwork and red tape to go through just to have a place to live.
- Make it easier and more accessible to apply.
- Maybe build some houses in Douglas Alaska also

- Maybe cheap housing? Student housing?
- Mine are too young yet, specified support should be placed on those young people who finish school and start their career. Adequate housing Secures success.
- More accessible everyday living for handicap.
- More affordable homes for seniors' people with disabilities where their families can come visit.
- More affordable housing
- More affordable housing. More community. Walkable neighborhoods with resources
- More rent to own houses
- More community outreach.
- More feasible home improvements
- More homes for families in need and foster families looking to own.
- more housing for person/s release from jail, and or other crimes.
- More housing please that are MODERN AND CLEAN
- More jobs for carpentry for people needing better jobs or helping with their financial needs to get better job. REGARDLESS OF THEIR BACKGROUND! I've worked with Tlingit and Haida and had trouble because my background!
- More opportunities for younger couples to get a rent to own.
- More programs for home repair
- More Senior apartment units similar to Fireweed Place with more two-bedroom apartments with covered parking. Better free TV availability. Out of State cell # use for occupant directory visitor access.
- More weather improvements and window replacements, especially a replacement of an outdated heating system.
- Moving a little faster on clearing out and updating vacant homes so others can move in when needed. I've been on the waiting list for a long time, and I have been put into a family shelter because I have been waiting to move into housing with Tlingit and Haida. Certain workers due help with clarification with the waiting list and they should be paid adequately for their hard work.
- Need a house to buy.
- Need affordable.
- Need better list management.
- Need housing for everyone.
- Need more Help to maintain family structures like childcare, mental health, and keep employment for parents a priority to stay housed.
- Need more houses with more rooms for the family's that have a big household!
- Need more housing.
- Need more rent to own options.
- Need single apt for seniors desperately.
- Need to build more affordable homes to rent to buy in Juneau. I was on your wait list program for over 5 years in Juneau and I was next in line for a 3–4-bedroom home. Was called and told get ready, your next and then some changes in your company happened and people got fired a one employee who was intake for your housing program thrown away files after getting got fired and mine was one of them. His name was Joe. After that nobody reached out, new people were hired, and nobody had and info on my file and proof I ever filed. I was so upset 🙄 I tried to send in copies of my applications I keep records of to show I had applied and was a good candidate for a T&H home. But I was told sorry, I would need to apply again and start from the bottom. I was so upset, I never bothered to reapply. I've lived in my apartment for 37 years, have solid employment for over 37 years, my current employer I've worked at for 25 years. I'm a good candidate, you need to build more affordable home in Juneau, not only in the villages. We deserve the same chance to rent to own or buy a home.
- Never worked with them but they have helped family.

- No feedback to share, I have never received assistance.
- None at this time, as I am not super familiar with THRHA.
- Norton Gregory ran the Housing part into the ground and was yet allowed to treat staff in a hostile way that management happily obliged him to. In return there were a lot of great staff let go because of a lack of spinal cord from management.
- Not enough units to accommodate those in need.
- Not exactly familiar with THRHA's program in a whole.
- Not sure
- Offer first time homebuyer classes with local se experts and recommended lenders and realtors for AN families.
- Offer home improvement for those who often don't qualify but are in need of it because most money goes to mortgage and other bills.
- open up land for tiny homes and/or module homes.
- Our aging parents need assisted living and adult children continually seek affordable housing. They do not feel like owning a home is possible given current housing prices and availability.
- Overall happy with t&h housing. Always willing to work with me when family emergencies happen.
- PET FRIENDLY IS A 1,000+% NEED FOR THE SOUTHEAST COMMUNITY
- Plan for the next 100 years. Use models that allow land ownership by the local tribe to lessen cost of tribal member home purchase AND to retain land for future generations to benefit. Without Tribal owned land we lose ourselves and way-of-life. It is imperative that Tribes retain land to prevent outsiders from purchasing local homes and land that displaces tribal members in their own homeland. THRHA MUST work with tribes to help acquire any property or land that goes up for sale. We must learn from lower 48' tribes and how they are getting their land back. We in Alaska MUST prevent from losing our land to seasonal owners while houses and land sit vacant 9 months of the year while our own people are struggling with housing. We must act now for our future generations and plan for 100 years. Our ancestors did it for us, we must do it for our grandchildren.
- Please create a large building complex for the elderly and disabled with food. Available breakfast lunch and dinner and snacks and activities
- Please improve on the need for affordable housing and rental situation.
- Please let it be known better when holding online classes they seem to go fast, or I miss them maybe do them more often on the weekends?
- Pleeeeeease don't make everything income based. We look great on paper. I don't even have a savings account, and therefore can't really save toward energy efficiency or even fixing current housing renovations (bad tile that's warping, mold or mildew in my bathroom that needs a contractor to fix, rotting porch, garage door needs replacement).
- Prefer to answer.
- Programs and support for single parents with children and accessibility
- provide housing for our natives that have been incarcerated.
- Providing for seniors
- Quicker needs for repairs
- Really need to hire more people for maintenance and lower some of the peoples cost for living because pay 90% of your income It's kind of ridiculous when you're trying to support your children.
- Renovations, energy efficient, affordable
- Rent to own.
- Rent to own.
- Repair my trailer. I need help.
- Returned phone calls from most departments are far and few between. We don't even get a call saying they have been busy, can we set up a time to talk... silence and no return calls is frustrating.
- See previous note.

- Sliding scale for home repair and home purchase and energy efficient updates. Why can't I buy a heat pump install from THRHA? The repair businesses and heat pump people gouge you or are unreliable. I'd rather pay THRHA than others.
- Social media posts on how THRHA can help with home ownership.
- Speed up the process of transferring the rent to own houses in the glacier Village subdivision. some feel it is unfair to have paid rent of the agreed number of years and T&H can't honor the agreement they made. My Brother Arnel B. is one of the families.
- Subsidized housing and rental education for renters and landlords would be great.
- support Is Good , updates good Would be.
- Survey like this needs to get out to its citizens.
- T & H Housing did respond to my email after a couple of email attempts and phone calls (left voicemail). Called about my Homeowners Relief application status, I appreciated the response.
- T & H Housing is doing well with the funds available.
- Team work and network with our tribes and our tribal members. All 300.000 tribal members from each community.
- thank u.
- Thank you.
- Thank you.
- Thank you for all the work you do for our Tribal Citizens.
- Thank you for providing us with opportunity.
- Thank you for the building loan, we were able to build our house of our dreams...
- Thank You for these questions 😊 there is a great need for housing, all types of families in different needs. More so, affordable
- Thank you THRHA for the work you do to house Tribal Citizens. I was living in an apartment complex where domestic violence occurred at least once a week, it was good for my child am I to get away from that environment. Gunalchéesh
- Thank you!
- The ability to service maintenance needs. Requests are put in and sometime never addressed.
- The elderly and disabled need more attention and fulfilling what seems to lack is the homes built to accommodate them whether it's assisting those who do not know where to start and helping them with whatever it takes to buy and own a home.
- The housing market is awful in Juneau, not enough homes for families that are single middle income.
- The intake for applications has a rather long waiting list for said housing.
- The market moves fast, THRHA needs to have the capability and flexibility to move with the speed of the market.
- 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.
- The wait is to long for a place, nothing available.
- There are Native people that have background that keeps them from getting a home and are caught up in a cycle of substance abuse problem. We need to find service for these problems.
- these heat pumps are bs!! we got jipped.
- 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.
- They are there quickly for help and repairs sometimes..
- They do great but Alaska Natives specifically need to be able to purchase affordable homes. Right now only directors, lawyers and doctors have the income.

- They do well with keeping the community informed.
- They do what they can but seem to always say it's not in the budget.
- They have a wonderful staff.
- They have fixed my place after tree fell on it . Need much more done . Very cold inside during winter months .
- They have helped us before, and they did a great job and in a timely manner.
- They have provided housing assistance, education, emergency relief funds, scholarships, training.
- They help with assistance to their members.
- they helped me buy a mobile home. Now I would like help buying a home.
- They provide and take care of natives very well.
- They should offer their tenants snow removal.
- This is the first time I've had anyone email me about this. I really hope that I get picked.
- This past year is when I paid my house off. THRHA worked tirelessly with me during the years I was paying it off. It was hard some years, and I came close to losing my home several times. They helped me through even when I was divorcing and had to go through all that heartache. They helped as much as they could in the house payments.
- THRHA has done an excellent job reaching out to applicants needing assistance.
- THRHA helped with a repair to my home and did an excellent job with great staff work ethics.
- THRHA should build more rental units in Juneau regardless of income.
- THRHA staff provides outstanding service to the communities it serves!
- THRHA, need help with those in need of housing with a criminal record. change these.
- Train people to have good customer service, run programs correctly as 40 units that were told they were rent to own when they moved in and we're never told the home price at move in and now are expected to pay full price after 15yrs of living there and to be honest it's not a 500000\$ place when there is a shared parking lot and not allowed to put up a fence in the back yard for privacy.
- Transitional homes Rentals Overall more hosting
- Treat employees better and not fire women with children.
- 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 AWESOME nice understanding people , need more housing.
- Very pleased with T&H's assistance with heating and electricity in the past . Thank you !
- VITA programs, financial literacy is done well.
- We are very fortunate to have you.
- We can move into a house.
- 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 affordable housing for family's that include pets.
- We need more income properties to help make real estate affordable for homeowners.
- We really need to encourage/educate our people and especially our young folks about how important it is to invest in a home/property for stability, generational wealth. I wish we could have safe, warm, adequate housing for our family and for our relatives in ABUNDANCE. I pray for this.
- We're living in 1 bedroom trailer w/3 adults & dire need to move. It would be nice to buy home but I'd rather live 8n condo. Maybe 2 bedroom.
- Well, I have been on waitlist for Tlingit and Haida housing rental since 2011 and was told if I get section 8 I would be able to get high on the list, and I have had section 8 for 5 years and still did not get a rental with you guys. I have 3 kids with disabilities. Still never have gotten anything or hear back from you guys about where I am on the waitlist.
- What is needed is. during the winter a snow plow or shovelers are much in need.

- when filling out applications with THRHA employees should let applicants know or remind them to keep up with their application. When I first moved to Juneau I had known idea about the 60–90-day application renewal.
- When I was on your waiting list the guy was rude. Hire people who are trained right.
- When someone comes out and tells you what needs to be done and that's the reason was asked to come out and just tells you what I already know needs to be done
- Wish t&h owned land for my mobile home. Hate paying Coogan \$600/month for nothing!
- 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.
- Would appreciate feedback and results of responses to this survey.
- Y'all doing great in my opinion.
- Yes. Our Father owns land. Harold G. McKinley Sr and our only Mother is Gloria A. McKinley has been married for 58 years before our dad passed.
- You are AWESOME!!
- You guys are amazing 🙏🙏🙏 Thank you for everything that you all do !!! Send alerts when things are happening (holidays, events & gatherings 🙏🙏🙏)
- you helped my sister buy a modular. She is better for it but could us another home newer.
- You provide opportunities to own homes and your assistance in helping families pay for utilities are tremendous programs in all communities. Although I feel that native preference is nonexistent anymore.
- You're doing great.
- Your staff doesn't work with the assistant on applications. Elders need more help and don't return calls.

