

Southeast Regional Tribal Housing Survey Analysis 2024

Prepared for



Years **Tlingit Haida**
Regional Housing Authority

Prepared by



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Summary

Key Findings and Analysis

Survey respondents indicated that the most pressing housing need across the region served by the Tlingit and Haida Regional Housing Authority (THRHA) is **more affordable housing**, which 91% of survey respondents say has a high level of demand. This is followed by a call to create **more access to homeownership** (79%); and making homes more energy efficient (78%). Single family homes are in high demand by 78% of respondents.

A follow-up open-ended question asking 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 615 households expressing interest in program participation.

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

Less than half (48%) of survey respondents own their homes in the THRHA region. Half rent their homes. 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 3.2 people, and 50% percent of surveyed households have children living in them. Seventeen percent of the households surveyed include a single parent, and 36% have a member over 60 years of age (up from 25% just five years ago). Twenty percent of households include a person with a disability, and 8% include a veteran.

“We need more homes for purchase for medium income. My kids are in that in-between. They make too much for low income. It's near impossible to pay rent and save to buy a house, so what are they to do but move back in with me, Mom, to have a chance to save.” Southeast survey respondent

More than a third (36%) of all households surveyed reported opening their home to an individual experiencing homelessness over the past year.

Half of respondents indicate their homes are in good or excellent condition, while 11% of respondents said the condition of their homes was poor. Heating fuel is the primary way tribal homes in the 12 communities are heated (41% of homes), followed by electric (33%).

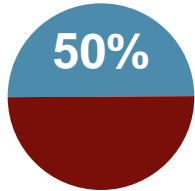
Across the region, respondents who are homeowners have an average monthly mortgage of \$1,638. Average rent is \$1,186, before utilities. **The average annual household income is \$75,264. More than three-quarters (76%) of tribal households are cost-burdened**, which is defined as spending 30% or greater of household income toward housing costs. This includes the 23% 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 \$1,131 per month on rent or mortgage.

Two-thirds (66%) of the households are low income, according to federal Housing and Urban Development (HUD) criteria.

Regional Tribal Housing Infographic

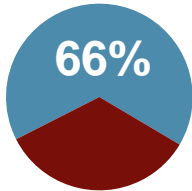
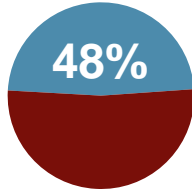
For the 12 THRHA Communities
Alaska Native Households
(estimated)

= **3,268**



of these
Participated in the Survey

Homeowners =



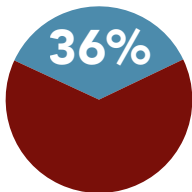
of Households are
Low-Income

Average Home Value = **\$286,350**
+56% in 5 years

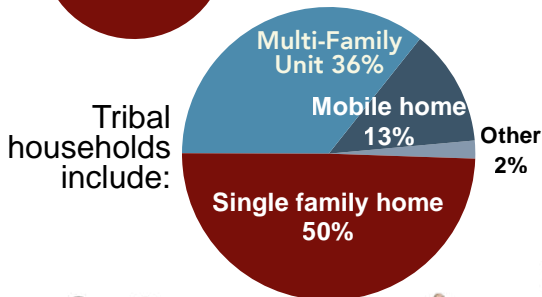
Average Annual
Household Income
= **\$72,956**
+15% in 5 years



Average Mortgage = **\$1,638** +26%
Average Rent = **\$1,184** +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:

36%

a member over 60

a single parent

17%

20%

a person with a disability

grandparents & grandchildren

11%

8%

a veteran

a child

50%

Average Residency
in Home =

16 Years

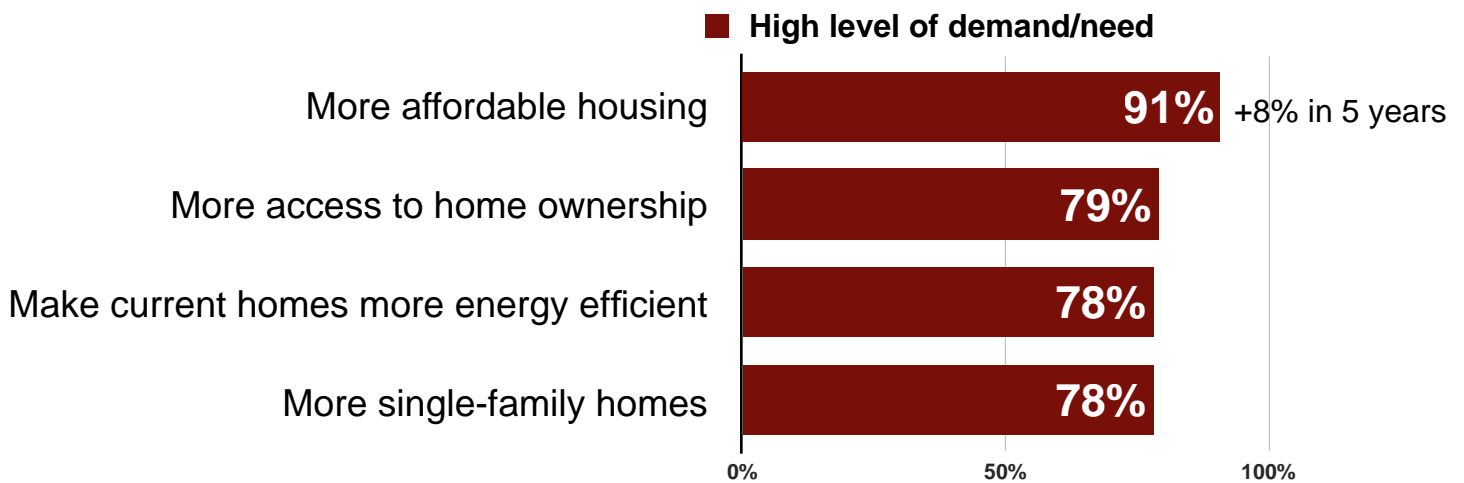
Average Home Age

= **44** Years



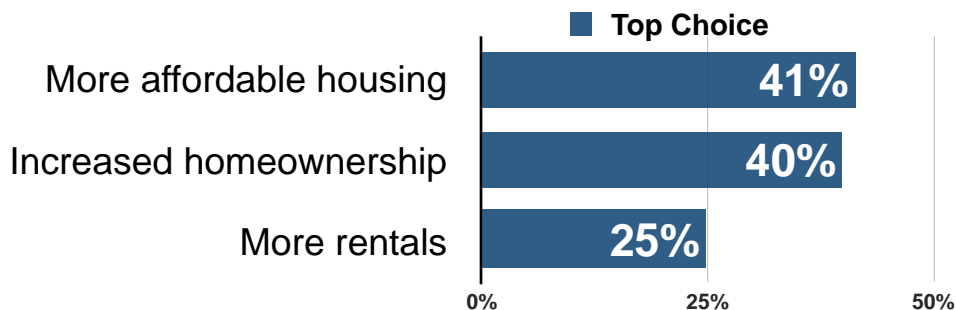
THRHA Households Top Priorities

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



Respondents were asked to rate 14 housing options by level of demand. “More affordable housing” was rated as the having the highest level of demand or need in the THRHA region. Those saying affordability has a high level of demand increased by 8% since this survey was administered 5 years ago. The highest demand is in Craig (96%), Douglas (95%), and Juneau (93%). “More access to home ownership” is the next top need. The highest demand for homeownership is in Kasaan (100%), Yakutat (91%), Klawock (84%), Juneau (82%).

What is the most important tribal priority for housing improvements? (Open-Ended)



In a follow up question, tribal members were then asked to write down their highest housing priority. Forty-one percent mentioned housing affordability. Thirty-five percent said there need to be more housing available for purchase and more pathways to homeownership, while 5% want more rent-to-own options. A quarter 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 THRHA's Regional Housing Plan and the development of the Indian Housing Plan (IHP).

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 1,630 THRHA tribal households responded to the survey throughout the region. Responses received total 50% of all Alaska Native households in the 12 THRHA communities. Due to this high response rate, the survey findings have a 95% confidence level with a 1.7% confidence interval. Survey results can be compared to the previous version of this survey, administered in 2019.

THRHA is the tribally designated housing entity for 12 tribes in Southeast Alaska, including the Angoon Community Association, Craig Community Association, Douglas Indian Association, Klawock Cooperative Association, Organized Village of Kake, Organized Village of Kasaan, Organized Village of Saxman, Petersburg Indian Association, Skagway Traditional Council, the Central Council of Tlingit and Haida Indian Tribes of Alaska, Wrangell Cooperative Association, and the Yakutat Tlingit Tribe. All 12 community survey reports, as well as this overall regional report, can be found on THRHA's website: www.regionalhousingauthority.org.

There are an estimated 3,270 Alaska Native or American Indian households in the THRHA service area, out of 16,551 total occupied households in the surveyed region. In other words, 19% of the homes in the THRHA communities are Alaska Native households.

Survey Responses and Tribal Households in the THRHA Communities

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	2,164
Alaska Native Households in combination (estimated)	1,106
Estimated Alaska Native Households	3,270
Total Households Surveyed	1,630
Percent of Total Tribal Households Surveyed	50%
Confidence interval with a 95% confidence level	1.7%

Data Source: 2022 American Community Survey 5-Year Estimates, US Census 2020

THRHA Households in the Region

According to data estimates from US Census American Community Survey estimates, there are 2,164 Alaska Native households in the 12 THRHA communities in which the household identifies as Alaska Native only. Rain Coast Data estimates there are 1,106 additional Alaska Native (or American Indian) households. Altogether, this means there are an estimated 3,270 Alaska Native households in the THRHA region with an associated household population of 11,400 people.

The THRHA communities had very high levels of participation in the Community Tribal Housing Assessment survey. A total of 1,630 surveys were completed, representing 5,543 household members, and half of all THRHA households. Individual community participation rates varied from a third of all tribal households to 100%. The statistical significance of the data for every partner community is strong. The table below shows Alaska Native household estimates, along with survey participation numbers.

Detailed Survey Responses and Tribal Households by Community

Community	AK Native Households (only)	AK Native Households in combo (estimate)	Estimated total AK Native Households (alone and in combo)	Total Surveys	% of Total Households Surveyed	Confidence interval with 95% confidence level
Angoon	107	0	107	74	69%	6.4%
Craig	67	49	116	81	70%	5.9%
Douglas	234	115	349	126	36%	7%
Juneau	1,269	854	2,123	828	39%	2.5%
Kake	147	0	147	91	62%	6.4%
Kasaan	4	7	11	11	100%	2.5%
Klawock	108	34	142	112	79%	4.3%
Petersburg	103	49	152	85	56%	7%
Saxman	89	0	89	83	76%	6%
Skagway	18	10	28	20	71%	12%
Wrangell	160	78	238	154	65%	4.7%
Yakutat	92	25	117	91	78%	4.9%
Total THRHA	2,164	1,106	3,270	1,630	50%	1.7%

Note: Douglas is counted in both the Juneau and Douglas lines, but the total row only counts Douglas households once.

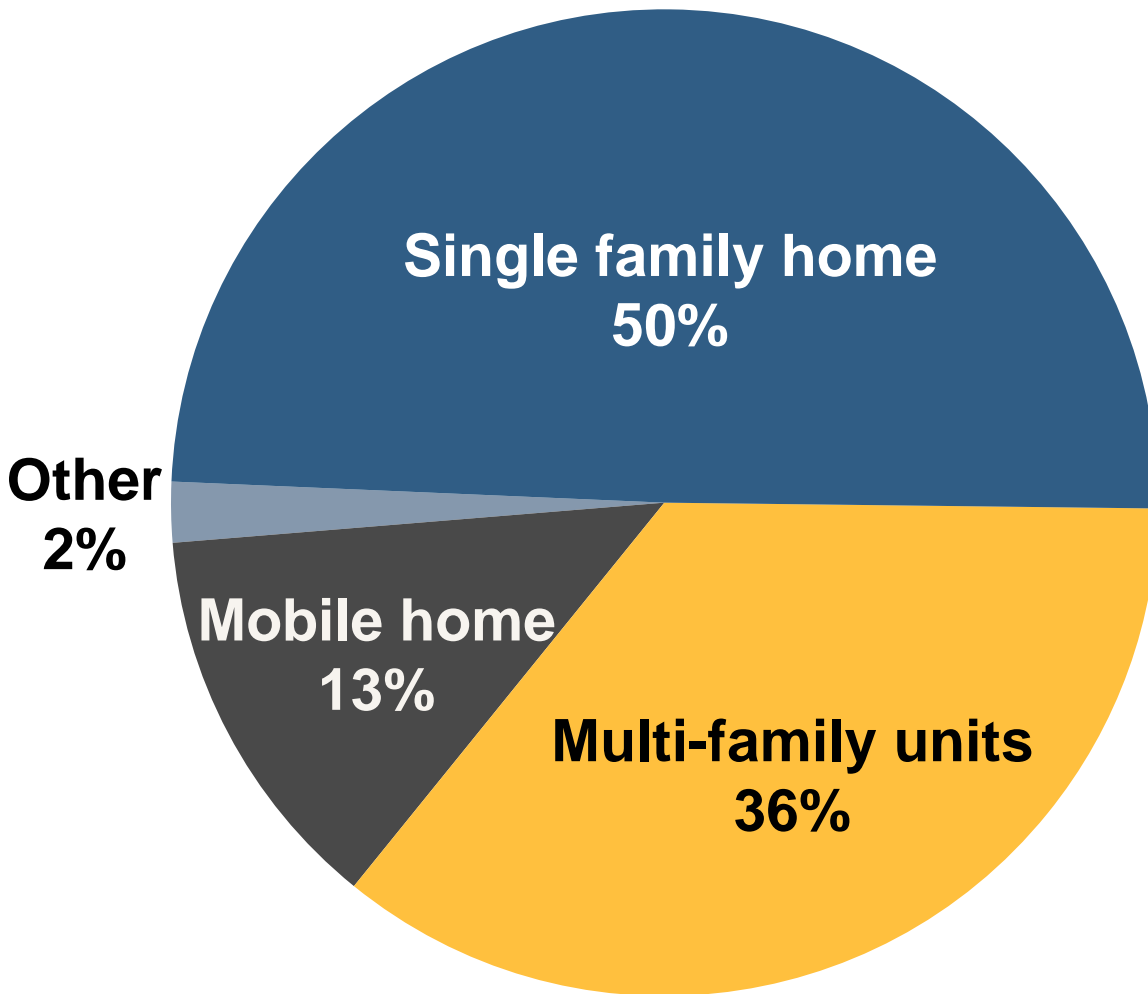
Data Source: 2022 American Community Survey 5-Year Estimates, US Census 2020.

Housing Structures



Housing Structures

What type of home do you live in?



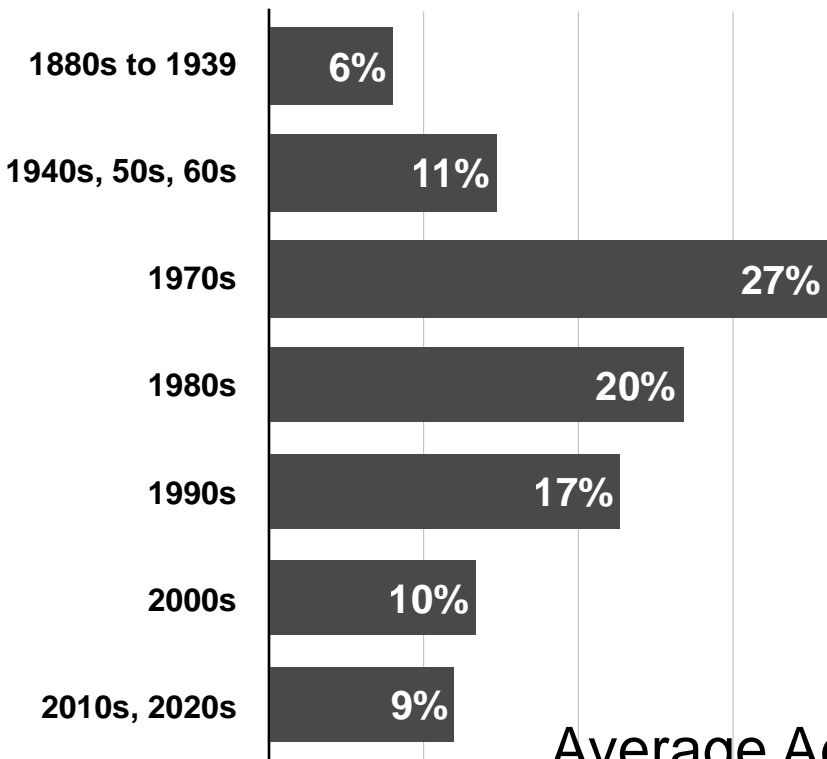
Half (50 percent) of tribal households in the served region live in single family home structures. Thirty-five percent of households live in a multi-unit structure such as an apartment or duplex, and an additional 13% live in mobile homes. An additional 2% said they live in some other type of housing.

Significant differences exist between communities. Petersburg, Klawock and Craig have the most mobile homes (17-20%), Douglas has the most multi-family unit homes (83%), while Kake has the most single-family homes (83%), as a percentage of all tribal homes.

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 due to much higher number of completed surveys from Douglas.

Answer Options	2019	2024
Single family home	57%	50%
Multi-family (apartment/duplex)	27%	35%
Mobile home	13%	13%
Elder housing	2%	1%
Other	1%	1%

What year was your house built?



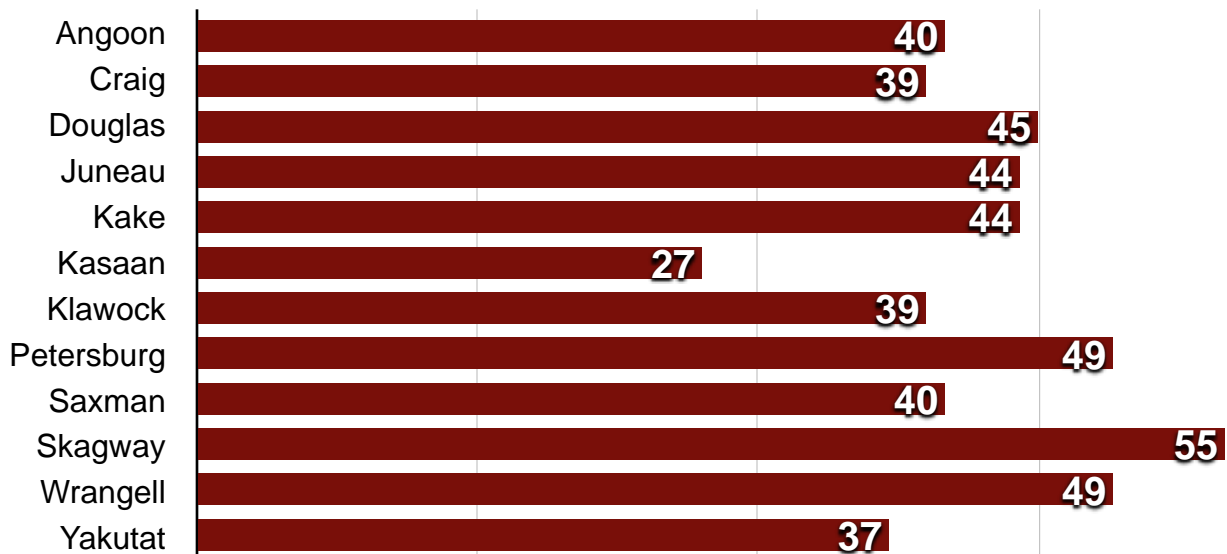
Respondents' homes are an average of 44 years old. Nearly half of them were built in the 1970s and 1980s. Another 27% were built in the 1990s and 2000s. Only 7% of homes have been built in the last decade. When this study was last conducted five years ago in 2019, the average age of the housing stock was 39.

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.)

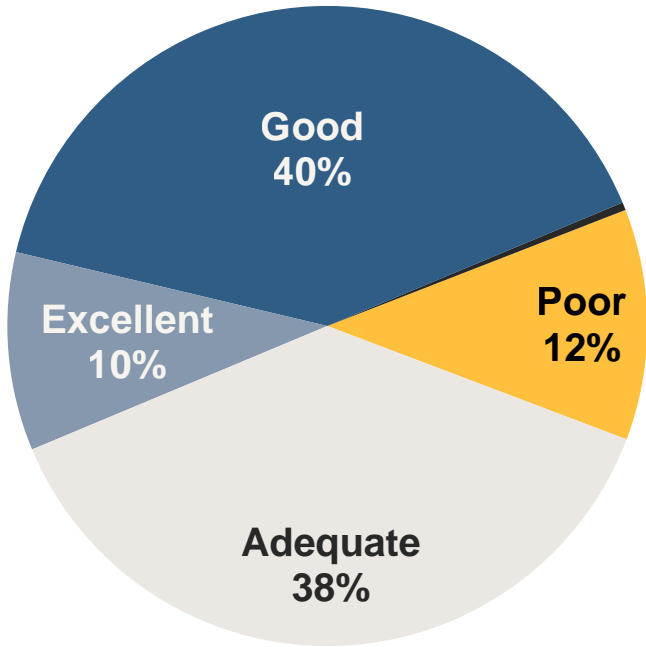
Average Age of Housing Stock

= 44 Years

Average home age by community

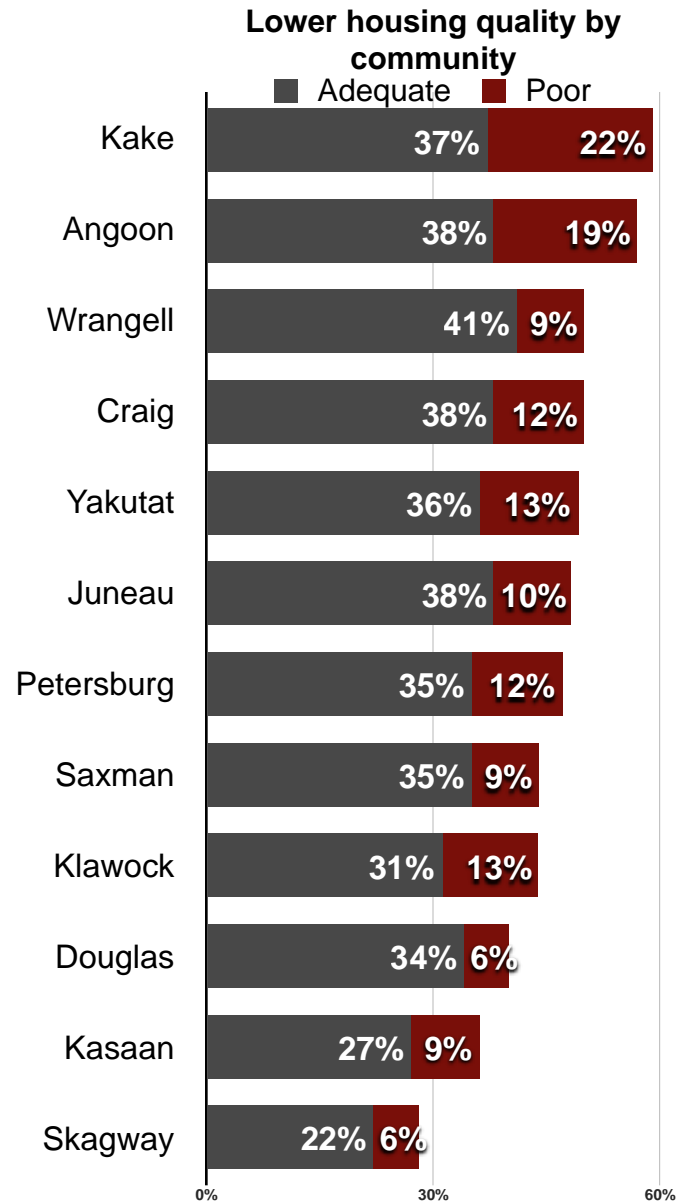


Rate the overall condition of your home



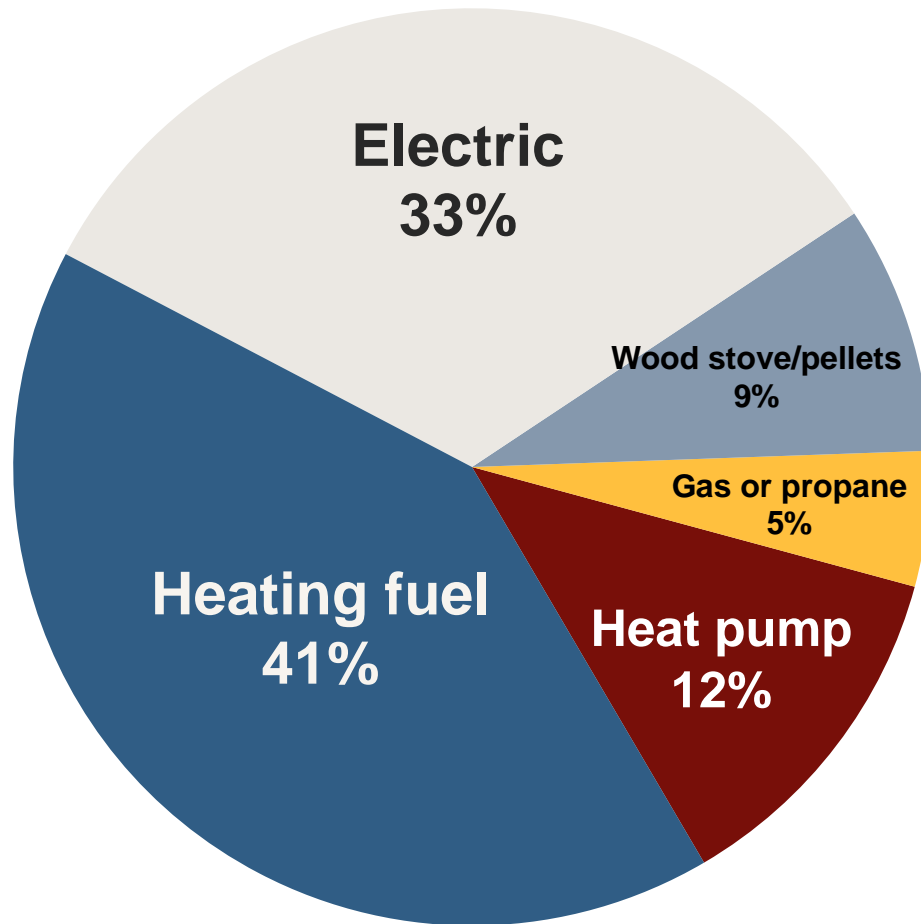
Half of tribal respondents said their homes were in good or excellent shape. Thirty-eight percent indicated that their living conditions were adequate, while 11% said the condition of their home was poor. Less than 1% said their homes were not in a livable condition.

Skagway homes are reported to be in the best condition, while homes in Kake and Angoon are reported to be in the poorest condition.



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	11%	10%
Good (a few minor repairs would be nice)	39%	40%
Adequate (repairs needed to improve living conditions)	39%	38%
Poor (major repairs needed to make it safe and livable)	10%	12%
Not Livable (we are currently unable to live in our home)	0.3%	0.4%

What do you use primarily to heat your home?



Forty-one percent of tribal respondents heat their home using heating fuel, while a approximately third use electric heating sources. Another 9% use a wood or pellet stove, 5% use gas or propane, and 12% use a heat pump — representing a shift from 2019. The average reported winter heating fuel cost was \$528 per month, while the average cost of electric heating was estimated to be \$321 in winter months. Overall, the average cost of heating was estimated at \$421 in a winter month.

Home Heating	Monthly Cost 2019	Monthly Cost 2024	2019	2024
Electric	\$308	\$308	32%	33%
Gas or propane	\$358	\$416	3%	5%
Heat Pump	\$300	\$376	1%	12%
Heating fuel	\$437	\$520	53%	41%
Wood stove/pellets	\$396	\$455	11%	9%
Overall Average	\$392	\$421		

Home Finances



Home Finances

What is the assessed value of your home?

Overall Average

2019	2024	Change
\$185,794	\$290,120	56%



Mobile Homes

2019	2024	Change
\$67,386	\$92,186	37%



Single Family Home

2019	2024	Change
\$207,132	\$330,015	59%



Multi-Family Home

2019	2024	Change
\$250,000	\$350,909	40%

The average value of a housing unit owned by a respondent in the THRHA region is \$290,120 — representing a 56% increase from when this survey was fielded 5 years previously. Mobile homes are worth an average of \$92,186, 37% higher; single family homes are valued at \$330,015, 59% more; and multi-family housing units—including attached homes, duplexes or condos—have an average value of \$350,909, a 40% increase over 5 years.

Significant variation exists between communities. Kake has the lowest average home values, while Skagway has the highest average home value.

Across all Southeast Alaska homes (including non-tribal) the median home value is \$387,000, a 30% 5-year increase.

Community	Avg. 2024
Angoon	\$170,323
Craig	\$278,116
Douglas	\$321,176
Juneau	\$349,955
Kake	\$154,773
Kasaan	\$165,000
Klawock	\$234,000
Petersburg	\$262,245
Saxman	\$283,871
Skagway	\$438,333
Wrangell	\$267,391
Yakutat	\$225,135

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



The average monthly rent paid by THRHA tribal householders is \$1,186, a 26% 5-year increase; while the average mortgage is \$1,638, also a 26% 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 \$1,018 in rent (14% less than the average rent), and \$1,465 for a mortgage (15% less). Nineteen percent of all tribal households own their own homes, but no longer have a mortgage - a figure unchanged over the past 5 years.

Kasaan tribal members have the highest average mortgage, while Kake households pay the least. Kasaan has the lowest regional rent, while 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
\$938	\$1,186	26%	\$1,018

Average Mortgage

2019	2024	Change	Can Afford
\$1,301	\$1,638	26%	\$1,465

Households with no Mortgage

2019	2024	Change
19%	19%	0%

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 = **\$1,131/month**

What is your approximate annual household income?

Average Household Income

2019	2024	Change
\$65,197	\$75,264	15%



Rental Households

2019	2024	Change
\$55,243	\$61,488	11%

Owner Households

2019	2024	Change
\$74,398	\$91,591	23%

By Community

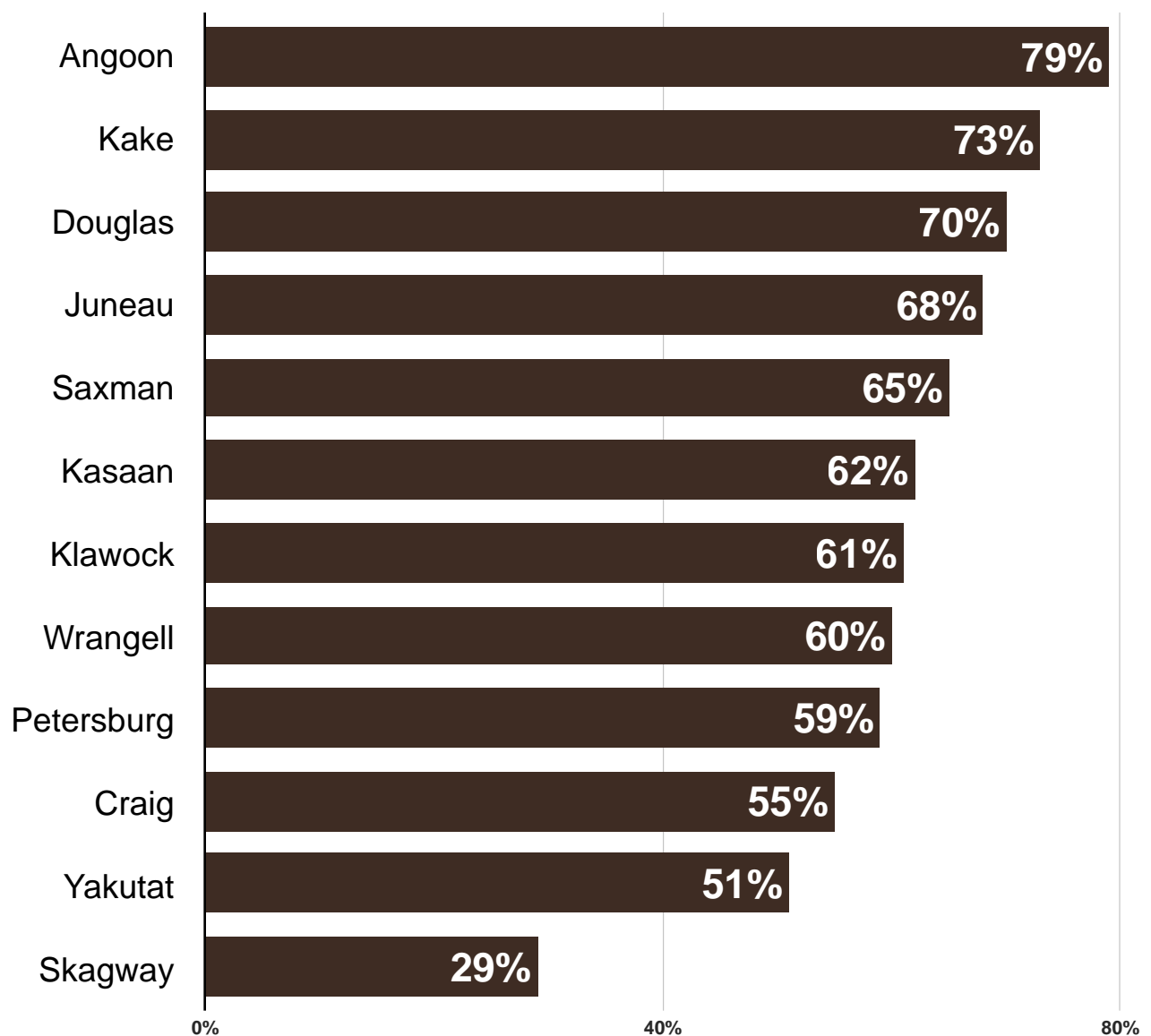
Community	2019	2024	Change
Angoon	\$34,182	\$54,286	59%
Craig	\$56,911	\$78,147	37%
Douglas	\$74,290	\$74,394	0.1%
Juneau	\$74,290	\$80,504	8%
Kake	\$50,644	\$53,816	6%
Kasaan	\$39,111	\$55,500	42%
Klawock	\$66,094	\$69,144	5%
Petersburg	\$61,097	\$71,275	17%
Saxman	\$40,161	\$69,288	73%
Skagway	\$93,364	\$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 the surveyed region is \$75,264, a 15% increase over five years earlier. Those paying rent had an average household income of \$61,488, an 11% increase; while those who own their own homes earn an average of \$91,591 annually, 23% more than in 2019.

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

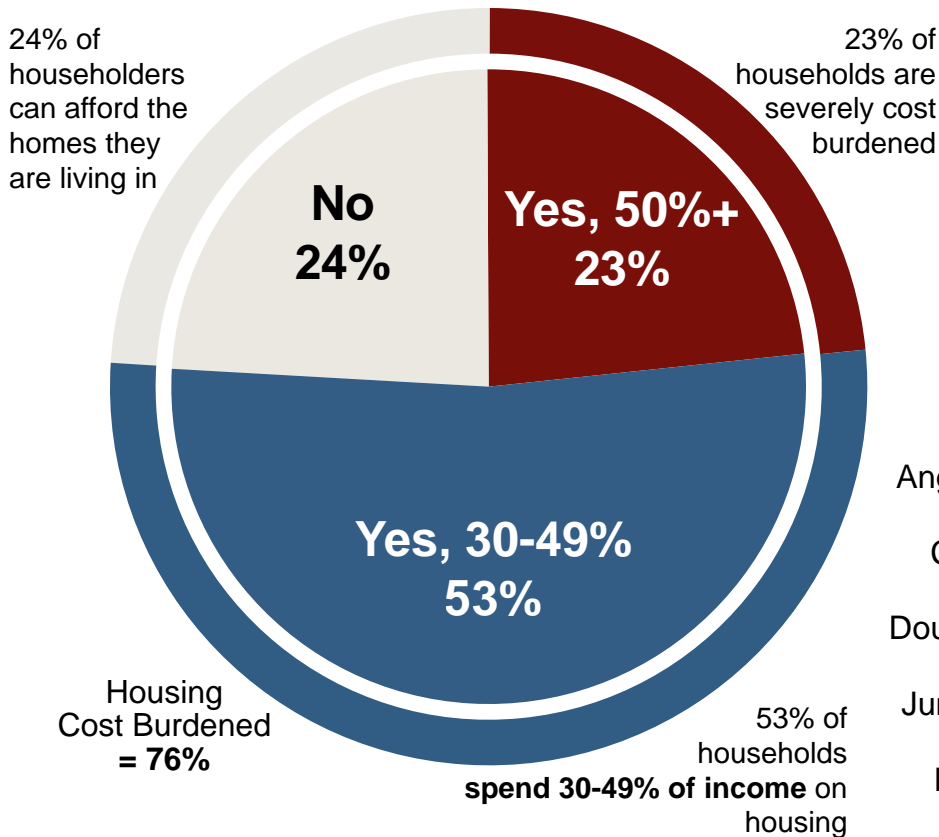
Across all Southeast Alaska homes, the median household income is \$91,700, a 22% five-year increase.

Percentage of Households that are Low-Income



Under HUD's 2024 income limits, the percentage of low-income households responding to the survey ranges from just below 30% in Skagway to nearly 80% in Angoon. Overall an average of average of 60% regional tribal households are low-income. See the individual community reports for a detailed breakout of lower income percentages.

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 76% of survey respondents. Nearly a quarter of tribal households (24%) have affordable costs.

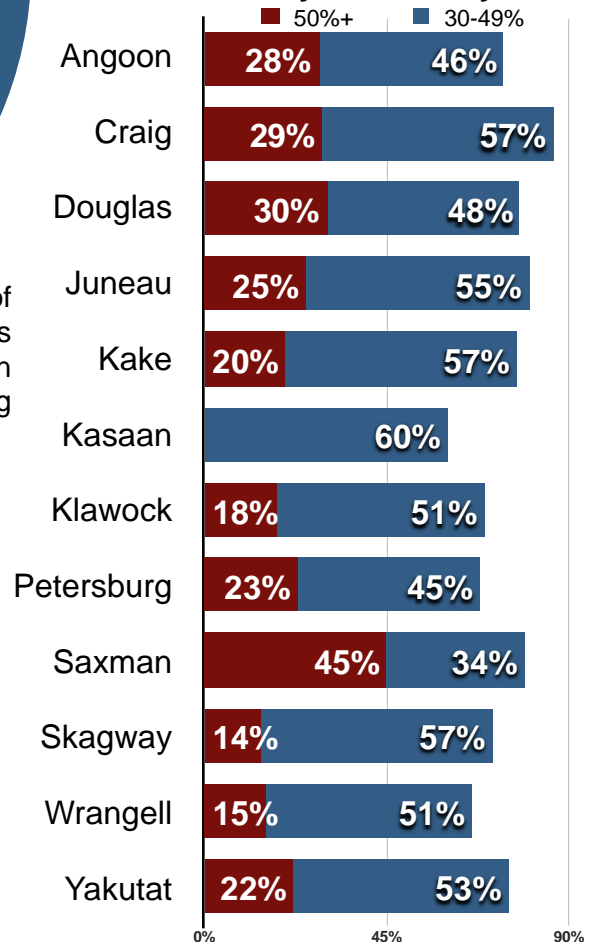
The 76% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 23% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

Among renters, 84% are housing cost burdened compared to 68% of all homeowners.

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

Note that the 18% 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



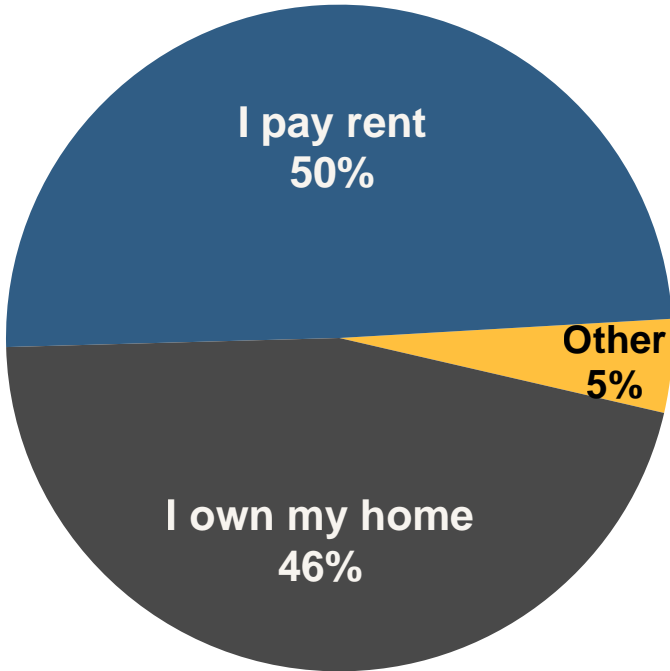
Housing costs for renters include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

Householders



Householders

What is your current housing situation?

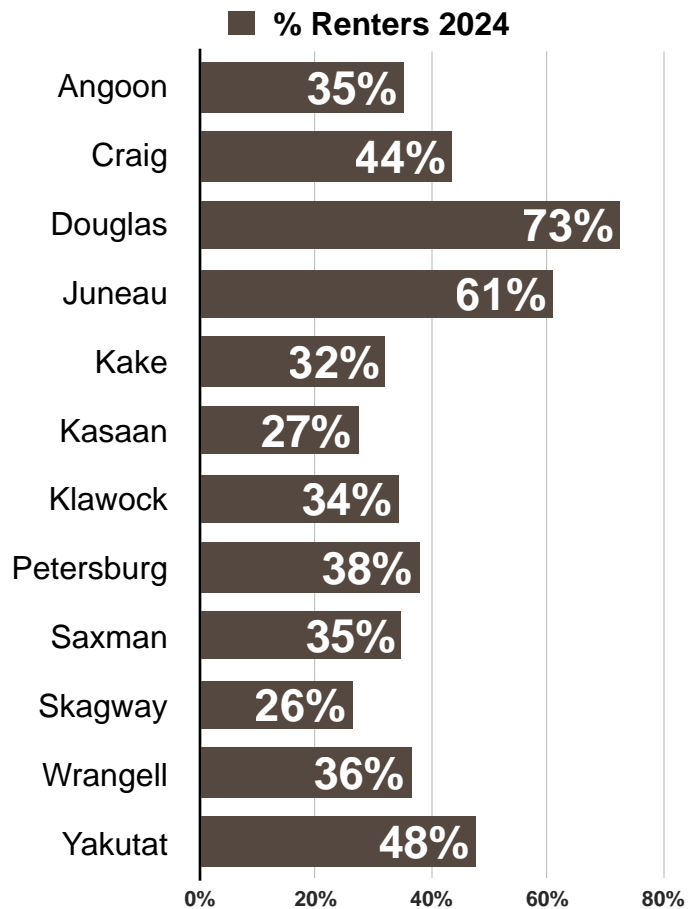


Answer Options	2019	2024
Owned with a mortgage	27%	27%
Owned without a mortgage	19%	19%
Rental	49%	50%
Other	5%	5%

Half (50%) of tribal households live in a home that they rent, either from a landlord, friend, or family member. Another 46% own their homes. This includes 19% 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, 34% of households are rented.

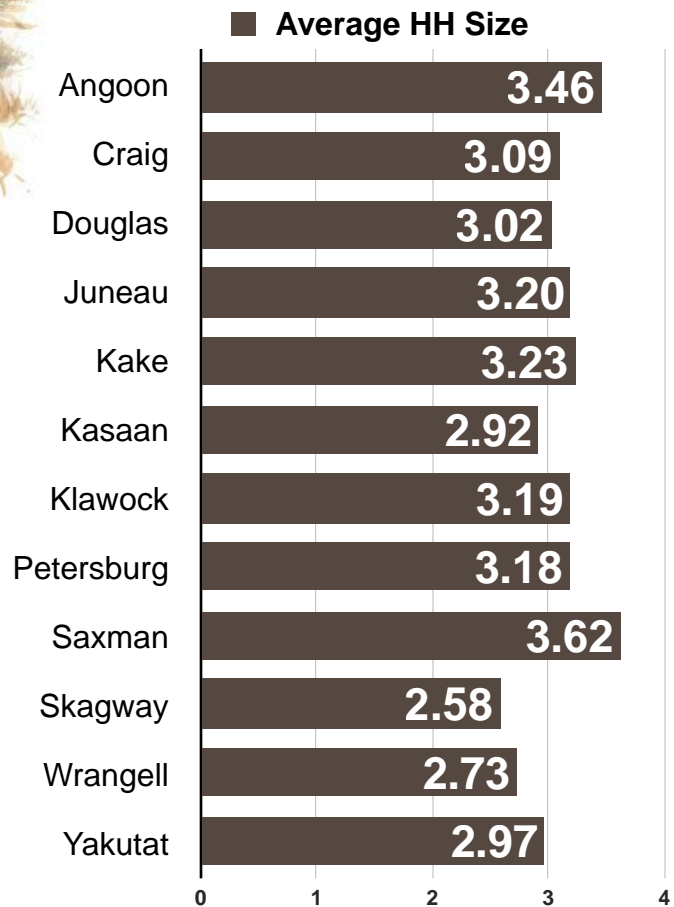


Number of People per Household



Average Household Size

2019	2024	Change
3.28	3.154	-4%

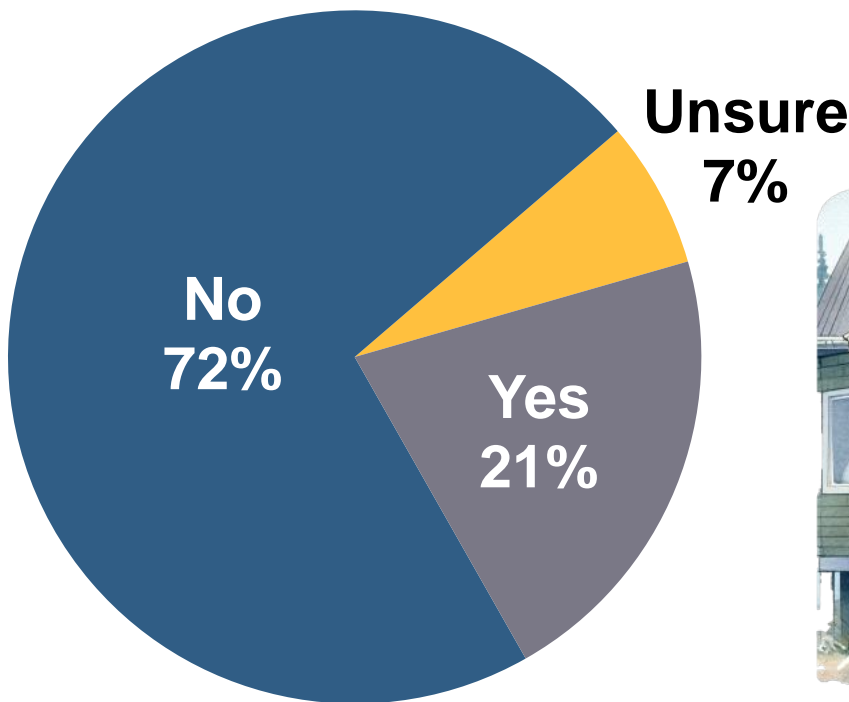


The average household size of survey respondents is 3.2, slightly smaller than the last time the survey was conducted five years previously.

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 Southeast Alaska homes, the average household size is 2.3 (down from 2.5 five years ago). Among non-Native households in the Southeast Alaska region, there is a significant trend towards single-occupancy households, as seniors are much more likely to live alone. This will result in regional communities needing many more housing units to house the same number, or fewer residents, putting even more pressure on the housing market and housing inventory.

Is your home overcrowded?



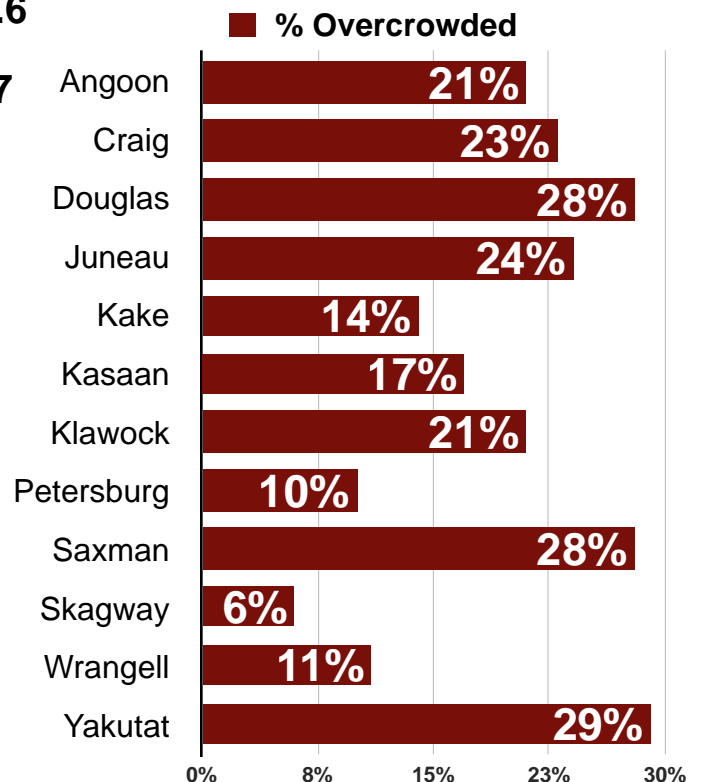
Average Household Size = 3.2

Average Household Size for “Yes” = 4.6

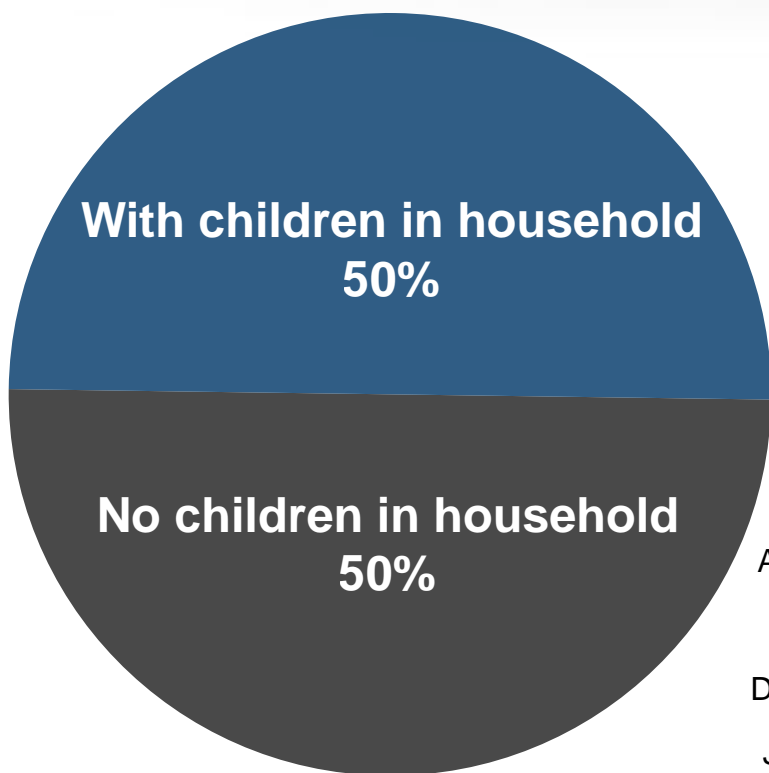
Average Household Size for “No” = 2.7

Twenty-one percent of households surveyed say their homes are overcrowded, a decrease from 25% five years ago. The overall average household size is 3.2 members. Those who say their home is overcrowded have a higher average household size of 4.6 people (unchanged from 5 years ago). Those who say that their homes are not overcrowded have an average household size of 2.7 people.

Skagway households are least likely say their homes are overcrowded, while Yakutat is the most likely to say overcrowding is a problem, followed by Douglas and Saxman.



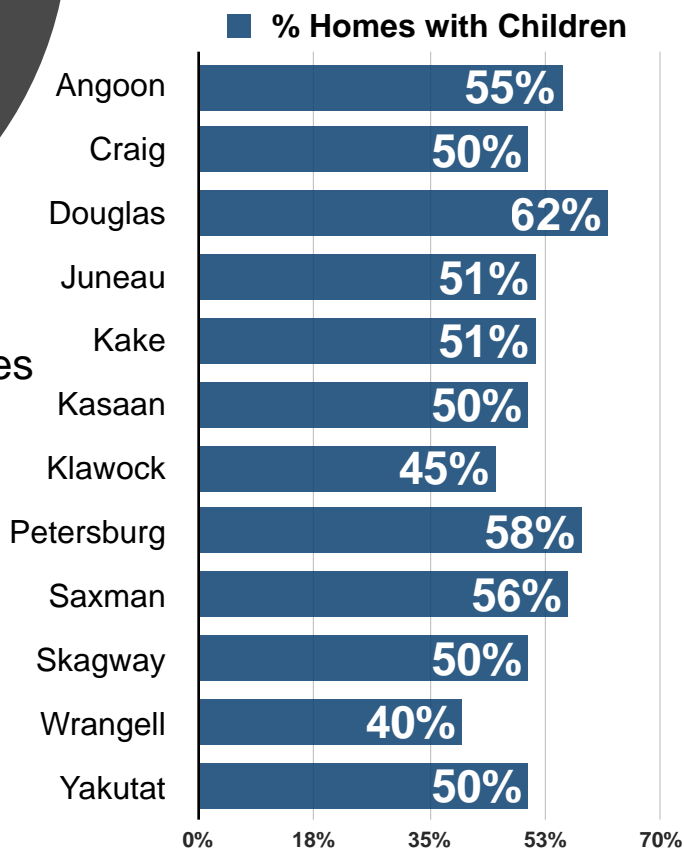
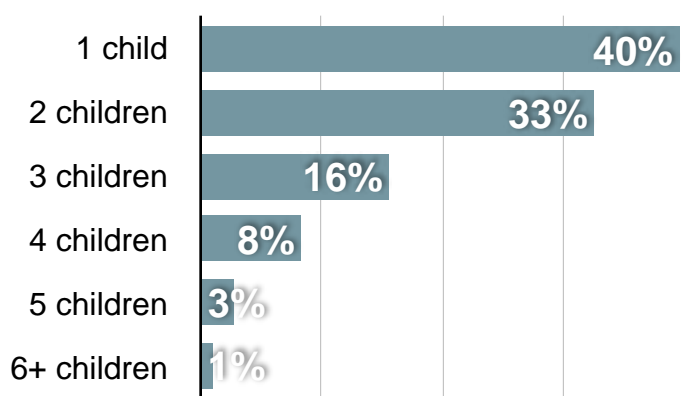
How many children under age 18 live in your household?



Estimated Total Kids

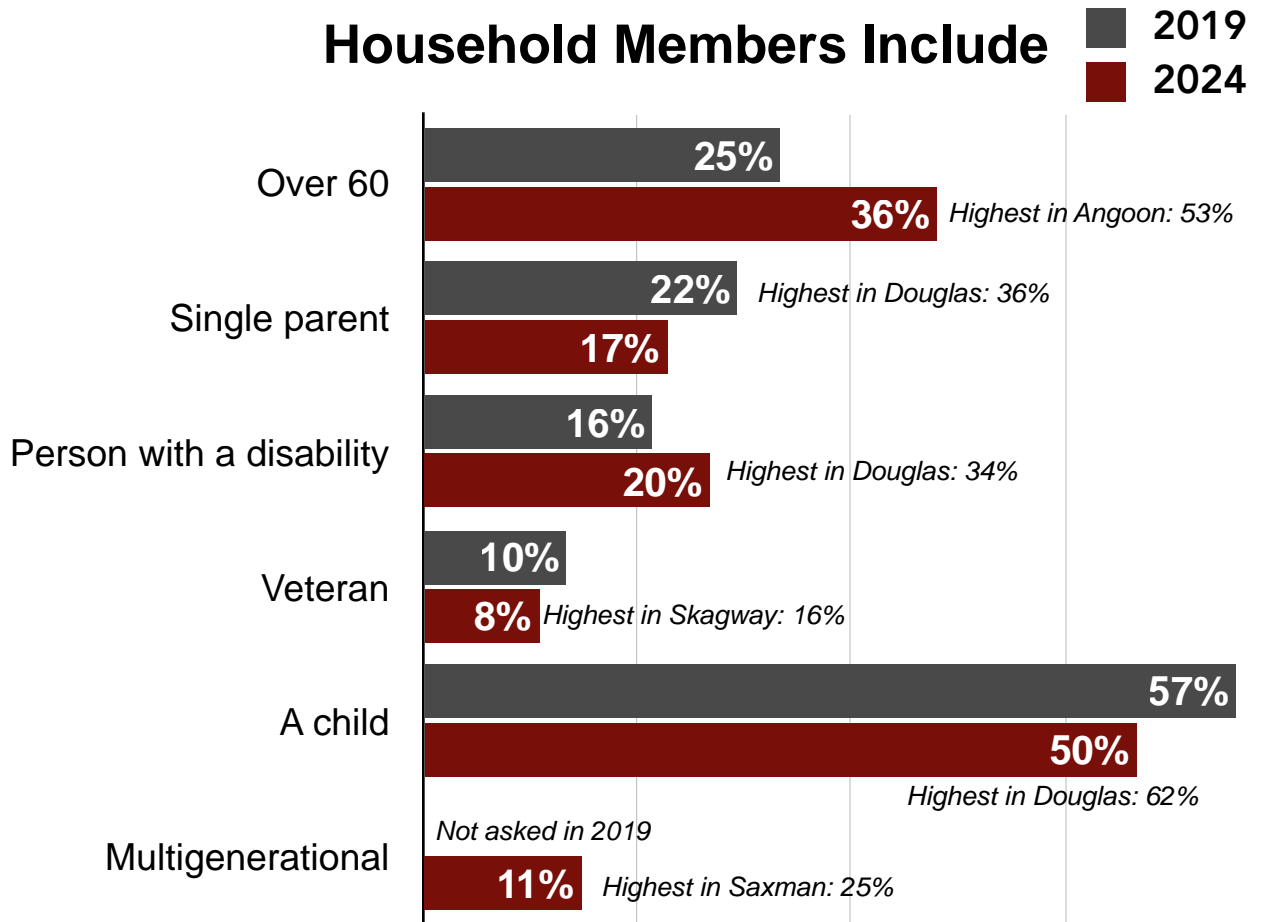
3,250

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



Half of tribal households (50%) 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. For homes with children, 40% have one child, 33% have two children, and 27% have three or more children. There are an estimated 3,250 children in Alaska Native homes in the THRHA communities. Douglas has the most homes with children, while Wrangell have the fewest.

Members of Household



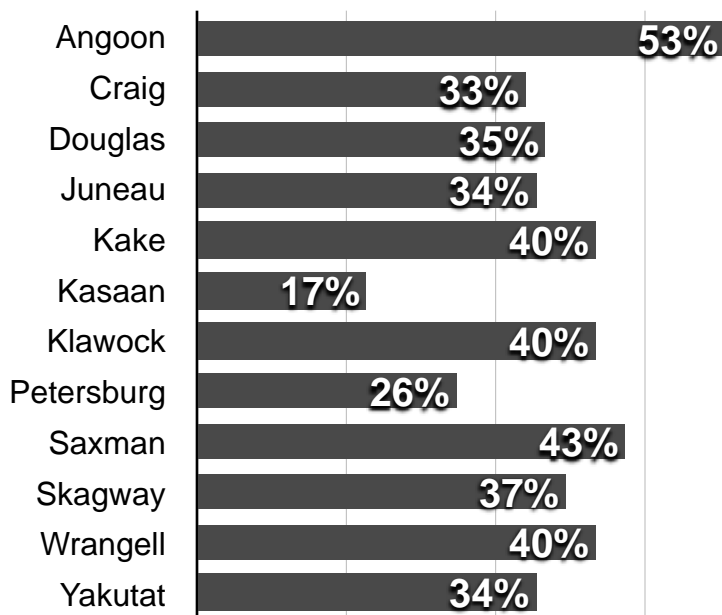
More than a third (36%) of all tribal households contain a person over the age of 60; representing a significant increase from 2019 when only a quarter of tribal households had a person aged 60 or older. Half of all tribal households in the THRHA include children, down from 57% five years earlier. Seventeen percent of all homes contain a single parent, down from 22%.

The number of households containing a person with a disability has increased from 16% to 20% over the past five years; while the number of households with a veteran fell from 10% to 8%. In 2024, 11% of all tribal homes contain both grandparents and grandchildren.

Kasaan has the lowest percentage of households with a member who has a disability, Saxman has the highest percentage.

Kasaan has the lowest percentage of veteran households (with none), while Angoon has the highest percentage.

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

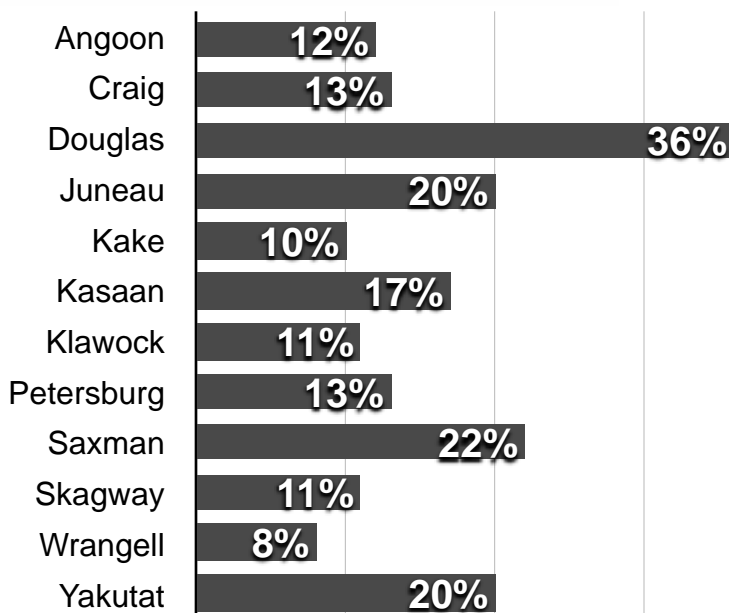


Kasaan has the lowest percentage of households with a member over 60, followed by Petersburg. Angoon has the highest percentage of households containing older residents. More than half (53%) of Angoon households have a person over 60, followed by Saxman (43%).

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.

Note that Juneau's totals contain all Douglas responses.

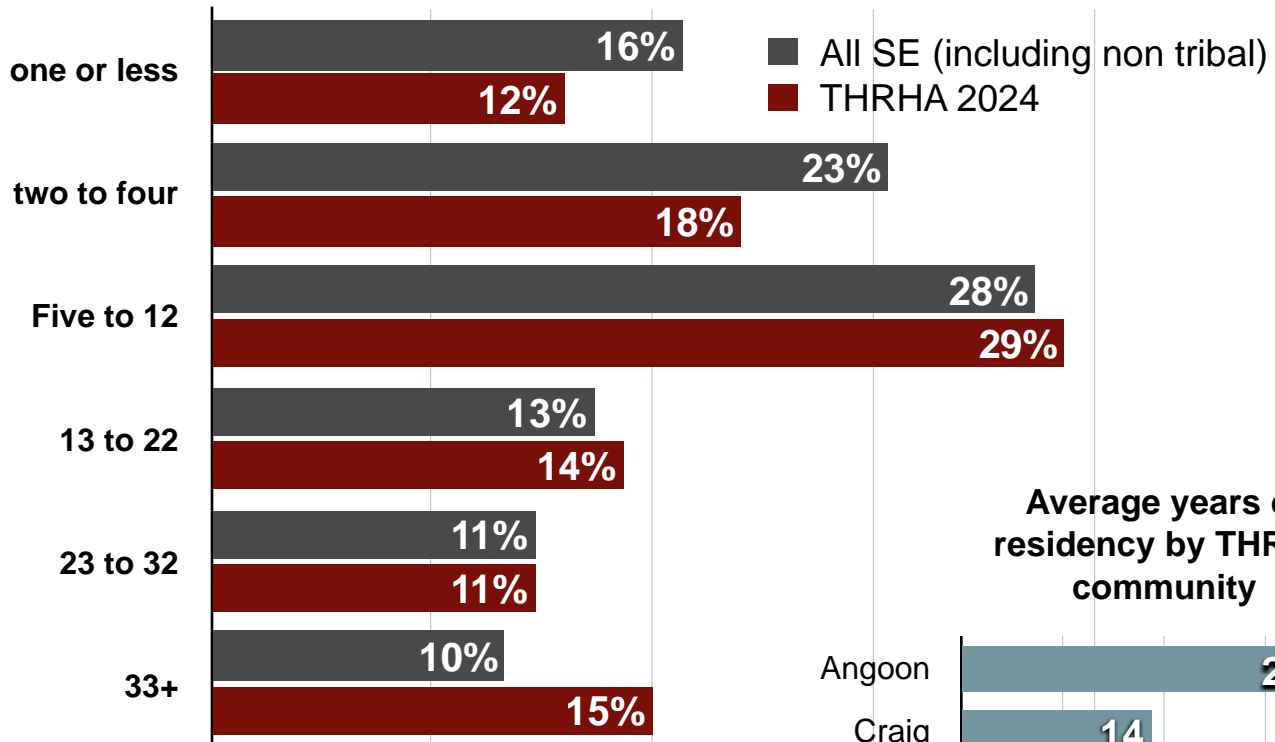


What year did you (or first household member) move into your current home?

Data converted into years of residency in current home.

Overall Average Years

2019	2024	Change
15 years	16 years	+1 Year

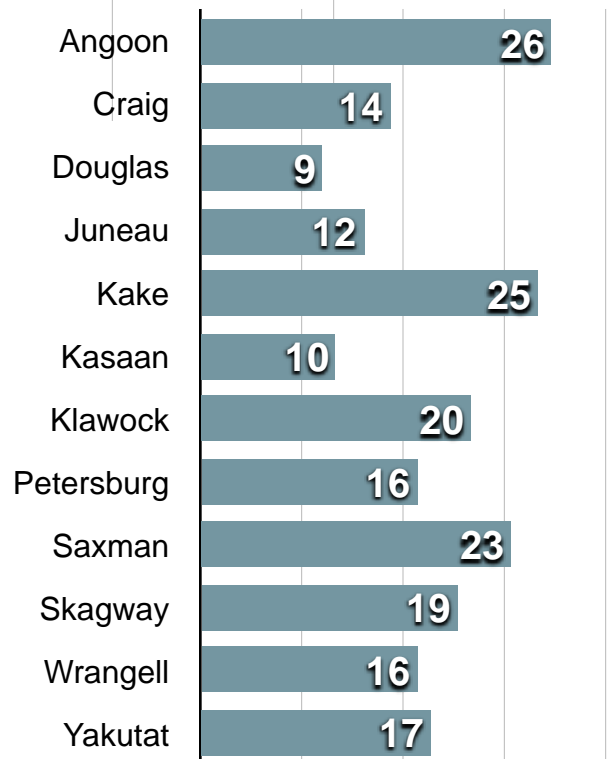


Thirty percent of respondents had lived in their home for more than 20 years, and another 18% had lived in their homes more than 10 years but fewer than 20. Nearly a quarter (24%) had lived in their homes 3 years or fewer. The average tenure of a tribal household at the point this survey was conducted was 16 years, a year longer than the last time this survey was conducted in 2019.

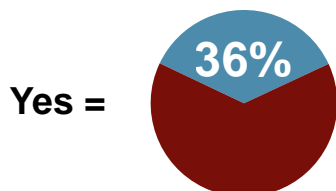
Douglas tribal residents have the shortest average tenure in their homes (9 years), while Angoon residents have the longest average tenure (26 years).

Across all Southeast Alaska households, the average tenure is significantly shorter.

Average years of residency by THRHA community

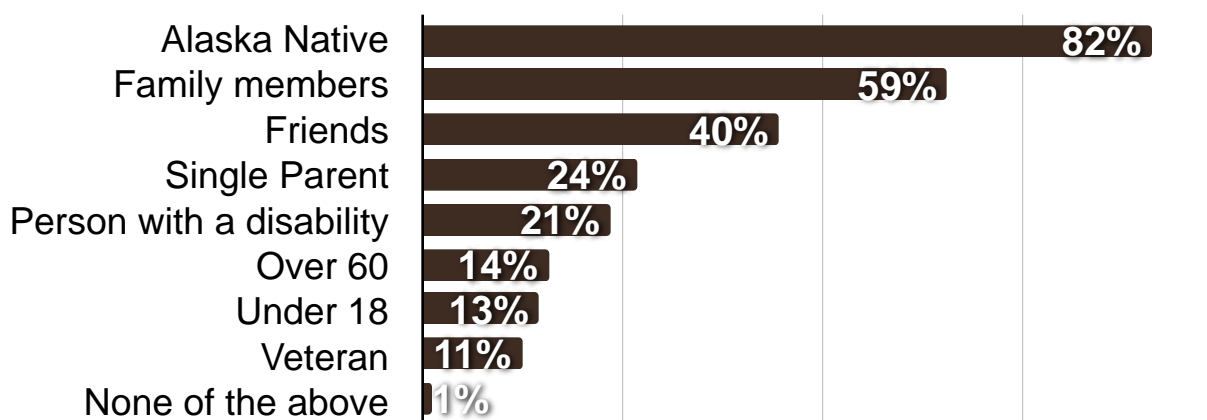


Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



More than a third (36%) 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)

= 80

Estimated Total Nights

95,000

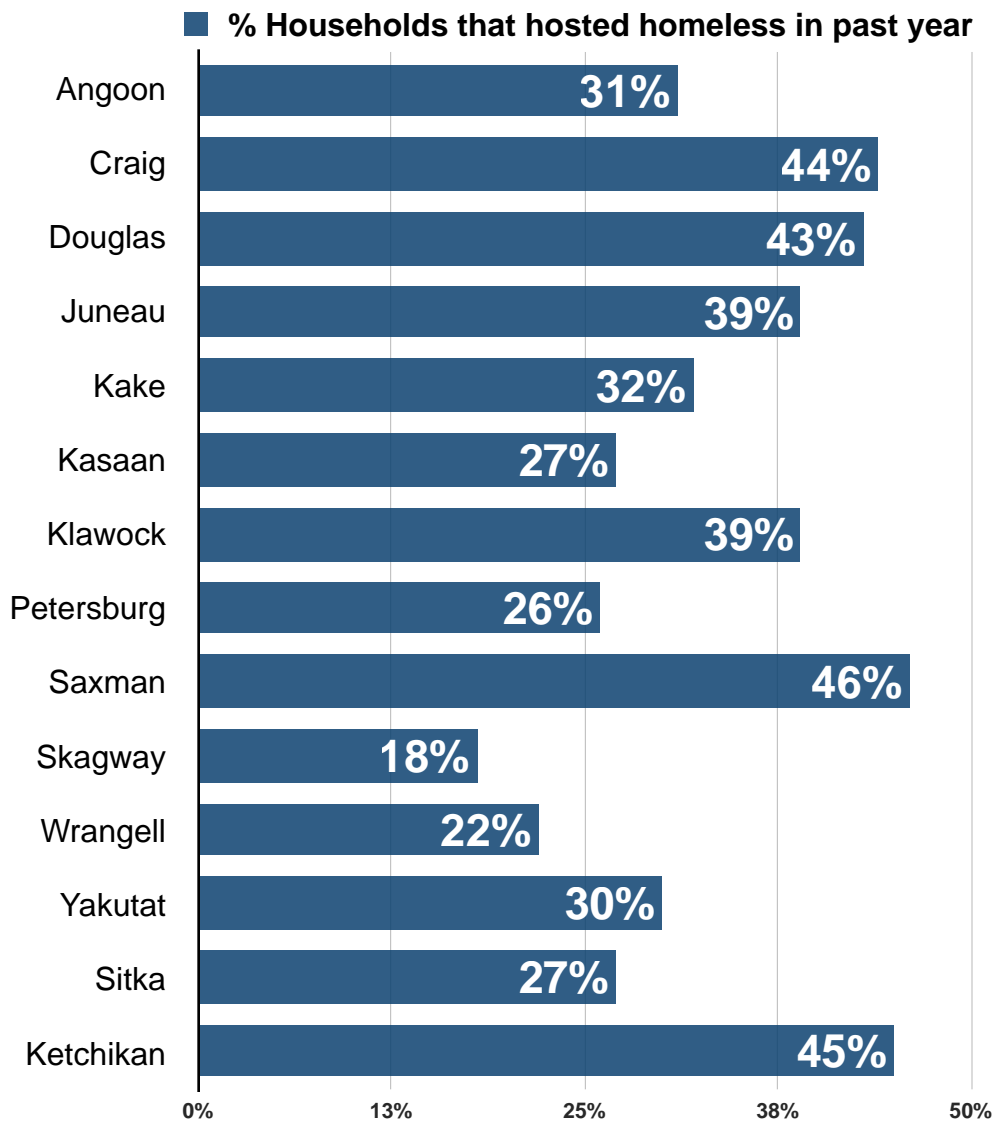
Estimated Total Value

\$4.4 million

THRHA region tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. More than a third (36%) said they had, for an average of 80 nights per household, including 3% that had a homeless person living with them for the entirety of last year. Those who received overnight accommodation included single parents (24%), children (13%), those with a disability (21%), and those over 60 (14%). Expanding the numbers to include all Alaska Native households in the 12 THRHA communities, tribal households are estimated to have provided approximately 95,000 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 the THRHA regional last year was approximately \$4.4 million.

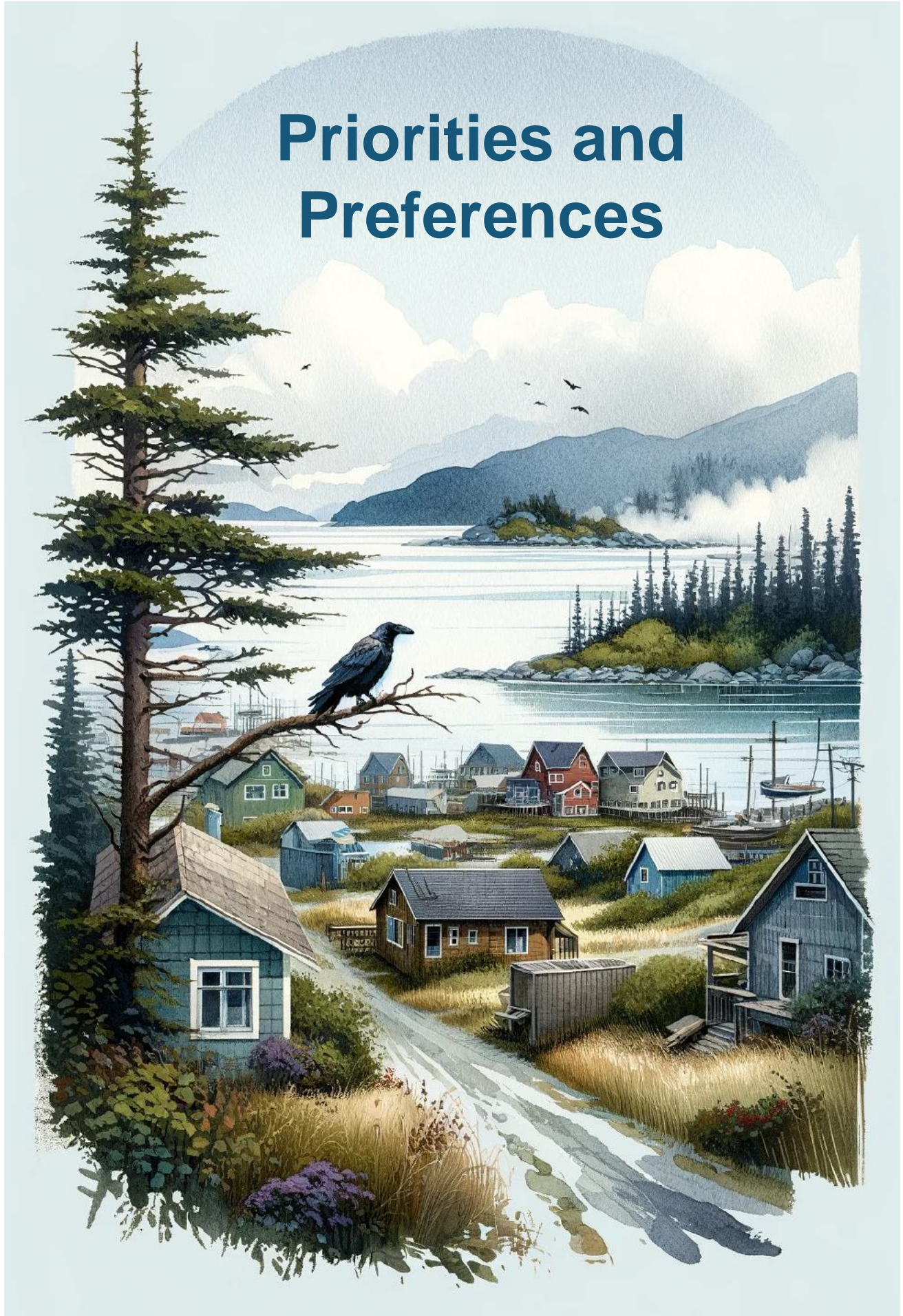
Homelessness: Percentage of tribal households that opened their homes by community

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.

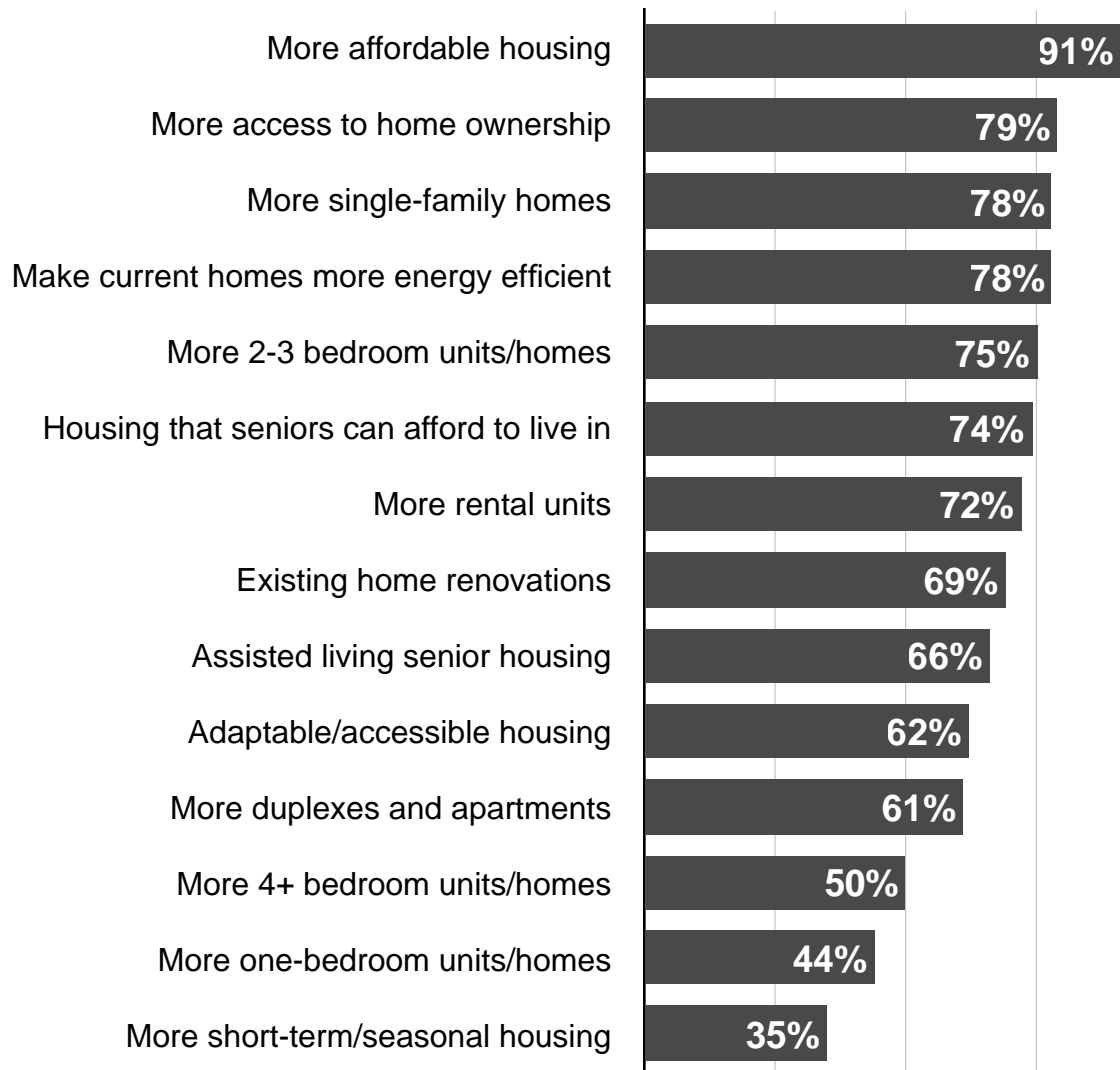
Priorities and Preferences



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 across the region served by Tlingit and Haida Regional Housing Authority is more affordable housing, which 91% of survey respondents say has a high level of demand. This is followed by more access to home ownership (79%), a call to make existing homes more energy efficient and more single-family home (78% each). The following table shows a breakdown of responses to these questions and responses.

How important are the following tribal housing needs?

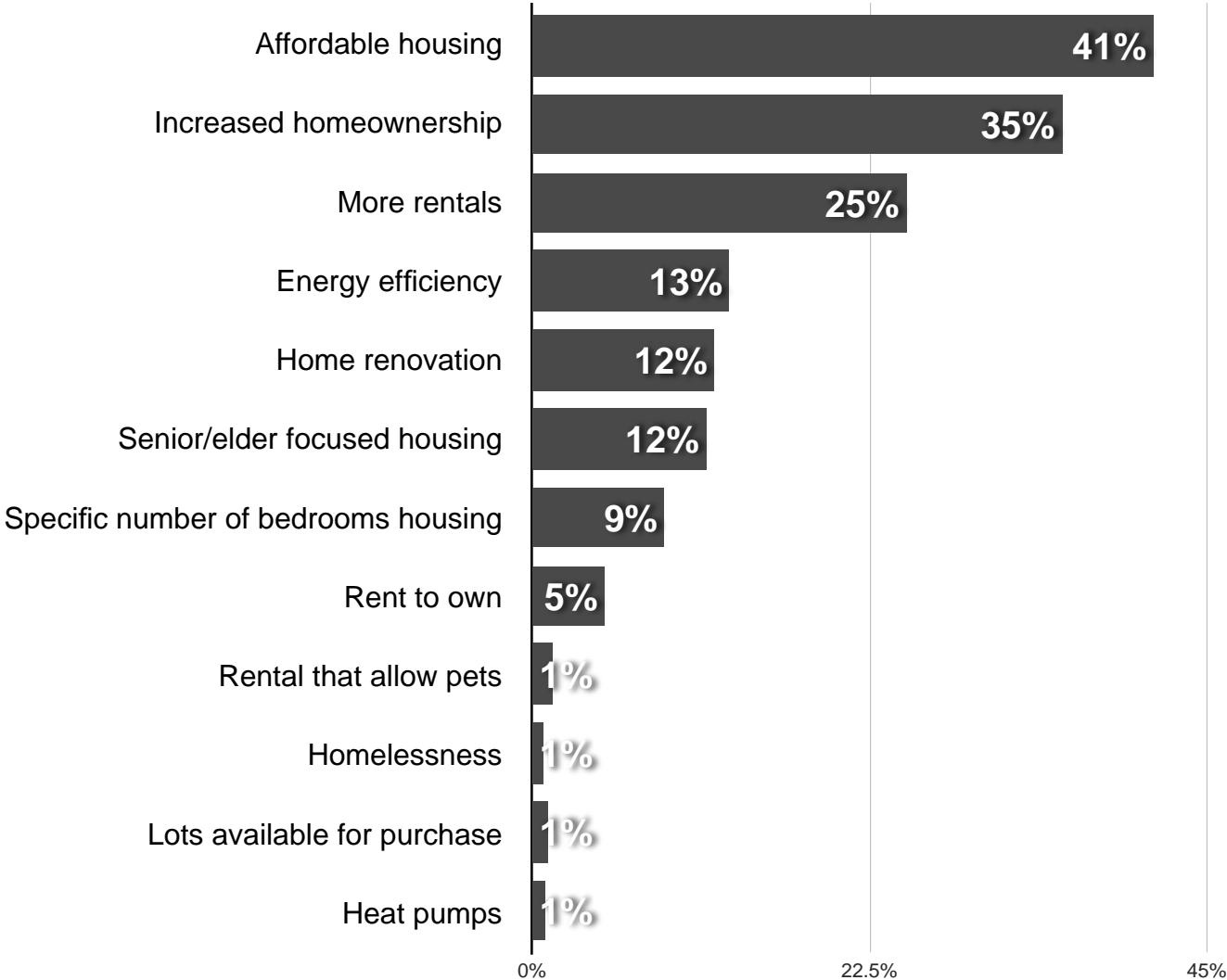
Answer Options	High level demand/ need	Medium level demand/need	Low level demand/ need	No need or demand at this time	We need less of this
More affordable housing	91%	7%	1%	0%	0%
More access to home ownership	79%	17%	3%	1%	0%
Make current homes more energy efficient, reducing energy costs	78%	18%	3%	1%	0%
More single-family homes	78%	17%	3%	1%	0%
More 2-3 bedroom units/ homes	75%	20%	3%	1%	0%
Housing that seniors can afford to live in	74%	19%	5%	1%	0%
More rental units	72%	20%	5%	2%	1%
Existing home renovations: Improve quality of existing home	69%	24%	5%	2%	0%
Assisted living senior housing for seniors who are no longer able to live on their own safely	66%	25%	6%	2%	0%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors	62%	29%	8%	1%	0%
More duplexes and apartments	61%	29%	6%	2%	2%
More 4+ bedroom units/ homes	50%	31%	14%	4%	1%
More one-bedroom units/ homes	44%	31%	20%	4%	1%
More short-term/seasonal housing	35%	24%	24%	7%	9%

How important are the following tribal housing needs?

Community	More affordable housing	More access to home ownership	Make current homes more energy efficient	More single-family homes	Existing home renovations	More Rental Units
Angoon	2		1		3	
Craig	1			2	1	
Juneau	1	2		3		
Douglas	1	2		3		
Kake	2		3		1	
Kasaan	2	1	3			
Klawock	1	2		3		
Petersburg	1	2	3			
Saxman	2		1	3		
Skagway						1
Wrangell	1		3			
Yakutat	1	3				

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

Analysis of open ended responses to top priority

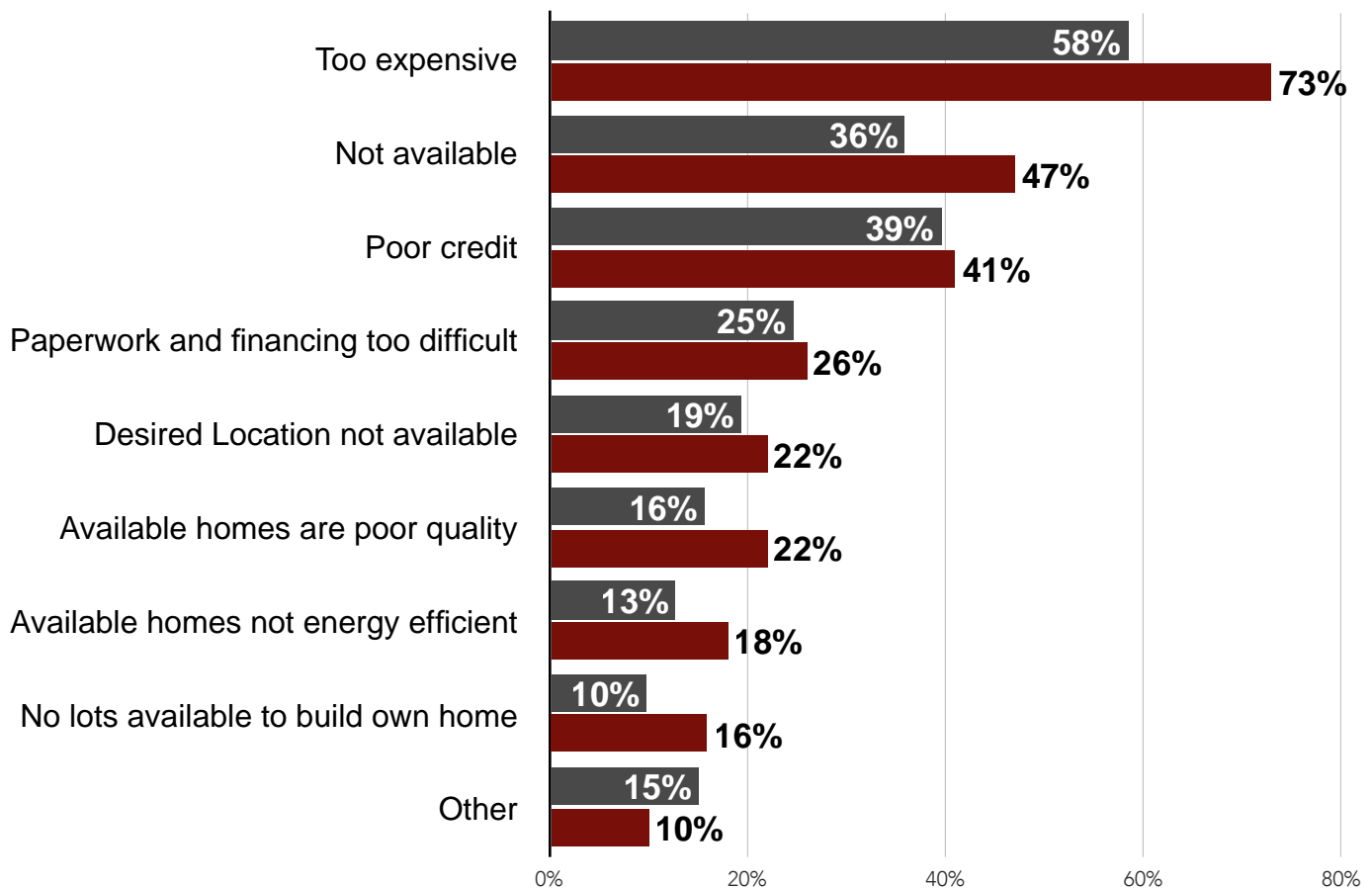


Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 12 comment categories. Forty-one percent of respondents want more housing in a price range that is affordable. More than a third (35%) of respondents would like more pathways to homeownership (if rent-to-own is included in this category this increases to 40%). More rental housing was the top answer of a quarter of all respondents. Energy efficiency housing and home renovation also made up a quarter of all responses. 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	56%
No	7%
Maybe	10%
Not applicable	26%

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)

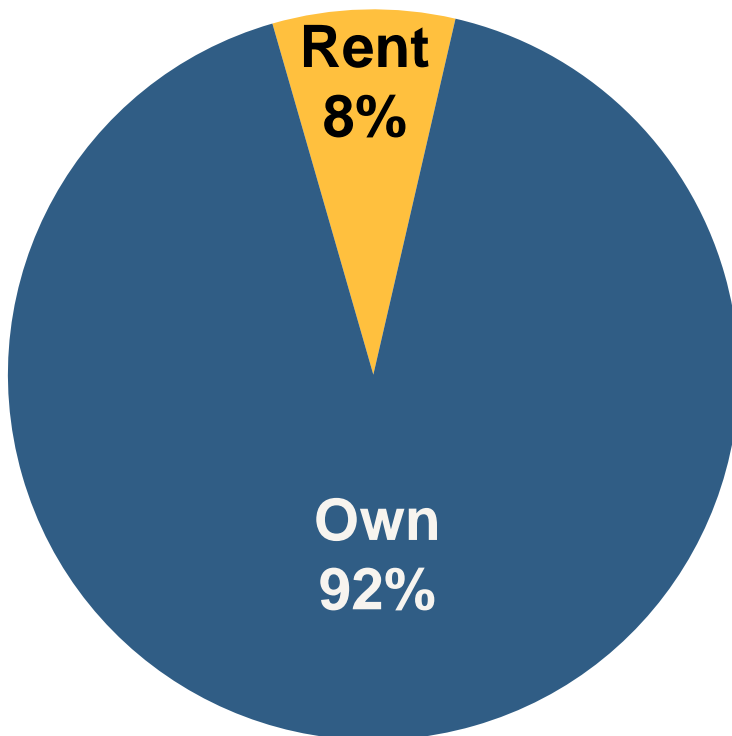


More than half of households responding (56%) noted that they have member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 73% of respondents, representing a 15% increase over the last time this question was asked in 2019.

The next top answer was a general lack of availability (47%), followed by ineligibility due to poor credit (41%).

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

I would prefer to:



While only 46% of respondents in this survey currently own their own home, 92% of all respondents said they would prefer to own their own home rather than rent.

- 82% 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.	615
Access to funding to help renovate my home.	436
A rental unit to move into.	241
I would like to participate in a “sweat equity” housing program, where I help build my home.	218
Home maintenance education program.	209
I am not interested in a housing program at this time.	167
Financial literacy program.	146
I have land and need access to a loan to build my own home.	158
Other	78

How many bedrooms are in your house?

Average Number of Bedrooms
= 2.7

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.

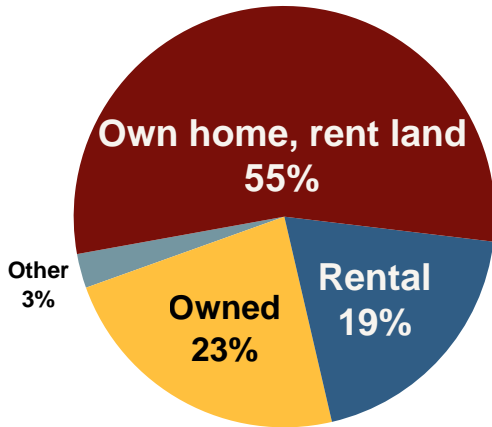
Answer Options	Response Percent
YES, Alaska Native or American Indian (only or in combination with other races)	97%
NO, both head of household and spouse do NOT identify as Alaska Native or American Indian	3%

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

Answer Options	Response Percent
Yes	13%
No	84%
Not Sure	3%

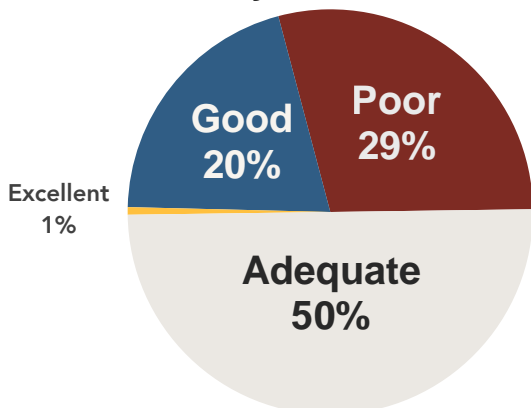
Mobile Home Focus

What is your current housing situation?



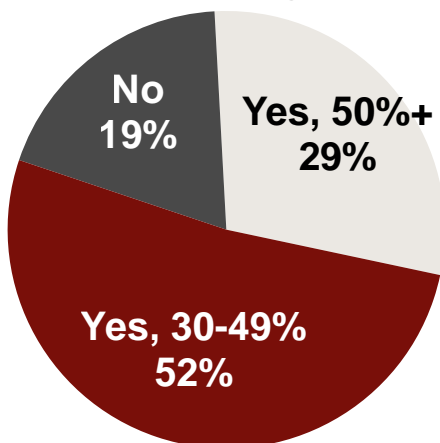
According to this study, 13% of tribal households in the 12 community THRHA region live in mobile homes. In Alaska as a whole only 4% of occupied housing units are mobile homes, while in the US it is 6%.

Rate the overall condition of your home



- Home quality of mobile homes are much lower than that of other homes in this study. Only 21% rate their homes as good or excellent, compared to 50% in the overall THRHA region, and nearly three times as many mobile home households call their home condition “poor.” 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 smaller than average space, winter heating costs are higher than the overall regional average (\$457 versus \$435).
- The average annual income of mobile home households is 28% lower than the average for tribal homes in THRHA communities, 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 = \$58,730**
- Average Mortgage = \$1,232**
- Average Lot Rent/Costs = \$743**
- Average Rent = \$1,237**
- Can Afford Monthly Costs of = \$875**
- Average Trailer Age = 46 Years**
- Monthly Heating Bill (winter month) = \$457**
- Average Household Size = 3.3**

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 1,083 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 (447 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 (381 comments):** Close behind the need for affordable housing is 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 (269 comments):** A significant number of comments also highlight the need for more rental properties. This includes both the demand for more quantity and variety in rental options—such as more one-bedroom apartments for singles and seniors, and larger units for families—as well as calls for more pet-friendly rentals. The focus on rentals underscores the immediate need for housing solutions that can address the community's needs while longer-term solutions are developed.
- 4. Senior/Elder Focused Housing (125 comments):** There were 125 comments on the need for more senior and elder housing options. This includes affordable rental apartments, senior living communities that offer a mix of independence and support, and housing that is accessible and energy-efficient. Many comments reflect concern for the well-being and comfort of the elder population, advocating for solutions that allow seniors to live with dignity and connection to their communities.
- 5. Energy Efficiency (142 comments) and Home Renovation (131 comments):** These categories highlight a concern for the quality and sustainability of existing housing. Energy efficiency not only makes homes more comfortable but also helps reduce 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 the community's changing needs.
- 6. Enhance Rent-to-Own Programs (52 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.
- increased energy efficiency
- livable home renovation
- more homes available for purchase, more rentals, home renovation, increased energy efficiency, more senior housing
- More senior services
- 1 bedroom housing
- 1 bedroom housing and housing for not just families, but people in general.
- 1-3 affordable
- 1-3 bedroom
- 1-3 bedroom affordable housing
- 1-Bedroom apartments for single working individuals, and more homes available to purchase.
- 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
- 2 bed room housing
- 2-3 bedroom rentals
- 3 bedroom homes
- 3 bedrooms
- 3-4 bedroom homes for with option for homeownership to support for workforce aged demographic age 26-45.
- 3-4 bedroom hoses and fenced in
- 30% rental is a lot for a single family income.
- 4 bedroom low income base rent to own
- 4-bedroom houses
- 4+Bedrooms and housing
- A rental home that doesn't keep getting higher, I need a steady rental agreement so I can save money, rent and food alone are ridiculous.
- A tree fell 12/15/23 damaged the roof. I faxed verification 2/9/24 at 430 pm
- 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
- Affordable rental homes or apartments
- Affordability
- Affordability
- Affordability
- Affordability
- Affordability
- Affordable
- Affordable
- Affordable
- affordable
- Affordable 1-3 bedroom housing anything from rental to buying
- Affordable 3-4 bedroom single family homes
- Affordable 3-4 bedroom 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 financing
- Affordable financing
- affordable home for tribal members to pay mortgage to own!!
- affordable home or rental unit
- Affordable home ownership and not rentals. Home ownership is a huge desire that we hear all over among our tribal citizens.
- affordable home renovation
- Affordable homes
- Affordable homes
- Affordable Homes
- Affordable homes and apartments
- Affordable homes and rentals for low income families and young adults.
- Affordable homes available for low income families, Affordable, living homes for elders.
- Affordable homes available for purchase
- Affordable homes available to purchase
- Affordable homes for first time buyers and support to do so with down payment

- 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 or homes. The high cost of living is a struggle when the IRS already takes a percentage of pay and next Rental-buying a home demands 30 % of the same amount.
- Affordable rentals that accept pets
- affordable senior housing and making current homes more energy efficient
- Affordable single family homes to own
- Affordable, housing
- Affordable, available, long term apartments
- Affordable, energy efficient homes for families
- Affordable, energy efficient, location
- Affordable, energy efficient, single family homes.
- 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 myself and my partner worked we were denied
- All
- All More homes Affordable homes Renovations Rentals Transitional housing
- All above
- All apply
- All of it. The housing in Craig is extremely limited. We need everything. There are T&H apartments but there are three units empty but need to be repaired. They have been vacant for months. T&H doesn't enforce the drug policy. When they need repairs on units, they take 8-12 months to repair. T&H needs to outsource the repairs to other companies in our local area, to get people who needs them, in the rentals. Apartments should be tested at least once every six

months for drugs. I heard they can test the walls and it will come back positive if drugs are being made or consumed in the apartment. If the test comes back positive, they need to be immediately evicted within a week. It's ridiculous that T&H allows them to stay in the units if they are convicted/charged with drug possession.

- All above (more homes available for purchase, more rentals, home renovation, increased energy efficiency, more senior housing, more 1-bedroom housing)
- All above
- All above
- All above
- All above
- All above
- All above
- All above
- All above
- All above
- All above
- All above
- All above
- All above
- All above
- All of the above are all needed. Especially 1 bedrooms.
- All of the above on a family by family basis/ need.
- 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
- All of the above, but most importantly- assisted living facility
- All of the above (more homes available for purchase, more rentals, home renovation, increased energy efficiency, more senior housing, more 1-bedroom housing)
- All of the above
- All of the above
- All of the above
- All of the above
- All of the above
- ANY homes available for purchase. As far as I know there are 0 available in my or neighboring community.

- assistance or guidance to build our home. lower finance rates would be fantastic
- Assisted living for senior citizens. A lot of elders are on a wait list for out of town assisted living and most of them don't want to leave town
- At this time there is nothing affordable for people, it is all for the tourists and seasonal workers. For us that live here year around get the short end of the stick
- Availability
- Availability and affordability
- Availability of 4 bedroom homes at a reasonable cost
- Availability of home - rental and purchase - there is just very little housing overall
- Available housing
- 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 quality of homes at an affordable price. Possibly a section of small-tiny homes for couples to rent to own with a top off rate of \$500 a month.
- Better rental opportunities
- BIGGER HOMES
- Childcare and affordable rentals for families
- Clean and safe
- Condos
- Cost
- cost
- Cost friendly homes
- Cottage style housing for seniors, think about the kids who are moving into adulthood and need minimum housing to get there feet on the ground. studio apts. this would be good even for seniors who no longer have their spouse with them.
- Definitely more homes to purchase
- Definitely more housing, affordable options. Because there is no available housing, landlords can demand ridiculous pricing (well, applies to nationwide) because of the lack of housing.
- 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 nursing homes
- Elderly rental complexes that are secure and affordable
- Elders
- Elders assisted living and home renovations
- Elders need affordable housing First!
- Elders with raising grandchildren should be able to get on top of the list
- Energy efficiency
- Energy efficiency
- Energy efficiency
- 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
- Energy efficient apartments for elders.
- Energy efficient homes available for native families to purchase.
- Energy efficient upgrades, access to reliable home repair and renovation, mobile home purchase, newer energy efficient 4 bed homes.
- Energy-efficient
- Energy-efficient and affordable homes w/ adequate amount of bedrooms to prevent overcrowding, departure from community, disconnect from culture and heritage.

- 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
- Family housing
- financial assistance to maintain homes for single parents with ALASKA Native kids.
- Financial support for first-time homebuyers
- Find affordable housing
- Finding land for tribal members to build homes on.
- Fixing homes
- Fixing up homes
- For purchase
- for the younger generations who would like to live outside of their family home... i.e.: outside parents dwelling
- Getting more homes for purchase, rent. We want to keep our families here and it's hard without places to rent/own.
- Getting the 4 empty rentals out to our people immediately. So many homeless needing homes .
- Grant \$ for renovations
- Group home
- Guidance
- Having housing for everyone
- Having more homes to purchase and more rentals
- 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 assistance an money to remodel
- 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 getting loans and owning a home
- Help our tribal members build a home on their land or update the current homes. Tribal members need to own their homes, not rent.
- 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 seniors with renovations are getting new windows new doors
- 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.
- Helping tribals members who have land and no house, build houses. Renovate unsafe housing and increase energy efficiency
- Home and rentals
- Home for purchase for young families. Repair the damage due to poor design on existing homes. Not income based. This is a design flaw. We shouldn't have to pay for repair.
- Home Ownership
- Home ownership courses - building permits, lawfulness, property evals, hazards training, programs that help with restoring, energy efficiency, eco-friendliness
- Home ownership for all families are important as running cultural businesses that only benefit a few.
- Home ownership opportunities
- Home ownership opportunities/education should be offered to families needing this. I understand that this in fact happening, but, my husband had inquired about applying for the homeownership program but never got a call/email in regards to this, when the program was first offered.
- Home ownership programs, home renovation for existing homes
- Home renovation
- Home renovation

- Home renovation
- Home renovation
- Home renovation
- Home renovation
- Home renovation
- Home renovation
- Home renovation
- Home renovation
- Home renovation
- Home renovation
- Home renovation and energy efficiency
- Home renovation and more homes available for purchase for lower income single parent budgets
- Home renovation and more rentals.
- Home renovation for elderly
- Home renovation, I have been trying to get help on a mold issue for several years, my grandchildren are growing up in a mold home that was built by Tlingit and Haida and have not helped me on this issue. I have always put mold on my housing improvement applications with no response or action on this serious issue!!! Very disappointed in T&H!
- Home renovation, increase efficiency
- Home renovation, increased energy efficiency
- Home renovation, updates and energy efficiency grants.
- Home renovation's
- Home renovations
- Home renovations
- Home renovations
- Home renovations
- Home renovations Increased energy Assisted living senior housing
- Home renovations more rentals energy efficiency
- Home renovations on existing homes. Elders moving out from their 4+ bedroom homes to open it up for families. More single family Homes. More homeownership.
- Home renovations to existing houses
- Home renovations with increased energy efficiency, more rentals and senior housing.

- Home repair assistance for existing homes
- Home repairs
- Home's available for purchase
- Home/land availability
- Home/land available for purchase
- Homeless shelter and more housing with 3-4 bedrooms
- Homes
- Homes , rental, buying available seniors housing
- Homes and mobile
- Homes and rentals
- Homes available for purchase
- Homes available for purchase
- Homes available for purchase
- Homes available for purchase
- Homes available for purchase
- Homes available for purchase
- Homes available for purchase
- Homes available for purchase and rent
- Homes available for purchase.
- Homes available for purchase. High demand low supply have led to high premiums in housing prices
- Homes available for rent or own
- Homes available to purchase
- Homes available with a mortgage that is affordable
- Homes for ownership and rent to own programs
- Homes for purchase
- Homes for purchase
- Homes for purchase and more rentals
- Homes for purchase and rentals
- Homes for purchase or rent by original Saxman families
- Homes for purchase that are Affordable.
- Homes for purchase.
- Homes for rent or purchase.
- Homes for young families
- Homes large enough for native families that they can afford
- Homes need to be affordable.
- Homes so our adult kids can come home to live.
- Homes to own, low income, affordable housing
- Homes to purchase

- Homes to purchase, energy efficiency and backup heating when the electricity or power goes out. Like wood burning stoves EPA approved.
- Homes, or rentals for families of 4 or more.
- Homes/properties available to rent and own, assisted living senior housing
- Houses. Whether rentals or purchasing, high demand in our community
- Housing
- Housing and home Renovations.
- Housing around Petersburg is limited and hard to come by, and for those who do have a place, we need home renovations but cannot afford it or have the help/ means to do so. My trailer has only a couple of its original windows, the rest are broken so we use plastic, plywood, plexi for a couple of them and mainly blankets. We also have holes in our flooring that we cannot afford to pay for the supplies, if we had the supplies we would gratefully repair ourselves. My living rooms electric on the one half side does not work at all, and we constantly have problems with our water/plumbing lines breaking, blowing off. We do not have enough houses or condos to help with tribal members. We could certainly use more.
- housing availability
- Housing for disabled people, children and elderly
- Housing for ex convicts
- Housing for families. Actual homes being available to rent to own, or ownership help without being low income.
- Housing for handicap
- Housing for people BELOW the income level to qualify for current KIC or T&H housing.
- Housing for purchase
- Housing for Senior assisted living. We need this
- Housing for tribal members who make above the poverty line
- Housing period
- Housing period! Turn over of houses takes way too long. Rentals go to bad tenants with records and drug use.
- Housing please
- Housing prices that are affordable for young families. Also housing for seniors as they transition to retirement
- Housing that is affordable
- Housing the homeless
- 1 bedroom
- I feel that the most important priority is homes that are put together worthy and not crappy. I was so excited to get approved for a home loan for one of 2 Tlingit and Haida homes they built here in Wrangell only to find out it was slapped together so quickly and they forgot our vapor barrier beneath our house, no rain gutters and this whole town is a swamp so these houses are literally on swamps. Not even months living in our new home we found mold growing in our room next to my bed going up the wall where there was no shelving or anything near it. I contacted T&H immediately and told them. Plus sent pictures and I was told not to put in more money into our house than we already had cause they would send a crew to put the vapor barrier underneath the house and they would finish the siding because they forgot that to. Our paint started chipping all over house within 30 days of moving in so we had to re paint all over inside, all rooms, both bathrooms and living area and kitchen. My heart is broken and I literally hate my house now. We moved in June 2023 and still no one has come to fix anything.
- 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

(thrha) against others/clients. This dynamic is unproductive and should be addressed.

- I have children growing up and would like to stay in the Craig area. There are hardly any options for buying lots or even affording homes in this area. We also need Rentals here that are not seasonal. Senior housing is an issue here too. I would also like to see you change low income housing to be separate from elders. I have talked to many elders and now they have younger people moving into there building that are bringing drugs to those facilities. This is not a safe situation for our elders. I have also seen elders be turned away from senior housing. I know that this has been a problem not just on this island but in Juneau too. Drugs in your senior homes should be stopped. Build separate housing for low income do not put our elders at risk.
- I pay 674 a month for a very small apartment
- I 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 was in low rent that took 30% of my income then added a heat pump and lights to my bill that left me no choice but to be late on rent or be able to buy food!! Low income places are no longer affordable for the single mothers working full time plus a second job to provide food and clothing for my family
- I 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 would like to see the T&H housing here locally to be for families in need again! It is full of well off people with no kids
- I would say affordable housing (2-3 bedroom) individual houses that are well insulated. The path to ownership should be earned. A person or family that is heavily reliant upon government or tribal handouts will never appreciate or respect a home. Should such units be constructed there should be enough required of the person or family that the structure and family can afford to live, I wouldn't automatically assign a new home to a low income person or family (how could they maintain property or family needs?) Thank you for this ability to comment.
- 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
- I'm not sure
- I'm single and need 2 bedroom to own
- If housing cost are going to be raise (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
- We need more homes available for purchase. Help the younger generation to afford a home.
- Include more homes to purchase to the younger community.
- Increase energy efficiency
- Increase energy efficiency in the existing homes, younger population need cost effective housing with their income

- increased energy efficiency
- Increased energy efficiency
- Increased Energy Efficiency
- Increased energy efficiency
- increased energy efficiency
- Increased energy efficiency
- Increased energy efficiency
- Increased energy efficiency
- Increased energy efficiency
- Increased energy efficiency for seniors
- Increased energy efficiency in homes
- Increased energy efficiency, Assisted living for seniors.
- Increased energy efficiency, remodels, and new triple pane windows.
- Increased energy efficiency.
- Increasing affordable housing opportunities for low income families
- Juneau needs more affordable rentals.
- just more housing for all including seniors
- Just more places to live that's affordable
- Just need more housing in general for locals
- Keep Norton Gregory out of housing management
- Keep tenants that are not seniors out of our Sr Centers
- Lack of credit, bad credit, debt .. home improvements
- Land
- Land available for purchase.
- Let us rent to own you guys made enough money from all of us your suppose to help us own our houses
- Look at those are living paychecks to paychecks
- Lower cost rentals (takes too long to get into and not always the safest with all the current drug issues in the community).
- Lower rent and more places for rent
- M9re affordable housing
- Make it more affordable and accessible
- Make the homes more livable
- Make tiny homes available and more 1 bdrm. Apts.
- Making affordable living space for young adults in their early 18-24. 1 bedroom apartments.
- Making homes more energy efficient due to high costs of heating and electricity
- Making it easier for low income families with kids to buy a home. Families with children are in need of single family homes
- Making tribal members mortgage ready!
- Masada houses
- 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 single and family rentals that are affordable apartments for
- 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 bedroom housing, more rentals MORE AVAILABLE FOR PURCHASE!
- More 1 br
- More 1 or 2 bedrooms
- More 1-2 bedroom homes
- More 2 bedroom houses available for older single people who want to live in saxman
- More 2 bedrooms
- More 2-3 bedrooms
- More 3 bedroom housing
- 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+ bedroom homes
- More 3+ bedrooms house to own or rent
- More 4 bedroom 2 bathroom homes. One bathroom is just not enough for 4 people.
- More 4-5 bedroom homes
- More 4+ bedroom housing
- 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 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 families. Less seasonal/temporary rentals. More rental assistance
- 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 for young adults or young families
- More affordable housing options
- More affordable housing options for families our current housing market prices are unaffordable for young families or single income families.
- 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 with energy efficiency and good weatherization
- 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 costs a lot to live here younger families cant afford 400 thousand dollar mortgages
- 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/stereotyping she receives living there is unbelievable.
- More affordable housing/a housing market rather than families holding onto land/home when no one is using it.
- More affordable larger homes and apartments
- 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.
- More affordable rentals. Also ability for tribal citizens to get help purchasing homes
- 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 homes available for purchase, more houses with 4+ bedrooms and houses with more than 1 bathroom
- More homes available for purchase, more options for bad/no credit members to buy homes
- 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 for purchase.
- More homes available for purchase. Better quality renovations.
- More homes available for purchasing, with-in reason.
- More homes available for rent and purchase
- More homes available for rent at a livable cost
- More homes available to own
- More homes available to purchase
- More homes available to purchase
- More homes available to purchase
- More homes available to purchase and renovations and energy efficient
- More homes available to purchase at an affordable price
- More homes available to purchase followed by rentals
- More homes available to purchase or rent
- More homes available to purchase or rent
- 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 to purchase. Many young families cannot find a home to purchase themselves. I also notice a lot of Native homes do need renovations.
- More homes available to rent or purchase.
- More homes available To rent to own.
- More homes available, available for purchase and rentals also assisted living for elders
- More homes available, of all sizes and price ranges.
- More homes for families three and four bedrooms.
- More homes for our tribal members to own or get built
- More Homes for Purchase & Increased Energy Efficiency
- 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
- More homes for purchase
- More homes for purchase
- More homes for purchase AND MORE affordable rentals for year round permanent residents! Please!!
- 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 or rent to own
- More homes for purchase that are affordable and have more than 3-4 bedrooms
- more homes for purchase, home renovation
- More homes for purchase.
- More homes for rent & purchase option
- More homes for rent and purchase
- More homes for rent to own.
- More homes for rent, as lots of people are not set up to own a home.
- More homes for rental, purchase. In Klawock there is hardly any homes for rent causing over crowding in the homes we do have on the island. Our people are having to leave our native communities. Non natives are buying up homes very quickly.
- 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 in general. So many locals want to own or rent and the abundance of jobs available in town does not match the lack of housing
- More homes or apartments to rent
- More homes or rental for elders.
- More homes period.
- 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 that people can afford and allow pets
- More homes to buy
- More homes to buy for low income
- More homes to buy. Or help remodeling homes.
- More homes to purchase
- More homes to purchase
- More homes to purchase
- More homes to purchase
- More homes to purchase
- more homes to purchase
- More homes to purchase
- More homes to purchase
- More homes to purchase
- More homes to purchase at reasonable prices
- More homes to purchase at reasonable prices for the young.
- More homes to purchase, and more reasonably rate rentals.
- More homes to rent that are affordable
- More homes to rent to own would be nice.
- 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 our of native home.
- More homes with more bedrooms and bathrooms for sale.
- 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 homes.
- More homes. More weatherization Help
- More houses
- More houses
- More houses for rent to own in Juneau
- More houses for sale. And land.
- More houses to buy or even property
- More houses to purchase at an affordable price.
- More houses to rent for seniors who don't own a home
- More houses.
- More housing
- More housing
- More housing
- More housing
- More housing availability including for purchase, for renting, for senior citizens. More assistance with utility cost i.e. furnace oil, electricity, propane.
- More housing availability rentals and ownership
- More housing available
- More housing available for purchase
- More housing available for rent at an affordable rate
- More housing for families
- More Housing for locals to buy and seasonal housing
- More housing for young families just getting started and single parents
- More Housing in all areas listed above
- More housing in general and more jobs that pay enough to afford housing costs.
- More housing in general, whether it's for purchase, rentals, senior housing, and apartments.
- 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 housing that is affordable for a single person family (like a single mom or dad raising their kids can't afford housing now without lots of help from outside entities)
- More 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 on or people that don't live here sell their land for a reasonable price.
- more land to build single family homes
- More large family homes. 4-6 bedrooms.
- 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 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
- More low income rentals for families and seniors
- More low income units
- More low-cost homes available to purchase
- More mobile homes for starter houses
- More money for homeowners maintenance of home
- More two bedroom affordable rent to own .
- More of everything housing
- More one bedroom affordable
- More one bedroom housing
- More one bedrooms
- More opportunities for tribal members to access/obtain home ownership.
- More opportunities for young Families to become home owners
- More opportunity for home ownership, for all income levels
- More opportunity for property owners to build
- More options
- More options for purchase and year-round rentals
- More pet friendly rentals
- More pet friendly rentals, or easier mortgage payment housing rent to own.
- More places to live for tribal citizens
- More places to live
- More places to live in Yakutat
- 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 renovation
- More renovations to the existing tribal homes, and lowering rent for current thrha apartments/homes
- More rent affordable housing with rent to own or single family homes or duplexes for purchase.
- More rent to own
- More rent to own
- More rent to own homes available
- More Rent to own Housing
- More rent to own housing. With the high cost of living in Yakutat is hard to save up for a house. We rented for 3.5 years before a house became available. We are making it work but if we didn't purchased the house we wouldn't have a place to go. Our landlord needed the unit we were living in. People need housing they can rent and eventually buy.
- More rent to own options, affordable housing not based solely on income
- More rent to own to people that need the help, all of the rent to owns for T&H are people that could buy a house on there own, own there own business and do very well for themselves.
- More rent to own- better opportunities for low-income families to eventually own a home
- More rental
- More rental
- more rental
- More rental
- More rental apartments

- 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 affordable units for those with no children
- More Single Family Homes available in The Juneau Ak Valley location
- More to purchase at affordable prices.
- More tribal member homeowners
- More units available for every demographic in our community!
- More units.
- more, and more affordable
- Most important is the ability to purchase the home as well as access getting property squared away from past family to rebuild or renovate existing homes the need for two bedroom is extremely high another Hot topic for me is seeing your housing not having enough is becoming a huge issue here also low income I know of at least three people that are living on the streets living in substandard places
- 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
- Multiple needs, More affordable housing. Seems like the same people own everything.
- My daughter needs affordable housing that takes pets
- Native loan program's 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 housing
- Need is equally for renovation of homes for seniors, apartments for low earning single adults, and units designed for multigenerational families.
- Need more affordable rentals
- Need more apartments to rent
- Need more available AND affordable housing
- Need more available housing
- Need more homes
- Need more homes and would like something rent to own. Would love to know my money could be used for something useful not just tossing it when I know my kids can have a place called home when I pass
- Need more homes for big families with more living space.
- Need more homes. All kinds
- Need more houses
- Need more housing
- Need more housing that's affordable
- Need more of it.
- Need more two bedroom s. 😊
- Need to help with this paperwork to get started and help understanding
- needed homeless with less restriction, with included utilities
- Needs fixing every where .
- 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.
- 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.
- 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
- One bedroom housing
- Options to buy home
- Our community needs more affordable housing opportunities.
- Our elders those that fall in the cracks in bureaucracy, all elders matter as do the children.
- Owning a home is biggest goal and hopefully some day I can
- Paying the bills
- People need more homes for purchase, but the issue becomes cost when combined with high unemployment and low wages
- People with pets. Some can not afford a deposit. I know I am living paycheck to paycheck...everything is overly expensive and a lot of people are going without because of that.
- Places to live and buy
- Probably more rentals
- Programs for single parents with children more accessible and understanding
- Provide affordable housing to low income families
- Purchase
- Purchase
- Purchase
- Purchase homes
- Purchase, renovation, energy efficiency,
- Purchase, upkeep, more opportunities for rent to own, and cheaper energy efficiency
- Purchase/build new family housing
- Purchases, rentals for all especially elderly, home renovation
- Quality homes for purchase.
- Quicker help to fix homes
- Renovation of current buildings for apartment/ duplex
- Renovation of current homes for sale or more housing opportunities for families to become home owners.
- Renovations
- Renovations

- renovations are most important to myself, as I am responsible for the up keep of my home
- Renovations, more single rentals.
- Rent costs lowered
- Rent to own
- Rent to OWN
- Rent to own
- Rent to own family homes
- Rent to own homes
- Rent to own like they did in the '80s that worked out great for my mom and dad
- Rental
- Rental
- Rental units 1 bedrooms
- rentals
- Rentals
- Rentals
- Rentals
- Rentals
- Rentals
- Rentals for young tribal citizens
- Renting to own homes and rentals for families.
We are in the midst of a housing crisis for families living here, young adults and families wanting to own a house because there is nothing reasonable priced that it worth purchasing. Everything is way budget. And rentals for people moving here or people who living in rentals can not find a place to rent that will suit their families or self.
- Repairs
- Repairs to existing homes
- Replacement of heat pumps or pay for our electricity
- Right now we are doing good and I have no comment
- Roof over the head
- Safe no mold
- Safe, energy efficient, cost effective, affordable housing.
- Senior housing
- Senior housing
- Senior housing
- Senior housing
- Senior Housing
- 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 affordable housing
- Senior housing and assistance
- Senior housing that don'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
- Senior housing, rentals,
- Senior Living
- Should be warm and dry year round, affordable, with space for each member. light, yards trees
- Single family
- Single family homes
- Single family homes for purchase.
- Single family homes that are affordable
- Single members or couples in community couch surf. Need affordable apartments
- 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.
- Temporary housing for people who lost their home.
- The village needs a VPSO in saxman so the residents feel safe. Residents are told by the mayor Tlingit and Haida is responsible
- There is a general housing shortage.
- There is little to no homes or apartments to rent or buy here. The cost to rent is astronomical. My son currently still lives at home because 1) there are no decent places to rent or buy 2) the crummy places to rent are beyond expensive. 3)

housing costs (to buy) are through the roof. Luckily we are fortunate to have the space for him to be able to remain in our home.

- There's not many people on Skagway who could benefit. Since the population is significantly white.
- 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.
- Tiny homes now! In all SE! People of this land should never be displaced! -yeil atoowu
- Tlingit and Haida
- Tlingit language neighborhood and language use facilities.
- To be updated by certified energy efficient HVAC's. The mold issue is disgusting.
- To not focus on one demographic need. Spread the growth of available housing. The needs are high.
- Too expensive! None available!
- Treatment for tribal members regarding mental health & drug & alcohol dependent members & dual zone home ownership, such as home business
- Tribal housing that doesn't take 30% of income!! My husband makes too much as a pilot for us to consider moving into a T&H home which we need for all our kids. But we can't afford to give up 30% of every check while also still having to provide other necessities for our kids
- 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.

- Variety of housing options. More single bedroom and studio rentals. Smaller home options for first time buyers. I think many people would like manufactured home if it was energy efficient. Or tiny homes.
- We just need more 2-4 bedroom apartments that are affordable.
- We need assisted living so our elders can stay and be close to their families
- We need better infrastructure before we can support more housing. Our water system cannot take more development.
- We need it all
- We need more based on income homes to buy.
- we need more family housing options.
- 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 helps in our community
- We really need more home for families and rentals for seniors citizens
- Weatherization
- 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.
- Wood stove , secondary heat source.
- more homes available for purchase, more rentals, home renovation, increased energy efficiency, more senior housing, more 1-bedroom housing,
- more homes available for purchase, more rentals, home renovation, increased energy efficiency, more senior housing, more 1-bedroom housing,
- more homes available for purchase

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 these comments is below:

The Tlingit Haida Regional Housing Authority (THRHA) is recognized for its responsive services, quality workmanship, impactful assistance programs, active community engagement, and support for home ownership. These strengths demonstrate THRHA's commitment to enhancing the living conditions and supporting the housing needs of the community. However, there are areas for improvement, notably in communication, housing accessibility and affordability, maintenance quality, educational support, and strategic community development.

Positive Feedback:

- **Responsive Services and Repairs:** Appreciation for prompt responses to repair requests and emergencies, highlighting efficient service in times of need.
- **Quality Workmanship:** Recognition of high-quality carpentry and repair work, contributing to the maintenance and improvement of housing conditions.
- **Effective Assistance Programs:** Gratitude for housing assistance, education programs, emergency relief funds, and scholarships, reflecting THRHA's significant impact on community support.
- **Community Engagement and Outreach:** Commendation for THRHA's efforts to reach out to the community, provide essential services, and keep tribal members informed about available resources.
- **Support for Home Ownership:** Testimonials expressing thanks for the support in achieving home ownership, highlighting the importance of THRHA's programs in facilitating access to housing.

Recommendations for Improvement:

- **Better Communications:** Calls for improved follow-up on housing applications, better communication regarding program eligibility, and more consistent updates to applicants and residents.
- **Maintenance and Quality Improvements:** Requests for more robust maintenance responses, improved quality control over contractor work, and addressing issues like snow removal and pest control effectively.
- **Educational and Support Programs:** Interest in more accessible financial literacy programs, renovation guidance, and educational outreach to inform tribal citizens about housing options and assistance.
- **Strategic Community Development:** Suggestions for innovative housing solutions like tiny homes for crisis housing, provision of land for mobile homes, and the development of more rental properties to address homelessness and affordability.
- **Increased Housing Accessibility and Affordability:** A strong demand for more affordable housing solutions, including rent-to-own opportunities, financial assistance for larger families, and inclusive policies that recognize all household members.

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

- 10/10
- A maintenance program for Prince of Whales for T&H housing
- 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.
- Access more native land
- Access to information on what programs are available.
- Adequately satisfied.
- Affordable housing and heating assistance for families especially elderly and those suffering with intellectual disabilities. My sister in Juneau has had no heat here boiler broke, and she can afford to replace it. They are both elderly and disabled.
- Affordable housing in Juneau is a big issue.
- Affordable housing to own.
- 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
- Assist clients in home ownership.
- Assistance in getting loans is all good and everything but when the cost of living is so high in our villages, saving money for a down payment is all but impossible when you have a family. Rent to own programs would probably go over better than loan assistance.
- Assistance to better insulate homes and windows...including siding.
- Assistance with paperwork
- Assisted living would be a nice option for elders not wanting to leave their family and hometown.
- Assisted senior living would be nice.
- Awesome Office Workers
- Back up heating such as a fireplace or wood stove in the house I am renting from THRHA. Allow smokehouses we live in a fishing village, most if not all of you that come to our village love our salmon mostly the smoked salmon.
- Be more reasonable of pricing for working class members to rent to. Low-income members stay in these houses for next to nothing. But working-class members get their rent raised so high they can't rent from T&H.
- Be nice to find a rent to own buildings.
- 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
- Better work ethic
- Big issues are cost of rent location how large a unit is.
- Build houses for natives to buy.
- Build housing to be affordable.
- Build new houses.
- Build quality houses, rental's and make it easy for homeowners to get low interest loans for home improvement. More Senior housing.
- Carports would be nice.

- Classes on how to buy houses in Juneau and how to buy with one's elderly parent co-habituating.
- Communicate more with the Tribe.
- Communication and resourceful
- Communication is horrible with thrha.
- Complete renovation on my mobile home
- Continued repairs that's needed and top of the line products and not the cheap stuff.
- Correct the mistakes made and instead of brushing them off FIX. Nails now rusty paint to houses flooring repair.
- Cost of housing is high. One day it would be nice to have temporary housing for tribal members who became homeless, short-term housing, that will allow pets. Everyone has a dog or cat nowadays..
- 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
- Desperate need for good senior housing
- Develop affordable housing that isn't restricted to LMI status.
- Did you do a pretty darn good job with energy assistance programs?
- Disappointed with your program.. my handicap daughter gets no help whatsoever if improvements to her rental. What a disgrace!!
- Do better on managing the T&H units that you have. Follow the policies that you already have in place. Start drug testing the walls on a regular basis in the rental units.
- Do repairs right away. When I moved in. It was not clean.
- Do well.
- Doing a good job.
- 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
- Doing well
- Doing well
- Doing well
- Don't do enough to help fix my home.
- Don't know.
- Down payment assistance is a high demand and need for our native citizens.
- Educate the Carpenters to do good work.
- Elder/ retirement apartments.
- Employ full time maintenance personnel for their rentals.
- Energy assistance program has helped keep my head above water for past 6 years now. Thank you Gunalchéesh!
- Energy assistance, general assistance, relief fund
- Evaluate impact of air source heat pumps costs on tenants.
- Excellent work quality. And helping rural communities.
- 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
- Financial assistance please!! My home is needing repairs. On foundation.
- Fix our home.
- Follow up on home improvement programs mine is incomplete promises.
- 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 a hold of a person who can help and answer questions when you call could be improved. Lots of voicemails & lots of forwarding to a voicemail. Better relationship between THRHA & State for program assistance.
- Get more of the Glacier village houses transferred NOW!
- Get the houses down on prince of Wales done asap there are elders with grandchildren couch hoping and trying to just get by
- getting help to get a rental.
- Getting homes built
- Good job , thank for everything. For helping all the people and more.
- Grants for home upgrades and repairs
- Great Job on Maintenance available, Thank You for always answering our phone calls especially if it's emergency situations !
- Great job! Much appreciated!!
- 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 someone from HQ visit our community and review the current housing stock. Have THRHA Contractors use home in community they are working in, instead of taking up a local community house for Klawock.
- Have tribal members that are open to the needs of their community. Not just their family members.
- Having a rent to own program would be ideal for a first-time buyer for our family this would be a great way to start our future and to pass this home to my children . Having a program to assist with a loan and down payment to have to a rent to own .
- 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.
- 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 Kasaan tribal members build or own their own homes, we don't have enough jobs out here to support good income to pay rent.

- 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 seniors and vets buy sidings. Toyos's heating and living at home.
- 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 w/home repairs, providing single family homes for sale,
- Help with a long-term care Facility so that people can come home and live the rest of their lives in the comfort of their tribe.
- Help with assistance to buying a home.
- Help with energy bills.
- Help with maintenance and repairs. Heating mechanic
- Help with online applications.
- Help with renovation.
- 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.
- Helps as much as they can.
- Hi. I live in Sitka and have a home in Yakutat. I just wanted to fill out this survey in hopes that it will help you gain a broader idea of the housing situation in Yakutat. Don't throw my name in the hat for the prizes! Thanks Kris
- High school education on home planning for purchase and ownership responsibilities
- Higher the income requirements, because it's supposed to be "low income" and do rent to own on current T&H rentals.
- hiring local is what I appreciate, improve on emergency repairs like boilers and busted water pipes in the winter.
- Home improvements for home owners without the lean on property for 20 years.
- Home renovations for the elders' homes
- Home repairs are always needed and appreciated ♡
- Home repairs they do seems to be going pretty well.
- 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 to see more houses for people in need.
- hope you take my comments serious!
- Hopefully I fit in somewhere.
- Houses are very well maintained! But after we had to start paying electricity and heat pump installed it became way too much to pay especially when I would never own the place!! I have friends in tanner

crab who make way more money than me who own businesses are renting to own! While I work full time plus cleaning gigs to pay my bills and food for my 4 children! I'm a single mother! Paying more than them a month for a place I would never own!

- 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.
- Housing.
- 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 effectively on my own.
- I am so thankful to see more homes being built in Kake. Thank you all for making this possible
- I applied for help years ago but was told that there was no money available, then I saw other people here getting help , what happened to my application, I need my roof replaced really badly. I need a new shower stall, mine has been leaking for over 10 years and I really need new kitchen cabinets and new countertops.
- I applied for T&H housing over 30 years ago. Never heard if I ever was eligible for any assistance at all.
- 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 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 can't think of anything at the moment.
- 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 do know that they seem to be pretty busy trying to keep the rentals up here we've had several that basically had to be rebuilt after people have lived in them. I feel they do pretty good job of that I do feel they need to work on helping our people develop our land and build.. All of our homes are being sold to people from down south.. and lay empty as a public works director I see water is being shut off garbage not being picked up from a huge part of our town nowadays in the winter as I see people struggling to try and stay warm in sub conditions.
- I don't know yet.
- 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 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 have a 2-story building with an apartment on top in an old restaurant on bottom, but it's currently not livable n would love to renovate n turn into a two-story house.
- 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 lived in "4th phase" in Kake for over 10 years now and would like the opportunity to own the rental I am in
- I have not dealt with you since I lack self confidence in owning a home.
- I have two daughters who are at the age where they will need to build and need to rent, but costs are so high they can't afford it at home. They don't want to leave, and I don't want them to leave. It needs to be easier for residents to buy homes in their home towns.
- I haven't sought assistance, but my children in their 20s are in need of assistance.
- I hear 4th Phase occupants have home inspections without warning, AND that those doing the inspection walk right in-- don't even knock. Not good.
- 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 in the past, living in a THRHA house, my parents struggled with getting water heaters either fixed or a new one. I wish they could've gotten things smoothed out quicker. Having hot water was a luxury we didn't always have growing up, thanks! A cold house because the radiators almost never worked, complimented the cold showers. So there's that. My husband never hearing back about the new housing ownership opportunity was such a bummer, Michael George Sr., now has a new number and uses my email to get anything done online, as he doesn't maintain anything in that department (9078217090).
- I know many members appreciate the energy assistance program.
- 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 how THRHA is willing to work with families.
- 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 the inside professionally painted , new window in one bedroom & would like new flooring.
- I need to educate myself on current services for renovations to my home. Thanks.
- I own land but need help building a home on it and getting water sewer and power on it.
- 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 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.
- I recommend they improve on their communication with people filling out applications for assistance. They lack communication which causes customers to miss out on assistance needed to help them fix conditions of their homes.
- I think better management of properties would be great. There are houses that have stayed empty for a long time because the renovations are taking longer than expected, people are homeless or almost homeless when the worker's representing T&H have other jobs that take precedence, so the project is not actually being worked on. Housing is a big issue in Yakutat. I'm lucky to no longer have to be in a hard situation and own a house but there are so many families that struggle. There is no privacy, no room, or simply nothing available.
- 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 the programs they provide for the communities make a huge difference, heating assistance, daycare assistance, etc. More housing opportunities is all that's needed in our community.
- 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 bush 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 want to help my father get his house repaired before it's lost. He's a Senior and can't get his house repaired on his own. He wants to live here, with us, but it needs a lot of repairs. This home was originally purchased through T&H
- 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 like to see projects taken on in communities to involve local carpenters or bonded from each community to keep accountability in check. When projects are not carried out properly.
- I would like to see the 30% be dropped to 20% since tenants-homebuyers pay their own electricity...
- I would love to own a home and land but nowhere that fits my needs for the size of my family in my price range here in Petersburg and fits my credit score.
- 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 would say quality of work to projects could be better. We just had a few things done to our house for energy efficiency updates. The electrical was great, plumbing also. The carpentry & finish work of the contractor we had was not the best. Attention to detail could be better. Also a family member of mine was renting a duplex that T&H had built. She noticed many short or fault while there. Pipes frozen often due to lack of insulation and skirting around the exterior. Could feel strong drafts through the electrical outlets. Insulation and energy efficiency didn't seem to be the main priority. The appliances & hot water heater were amazing but the structure and build the duplex seemed to lake thought.
- I'd just like to say your programs are amazing. Do you help with people that have a criminal background?
- I'm a felon. I have a good job. High reference from leaders in the community. can you please help?
- 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 thankful for the renovation help I received in 2023. Thank you so much.
- I'm worked for everything I have.
- I've had an app in for homeowner asst and energy asst in for MONTHS and can't get a call back.
- I've seen maintenance needs be ignored to the point of unsafe living conditions in the THRHA apartments here for years. No heat, no ice/snow removal, no running water and/or working facilities, major potholing in driveway and parking lot, playground disrepair. I'd like to see a rent cap for the value of housing/apartments, rather than price gouging to those living there that aren't low-income and

paying more than the value of the living space and facilities. I'd like to see more of Yakutat's allocation of funds to the housing authority to actually be spent in Yakutat, not distributed to the other communities deemed more of a priority in THRHA's view.

- I'm all for affordable housing for seniors.
- 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 homes and land around homes, would be nice if our Tlingit and Haida block had a dumpster, maybe a playground, working ac unit, or a modern-day upgrade. I believe my rugs are original and the trim around my house is very uneven.
- Improve house an energy level.
- 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.
- Improve the process of getting people into housing.
- Improved communication-applied for assistance last year-probably didn't qualify but was never notified.
- Improvement on current housing rentals for "low income" housing
- In the 90s you had a great program where my parents were able to rent to own their house, I grew up in, this has not happened since. I'm 30 years old born in the 90s. I think it's been far too long, and housing is huge issue in Yakutat. Many are homeless and having to move away or can't even move to Yakutat.
- 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 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.

- It would be nice to have safety plans for elders or vulnerable ones (i.e. w/disabilities) in regard to higher crime rates of these days.
- It would be so helpful to have someone plow our driveways it is hard for a lot of people in our native housing . Some of the units need kitchen and bathroom updates.
- It'd be cool if we can get some help adding rooms inside of our house. We have a whole upstairs that is empty which could be used for more rooms, another bathroom and an extra dining room or kitchen.
- 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.
- It's very difficult to find anyone who wants to work on our homes unless you hire private contractors. With that, you know you're getting work that is insured and promised to be worth the wait. Our T&H homes look so Indian town (sorry for the word of description) we don't look worthy of anything nice.
- Just helping tribal citizens rent to own.
- Keep doing awesome.
- Keep doing good work and building new homes!
- Keep up the good work!
- Keep up the good work.
- Keep up the information to us.
- Keep working on solutions.
- Kept us warm & comfortable all winter.
- Legislative leadership needs to change and pay more attention to low-mid class citizens.
- 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.
- Let us rent to own and give us a second heat source or help us out more with energy assistance.
- Life is owning your own home.
- Loans for additions and renovations to tribal members who have high levels of income.
- Long overdue for rentals and quality, affordable homes to buy.
- Look out for the people that really need the help.
- looks like they take good care of their properties.
- Love the energy assistance. They did quite well on the electric energy saving box.
- Low income never pans out to be "low income" here in Angoon, the amount people pay in rent at the apartments surprises me!!!
- Lower interest rates
- Lower the base rent income percentage to actually be reasonable.
- Lower the income rate for low-income housing and don't include people's PFDs. For T&H housing in 4th phase.
- Maintain steady and dependable workers lower turnover rate more need for veteran and disabled individuals such as myself not yet 55 years old.
- Maintenance crew
- Maintenance is ridiculous it's been over a year and my front porch stairs are only rotting more!
- Make a good present in communities equally.
- Make all housing affordable and low income available to those in need.
- Make housing for low low-income persons.
- Make housing more affordable for natives.
- 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.
- Make quarterly in person reports.

- Make the rental units a "rent to own" or more access to funding to build your own home on your own land.
- Make units available to purchase, don't raise rent when renters get a raise.
- Making everything electric has made our electric bill 3 times our usual. And when the power goes out we have nothing to keep us warm
- Maybe build some houses in Douglas Alaska also
- Maybe cheap housing? Student housing?
- Maybe check up on us home owners to see if we could use any help.
- 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 for our people in many communities
- More affordable housing. More community. Walkable neighborhoods with resources
- More apt. rent town houses
- More community outreach.
- More feasible home improvements
- More home inspections and to make sure tenants keep housing area clean and presentable.
- More homes available
- More homes for families in need and foster families looking to own.
- More houses
- More houses to purchase.
- more housing for person/s release from jail, and or other crimes.
- More housing for young families that they can afford. For both Assistance and Senior housing
- More housing is need in Klawock.
- 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 on call to help with minor emergency repairs.
- More opportunities for younger couples to get a rent to own.
- More programs for home repair
- More rental
- 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.
- Most housing needs are for those we sent off to school to educate and return home, but don't return because there is no housing available, limited land to build although there's jobs available and the hiring business is in the same boat as the everyday people of the community and can't provide long term housing to bring people home.
- 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.
- 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.

- My apartment since I moved in here has never been renovated. Still the same rugs and need new screens.
- Need a house to buy.
- Need a New Flooring for Wood Stove
- Need affordable.
- Need better list management.
- Need have more thorough repairs and cleaning the siding on the homes when people move out , also that the lawns be mowed in unoccupied homes. We appreciate what they do and that all the workers who come to work on places here are always professional and helpful.
- Need help with renovations and the application.
- Need her pumps installed.
- Need housing for everyone.
- need improvement asap.
- Need improvement on the additions and repairs being done is saxman, the man hired choose cheap materials to pocket cash.
- Need lots of updates in these T&H houses in Wrangell.
- Need more Help to maintain family structures like childcare, mental health, and keep employment for parents a priority to stay housed.
- Need more home improvements.
- Need more houses with more rooms for the family's that have a big household!
- Need more housing.
- Need more housing.
- Need more programs where they build homes on tribal members lands for them or help them buy a home.
- Need more rent to own options.
- Need recourses known to locals for purchasing homes and lands. And also need information to sellers and how to go about choosing who and how they sell to.
- Need repair program for private homes.
- Need single apt for seniors desperately.
- Need to ask when it is available to build my home classes.
- 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. 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.
- Need to make available more housing or apartments and act on these issues asap.
- Needs to be pet friendly.
- Never worked with them but they have helped family.
- None at this time, as I am not super familiar with THRHA.
- None at this time, they have all been very pleasant in our home.
- A staffer 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 development for new housing. Last housing development by T&H was 24+ years ago.
- Not enough homes built in the past decade.
- Not enough units to accommodate those in need.
- Not exactly familiar with THRHA's program in a whole.
- Not to take so long to respond on getting back when you apply for assistance.
- 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.
- On Prince of Wales the work in the vacant housing takes way too long and then you hire no locals to work on them. Houses sit empty for months and over years. Criminal drug use should be automatically removed.
- 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.
- Our community would benefit from more assistance for renovation or repairs. We never qualify for assistance for repairing or renovating our home because we always over income! What's too much money? That is always the big question.
- Overall happy with T&H housing. Always willing to work with me when family emergencies happen.
- People need small affordable homes that are built mostly of local materials in a way that they can do their own maintenance or expansion.
- PET FRIENDLY IS A 1,000+% NEED FOR THE SOUTHEAST COMMUNITY
- Petersburg needs help to get tribal citizens into homes. We have so many rentals. We need to help with home ownership.
- 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 address the low income and senior living situation. I don't think elders should have to worry about druggies living next door to them!!! Please help our children get housing so they can stay in their home towns.
- Please create a large building complex for the elderly and disabled with food. Available breakfast lunch and dinner and snacks and activities
- Please don't put bathroom next to bedroom larger kitchen, living room, dining area.
- Please give access to more affordable housing options outside of Alaska
- Please help make space for the young adults who love home but have no options to buy land or a home and grow a family. And please help with an assisted living facility for our elders.
- 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?
- Please provide more housing in Ketchikan area for tribal members
- Please return calls and emails.
- 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 grants to elderly and home owners in Craig to fix up their homes ... I tried to apply last year, and they said no ..
- Provide guidance to our local tribe when it comes to any housing needs for our tribal citizens.
- provide housing for our natives that have been incarcerated.
- Provide repair work on current houses in Petersburg.
- Providing for seniors
- Quality work
- 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.
- Recommend income level be raised on qualify for bank loans.
- Renovate been applying for over 2 years w/ hardly any response.
- Renovations in all homes, was a get help, last couple of years ago. For persons that applied, for help.
- Renovations, energy efficient, affordable
- Rent to own.
- Rent to own.
- Rent to own like mine was.
- Rentals need wood stoves, the elderly can't afford the electricity bill, so many complaints on that.
- Repair my trailer. I need help.
- Replace heat pumps with energy efficient heater or pay for our electricity.
- Respond time to things that need to be repaired could use improvement.
- Respond to applicants who apply for housing improvement so that their homes can be safe to live in!
- 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.
- Senior housing in Saxman does not respond to maintenance requests. Manager is inaccessible.
- senior independent living in Klawock is beautiful we have a homeless population that needs a warm place to sleep in the winter cold months.
- 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.
- Small home improvements, windows, doors, insulation, etc.
- So far pleased with the help that I have gotten.
- 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 is one of the families.
- staff retention in the housing authority would be highly beneficial to the community. in this way the community would have a more positive experience
- Stop wasting money putting bandages on old houses! Quality over quantity.
- 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.
- T/H NEEDS to acknowledge any home owners who fully OWN their houses... to be given equitable affordable upkeep and maintenance needs.
- T&H are very prominent in Wrangell they are active and do a lot for the benefit and betterment of the local people.
- Take it easy on those who are trying to rent to own. For some their jobs are seasonal and you base the payments by what they make in a month you have to realize one month could make decent money and the next month get cut in half
- 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.
- Thank you for all the work you do for our Tribal Citizens.
- Thank you for all you do.
- Thank you for helping with the electrical box relocation at our home.
- Thank you for hosting this survey! I hope you get some great input and can put some work into making the suggestions happen!
- Thank you for providing us with opportunity.
- Thank you for taking the time to do this survey to figure out what our communities need.
- Thank you for the building loan, we were able to build our house of our dreams...
- Thank you for the opportunity to participate in surveys and meetings to continue improving the housing needs of our communities.
- Thank You for these questions 😊 there is a great need for housing, all types of families in different needs. More so, affordable
- Thank you for this survey.
- Thank you for working to fill housing needs of tribal members I do wish some programs had a higher income limit for assistance Again, thank you I hope this survey will be helpful good luck.
- Thank you T&H housing.
- 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!
- Thank you.
- Thanks for your programs ,
- 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 be lacking 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 home buyers' program that started in 1998 was the best program that ever happened in our community. It single handedly had the biggest impact on native home ownership in the history of Petersburg.
- The housing market is awful in Juneau, not enough homes for families that are single middle income.
- The housing they do build and provide for our community is very helpful and we're thankful for all that Tlingit and Haida does.
- The intake for applications has a rather long waiting list for said 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,

- 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.
- They seem to do good, and really again need a place for canning our fish and drying our seaweed.
- The T&H housing in Wrangell has tenant that only comes to town 2x year - Christmas & July 4th. There are families on the waitlist & this person has this house tied up. She owns property near Longview Washington & lives there. Marzieh Shenk is her name, last name may be different, she did marry again.
- The that are built by T&H are pretty well built 👍
- The two homes built here a couple of years ago were great! More of those.
- The wait is to long for a place, nothing available.
- There are four open houses on my street that needs to be cleaned out and turn around. Two of them been emptied for almost 6 months there are homeless people in Craig that needs a house. I don't understand why there's four open apartments and no one in there. You need to turn them around faster and love the other year ago you guys' only painted half of my wall, so it's really ugly and he said you were coming back to finish painting and you never came back.
- There are houses falling apart around here and seniors needing better living situations. More ramps installed would be nice and other repairs.
- There are many land lots available in Kake in the original/older part of town, but families won't sell even though they won't do anything with the land. One of the issues involved, also, is there are no clear titles because families never had wills or went through the courts to help transfer titles after people died. Assistance in this area might be one way to offer services in the village.
- There is a lot of Land that is in the families Grand Parents or parents name that have passed on and need assistance getting it in to current immediate family name(s)
- 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.
- There on time ,depending on who is working, and doing an exceptionally good job, and listening to the boss
- 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.
- There's a lack of communication. Lack of follow up with projects with local workers, lack of supervisor follows up.
- these heat pumps are bs!! we got jipped.
- They are fast to help when something breaks or goes out always- except for our heat pump. It's been broken since we moved to our new house last year.
- They are helpful.
- 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 a good addy quite job.
- They do excellent carpentry work and repairs.
- 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
- They do well at offering services and building homes for our tribal members.
- They do well at reaching out to the community and providing assistance.
- 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 done an excellent job updating my parents' house in saxmen! Thank you.
- 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.
- They're doing a good job so far, but better is better.
- 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.
- This program is such a blessing.
- THRHA has done an excellent job reaching out to applicants needing assistance.
- THRHA has improved greatly with their communications to the smaller communities. Thank you!
- THRHA helped with a repair to my home and did an excellent job with great staff work ethics.
- THRHA is doing a great job. Would be great to see more housing available to purchase/ rent to own.
- 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.
- Tiny homes might be an option, access to lumber at a lower cost to help build new homes.
- Tlingit and Haida was a life saver when my partner and I were looking for a home. Prices have gone up and there weren't very many options for a young couple. We wouldn't have been able to purchase our home without their help.
- 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.
- To get away from 30% of earned income and began looking for more affordable housing or grants. Most homes are being built by inexperienced workers (which I am grateful that they are learning) and shouldn't be charged as high for the home.
- To make sure the owners of Tlingit & Haida housing keep up on cleaning the trash outside of the home.
- 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.
- Tribal members need access to affordable housing or grants to help with repairs to make home better efficient.
- Try and build more homes for rent to own for tribal members.
- 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 !
- Very thankful for this program to help me provide for my children. It is very difficult as a single parent, and I hope they continue to work with me as I try very hard to pay my monthly rent. With increase cost of living expenses I often struggle to do so but make it work. Thank you for your patience.
- Visit communities serve by THRHA at least once every three years to explain options that are available to potential homeowners.
- VITA programs, financial literacy is done well.
- We appreciate all the assistance you have provided. It has been needed every time and will continue to be needed in the future.
- We are currently in the process of going through the home owner's renovation grant. We opted for hiring our own contractor due to a bad experience in the past from a thrha contractor (very poor work). This process requires 3 bids from licensed, bonded, insured contractors. We understand the requirements, however in this town (Wrangell) it is borderline impossible to even get a contractor to submit a bid. We currently have 2 bids submitted; these requirements have slowed down this process by 100%. It would be nice to see thrha allow us to move on with the 2 bids and get the work done. The condition of the job that has been bid on is only getting bigger due to the fact the property and areas identified are getting worse and worse and need work done as soon as possible.
- We are stuck from getting assistance because we cannot sell our travel trailer.
- We are very fortunate to have you.
- We can move into a house.
- We have applied for a house in Petersburg SEVERAL times. We have been turned down for making "too much money" but if we quit or job or work less we'd qualify. We also were told that our older kids "weren't OURS" enough because of custody. That is wrong. We support ALL our children, and the housing authority claims that because we have shared custody, they don't "count" as members of our family. That is wrong. There needs to be more help for Alaska Native families who are working and doing their best. and ALL children in the household should be counted towards qualifying.
- We have lots of people looking for housing and empty apartments owned by T&H.
- We need a small area of container can homes for people in crisis. Shed they're safe with a larger central one where they could gather and eat. Socialize, play games etc....
- We need all areas of the T&H housing to be graded from snow, make sure all areas are shoveled out not just certain areas, ants need to be taken care of I am asthmatic but buy my own chemicals 2 try to get rid of, been years now & have called T&H numerous times, no help, I got sent to the hospital because of this, my doc was angry.
- We need contractors with licenses who will make sure things are done properly.
- 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 used to have Tlingit and Haida crew that would come to town and do renovations that we could not afford or do ourselves. It would drastically change a lot of homes for us if we had the help again. The program paperwork and eligibility seemed good, and it seemed to cover the necessities needed to make homes livable.
- 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 in condo. Maybe 2 bedroom.
- We've always been denied due to income to renovate our home. Even if they say we earn too much it's not enough to live on to renovate 😞
- Weatherization
- Well, I have been on waitlist for T&H 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
- When things turn for the worse I know management on pow takes good care of us. Was a little rough during the transition of the heat pump and electric. Big shout out to Richard for taking care of us when we needed it.
- Winterize and fumigate ..
- Wish T&H owned land for my mobile home. Hate paying Coogan \$600/month for nothing!
- Work on the houses not just the rentals.
- 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.
- Working with the community
- Would appreciate feedback and results of responses to this survey.
- Would like routine visits to community with this entity. 4 times a year would be nice. But perhaps Spring and Fall would do. Bringing in staff to help educate on what is available to us as tribal citizens. 😊
- Would love to buy supplies from THRHA to finish my home.
- Would love to own this home I rent from THRHA since September 1999
- 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.
- Wrangell is in need of more rental properties. We also need more affordable homes to buy. Rental assistance and home buying assistance is also a need.
- 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 help us much. Please help me.
- 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.
- You're doing a great job keep up the good work build more houses.
- Your programs are amazing! Thank you for all that you do!
- Your staff doesn't work with the assistant on applications. Elders need more help and don't return calls.

