

# Yakutat Tribal Housing Survey Analysis

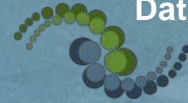
# 2024

May 2024

Prepared for  
Yakutat Tlingit  
Tribe

Prepared by

Rain Coast  
Data



SALT



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# Summary

## Key Findings and Analysis

Survey respondents indicated that the most pressing housing need for Yakutat tribal households is more affordable housing, which 94% of survey respondents say has a high level of demand. More two-three bedroom family homes are in high demand by 93% of respondents. This is followed by a call to create more access to homeownership (91%).

A follow-up open-ended question asking Yakutat tribal households for the most important tribal priority garnered similar feedback, with increased pathways to homeownership and housing that is more affordable 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 36 households expressing interest in program participation.

Nearly three-quarters (72%) of households surveyed live in single family homes, and 20% are in multi-family units. Another 6% live in mobile homes.

**“With the high cost of living in Yakutat, it 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 purchase the house we wouldn’t have a place to go.” Yakutat survey respondent**

Nearly half (48%) of survey respondents own their homes in Yakutat, and another 48% rent their homes. Sixty-seven percent of survey respondents report that a member of their household would prefer to own a home but currently does not. The average household size is 3.0 people, and 50% of surveyed households have children living in them. Twenty percent of the households surveyed include a single parent, and 34% have a member over 60 years of age (up from 31% five years ago). Twenty percent of households include a person with a disability, and 8% include a veteran.

Nearly a third (30%) of all households surveyed reported opening their home to an individual experiencing homelessness over the past year.

Just over half of respondents indicate their homes are in good or excellent condition (51%), while 13% of respondents said the condition of their homes was poor. Heating fuel is the primary way Yakutat tribal homes are heated (79% of homes), followed by wood stoves or pellet stoves (11%).

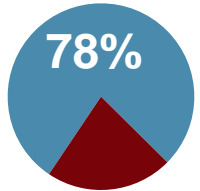
Yakutat respondents who are homeowners have an average monthly mortgage of \$1,335. Average rent is \$1,087, before utilities. The average annual household income is \$80,594. Three-quarters of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 22% 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 \$1,012 per month on rent or mortgage.

Fifty-one percent of Yakutat households are low income, according to federal Housing and Urban Development (HUD) criteria, down from 54% in 2019.

# Yakutat Tribal Housing Infographic

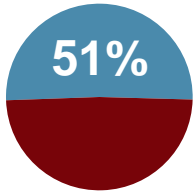
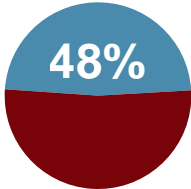
Alaska Native Households  
(estimated)

= **117**



of these  
Participated in the Survey

Homeowners =



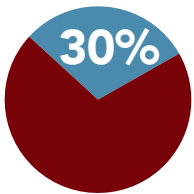
of Households are  
Low-Income

Average Home Value = **\$225,135**

Average Annual  
Household Income  
= **\$80,594**

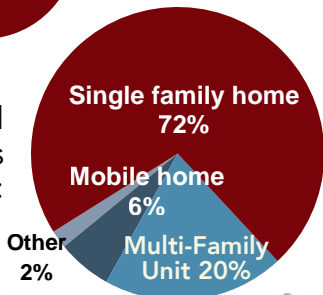


Average Mortgage = **\$1,335**  
Average Rent = **\$1,087**



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

Tribal  
households  
include:



People Per  
Household

= **3.0**



Households Include:

34%

a member over 60

a single parent

20%

20%

a person with a disability

grandparents & grandchildren

13%

8%

a veteran

a child

50%

Average Residency  
in Home =

**17** Years

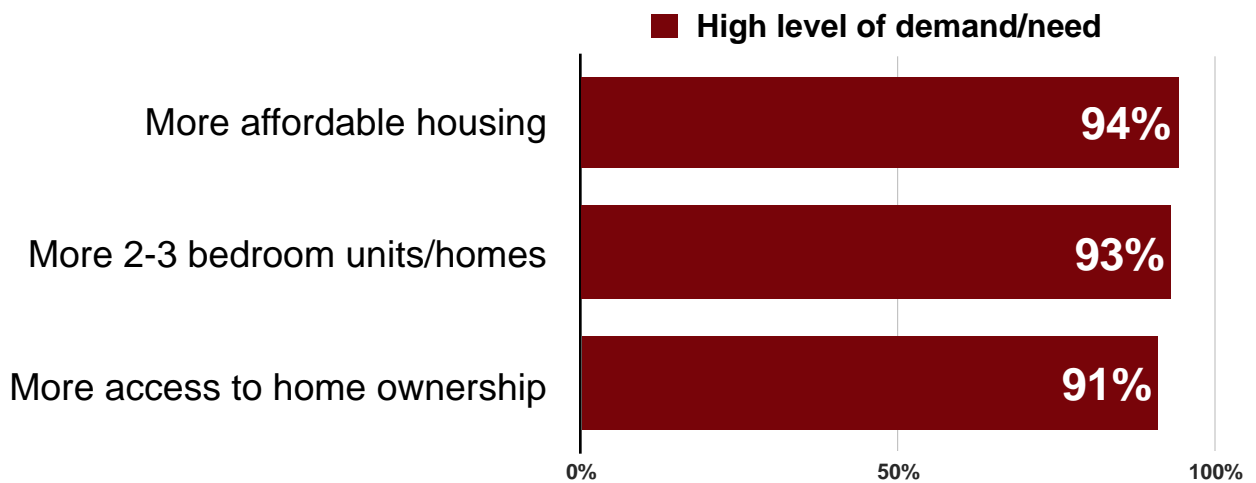
Average Home Age

= **37** Years



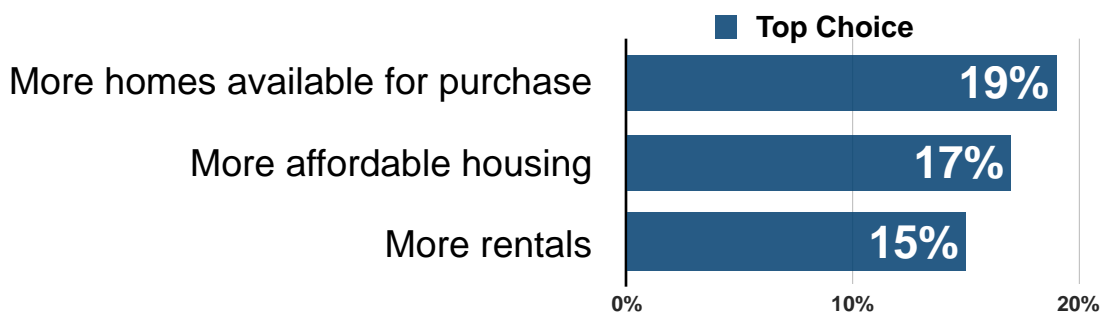
# THRHA Households Top Priorities

## 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 Juneau (94%), followed by the need for more 2-3 bedroom homes (93%), and more access to homeownership (91%).

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



In a follow up question, tribal household respondents were then asked to write down their highest housing priority. Nineteen percent said there need to be more housing available for purchase and more pathways to homeownership. Seventeen percent mentioned housing affordability. Fifteen percent of all respondents mentioned the need for more rental housing.

# Survey Methodology

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

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 91 tribal households in Yakutat responded to the survey. Responses received comprise an estimated 78% of all Alaska Native households in Yakutat. Due to this high response rate, the survey findings have a 95% confidence level with a 4.9% confidence interval.

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

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

## Survey Responses for Tribal Households in Yakutat, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	92
Alaska Native Households in combination (estimated)	25
Estimated Alaska Native Households	117
Total Households Surveyed	91
<b>Percent of Total Tribal Households Surveyed</b>	<b>78%</b>
Confidence interval with a 95% confidence level	4.9%

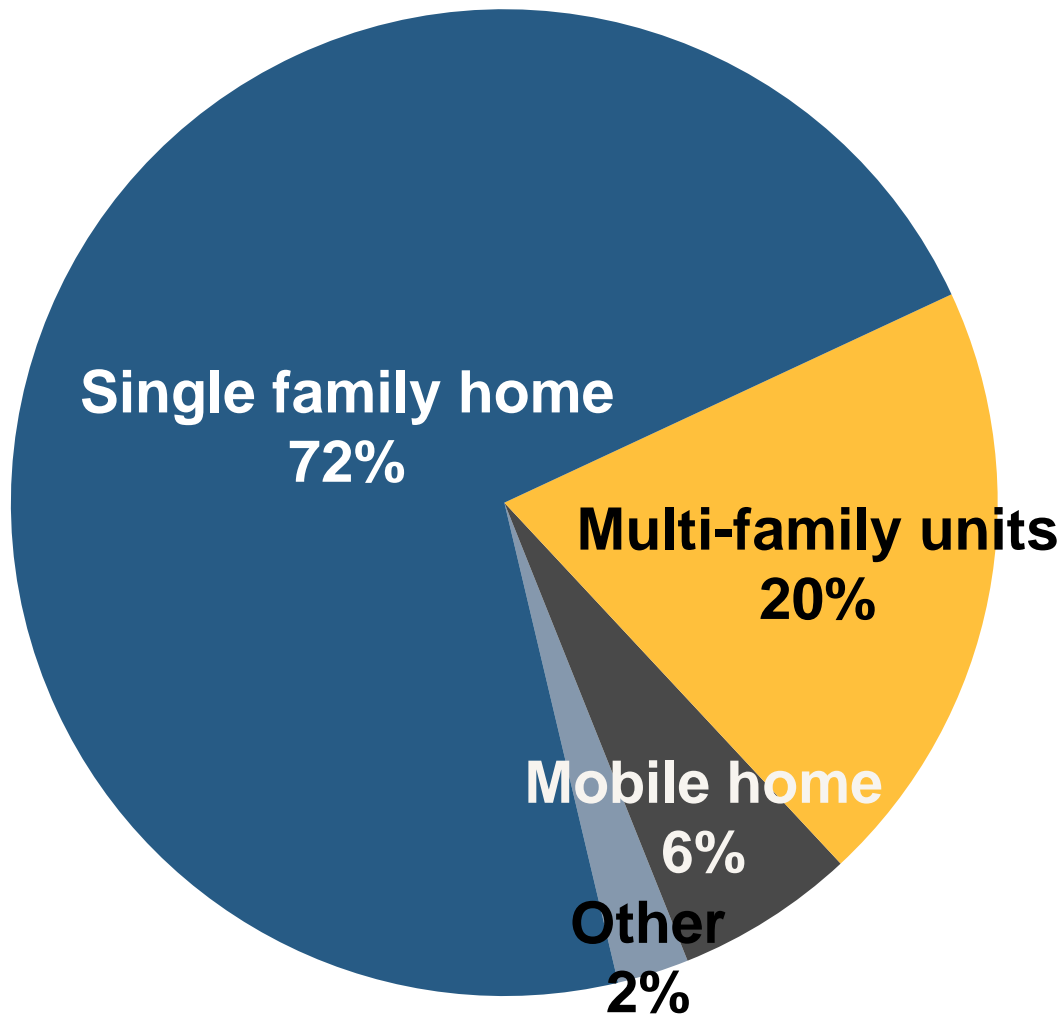
Data Source: Rain Coast Data estimate based on survey results, 2022 American Community Survey 5-Year Estimates, and US Census 2020.

# Housing Structures



# Housing Structures

## What type of home do you live in?

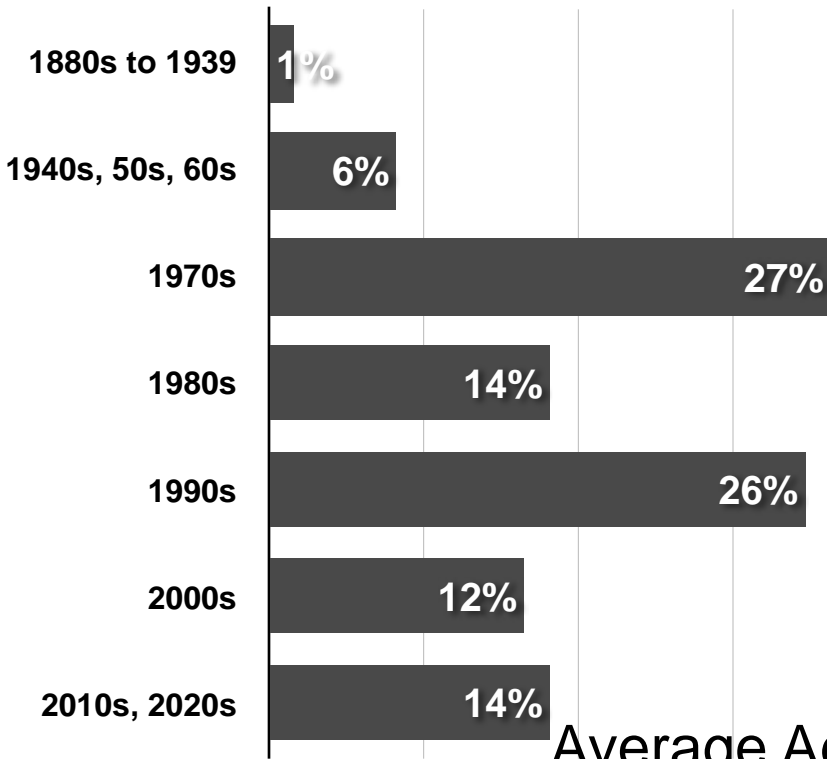


Nearly three-quarters (72 percent) of tribal households in Yakutat live in single family home structures. Twenty percent of households live in a multi-unit structure such as an apartment or duplex, and 6% live in mobile homes.

Answer Options	2019	2024
Single family home	75%	72%
Multi-family (apartment/duplex)	18%	20%
Mobile home	5%	6%
Other	2%	2%



# What year was your house built?



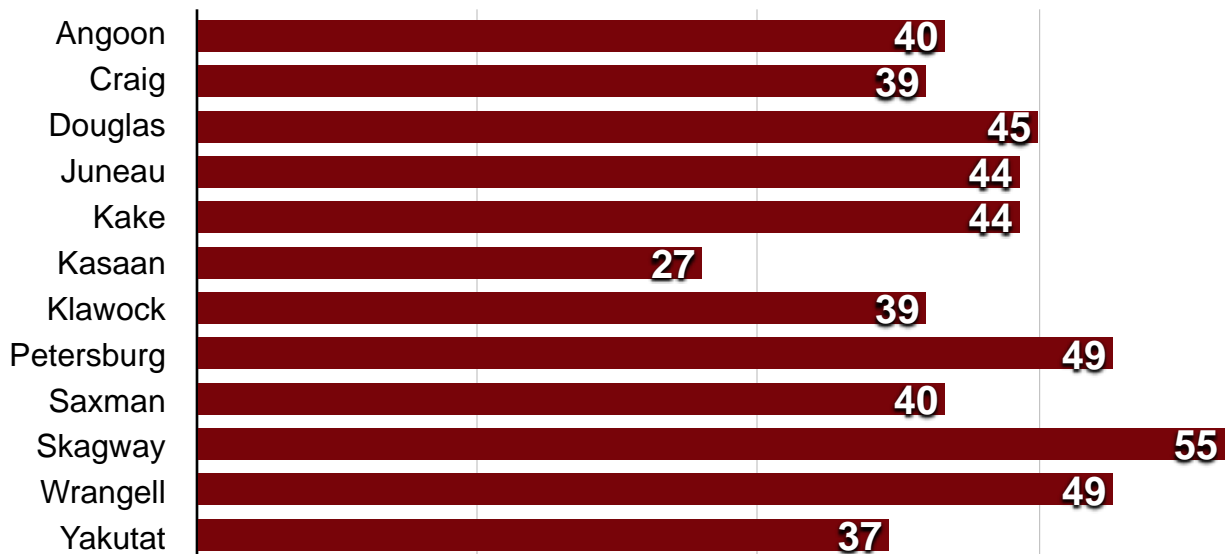
Respondents' homes are an average of 37 year old. A third were built prior to 1980. Forty percent were built in the 1980s and 1990s. Nine percent of homes have been built in the last decade. When this study was last conducted five years ago in 2019, the average age of the housing stock was 39 years.

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

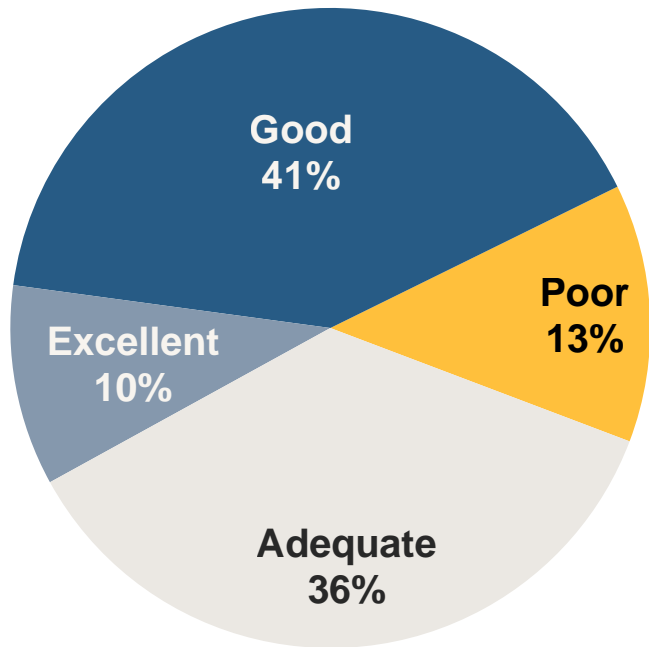
## Average Age of Housing Stock

# = 37 Years

### Average home age by community

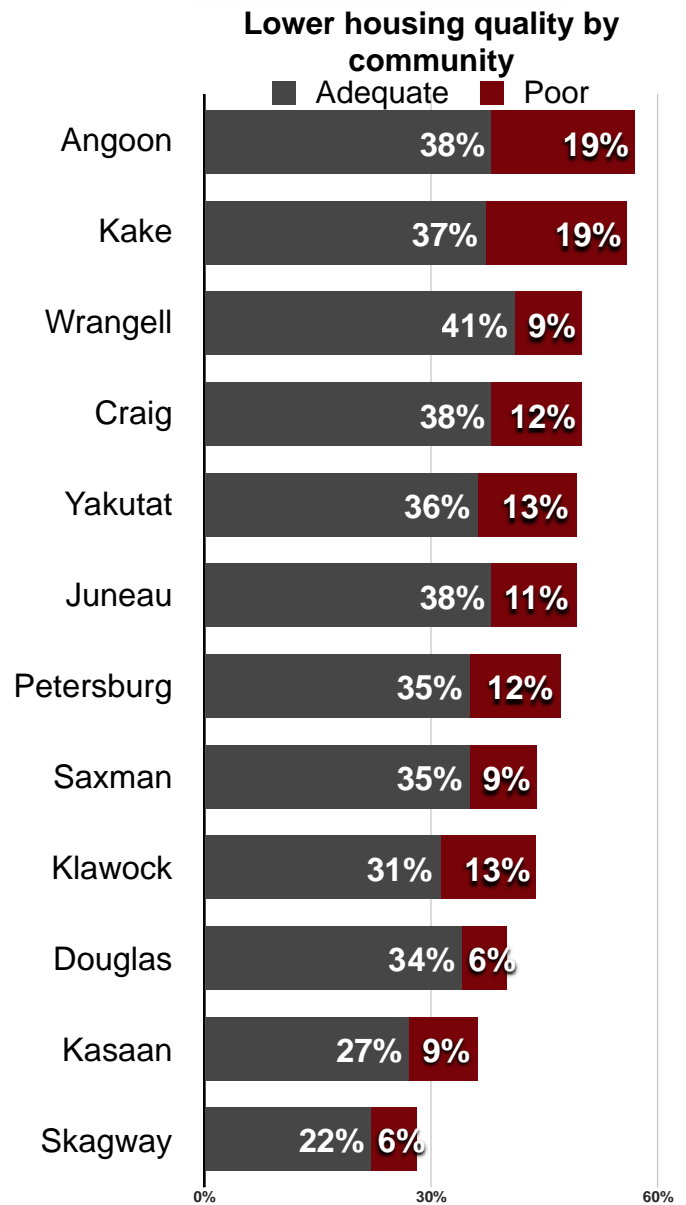


# Rate the overall condition of your home



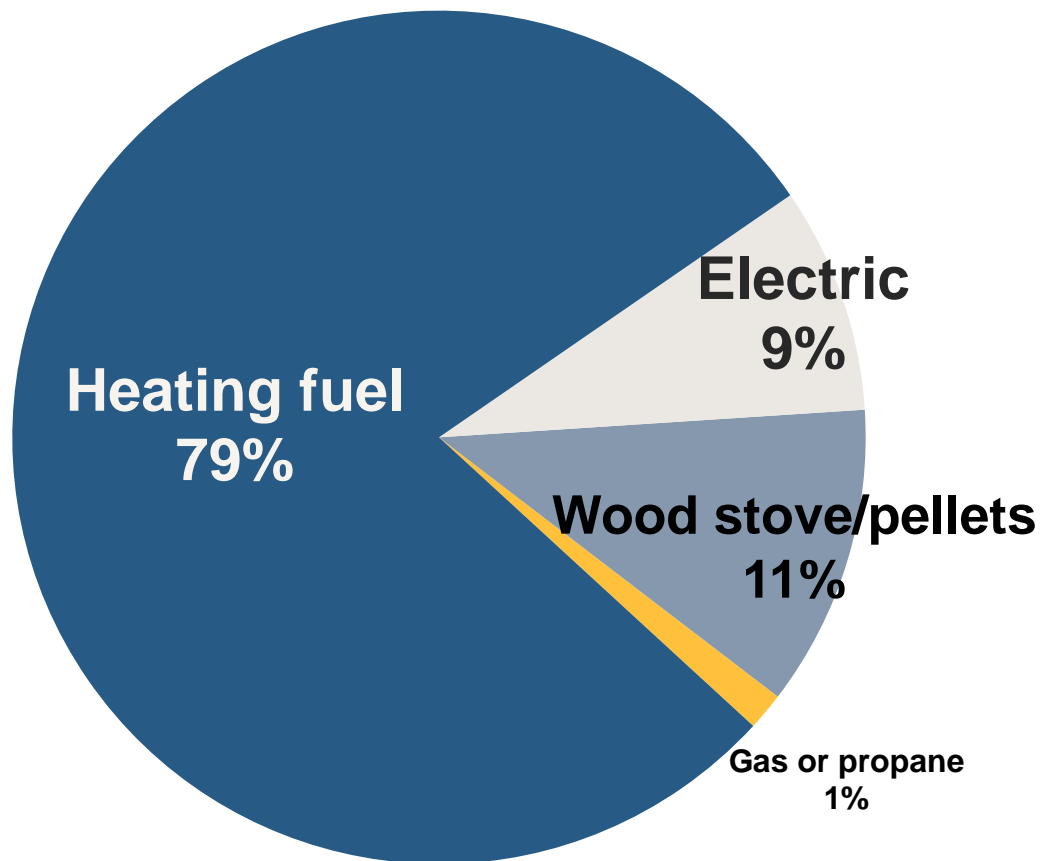
Just over half (51%) of Yakutat tribal households said their homes were in good or excellent shape. Thirty-six percent indicated that their living conditions were adequate, while 13% said the condition of their home was poor.

Compared to five years ago, 6% more respondents report their homes are in excellent condition, and 2% fewer respondents report they are living in poor conditions.



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	4%	10%
Good (a few minor repairs would be nice)	39%	41%
Adequate (repairs needed to improve living conditions)	43%	36%
Poor (major repairs needed to make it safe and livable)	15%	13%
Not Livable (we are currently unable to live in our home)	0%	0%

# What do you use primarily to heat your home?



Most (79%) of Yakutat tribal respondents heat their home using heating fuel, while 9% use electric heating sources. Another 11% use a wood or pellet stove, 1% use gas or propane, and no-one reported using a heat pump. The average reported winter heating fuel cost was \$405 per month, while the average cost of electric heating was estimated to be \$239 in winter months. Overall, the average cost of heating was estimated at \$394 in a winter month, a 15% increase compared to 5 years earlier.

Home Heating	Monthly Cost 2019	Monthly Cost 2024	2019	2024
Electric	\$231	\$296	7%	9%
Gas or propane	NA	NA	2%	1%
Heat Pump	NA	NA	0%	0%
Heating fuel	\$346	\$405	74%	79%
Wood stove/pellets	\$366	\$293	17%	11%
<b>Overall Average</b>	<b>\$342</b>	<b>\$394</b>		



# Home Finances

# Home Finances

## What is the assessed value of your home?

### Overall Average

2019	2024	Change
\$150,000	\$225,135	50%



### Mobile Homes

2019	2024	Change
\$70,000	\$101,667	45%



### Single Family Home

2019	2024	Change
\$153,200	\$233,667	53%

The average value of a housing unit owned by a respondent in Yakutat is \$225,135 — representing a 50% increase from when this survey was fielded 5 years previously. Mobile homes are worth an average of \$101,667, and increased by 45% in value over the past five years. Single family homes are valued at \$233,667, a 53% increase over 5 years.

The average value of a housing unit owned by a respondent in the 12-community THRHA region is \$290,120 — representing a 56% increase from when this survey was fielded 5 years previously.

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

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



The average monthly rent paid by Yakutat tribal householders is \$1,087, a 32% 5-year increase; while the average mortgage is \$1,335, a 55% 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 \$895 in rent (18% less than the average rent), and \$1,325 for a mortgage (1% less). More than a quarter (26%) of Yakutat tribal households own their own homes, but no longer have a mortgage - a figure with very little change over the past 5 years.

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

## Average Rent

2019	2024	Change	Can Afford
\$825	\$1,087	32%	\$895

## Average Mortgage

2019	2024	Change	Can Afford
\$861	\$1,335	55%	\$1,325

## Households with no Mortgage

2019	2024	Change
23%	26%	3%

## 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 = **\$1,012 per month**

# What is your approximate annual household income?

## Average Household Income

2019	2024	Change
\$63,655	\$80,594	27%



The average income of tribal households (of those reporting an income above \$0) in Yakutat is \$80,594, a 27% increase over five years earlier. Those paying rent had an average household income of \$61,207, a 24% increase; while those who own their own homes earn an average of \$99,938 annually, 38% more than in 2019.

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

## Rental Households

2019	2024	Change
\$49,526	\$61,207	24%

## Owner Households

2019	2024	Change
\$72,182	\$99,938	38%

## By Community

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

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

Household Income by Number of People								
Household Income	1	2	3	4	5	6	7	Total
Less than \$20,000	6.1%	4.5%	0.0%	1.5%	0.0%	0.0%	0.0%	<b>12%</b>
\$20,000 - \$30,000	4.5%	1.5%	4.5%	1.5%	0.0%	0.0%	0.0%	<b>12%</b>
\$30,100 - \$40,000	1.5%	1.5%	4.5%	4.5%	0.0%	0.0%	0.0%	<b>12%</b>
\$40,100 - \$50,000	1.5%	1.5%	3.0%	1.5%	1.5%	1.5%	0.0%	<b>11%</b>
\$50,100 - \$60,000	1.5%	1.5%	0.0%	1.5%	0.0%	0.0%	1.5%	<b>6%</b>
\$60,100 - \$70,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0%</b>
\$70,100 - \$80,000	0.0%	3.0%	3.0%	0.0%	0.0%	0.0%	0.0%	<b>6%</b>
\$80,100 - \$90,000	0.0%	1.5%	0.0%	1.5%	0.0%	0.0%	1.5%	<b>5%</b>
\$90,100 - \$100,000	0.0%	6.1%	1.5%	7.6%	0.0%	0.0%	0.0%	<b>15%</b>
\$100,100 - \$125,000	0.0%	3.0%	0.0%	0.0%	1.5%	0.0%	0.0%	<b>5%</b>
\$125,100 - \$150,000	0.0%	0.0%	0.0%	3.0%	0.0%	1.5%	0.0%	<b>5%</b>
\$150,100 - \$200,000	0.0%	0.0%	4.5%	1.5%	3.0%	0.0%	0.0%	<b>9%</b>
\$200,000 or more	0.0%	0.0%	0.0%	1.5%	1.5%	0.0%	0.0%	<b>3%</b>
<b>Total</b>	<b>15%</b>	<b>24%</b>	<b>21%</b>	<b>26%</b>	<b>8%</b>	<b>3%</b>	<b>3%</b>	<b>100%</b>

This table can be used to better understand the number of people in the community living in each income level, as well as how many people per household make up the tribal households in Yakutat. Nearly a quarter (24%) of households earn \$30,000 or less annually; while 22% earn more than \$100,000 annually. Thirty-nine percent of all Yakutat tribal households have 1-2 household members, while 14% of households contain five or more residents.



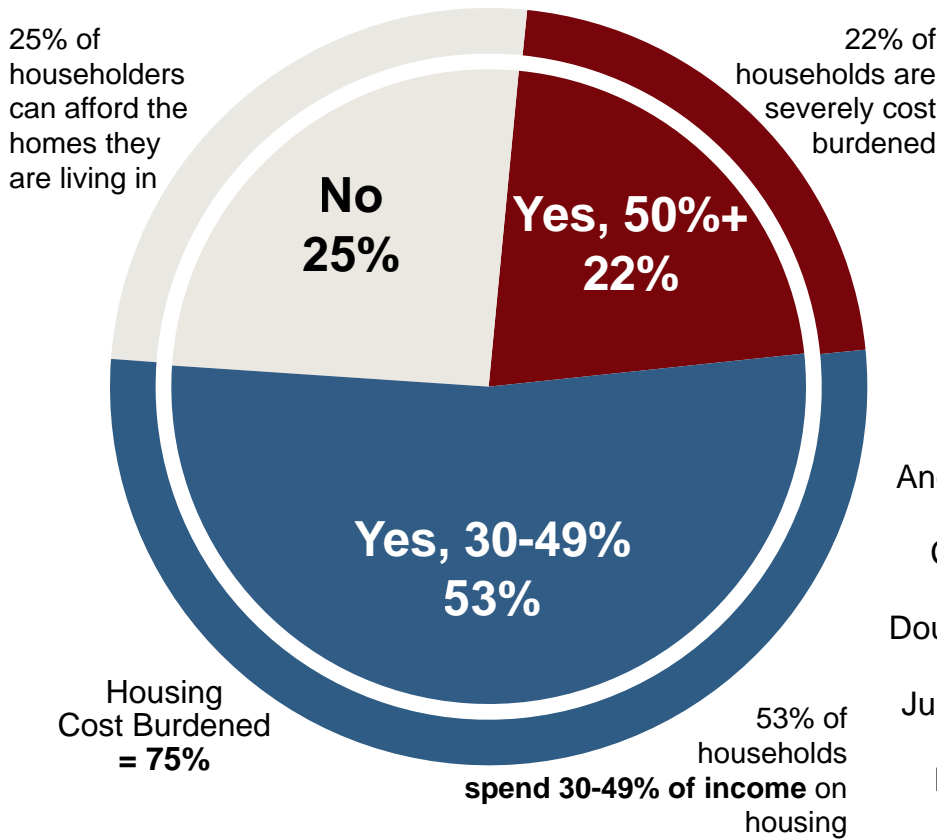
# Housing and Urban Development Yakutat Income Limits (By number of household members)

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

Percentage of Yakutat households within HUD Income Limits (by number of household members)								
Household Income	1	2	3	4	5	6	7	Housholds in category
Extremely Low (30%) Income Limits	6.1%	4.5%	1.5%	1.5%	0.0%	0.0%	0.0%	14%
Very Low (50%) Income Limits	10.6%	7.6%	9.1%	7.6%	1.5%	1.5%	0.0%	38%
Low (80%) Income Limits	13.6%	10.6%	12.1%	9.1%	1.5%	1.5%	3.0%	51%

According to HUD's 2023 income limits, 51% of Yakutat households are low income (down from 54% in 2019), 38% are very low income (in 2019 it was 26%), and 14% are extremely low income (down from 17% in 2019).

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



Cost %	2019	2024
Less than 30%	39%	25%
30-49%	47%	53%
50%	14%	22%

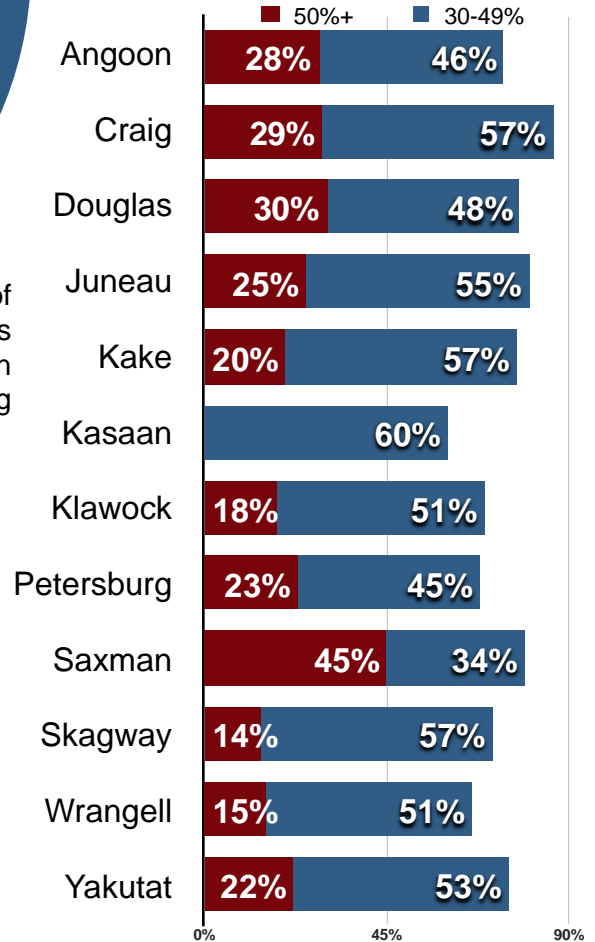
**Costs of housing are a burden or severe burden to 75% of survey respondents.** A quarter of Yakutat tribal households (25%) have affordable costs.

The 75% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 22% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

**Among renters, 80% are housing cost burdened** compared to 72% of all homeowners.

Note that the 20% 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



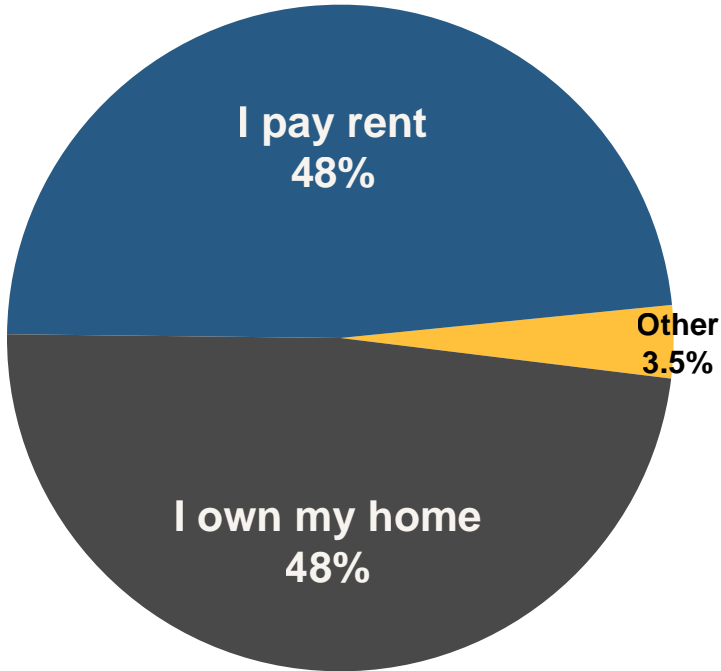
**Housing costs for renters** include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

# Householders



# Householders

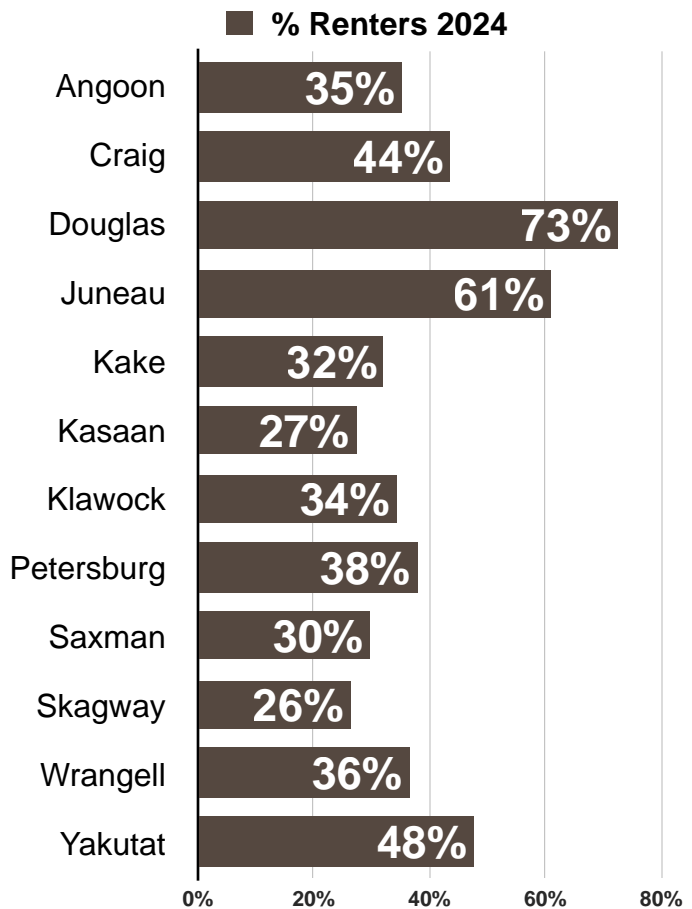
## What is your current housing situation?



Answer Options	2019	2024
Owned with a mortgage	21%	21%
Owned without a mortgage	23%	26%
Rental	51%	48%
Other	5%	3%

Nearly half (48%) of Yakutat tribal households live in a home that they rent, while 48% own their homes. This includes 26% of respondents who own their home and no longer pay a mortgage. These numbers remain almost unchanged over the past five years.

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



# Number of People per Household

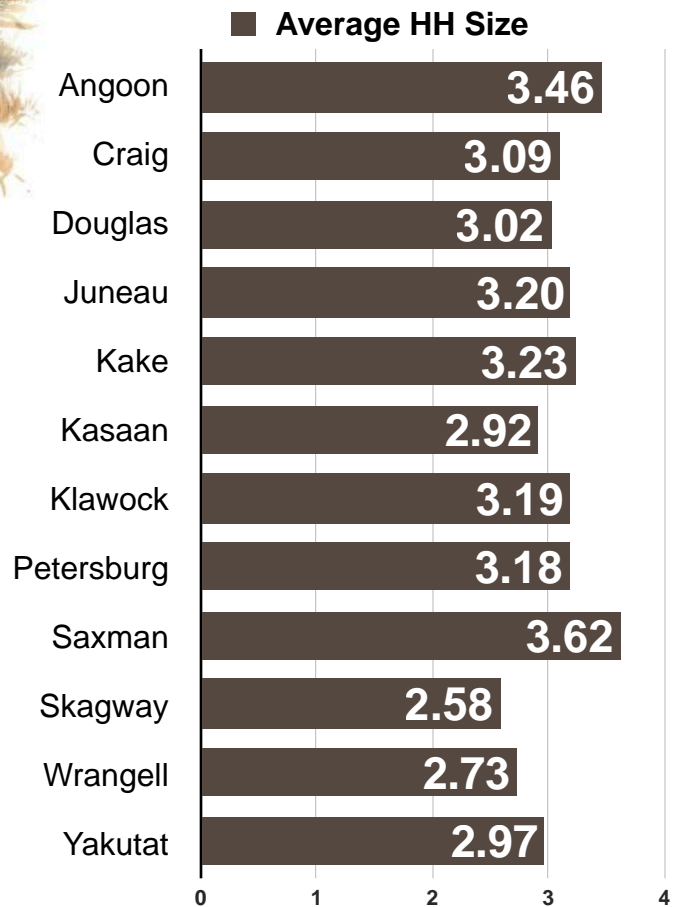


Across all Yakutat homes the average household size is 3.0, down from 3.6 five years ago, a 17% decrease.

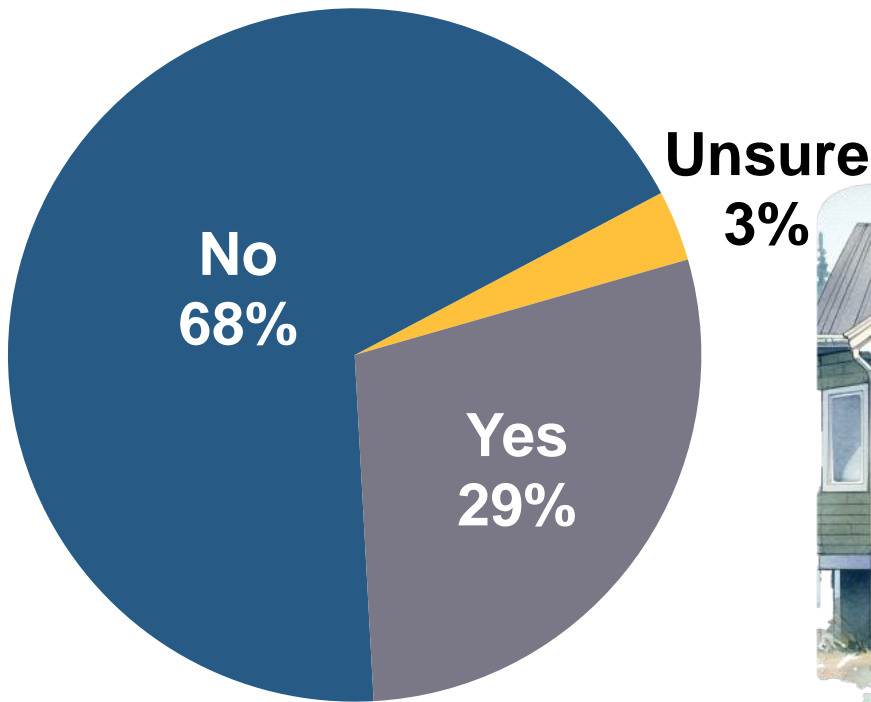
On average, Skagway homes have the fewest members in the region at 2.6, followed by Wrangell. Saxman homes have the most household members, at 3.6.

## Average Household Size

2019	2024	Change
3.6	3.0	-17%

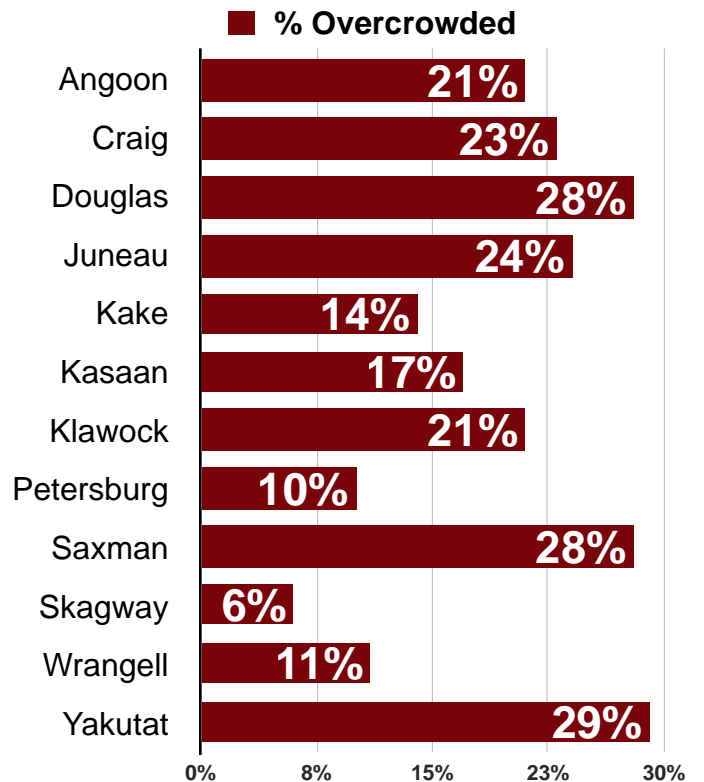


# Is your home overcrowded?

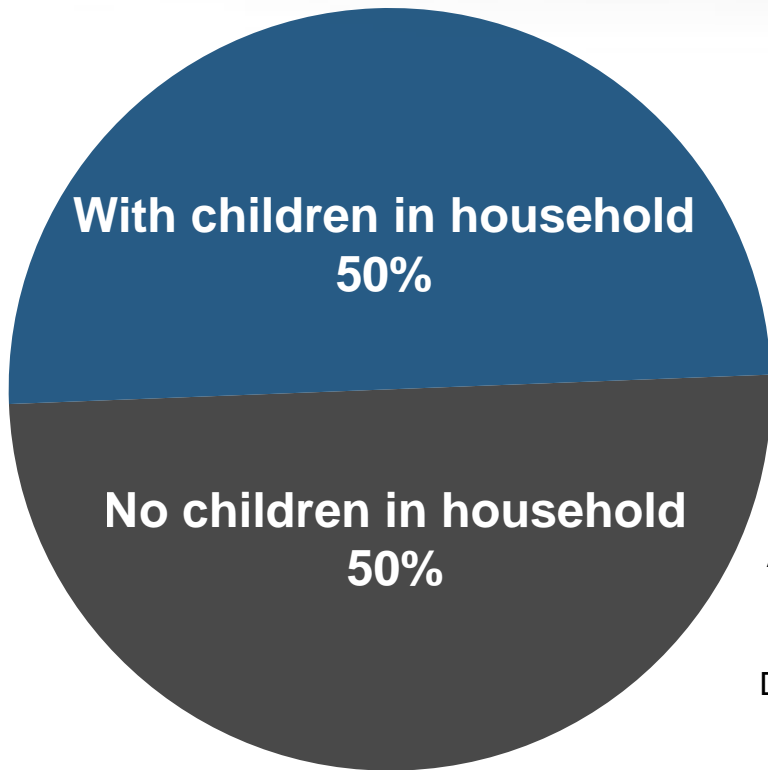


Average Household Size = 3.0

Twenty-nine percent of households surveyed say their homes are overcrowded, a decrease from 42% five years ago. The overall average household size is 3 members.



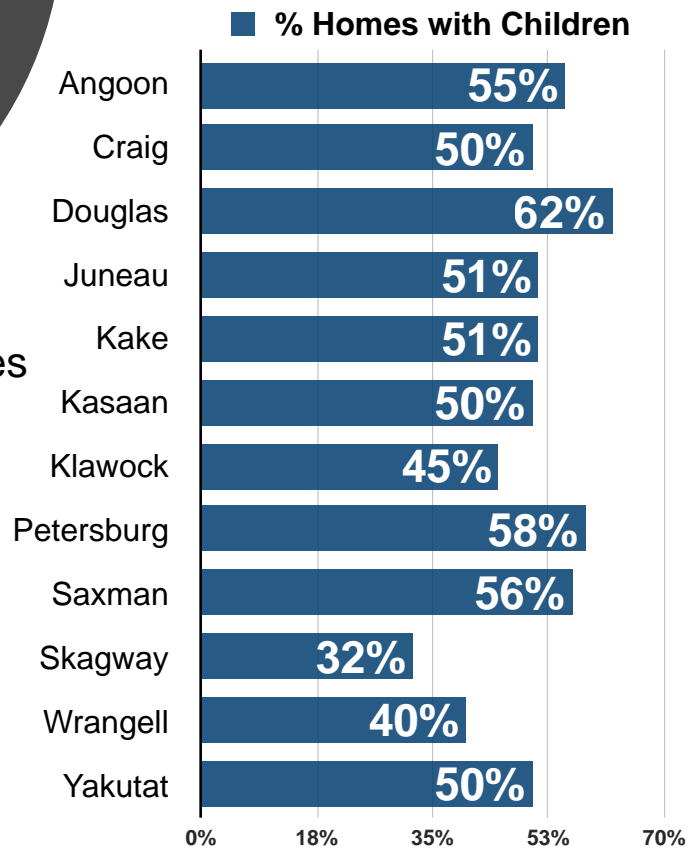
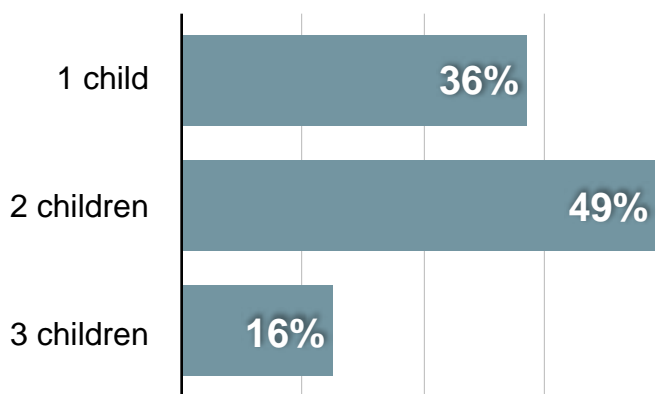
# How many children under age 18 live in your household?



## Estimated Total Kids

95

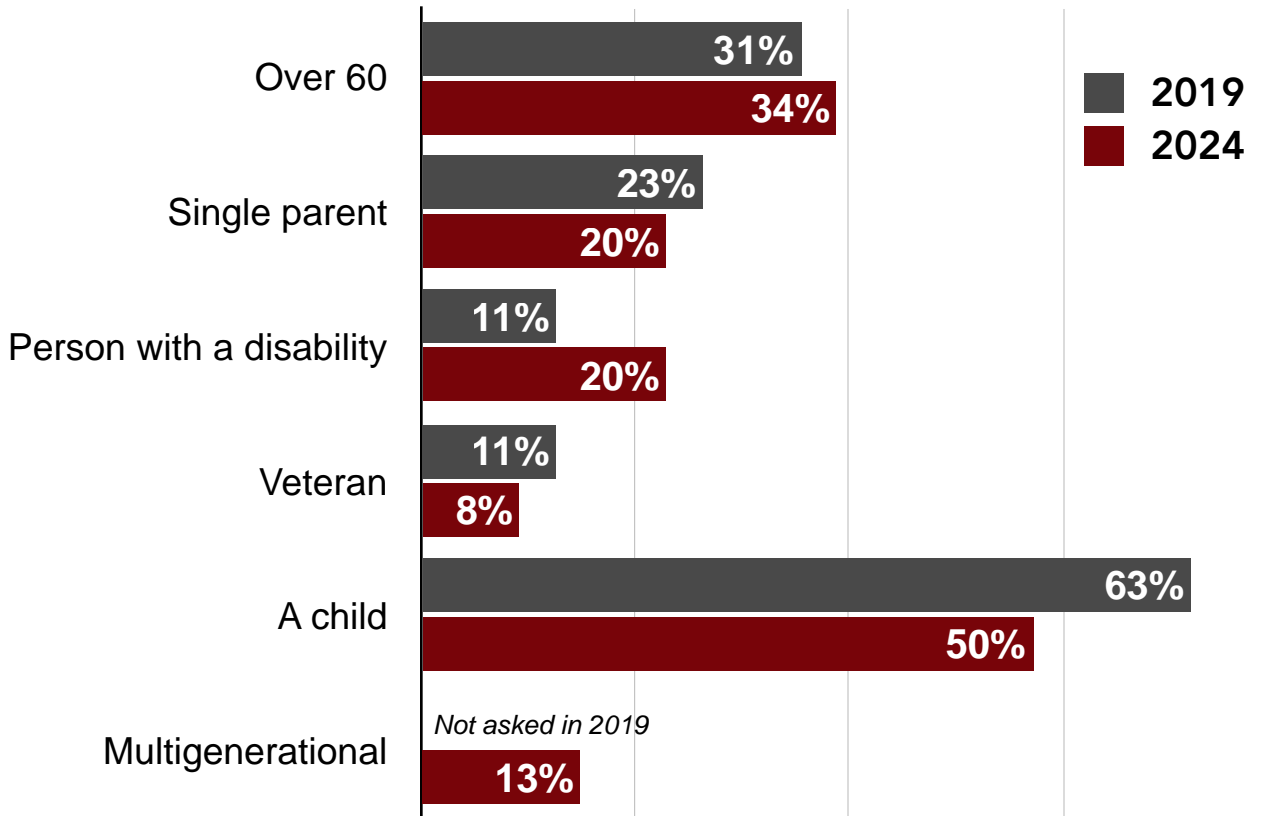
Average number of children in homes with children = 1.8



Half of Yakutat tribal households have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 1.8, down from 1.9 in 2019. For homes with children, 36% have one child, 49% have two children, and 16% have three children. There are an estimated 2,200 children in Alaska Native homes in Juneau.

# Members of Household

## Household Members Include

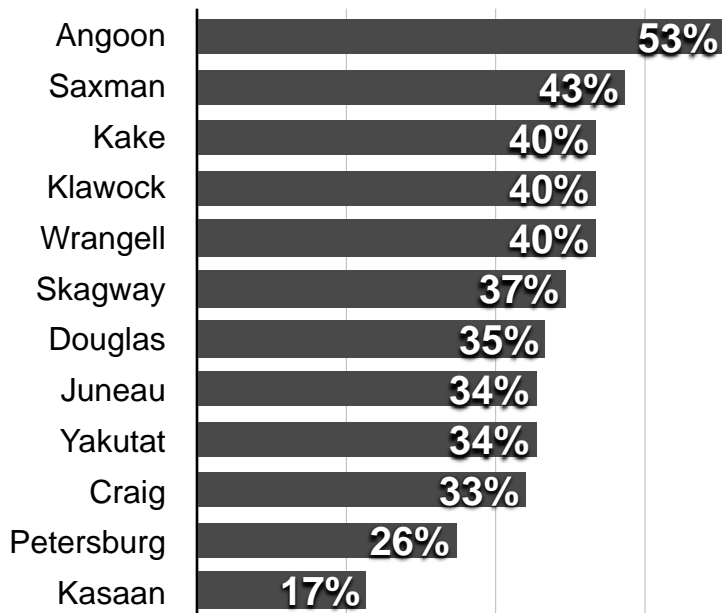


Approximately a third (34%) of Yakutat tribal households contain a person over the age of 60; similar to 2019. Half (51%) of all tribal households in the THRHA include children, down from 63% five years earlier. Twenty percent of all homes contain a single parent, down from 23%.

The number of households containing a person with a disability has increased from 11% to 20% over the past five years; while the number of households with a veteran changed from 11% to 8%. In 2024, 13% of all tribal homes contain both grandparents and grandchildren.



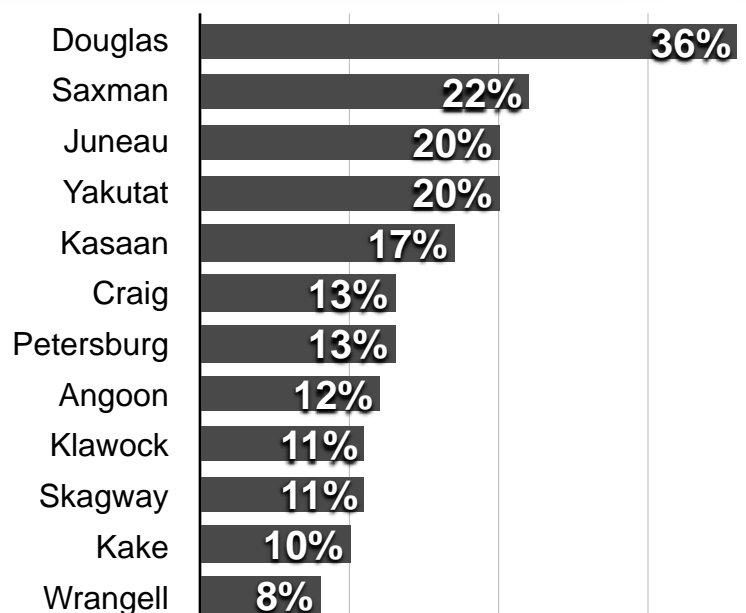
# Percentage of Tribal Households in THRHA Region with a 60+ Year Old



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

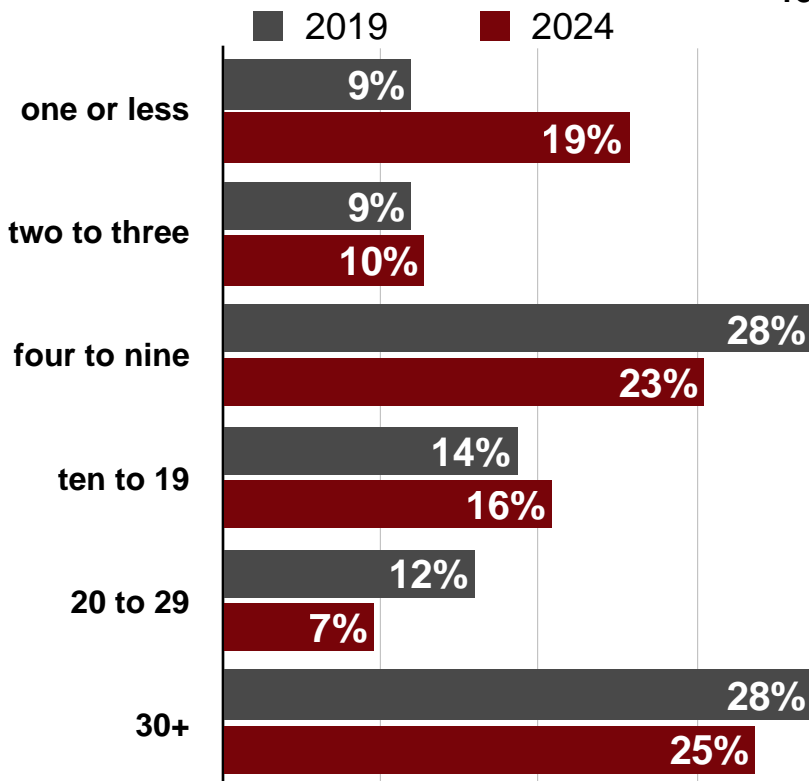
# Percentage of Tribal Households in THRHA Region with a Single Parent

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



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

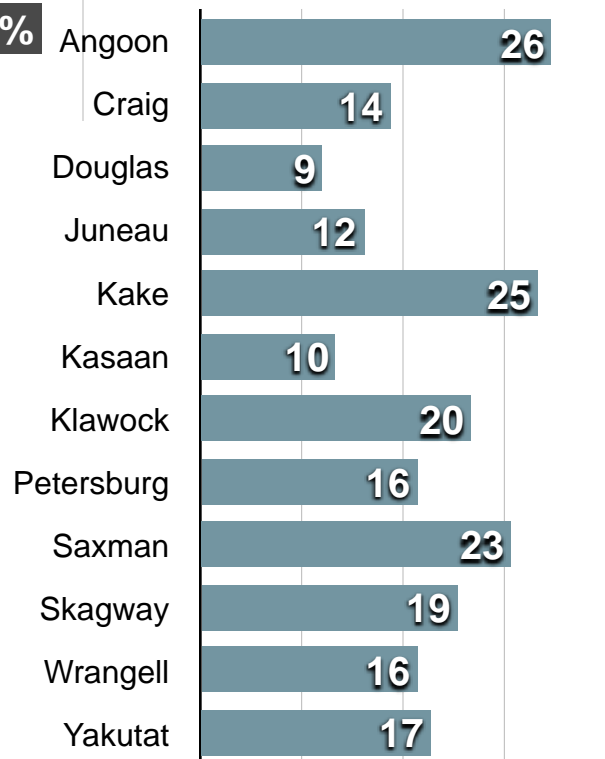
Data converted into years of residency in current home.



## Overall Average Years

2019	2024	Change
18 years	17 years	-1 Years

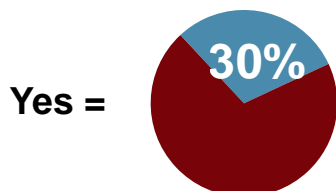
## Average years of residency by THRHA community



A third of Yakutat tribal households have lived in their home for more than 20 years, and another 16% have lived in their homes more than 10 years but fewer than 20. Nineteen percent have lived in their homes 1 year or less — up from 9% in 2019.

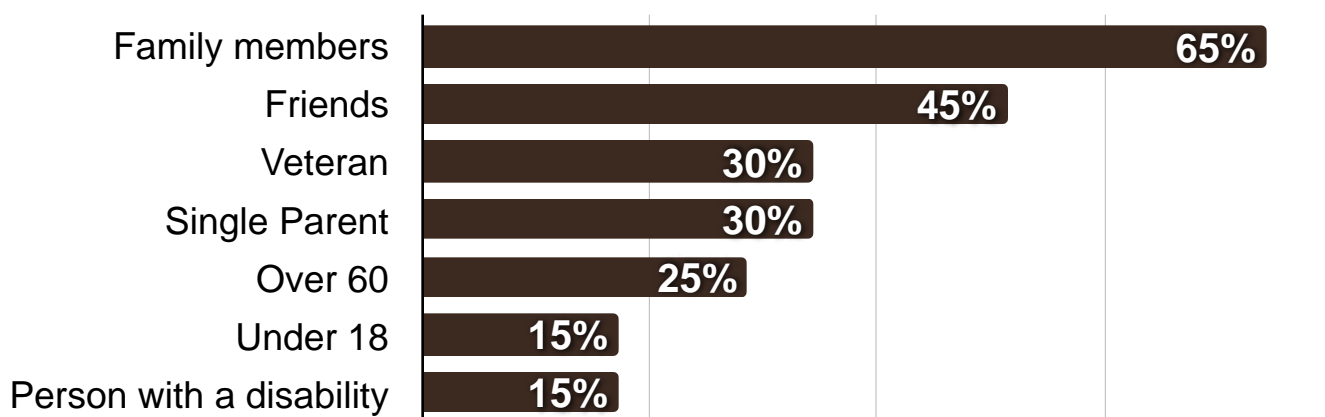
The average tenure of a Yakutat tribal household at the point this survey was conducted was 17 years, one year less than the last time this survey was conducted in 2019.

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



Thirty percent 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)

**= 52**

Estimated Total Nights

**1,800**

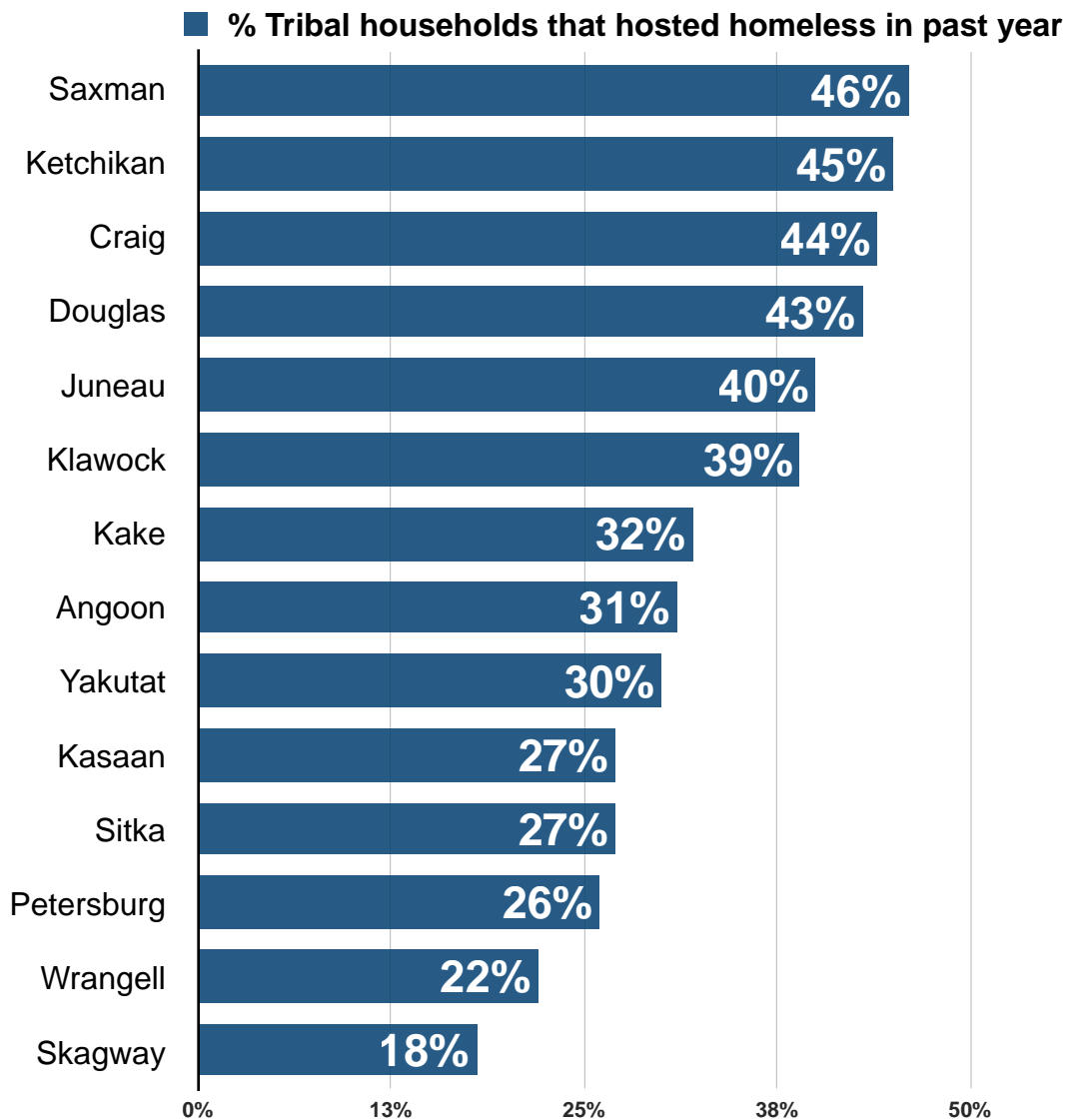
Estimated Total Value

**\$84,000**

Yakutat tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. Thirty percent said they had, for an average of 52 nights per household, including 5% that had a homeless person living with them for the entirety of last year. Those who received overnight accommodation included single parents (30%), children (15%), those with a disability (15%), and those over 60 (25%). Expanding the numbers to include all Alaska Native households in Juneau, tribal households are estimated to have provided approximately 1,800 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 Yakutat last year was approximately \$84,000.

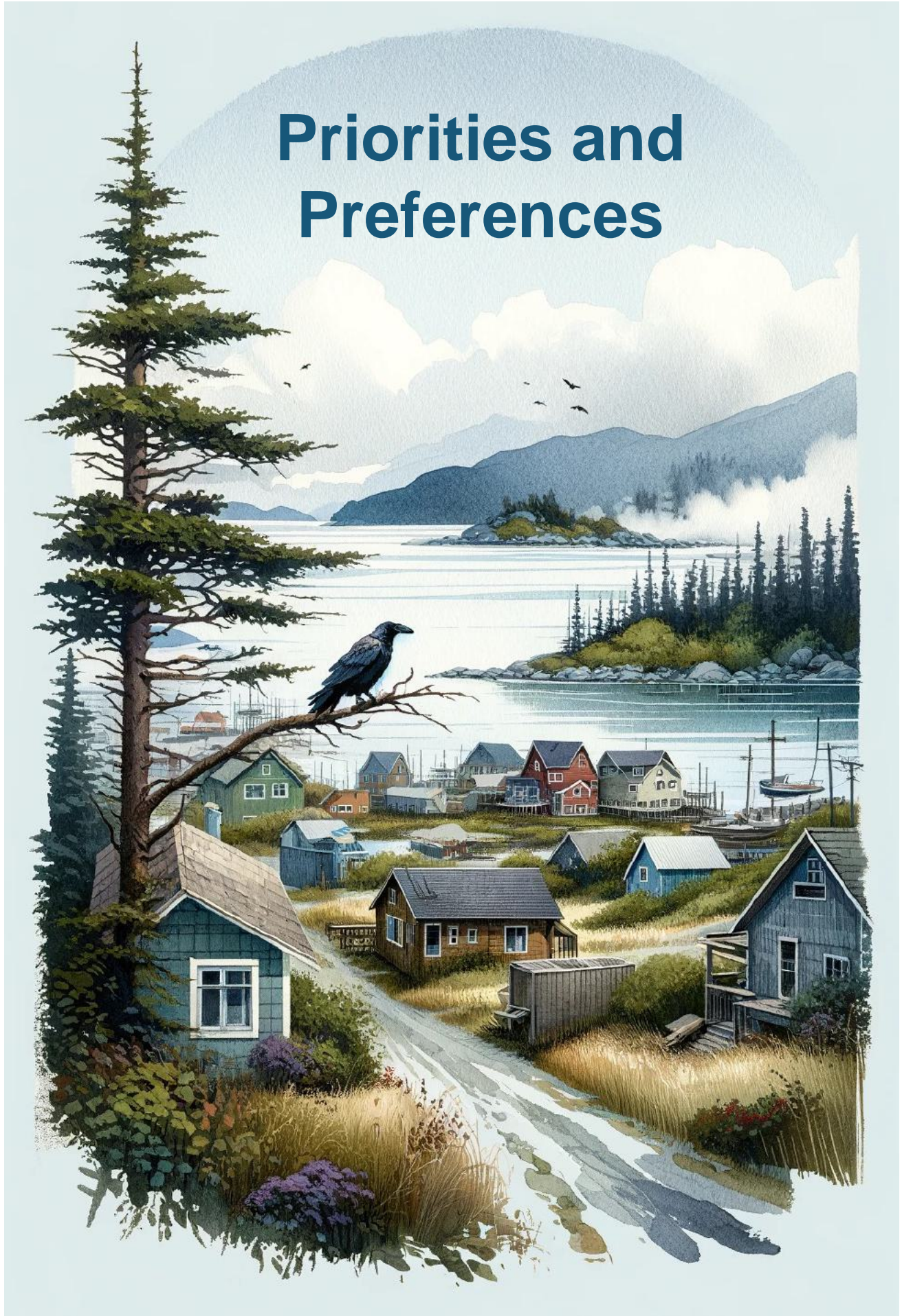
# Homelessness: Percentage of tribal households that opened their homes by community

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



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

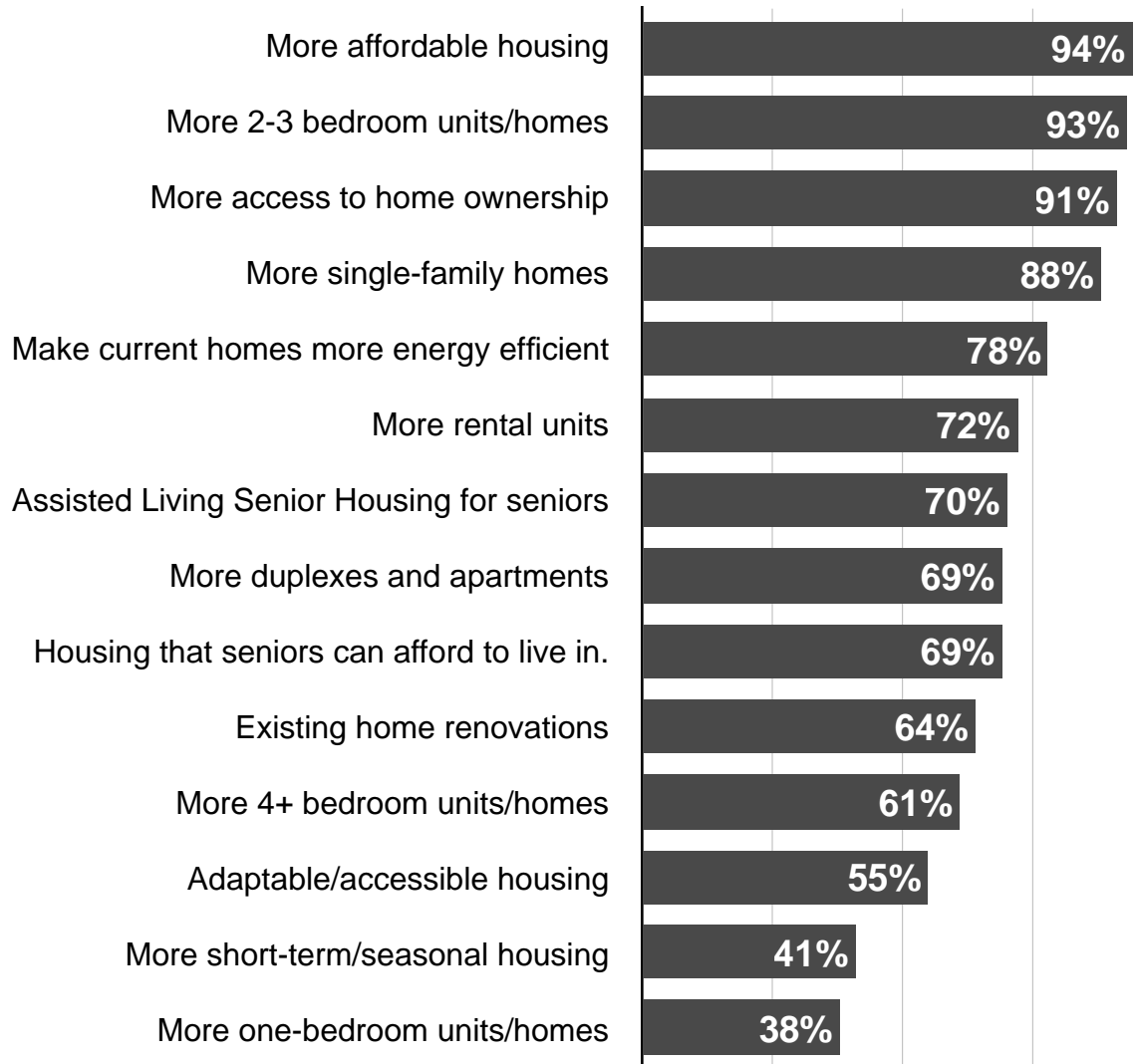
# Priorities and Preferences



# Priorities and Preferences

## How important are the following tribal housing needs?

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



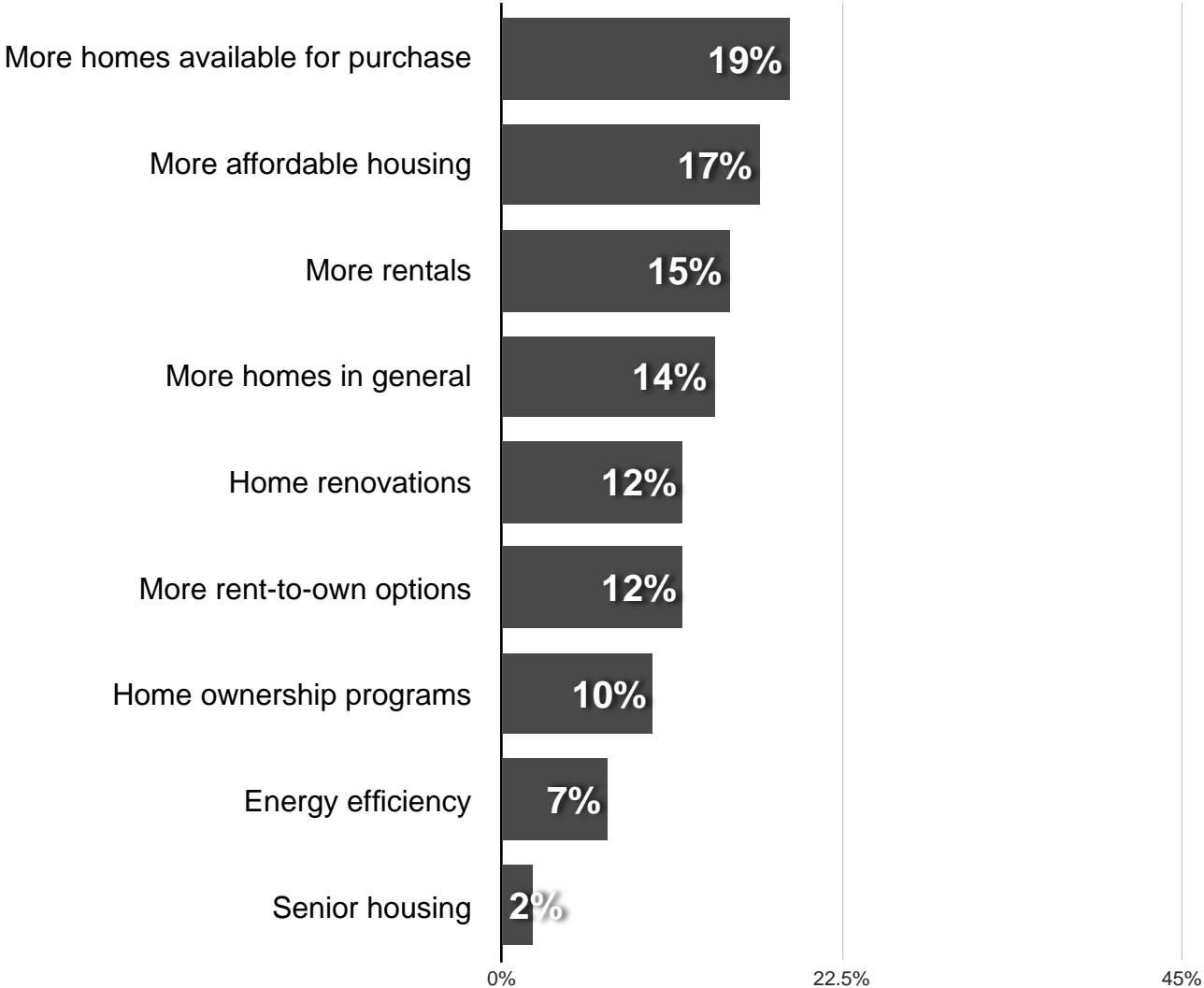
Survey respondents indicated that the most pressing housing need in Yakutat is more affordable housing, which 94% of survey respondents say has a high level of demand. This is followed by more 2-3 bedroom homes (93%), more access to home ownership (91%). The following table shows a breakdown of responses 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	94%	4%	0%	0%	1%
More 2-3 bedroom units/ homes	93%	7%	0%	0%	0%
More access to home ownership	91%	6%	1%	1%	0%
More single-family homes	88%	10%	1%	0%	0%
Make current homes more energy efficient, reducing energy costs	78%	21%	1%	0%	0%
More rental units	72%	23%	4%	0%	0%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely.	70%	22%	7%	0%	0%
More duplexes and apartments	69%	25%	6%	0%	0%
Housing that seniors can afford to live in.	69%	21%	10%	0%	0%
Existing home renovations: Improve quality of existing home	64%	35%	1%	0%	0%
More 4+ bedroom units/ homes	61%	28%	12%	0%	0%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	55%	32%	13%	0%	0%
More short-term/seasonal housing	41%	17%	26%	8%	9%
More one-bedroom units/ homes	38%	34%	24%	4%	0%

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

## Analysis of open ended responses to top priority



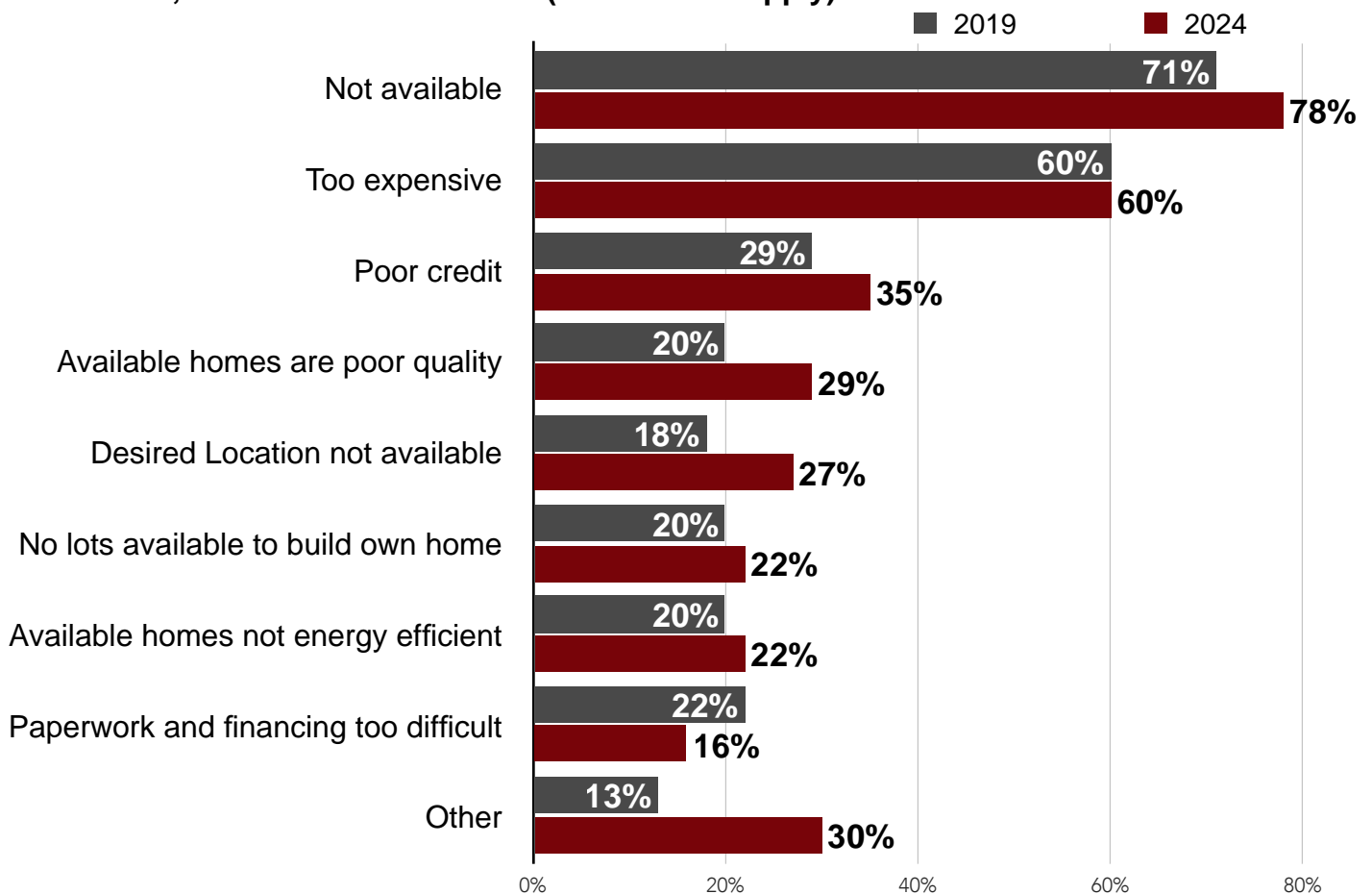
Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 9 comment categories. Nineteen percent said there need to be more housing available for purchase and more pathways to homeownership. Seventeen percent mentioned housing affordability. Fifteen percent of all respondents mentioned the need for more rental housing.



# 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	67%
No	1%
Maybe	10%
Not applicable	22%

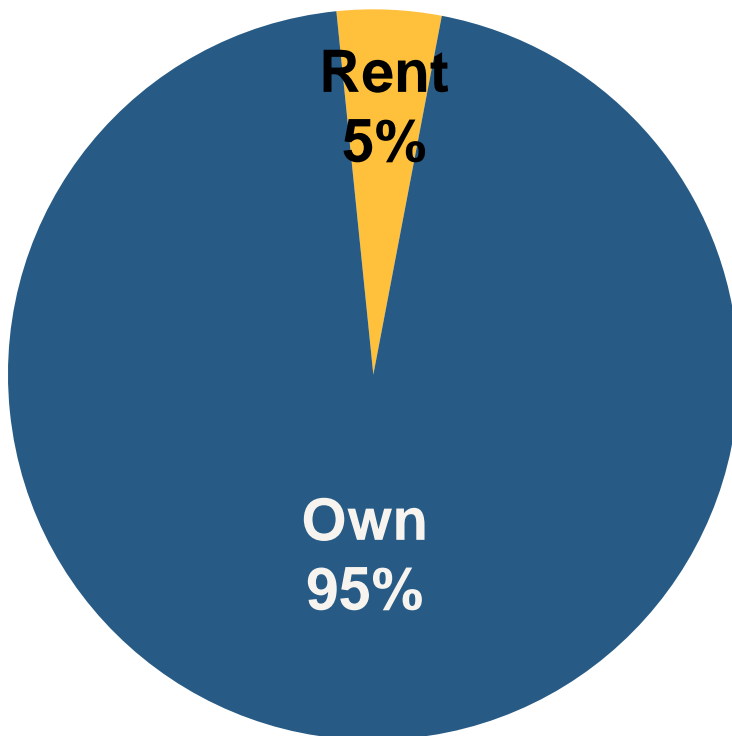
If you, or household members living in your housing unit, would prefer to own a home but do not, what are the obstacles? (mark all that apply)



Two-thirds of Yakutat tribal households (67%) noted that they have member who would prefer to own their own home but do not. The top barrier to this was the lack of housing availability, noted by 78% of respondents, representing a 7% increase over the last time this question was asked in 2019.

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

I would prefer to:



While only 48% of respondents in this survey currently own their own home, 95% of all respondents said they would prefer to own their own home rather than rent.

# Additional Findings

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

Answer Options	Response Count
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.	36
I have land and need access to a loan to build my own home.	18
Access to funding to help renovate my home.	16
Home maintenance education program.	15
I would like to participate in a “sweat equity” housing program, where I help build my home.	10
A rental unit to move into.	9
Financial literacy program.	9
Other (please specify)	5

**How many bedrooms are in your**

Average Number of Bedrooms

**= 2.9**

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

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

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

Answer Options	Response Percent
Yes	25%
No	70%
Not Sure	5%

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

1. **More homes available for purchase** (11): Demand for an increase in homes available to buy.
2. **More affordable housing** (10): Need for housing options that are financially accessible.
3. **More rentals** (9): A call for more rental housing options.
4. **More homes in general** (8): General need for a greater number of homes.
5. **Home renovations** (7): Requests for updates and improvements to existing homes.
6. **More rent-to-own options** (7): Desire for programs that allow renters to eventually purchase homes.
7. **Home ownership programs** (6): Need for programs that facilitate buying a home, including financial readiness.
8. **Energy efficiency** (4): Interest in homes that are energy-efficient.
9. **Senior housing** (1): Specific mention of the need for housing suitable for seniors.

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

- 3–4-bedroom homes for with option for homeownership to support for workforce aged demographic age 26-45.
- Affordable
- Available housing
- Energy efficiency
- Energy-efficient and affordable homes w/ adequate number of bedrooms to prevent overcrowding, departure from community, disconnect from culture and heritage.
- Home ownership programs, home renovation for existing homes
- 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
- Homes for ownership and rent to own programs.
- Homes for purchase
- Homes for purchase and rentals
- Homes for rent or purchase.
- Homes so our adult kids can come home to live.
- Housing period
- Just need more housing in general for locals
- Land
- Making tribal members mortgage ready!
- More affordable family homes
- More affordable homes and land available for purchase
- More affordable homes for younger families to purchase.
- More availability - too many homes owned by "seasonal" occupants.
- More Family homes.

- more family housing situations- multiple bedroom and rent to own opportunities.
- More home available to purchase or rent. We currently have a housing crisis in our community.
- More home options PERIOD— that go to tribal members OR your g families trying to remain in the village!
- More homes
- More homes
- More homes all the way around for everyone
- More homes available for locals to be able to afford to live in or buy.
- More homes available for purchase
- More homes available for purchase at affordable costs to locals and affordable land purchases for locals. Out of town people are buying up homes and lands.
- More homes available for purchase, more options for bad/no credit members to buy homes.
- More homes available for rent and purchase.
- More homes available to purchase and renovations and energy efficient.
- More homes available to purchase or rent.
- More homes available to rent or purchase.
- More homes available to rent to own.
- more homes for purchase, home renovation
- 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 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 period.
- More homes to purchase.
- more homes to purchase.
- More homes.
- More opportunities for young Families to become home owners.
- More places to live in Yakutat.
- More rent to own.
- More rent to own housing. With the high cost of living in Yakutat, it 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 purchase 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 rentals
- More rentals
- More rentals
- More units.
- Need more of it.
- Options to buy home.
- Rent to own family homes.
- Senior Living
- we need more family housing options.

# Provide any feedback you might have for Tlingit Haida Regional Housing Authority, such as things they do well, or recommendations for improvement

Respondents were asked to provide feedback to THRHA. A summary of comments by Juneau tribal households is below:

## Key Positive Feedback Points:

1. **Assistance in Loans:** There is appreciation for the assistance provided in securing loans, suggesting that these efforts are valued by the community.
2. **Past Rent-to-Own Programs:** Positive memories of past programs, specifically a rent-to-own scheme from the 1990s, highlight a successful initiative that was well-received and beneficial for community members.
3. **Specific Help Appreciated:** Positive feedback for specific assistance, such as help with the relocation of an electrical box, indicates that direct interventions and aid are appreciated by the residents.

## Recommendations for Improvement:

1. **More Housing and Better Management:** There is a call for increased housing availability, particularly more affordable options for young families and improvements in the management of properties. This includes addressing long-standing vacancies and speeding up renovation processes.
2. **Maintenance and Infrastructure:** Some comments indicate dissatisfaction with maintenance and infrastructure, including needs for repair, lack of essential services like heat and water, and poor conditions of communal areas. Improved maintenance and infrastructure, along with equitable distribution of funds, are crucial.
3. **Innovative and Equitable Housing Programs:** Suggestions include revisiting rent-to-own programs or similar schemes that would alleviate the burden of down payments in areas with high cost of living. There is also a need for fairer rental pricing and more transparency in the allocation of funds to different communities.

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

- 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.
- Correct the mistakes made and instead of brushing them off FIX. nails now rusty paint to houses flooring repair.
- Great job! Much appreciated!!
- Housing.
- I can't think of anything at the moment.

- I own land but need help building a home on it and getting water sewer and power on it.
- 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 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'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.
- 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.
- Make a good present in communities equally.
- More houses
- More housing for young families that they can afford. For both Assistance and Senior housing
- More rental
- 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.
- 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 to make available more housing or apartments and act on these issues asap.
- Not enough development for new housing. Last housing development by T&H was 24+ years ago.
- Not enough homes built in the past decade.
- Thank you for helping with the electrical box relocation at our home.
- We have lots of people looking for housing and empty apartments owned by T&H.
- Weatherization

