

CRAIG TRIBAL HOUSING SURVEY ANALYSIS

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Prepared for



Regional Housing Authority

by Rain Coast Data



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SUMMARY

KEY FINDINGS AND ANALYSIS

The most pressing housing need in Craig, according to the survey, is more affordable housing, which 81% of survey respondents say is a high priority. This is followed by a call for more 2-3 bedroom units (77%). More affordable senior housing and more single family units/houses are also of high priority to respondents.

In a forced ranking exercise of six possible answers, 48% of respondents felt that more single family housing available for purchase was the most important priority. When asked which Tlingit Haida Regional Housing Authority (THRHA) housing program was of most interest to Craig households, the most common answer was "Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home."

Close to two-thirds (60%) of households surveyed live in single family homes, and 14% are in multi-family units. Another 21% live in mobile homes. A majority (53%) of survey respondents rent their homes in Craig while 42% own their homes. The average household size is 3.0 people, and 49% percent of surveyed households have children living in them. For those homes with children, an average of 2.1 children are present in the home. Seventy-four percent of survey respondents report that a member of their household would prefer to own a home but do not.

Nineteen percent of the households surveyed include a single parent, and 31% have a member over 60 years of age. Sixteen percent of households include a person with a disability, and 10% include a veteran.

Fifty-four percent of respondents indicate their homes are in good or excellent condition, while 32% said the condition were adequate. Fourteen percent of respondents said the condition of their homes was poor. Nearly one-third (30%) of households reported at least some problems with mold in their homes. Sixty-seven percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria.

Craig respondents who are homeowners have an average monthly mortgage of \$1,156, Average rent is \$866, before utilities. Sixty-five percent of respondents 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.

Craig tribal households have one of the lowest average number of people per household of THRHA's 12 regional partner communities, and are among the least like to include children. Craig has the 2nd highest percentage of mobile home usage in the region, and has one of the highest rates of household members that would prefer to move out and own their own home.

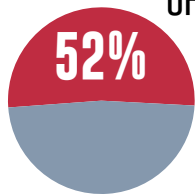
"The most critical housing need in our Craig community is the availability of affordable rental units, as well as the availability of homes for sale. Our housing is very scarce at the moment and it is fairly difficult to even assist others with finding a home to live in." Craig survey respondent

CRAIG TRIBAL HOUSING INFOGRAPHIC

TOTAL ALASKA NATIVE HOUSEHOLDS
(ESTIMATED)

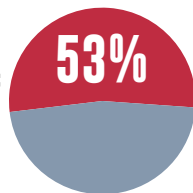
= **111**

OF THESE



PARTICIPATED IN THE SURVEY

RENTERS =



AVERAGE HOME VALUE

= **\$172,941**

AVERAGE ANNUAL HOUSEHOLD
INCOME

= **\$56,911**



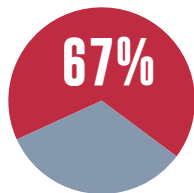
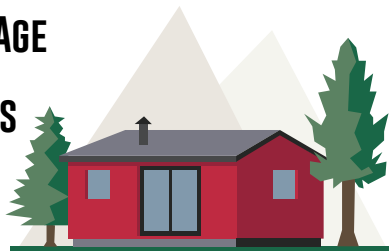
AVERAGE MORTGAGE = **\$1,156**

AVERAGE RENT = **\$866**



AVERAGE HOME AGE

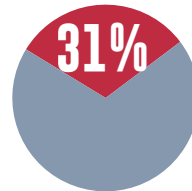
= **32** YEARS



OF HOUSEHOLDS ARE
LOW-INCOME

PEOPLE PER HOUSEHOLD

= **3.0**



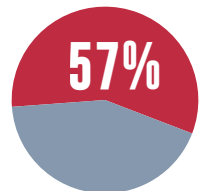
= SAY THEY ARE
OVERCROWDED

AVERAGE CHILDREN UNDER 18 = **2.1**

FOR HOMES WITH CHILDREN

49% OF HOUSEHOLDS HAVE KIDS

EMPLOYMENT STATUS =
HOUSEHOLDS WITH FULL TIME
EMPLOYED HOUSEHOLD MEMBER (S)



HOUSEHOLDS INCLUDE:

31%

A MEMBER OVER 60

A SINGLE PARENT

19%

16%

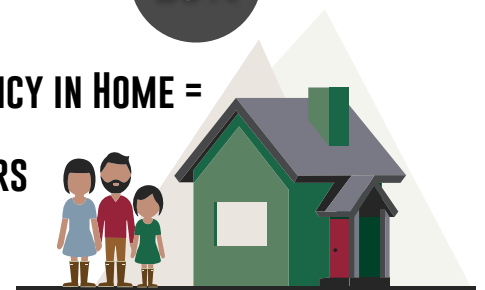
A PERSON WITH A DISABILITY

A VETERAN

10%

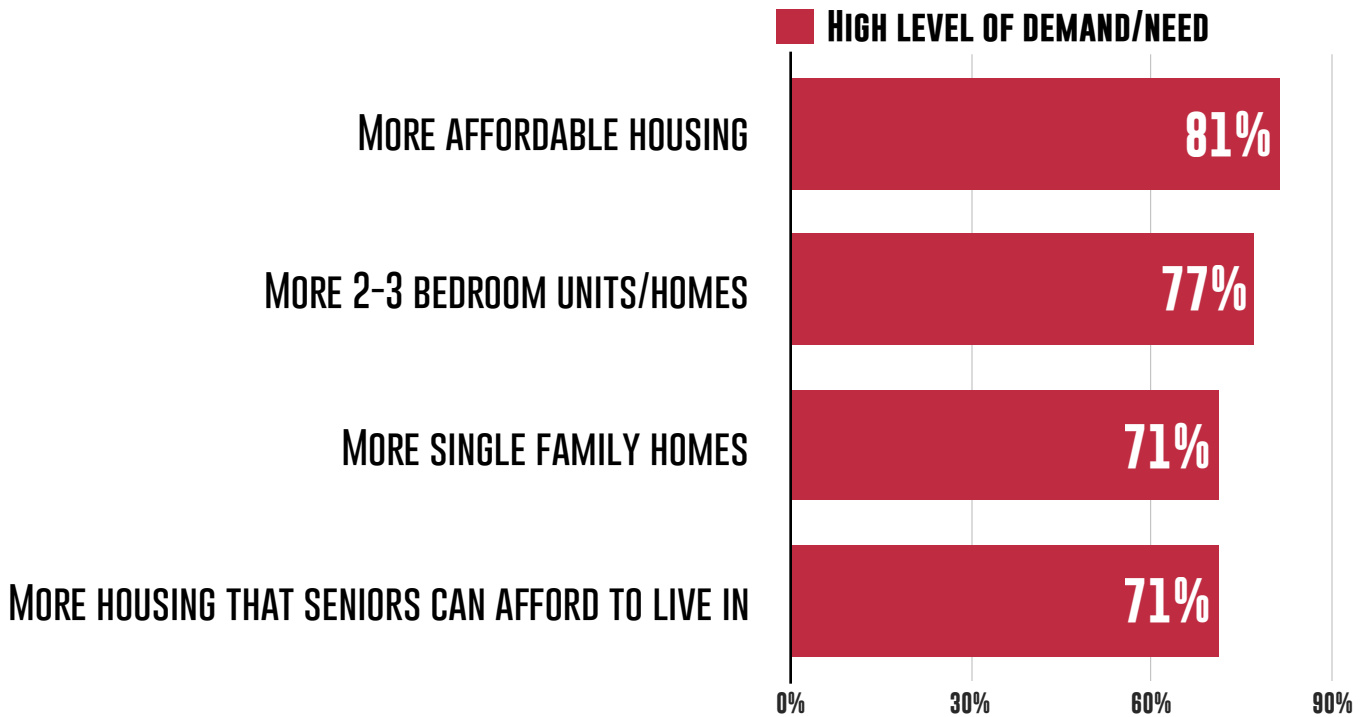
AVERAGE RESIDENCY IN HOME =

10 YEARS



CRAIG'S TOP PRIORITIES

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



What is the most important tribal priority for housing improvements? (Top choice)



SURVEY METHODOLOGY

The Tlingit Haida Regional Housing Authority (THRHA) contracted with SALT to conduct a tribal housing needs assessment in each of their 12 tribal partnership communities, including Craig. A community housing needs assessment survey must to be completed every three years in tribal communities. The housing assessment provides a data-based evaluation of community needs and goals. The survey asked tribal households to respond to 35 questions about their homes, housing preferences, household costs, and finances. This information will be used in the development of Craig Community Association's three-year housing plan.

Rain Coast Data designed the survey instrument on behalf of SALT with input from the Tlingit Haida Regional Housing Authority. The web-based survey was administered electronically from April 1st through April 30th 2019. Paper copies were also made available to survey participants.

A total of 58 Craig Alaska Native households responded to the survey. Responses received total 52% of all Alaska Native households in Craig. Due to this high response rate, the survey findings have a 95% confidence level with a 9% confidence interval. There are an estimated 111 Alaska Native or American Indian households in Craig, out of 480 total occupied households in the community.

THRHA is the tribally designated housing entity for 12 tribes in Southeast Alaska, including the Craig Community Association. THRHA's mission is to connect Southeast Alaskans with sustainable housing opportunities and innovative financial solutions.

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

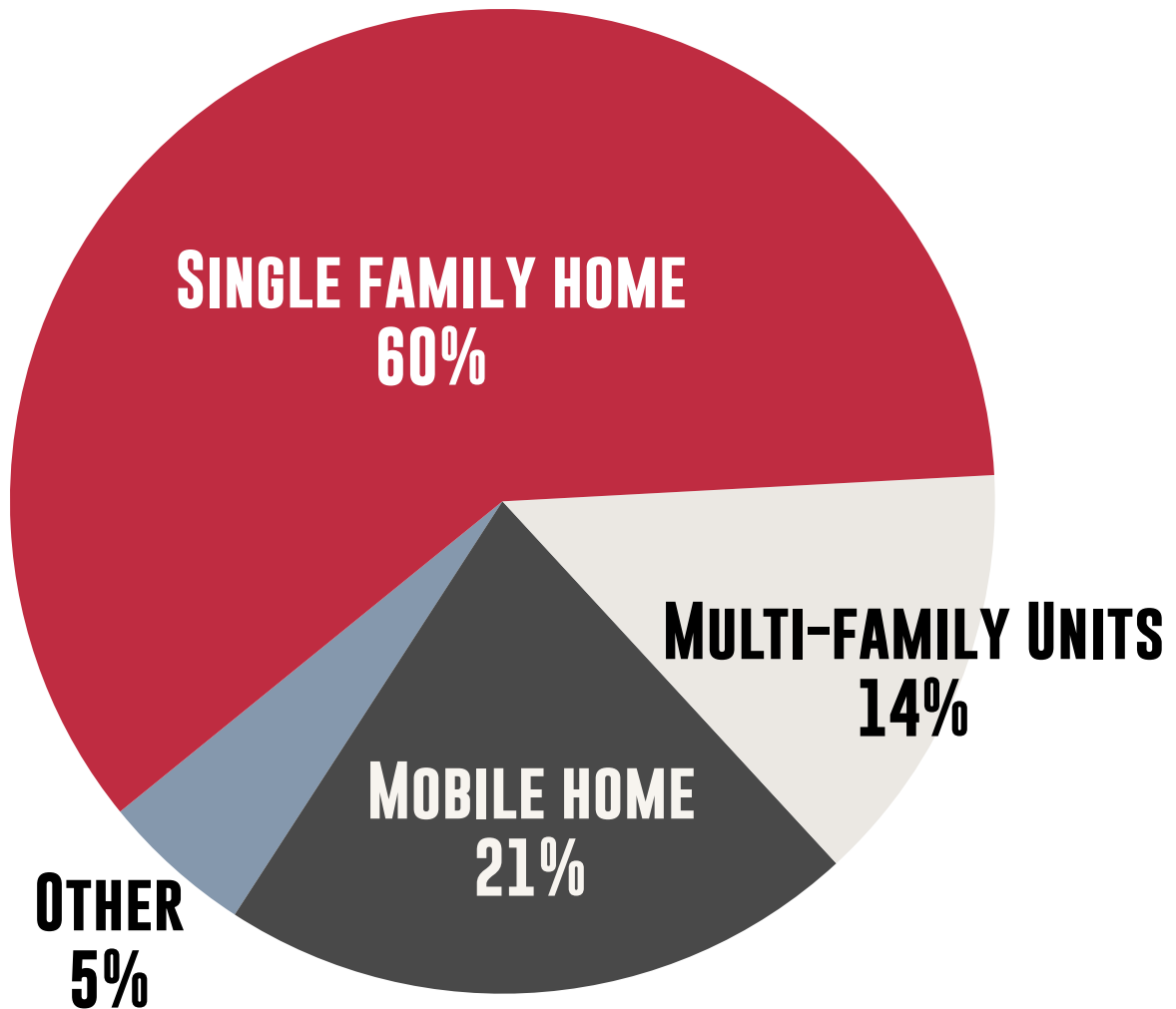
Survey Responses and Tribal Households in Craig, Alaska

Occupied Housing Units by Race of Householder 2012-2017 American Community Survey 5-Year Estimates	Count
Alaska Native Households (only)	81
Alaska Native Households in combination (estimated)	30
Estimated Alaska Native Households	111
Total Households Surveyed	58
Percent of Total Tribal Households Surveyed	52%
Data confidence level with a 9% interval level	95%

Data Source: 2013-2017 American Community Survey 5-Year Estimates

HOUSING STRUCTURES

WHAT TYPE OF HOME DO YOU LIVE IN?

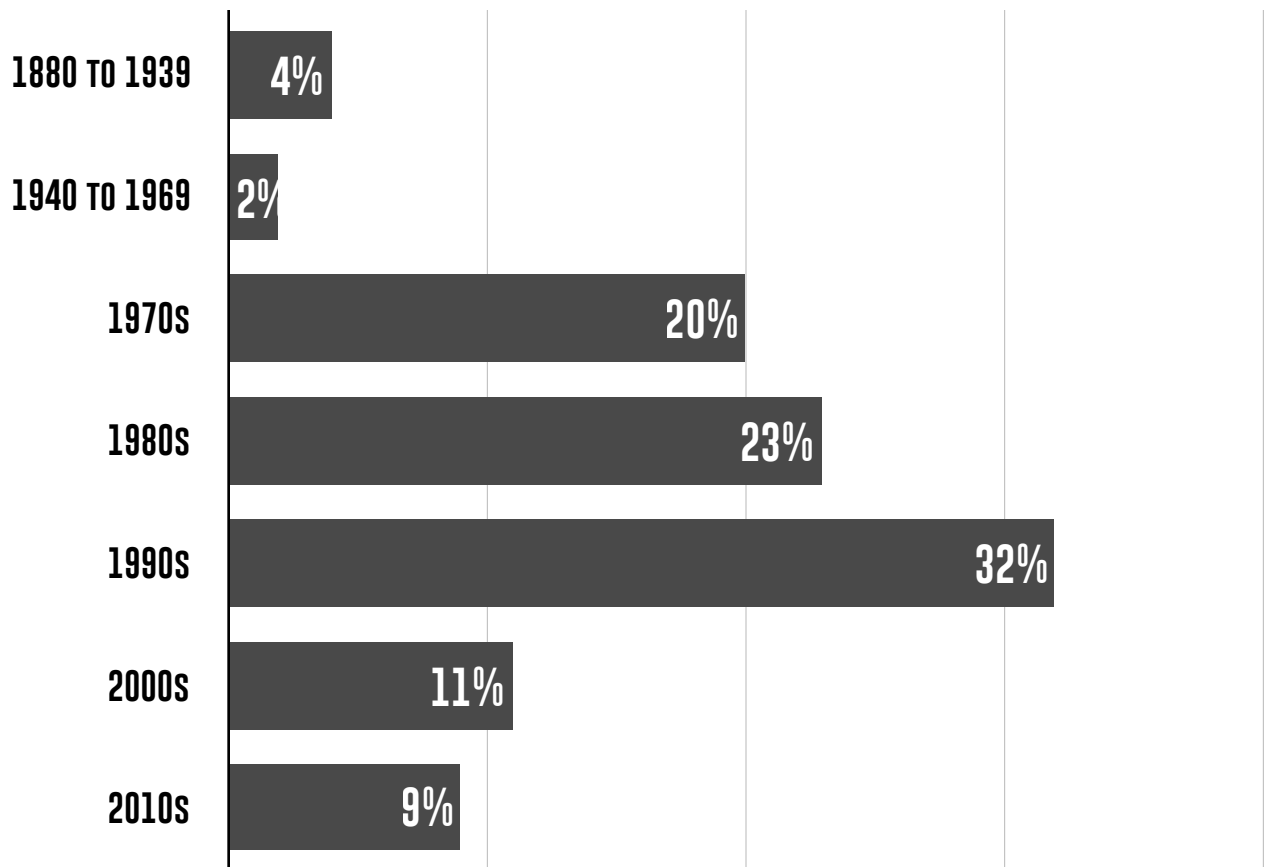


Sixty percent of tribal households in Juneau live in single family home structures. Only 14% of households live in a multi-unit structure such as an apartment or duplex, while an additional 21% live in mobile homes. An additional 5% said they live in some other type of housing.

Craig has the 2nd highest percentage of mobile home usage in the region.

Answer Options	Response Percent
Single family home	60%
Multi-family (apartment/duplex)	14%
Mobile home	21%
Elder housing	5%
Other	0%

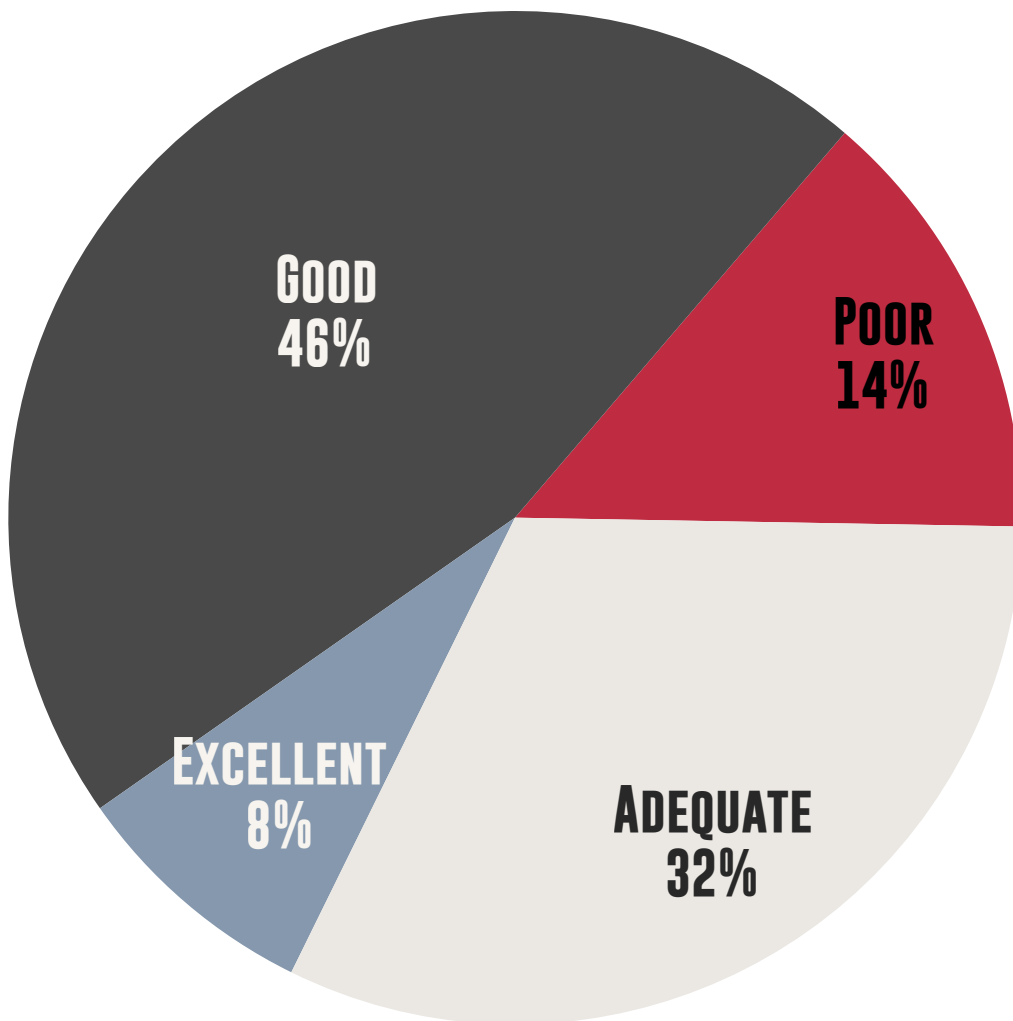
WHAT YEAR WAS YOUR HOUSE BUILT?



Average Age of Home
= 32 Years

The homes in the community are an average of 32 year years old, with 43% of the homes built in the 1970s and 1980s. Another third (32%) of homes were built in the 1990s. One in five homes have been built in the last 20 years.

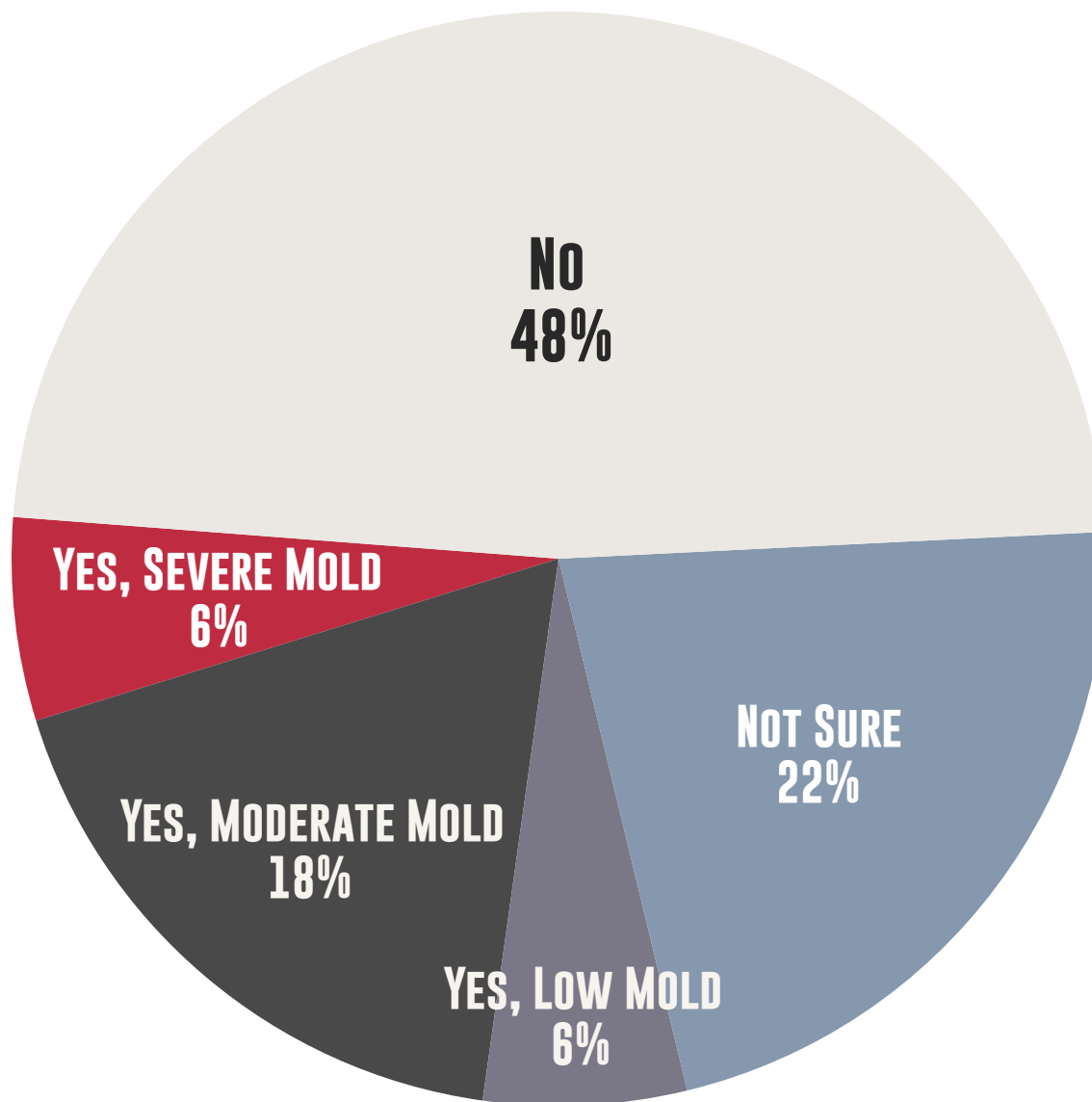
RATE THE OVERALL CONDITION OF YOUR HOME



Fifty-four percent of tribal members said their homes were in good or excellent shape. Thirty-two percent indicated that their living conditions were adequate, while 14% said the condition of their home was poor.

Answer Options	Response Percent
Adequate (repairs needed to improve living conditions)	32%
Excellent (very few repairs or changes needed)	8%
Good (a few minor repairs would be nice)	46%
Not Livable (we are currently unable to live in our home)	0%
Poor (major repairs needed to make it safe and livable)	14%

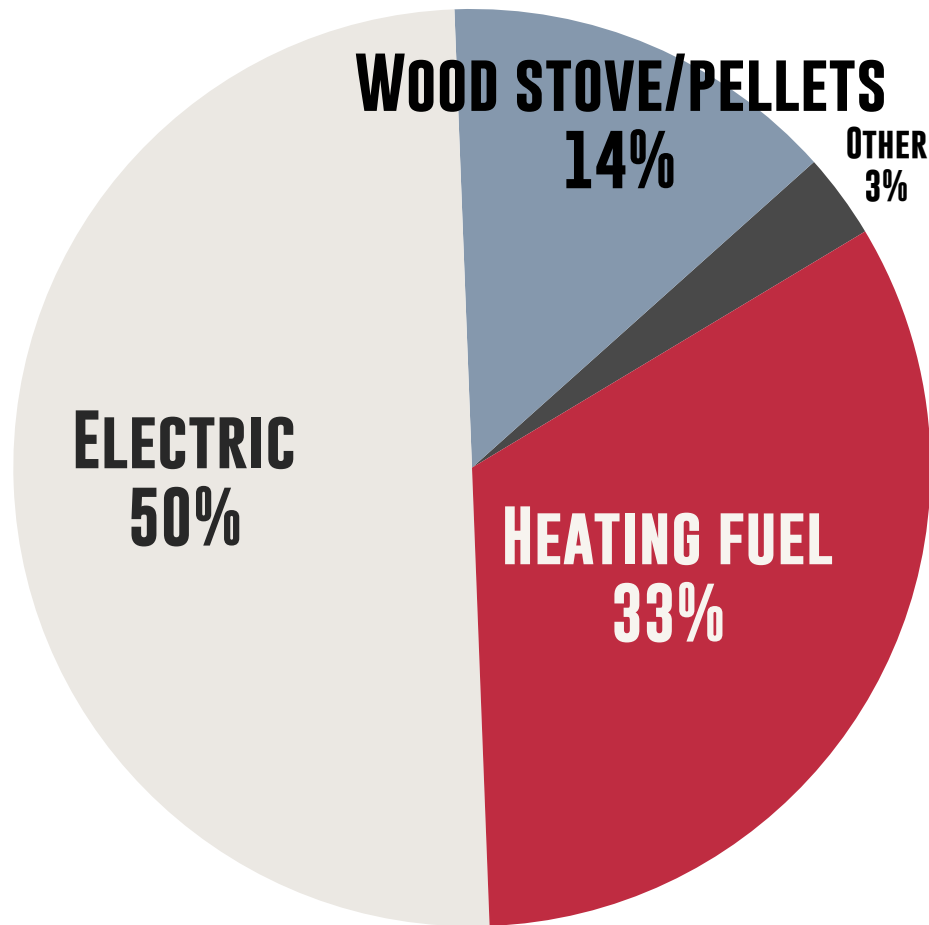
DOES YOUR HOME HAVE ISSUES WITH MOLD?



Mold Issue = **30%**

Thirty percent of tribal households have a problem with mold in their homes. Six percent called their mold issues "severe." Severe mold is defined as more than 10 square feet, moderate is defined as mold spots throughout the house, while low is mold in a single room only. Just under half of households (48%) said they have no mold in their homes, while an additional 22% were not sure.

WHAT DO YOU USE PRIMARILY TO HEAT YOUR HOME?



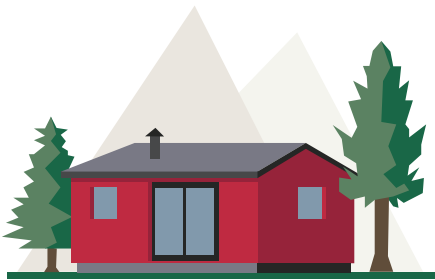
Half (50%) of tribal households heat their home using electric sources, while 33% use heating fuel, and 14% use a wood or pellet stove. The average reported winter heating fuel cost was \$286 per month, while the average cost of electric heating was estimated to be \$413 in winter months. Overall, the average cost of heating was estimated at \$354 in a winter month.

What is your heating fuel bill in a winter month?	Average response
Electric	\$413
Heating fuel	\$286
Wood stove/pellets	\$253
Overall Average	\$354

HOME FINANCES

WHAT IS THE ASSESSED VALUE OF YOUR HOME?

Average Value = **\$172,941**



Mobile Home Value
= **\$65,555**



Single Family Home Value
= **\$211,600**

The average value of a housing unit owned by an Alaska Native in Craig is \$172,941. Mobile homes are worth an average of \$65,555 and single family homes are valued at \$211,600.

WHAT IS YOUR CURRENT MORTGAGE OR RENT (EXCLUDING UTILITIES)?



Average Rent
= \$866



Average Mortgage
= \$1,156

Own home with no mortgage = **14%**

The average monthly rent paid by THRHA tribal householders is \$866, while the average mortgage (excluding those who have completed paying off their house and have no payments) is \$1,156. These figures do not include heat, electricity, water, or sewer. Fourteen percent of all tribal households own their own homes, but no longer have a mortgage.

WHAT IS YOUR APPROXIMATE ANNUAL HOUSEHOLD INCOME?

Average Household Income
= \$56,911



- Rental Household = **\$50,478 average**
- Home Ownership Household = **\$65,714 average**

The average income of tribal households (of those reporting an income above \$0) in Craig is \$56,911. Those paying rent had an average household income of \$50,478, while those who own their own homes earn an average of \$65,714 annually.

WHAT IS YOUR APPROXIMATE ANNUAL HOUSEHOLD INCOME?

(By number of household members)

Household Income	Household Size (Number of People)								Total
	1	2	3	4	5	6	7	8	
Less than \$17,000	0.0%	0.0%	2.2%	2.2%	0.0%	0.0%	0.0%	0.0%	4.4%
\$17,000 - \$20,000	2.2%	4.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.7%
\$20,100 - \$25,000	0.0%	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%	0.0%	2.2%
\$25,100 - \$28,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$29,100 - \$30,000	0.0%	2.2%	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%	4.4%
\$30,100 - \$34,000	2.2%	4.4%	2.2%	2.2%	0.0%	0.0%	0.0%	0.0%	11.1%
\$34,100 - \$36,000	2.2%	0.0%	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%	4.4%
\$36,100 - \$38,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$38,100 - \$40,000	2.2%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.4%
\$40,100 - \$42,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$42,100 - \$45,000	0.0%	2.2%	2.2%	0.0%	2.2%	0.0%	0.0%	0.0%	6.7%
\$45,100 - \$48,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$48,100 - \$51,000	0.0%	2.2%	2.2%	4.4%	0.0%	0.0%	0.0%	0.0%	8.9%
\$51,100 - \$56,000	0.0%	2.2%	0.0%	2.2%	0.0%	0.0%	0.0%	0.0%	4.4%
\$56,100 - \$62,000	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	2.2%
\$62,100 - \$67,000	2.2%	0.0%	0.0%	0.0%	0.0%	4.4%	0.0%	0.0%	6.7%
\$67,100 - \$72,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$72,100 - \$77,000	0.0%	0.0%	0.0%	0.0%	2.2%	2.2%	0.0%	0.0%	4.4%
\$77,100 - \$82,000	0.0%	0.0%	4.4%	2.2%	0.0%	0.0%	0.0%	0.0%	6.7%
\$82,000 - \$100,000	0.0%	6.7%	4.4%	2.2%	2.2%	0.0%	0.0%	0.0%	15.6%
\$100,000 - \$130,000	0.0%	2.2%	2.2%	0.0%	0.0%	2.2%	0.0%	0.0%	6.7%
\$130,000 or more	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	11.1%	28.9%	22.2%	17.8%	11.1%	8.9%	0.0%	0.0%	100%

This chart can be used to better understand the number of people in the community living in poverty, as the threshold for poverty levels change depending on the number of people per household. Twenty-nine percent of households earn \$34,000 or less annually. One in five households (20%) contain five or more residents.

HOUSING AND URBAN DEVELOPMENT INCOME LIMITS

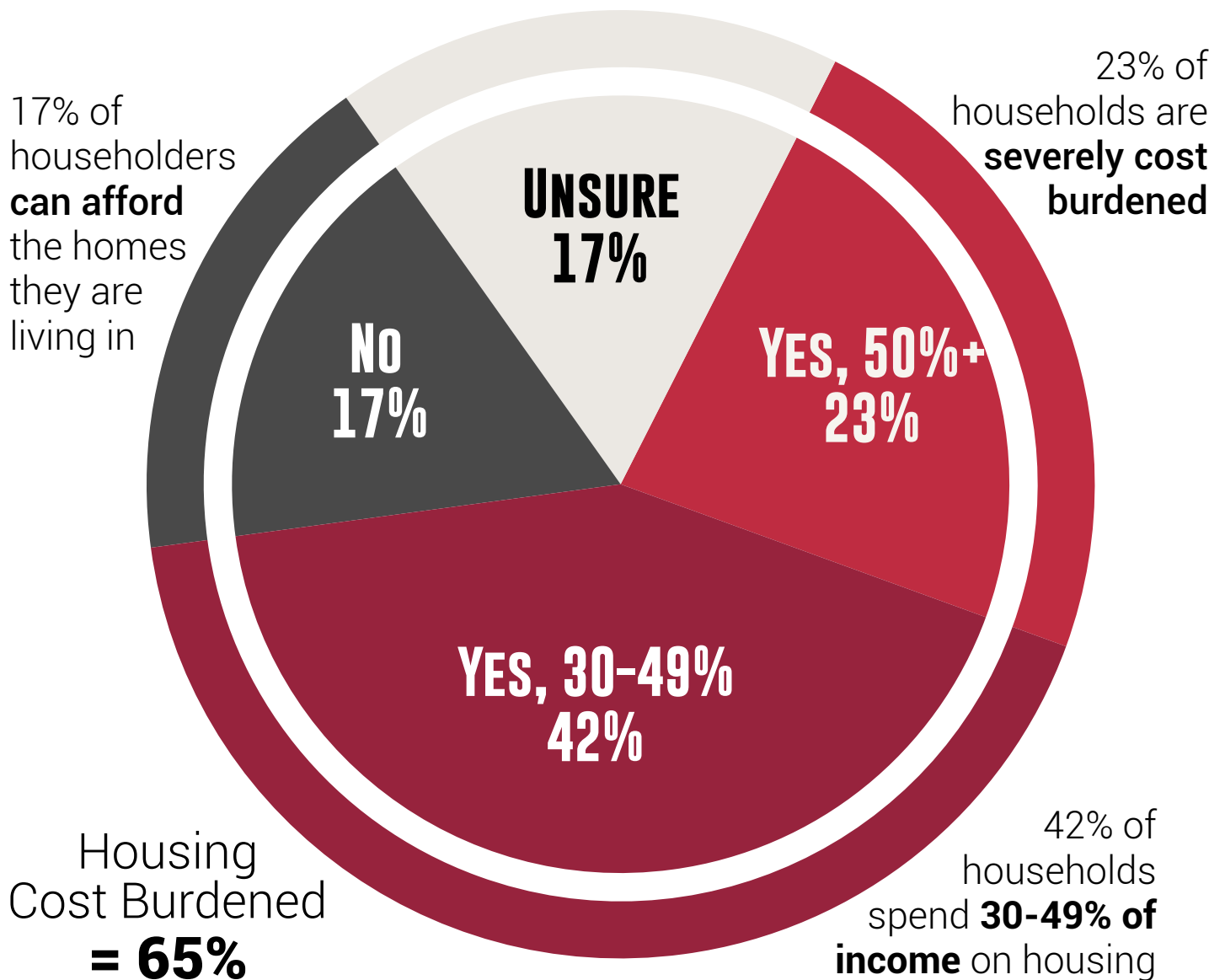
(By number of household members)

HUD Income Limits by Household Size for Craig								
Household Income	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$17,500	\$21,130	\$26,660	\$32,190	\$37,720	\$43,250	\$48,780	\$54,310
Very Low (50%) Income Limits	\$29,200	\$33,400	\$37,550	\$41,700	\$45,050	\$48,400	\$51,750	\$55,050
Low (80%) Income Limits	\$46,700	\$53,400	\$60,050	\$66,700	\$72,050	\$77,400	\$82,750	\$88,050

Percentage of Craig households within HUD Income Limits (by number of household members)									
Household Income	1	2	3	4	5	6	7	8	Housholds in category
Extremely Low (30%) Income Limits	0.0%	4.4%	2.2%	6.7%	4.4%	0.0%	0.0%	0.0%	17.8%
Very Low (50%) Income Limits	2.2%	11.1%	4.4%	6.7%	6.7%	0.0%	0.0%	0.0%	31.1%
Low (80%) Income Limits	8.9%	17.8%	11.1%	13.3%	8.9%	6.7%	0.0%	0.0%	66.7%

According to HUD's 2019 income limits, 66.7% of Craig households are low income, 31.1% are very low income, and 17.8% are extremely low income.

DO YOU SPEND MORE THAN 30% OF YOUR HOUSEHOLD INCOME TOWARDS HOUSING COSTS?



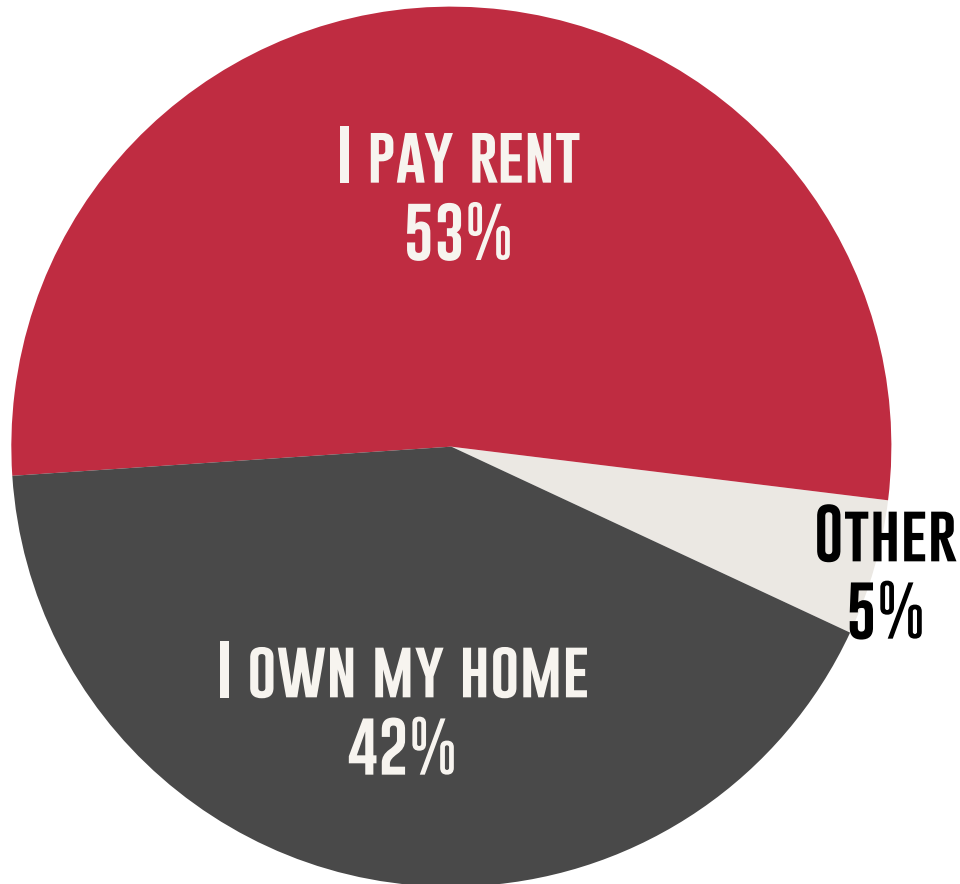
Costs of housing are a burden or severe burden to 65% of Craig respondents. The balance of residents have affordable costs, or are unsure of the monthly cost relative to income.

The 65% 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.

An additional 17% say they are uncertain what portion of their total household income goes toward housing costs.

HOUSEHOLDERS

WHAT IS YOUR CURRENT HOUSING SITUATION?



A little under half (42%) of tribal householders live in a house that they own. Fourteen percent of respondents own their home and no longer pay a mortgage. Fifty-three percent pay rent, either to a landlord, friend, or family member.

Answer Options	Response Percent
I own my home and pay a mortgage	28%
I own my home and do not pay a mortgage	14%
I pay rent	44%
I live with a friend or family member and pay rent	7%
Own trailer, rent lot	0%
Rent to own	2%
Other	5%

NUMBER OF PEOPLE PER HOUSEHOLD

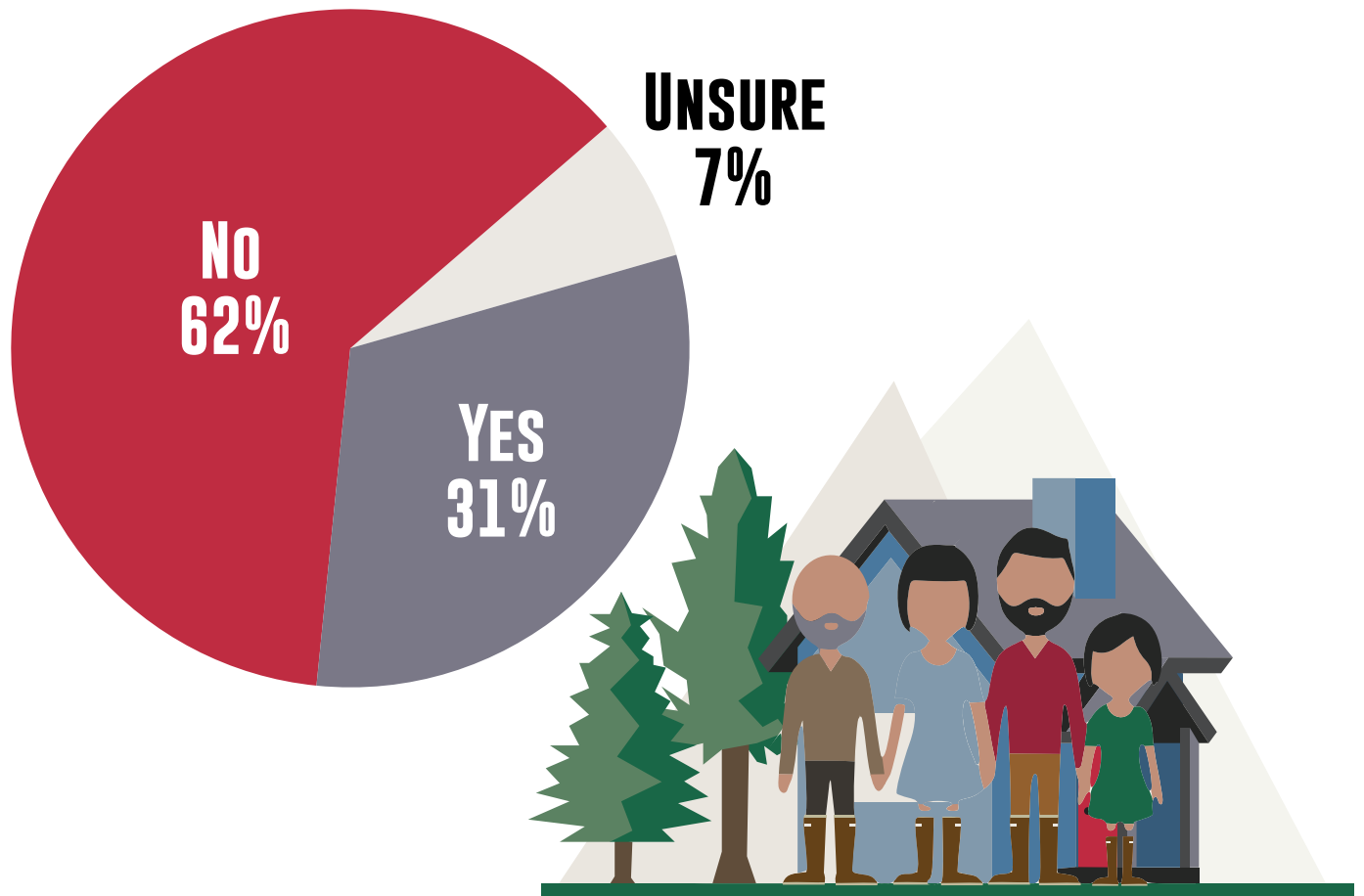


Average Household Size

= 3.0

The average household size of survey respondents is 3.0. Craig tribal households have one of the lowest average number of people per household of THRHA's 12 regional partner communities.

IS YOUR HOME OVERCROWDED?



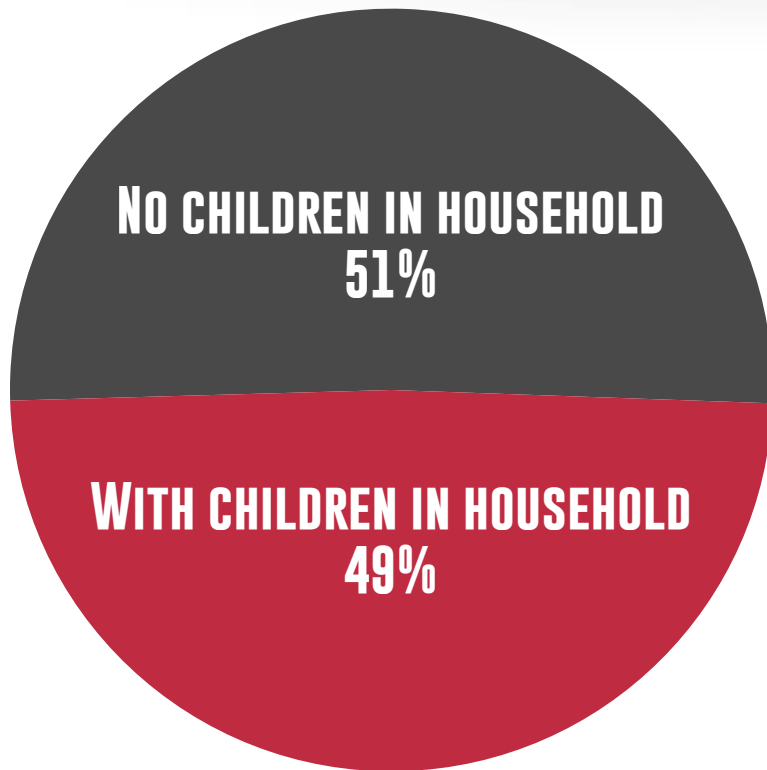
Average Household Size = **3.0**

Average Household Size for "Yes" = **3.6**

Average Household Size for "No" = **2.8**

Nearly a third of households (31%) surveyed say their homes are overcrowded. The overall average household size is 3.0 members. Those who say their home is overcrowded have a higher average household size of 3.6 people. Those who say that their homes are not overcrowded have an average household size of 2.8 people.

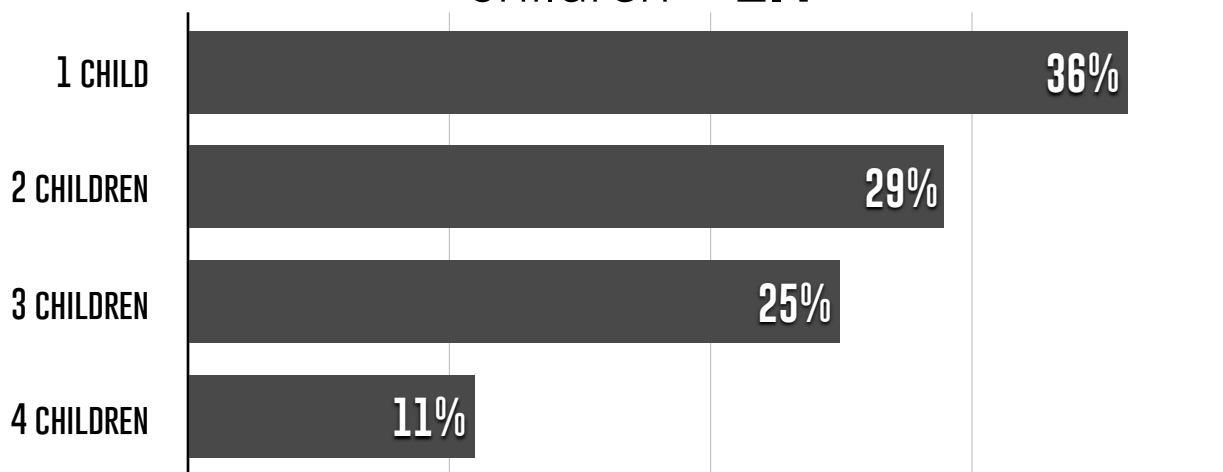
HOW MANY CHILDREN UNDER AGE 18 LIVE IN YOUR HOUSEHOLD?



ESTIMATED TOTAL KIDS

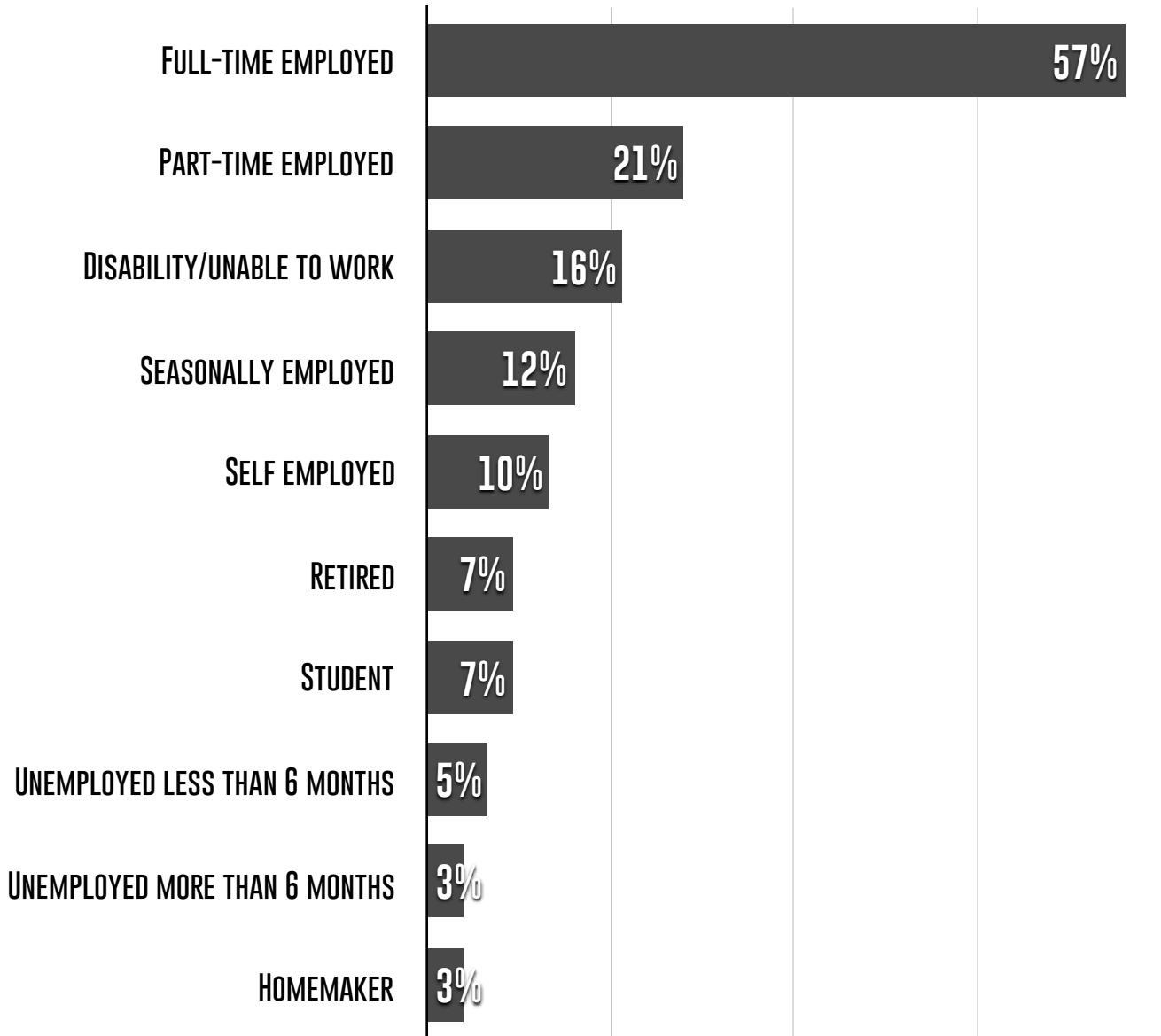
115

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



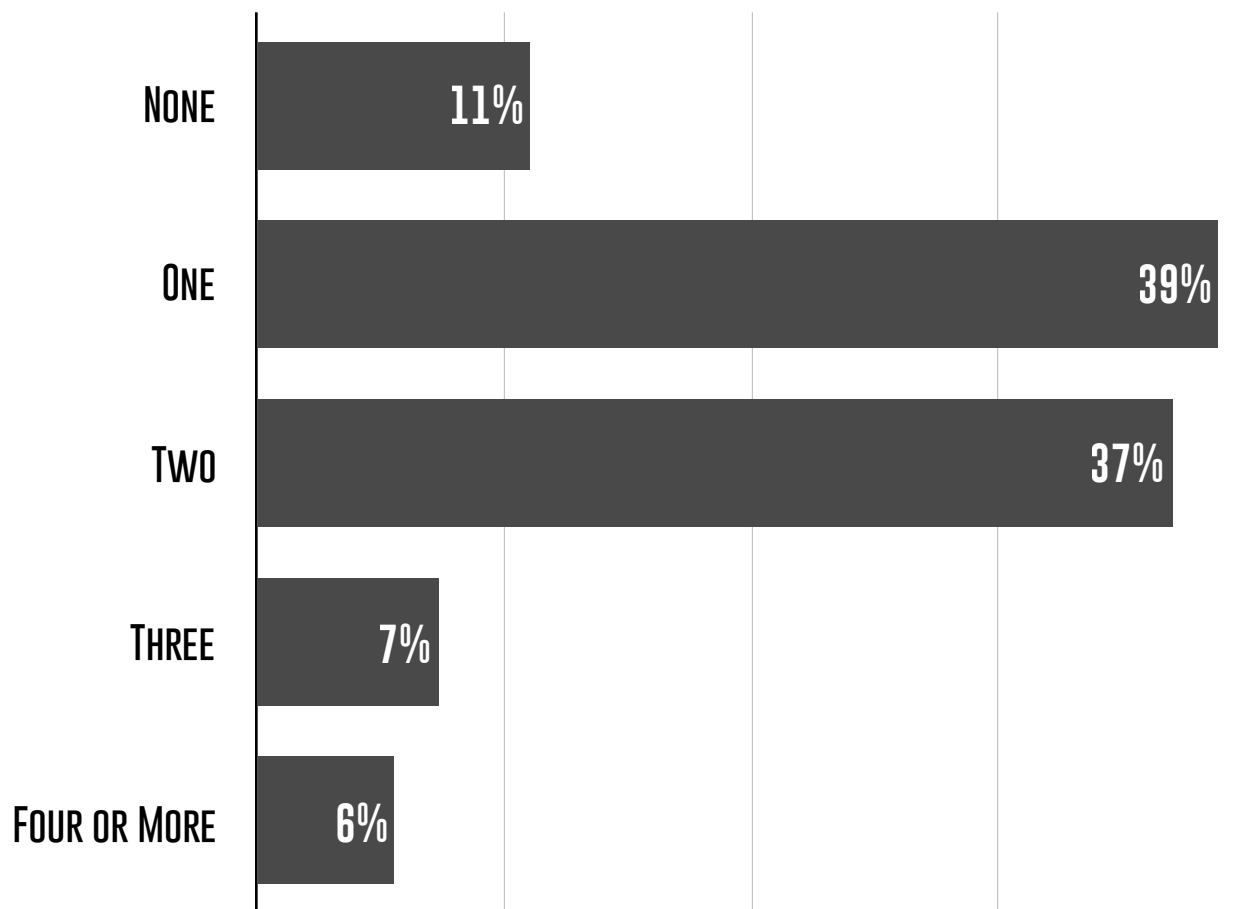
Just under half of tribal households (49%) have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 2.1. For homes with children, a little over a third (36%) have one child, 29% have two children, and 36% have three or more children. There are an estimated 115 Alaska Native kids in Craig.

WHAT IS THE CURRENT EMPLOYMENT STATUS OF HOUSEHOLD MEMBERS? (Check all that apply)



Fifty-seven percent of households reported having at least one full-time employed householder. Twenty-one percent of households have a member who is employed part-time. Approximately 8% of respondents have a household member who is unemployed, including 3% with a member unemployed for more than six months.

HOW MANY ADULTS IN YOUR HOUSEHOLD ARE CURRENTLY EMPLOYED?

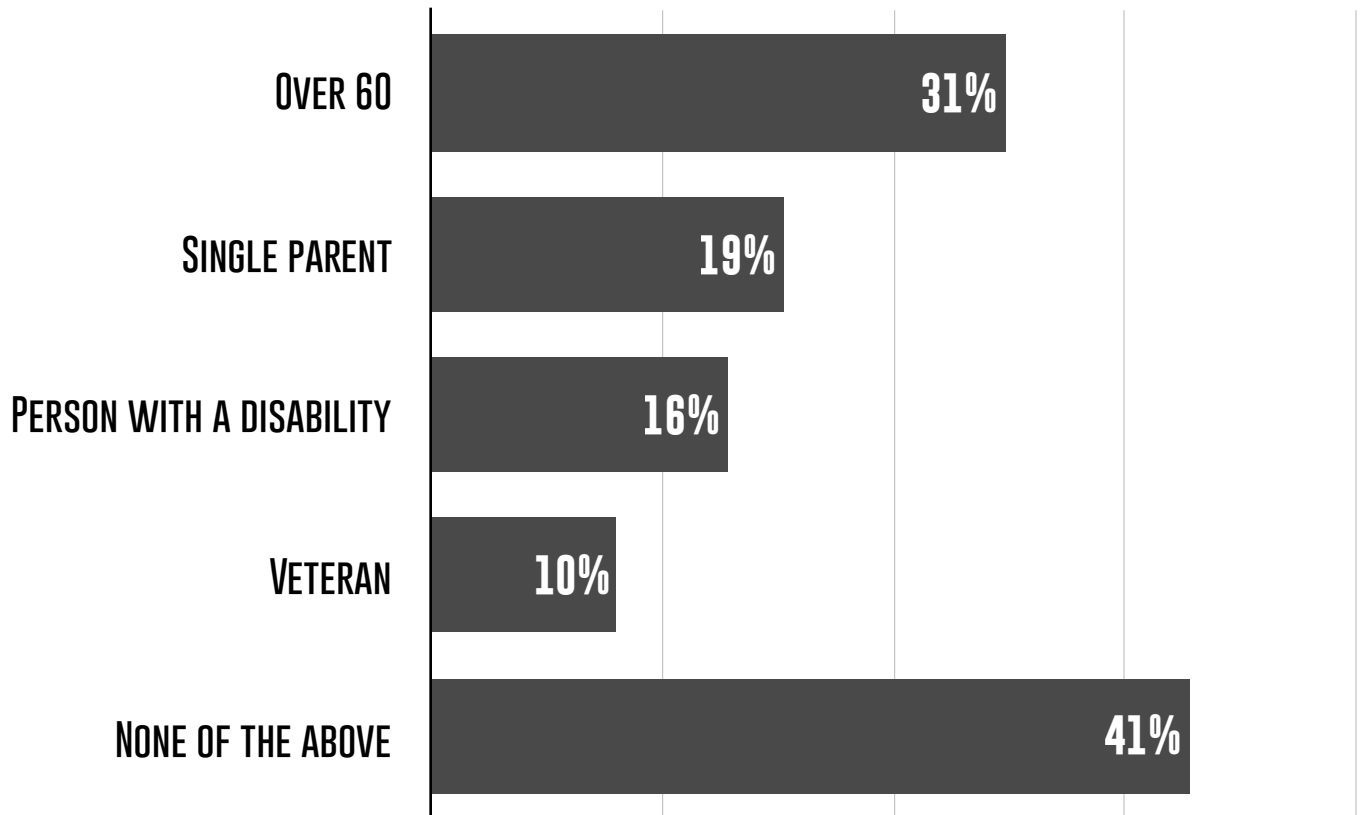


Average employed adults per household = **1.6**

We asked how many adults are currently employed in the household of the respondent. The most common response was one working adult, with 39% of respondents selecting this answer, though two working adults followed close behind, at 37%. The average response was 1.6 working adults per household.

MEMBERS OF HOUSEHOLD

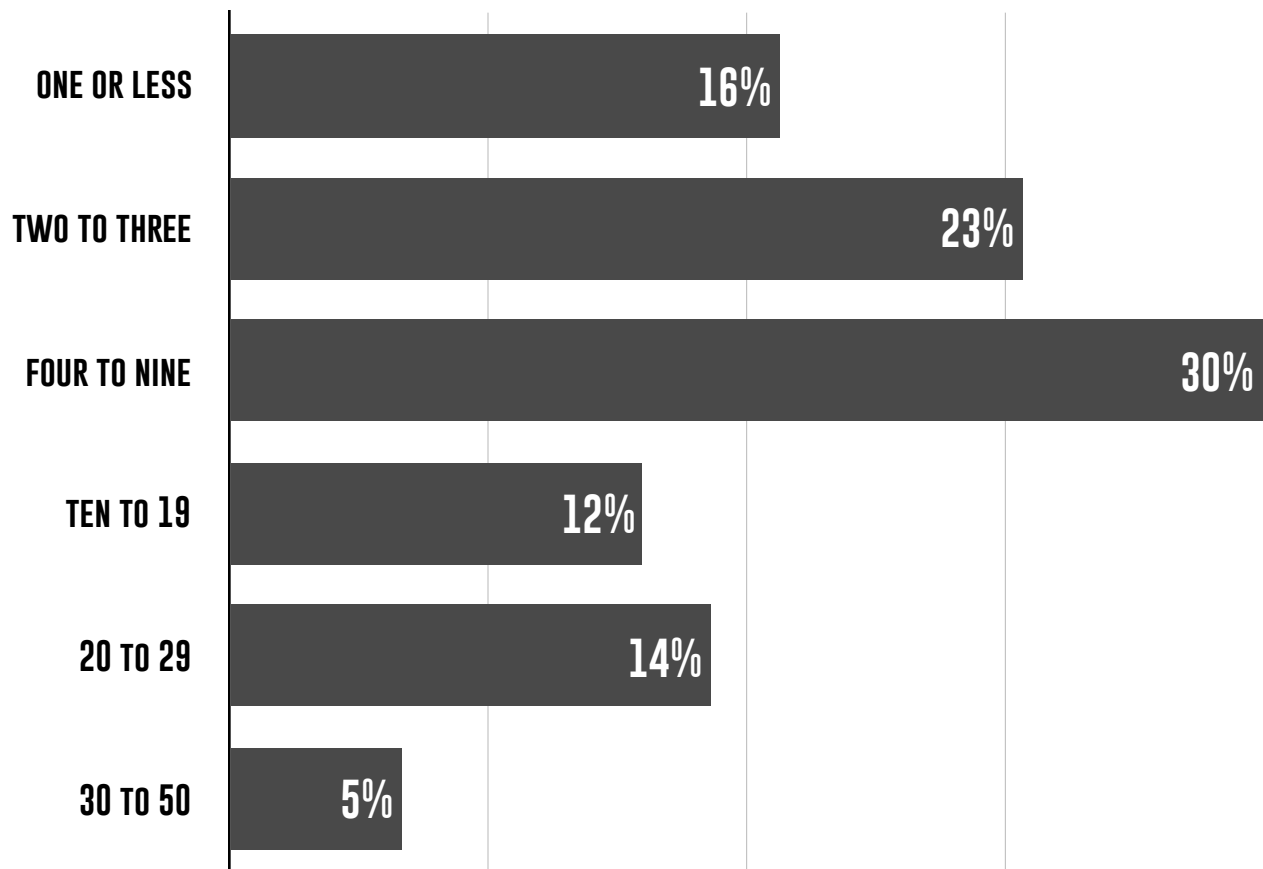
Check all that apply if any members of your household are:



Nearly one in three tribal households (31%) contain a person over the age of 60. Sixteen percent of all tribal household have a member with a disability. Nineteen percent include a single parent, while 10% of tribal households include a veteran.

WHAT YEAR DID YOU (OR FIRST HOUSEHOLD MEMBER) MOVE INTO YOUR CURRENT HOME?

Converted into years of residency in current home:



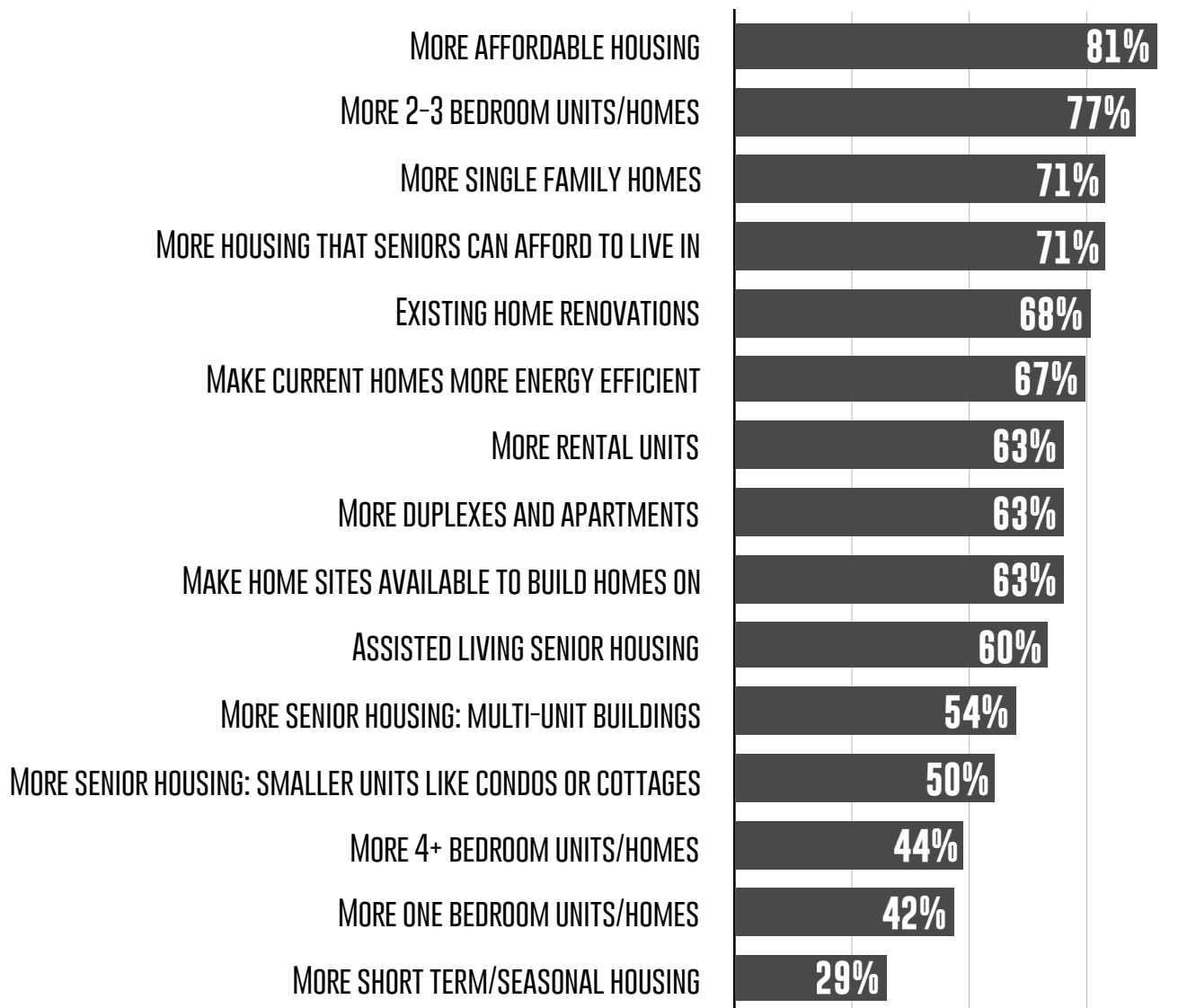
Average number of years in current home
= 9.7

Nearly one-third of respondents (31%) had lived in their homes for more than 10 years, including 19% who had lived in their home for more than 20 years. Thirty-nine percent have been in their homes 3 or fewer years. The average tenure of a tribal household at the point this survey was conducted was 9.7 years.

PRIORITIES AND PREFERENCES

HOW IMPORTANT ARE THE FOLLOWING TRIBAL HOUSING NEEDS?

Respondents saying this has a high level of demand or need



The most pressing housing need, according to the survey, is more affordable housing, which 81% of respondents say has high demand. This is followed by a call for more 2-3 bedrooms units/homes (77%). More affordable housing for seniors and more single family homes also ranked high (71% each).

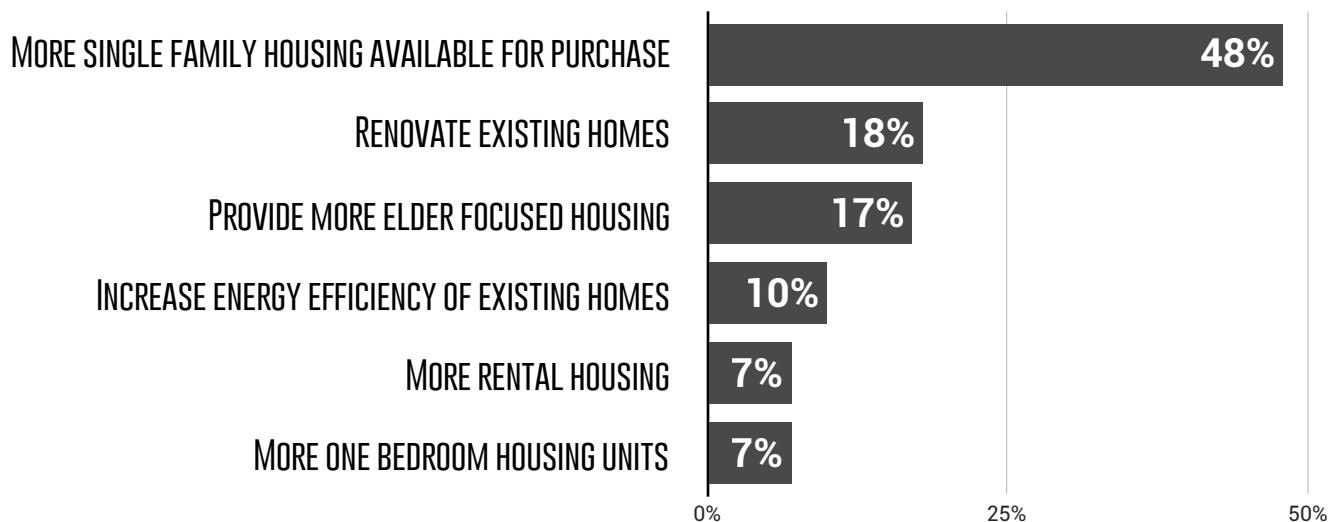
The following table shows a breakdown of responses to these questions and responses.

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	81%	15%	4%	0%	0%
More 2-3 bedroom units/ homes	77%	21%	2%	0%	0%
More single family homes	71%	23%	6%	0%	0%
More housing that seniors can afford to live in	71%	23%	6%	0%	0%
Existing home renovations: Improve quality of existing home	68%	23%	9%	0%	0%
Make current homes more energy efficient, reducing energy costs	67%	33%	0%	0%	0%
More rental units	63%	31%	6%	0%	0%
More duplexes and apartments	63%	25%	10%	0%	2%
Make home sites available to build homes on	63%	25%	10%	0%	2%
Assisted living senior housing	60%	33%	6%	0%	0%
More senior housing: multi-unit buildings	54%	40%	6%	0%	0%
More senior housing: smaller units like condos or cottages	50%	40%	10%	0%	0%
More 4+ bedroom units/ homes	44%	38%	13%	4%	2%
More one bedroom units/ homes	42%	31%	23%	0%	4%
More short term/seasonal housing	29%	40%	27%	4%	0%

OF THE FOLLOWING, WHAT IS THE MOST IMPORTANT TRIBAL PRIORITY FOR HOUSING IMPROVEMENTS?

Respondents ranking the following as their top priority



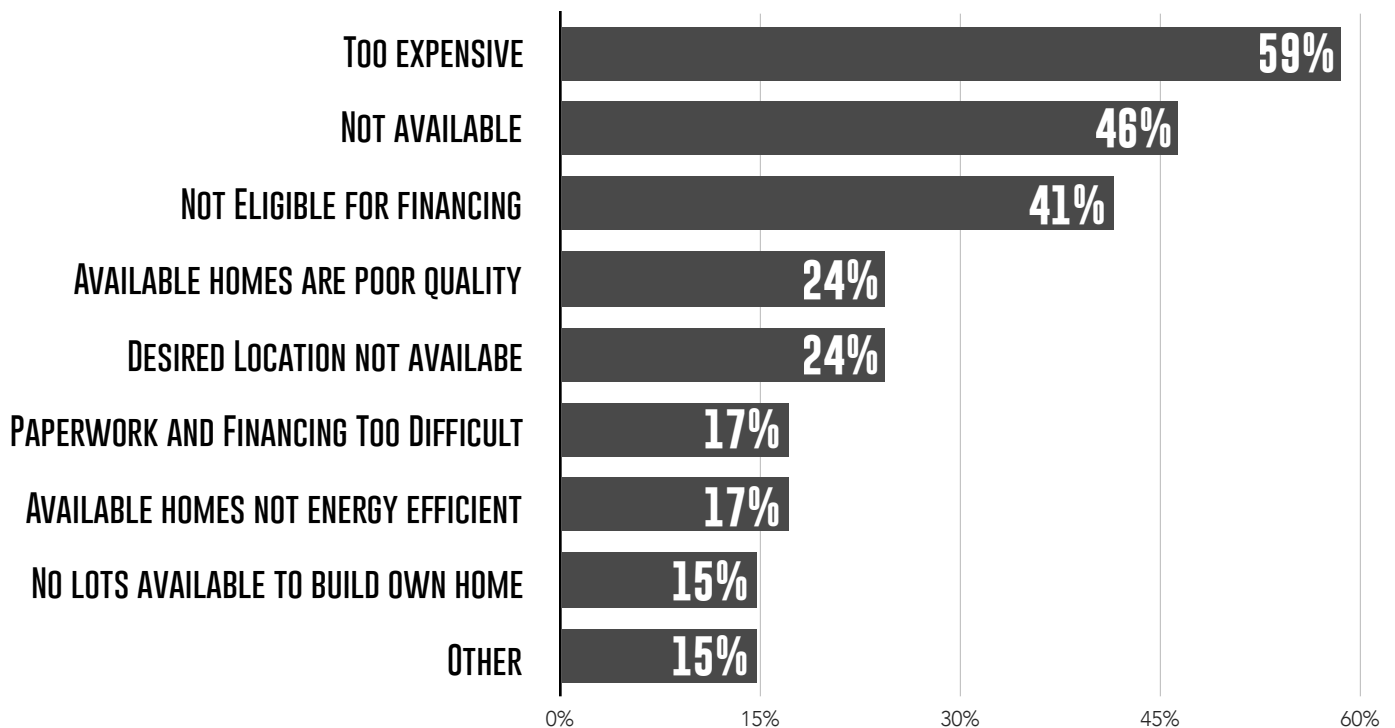
Answer Options	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6
More single family housing available for purchase	48%	18%	14%	7%	9%	5%
More rental housing	7%	46%	12%	15%	12%	7%
Renovate existing homes	18%	8%	30%	13%	18%	15%
Increase energy efficiency of existing homes	10%	15%	18%	38%	10%	10%
Provide more elder focused housing	17%	10%	24%	10%	36%	5%
More one bedroom housing units	7%	9%	5%	14%	11%	55%

Tribal households were also asked to rank a selection of six housing options by priority. Nearly half of respondents (48%) said that *more single family housing units available for purchase* was their top choice. *Renovation of existing homes* was the second ranked choice, followed by more housing focused on elders.

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	74%
No	14%
Maybe	12%

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)

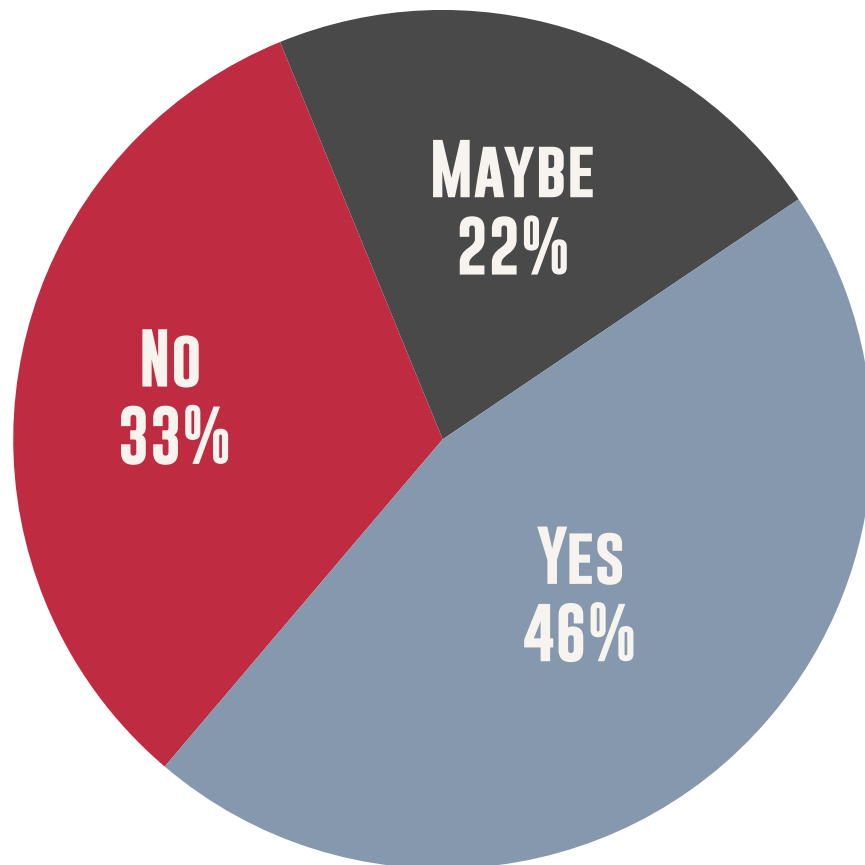


How much would you/they be willing to pay each month for housing ownership (excluding home heating costs, electricity, water, and sewer)?

Willing to pay = **\$821/month**

Nearly three-quarters of households (74%) responding noted that they have member who would prefer to be in their own home. The top barrierw was the expense of living in a separate household (59%) followed by a general lack of housing availability (46%) and an inability to qualify for financing (41%). Tribal members would be willing to spend \$821 per month for their own housing.

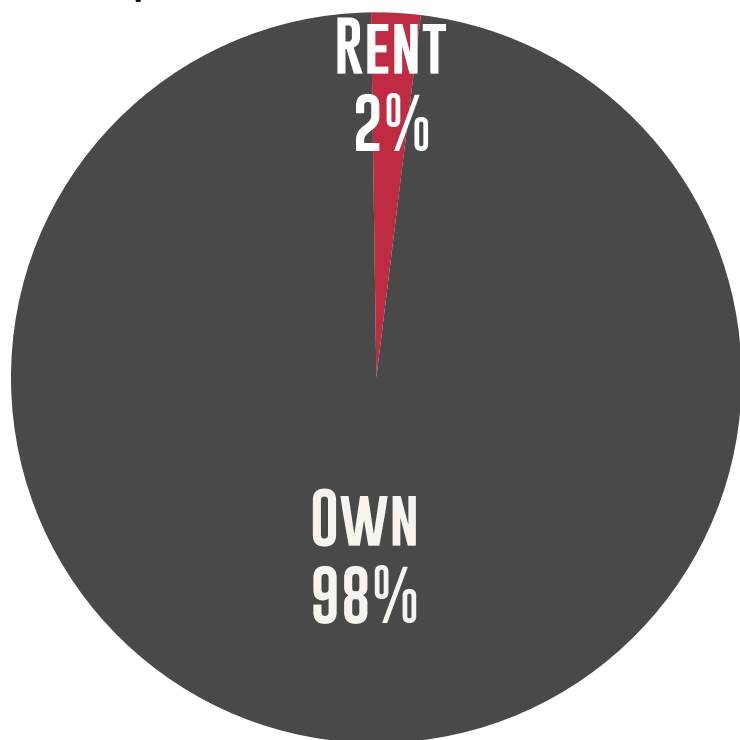
WOULD YOU BE WILLING TO LIVE IN A SMALL HOME (600-800 SQ FT) OR UNIT IF IT WAS MORE AFFORDABLE?



When asked, nearly one-half (46%) of tribal members surveyed said that they would be willing to live in a small (up to 800 square foot home) in order to cut costs.

REGARDLESS OF YOUR HOUSING SITUATION NOW, WOULD YOU PREFER TO RENT OR OWN?

I would prefer to:



Despite the fact that only 42% of respondents in this survey currently own their own home, nearly all respondents (98%) 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.	25
Access to funding to help renovate my home.	17
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
I have land and need access to a loan to build my own home.	7
Financial literacy program.	6
Home maintenance education program.	5
I am not interested in a housing program at this time.	4
Other	5

See next page for "other" responses.

Do you own land in your community?

Answer Options	Response Percent
Yes, and I would like to build a home on that land.	13%
Yes, but I'm not interested in building a home on my land.	6%
No	72%
Other	9%

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

Answer Options	Response Percent
Yes	26%
No	72%
Not Sure	2%

How many bedrooms are in your house?

Average Number of
Bedrooms
= 2.6

OPEN ENDED RESPONSES

HOUSING PROGRAMS “OTHER”

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

Response: “Other”

- Assistance with renovation on a family members home to make it more cost efficient and warm
- I am already in a Tlingit and Haida home
- Just paid off my home
- Larger elderly apartments, that are not so expensive
- Rent to buy housing

HOW WOULD YOU DESCRIBE THE MOST CRITICAL HOUSING NEEDS AND ISSUES IN YOUR COMMUNITY?

- The most critical housing need in our Craig community is the availability of affordable rental units, as well as the availability of homes for sale. Our housing is very scarce at the moment and it is fairly difficult to even assist others with finding a home to live in.
- There are not enough rentals and the rentals that do come available are for low income only, so we are unable to rent.
- There is not enough housing or land available to rent or buy. Lot loans and new construction loans have really high interest. Homes that are for sale have issues with them, so the banks won't loan on them. Homes are really overpriced here so down payments aren't reachable.
- There are a lot of single adults living in small homes with family. Overcrowding.
- Too expensive and not too many options
- Upgrades on existing home
- Updates needed on houses.
- We have multiple families living together. We have adults still living with parents when they should be out on their own. Grandchildren are being raised in the same homes.
- We need more rentals with more bedrooms there is tons of big families in need of homes
- We need more units that are affordable and more available to purchase

IS THERE ANYTHING ELSE YOU WOULD LIKE TO LET THE TLINGIT HAIDA REGIONAL HOUSING AUTHORITY KNOW?

- As a tribal member to CTA, I would really like to see you hire people who actually have carpentry backgrounds to provide the most successful housing, if you are looking into building homes. The mold issue here in Southeast is almost inevitable - when you hire people with no back ground knowledge in carpentry and expect them to know these things, it just ends up being a waste of money. I myself have had to go back over your employees work on POW, mostly consisting of poorly and improper window and door replacement. I have saw homes where they were better off before you guys got there.
- Be more represented in our community, a few employees
- Be nice to renting soon Available units
- Don't want to give all of my PFDs or native dividend just to live in THRH
- Drug testing for residents
- I know of a senior female in Craig who desperately needs a place to live but she's Caucasian. She has to move her barely habitable travel trailer from its location and doesn't think it will survive the move. I and others feel so badly for her.
- I love that our people are taken care of, but I think a precedent needs to be considered when it comes to the way these homes are taken care of. We have families in homes living next to drug dealers across the street or just down the road from high traffic drug dealing happening. I think yards in T&H housing areas need to be kept clean and not look like a junk yard. I think annual income of working-class people should still qualify for assistance with renovating their own home. I think hardship assistance should be given to elders on fixed incomes. These are the 4 areas of most concern for me. More is not always better. Enabling is not a good thing either.
- I own 1-1/2 acres of Klawock Lake property that could trade of equal value
- I would like to be put on rent to own housing list
- I would love to rent a home, but I know there is an income cut off. What are our options as "over income" families? Would we qualify for rent to own or could we get assistance in purchasing a house?
- Just continue supporting the community and you are all doing a great job helping the community
- Love the work they do for our people
- More housing
- More housing assistance for purchasing homes or building homes for tribal members
- Need a skilled carpenter crew to work on or build houses
- One senior housing center, always full
- Rentals for non-natives as well
- Thanks for doing this survey and hope it helps
- The current Tlingit and Haida houses on prince of Wales need to be more efficient.
- The working class does not receive help because of their income and their willingness to work to make a living. Savings accounts are emptied for home

renovations for those that continue to work. We give too many breaks to those that don't work or have minimum wage jobs. I also think T&H housing authority should have higher expectations for those in low income housing to keep their jobs. It is common knowledge that people in those homes quit their jobs because their rent increases when they make a certain amount.

- They do a great job in helping communities and senior citizens
- Too many Natives without homes within the tribe but homes were given to white people and multi bedroom homes were given to one single person while kids were forced to sleep on floors at relatives' homes because the house was given to someone else that didn't need it as bad.
- Understand your agreements with BIA. Request changes if necessary, from the BIA, if that's where funding comes from. Have some control and say so. Allow wiggle room so we can fill our homes. Cap your rent. Grow as we grow. Make changes that inspire your people not hold them back. Dictatorship feels ugly when you appear to be such.
- With the lack of housing in our community it is very difficult to not only assist others with locating affordable homes, but also in finding homes for purchase for our own families as well. The housing market itself is outrageous. My spouse and I have full-time working jobs and make decent money, but even then, it is nearly impossible to find a home within our price range for our affordability.