

# Saxman Tribal Housing Survey Analysis

# 2024

Prepared for  
**SAXMAN IRA TRIBAL COUNCIL**



# Table of Contents

## Summary Page 1

Key Findings and Analysis.....	Page 1
Regional Tribal Housing Infographic.....	Page 2
Top Priorities.....	Page 3
Methodology.....	Page 4

## Housing Structures Page 5

Home Type.....	Page 6
Year Home Built.....	Page 7
Overall Condition.....	Page 8
Home Heating.....	Page 9

## Home Finances Page 10

Assessed Value of Home.....	Page 11
Average Mortgage and Rent.....	Page 12
Annual Household Income.....	Page 13
Low Income Levels.....	Page 14
Housing Affordability.....	Page 16

## Householders Page 17

Housing Situation.....	Page 18
People Per Household.....	Page 19
Overcrowding.....	Page 20
Children Under 18.....	Page 21
Household Members.....	Page 22
Year Moved In.....	Page 24
Homelessness.....	Page 25

## Priorities and Preferences Page 27

Tribal Housing Priorities.....	Page 28
Top Housing Priority.....	Page 30
Obstacles to Home Ownership.....	Page 31
Renting vs. Owning.....	Page 32
Additional Findings.....	Page 33

## Appendix Page 34

Open Ended: Top Priority.....	Page 35
Open Ended: THRHA Feedback.....	Page 38

# Summary

## Key Findings and Analysis

Survey respondents indicated that the most pressing housing need for Saxman tribal households is to update homes to make them more energy efficient, which 91% of survey respondents say has a high level of demand. This is followed by a call to create more affordable housing (91%). More single-family homes are in high demand by 85% of respondents.

A follow-up open-ended question asking Saxman tribal households for the most important tribal priority highlighted the need for more housing overall and more housing that is more affordable. 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 29 households expressing interest in program participation.

Most (70%) of households surveyed live in single-family homes. Another 16% live in multi-family housing, and 14% have other arrangements, such as elder housing.

**“Saxman needs more multi-generational housing and more housing in general.” Saxman survey respondent**

Sixty percent of survey respondents own their homes, within the boundaries of Saxman that increases to 72%. Fifty-six 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 3.6 people, the highest in the THRHA region, and 56% percent of surveyed households have children living in them. Twenty-two percent of the households surveyed include a single parent, and 43% have a member over 60 years of age. Thirty percent of households include a person with a disability, and 7% include a veteran.

Nearly half (46%) of all households surveyed reported opening their homes to individuals experiencing homelessness over the past year.

Just over half of respondents indicate their homes are in good or excellent condition (54%), while 9% of respondents said the condition of their homes was poor. Heating fuel is the primary way Saxman tribal homes are heated.

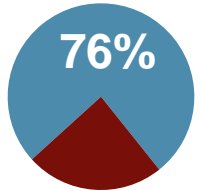
Saxman homeowner respondents have an average monthly mortgage of \$1,469. Average rent is \$1,109, before utilities. The average annual household income is \$69,288. Seventy-nine percent of respondents are cost-burdened, which is defined as spending 30% or more of household income toward housing costs. This includes the 45% 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 \$1,047 per month on rent or mortgage.

Sixty-five percent of the households are considered low income, according to federal Housing and Urban Development (HUD) criteria.

# Saxman Tribal Housing Infographic

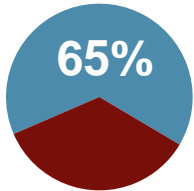
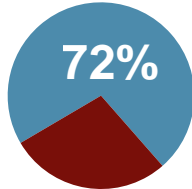
Alaska Native Households  
(estimated)

= **89**



of these  
Participated in the Survey

Homeowners =



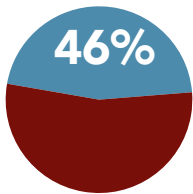
of Households are  
Low-Income

Average Home Value = **\$283,871**

Average Annual  
Household Income  
= **\$69,288**

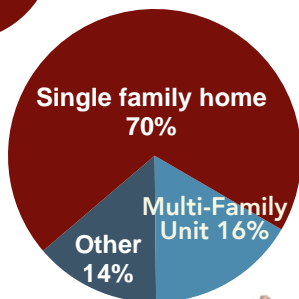


Average Mortgage = **\$1,469**  
Average Rent = **\$1,109**



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

Tribal  
households  
include:



People Per  
Household  
= **3.6**



Households Include:

43%

a member over 60

a single parent

22%

30%

a person with a disability

grandparents & grandchildren

25%

7%

a veteran

a child

56%

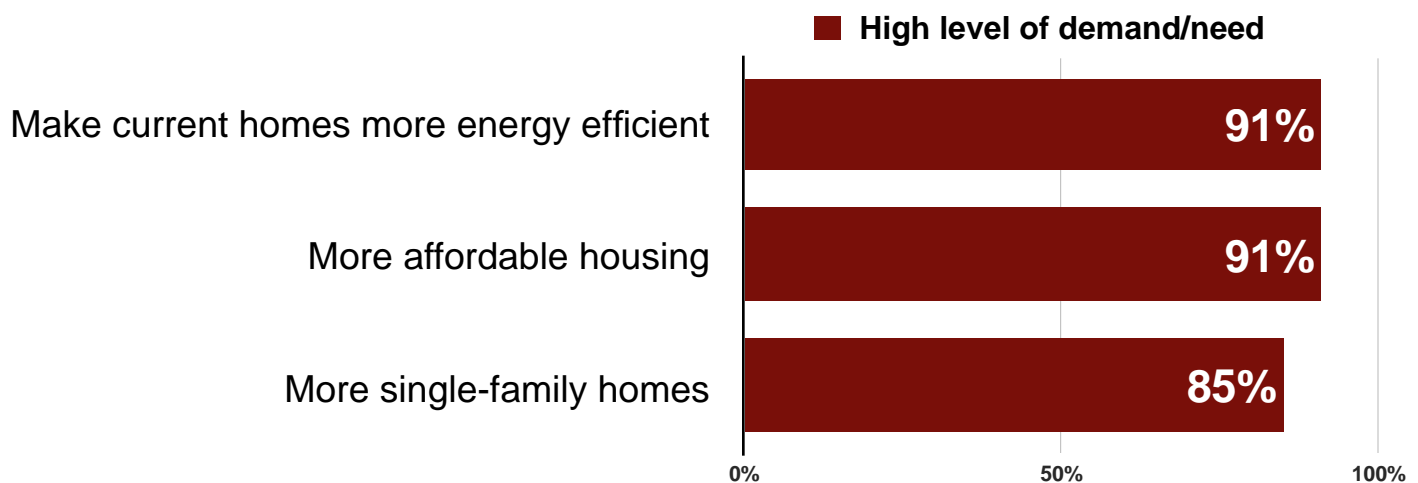
Average Residency  
in Home =  
**23** Years

Average Home Age  
= **40** Years



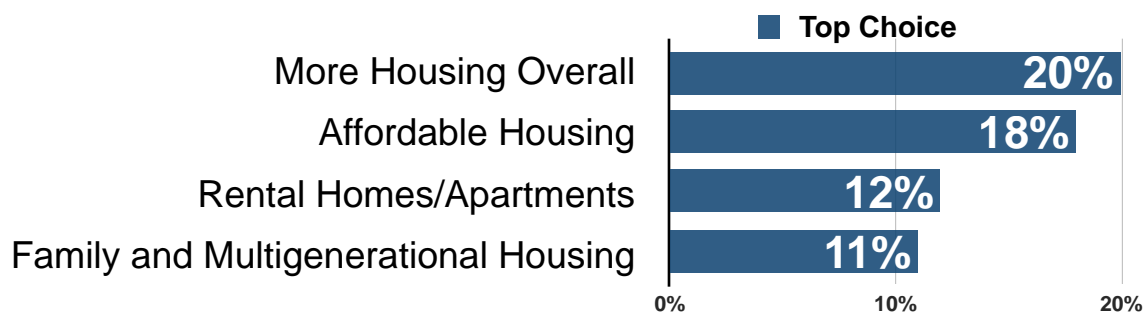
# THRHA Households Top Priorities

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



Respondents were asked to rate 14 housing options by level of demand. “Make current homes more energy efficient, reducing energy costs” was rated as the having the highest level of demand or need in Saxman (91%), followed by the need for housing that is more affordable (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. Twenty percent mentioned the need for more housing overall. Eighteen percent said there need to be more housing to be more affordable. Twelve percent of all respondents mentioned the need for more rental housing, and 11% discussed family or multigenerational housing.

# Survey Methodology

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

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 83 tribal households in Saxman responded to the survey. However, 15 respondents provided street addresses in Ketchikan that were near Saxman, but not directly part of the area. Responses received comprise an estimated 76% of all Alaska Native households within the Saxman boundaries. Due to this high response rate, the survey findings have a 95% confidence level with a 6% confidence interval.

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

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

## Survey Responses for Tribal Households in Saxman, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	89
Total Households Surveyed	83
<b>Percent of Total Tribal Households Surveyed</b>	<b>76%</b> (of households located within Saxman)
Confidence interval with a 95% confidence level	6%

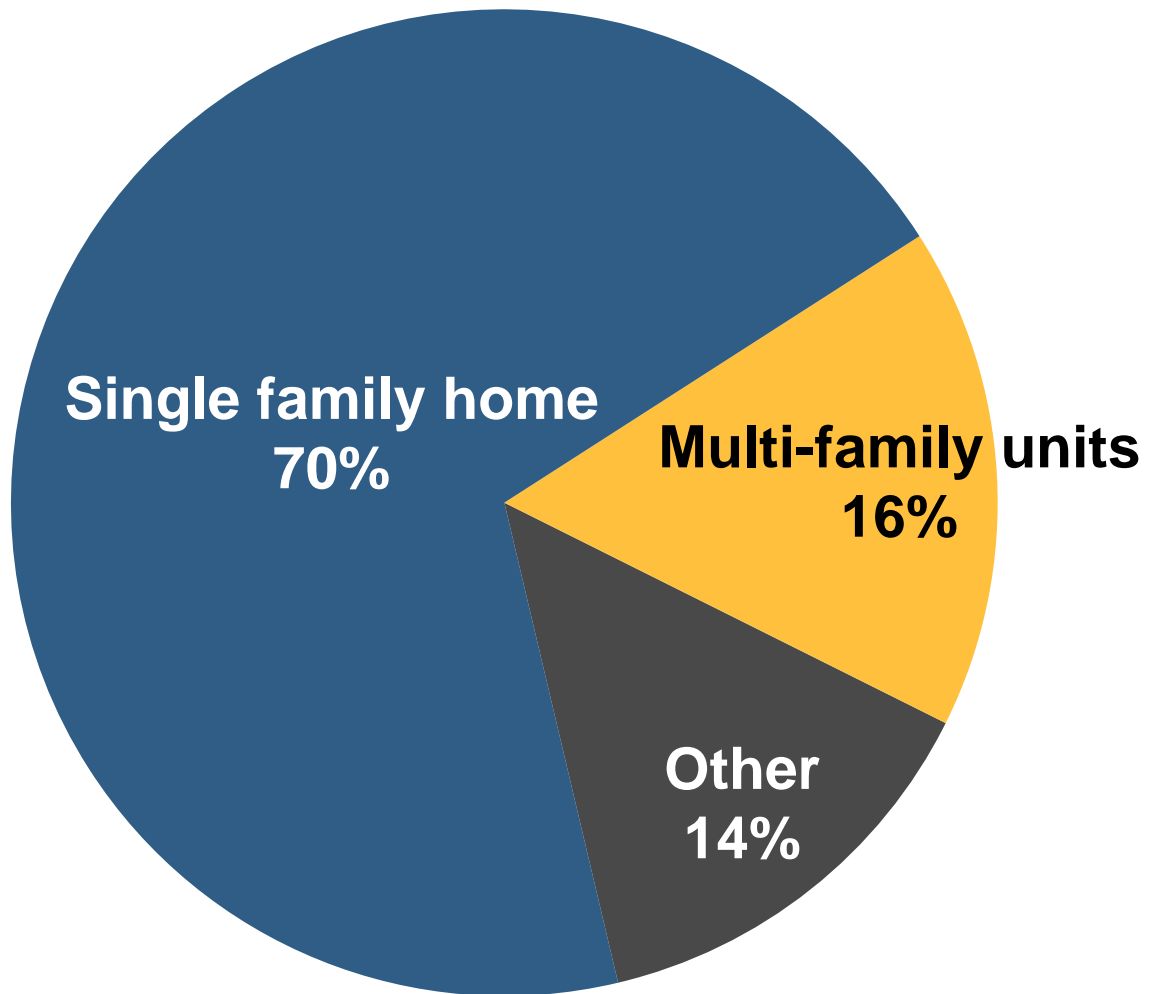
Data Source: Rain Coast Data estimate based on survey results, 2022 American Community Survey 5-Year Estimates, and US Census 2020.

# Housing Structures



# Housing Structures

## What type of home do you live in?



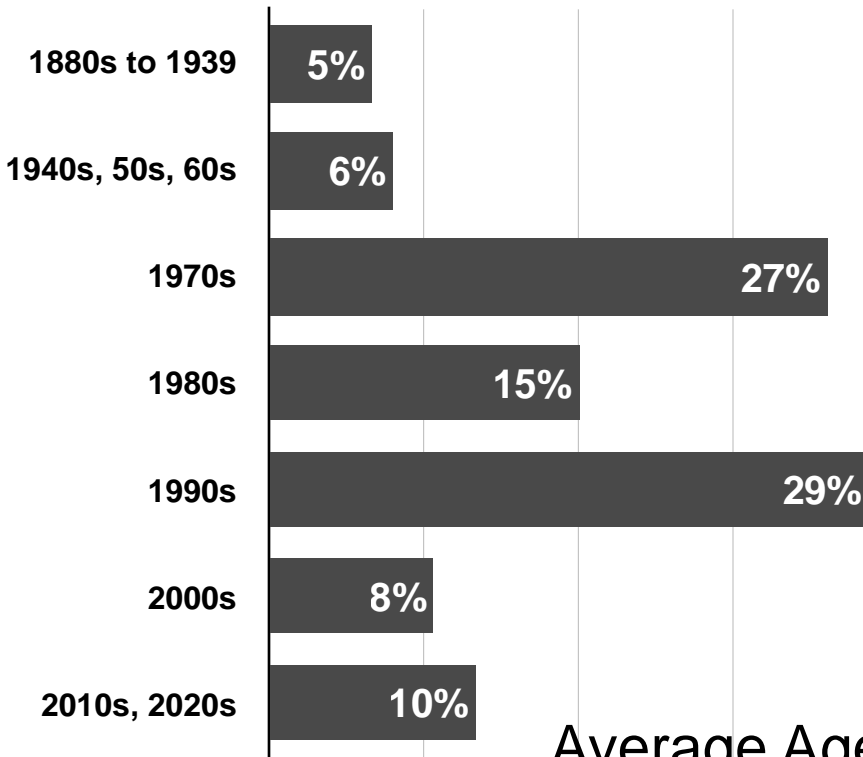
Most (70%) tribal households in Saxman live in single family home structures. Sixteen percent of households live in a multi-unit structure such as an apartment or duplex, and 11% live in mobile homes. An additional 6% said they live in some other type of housing.

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

Answer Options	2019	2024
Single family home	81%	70%
Multi-family (apartment/duplex)	14%	16%
Mobile home	0%	1%
Elder housing	4%	11%
Other	1%	2%



# What year was your house built?

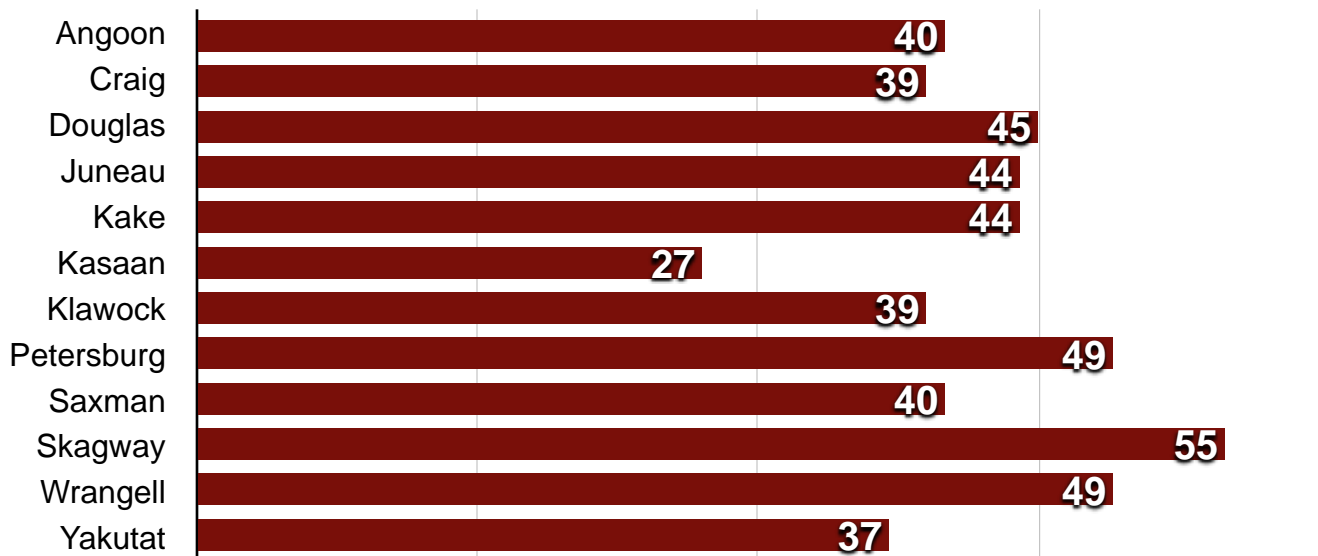


Respondents' homes are an average of 40 years old. More than half (53%) of the homes were built before 1980. Only 4% of homes have been built in the last decade. When this study was last conducted five years ago in 2019, the average age of the housing stock was 39 years.

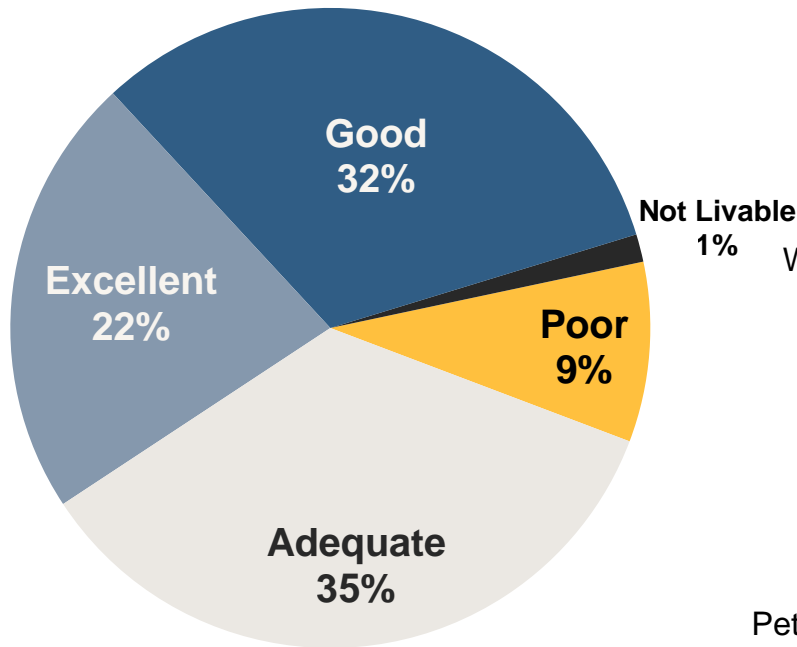
Kasaan and Yakutat have the newest housing stock (at 27 years and 37 years old on average, respectively), while Skagway, Petersburg, Wrangell has the oldest homes (with an average age of 55, 49, and 49 years, respectively.)

Average Age of Housing Stock  
**= 40 Years**

Average home age by community

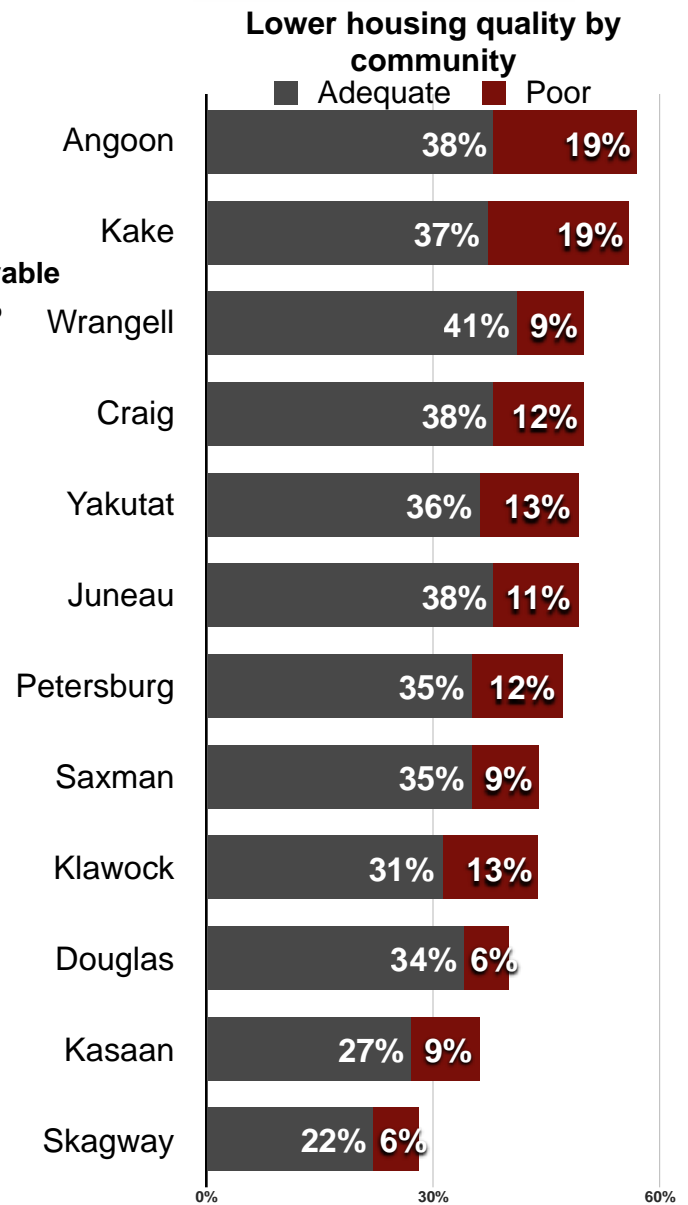


# Rate the overall condition of your home



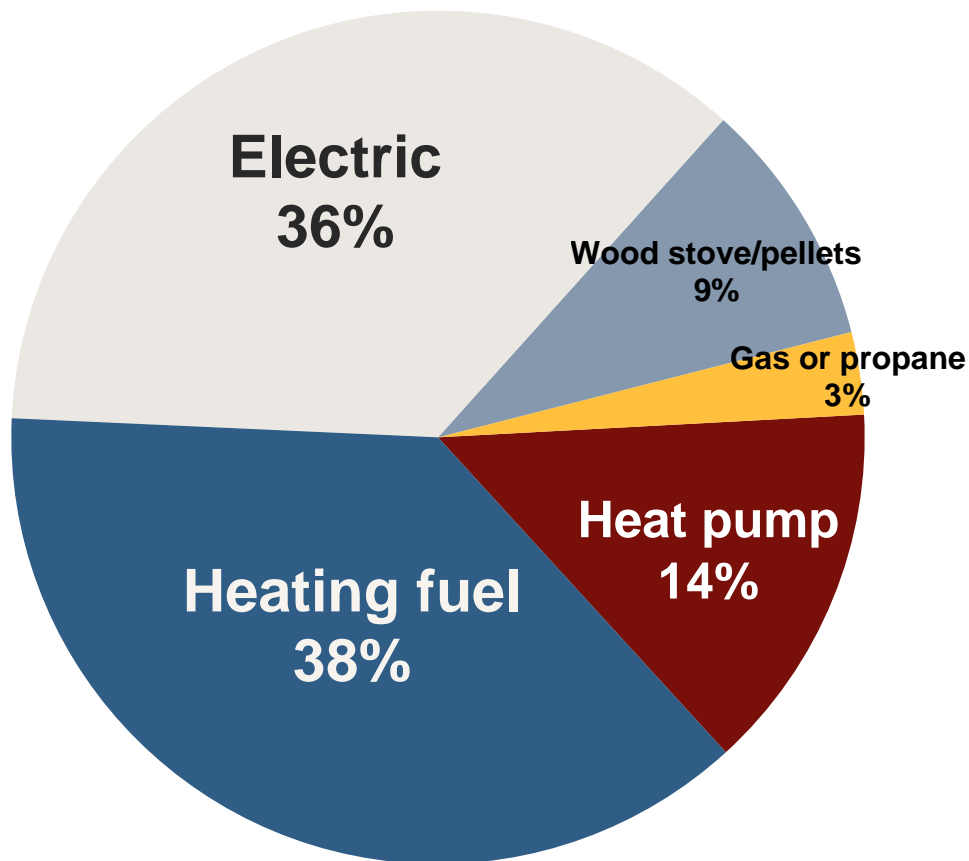
Just over half (54%) of Saxman tribal households said their homes were in good or excellent shape. Thirty-five percent indicated that their living conditions were adequate, while 9% said the condition of their home was poor. Less than 1% said their homes were not in a livable condition.

Compared to five years ago, 15% more respondents report their homes are in excellent condition, while a similar number report they are living in poor conditions.



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	7%	22%
Good (a few minor repairs would be nice)	37%	32%
Adequate (repairs needed to improve living conditions)	43%	35%
Poor (major repairs needed to make it safe and livable)	10%	9%
Not Livable (we are currently unable to live in our home)	1%	1%

# What do you use primarily to heat your home?



Thirty-eight percent of Saxman tribal respondents heat their home using heating fuel, while a thirty-six use electric heating sources. Another 9% use a wood or pellet stove, 3% use gas or propane, and 14% use a heat pump — representing a significant shift from 2019. The average reported winter heating fuel cost was \$625 per month, while the average cost of electric heating was estimated to be \$383 in winter months. Overall, the average cost of heating was estimated at \$449 in a winter month, a 5% increase over 5 years earlier.

Home Heating	Monthly Cost 2019	Monthly Cost 2024	2019	2024
Electric	\$402	\$383	34%	36%
Gas or propane	\$604	NA	7%	3%
Heat Pump	\$300	\$346	1%	14%
Heating fuel	\$443	\$625	55%	38%
Wood stove/pellets	\$103	\$271	3%	9%
<b>Overall Average</b>	<b>\$429</b>	<b>\$449</b>		



# Home Finances

# Home Finances

## What is the assessed value of your home?

### Overall Average

2019	2024	Change
\$168,158	\$283,871	69%



The average value of a housing unit owned by a respondent in Saxman is \$283,871 — representing a 69% 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 from when this survey was fielded 5 years previously.

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

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



The average monthly rent paid by Saxman tribal householders is \$1,109, a 12% 5-year increase; while the average mortgage is \$1,469, a 66% 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 \$1,009 in rent (9% less than the average rent), and \$1,137 for a mortgage (23% less). Thirty-five percent of Saxman tribal households own their own homes, but no longer have a mortgage - a figure with very little change over the past 5 years.

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
\$989	\$1,109	12%	\$1,009

## Average Mortgage

2019	2024	Change	Can Afford
\$886	\$1,469	66%	\$1,137

## Households with no Mortgage

2019	2024	Change
36%	35%	-1%

## By Community

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

Can Reasonably Afford = **\$1,047/month**

# What is your approximate annual household income?

## Average Household Income

2019	2024	Change
\$40,161	\$69,288	73%



## Rental Households

2019	2024	Change
\$42,818	\$52,769	23%

## Owner Households

2019	2024	Change
\$39,028	\$82,353	111%

## By Community

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

The average income of tribal households (of those reporting an income above \$0) in Saxman is \$69,288, a 73% increase over five years earlier. Those paying rent had an average household income of \$52,769, a 23% increase; while those who own their own homes earn an average of \$82,353 annually, 111% more than in 2019.

Saxman had the largest change in house home income in the region. 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.

# What is your approximate annual household income in Saxman? (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%	5.8%	1.4%	2.9%	5.8%	1.4%	0%	0%	<b>22%</b>
\$20,000 - \$30,000	4.3%	2.9%	1.4%	0.0%	4.3%	0.0%	0%	1.4%	<b>14%</b>
\$30,100 - \$40,000	2.9%	0.0%	2.9%	0.0%	0%	2.9%	0%	0%	<b>9%</b>
\$40,100 - \$50,000	0.0%	4.3%	0.0%	4.3%	0%	0%	0%	1.4%	<b>10%</b>
\$50,100 - \$60,000	0.0%	0.0%	1.4%	0.0%	0%	0%	0%	0%	<b>1%</b>
\$60,100 - \$70,000	0.0%	1.4%	0.0%	0.0%	0%	0%	0%	1.4%	<b>3%</b>
\$70,100 - \$80,000	1.4%	0.0%	0.0%	2.9%	0%	0%	0%	0%	<b>4%</b>
\$80,100 - \$90,000	1.4%	1.4%	2.9%	2.9%	0%	0%	0%	1.4%	<b>10%</b>
\$90,100 - \$100,000	0.0%	1.4%	2.9%	0.0%	0%	1.4%	0%	0%	<b>6%</b>
\$100,100 - \$125,000	0.0%	0.0%	1.4%	0.0%	2.9%	0%	0%	0%	<b>4%</b>
\$125,100 - \$150,000	0.0%	0.0%	2.9%	0.0%	1.4%	0%	0%	0%	<b>4%</b>
\$150,100 - \$200,000	1.4%	1.4%	1.4%	1.4%	0.0%	1.4%	0%	1.4%	<b>9%</b>
\$200,000 or more	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	<b>3%</b>
<b>Total</b>	<b>19%</b>	<b>19%</b>	<b>19%</b>	<b>14%</b>	<b>14%</b>	<b>7%</b>	<b>0%</b>	<b>7%</b>	<b>100%</b>

This table can be used to better understand the number of people in the community living in each income level, as well as how many people per household make up the tribal households in Saxman. More than a third (36%) of households earn \$30,000 or less annually; while 20% earn more than \$100,000 annually. Thirty-eight percent of all Saxman tribal households have 1-2 household members, while 29% of households contain five or more residents.



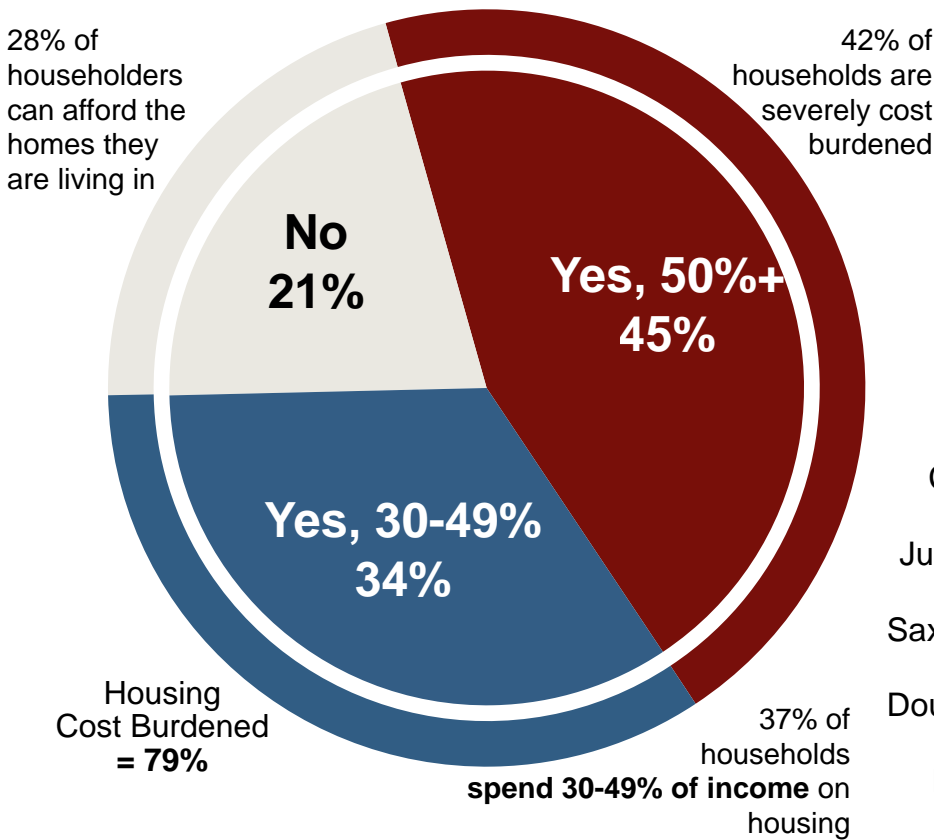
# Housing and Urban Development Saxman Income Limits (By number of household members)

HUD Income Limits by Household Size for Saxman								
Household Income	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$22,200	\$25,400	\$28,550	\$31,700	\$34,250	\$36,800	\$39,350	\$41,850
Very Low (50%) Income	\$37,000	\$42,300	\$47,600	\$52,850	\$57,100	\$61,350	\$65,550	\$69,800
Low (80%) Income Limits	\$59,150	\$67,600	\$76,050	\$84,500	\$91,300	\$98,050	\$104,800	\$111,550

Percentage of Saxman households within HUD Income Limits (by number of household members)									
Household Income	1	2	3	4	5	6	7	8	Housholds in category
Extremely Low (30%) Income Limits	4%	7%	3%	3%	10%	3%	0%	1%	32%
Very Low (50%) Income Limits	12%	9%	6%	7%	10%	4%	0%	4%	52%
Low (80%) Income Limits	12%	14%	7%	10%	10%	6%	0%	6%	65%

According to HUD's 2023 income limits, 65% of Saxman's households are low income (down from 85% in 2019), 52% are very low income (in 2019 it was 76%), and 32% are extremely low income (down from 58% in 2019).

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



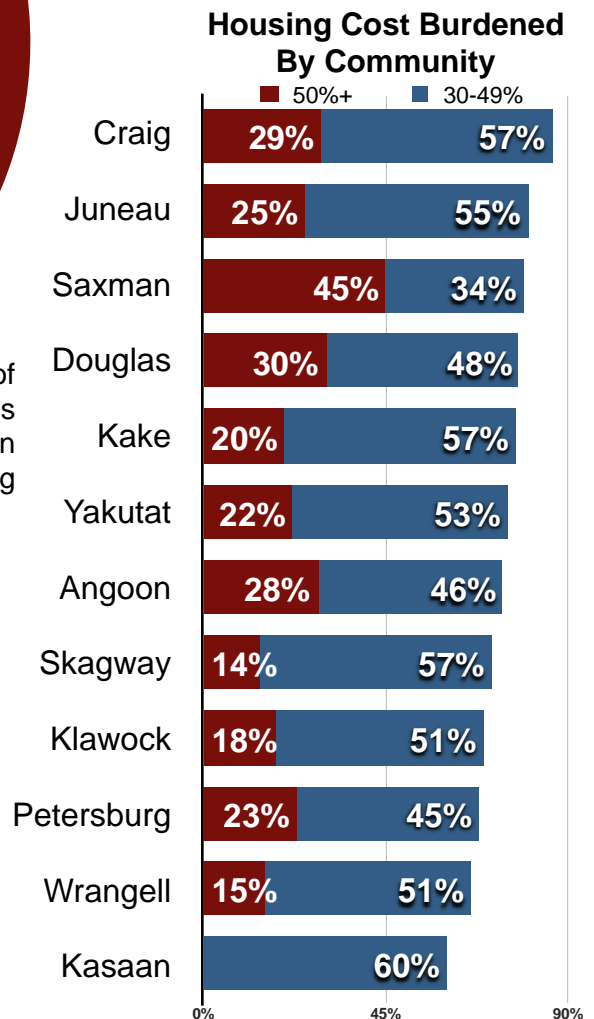
Cost %	2019	2024
Less than 30%	20%	21%
30-49%	59%	34%
50%	20%	45%

**Costs of housing are a burden or severe burden to 79% of Saxman households.** Approximately a fifth of tribal households (21%) have affordable costs.

The 79% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 42% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

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.

Tribal households in Craig are the most likely to be housing cost burdened, while tribal households in Saxman are most likely to be **severely cost burdened**.



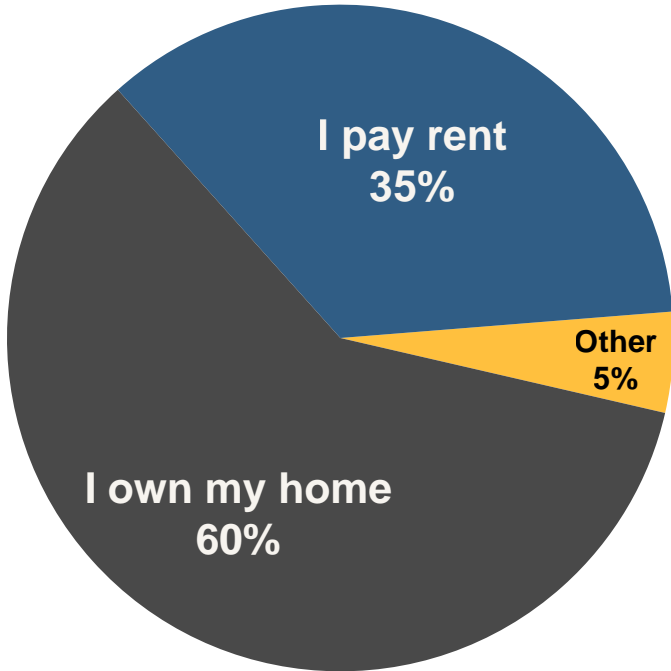
**Housing costs for renters** include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

# Householders



# Householders

## What is your current housing situation?



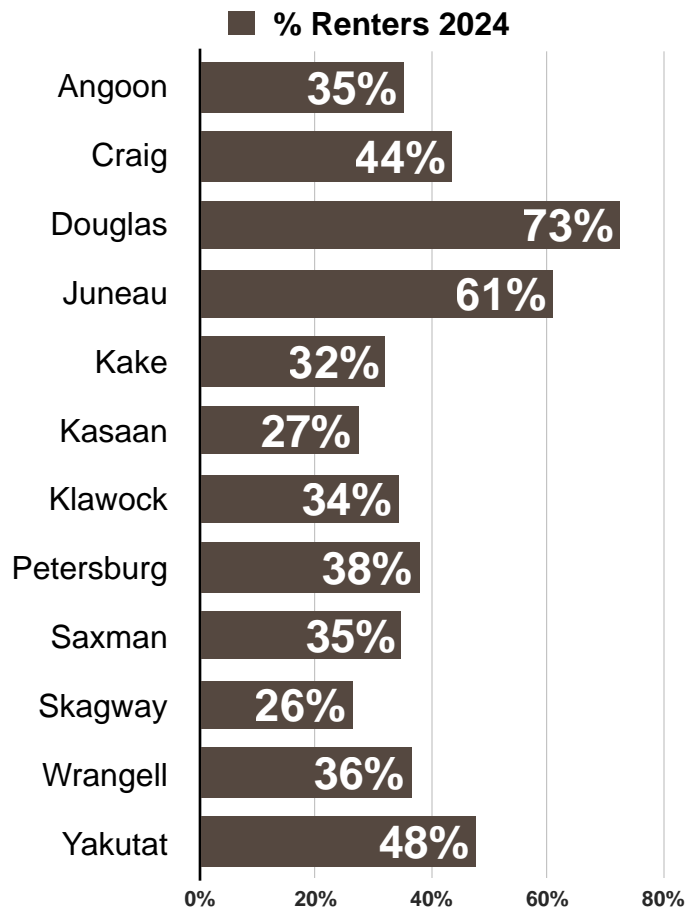
Sixty percent of Saxman tribal households own the home that they live in. This includes 35% of respondents who own their home and no longer pay a mortgage. Another 35% rent their homes. These numbers remain relatively unchanged over the past five years. Most renters live in the Senior Center.

Excluding the 15 homes located near, but not directly within Saxman, homeownership increases to 72%.

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.

Answer Options	2019	2024
Owned with a mortgage	19%	25%
Owned without a mortgage	36%	35%
Rental	38%	35%
Other	6%	5%



# Number of People per Household

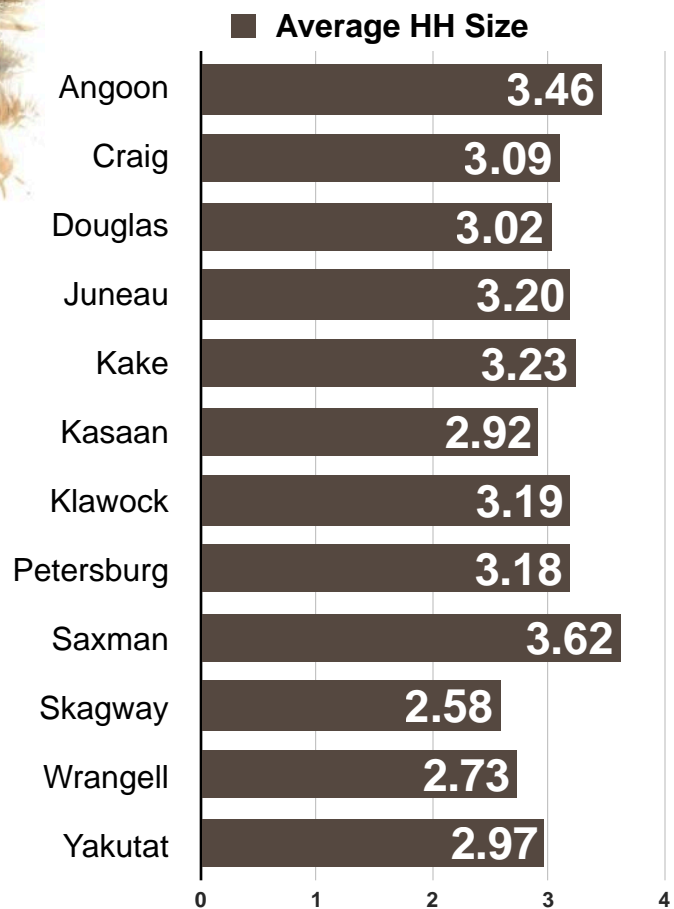


Across all Saxman homes the average household size is 3.6, down from 3.7 five years ago.

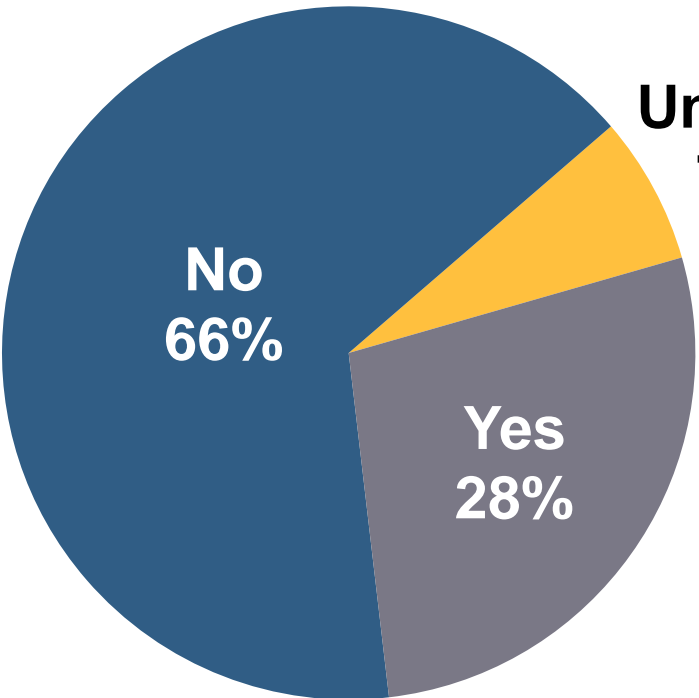
On average, Saxman homes have the largest household size in the region.

## Average Household Size

2019	2024	Change
3.3	3.2	-3%



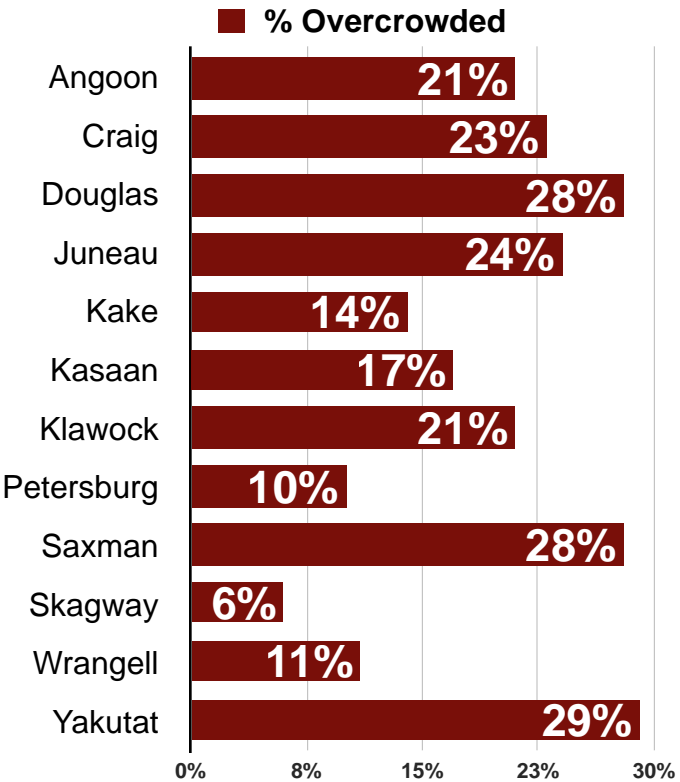
# Is your home overcrowded?



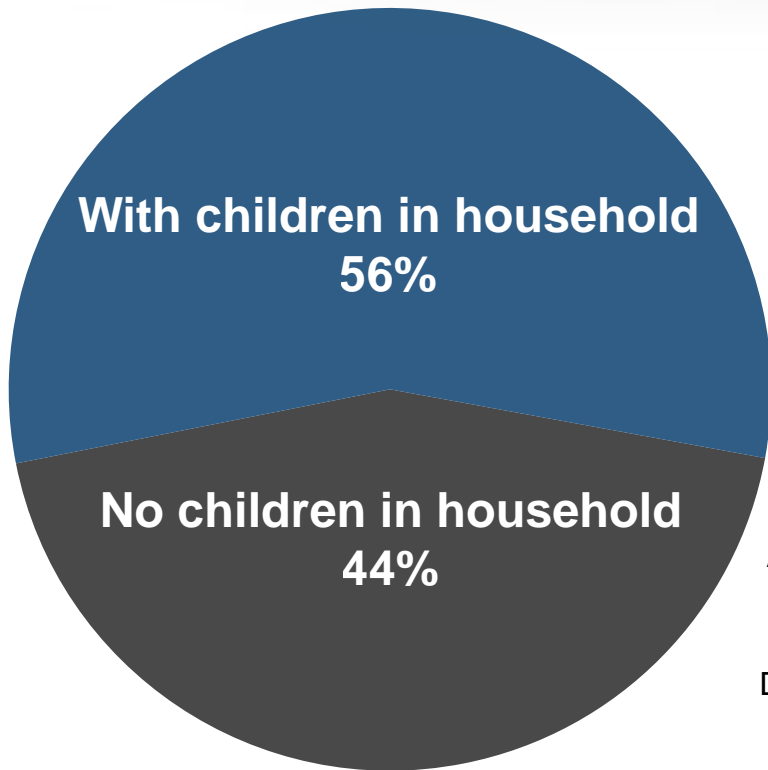
Average Household Size = 3.6

Twenty-eight percent of Saxman households surveyed say their homes are overcrowded, a decrease from 29% five years ago. The overall average household size is 3.6 members.

Yakutat, Saxman, and Douglas are the most likely communities in the THRHA region to say their homes are overcrowded.



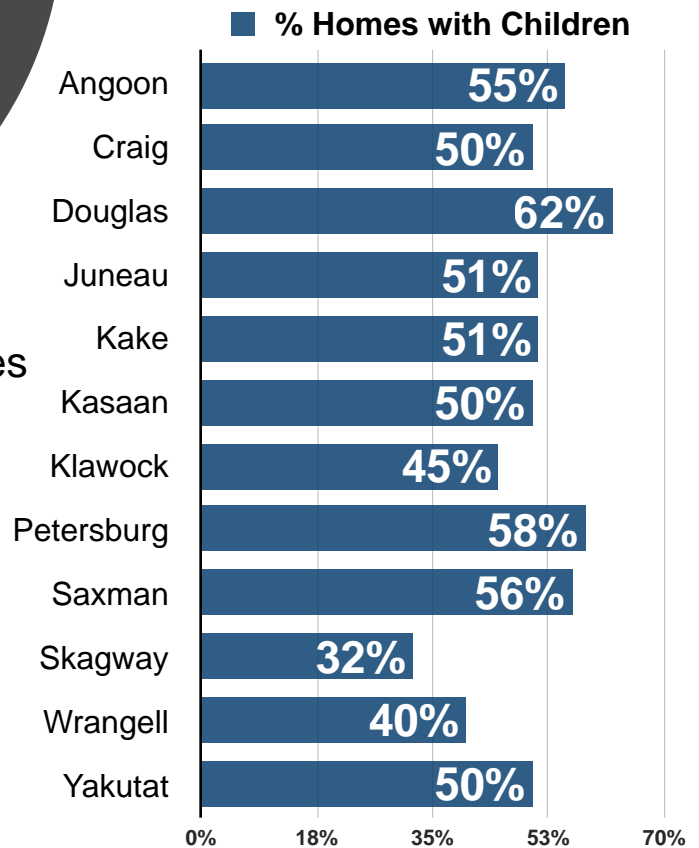
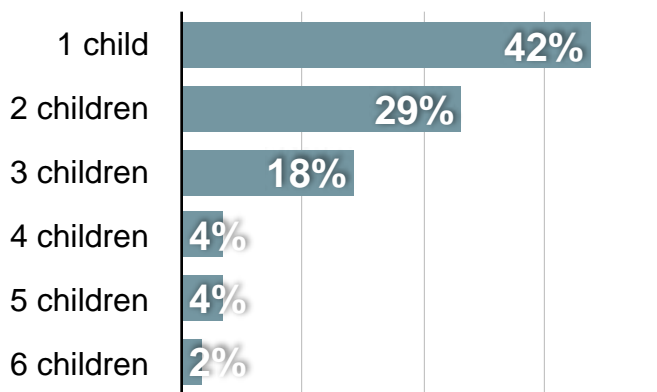
# How many children under age 18 live in your household?



## Estimated Total Kids

90

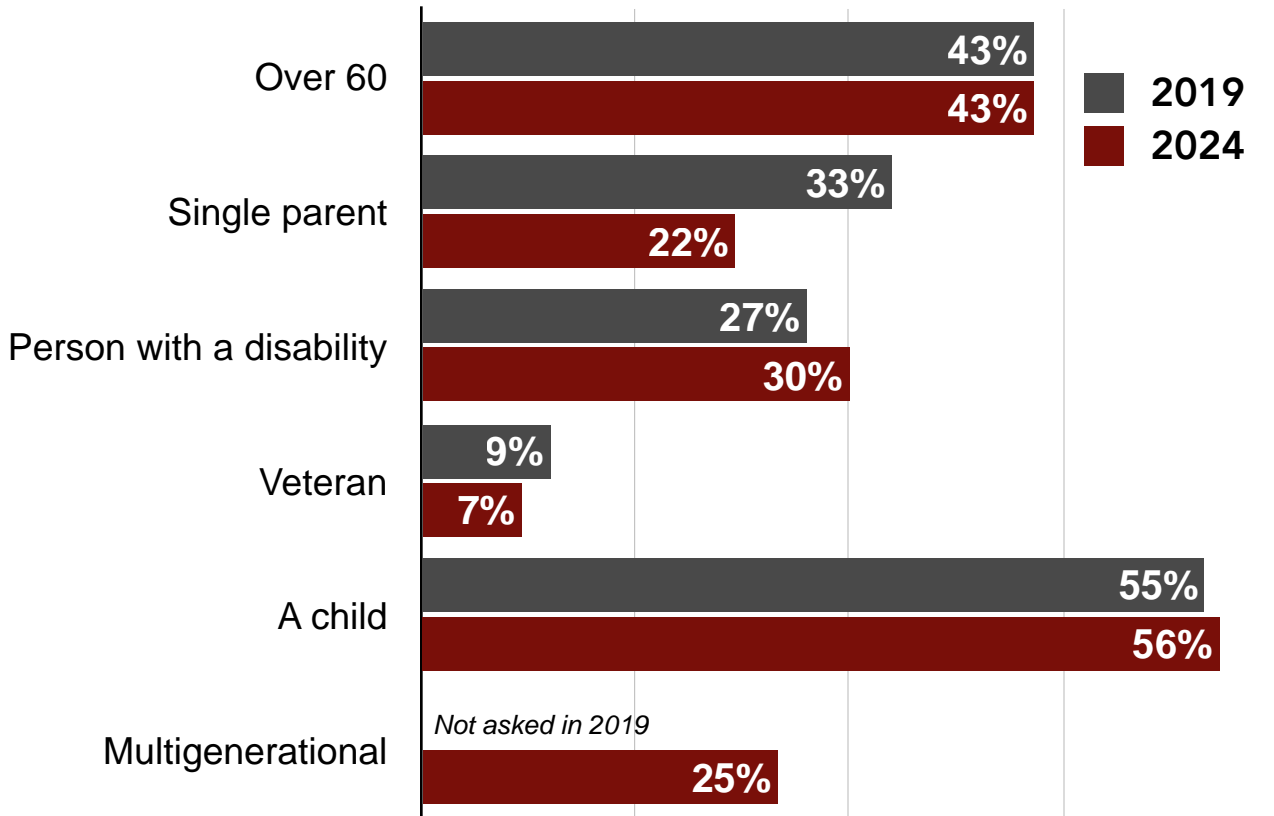
Average number of children in homes with children = **2.1**



Just over half of Saxman tribal households (56%) 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 2.5 in 2019. For homes with children, 42% have one child, 29% have two children, and 29% have three or more children. There are an estimated 90 children in Alaska Native homes in Saxman.

# Members of Household

## Household Members Include



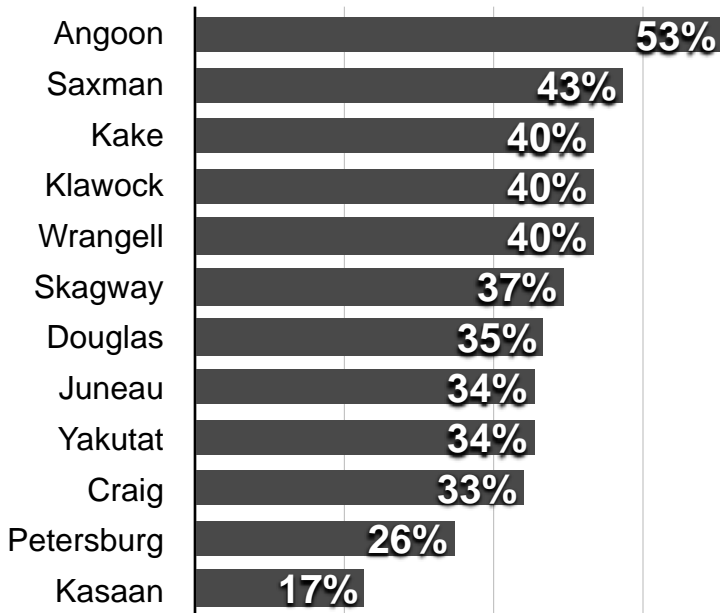
Forty-three percent of Saxman tribal households contain a person over the age of 60; representing no change from 2019. More than half (56%) of all Saxman tribal households include children, also similar to five years earlier. Twenty-two percent of all homes contain a single parent, down from 33%.

The number of households containing a person with a disability has increased from 27% in 2019 to 30%; while the number of households with a veteran changed from 9% to 7%. Thirty percent of all tribal household have a member with a disability.

In 2024, 25% of all Saxman tribal homes contain both grandparents and grandchildren - the highest percentage for any community in the study.



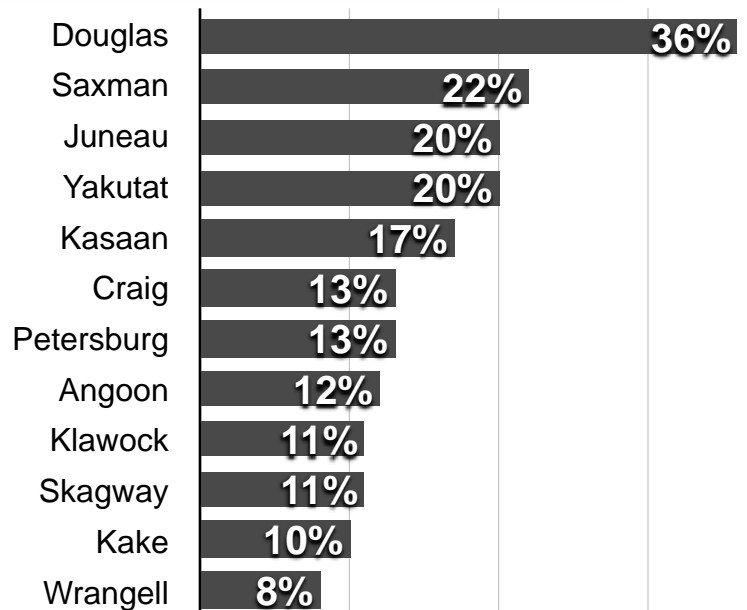
# Percentage of Tribal Households in THRHA Region with a 60+ Year Old



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

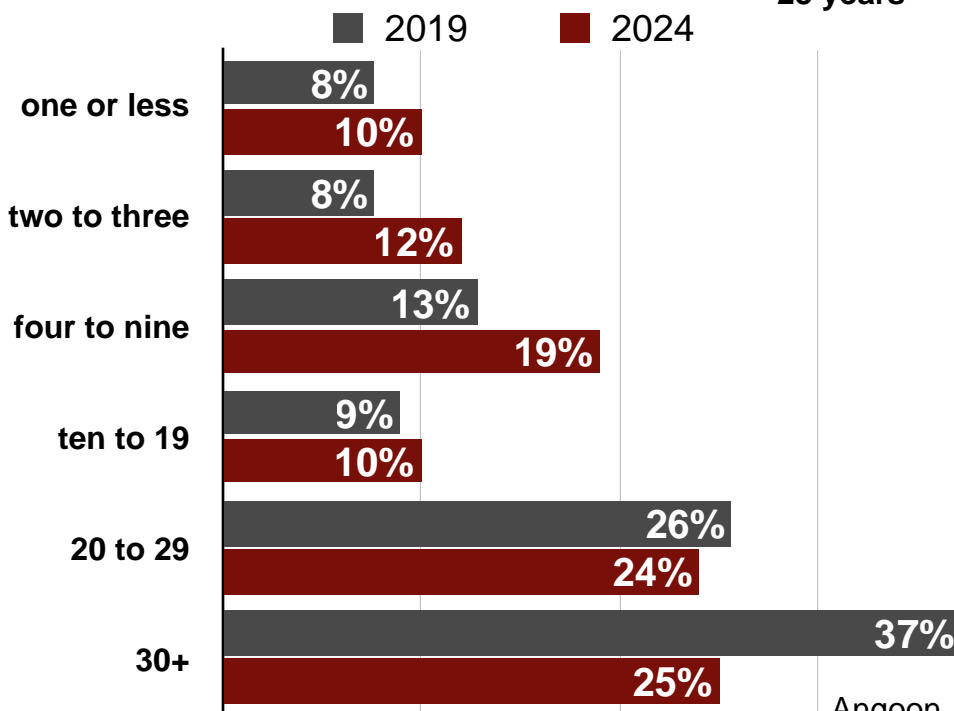
# Percentage of Tribal Households in THRHA Region with a Single Parent

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



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

Data converted into years of residency in current home.



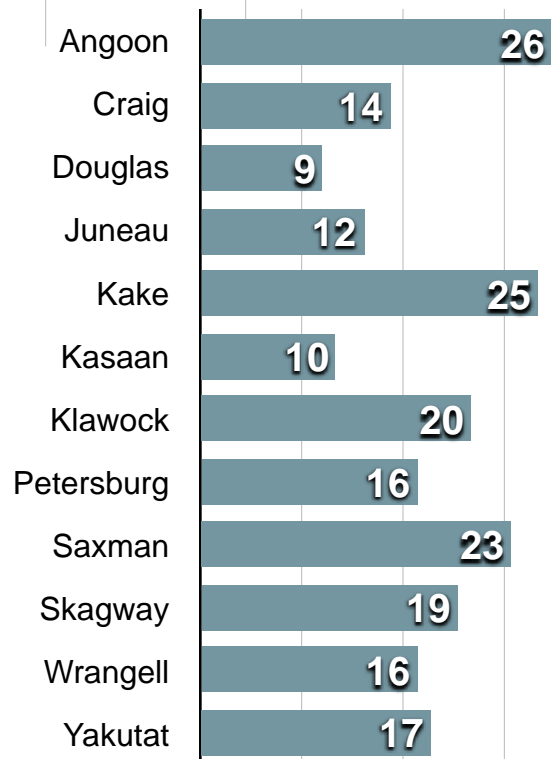
Half of Saxman tribal households have lived in their home for more than 20 years, and another 10% have lived in their homes more than 10 years but fewer than 20. Another 10% have lived in their homes 1 year or less — up from 8% in 2019.

The average tenure of a Saxman tribal household at the point this survey was conducted was 23 years, the same as the last time this survey was conducted in 2019.

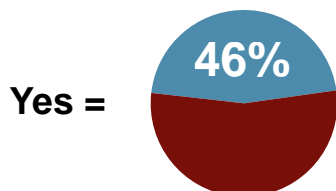
## Overall Average Years

2019	2024	Change
23 years	23 years	0 Years

Average years of residency by THRHA community

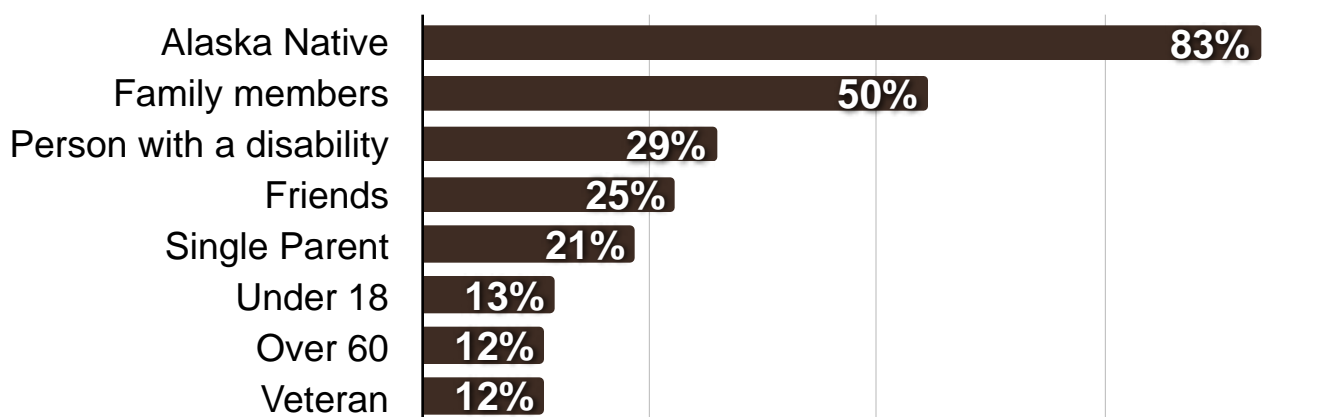


# Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



Nearly half (46%) of all Saxman 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)

**= 94**

Estimated Total Nights

**3,850**

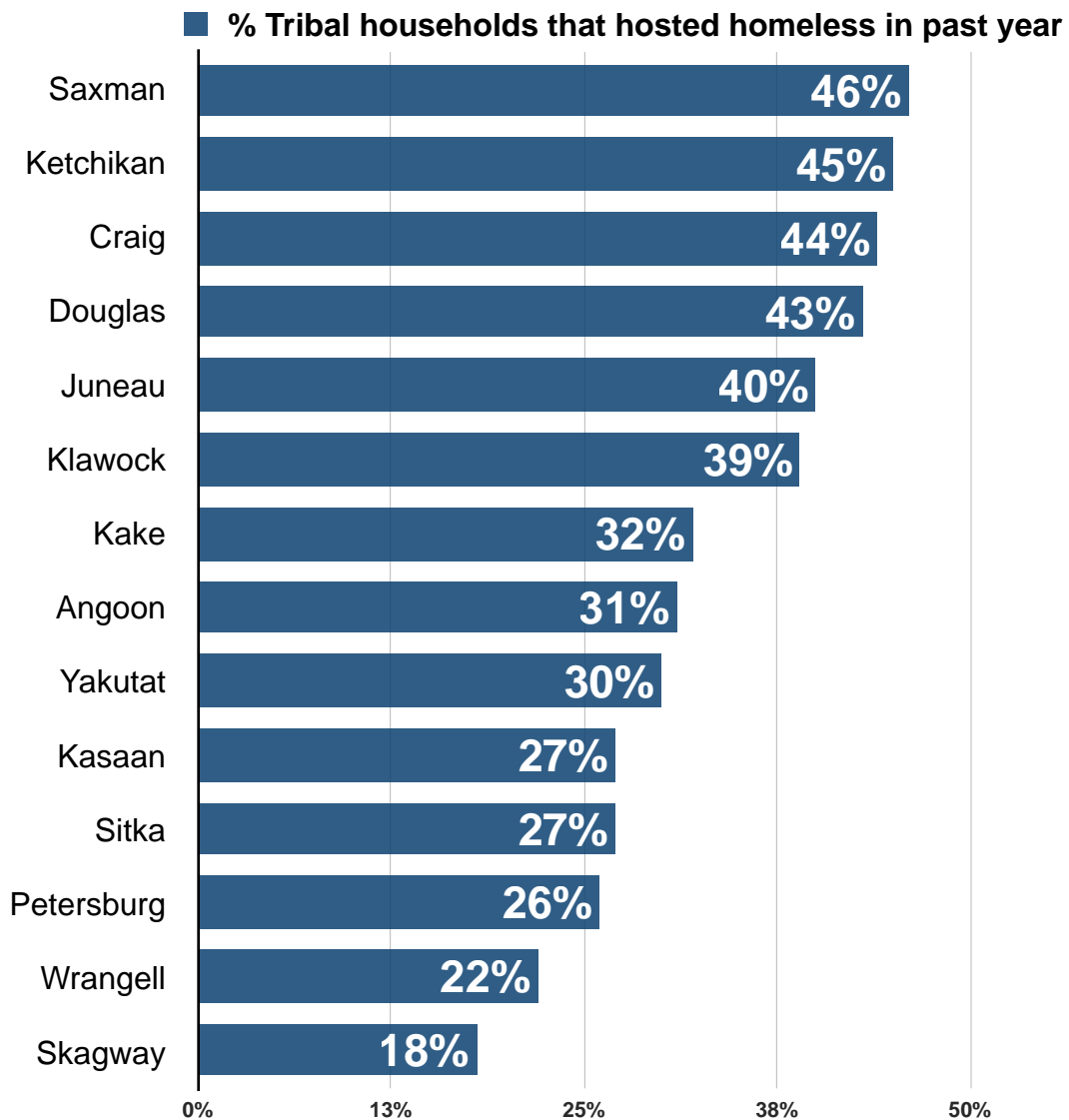
Estimated Total Value

**\$177,000**

Saxman tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. Forty-six percent said they had, for an average of 94 nights per household, including 8% that had a homeless person living with them for the entirety of last year. Those who received overnight accommodation included single parents (21%), children (13%), those with a disability (29%), and those over 60 (12%). Expanding the numbers to include all Alaska Native households in Saxman, tribal households are estimated to have provided approximately 3,850 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 Saxman last year was approximately \$177,000.

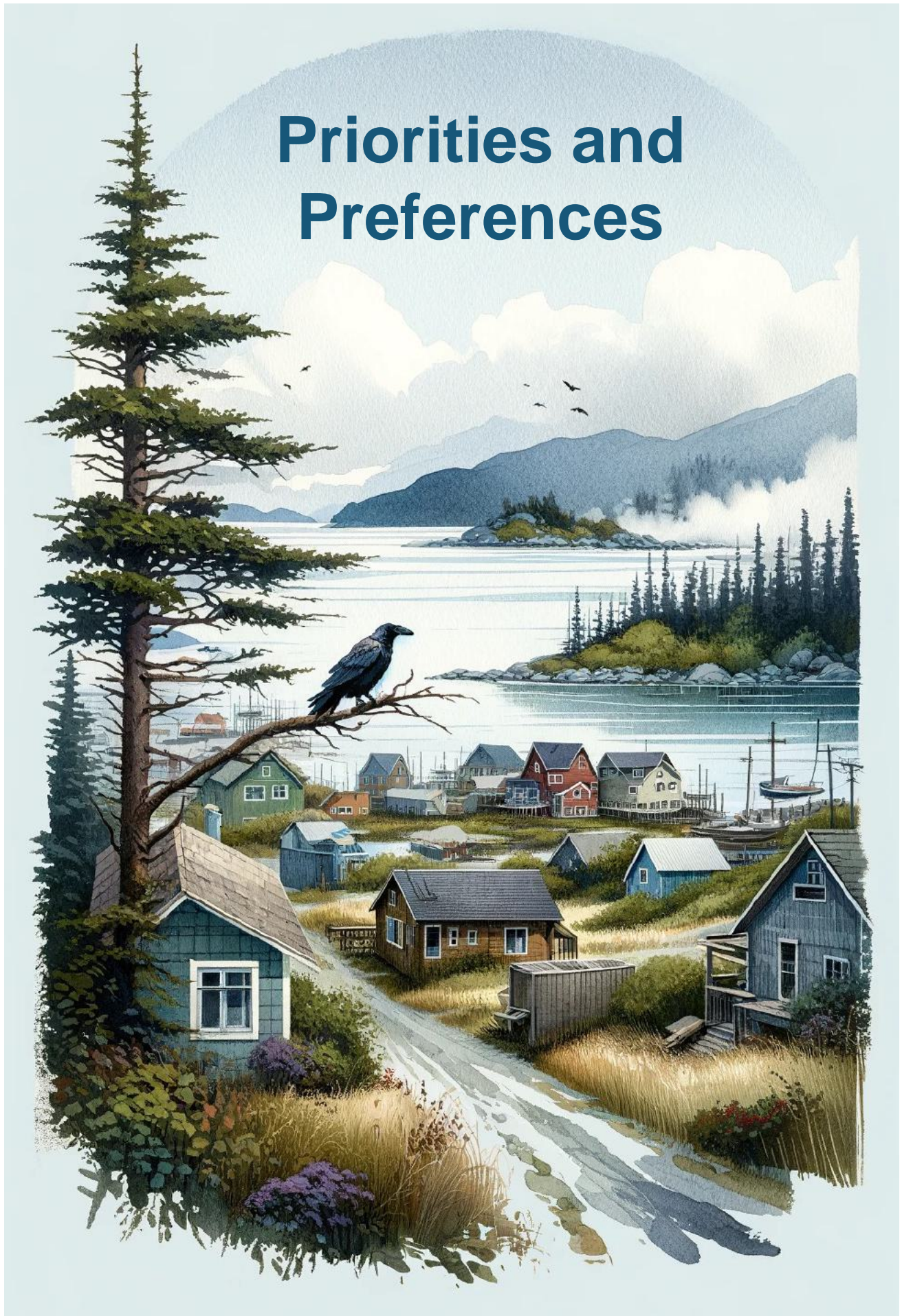
# Homelessness: Percentage of tribal households that opened their homes by community

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



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

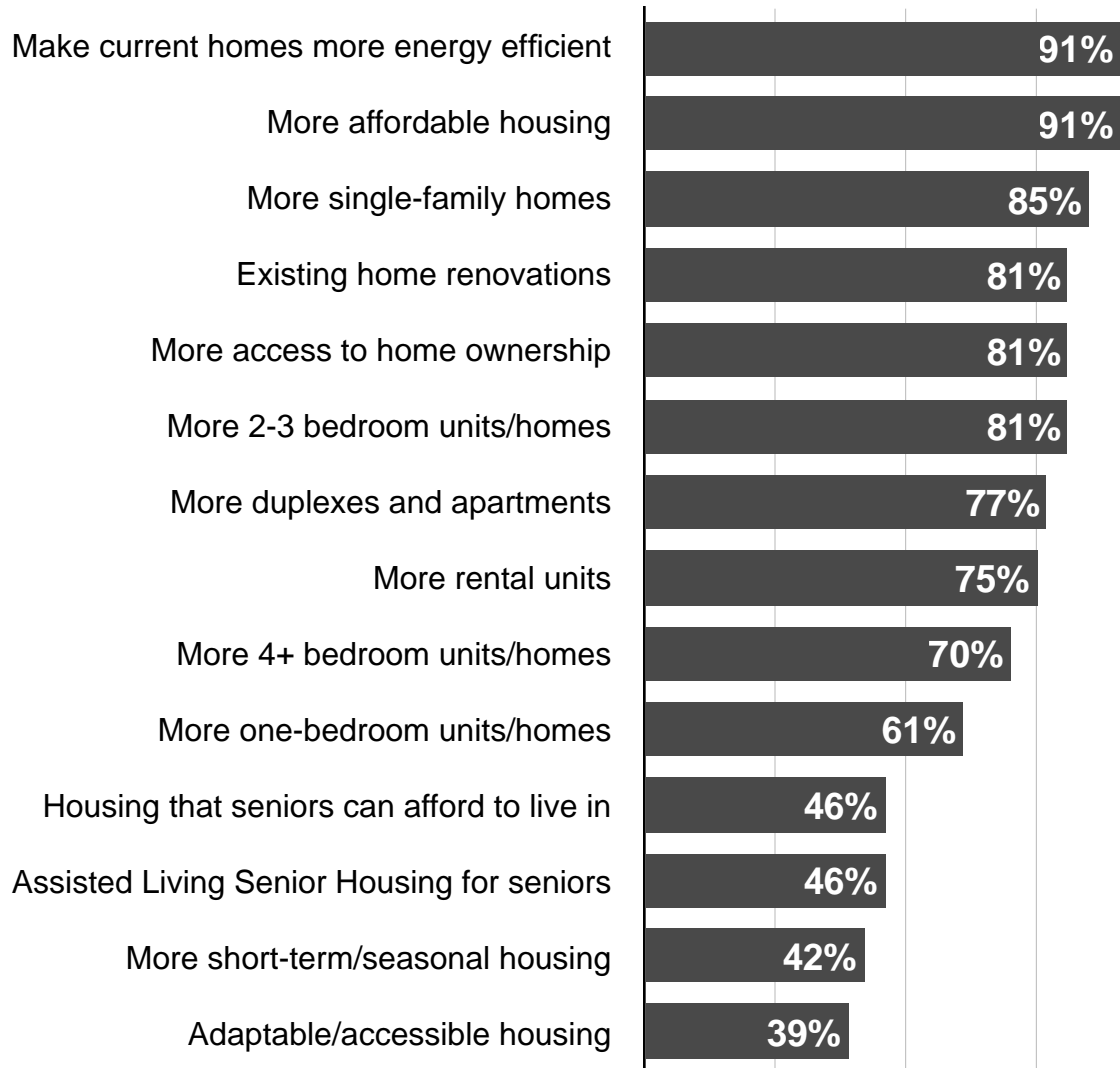
# Priorities and Preferences



# Priorities and Preferences

## How important are the following tribal housing needs?

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



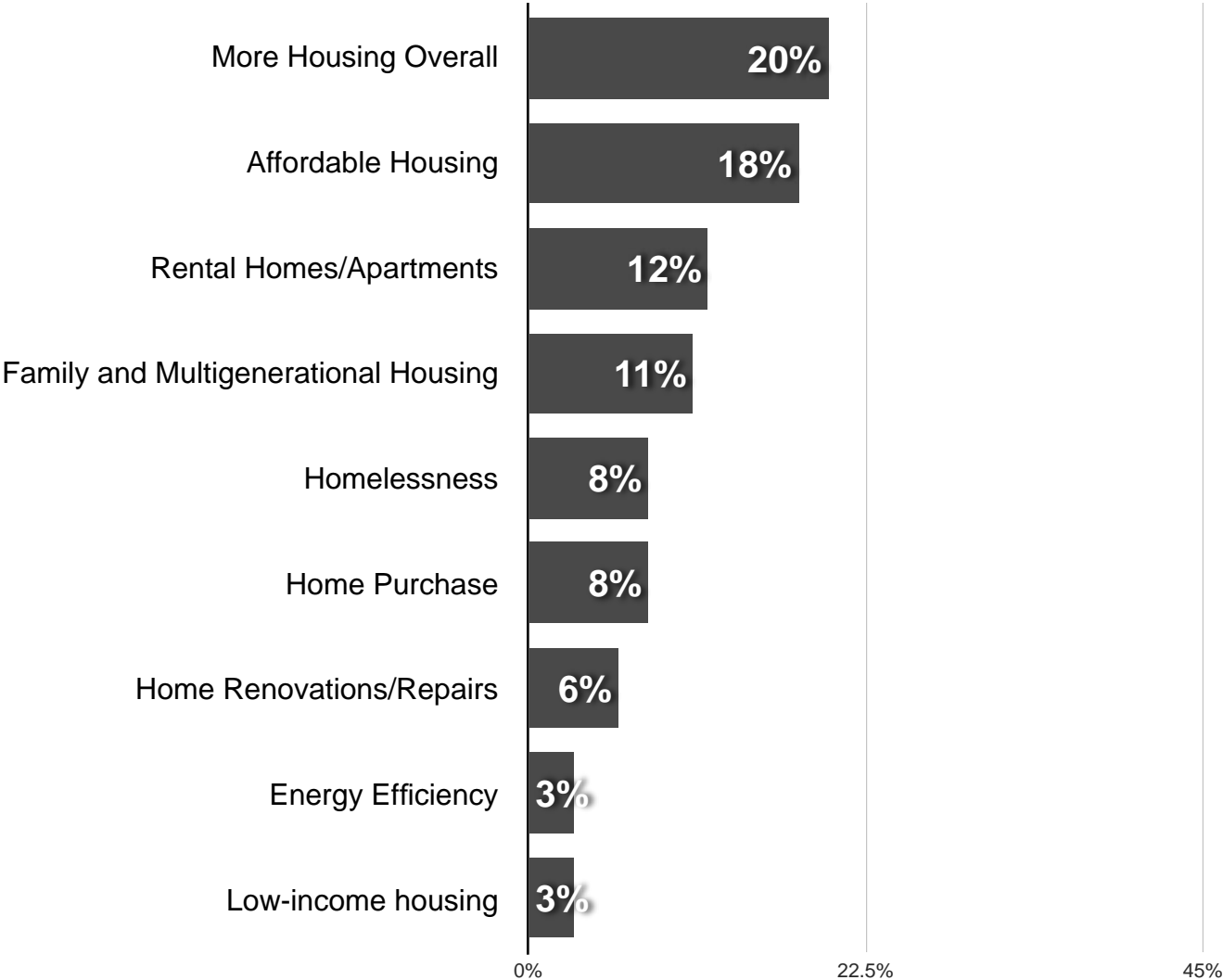
Survey respondents indicated that the most pressing housing need in Saxman is more energy efficient housing, which 91% of survey respondents say has a high level of demand. This is followed by more affordable housing (91%), more single family homes (85%), and home renovations (81%). The following table shows a breakdown of responses to these questions and responses.

# How important are the following tribal housing needs?

Answer Options	High level demand/ need	Medium level demand/need	Low level demand/ need	No need or demand at this time	We need less of this
Make current homes more energy efficient, reducing energy costs	91%	8%	2%	0%	0%
More affordable housing	91%	7%	0%	0%	2%
More single-family homes	85%	11%	2%	0%	2%
Existing home renovations: Improve quality of existing home	81%	19%	0%	0%	0%
More access to home ownership	81%	13%	4%	0%	2%
More 2-3 bedroom units/ homes	81%	9%	7%	0%	2%
More duplexes and apartments	77%	19%	4%	0%	0%
More rental units	75%	23%	0%	0%	2%
More 4+ bedroom units/ homes	70%	25%	4%	2%	0%
More one-bedroom units/ homes	61%	15%	19%	4%	2%
Housing that seniors can afford to live in.	46%	33%	19%	2%	0%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely.	46%	33%	15%	6%	0%
More short-term/seasonal housing	42%	12%	15%	8%	23%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	39%	37%	20%	4%	0%

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

Analysis of open ended responses to top priority



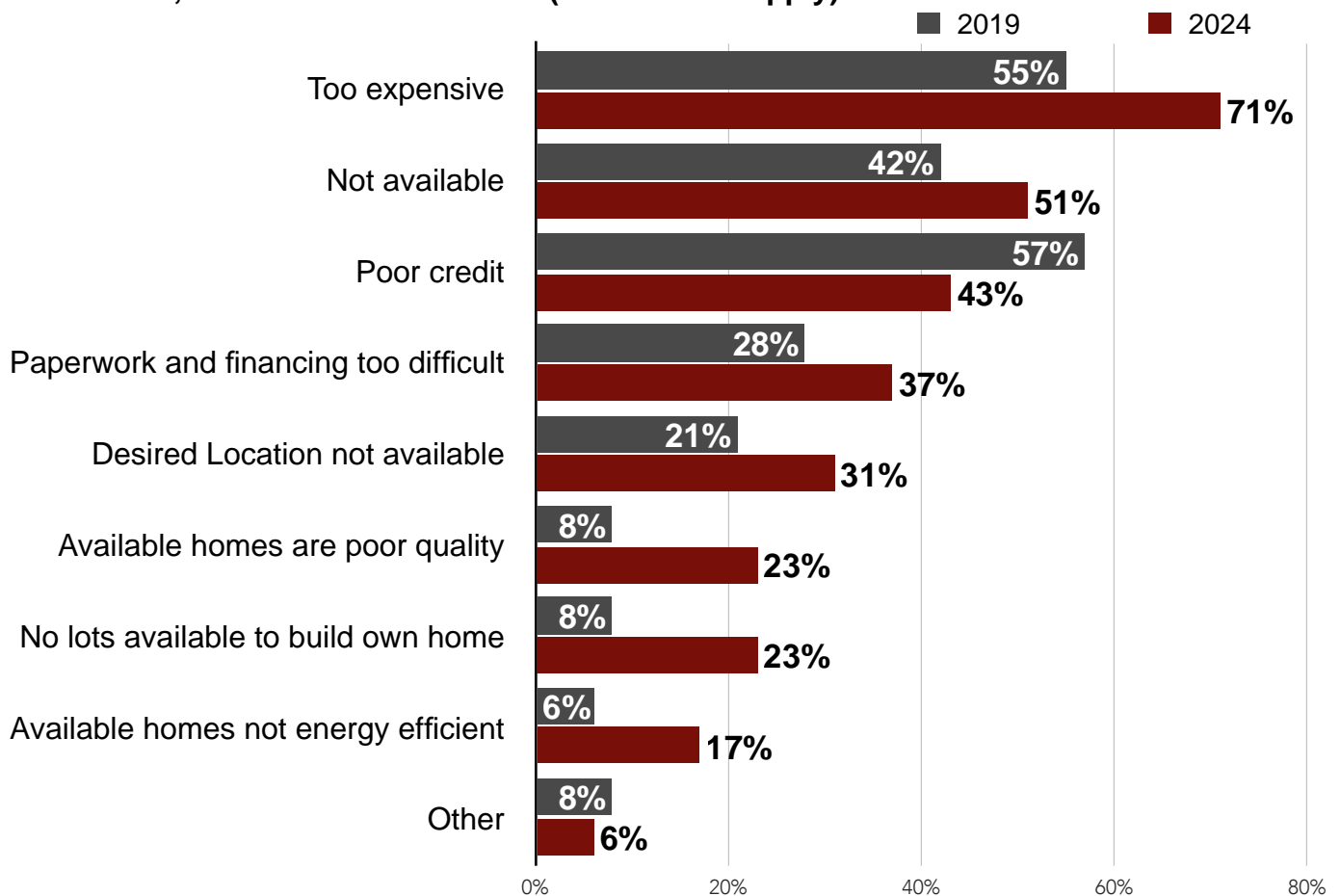
Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 9 comment categories. Twenty percent want more housing overall. Eighteen percent of respondents want more housing in a price range that is affordable. Twelve percent of respondents would like more rental housing. Housing focused on families and multiple generations was the top answer of 11% of all respondents, followed by housing for the homeless (8%).



# 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	56%
No	12%
Maybe	7%
Not applicable	25%

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

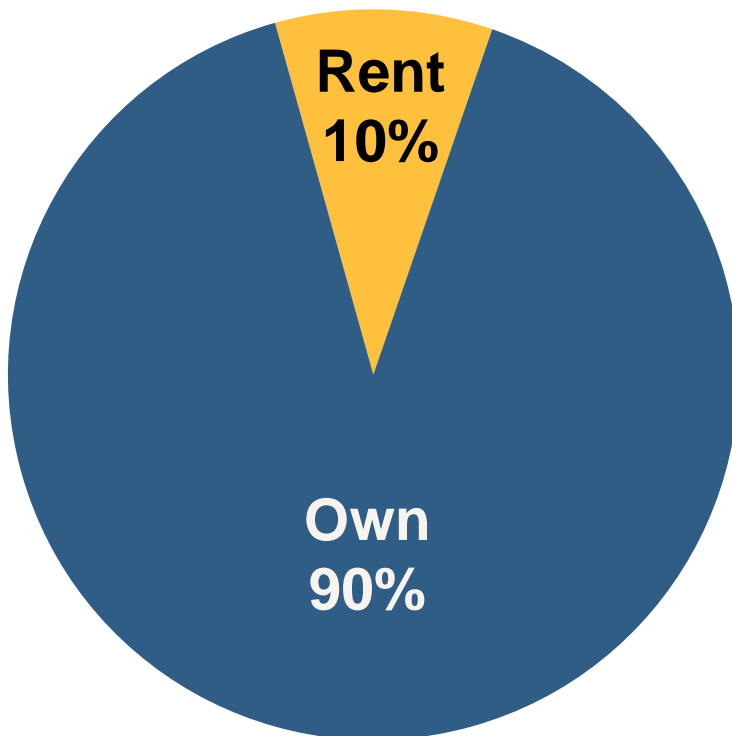


More than half of Saxman tribal households responding (56%) noted that they have member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 71% of respondents, representing a 16% increase over the last time this question was asked in 2019.

The next top answer was a general lack of availability (51%), followed by ineligibility due to poor credit (43%).

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

I would prefer to:



While 60% of respondents in this survey currently own their own home, 90% of all respondents said they would prefer to own their own home rather than rent.

# Additional Findings

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

Answer Options	Response Count
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.	29
Access to funding to help renovate my home.	21
Home maintenance education program.	17
A rental unit to move into.	15
I would like to participate in a “sweat equity” housing program, where I help build my home.	12
I have land and need access to a loan to build my own home.	9
Financial literacy program.	7
Other (please specify)	5

**How many bedrooms are in your**

Average Number of Bedrooms

**= 2.9**

**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	19%
No	73%
Not Sure	8%

# 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 65 written responses, some included priorities in multiple categories.

1. **More Housing Overall:** 13 responses: General calls for an increase in housing options to address shortages, reflecting widespread concern across the community for more housing availability without specification.
2. **Affordable Housing:** 12 responses: Requests specifically mentioning the need for housing options that are financially accessible, focusing on affordability for both renting and purchasing.
3. **Family and Multigenerational Housing:** 7 responses: Housing that accommodates larger family units or multiple generations living under one roof, emphasizing space and inclusivity for diverse family structures.
4. **Rental Homes/Apartments:** 8 responses: The need for more rental options that are affordable and readily available, highlighting the gap in accessible renting opportunities for residents.
5. **Home Purchase:** 5 responses: Expressions of a need for more opportunities to purchase homes, indicating a community interest in ownership and the stability it brings.
6. **Home Renovations/Repairs:** 4 responses: The necessity for improvements or repairs to existing homes to ensure they are safe and livable, including energy efficiency upgrades.
7. **Energy Efficiency:** 2 responses: Calls for homes to be more energy-efficient, focusing on the environmental impact and the potential for cost savings in utilities.
8. **Homelessness:** 5 responses: Direct mentions of homelessness and the need for solutions to prevent and address it, including affordable housing, tiny homes, and supportive measures for vulnerable populations.
9. **Housing for Low-Income Individuals:** 2 responses: A focus on providing housing solutions that are accessible to individuals and families with low incomes, aiming to overcome financial barriers to secure housing.
10. **Other:** 7 responses: A mix of various concerns not directly related to housing quantity, such as infrastructure needs, safety concerns, unique housing solutions (e.g., tiny homes), and administrative assistance.

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

- 4+Bedrooms and housing
- Affordable rental homes or apartments
- Affordable housing
- Affordable housing for families
- Affordable housing for rent
- All of the above our community has so many families that are doubled or tripled up and so many looking for some place to live.
- Home renovations
- Home's available for purchase
- Homes available for purchase
- Homes for purchase or rent by original Saxman families.
- Housing for people BELOW the income level to qualify for current KIC or T&H housing.
- I wouldn't say the single most important, but it is important to have housing opportunities for members who are transitioning out of treatment centers.
- Increased energy efficiency
- Increasing affordable housing opportunities for low-income families
- Lower rent and more places for rent
- Masada houses
- More 2-bedroom houses available for older single people who want to live in Saxman.
- More 3+ bedroom homes
- More affordable homes for purchase, home renovations
- More affordable housing for families. Less seasonal/temporary rentals. More rental assistance.
- More affordable rentals. Also ability for tribal citizens to get help purchasing homes.
- More energy efficient 2-bedroom homes.
- More home renovations. As well as help those that need new roofs.
- More homes available for purchase
- More homes for families three and four bedrooms.
- More homes for purchase AND MORE affordable rentals for year-round permanent residents! Please!!
- More homes to purchase.
- More houses
- More housing
- More housing for young families just getting started and single parents.
- More two-bedroom affordable rent to own .
- More rental that are affordable.
- More units available for every demographic in our community!
- Multigenerational homes. For instance, I would like to have both of my daughters, one of my granddaughters, and two of my great granddaughters living together.
- Multiple homes, apartments
- Need more homes.
- Need more homes for big families with more living space.
- Need to help with this paperwork to get started and help understanding.
- Renovations
- Repairs to existing homes
- Right now we are doing good, and I have no comment.
- The village needs a VPSO in Saxman, so the residents feel safe. Residents are told by the mayor Tlingit and Haida is responsible.
- Tiny homes now! In all SE! People of this land should never be displaced! -yeil atowu
- We need better infrastructure before we can support more housing. Our water system cannot take more development.
- affordable and safe
- We need more multi-generational housing and more housing in general.
- More rental units available. Cannot find rental.
- I have been looking for an affordable apartment for over 2 years. I haven't been able to find one.
- Very much needed.
- Affordability
- Over need more housing for all members
- More of everything
- Housing shortage. Hard to find a place to rent.
- Affordable housing, Availability of housing.
- More units available to rent to own.
- Rent

- Not enough rentals
- More available housing for everyone
- Not enough rentals or places to own.
- cost affordable.
- Housing cost right now are very high for renters and people who want to own. We pay a monthly mortgage, but it's tough since my husband hasn't been able to work for the past 4 1/2 years due to medical issues.

- Accountability and responsibility from owners to maintain a stable home for families to thrive in.
- homeless
- We need more housing for our people. We have a lot of families moving to town. And our people can't find affordable homes for their families.
- Homelessness

# 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 Saxman tribal households is below:

## Key Positive Feedback Points:

1. **Appreciation for Assistance:** Many community members express gratitude for the grants and renovation help received, which have enabled them to modify homes for better living conditions, including aging in place with family.
2. **Efforts to Improve Lives:** THRHA is recognized for its ongoing attempts to improve the lives of tribal members through various housing initiatives and community support services.
3. **Quality Housing Updates:** Positive feedback on specific updates and renovations, such as those done in Saxman, highlighting satisfactory work and impact on community members' homes.

## Recommendations for Improvement:

1. **Enhance Communication and Process Transparency:** Improve communication channels and maintain regular contact with clients throughout housing applications and renovation processes. This includes quicker sharing of information and reducing paperwork complexity.
2. **Ensure Contractor Accountability and Quality Control:** Tighten oversight on contractors to ensure high-quality materials are used and renovations meet the standards expected by homeowners. This includes holding contractors accountable for their work and not rushing sign-offs on incomplete jobs.
3. **Expand and Refine Housing Assistance Programs:** Increase the availability and scope of home improvement programs, making them more accessible without lengthy liens. Additionally, address specific community needs such as increased housing and enhanced support for seniors.



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

- Communicate more with the Tribe.
- Communication and resourceful
- Follow up on home improvement programs mine is incomplete promises.
- Grants for home upgrades and repairs
- Help with assistance to buying a home.
- Home improvements for home owners without the lean on property for 20 years.
- I appreciate all of the assistance that I have received through grants. My home has been modified so that my adult children and I can live together and age in place. Would rather be together, taking care of each other than separately institutionalized in assisted-living or long-term care. it would be better if we had the next two generations living with us so that they could help take care of us and do things that we are unable to do.
- I appreciate so much that T&H is constantly trying to help improve the lives of their tribal members.
- I feel the process of approval to move into a unit is not functional, I have a lack of communication and ice been eagerly waiting or there's multiple things on the list that are hard to provide.
- I'm thankful for the renovation help I received in 2023. Thank you so much.
- Improve communication and maintain communication with clients before, during and final follow up to see if needs are met. While working with potential additional parties/ funds available for the client's needs for housing improvements so client is not running in circles with everyone getting together cross information is shared quicker and needs met before deadline. Win- win-win. Client is housed, grant deadlines met, monies utilized showing the funders the needs as well as the cooperation of working together to best and quickly address clients' needs with funds available OR showing the lack of funds in certain areas while trying to meet the needs. Especially when client's health and veteran status playing a big part of being an obstacle with finding housing.
- Improve the process of getting people into housing.
- It would be nice if you hired people to answer questions and help out the saxman community. I still haven't received an application after 3 requests. And Juneau doesn't know much about saxman, they pass the phone around until it disconnects.
- Less painful paper work it always looks like a book. Refugees get help a lot easier. also faster communication between contractors and T&H. Thank you.
- Life is owning your own home.
- Make quarterly in person reports.
- More affordable housing for our people in many communities
- Most Saxman houses are so old that they need renovation and/or weatherization with NEW windows or NEW roofs. possibly even ELECTRICAL WIRING or Updates to the floor panel water heating systems as PLUMBING OR PIPES get clogged over the year and reduces any heating thru system.
- Need help with renovations and the application.
- Need improvement on the additions and repairs being done is saxman, the man hired choose cheap materials to pocket cash.
- None at this time
- Please provide more housing in Ketchikan area for tribal members
- Senior housing in Saxman does not respond to maintenance requests. Manager is inaccessible.
- Thank you T&H housing.
- The leadership of the THRHA is excellent. In the design of any new homes and any renovations, hallways and interior finished door openings should be a minimum of 30", that would aid in wheel chair access. Any new construction or homes being renovated should have two bathrooms, with one having a walk-in shower, as home owners age they need a walk-in shower. And if we ever go through

another pandemic two bathrooms are essential if isolation is needed. Build or rehab with quality materials,

- They seem to do good, and really again need a place for canning our fish and drying our seaweed.
- There's a housing crisis. Homeless people are breaking into places a squatting in empty places. There's a strong demand for VPSO to deal with the crime they cause. Been having to carry a gun in the neighborhood I rent from Tlingit and Haida. We've voiced our concerns to the mayor, and he says it's a T&H problem for hiring a new one.
- They have done an excellent job updating my parents' house in Saxman! Thank you.
- Tlingit Haida Regional Housing should hold contractors accountable for doing a quality job and not send Tlingit Haida representatives around to collect "sign off" signatures on work performed even when the home owner knows and relays that the work is not done satisfactorily.
- Would really be nice to reach out to the owners that have never received any help, my father built this house, and it will continue to be kept in the family.
- You're doing a great job keep up the good work build more houses.

