

Kasaan Tribal Housing Survey Analysis

2024

Prepared for



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Prepared by

Rain Coast
Data



SALT



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Summary

Key Findings and Analysis

Survey respondents indicated that the most pressing housing need for Kasaan tribal households is more access to homeownership (100%). This is followed by more affordable housing, which 91% of survey respondents say has a high level of demand.

A follow-up open-ended question asking Kasaan tribal households for the most important tribal priority garnered similar feedback, with more opportunities for tribal residents to build their own homes, and more access to home ownership overall representing the top responses. When asked which THRHA housing program was of most interest to respondents, the most common answer was “Access to funding to help renovate my home,” with 7 households expressing interest in program participation.

Nearly half (45%) of households surveyed live in single-family homes, and 36% are in multi-family housing units. Another 9% live in mobile homes, and 9% have other arrangements.

Seventy percent of survey respondents own their homes in Kasaan. Another 30% rent their homes. Fifty-five 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 people, and half of the surveyed households have children living in them. Seventeen percent of the households surveyed include a single parent, and 17% have a member over 60 years of age.

“Help our tribal members build a home on their land or update the current homes. Tribal members need to own their homes, not rentals.”
Kasaan survey respondent

Just over a quarter (27%) of all households surveyed reported opening their home to an individual experiencing homelessness over the past year.

Homes are generally reported to be in good condition, but 10% of respondents said the condition of their homes was poor. Wood stoves are the primary way Kasaan tribal homes are heated (55% of homes), followed by heat pumps (27%).

The average annual household income is \$55,500. Sixty percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. No respondents are severely cost-burdened. Kasaan respondents have an average monthly mortgage or rent of \$939. On average, households say they can afford \$810 per month on rent or mortgage.

Sixty-two percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria, down from 89% in 2019.

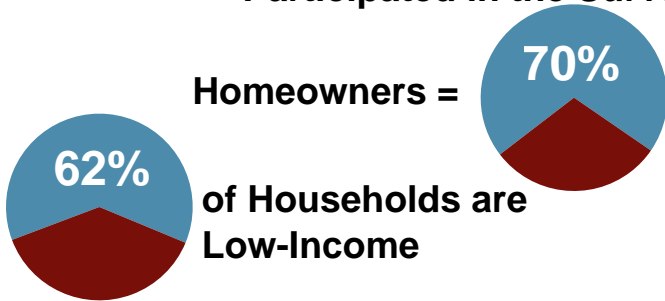
Kasaan Tribal Housing Infographic

Alaska Native Households
(estimated)

= **11**



11 of these
Participated in the Survey

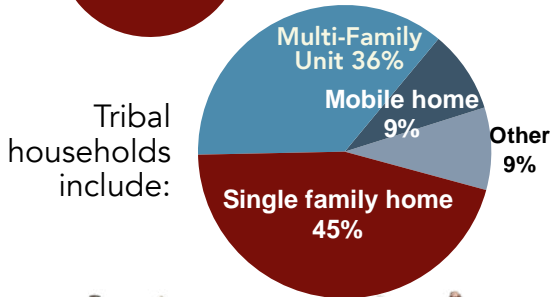
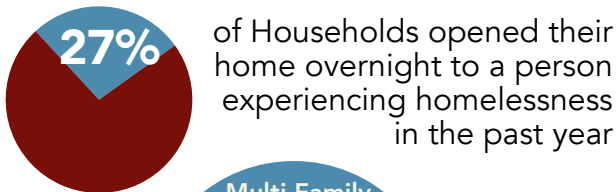


Average Home Value = **\$165,000**

Average Annual Household Income
= **\$55,500**



Average Rent or Mortgage
= **\$939**



People Per Household

= **3.0**



Households Include:

17%

a member over 60

a single parent

17%

17%

a person with a disability

grandparents & grandchildren

0%

0%

a veteran

a child

50%

Average Residency in Home =

10 Years

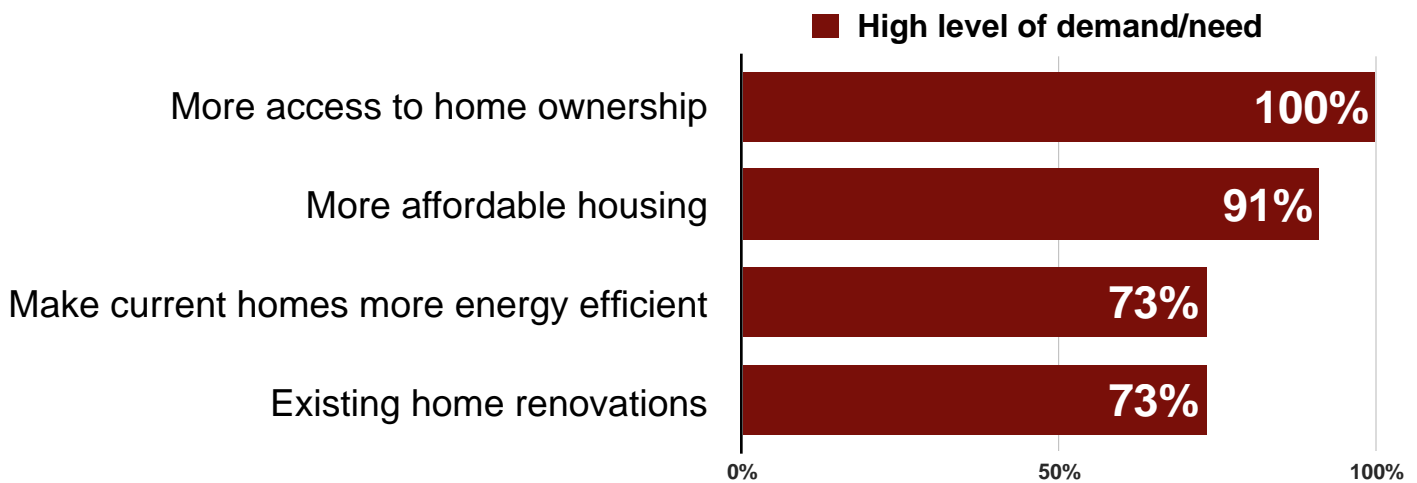
Average Home Age

= **27** Years



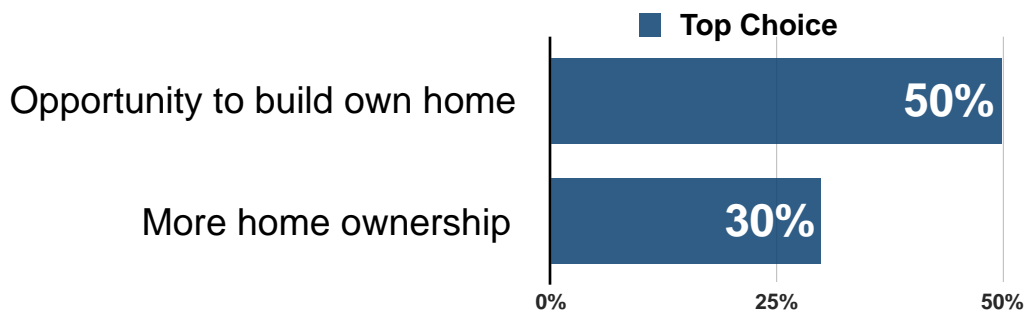
THRHA Households Top Priorities

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



Respondents were asked to rate 14 housing options by level of demand. “More access to home ownership” was rated as the having the highest level of demand or need in Kasaan (100%), followed by the need for more affordable housing (91%).

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. Half mentioned the desire of local tribal members to build their own homes. Thirty percent said there need to be more housing available for purchase and more pathways to homeownership.

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 Kasaan.

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 11 tribal households in Kasaan responded to the survey. Responses received comprise an estimated 100% of all estimate Alaska Native households in Kasaan, but this tribal household count has not been independently verified. Due to this high response rate, the survey findings have a 100% confidence level with a 0% confidence interval. However, even the existence of one additional tribal household in Kasaan that was not surveyed would increase the confidence level to 95% with a confidence interval of 9%.

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.

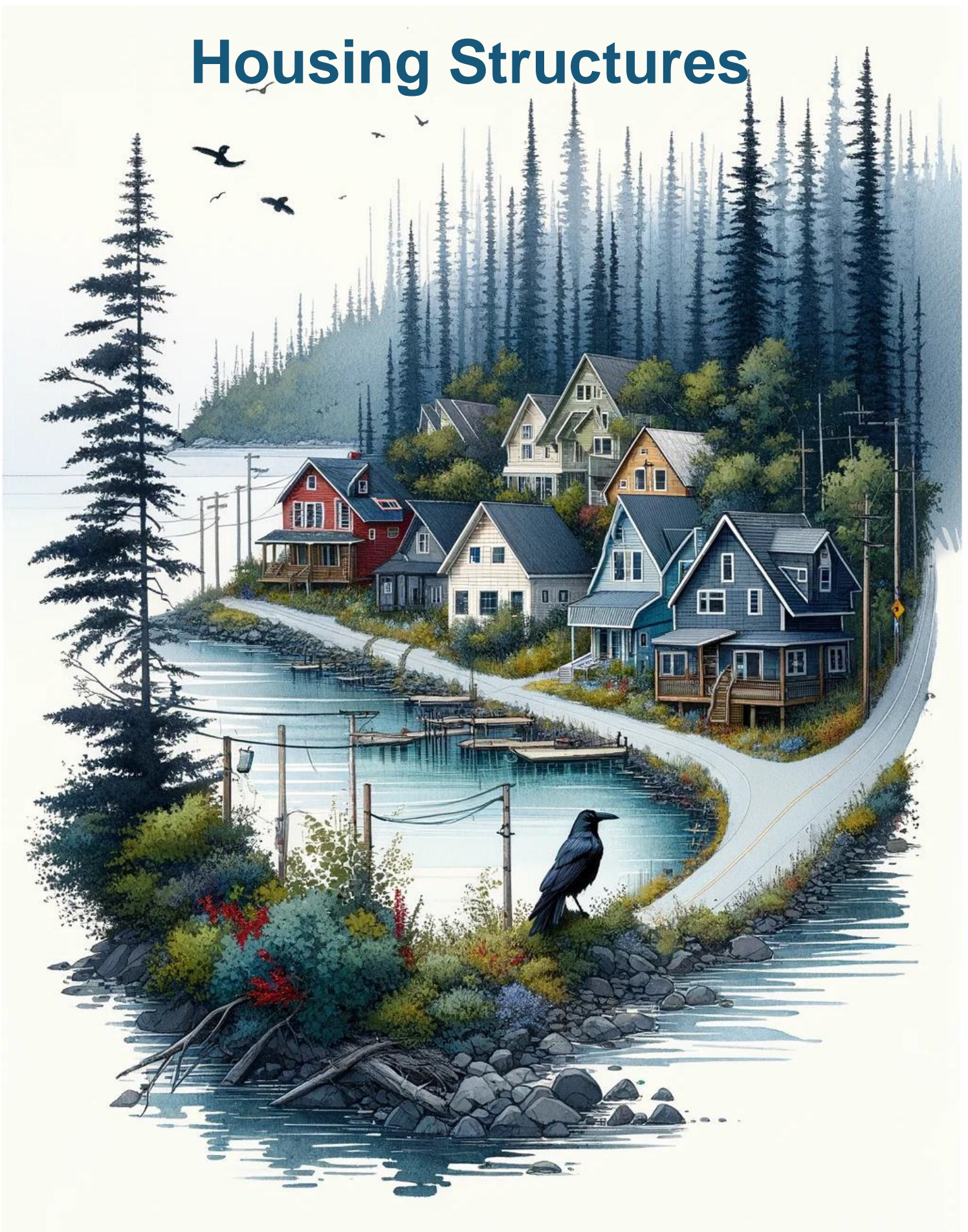
All 12 community survey reports, as well as this overall regional report, can be found on THRHA's website: www.regionalhousingauthority.org.

Survey Responses for Tribal Households in Kasaan, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	4
Alaska Native Households in combination (estimated)	7
Estimated Alaska Native Households	11
Total Households Surveyed	11
Percent of Total Tribal Households Surveyed	100%
Confidence interval with a 95% confidence level	NA%

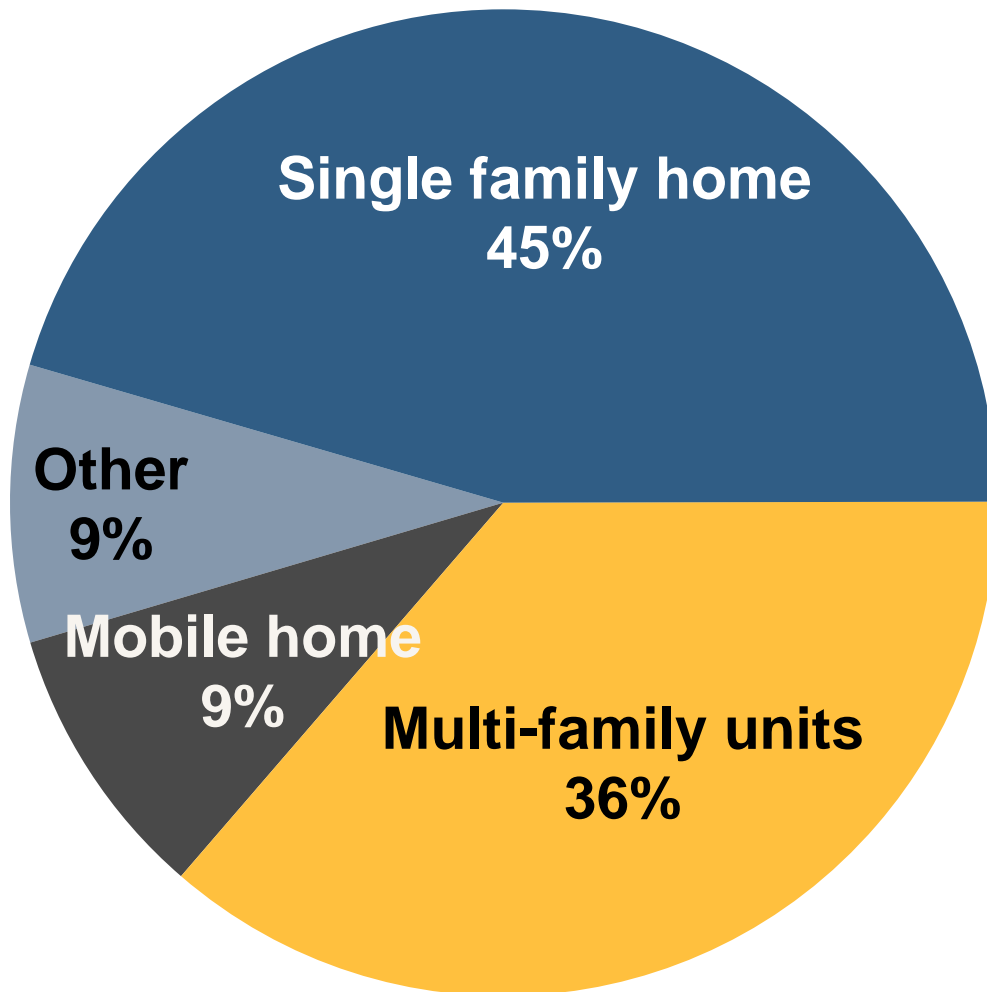
Data Source: Rain Coast Data estimate based on survey results, 2022 American Community Survey 5-Year Estimates, and US Census 2020.

Housing Structures



Housing Structures

What type of home do you live in?



Nearly half (45 percent) of tribal households in Kasaan live in single family home structures. Just over a third (36 percent) of households live in a multi-unit structure such as an apartment or duplex.

Answer Options	2024
Single family home	45%
Multi-family (apartment/duplex)	36%
Mobile home	9%
Elder housing	0%
Other	9%

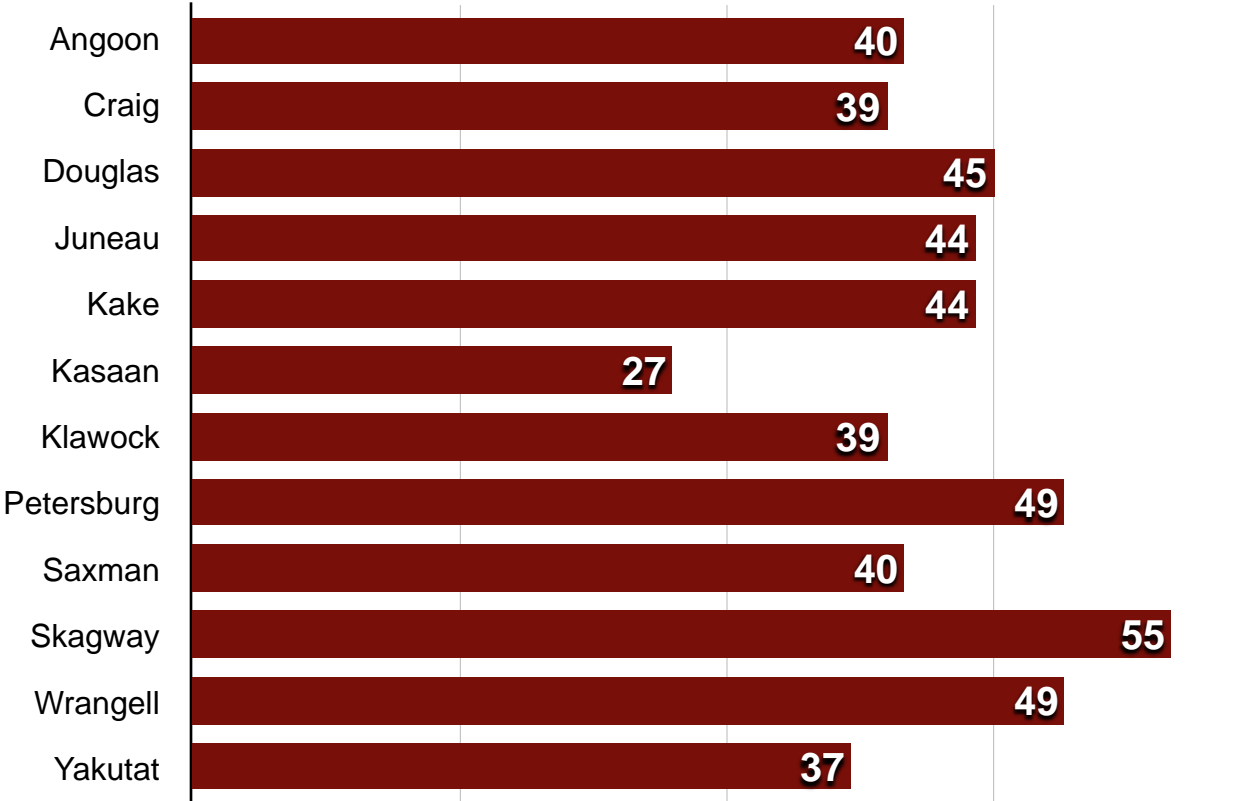
What year was your house built?

Respondents' homes are an average of 27 year years old. When this study was last conducted five years ago in 2019, the average age of the housing stock was 28 years.

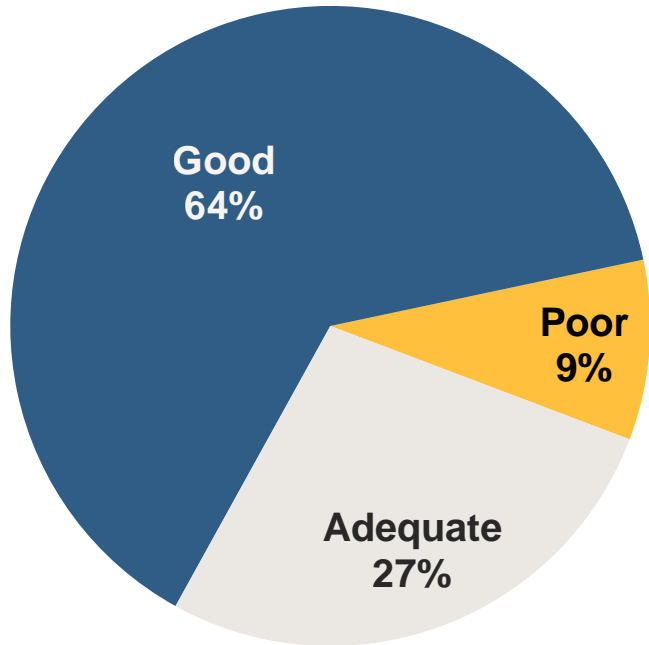
Kasaan has the newest housing stock in the THRHA 12-community region, while Skagway has the oldest homes.

Average Age of Housing Stock = 27 Years

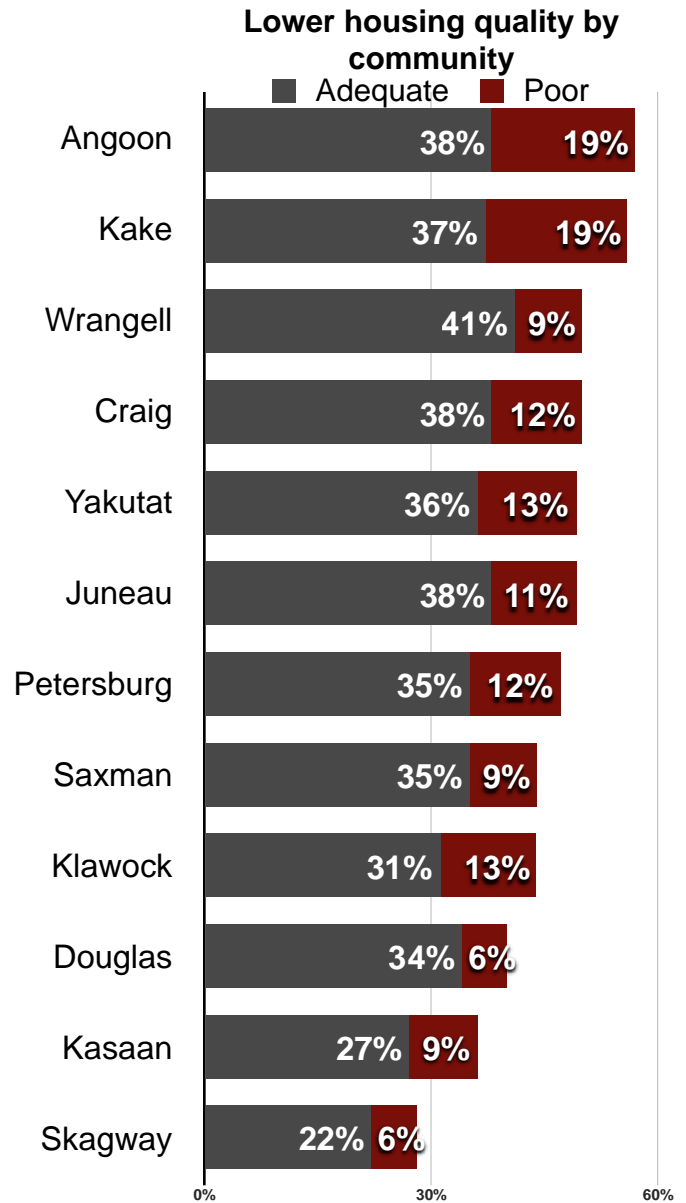
Average home age by community



Rate the overall condition of your home

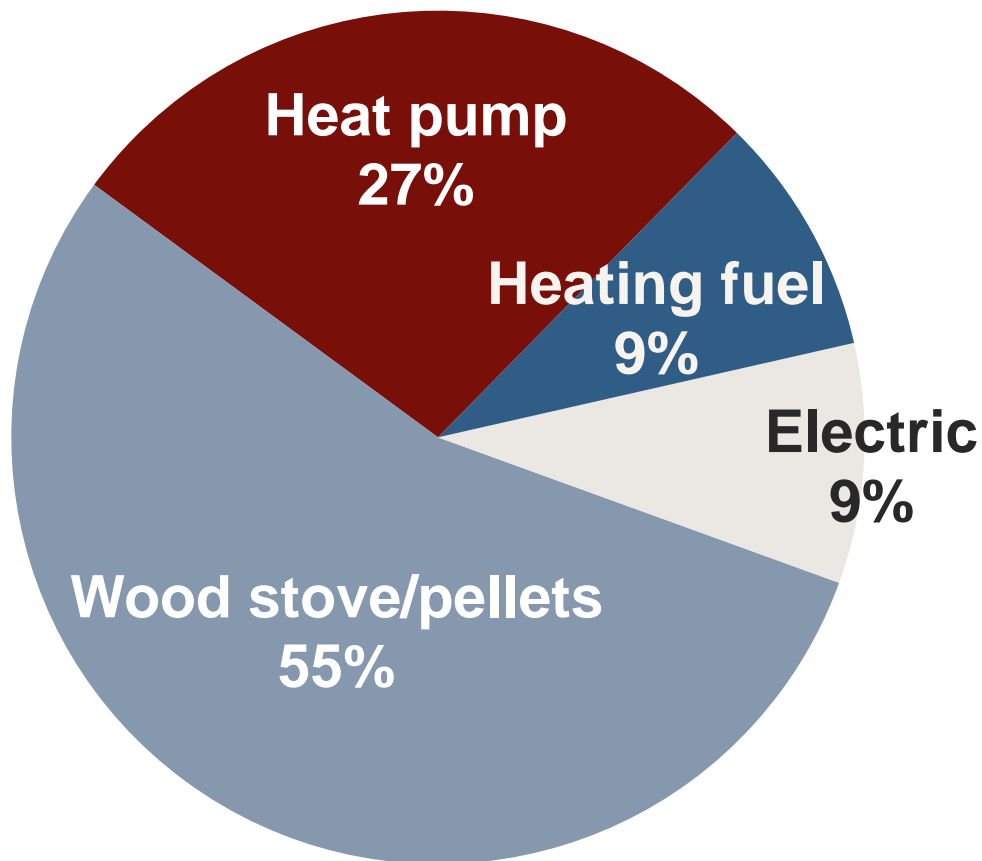


Most (64%) of Kasaan tribal households said their homes were in good shape. Twenty-seven percent indicated that their living conditions were adequate, while 9% said the condition of their home was poor.



Answer Options	2024
Excellent (very few repairs or changes needed)	0%
Good (a few minor repairs would be nice)	64%
Adequate (repairs needed to improve living conditions)	27%
Poor (major repairs needed to make it safe and livable)	9%
Not Livable (we are currently unable to live in our home)	0%

What do you use primarily to heat your home?



Just over half of Kasaan tribal respondents heat their home using wood stoves, while nine percent use electric heat, and 27% use a heat pump— representing a significant shift from 2019 when no households reported using a heat pump. The average reported winter heating cost was \$291 per month.

Home Heating	Monthly Cost 2024
Overall Average	\$291

Home Finances



Home Finances

What is the assessed value of your home?

Overall Average

2019	2024	Change
\$86,667	\$165,000	90%



The average value of a housing unit owned by a respondent in Kasaan is \$165,000 — representing a 90% increase from when this survey was fielded 5 years previously.

The average value of a housing unit owned by a respondent in the 12-community THRHA region is \$290,120 — representing a 56% increase.

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)?



By Community

The average monthly or mortgage rent paid by Kasaan tribal householders is \$939. 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 \$810.

Half of Kasaan tribal households own their own homes, but no longer have a mortgage.

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

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

Can Reasonably Afford = **\$810/month**

What is your approximate annual household income?

Average Household Income

2019	2024	Change
\$39,111	\$55,500	42%



By Community

The average income of tribal households (of those reporting an income above \$0) in Kasaan is \$55,500, a 42% increase over five years earlier.

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

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

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%

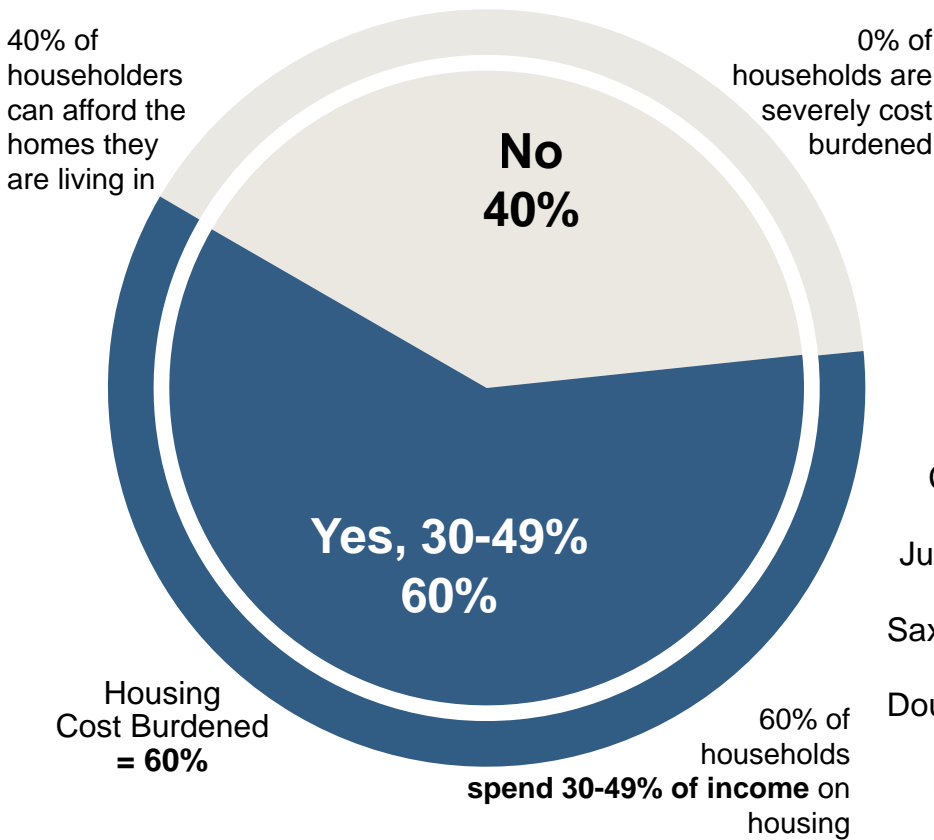
Housing and Urban Development Kasaan Income Limits (By number of household members)

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

Percentage of Kasaan 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	0%	0%	15%	8%	0%	8%	0%	0%	31%
Very Low (50%) Income Limits	0%	23%	15%	8%	0%	8%	0%	0%	54%
Low (80%) Income Limits	8%	23%	15%	8%	0%	8%	0%	0%	62%

According to HUD's 2023 income limits, 62% of Kasaan tribal households are low income (down from 89% in 2019), 54% are very low income (in 2019 it was 67%), and 31% are extremely low income (down from 44% in 2019).

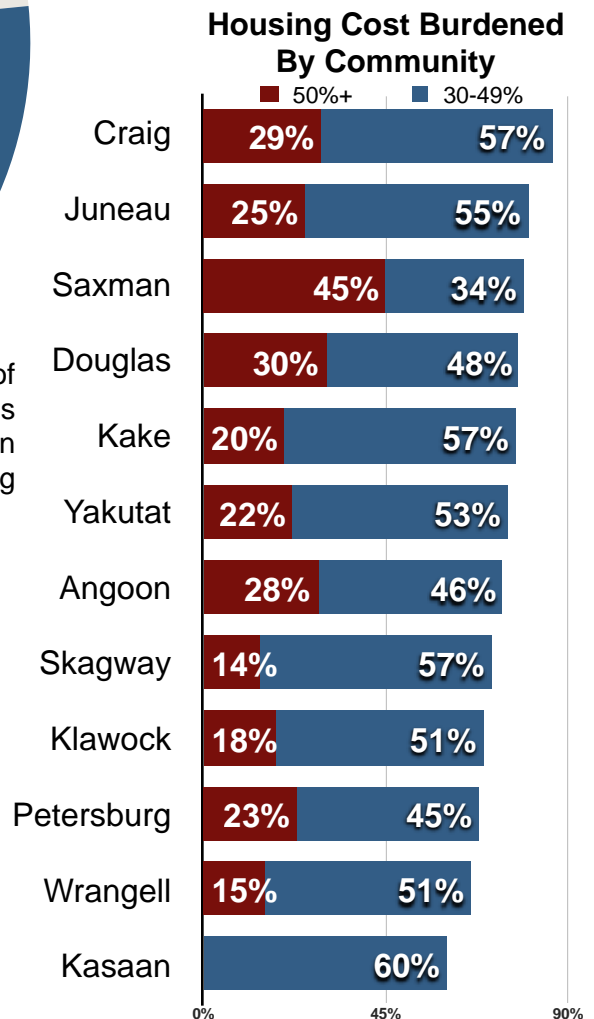
Do you spend more than 30% of your household income towards housing costs?



Cost %	2019	2024
Less than 30%	67%	40%
30-49%	17%	60%
50%	17%	0%

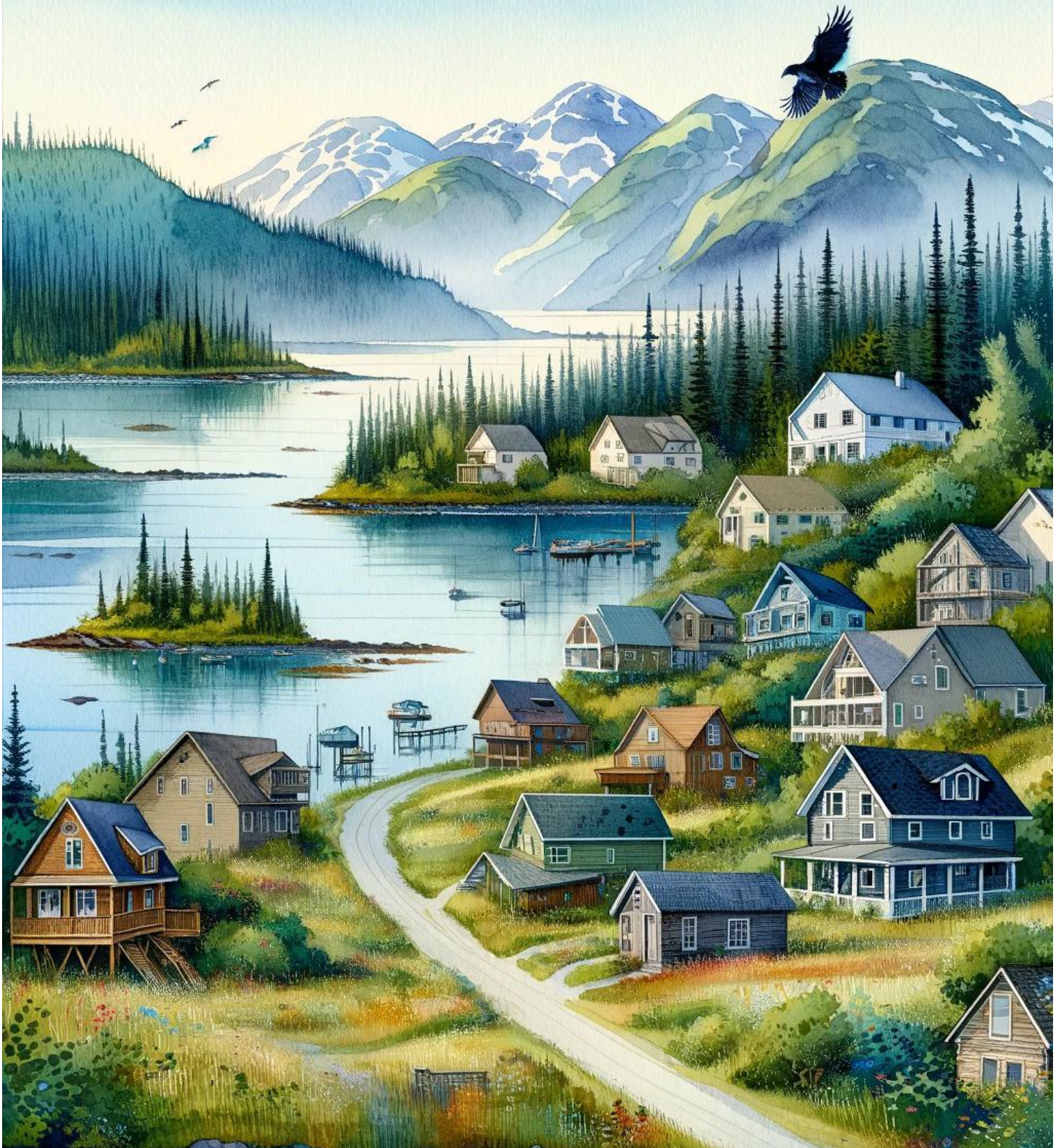
Costs of housing are a burden or severe burden to 60% of survey respondents, while 40% of tribal households in Kasaan have affordable costs.

The 60% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes no respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.



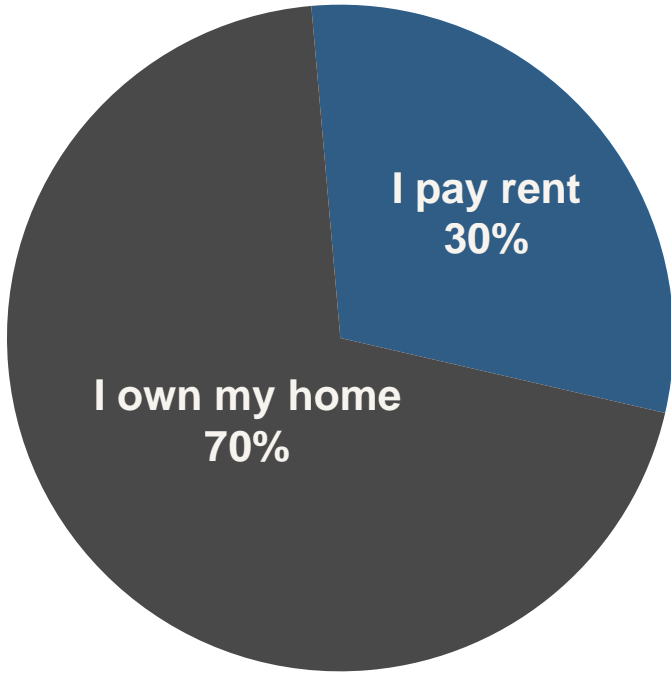
Housing costs for renters include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

Householders



Householders

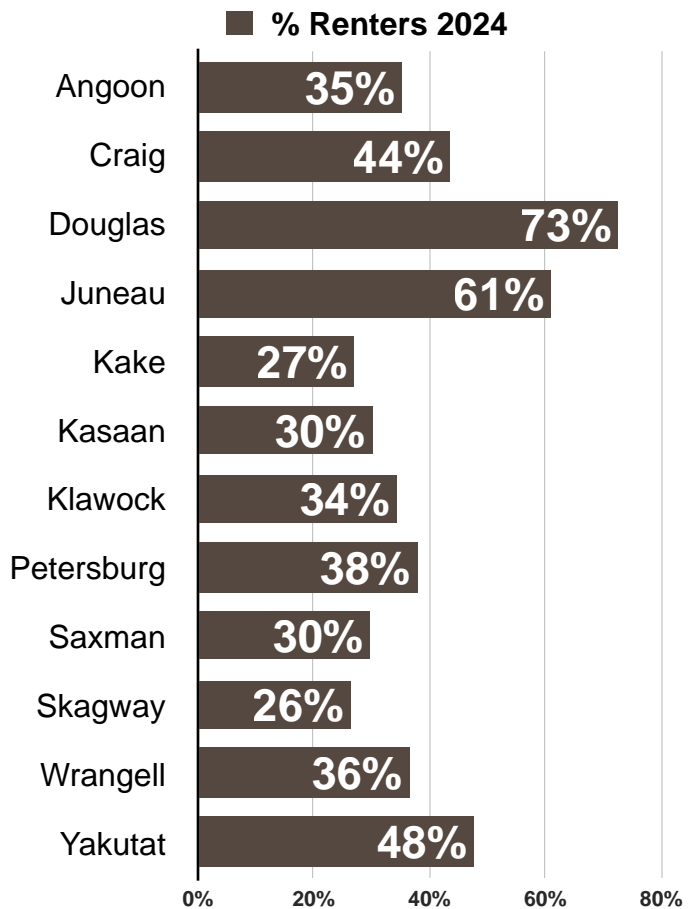
What is your current housing situation?



Thirty percent of Kasaan tribal households live in a home that they rent. Another 70% own their homes. This includes 50% of respondents who own their home and no longer pay a mortgage.

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

Answer Options	2024
Owned with a mortgage	20%
Owned without a mortgage	50%
Rental	20%



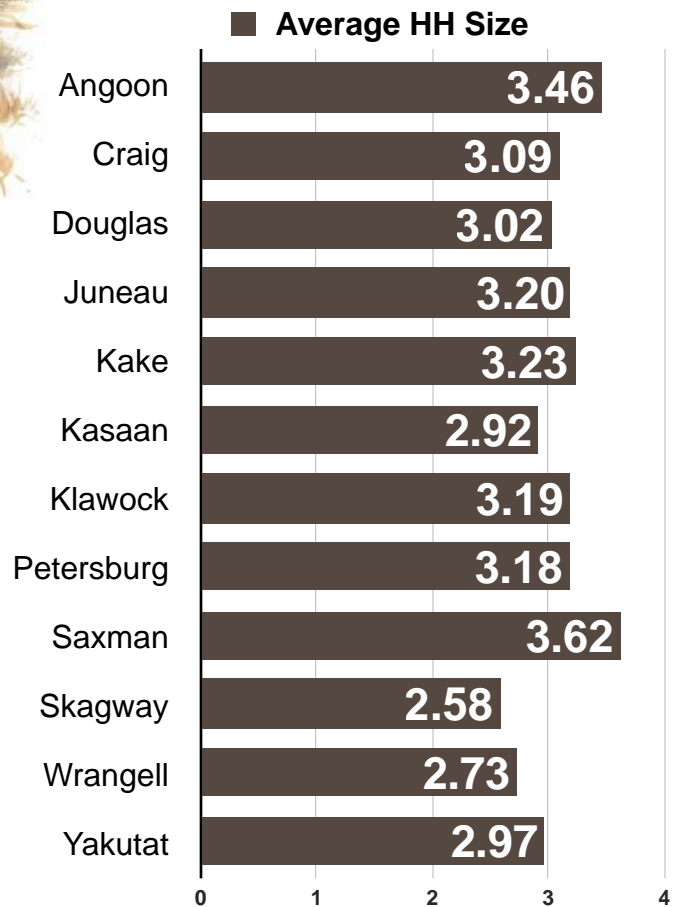
Number of People per Household



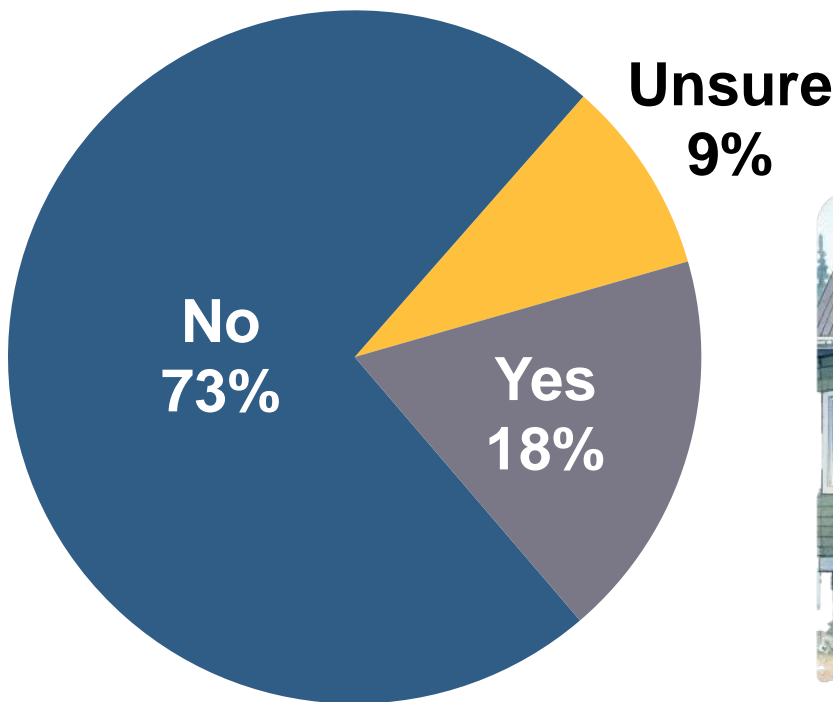
The average Kasaan household size of survey respondents is 3.0, which is higher than the last time the survey was conducted five years ago.

Average Household Size

2019	2024
2.4	3.0

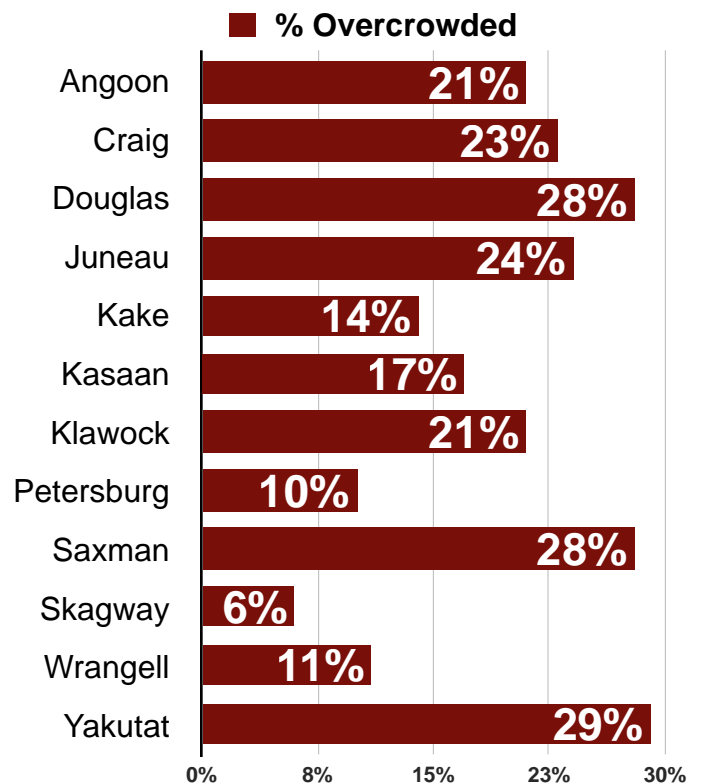


Is your home overcrowded?

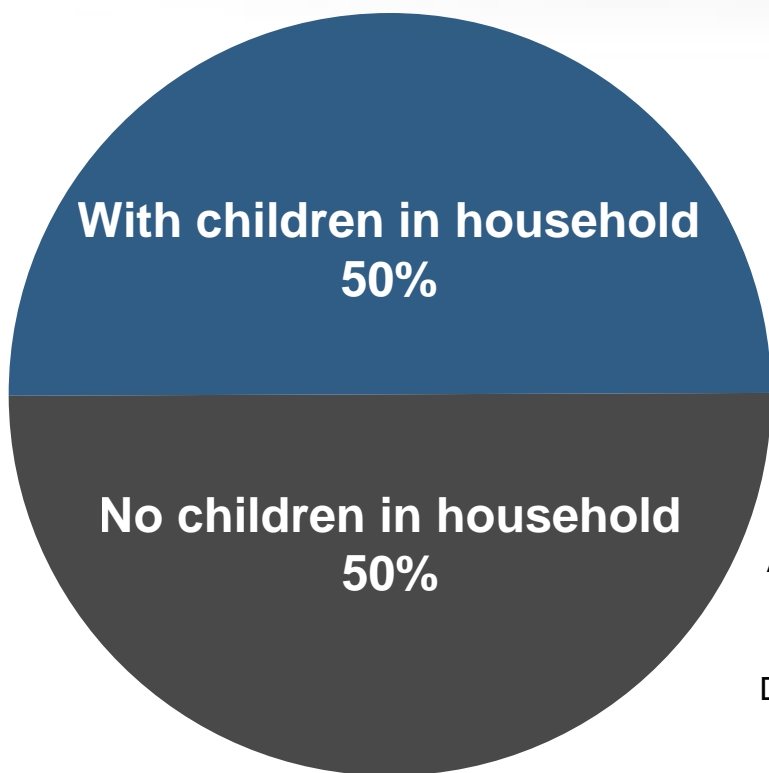


Average Household Size = 3.0

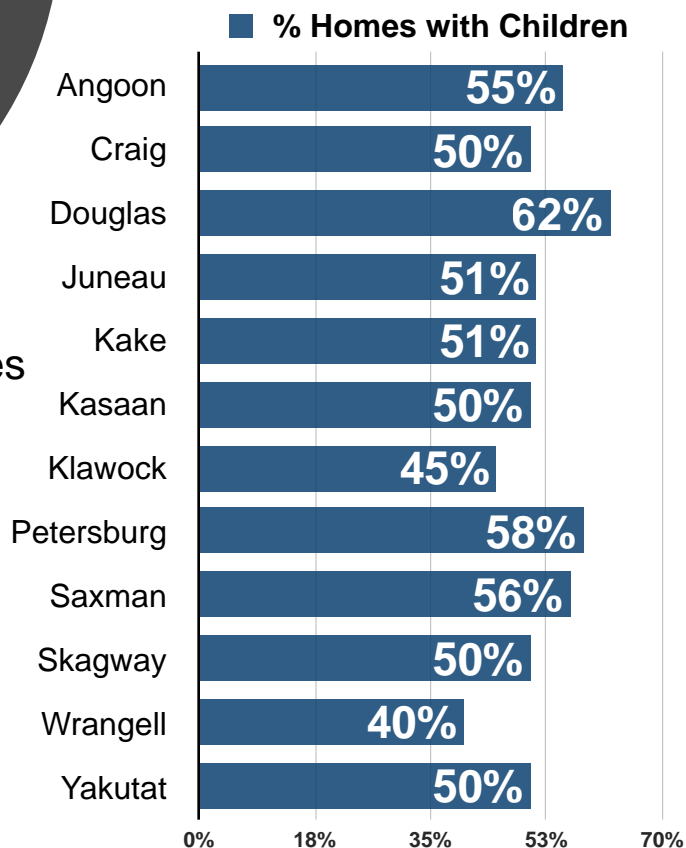
Eighteen percent of households surveyed say their homes are overcrowded. The overall average household size is 3 members.



How many children under age 18 live in your household?



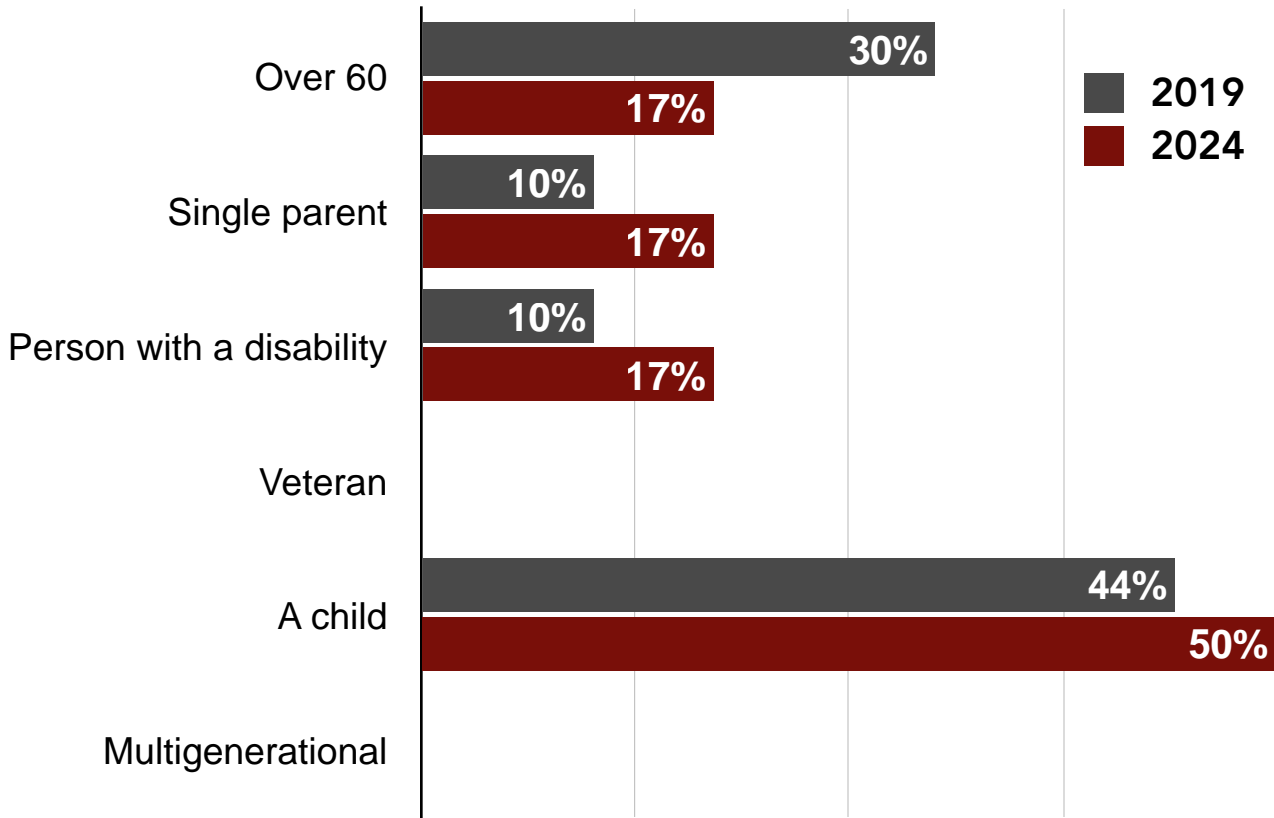
Average number of children in homes with children = **2.0**



Half of Kasaan tribal households have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 2.

Members of Household

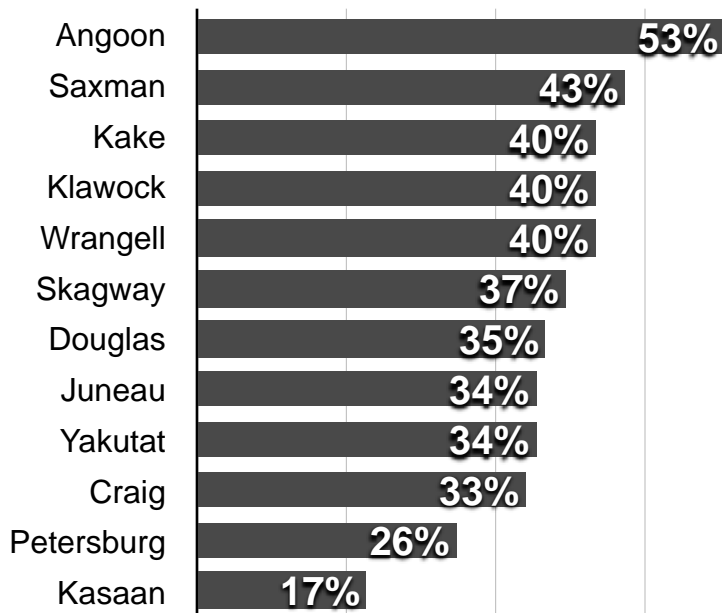
Household Members Include



Seventeen percent of Kasaan tribal households contain a person over the age of 60; representing a decrease from 2019 when 30% of Kasaan tribal households had a person aged 60 or older. Half (50%) of all Kasaan tribal households include children, up from 44% five years earlier. Seventeen percent of all homes contain a single parent, up from 10%.

The number of households containing a person with a disability also increased from 10% to 17% over the past five years; while the number of households with a veteran remained zero. No tribal homes contain both grandparents and grandchildren.

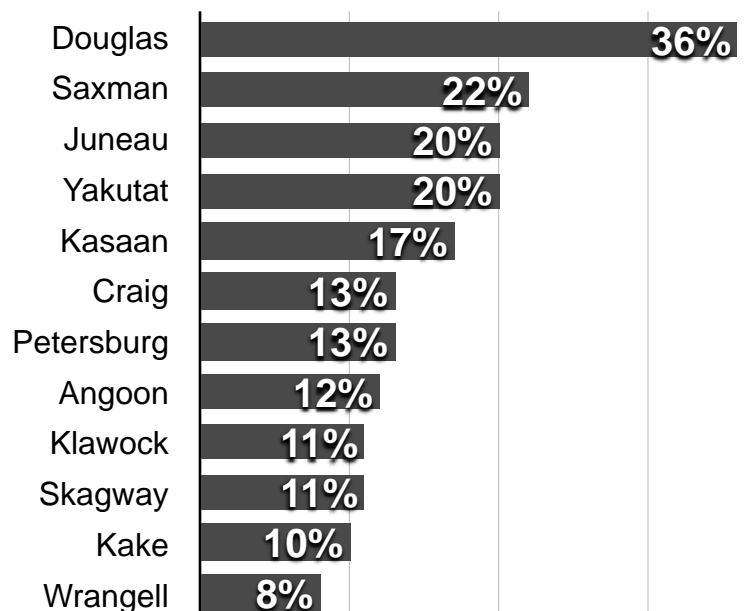
Percentage of Tribal Households in THRHA Region with a 60+ Year Old



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

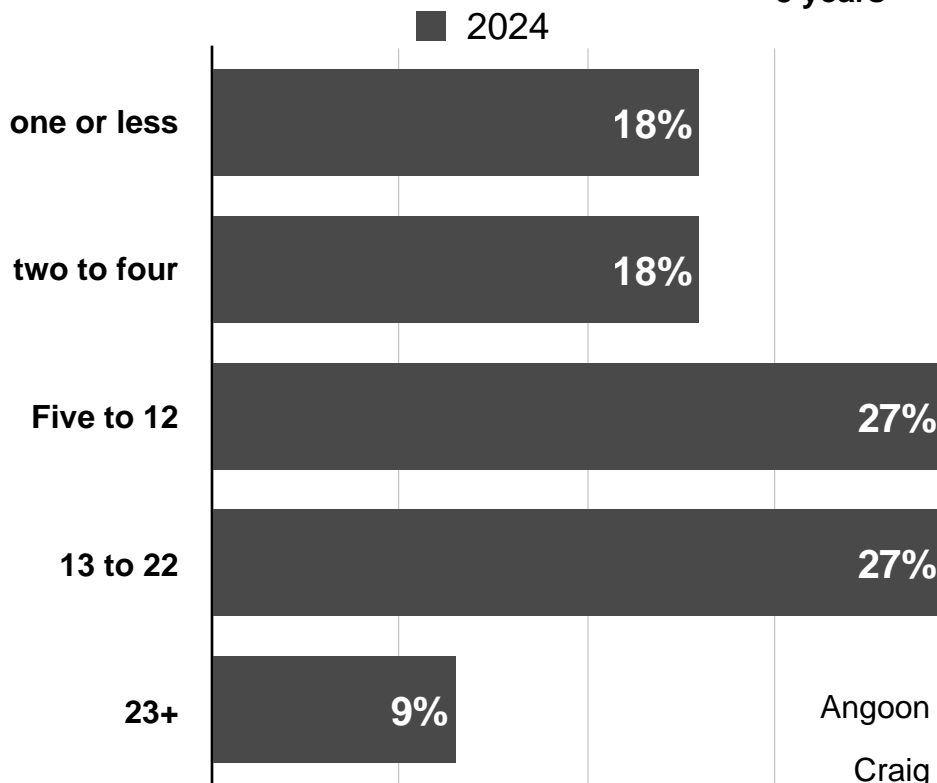
Percentage of Tribal Households in THRHA Region with a Single Parent

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



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

Data converted into years of residency in current home.



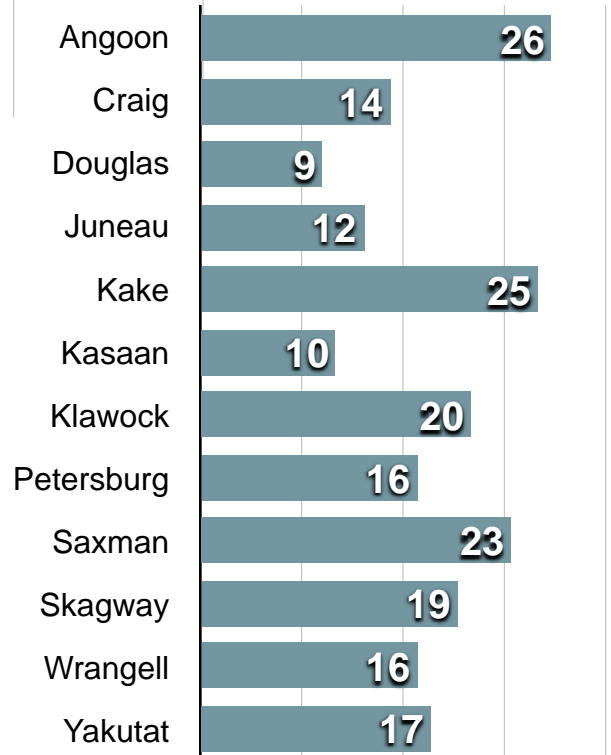
A third of Kasaan tribal households have lived in their home for more than 12 years, and another 27% have lived in their homes more than 5 years but fewer than 13. Eighteen percent have lived in their homes 1 year or less.

The average tenure of a Kasaan tribal household at the point this survey was conducted was 10 years, two years longer than the last time this survey was conducted in 2019.

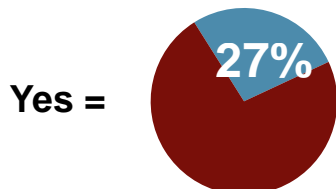
Overall Average Years

2019	2024	Change
8 years	10 years	+2 Years

Average years of residency by THRHA community

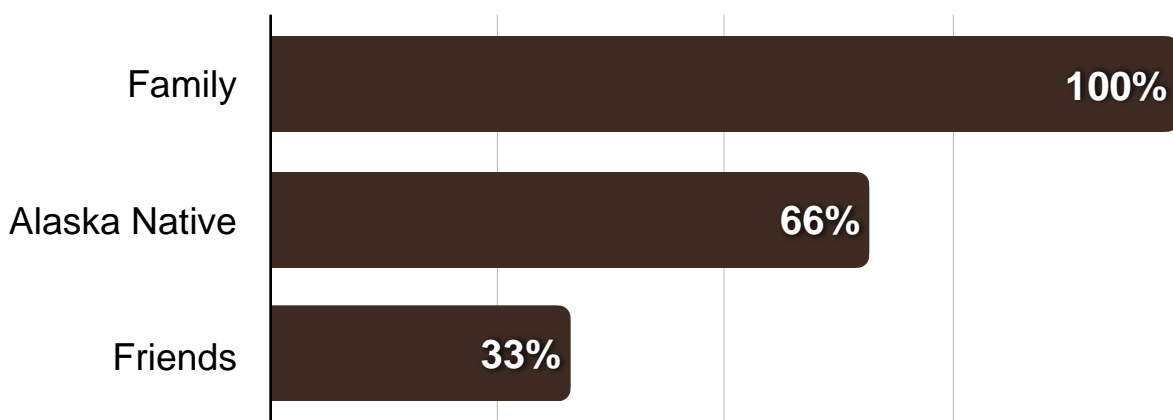


Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



Just over a quarter (27%) of Kasaan 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)



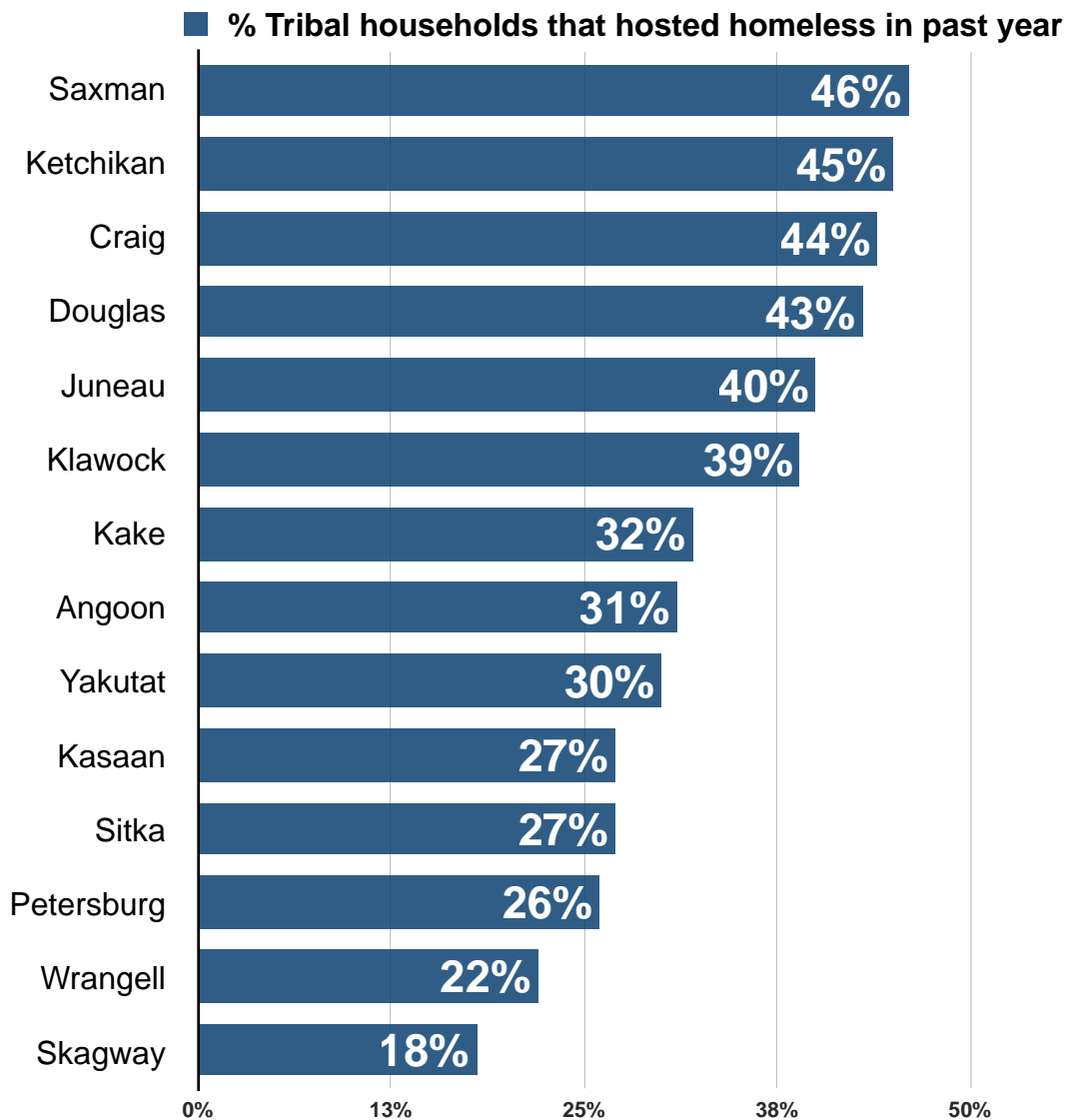
Average number of nights per household per year
(among households hosting homeless)

= 10

Kasaan tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. Twenty-seven percent said they had, for an average of 10 nights per household.

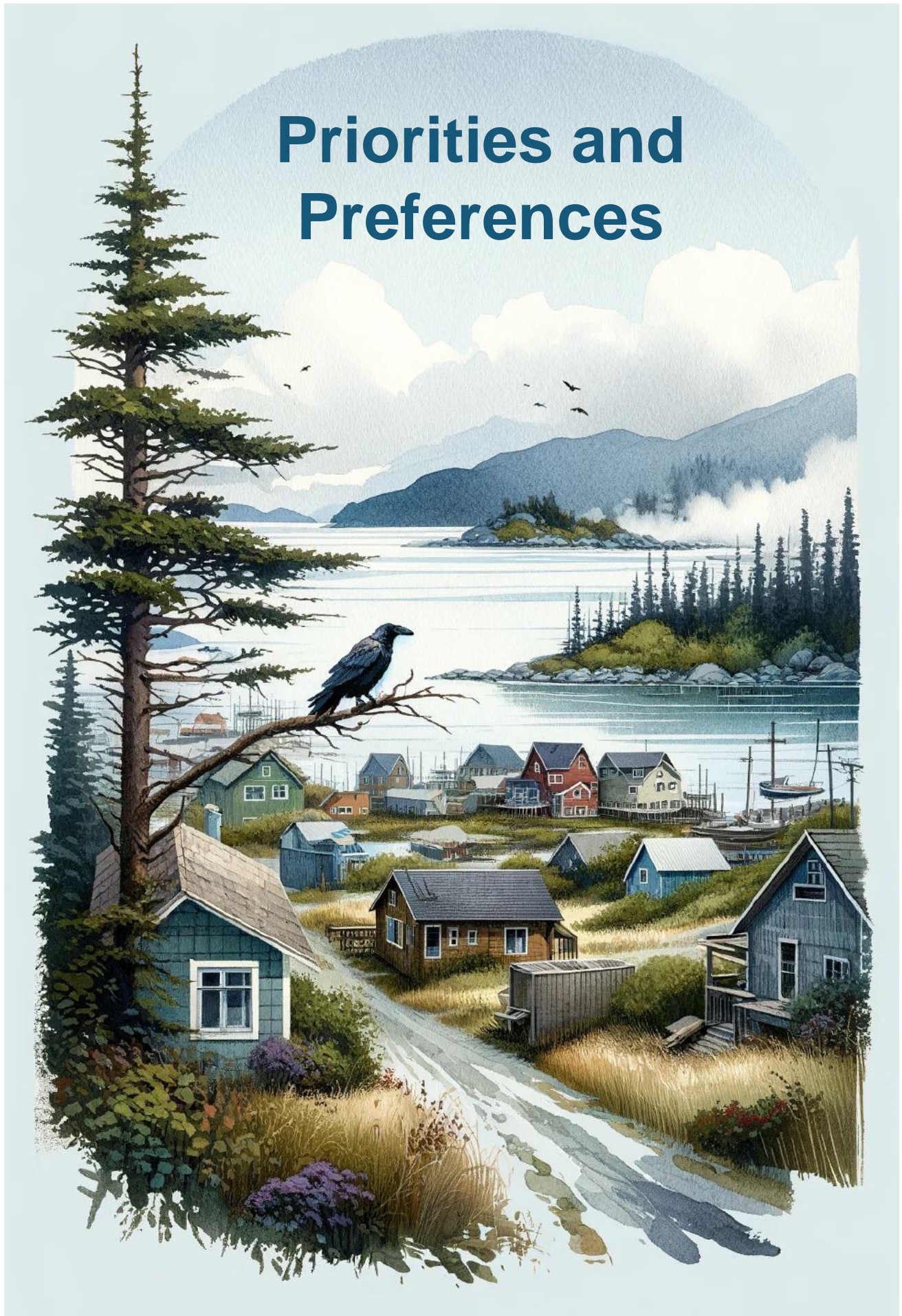
Homelessness: Percentage of tribal households that opened their homes by community

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



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

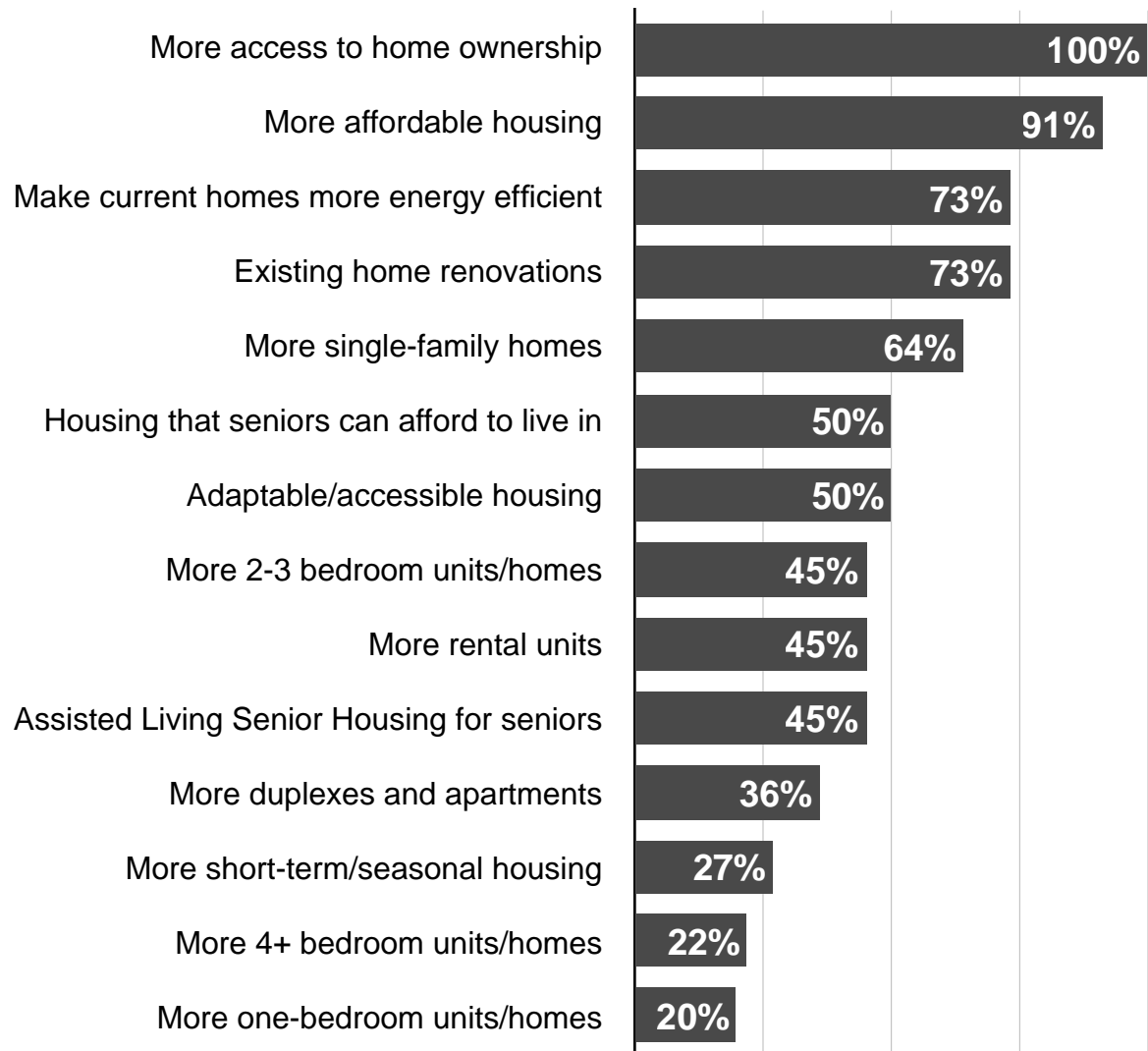
Priorities and Preferences



Priorities and Preferences

How important are the following tribal housing needs?

Respondents saying this has a high level of demand or need



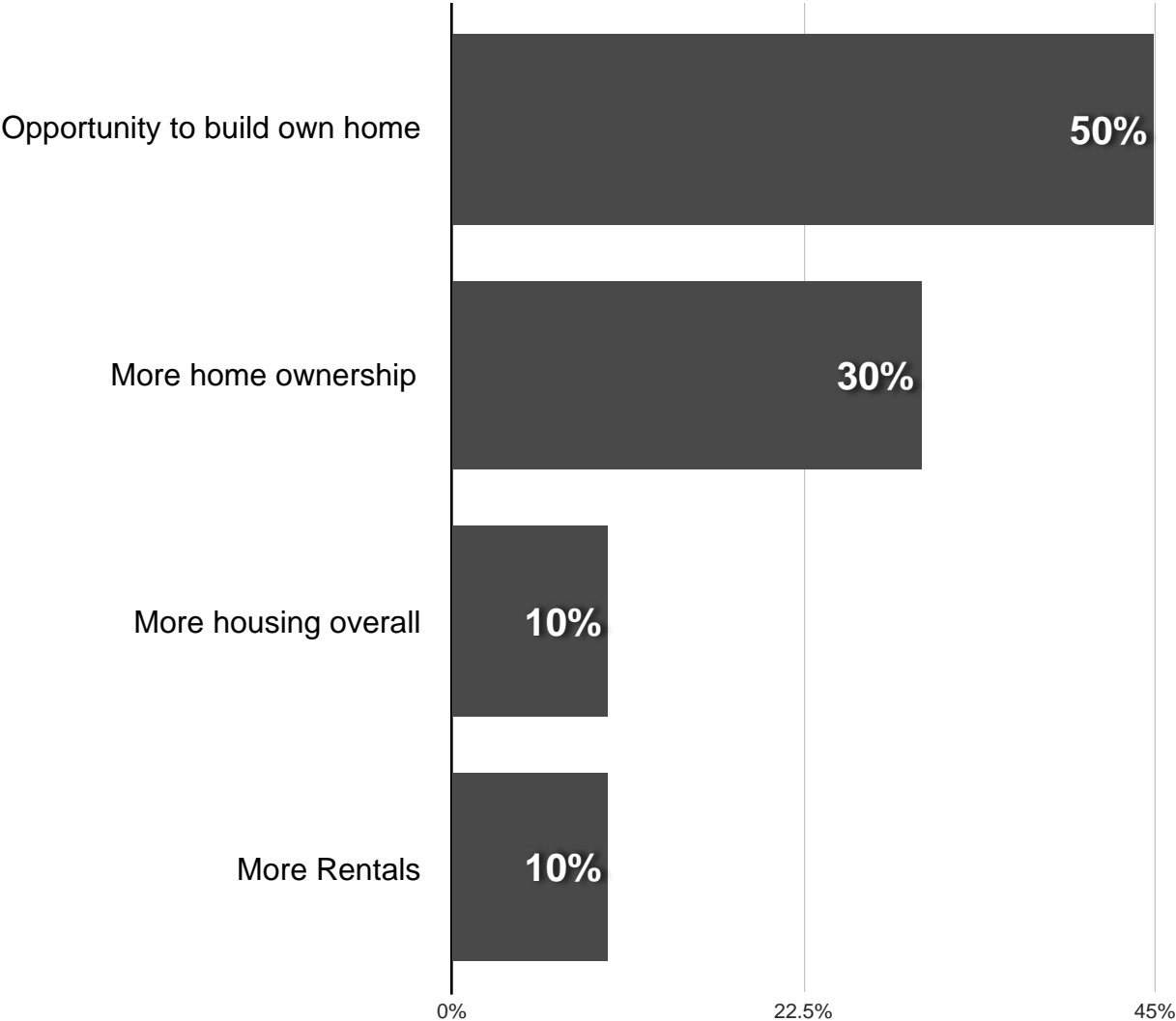
Respondents were asked to rate 14 housing options by level of demand. “More access to home ownership” was rated as the having the highest level of demand or need in Kasaan (100%), followed by the need for more affordable housing (91%).

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 access to home ownership	100%	0%	0%	0%	0%
More affordable housing	91%	9%	0%	0%	0%
Make current homes more energy efficient, reducing energy costs	73%	27%	0%	0%	0%
Existing home renovations: Improve quality of existing home	73%	27%	0%	0%	0%
More single-family homes	64%	27%	9%	0%	0%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	50%	0%	40%	10%	0%
Housing that seniors can afford to live in	50%	20%	20%	0%	10%
More 2-3 bedroom units/ homes	45%	45%	0%	9%	0%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely	45%	18%	18%	9%	9%
More rental units	45%	27%	9%	0%	18%
More duplexes and apartments	36%	27%	9%	0%	27%
More short-term/seasonal housing	27%	18%	27%	18%	9%
More 4+ bedroom units/ homes	22%	44%	11%	11%	11%
More one-bedroom units/ homes	20%	40%	10%	20%	10%

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

Analysis of open ended responses to top priority

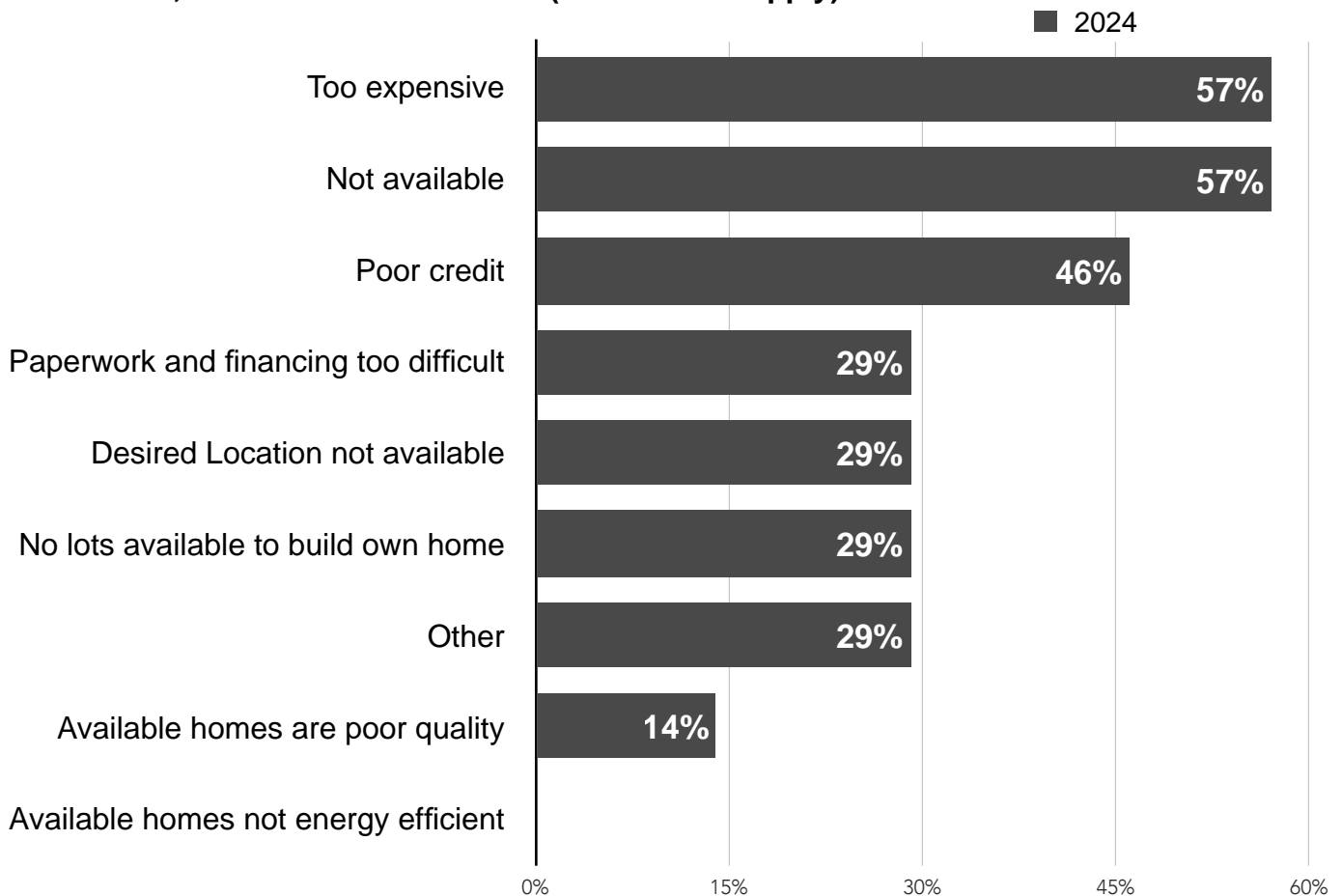


Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 4 comment categories. Half mentioned the desire of local tribal members to build their own homes. Thirty percent said there need to be more housing available for purchase and more pathways to homeownership.

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	55%
No	9%
Maybe	9%
Not applicable	27%

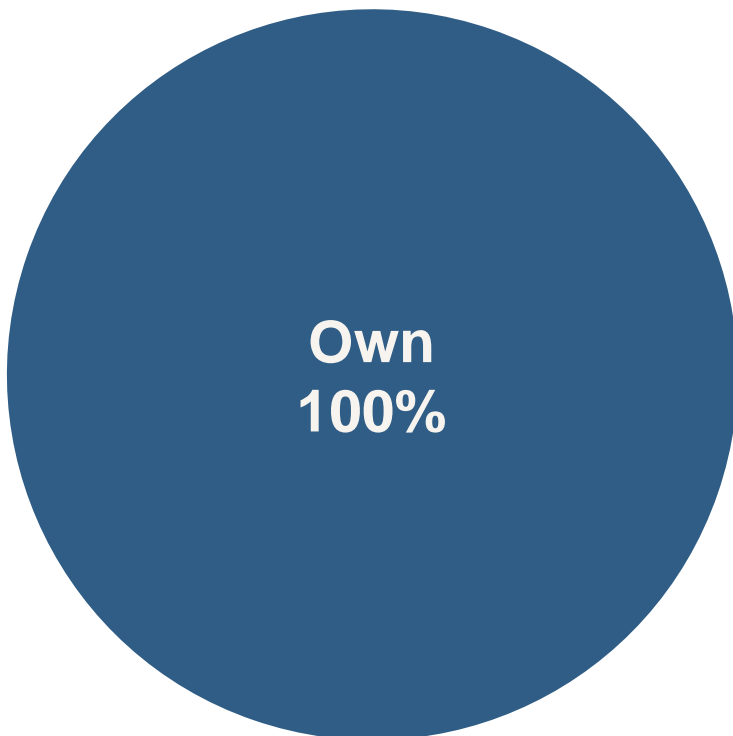
If you, or household members living in your housing unit, would prefer to own a home but do not, what are the obstacles? (mark all that apply)



More than half of Kasaan tribal households responding (55%) noted that they have member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 57% of respondents, representing a 17% increase over the last time this question was asked in 2019. The next top answer was a general lack of availability (57%).

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

I would prefer to:



While 70% of respondents in this survey currently own their own home, 100% of all respondents said they would prefer to own their own home rather than rent.

Additional Findings

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

Answer Options	Response Count
Access to funding to help renovate my home.	7
I have land and need access to a loan to build my own home.	6
I would like to participate in a “sweat equity” housing program, where I help build my home.	4
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.	2
Financial literacy program.	2
Home maintenance education program.	1
Other (please specify)	1

How many bedrooms are in your

Average Number of Bedrooms

= 1.8

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

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

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

Answer Options	Response Percent
Yes	27%
No	72%

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 10 written responses.

1. Opportunity to build own home

5 comments

2. More home ownership

3 comments

3. More housing overall

1 comment

4. More Rentals

1 comment

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

- More affordable, the housing in the area is described as low income, then turns around and takes 1/3 of what you make, that seems exorbitant. And you can't really get ahead, if you start to make more money, you're expected to report that so that your rent can be "readjusted."
- Finding land for tribal members to build homes on.
- Help our tribal members build a home on their land or update the current homes. Tribal members need to own their homes, not rentals.
- Helping tribals members who have land and no house, build houses. Renovate unsafe housing and increase energy efficiency.
- More available for purchase
- More homes for our tribal members to own or get built.
- More Housing in all areas listed above.
- More large family rentals, increase in home repair opportunities and more Rent to Own opportunities would help with Kasaans' returning families with ancestral roots, as well as new coming residents.
- More opportunity for property owners to build.
- No more rentals. Need small affordable homes that can be owned by tribal members in the community. They shouldn't be able to sell them to non-tribal persons or entities.

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

- Lower the base rent income percentage to actually be reasonable.
- Having intake employees delegated to small communities would be helpful. The empty units here are needed, yet used for workers to come stay in. More communication and follow through. Getting rid of black mold in the T&H units.
- I don't like that rental houses that are built by T&H actually take revenue away from the community instead of allowing the local tribe to benefit from the housing. T&H took the land and don't compensate back to the tribe who owned the land at all!
- I prefer not to have Tlingit & Haida controlling too much of our housing in Kasaan. People who want should own their own land and be able to build their own homes using the native loan programs (without paying for contractors). T&H housing sometimes brings in folks from outside the community, displacing people who are from here. At least OVK should have some say in tenants, if anything. That's not ideal but would help.
- Improve monitoring of tribal housing. Maintenance needs to spend more time onsite, there are lots of lease violations going on and NOBODY seems to be paying attention. There is drugs and garbage everywhere. Allow each community to have a say in who gets in. And incentivize renters that work, don't make them pay more. Or if you do, out that one's into a savings account for the renter to buy a house.
- More home inspections and to make sure tenants keep housing area clean and presentable.
- Need more programs where they build homes on tribal members lands for them or help them buy a home.
- People need small affordable homes that are built mostly of local materials in a way that they can do their own maintenance or expansion.
- They're doing a good job so far, but better is better.

