

JUNEAU DOUGLAS TRIBAL HOUSING SURVEY ANALYSIS

Draft June 2019
Prepared for



Douglas Indian Association
TRIBAL GOVERNMENT



Regional Housing Authority

by Rain Coast Data



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SUMMARY

KEY FINDINGS AND ANALYSIS: JUNEAU

The most pressing housing need in Juneau, according to the survey, is more affordable housing, which 85% of survey respondents say is a high priority. This is followed by a call to make existing homes more energy efficient (71%). Tribal members appear to be specifically wanting single family homes, more homes with two to three bedrooms, and more rental units.

In a forced ranking exercise of six possible answers, 46% 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 Juneau households, the most common answer was "Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home."

Approximately one-third (34%) of households surveyed live in single family homes, and 46% are in multi-family units. Another 17% live in mobile homes.

A majority (62%) of survey respondents rent their homes in Juneau. Another third (32%) own their homes. The average household size is 3.3 people, and 57% percent of surveyed households have children living in them. For those homes with children, an average of 2.3 children are present in the home. Seventy-one percent of survey respondents report that a member of their household would prefer to own a home but does not.

Twenty-eight percent of the households surveyed include a single parent, and 24% have a member over 60 years of age. One in five (20%) households include a person with a disability, and 11% include a veteran.

"Affordable housing is an issue. Single income families struggle to keep a roof over their family's head." *Juneau survey respondent*

Fifty-eight percent of respondents indicate their homes are in good or excellent condition, while 36% said the condition were adequate. Seven percent of respondents said the condition of their homes was poor. More than a third (36%) of households reported at least some problems with mold in their homes. Sixty-two percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria.

Juneau respondents who are homeowners have an average monthly mortgage of \$1,593, Average rent is \$1,060, before utilities. Sixty-one percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 17% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

Juneau households have the highest average rental rates of THRHA's 12 regional partner communities. Juneau also has among the highest percentage of households containing a single-parent.

KEY FINDINGS DOUGLAS

The top housing need in Douglas is more affordable housing. Nearly all (95%) of the survey respondents say affordable housing is a high priority. There is also a desire for more 2-3 bedroom units/homes and more housing that seniors can afford to live in – 80% of respondents consider each of these a high priority.

In the forced ranking exercise, 43% of respondents said that more single family housing available for purchase is the most important priority. When asked which Tlingit Haida Regional Housing Authority housing program was of most interest to Douglas households, the top answer was “homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.”

Only 18% of households surveyed in Douglas live in single family homes, and 75% are in multi-family units. A significant majority (78%) of survey respondents rent their homes in Douglas. Douglas tribal households have the highest percentage of renters among THRHA's 12 regional partner communities, and are most likely to live in multi-family, multi-unit buildings. Only 20% own their homes. Seventy-six percent of survey respondents report that a member of their household would prefer to own a home but do not.

“I make enough money to pay rent, and yet make too little money, as a single parent, to buy anything. There has to be more financial help for folks working so hard to make it.”
Douglas Survey respondent

The average household size in Douglas is 3.2 people, and 62% percent of surveyed households have children living in them.

Thirty percent of the households surveyed include a single parent, and 16% have a member over 60 years of age.

Douglas also has among the highest percentage of households containing a single-parent. Douglas also has the lowest percentage of Alaska Native households in the THRHA region with those over the age of 60. Twenty-four percent of Douglas households include a person with a disability, and 9% include a veteran.

Douglas housing structures are among the newest in the region. Fifty-two percent of respondents indicate their homes are in good or excellent condition, while 47% said the condition were adequate. Two percent of respondents said the condition of their homes was poor.

Sixty-four percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria. Sixty-six percent of Douglas respondents report that they are housing cost-burdened. This includes the 19% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. Douglas Alaska Native households are the most likely to be housing cost burdened in the THRHA region.

Douglas residents have the shortest average housing tenure, are the most likely to call affordable housing a high priority, and the most interested in living in a tiny home in the THRHA regional analysis.

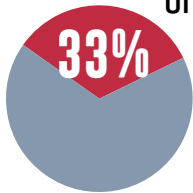
JUNEAU TRIBAL HOUSING INFOGRAPHIC

TOTAL ALASKA NATIVE HOUSEHOLDS
(ESTIMATED)

= **1,517**

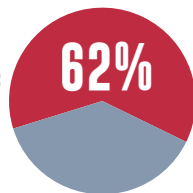


OF THESE



PARTICIPATED IN THE SURVEY

RENTERS =



AVERAGE HOME VALUE

= **\$250,373**

AVERAGE ANNUAL HOUSEHOLD
INCOME

= **\$74,290**



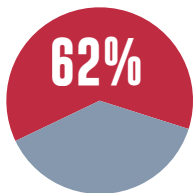
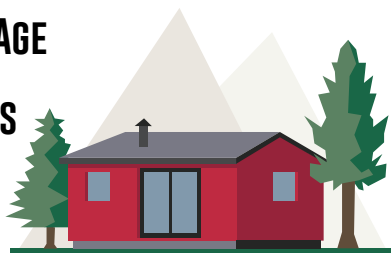
AVERAGE MORTGAGE = **\$1,593**

AVERAGE RENT = **\$1,060**



AVERAGE HOME AGE

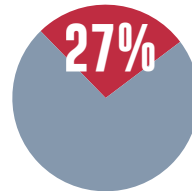
= **38** YEARS



OF HOUSEHOLDS ARE
LOW-INCOME

PEOPLE PER HOUSEHOLD

= **3.3**



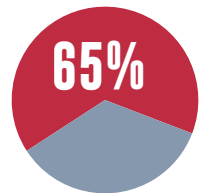
= SAY THEY ARE
OVERCROWDED

AVERAGE CHILDREN UNDER 18 = **2.3**

FOR HOMES WITH CHILDREN

57% OF HOUSEHOLDS HAVE KIDS

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



HOUSEHOLDS INCLUDE:

24%

A MEMBER OVER 60

A SINGLE PARENT

28%

20%

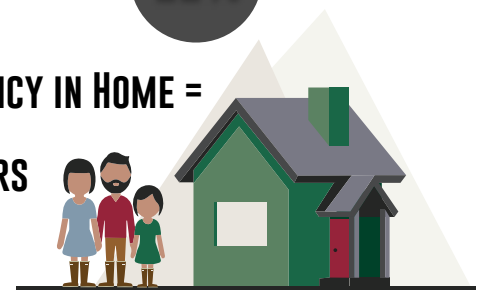
A PERSON WITH A DISABILITY

A VETERAN

11%

AVERAGE RESIDENCY IN HOME =

15 YEARS



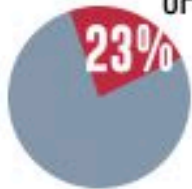
DOUGLAS TRIBAL HOUSING INFOGRAPHIC

TOTAL ALASKA NATIVE HOUSEHOLDS
(ESTIMATED)

= 295



OF THESE



PARTICIPATED IN THE SURVEY

RENTERS =



AVERAGE HOME VALUE

= \$267,500

AVERAGE ANNUAL HOUSEHOLD
INCOME

= \$67,645



AVERAGE MORTGAGE = \$1,947

AVERAGE RENT = \$1,048



AVERAGE HOME AGE

= 30 YEARS



OF HOUSEHOLDS ARE
LOW-INCOME

PEOPLE PER HOUSEHOLD

= 3.2



= SAY THEY ARE
OVERCROWDED

AVERAGE CHILDREN UNDER 18 = 2.0

FOR HOMES WITH CHILDREN
62% OF HOUSEHOLDS HAVE KIDS

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



HOUSEHOLDS INCLUDE:

16%

A MEMBER OVER 60

A SINGLE PARENT

30%

24%

A PERSON WITH A DISABILITY

A VETERAN

9%

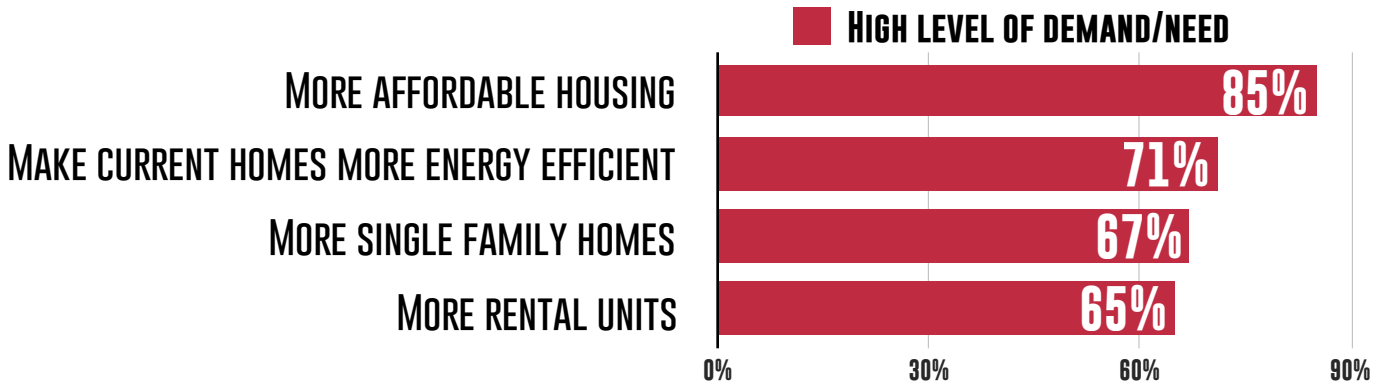
AVERAGE RESIDENCY IN HOME =

8 YEARS

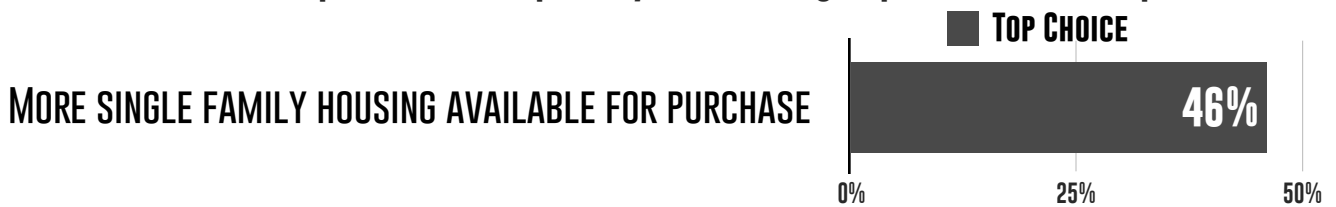


JUNEAU'S TOP PRIORITIES

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

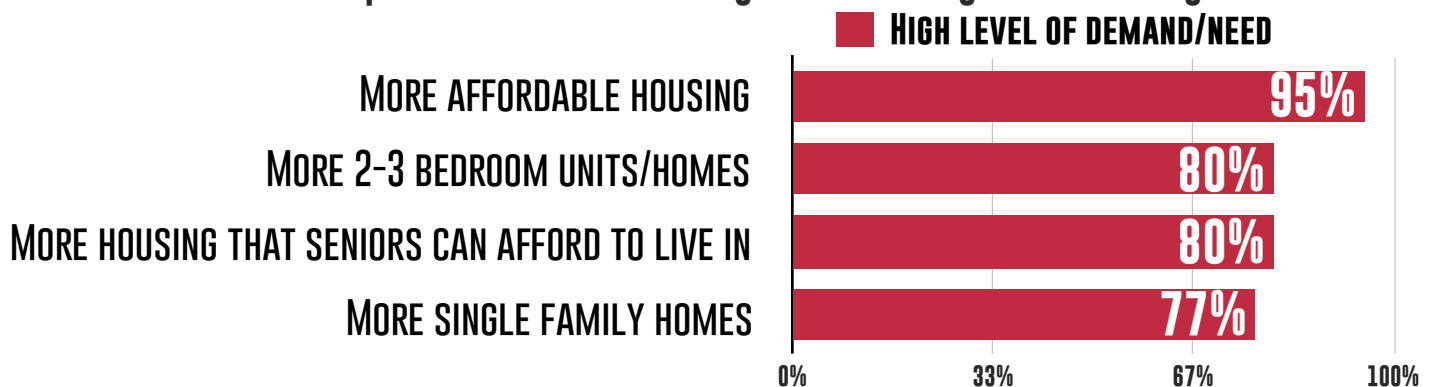


What is the most important tribal priority for housing improvements? (Top choice)

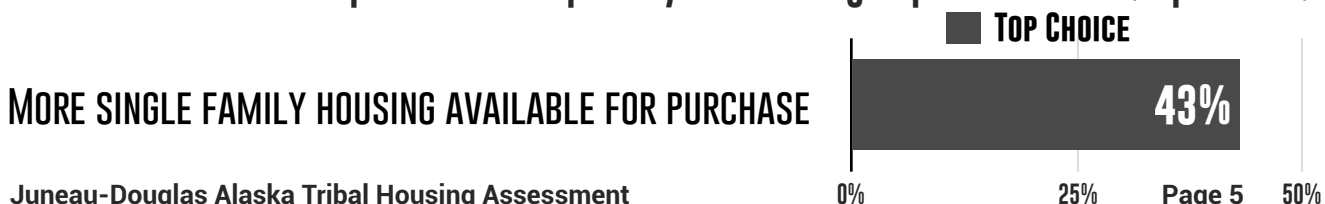


DOUGLAS'S TOP PRIORITIES

How important are the following tribal housing needs in Douglas?



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 Juneau and Douglas. A community housing needs assessment survey must 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 Douglas Indian Association's three-year housing plan.

Rain Coast Data designed the survey instrument on behalf of SALT with input from THRHA. 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 496 Juneau Alaska Native households responded to the survey, including 67 Douglas households. There are an estimated 1,517 Alaska Native or American Indian households in Juneau, out of 12,273 total occupied households in the community. One-third (33%) of all Alaska Native households in Juneau responded to the survey. With this response rate, the survey findings have a 95% confidence level with an 4% confidence interval.

THRHA is the tribally designated housing entity for 12 tribes in Southeast Alaska, including the Douglas Indian 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 Juneau, Alaska

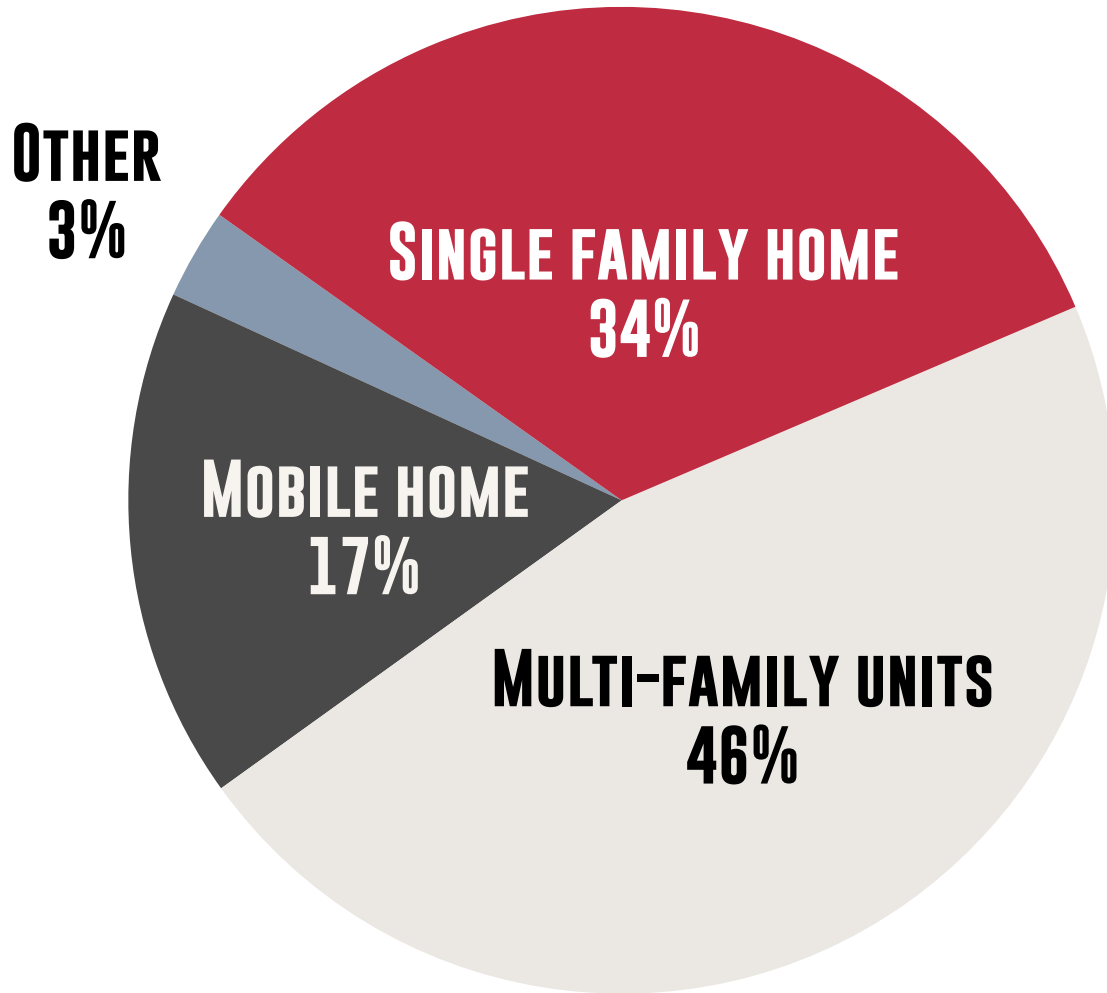
Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	1,133
Alaska Native Households in combination (estimated)	384
Estimated Alaska Native Households	1,517
Total Households Surveyed	496
Percent of Total Tribal Households Surveyed	33%
Confidence interval with a 95% confidence level	4%

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

There are an estimated 295 Alaska Native Households in Douglas, of which 23% (67) were surveyed, for a data confidence level of interval of 10%.

HOUSING STRUCTURES

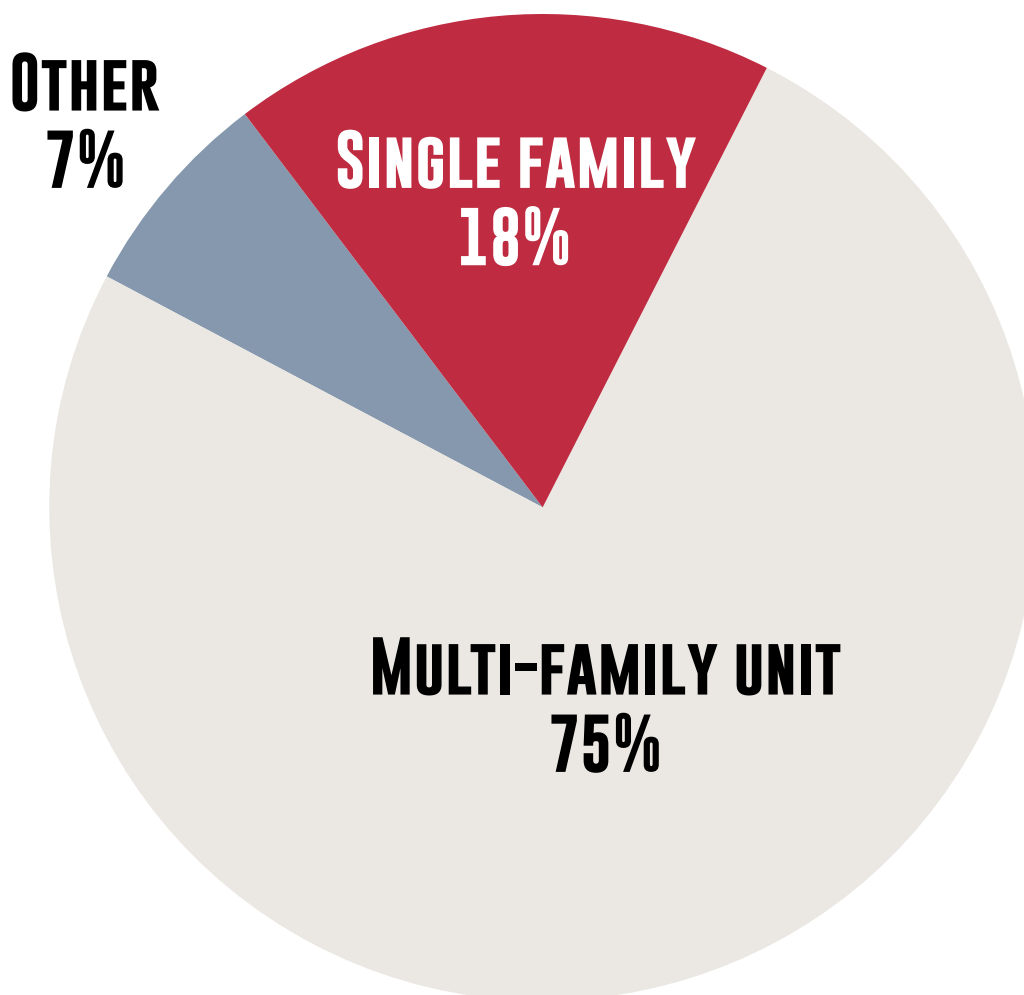
WHAT TYPE OF HOME DO YOU LIVE IN? JUNEAU



Just over one-third (34%) of tribal households in Juneau live in single family home structures. Nearly half (46%) of households live in a multi-unit structure such as an apartment or duplex, while an additional 17% live in mobile homes. An additional 3% said they live in some other type of housing, such as elder housing.

Answer Options	Response Percent
Single family home	34%
Multi-family (apartment/duplex)	46%
Mobile home	17%
Elder housing	2%
Other	1%

WHAT TYPE OF HOME DO YOU LIVE IN? DOUGLAS



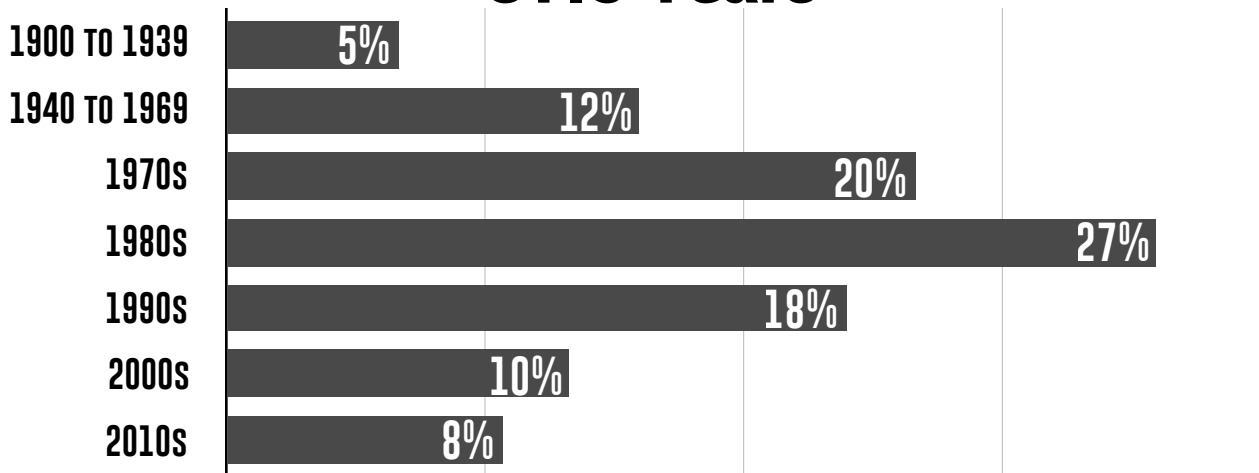
Less than one in five tribal households in Douglas (18%) live in single family home structures. Three-quarters (75%) of households live in a multi-unit structure, such as an apartment or duplex, while an additional 5% live in mobile homes.

Douglas tribal households are most likely to live in multi-family, multi-unit buildings among THRHA's 12 regional partner communities.

Answer Options	Response Percent
Single family home	18%
Multi-family (apartment/duplex)	75%
Mobile home	5%
Other	2%

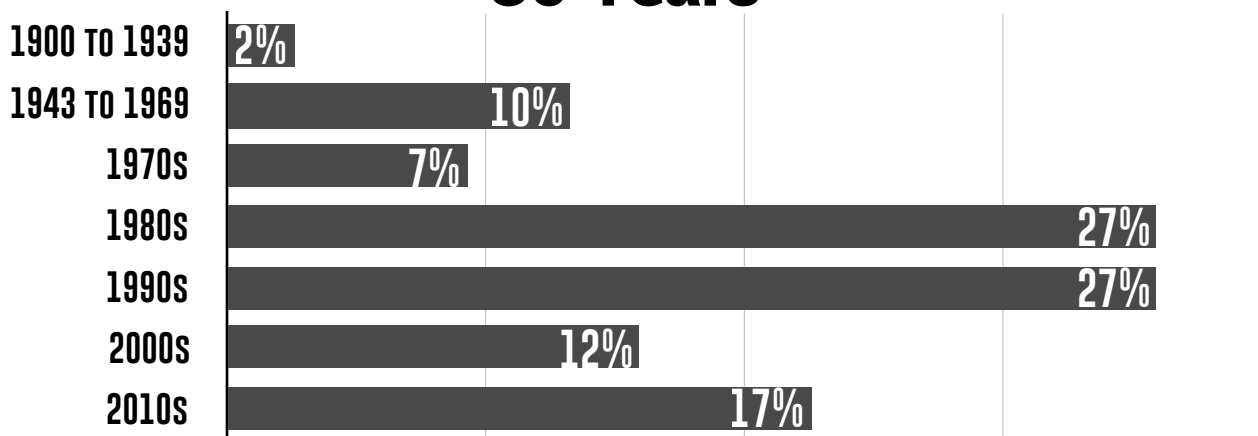
WHAT YEAR WAS YOUR HOUSE BUILT?

Juneau Average Age of Home = 37.5 Years



The homes in Juneau are an average of 37.5 year years old, with nearly half of the community's homes were built in the 1970s and 1980s. Eight percent of respondents' homes have been built in the last ten years. Five percent of the respondents' housing was built prior to 1940.

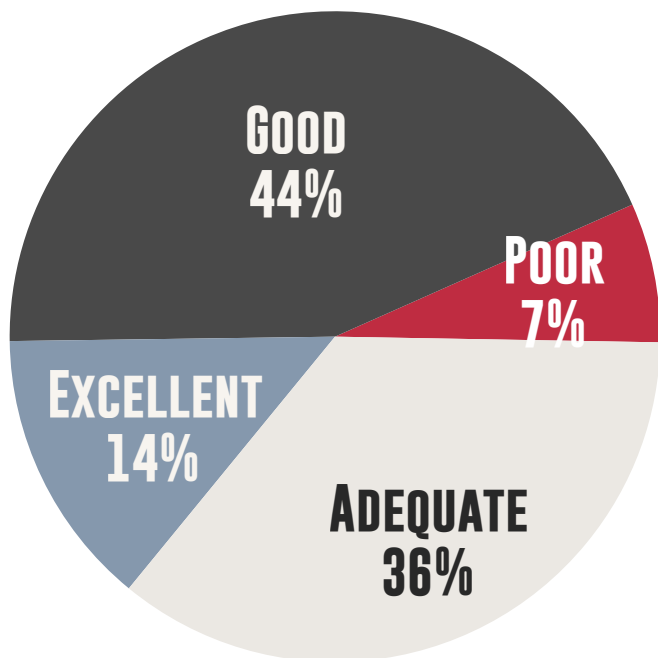
Douglas Average Age of Home = 30 Years



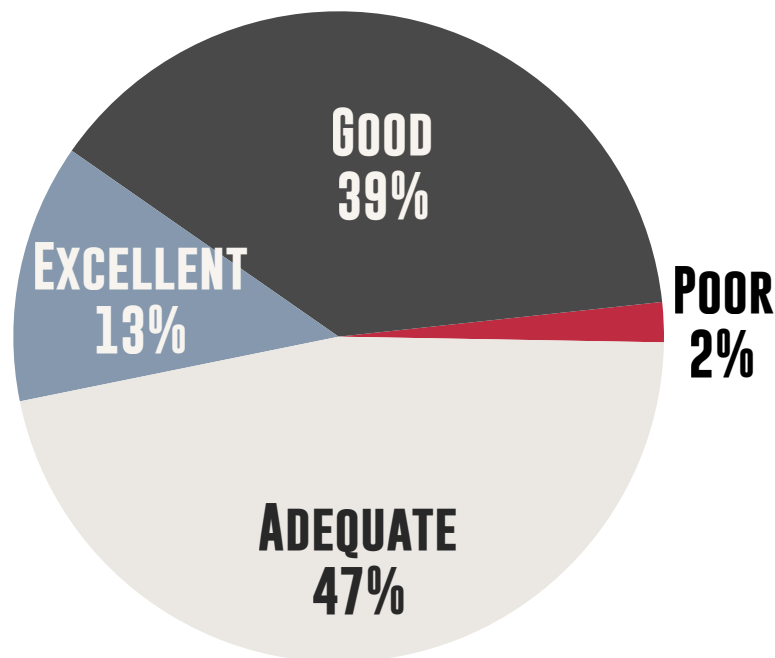
The Alaska Native homes in Douglas are an average of 30 year years old, with a quarter (27%) built in the 1980s and another quarter (27%) built in 1990s. Nearly one in five (17%) of respondents' homes have been built in the last ten years. Only 2% of all housing was built prior to 1940. Douglas homes are among the newest of the THRHA's 12 regional partner communities.

RATE THE OVERALL CONDITION OF YOUR HOME

Juneau



Douglas



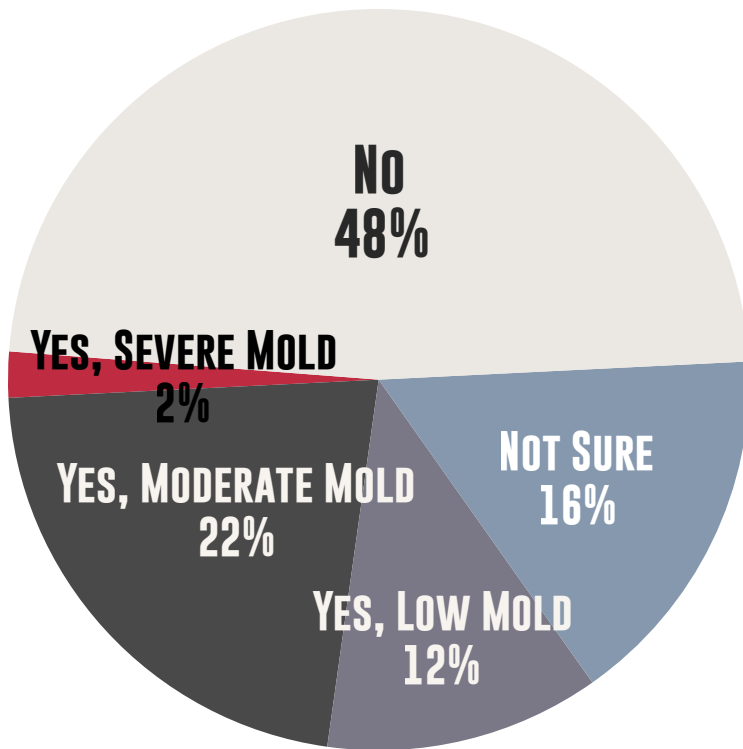
Fifty-eight percent of tribal members in Juneau said their homes were in good or excellent shape. Thirty-six percent indicated that their living conditions were adequate, while 7% said the condition of their home was poor.

Juneau Answer Options	Response Percent
Adequate (repairs needed to improve living conditions)	36%
Excellent (very few repairs or changes needed)	14%
Good (a few minor repairs would be nice)	44%
Not Livable (we are currently unable to live in our home)	0%
Poor (major repairs needed to make it safe and livable)	7%

In Douglas, fifty-two percent of tribal members said their homes were in good or excellent shape. Forty-seven percent indicated that their living conditions were adequate, while only 2% said the condition of their homes were poor.

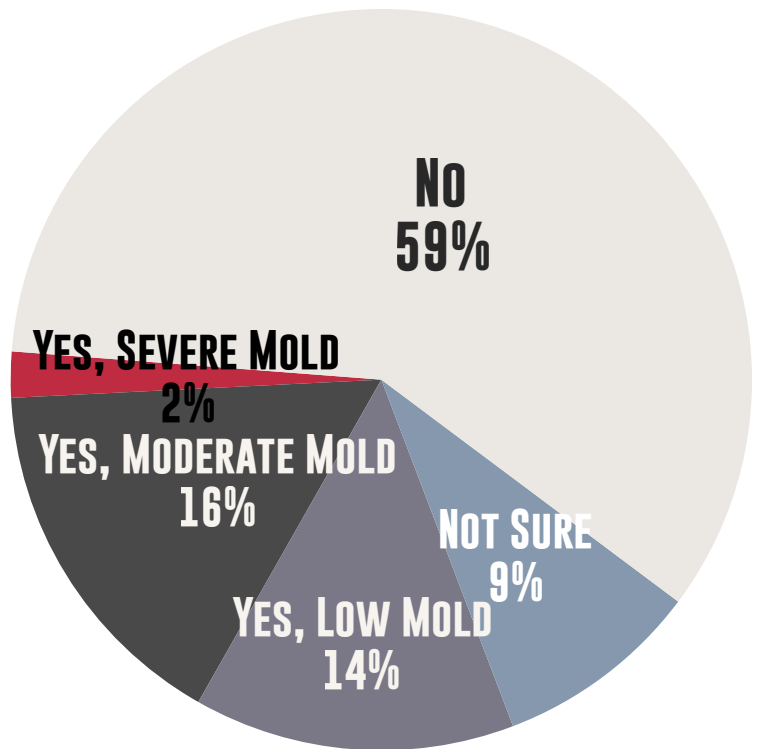
DOES YOUR HOME HAVE ISSUES WITH MOLD?

Juneau



Mold Issue
= **36%**

Douglas

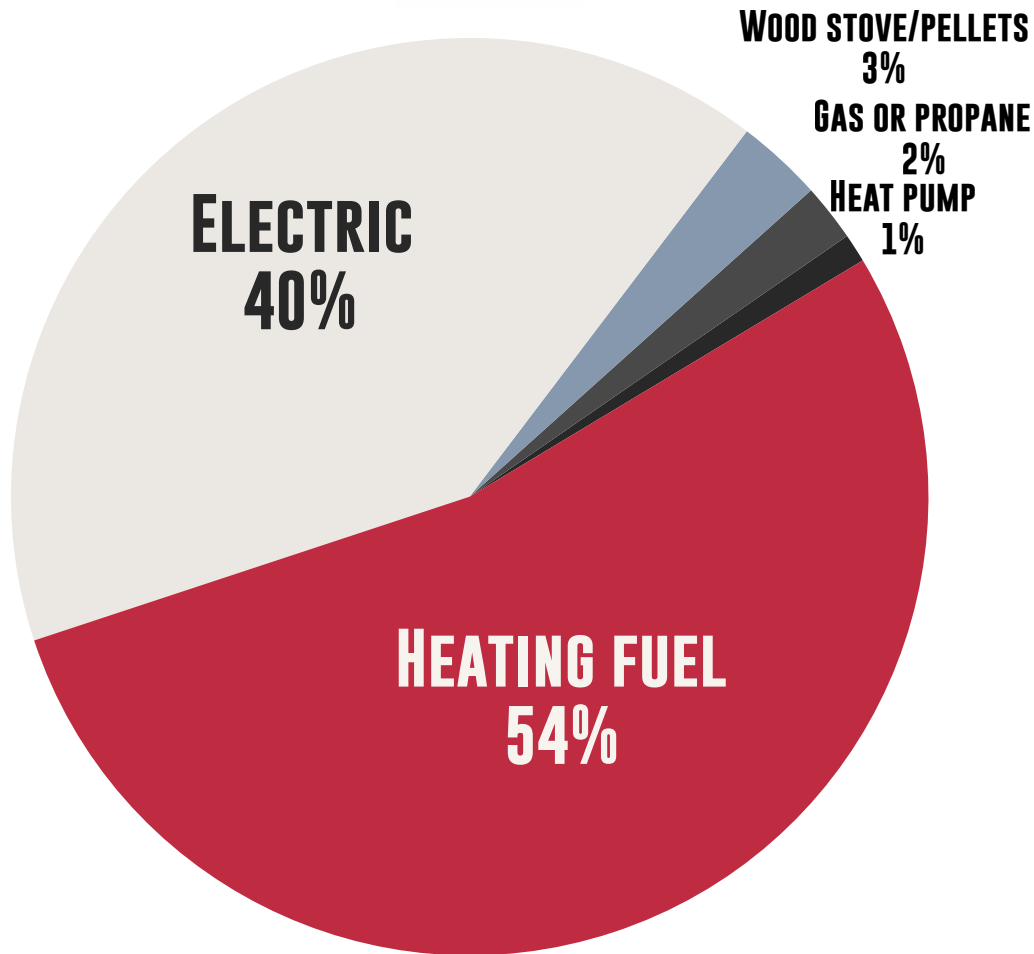


Mold Issue
= **31%**

More than a third (36%) of tribal households in Juneau have a problem with mold in their homes. However, only two 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 16% were not sure.

In Douglas, only 2% called their mold issues "severe." More than half of households (59%) said they have no mold in their homes, while an additional 9% were not sure.

WHAT DO YOU USE PRIMARILY TO HEAT YOUR HOME?



Just over half (54%) of tribal households in Juneau heat their homes using heating fuel, while 40% use electric heating sources, 3% use a wood or pellet stove, 2% use gas or propane, and 1% use a heat pump. The average reported winter heating fuel cost was \$434 per month, while the average cost of electric heating was estimated to be \$249 in winter months. Overall, the average cost of heating was estimated at \$358 in a winter month.

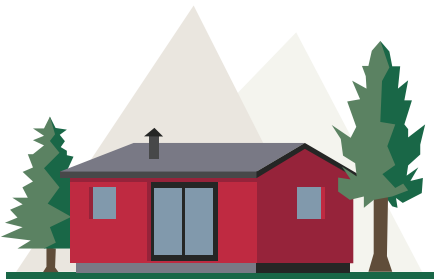
What is your heating fuel bill in a winter month?	Average response
Electric	\$249
Gas or propane	\$299
Heat Pump	\$357
Heating fuel	\$434
Wood stove/pellets	\$481
Overall Average	\$358

In Douglas, Alaska Native residents are more likely to use electric heat. Three-fifths (40%) of those responding to the survey use electric heat, while just over one-third (36%) use heating fuel.

HOME FINANCES

WHAT IS THE ASSESSED VALUE OF YOUR HOME?

Average Value = **\$250,373**



Mobile Home Value
= **\$93,415**



Single Family Home Value
= **\$318,222**



Multi Family Home Value
= **\$261,333**

The average value of a housing unit owned by an Alaska Native in Juneau is \$250,373. Mobile homes are worth an average of \$93,415, single family homes are valued at \$318,222, and multi-family housing units—including attached homes, duplexes or condos have an average value of \$261,333. Juneau and Douglas have the most expensive single-family homes in the THRHA study region.

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



Average Rent
= **\$1,060**



Average Mortgage
= **\$1,593**

Own home with no mortgage = **20%**

The average monthly rent paid by a Juneau tribal household is \$1,060, while the average mortgage (excluding those who have completed paying off their house and have no payments) is \$1,593. These figures do not include heat, electricity, water, or sewer. Twenty percent of all tribal households own their own homes and no longer have a mortgage.

Juneau and Douglas households have the highest average rental rates of THRHA's 12 regional partner communities.

WHAT IS YOUR APPROXIMATE ANNUAL HOUSEHOLD INCOME?

Average Household Income
= \$74,290



- Rental Household = **\$56,797 average**
- Home Ownership Household = **\$99,218 average**

The average income of tribal households (of those reporting an income above \$0) in Juneau is \$74,290. Those paying rent had an average household income of \$56,797, while those who own their own homes earn an average of \$99,218 annually.

WHAT IS YOUR APPROXIMATE ANNUAL HOUSEHOLD INCOME IN JUNEAU?

(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	2.2%	1.4%	1.6%	0.3%	1.4%	0.5%	0.8%	0.0%	8.2%
\$17,000 - \$20,000	1.1%	0.5%	0.8%	0.3%	0.0%	0.0%	0.0%	0.0%	2.7%
\$20,100 - \$25,000	0.5%	1.4%	1.1%	1.1%	0.3%	0.3%	0.3%	0.0%	4.9%
\$25,100 - \$28,000	1.4%	0.5%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%
\$29,100 - \$30,000	0.5%	0.3%	0.8%	0.8%	0.0%	0.0%	0.3%	0.0%	2.7%
\$30,100 - \$34,000	0.0%	1.1%	0.5%	0.3%	1.1%	0.8%	0.3%	0.0%	4.1%
\$34,100 - \$36,000	1.6%	0.5%	0.8%	0.3%	0.3%	0.3%	0.0%	0.0%	3.8%
\$36,100 - \$38,000	0.0%	0.0%	0.5%	0.5%	0.0%	0.0%	0.0%	0.0%	1.1%
\$38,100 - \$40,000	0.8%	1.1%	0.0%	0.5%	0.5%	0.5%	0.0%	0.3%	3.8%
\$40,100 - \$42,000	0.0%	0.5%	0.5%	0.0%	0.3%	0.0%	0.5%	0.0%	1.9%
\$42,100 - \$45,000	0.3%	1.1%	1.4%	0.3%	0.5%	0.3%	0.0%	0.0%	3.8%
\$45,100 - \$48,000	0.3%	0.5%	0.5%	0.5%	0.0%	0.0%	0.0%	0.0%	1.9%
\$48,100 - \$51,000	1.1%	1.1%	0.8%	1.1%	0.8%	0.0%	0.3%	0.0%	5.2%
\$51,100 - \$56,000	0.3%	1.4%	0.0%	1.1%	0.0%	0.0%	0.3%	0.3%	3.3%
\$56,100 - \$62,000	0.3%	2.2%	1.1%	0.8%	0.8%	0.8%	0.0%	0.3%	6.3%
\$62,100 - \$67,000	0.0%	0.5%	0.3%	0.0%	0.0%	0.5%	0.0%	0.3%	1.6%
\$67,100 - \$72,000	0.3%	0.3%	1.1%	0.3%	0.3%	0.3%	0.0%	0.3%	2.7%
\$72,100 - \$77,000	0.5%	1.4%	1.4%	0.0%	0.5%	0.3%	0.0%	0.0%	4.1%
\$77,100 - \$82,000	0.0%	0.8%	0.3%	0.5%	1.4%	0.0%	0.3%	0.0%	3.3%
\$82,000 - \$100,000	0.5%	1.6%	2.2%	1.4%	1.4%	0.0%	0.5%	0.5%	8.2%
\$100,000 - \$130,000	0.0%	2.2%	1.6%	2.5%	1.4%	0.3%	0.8%	0.0%	8.7%
\$130,000 or more	1.1%	3.8%	1.6%	1.9%	3.8%	1.4%	0.8%	0.5%	15.0%
Total	12.8%	24.3%	20.2%	14.4%	14.7%	6.3%	5.2%	2.5%	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. Just under one-third (30%) of households earn \$34,000 or less annually. Just over one-third of households (34%) contain five or more residents.

HOUSING AND URBAN DEVELOPMENT

JUNEAU INCOME LIMITS

(By number of household members)

HUD Income Limits by Household Size for Juneau								
Household Income	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$23,400	\$26,750	\$30,100	\$33,400	\$37,720	\$43,250	\$48,780	\$54,310
Very Low (50%) Income Limits	\$39,000	\$44,600	\$50,150	\$55,700	\$60,200	\$64,650	\$69,100	\$73,550
Low (80%) Income Limits	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700

Percentage of Juneau 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	3.8%	3.8%	5.4%	2.7%	3.0%	2.5%	2.2%	0.5%	24.0%
Very Low (50%) Income Limits	8%	8.4%	10.6%	7.1%	6.0%	3.5%	2.7%	1.4%	48.0%
Low (80%) Income Limits	9.8%	13.6%	12.0%	8.2%	8.2%	4.6%	3.5%	1.9%	61.9%

According to HUD's 2019 income limits, 61.9% of Juneau households are low income, 48.0% are very low income, and 24.0% are extremely low income.

HOUSING AND URBAN DEVELOPMENT DOUGLAS INCOME LIMITS

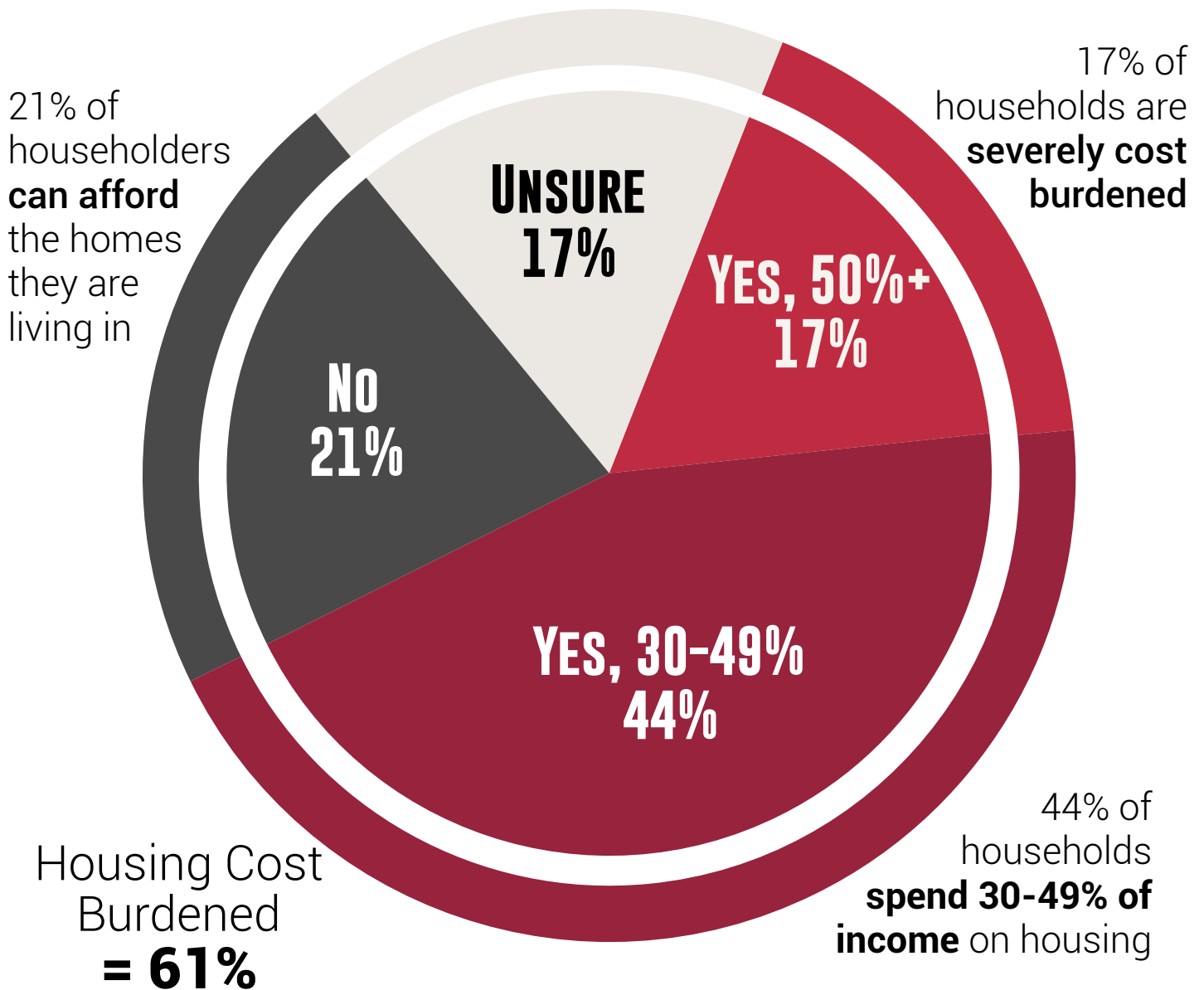
(By number of household members)

HUD Income Limits by Household Size for Douglas								
Household Income	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$23,400	\$26,750	\$30,100	\$33,400	\$37,720	\$43,250	\$48,780	\$54,310
Very Low (50%) Income Limits	\$39,000	\$44,600	\$50,150	\$55,700	\$60,200	\$64,650	\$69,100	\$73,550
Low (80%) Income Limits	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700

Percentage of Douglas 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	3.3%	3.3%	6.6%	1.6%	4.9%	3%	2%	0%	24.6%
Very Low (50%) Income Limits	11%	8.2%	13.1%	4.9%	6.6%	3%	5%	0%	52.5%
Low (80%) Income Limits	11.5%	16.4%	13.1%	6.6%	8.2%	3.3%	4.9%	0%	63.9%

According to HUD's 2019 income limits, 63.9% of Douglas households are low income, 52.5% are very low income, and 24.6% 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 61% of Juneau respondents. The balance of residents have affordable costs, or are unsure of the monthly cost relative to income.

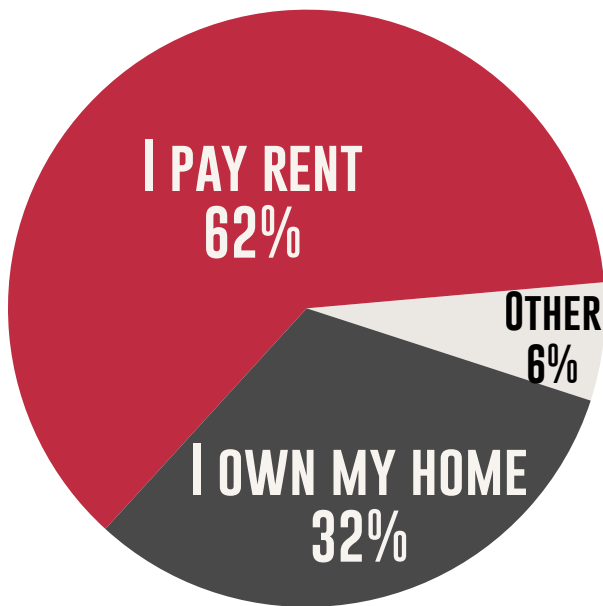
The 61% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 17% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. An additional 17% say they are uncertain what portion of their total household income goes toward housing costs.

In Douglas, these levels are higher, as 66% of respondents are housing cost burdened. Douglas tribal members are the most likely to be housing cost burdened among regional THRHA communities.

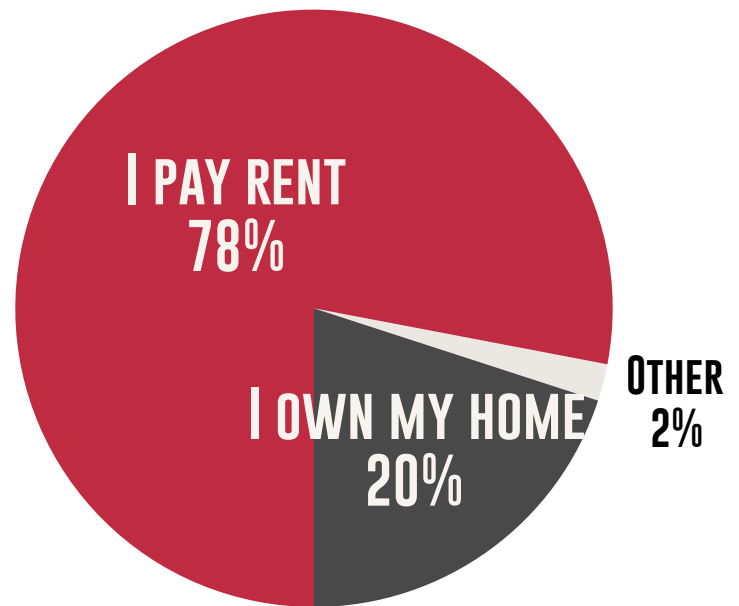
HOUSEHOLDERS

WHAT IS YOUR CURRENT HOUSING SITUATION?

Juneau



Douglas



Just under one-third (32%) of tribal householders in Juneau live in a house that they own. This includes 20% of respondents who own their home and no longer pay a mortgage. Sixty-two percent pay rent, either to a landlord, friend, or family member.

Answer Options	Response Percent
I own my home and pay a mortgage	26%
I own my home and do not pay a mortgage	6%
I pay rent	49%
I live with a friend or family member and pay rent	9%
I live with a friend or family member and do not pay rent	3%
Caretaker	0%
Own trailer, rent lot	3%
Rent to own	1%
Other	3%

In Douglas, only one in five tribal householders (20%) live in a house that they own. Only 6% of respondents own their home and no longer pay a mortgage. Seventy-eight percent pay rent, either to a landlord, friend, or family member. Douglas tribal households have the highest percentage of renters among THRHA's 12 regional partner communities.

NUMBER OF PEOPLE PER HOUSEHOLD

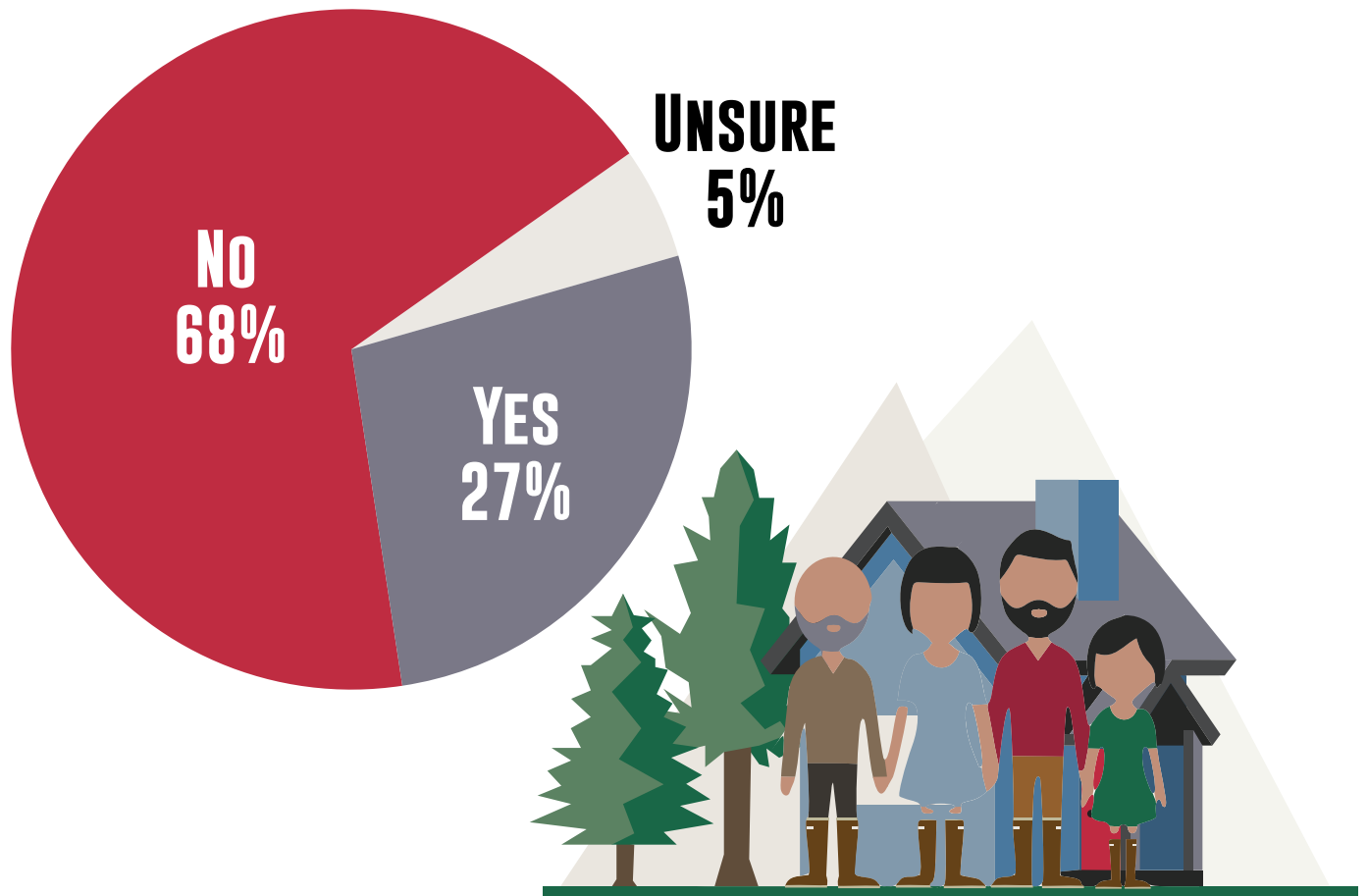


Average Household Size

= 3.3

The average household size of Juneau survey respondents is 3.3. In the Douglas data breakout, it is 3.2.

IS YOUR HOME OVERCROWDED?



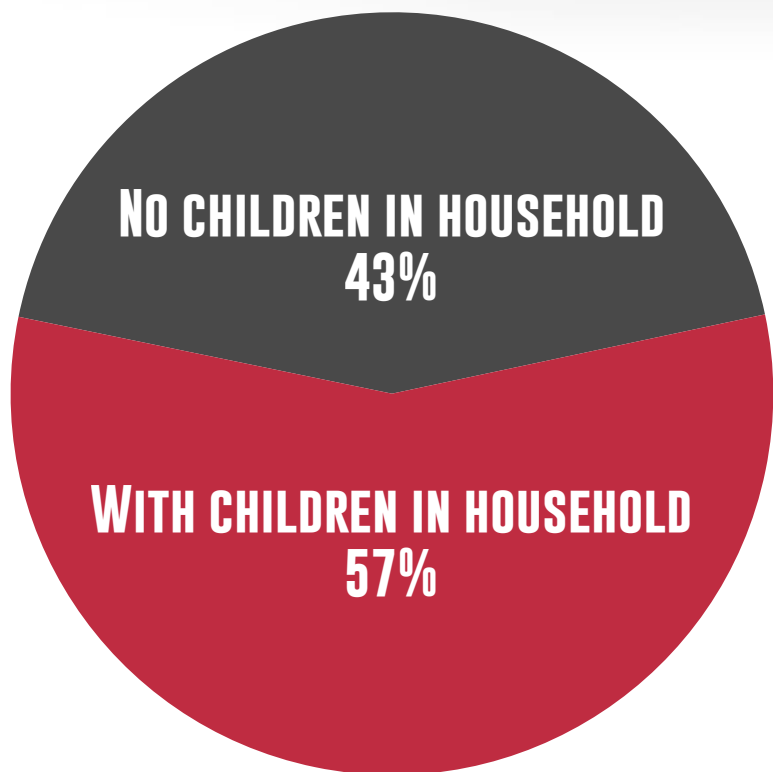
Average Household Size = **3.3**

Average Household Size for "Yes" = **4.4**

Average Household Size for "No" = **2.9**

Just over a quarter (27%) of Juneau households surveyed say their homes are overcrowded. (In Douglas this figure is slightly higher, at 33%). Those who say their home is overcrowded have a higher average household size of 4.4 people. Those who say that their homes are not overcrowded have an average household size of 2.9 people.

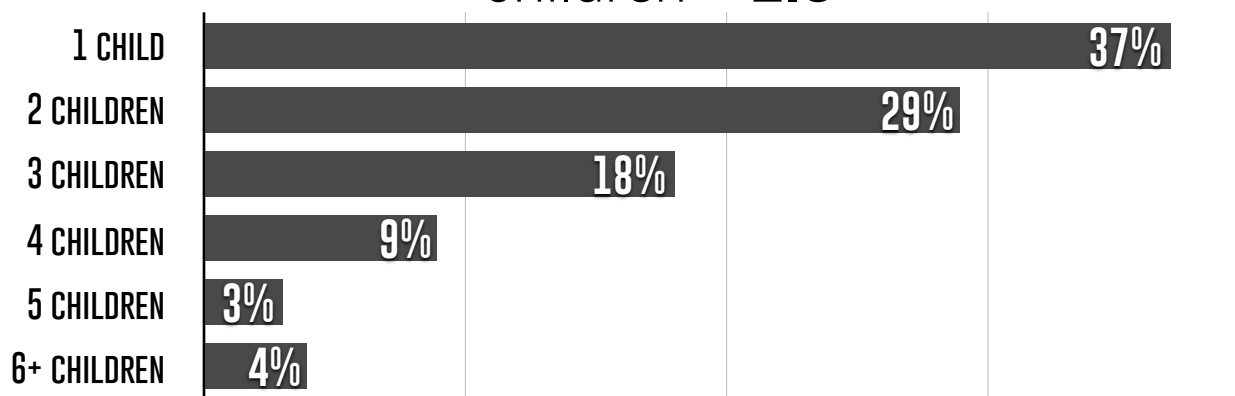
HOW MANY CHILDREN UNDER AGE 18 LIVE IN YOUR HOUSEHOLD?



ESTIMATED TOTAL KIDS

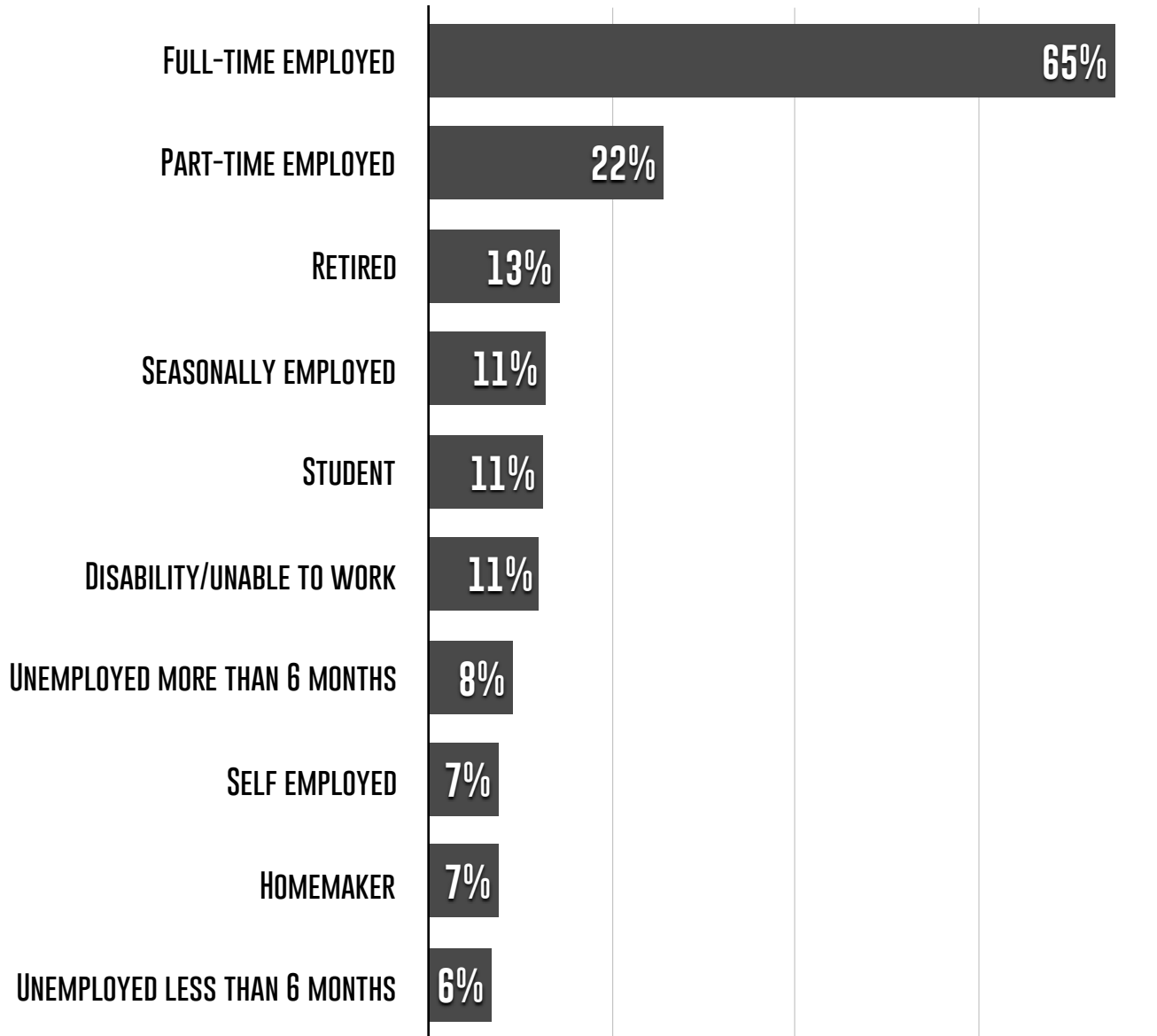
1,957

Average number of children in homes with children = **2.3**



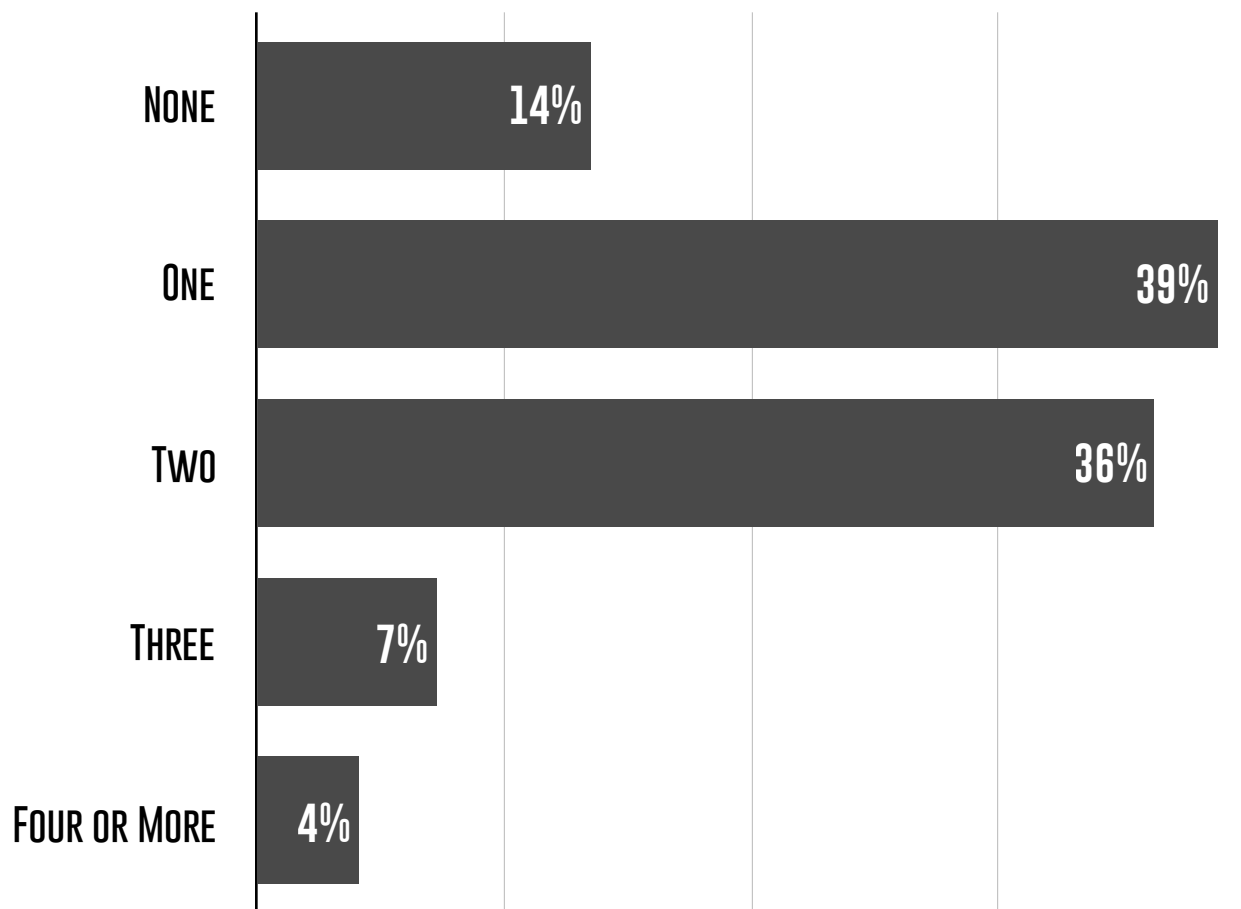
In Juneau, more than half of tribal households have at least one child under the age of 18 (57%). The average number of children in a surveyed tribal household with children is 2.3. For homes with children, a little over a third (37%) have one child, 29% have two children, and 34% have three or more children. There are an estimated nearly 2,000 kids in Alaska Native households in Juneau. Within the regional THRHA communities, Douglas households are among the most likely to contain children. Nearly two-thirds of Douglas homes (62%) have kids under the age of 18.

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



Nearly two-thirds of households (65%) reported having at least one full-time employed householder. Twenty-two percent of households have a member who is employed part-time. Approximately 14% of respondents have a household member who is unemployed, including 8% with a member unemployed for more than six months.

HOW MANY ADULTS IN YOUR HOUSEHOLD ARE CURRENTLY EMPLOYED?



Average employed adults per household = **1.5**

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 36%. The average response was 1.5 working adults per household. In Douglas, 18% of homes reported no working adults.

MEMBERS OF HOUSEHOLD

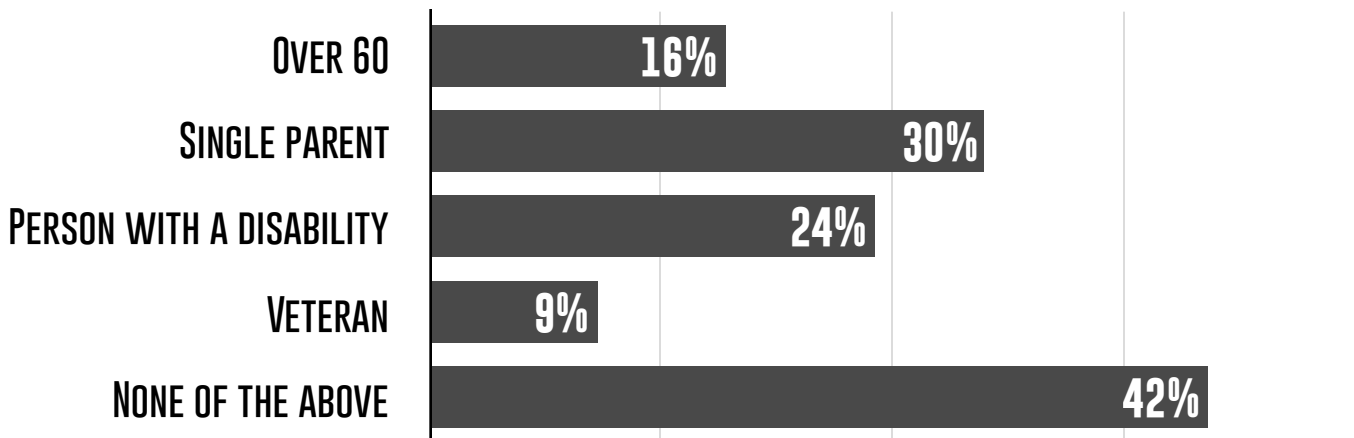
Juneau Alaska Native Households

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



Nearly one-quarter of all tribal households (24%) contain a person over the age of 60. Twenty percent of all tribal household have a member with a disability. Twenty-seven percent include a single parent, while 11% of tribal households include a veteran.

Douglas Alaska Native Households

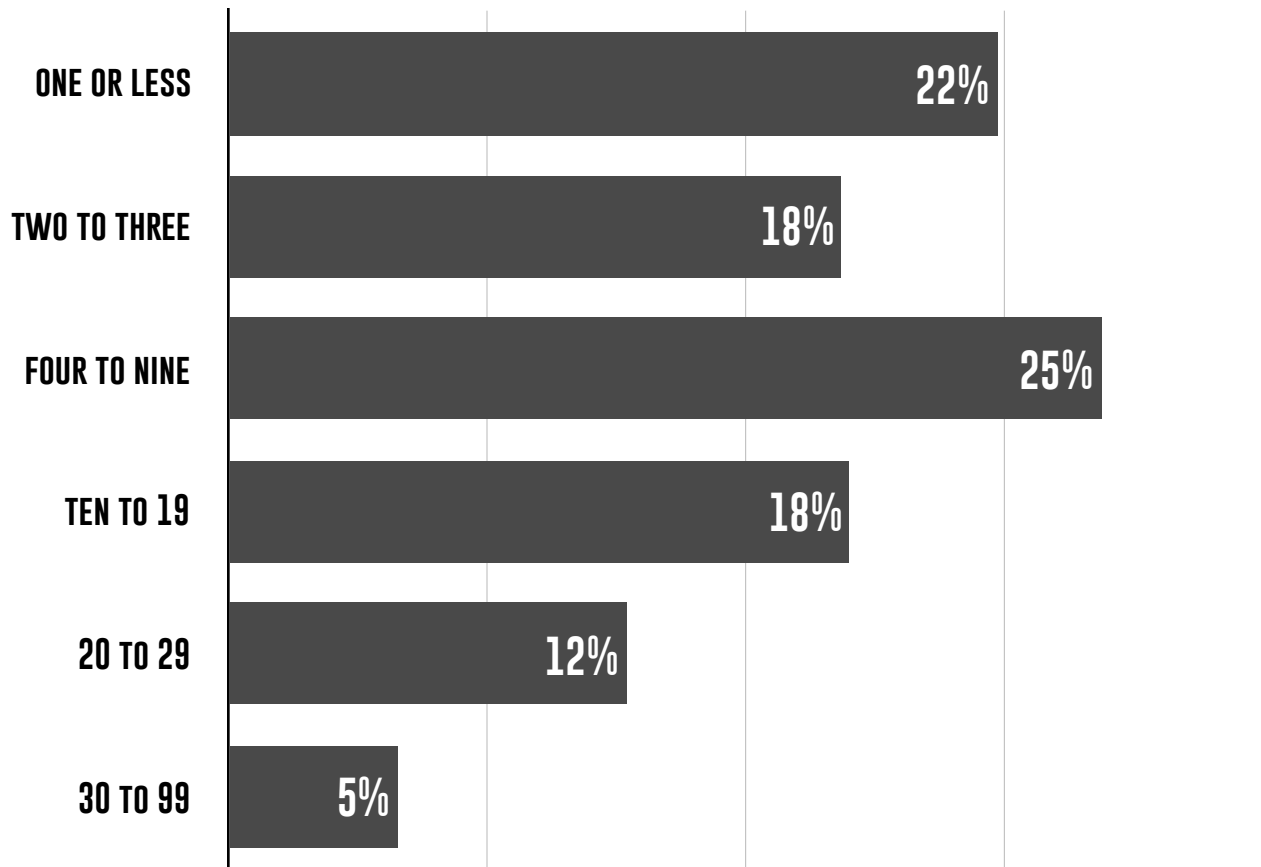


Sixteen percent of tribal households in Douglas contain a person over the age of 60. Twenty-four percent of have a member with a disability. Thirty percent include a single parent, while 9% of tribal households includes a veteran.

Douglas households are least likely to contain a person over the age of 60 of all of the THRHA communities. Households with single parents are twice as common as households containing a person over the age of 60.

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

= 14.7

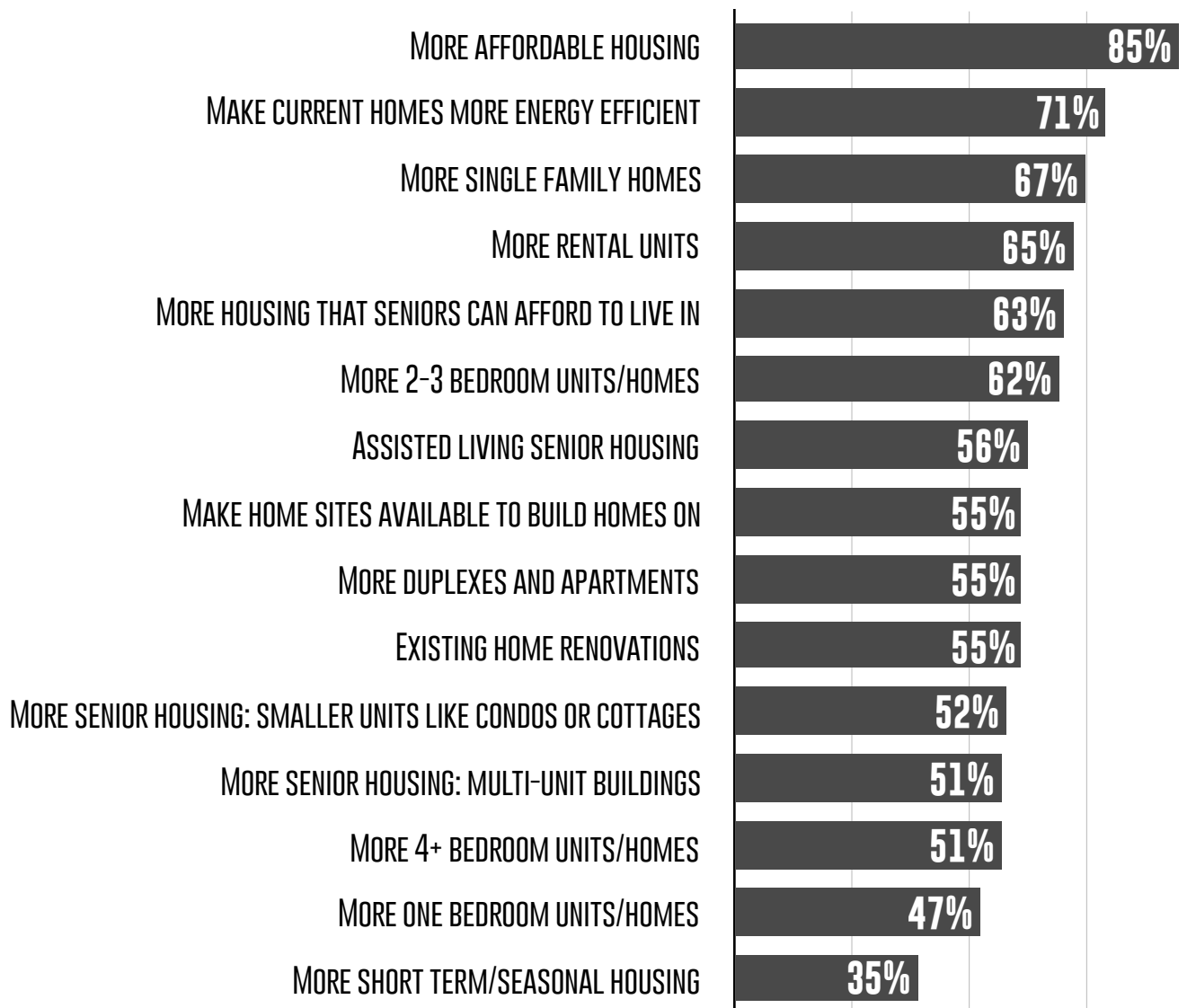
Thirty-five percent of respondents had lived in their home for more than 10 years, including 17% who had lived in their homes for more than 20 years. Forty percent have been in their home three years or fewer. The average tenure of a tribal household at the point this survey was conducted was 14.7 years.

The average tenure of a tribal household at the point this survey was conducted was 8.1 years. Douglas household members have the shortest household tenure compared to all other THRHA communities.

PRIORITIES AND PREFERENCES

HOW IMPORTANT ARE THE FOLLOWING TRIBAL HOUSING NEEDS? JUNEAU

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 85% of respondents say has high demand. This is followed by a call to make existing homes more energy efficient (71%).

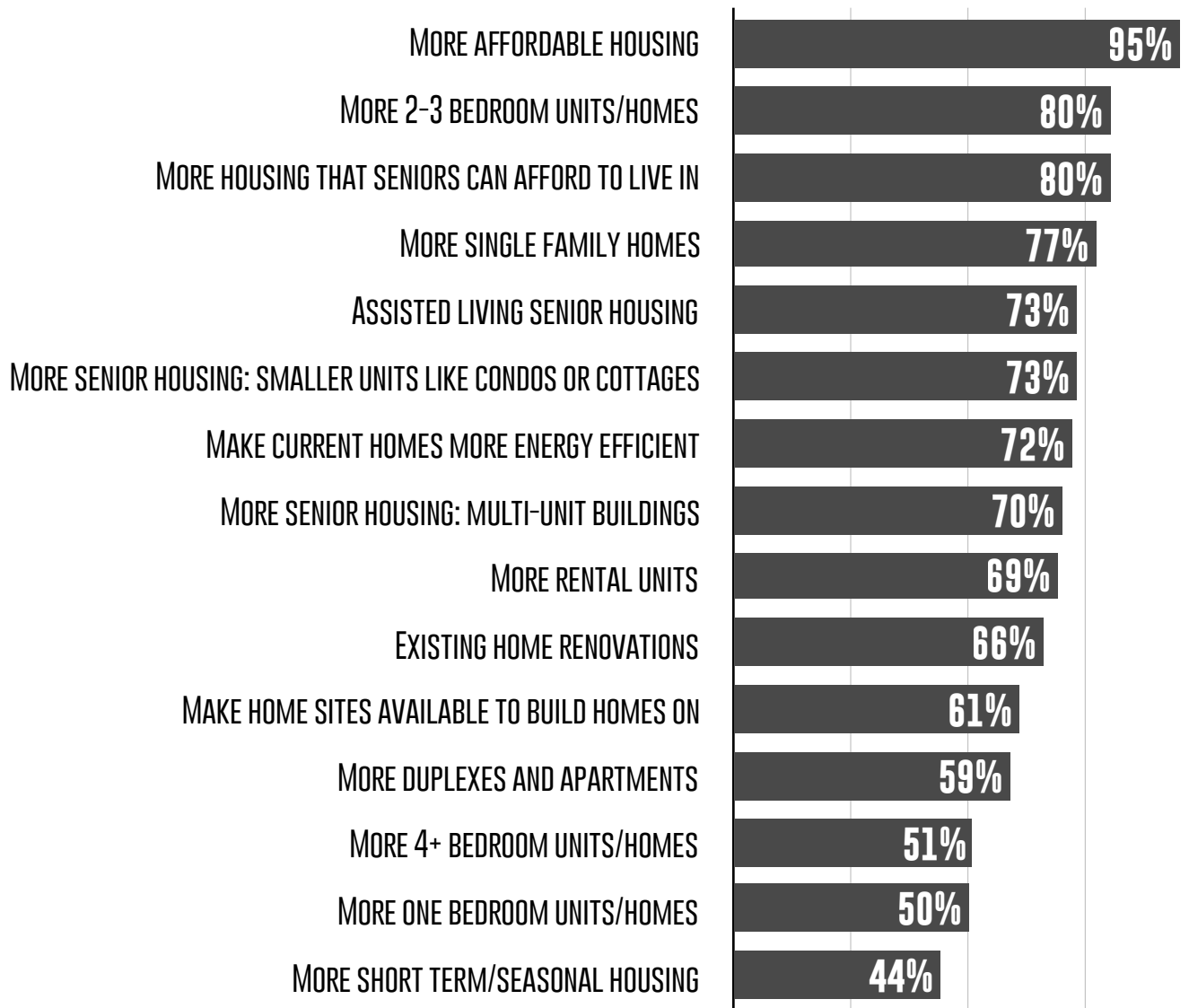
The following table shows a breakdown of responses to these questions and responses.

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	85%	13%	2%	0%	1%
Make current homes more energy efficient, reducing energy costs	71%	23%	4%	1%	1%
More single family homes	67%	26%	5%	2%	1%
More rental units	65%	26%	8%	1%	1%
More housing that seniors can afford to live in	63%	27%	6%	4%	1%
More 2-3 bedroom units/ homes	62%	32%	4%	2%	0%
Assisted living senior housing	56%	30%	8%	5%	2%
Make home sites available to build homes on	55%	30%	13%	2%	0%
More duplexes and apartments	55%	32%	11%	1%	1%
Existing home renovations: Improve quality of existing home	55%	36%	6%	3%	1%
More senior housing: smaller units like condos or cottages	52%	33%	9%	5%	1%
More senior housing: multi-unit buildings	51%	35%	8%	5%	2%
More 4+ bedroom units/ homes	51%	32%	12%	3%	2%
More one bedroom units/ homes	47%	29%	19%	4%	1%
More short term/seasonal housing	35%	29%	25%	5%	5%

HOW IMPORTANT ARE THE FOLLOWING TRIBAL HOUSING NEEDS? DOUGLAS

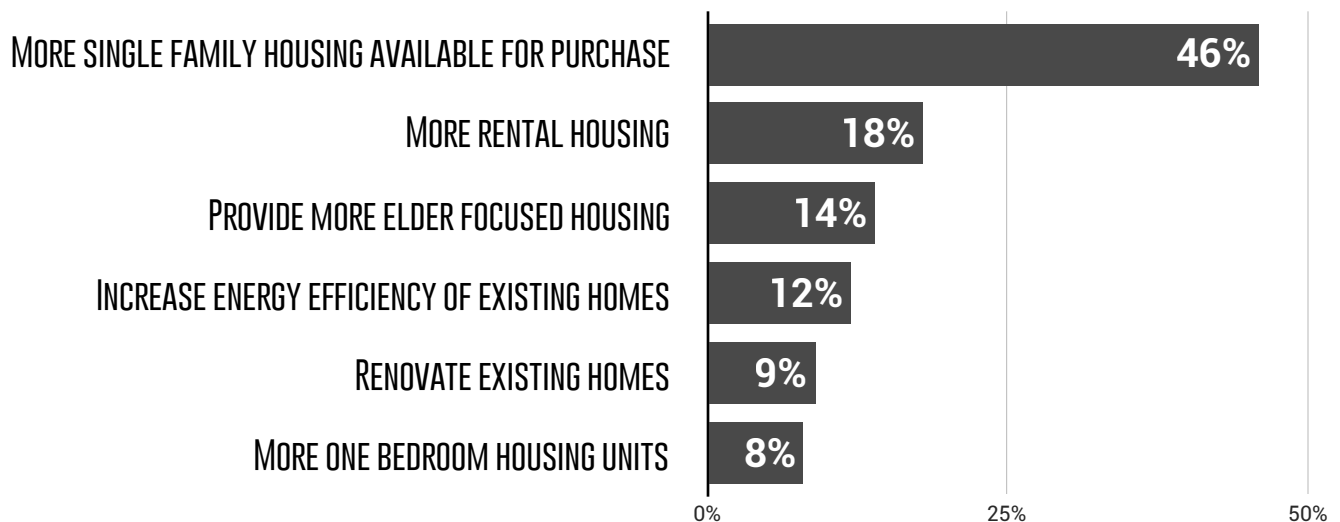
Respondents saying this has a high level of demand or need



The most pressing housing need for Douglas tribal households, according to the survey, is more affordable housing, which 95% of survey takers say has high demand. This is the highest percentage of households in the region to say affordable housing is highly needed. This is followed by a call for more housing that seniors can afford and more 2-3 bedroom units/homes, both of which were identified as a high level of need or demand by 80% of respondents. Other high priorities were more single family homes, assisted senior living, and smaller/cottage-sized senior living.

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

Respondents ranking the following as their top priority



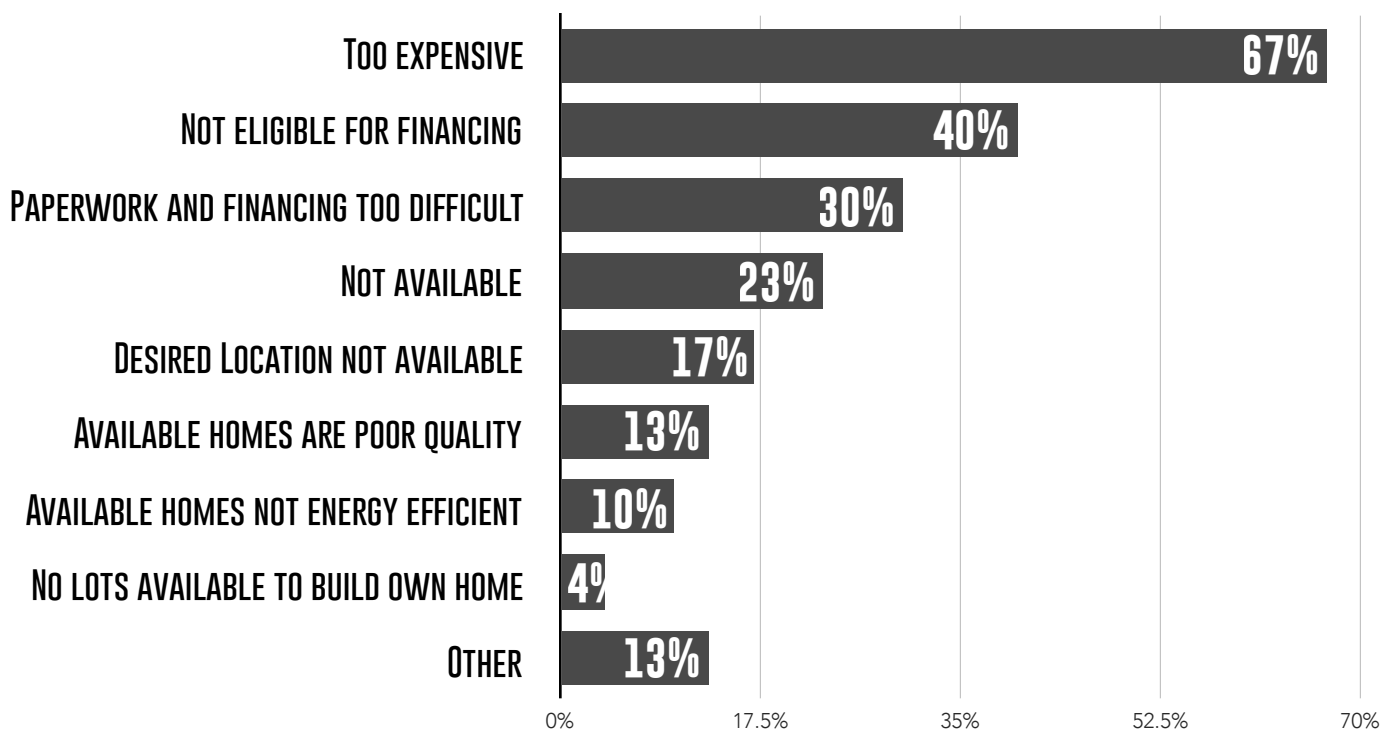
Answer Options	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6
More single family housing available for purchase	46%	21%	10%	10%	7%	6%
More rental housing	18%	28%	20%	14%	14%	6%
Increase energy efficiency of existing homes	12%	16%	22%	29%	12%	8%
Provide more elder focused housing	14%	15%	17%	18%	31%	6%
Renovate existing homes	9%	16%	23%	19%	20%	12%
More one bedroom housing units	8%	7%	7%	10%	12%	56%

Tribal households were also asked to rank a selection of six housing options by priority. Nearly half of respondents (46%) said that *more single family housing units available for purchase* was their top priority. *More available rental housing* was the second ranked choice, followed by *more elder focused 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	71%
No	18%
Maybe	11%

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)

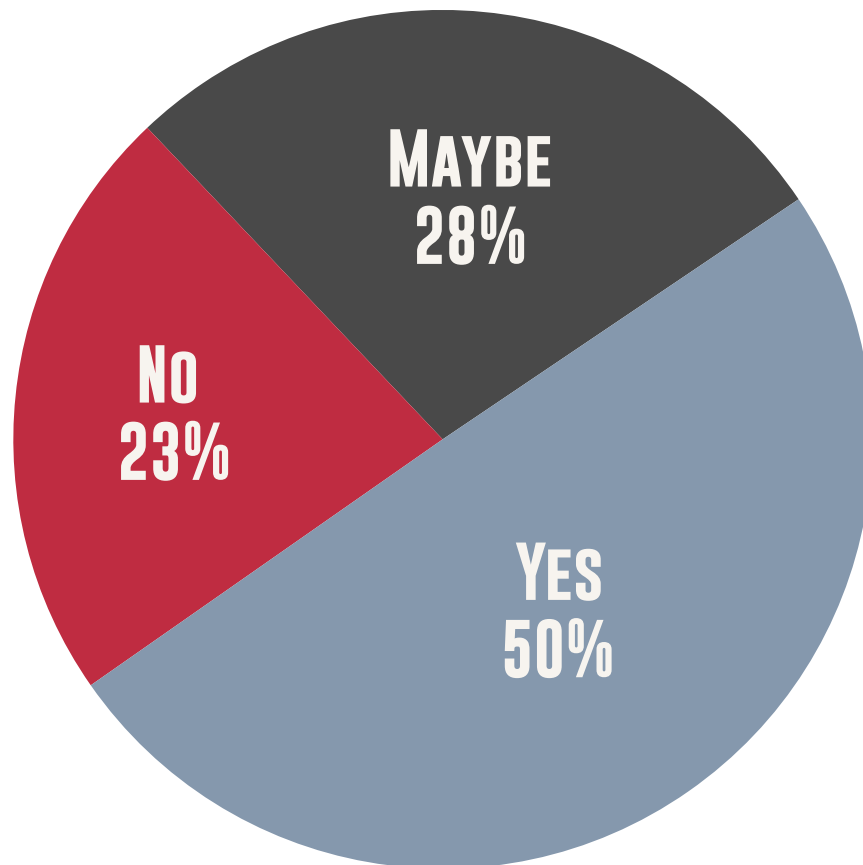


How much would you/they be willing to pay each month for housing ownership (excluding home heating costs, electricity, water, and sewer)?

Willing to pay = **\$1,114/month**

More than two-thirds of households responding (71%) noted that they have member who would prefer to be in their own home. The top barrier was the expense of living in a separate household (67%) followed by ineligibility for financing (40%), followed by difficulty with paperwork and financing (30%). Tribal members would be willing to spend \$1,114 per month for their own housing. Tribal members in Douglas would be willing to pay slightly more, at \$1,230 per month

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

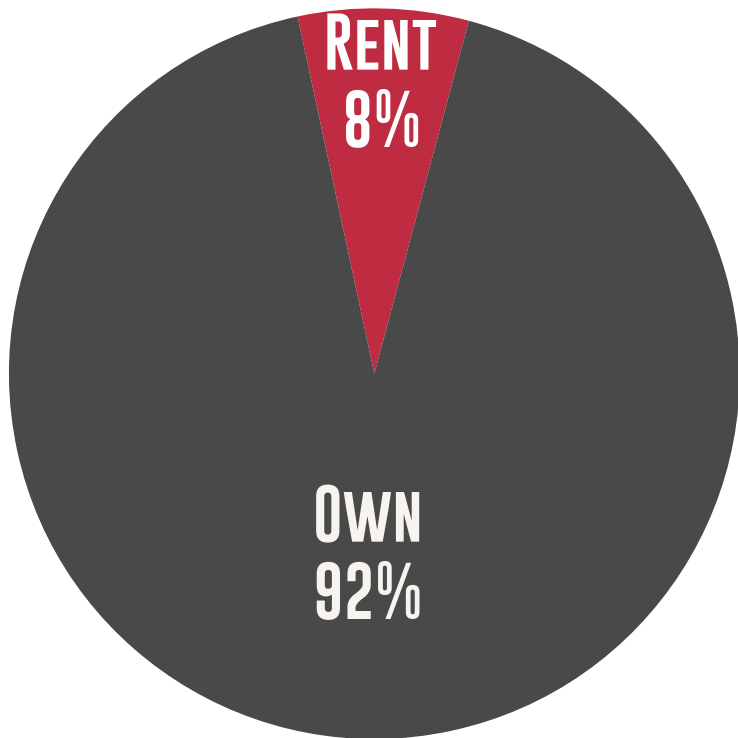


When asked, half (50%) of Juneau tribal members surveyed said that they would be willing to live in a small (up to 800 square foot home) in order to cut costs.

Slightly more, 51% of those in Douglas said they would live in a modest smaller home. This is the highest percentage among all THRHA communities of people interested in living in a small home.

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

I would prefer to:



Despite the fact that only 32% of respondents in this survey currently own their own home, nearly three times as many respondents (92%) said they would prefer to own their own home rather than rent.

In Douglas, 90% of respondents said that they would prefer to own.

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.	212
A rental unit to move into.	83
Access to funding to help renovate my home.	81
Home maintenance education program.	62
I would like to participate in a "sweat equity" housing program, where I help build my home.	57
Financial literacy program.	54
I am not interested in a housing program at this time.	52
I have land and need access to a loan to build my own home.	30
Other	20

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.	8%
Yes, but I'm not interested in building a home on my land.	3%
No	86%
Other	3%

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

Answer Options	Response Percent
Yes	10%
No	88%
Not Sure	2%

How many bedrooms are in your house?

Average Number of Bedrooms

= 2.7

Douglas is 2.4

OPEN ENDED RESPONSES

HOUSING PROGRAMS “OTHER”

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

Response: “Other”

- Access to funding to help make home more energy efficient, such as heat pump and/or insert a pellet stove
- Available home to own
- Rent to own
- Rent to own
- Buy foreclosed housing, tear down and build new home on property.
- Dedicated facility to focus on Native culture/languages
- Families who have land/restricted need information on how to build a home on their lands
- Have a house over 100 yrs old. Too big and always in need of repairs. I want out of it
- Home renovation
- Land loan/down payment assistance
- Make home more energy efficient
- More affordable rent for an elder
- My company left info wanting to work with the tribe on insulation/weatherization program with no response back. (Reliable Comfort Insulation)
- Program to make homes more energy efficient for elders
- Refinancing and renovating my current home
- Section 8 back to the 30% of income ratio
- Talk to a realty and bank for more information, along with Tlingit/Haida
- We took a first time home owners class
- Rent to Own would be great, if the requirements weren't so high
- Repair outside of home
- Section 8 back to the 30% of income ratio
- small single family home or land to build on.
- This would be helpful information for my daughter
- VETERAN eligible for land
- Weatherization or funding to make my home more energy efficient

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

- The most critical is rent is way too high per the amount of money can bring in. it would be understandable if everyone in Juneau was making 500,00 thousand dollars a year but some of us do not, we were not born into money, dividends, or things like that. We actually are climbing the ladder to improve however even at 3800.00 a month with about 1200.00 taken for taxes does not allow anyone to live comfortably in this state. Even food is super expensive, and it is already rotting by the time we get it. Pretty much the cost of living is more than what a normal working citizen can bring in after taxes.
- A program for people who have a criminal record that allows the record to be forgiven if shown they are active in the public! I know lots of homeless that have records and have given up due to the housing requirements and just decided to live on the streets.
- A program to help those who have bad credit to be able to purchase an affordable family home.
- Affordable
- Affordable
- Affordable
- Affordable 3 bed/2 bath homes.
- Affordable 3 bedroom homes and the need is very high, but the prices don't make it affordable for a lot of people.
- Affordable and safe area to live.
- AFFORDABLE but also clean, safe respectable housing.
- Affordable elderly housing is needed in our community.
- Affordable homes for elders 55+. Housing isn't cheap and with a fixed income it'd be nice to have a home where they can enjoy without worrying if their rent will go up the next month.
- Affordable homes to own and affordable home repair costs.
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing either to rent or own.
- Affordable housing for 1-2 persons.
- Affordable housing for single adults that is easier to get into regardless of criminal background.
- Affordable housing for single parents no matter how much they make.

- Affordable housing for working families. Parents can be working full time, both of them and still not make it because everything is going towards rent.
- Affordable Housing Homeless Assistance
- Affordable housing in good neighborhoods, financial assistance for working single parents.
- Affordable housing is an issue. Single income families struggle to keep a roof over their family's head.
- Affordable housing that isn't income based or low income. I don't qualify for that, but I still shouldn't have to pay a fortune.
- Affordable housing with energy efficient items, with 4 bedrooms and garage.
- Affordable housing, should have wind turbines.
- Affordable housing
- Affordable income-based housing
- Affordable land
- Affordable rent
- Affordable rental units
- Affordable rental units and cost of homes is very high.
- Affordable renting
- Affordable senior housing
- affordable single-family homes
- Affordable single-family homes to purchase.
- Affordable single-family homes, do not want older inefficient homes that require renovation.
- Affordable single-family housing for young families who can't afford a \$400,000 mortgage!
- Affordable well-kept housing on the bus line.
- Affordable, energy efficient
- Affordable, energy efficient housing very much needed.
- Affordable, maybe even work it off if not working, like community service.
- Apartments are needed.
- As an elder more are needed and better access.
- Assisted living housing for veterans and elders.
- Available affordable places to rent. Then when you are placed in an affordable place its temporary. It's difficult to move a family.
- Awareness. Knowing how & where to begin to get help.
- Clean water a safe environment?
- Clear explanations for caregivers and the exemptions.
- Cost of living is too high.
- Cost of owning is too expensive. I have a good job; my boyfriend and I both make decent money but still don't qualify for the amount it would cost to get the size home we need for our family.
- Cost of rent
- Cost of rent is too high. Not enough available rentals. Would love to own my own home.
- Cost, need more housing for single people, even an efficiency would be nice.
- Cost, vast majority of people cannot afford to purchase their own home. High rent is also a big issue in Juneau, which has deterred many professionals from living here.
- Costs are too high.
- Credit and background checks .

- Don't have a home on my land.
- Easier to access rental, assist people in acquiring rentals, caring housing managers.
- Elder care housing
- Elder housing
- Elder housing
- Elder housing desperately needed.
- Elder safety
- Elders affordable housing
- Energy efficiency and repairs
- Everything is expensive
- Everything literally
- Families don't have many options as far as safe affordable homes go and young adults have to find more than one roommate in order to live on their own.
- Families need financial help to be able to get a home.
- Family units
- From what I see, more affordable housing for families moving to Juneau. Jobs are becoming far and few between in most villages. Many young families move to Juneau or Anchorage for jobs and homes.
- Funding to purchase, credit assistance.
- Getting funding to fix up the house
- Having access to the full Juneau HUD funding allocation. Pooling our resources for other communities is NOT helping our dire housing needs.
- Helping first time home buyers get into an affordable, moderate home with no major fixes to structure/bldg. Also help renovate, modernize the older homes in our community so they are more energy efficient.
- Helping our second chance program participants.
- High
- High demand
- High utility bills
- Home Buyer Assistance
- Home buying for our Tlingit people, I understand there are some but to expand it would be better. And I want to be able to own my own home, but I can't get a home loan the traditional way.
- Home improvement loans
- Home ownership
- Homeless, low income, affordable housing
- Homelessness
- Homelessness and high rental amounts that families are not able to afford to rent even an efficiency.
- Homelessness for people who work.
- Homelessness overall. Overcrowded homes, families living together
- Homes are deteriorating or the people in them are not able to care for them and need assistance.
- Homes are too expensive to purchase. My mortgage only called qualifies me for 250,000 but I can't find anything in that range except for a lower quality home.
- Homes are very expensive and not in an area where I would prefer my family to live.
- Homes large enough to accommodate families.
- House

- House cost too much for family to get a bigger home.
- House, land
- Houses need to be more affordable to buy.
- Housing affordability
- Housing available to families
- Housing for chronically underemployed
- Housing for everyone so no one needs to live on the streets.
- Housing for homeless
- Housing for homeless families
- Housing for people who need treatment and or mental health! Treatment facilities that can house people, then a transitional housing options to try to help people back on their feet.
- Housing for the homeless single mothers and fathers providing for their children.
- Housing for young families and even those without children. It seems if you don't have children you are placed at the bottom of the list, when those people are probably the most vulnerable to getting themselves into trouble and a bad lifestyle. A priority should be placed on helping those people get stabilized as well before they start on a path they can't return from.
- Housing is expensive
- I don't know
- I don't know.
- I hear over & over affordable housing but more importantly of not being eligible for housing.
- I need a house and I'm sure others do.
- I wish there were more energy efficient homes in Juneau, at a more affordable price. The housing costs here are outrageous.
- In need of affordable housing.
- In need of housing.
- It is expensive and nowhere is pet friendly. As a young person I can hardly afford rent and food.
- Juneau needs Affordable Elders Housing.
- Juneau's income producing residents are decreasing with the loss of State jobs, and the Governor's plan to kill SE Alaska. We will have a need for more lower priced homes, but not rentals, as it decreases pride in ownership.
- Just more affordable housing is needed period.
- Just needing more low-income housing to help with those that are homeless, especially with families.
- Lack of
- LACK OF AFFORDABLE HOUSING
- Lack of affordable housing and/or rentals
- Lack of affordable rentals
- Lack of available housing
- Lack of housing for low income
- Limitations on access to capital and limitations on supporting the homeless.
- Lots of families need affordable housing that also accept their family pets.
- Low
- Low income
- Low income
- Low income housing, affordable homes.

- Low not enough rentals
- Low/middle class rentals with assistance
- Lower rent
- Lower rental costs
- Major need
- Make it more affordable.
- Many families are combined as little housing available.
- Many shareholders in the village were given land, and due to lack of economic development, many are starting to sell their land and move to larger communities seeking jobs and education/schools and after school activities for their children.
- Meth, crack & heroin
- Mold and improper insulation installed is a common issue I see.
- More 1 bedroom
- More 55 and over rental housing
- More affordable
- More affordable
- More affordable and more homes with more rooms!
- More affordable family rental units
- More affordable homes for elders & veterans
- More affordable housing
- More affordable housing
- More affordable housing
- More affordable housing
- More affordable housing
- More affordable housing available to buy
- More affordable housing for all including families, seniors, and singles. I also think having a community of tiny homes would be great for homeless people.
- More affordable housing for home ownership
- More Affordable Housing for Purchase, Single Parents Can't Afford A Quarter of a Million Dollar Homes.
- More affordable housing for single people and families both.
- More affordable housing needed.
- More affordable housing, both for rent and for purchasing
- More affordable housing.
- More affordable living
- More affordable living for the elders in any community
- more apartments, modular homes to be built
- More assisted living for elders
- More available affordable homes
- More elder house
- More elder low rent housing
- More elder/assisted living, more help for home improvements.
- More energy efficient home is needed.
- More homes for disabled people
- More homes or units available for single families .
- More housing for homeless people, possibly another building like the Forget-me-not Manor.
- More housing for the Juneau area
- More housing w/o mold.

- More low rental for elders
- More low-income housing needs, and elder housing needs.
- More multi dwelling units, energy efficient and less stairs for the elderly.
- more quality Affordable housing
- More rent to own houses
- More rental
- More rental units
- More rentals at affordable prices—Juneau rent is awful!
- More single house units
- My community is Juneau. Although Juneau is one of the most expensive places to live and plenty of issues housing and otherwise, I feel the most critical housing needs are in the villages. It's hard to say which is most critical as all the issues intertwine. But if I had to suggest for the villages, I would say the improvements on what is currently in place.
- My family is 6 we have 3 girls in one room and our son in a small room plus a little cat. She is a big part of our lives.
- Need a lot more housing
- Need affordable housing for younger along with teaching how to budget housing cost. Has to be part of move in agreement.
- Need affordable housing so we can afford to retire.
- Need affordable rentals and home purchases.
- Need asap
- Need better 1-bedroom apartment.
- Need elder housing, both assisted living and unassisted.
- Need for down payment assistance
- Need housing for homeless
- Need more
- Need more 1 bedroom
- Need more 4-5 bed rooms for big family like mine, I have 9 kids and I'm not eligible for any of the t&h housing
- Need more affordable housing
- Need more affordable housing
- Need more affordable housing
- Need more affordable housing for families
- Need more affordable housing for families and singles
- Need more affordable housing for low income people to buy.
- Need more affordable housing for young families.
- Need more affordable housing not have so many restrictions
- Need more Apts and lower rates. To rent them.
- Need more homes
- Need more housing that is affordable
- Need more low-income housing
- Need more rental apartments.
- Need more rental housing for elder
- Need more rentals or a rent to own program
- Need more subsidized housing, senior housing.
- Needed badly are single family homes for families and elders.
- Needing low income housing available for families. Not just small family but big families.

- No housing for single men. They become homeless when they continue to get turned away for families seeking a home.
- No parking and rental, rather own
- Not affordable housing
- Not affordable housing for seniors and young families
- Not energy efficient to make housing expenses affordable
- Not enough affordable homes to rent or buy & there's a lot of families in need of this still.
- Not enough affordable housing and get homeless people off the streets
- Not enough affordable housing.
- Not enough affordable housing.
- Not enough housing
- Not enough housing options available for single, hardworking, middle-class workers. I tried to get in to Trillium Landing when they first opened but my PFD put me over the income limit.
- Not enough housing units in our community.
- Not enough places available
- Not enough rentals to accommodate our elder.
- Our elders need to be able to remain in their home communities. I think it would be great to have some assisted living facilities in each community that would create jobs for our neighbors and a safety net to provide safe living for our precious elders to keep them nearest home.
- Our home needs renovations and mold removal.
- Place for the homeless! And more rentals and affordable housing for families and single families! More EMERGENCY places also to go to also!
- Property taxes and city utilities in the rise and make homeownership and renting property really hard.
- Renovations needed & a better entry way for my mother, who is elderly & disabled.
- Rent is too high.
- Rent to own house
- Rentals are small, nothing affordable is big enough for a family of 4. Homes that are way too expensive especially for the work in any community.
- Safe and affordable elder housing.
- Safety
- Senior affordable single story
- Senior assisted living
- Senior assisted living housing
- Senior housing
- Senior housing with an events and recreation hall for them to gather at would be heart filling. Our people are living in separate homes without a Native "community" setting. A housing community with a rec hall to host cultural functions and gathering at would be so fulfilling. Tiny house community maybe.
- Senior housing/Juneau
- Senior independent affordable housing. And, efficiency or single room occupancy affordable housing.
- Seniors
- Significant, the cost of housing makes it very hard to survive in Alaska period.

- T&H maintenance to do their job. Ordered 2 doors September 2018 they stated 6 weeks right now it's April 2nd, 2019 my doors are still not fixed. Cold wind blows through my doors.
- The community should address the high prices of times in Juneau, so people can have decent home for their family.
- The highest
- The housing market in Juneau is too expensive! Both to rent and to buy.
-
- The most critical need is AFFORDABLE housing.
- There is not enough housing for one person or elder.
- There is not enough housing in Juneau. Land, rent, and property taxes are high.
- To purchase housing, it is not affordable and cost too much to renovate if you do find a home and/or condo. Tribe may be holding onto land into trust account. Would be great to open the land up to the tribal members to build affordable housing.
- Too expensive
- Too expensive
- Too expensive
- Too expensive and not enough units.
- Too expensive to live here
- Too expensive to purchase on disability.
- Too many homeless
- Transitional housing
- Unknown
- Unknown
- Very critical. Juneau has been in a housing crunch for many years, most places are simply not affordable. Adding to that, we have more and more people leaving their home communities in rural SE to make a living in Juneau and little to no affordable, safe, livable options for them to live in.
- Very important
- Very much needed
- Violence
- We definitely could use more studio apartments that are less than 1000 and more places that are pet friendly.
- We have way too many families who share their homes with family members who are homeless, as in the days when it was our tradition and still is. We have people who sleep in homeless shelters, under the bridge, and many areas where homeless people live. We have many families or tribal members who can't afford to rent or buy a home. We need to counsel or teach our people on how to budget and care for a home. Also, we have people who are special needs and handicapped that need counseling.
- We need for 2-bedroom apartments for cheaper.
- We need more affordable homes in Juneau, my family is struggling paying almost \$1,400 for our "lower income" apartment. We are barely making it... we can't seem to move forward to buy a forever home because we can't afford to move from our current apartment.
- We need more affordable homes to own and rent.
- We need more affordable housing

- We need more affordable housing solutions for tribal members who are not low income but are also not high-income households. There are a lot of housing restrictions for those families just above median family income limits.
- We need more affordable housing that allow pets or service animals.
- We need more affordable housing.
- We NEED more safe homes, to buy and rent.
- We need more single-family homes in Juneau. This is starting to become home base for all the smaller communities
- We need newer housing for low income families. Right now, I am renting a low-income apt. only because my last job was a volunteer position, and this was available when I resigned. It's old and small and not exactly healthy for people to live in.
- We need to help get the homeless off the streets and provide great housing for our seniors, but we also need to have efficient energy so that we can afford it.
- Well built homes available and financing for first time owners and seniors.

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

- Appreciate all the assistance I've gotten
- Are there any programs available for families in overcrowded conditions but have a prior history with THRHA?
- Awareness of first-time homeowners. However, CBJ doesn't make easy for families. CBJ Wants to raise 'Property-taxes, water/sewer is now at: \$ 143.38 p/month.
- Better useful process that helps individuals that need housing, either rental or buying.
- Build a new village on the water with a dozen tiny home traditional style Tlingit houses modernized but off-grid with access to a road system and internet.
- Build more housing for Natives to buy.
- Build more single homes with bigger kitchens please! Carports would be a plus, too!
- Consider Natives and Native young people before assisting blacks, Filipinos, Hispanics and other non-Natives
- Cost of living is too high especially for elders
- Don't let employee who get fired throw away client files. I was on a wait list for years, then I was next on the list to get a place, received a call telling me I was next and then, was told they don't have an application file for me and didn't know what happen to it. Was so upset, I later found out an employee was let go and several files were thrown away because he was mad for getting let go. Never applied for your program again. I've lived in this apartment now for over 32 years. I should have had a home through your program, but because of a disgruntled employee getting fired, that chance was taken away from me and my children. I have had the same job for over 20 years and have a good rental history and have no issues with police, drugs or anything else. I feel I should have an opportunity to get a home through your program. That's my story.
- Elderly need homes where family can live nearby but not necessarily in their homes
- Family who is causing trouble for their own satisfaction for other family. Are you able to switch homes with a VA Loan? To another location?
- Financial classes for homeless
- Finding rentals when you have low credit score and trying to improve your score.
- Focus on families more than what they make and help with elders finding a home that won't leave them broke on their fixed income
- Get to know the needs of each community. Take a survey and have advocates available to assist with the survey.
- Great job
- Great job/you all are doing a service to the communities
- Handicapped housing is in demand
- Have more houses rent to own?
- Help families get into their own homes! We all don't know what to do.
- Help the homeless

- High school and young adults need help with housing if they are willing to work or study.
- Hopefully you guys are running your programs correctly so another 60 units that have families sizes ranging from 2 to 4 members per household don't get disappointed and feel screwed out of the contract that was originally made at time of move in is allowed to just be transitioned over to another program that the tenant didn't agree to in the first place. Yes, I am scorned and very upset about this. I had lived in my place for 8 yrs going on 9 yrs when this happened to me. Still to this day no one wants to talk to me about nor have I ever received an apology letter or an explanation as to what program I am now having to be in due to T&H running their programs wrong.
- Housing available to those of us who are over 60
- Housing can make or break the life of Alaskan Native young adults. All we are trying to do is survive in the place we love and call home, but the high prices make becoming homeless a worry.
- Housing is very important to families and communities. Shelter provides protection from the elements and from harsh environments. Before colonization – none of our people went without shelter and protection. We had a larger sense of a supporting community and we took pride in helping each other in greater capacities. In the world we live in today we all have the "choice" to not care about our actions and how they affect others, the environment, and the land that gives us life. We need our leader organizations to help provide us with housing options that support our values and protect the land of our ancestors past, present, and future with the innovative ways of today as we are trapped in a system that holds us from honoring the earth as we once did. Thank you for being here to support us, this wouldn't be possible without you. Gunalchéesh
- How to buy the tax credit home
- I am in need of a home. Homeless for year
- I am very appreciative of everything you all do and thank you so much for my down payment assistance.
- I appreciate all Regional Housing does for us. I am thankful for my home and the assistance I got to move into it 20ish years ago!!
- I appreciate the programs they have available in each community
- I believe that we can build housing, condos, tiny houses on tribal lands utilizing the best grade of materials and appliances in the housing with solar panels on the roof or close on property. The cost of electricity is TOO expensive. AEL&P have been trying to sale and costs of electricity fluctuate yearly because of not able to sale.
- I have been on THRHA's housing lists for at least 2 years, and don't expect to move much on it, as all the families get placed into housing first. More options for single people, and especially older Natives who are over income limits need more options available to them. I am 57 years old and live paycheck to paycheck. With Juneau's HIGH rental prices, it makes it very difficult and I'm always struggling to survive; let alone if any type of emergency comes up.
- I have tried to get on the housing list in Juneau for years, rent to own or rent a larger home. Never have we gotten a home from T&H in Juneau we have seen homes time and again empty or vacant. Someone moves in then out. Even condemned homes. We just don't seem to fit the bill for T&H, either we're not down enough on our luck to get a place or we're just too honest on the application to get qualified to be in a home. Honestly, we gave up trying to get in one. Seems like the good spacious homes aren't for rent or even rent to own like they used to be.

- I live in apartment that is not handicap place
- I love what the Tlingit and Haida has done for me in the past
- I own Indian land and wish to build a home on it. there are eight of us that have tenancy in common land that we own locally and need to build homes on it.
- I think they're doing a fantastic job in all aspects regarding housing and our communities.
- I thought this was for Natives! And yet non-Natives are moving into T&H owned rentals showing Natives disrespect!
- I truly think that Tlingit Haida Regional Housing Authority is a great company. They are very helpful to each person they work with.
- I would like for my daughter to enter any affordable housing as she is homeless with 2 children. She has a good rental history with Mendenhall Apt, Alderwood apartments, and Alpine Apt. She has lost her job due to housing issues and being homeless. There are no affordable housing and wait lists are very long at this time.
- I would love to get funding to make needed improvements on my current home as well as make it much more energy efficient
- I'd be interested in a single living 1- or 2-bedroom home.
- I'd be interested in learning more on what programs are available to single parents who own their home but would need renovations/energy efficient upgrades and overall improvement to heating, plumbing.
- I've had my application in for year for window water work flooring back doorstep too
- If you can help a single parent with bad credit, mental illness and no money own their own home then you can make miracles happen!
- Income guidelines! Please, what is 80% median? Please post to your website.
- Is NAHASDA still available? I haven't seen any kind of advertising for it for a long while.
- It sure would be nice to have the option to buy the attached home I'm in right now after set amount of years & if they would be willing to take payments also instead of having us move to another attached unit that is not properly functioning or already ruined by other former tenants, Thank You for your consideration in this matter.
- It was always sad for me and my son, when he was younger. I made enough money to pay rent and was always just above the income level to get assistance to purchase anything yet made so little money as a single parent working as a tribal social worker to be able to buy anything. There has to be more financial help for those folks working hard to make it yet seeing folks with little to no income getting homes, and they get zip.
- It would appreciate if income was based on net & not gross. It should be based on spendable/actual income.
- It would be great if you guys could build new affordable housing for low income families.
- It would be wise to let our people receive as much information as possible on what they are getting into in buying a home, especially large families with many children. Many of our people or family members want to help and take in our children a raise them, but for lack of homes usually splits up families, our children are most important and need to grow up in healthy homes. Our housing problems are critical and the need for good housing is desperately needed.
- Keep up the good work! I am a homeowner because of THRHA.
- Keep up the good work.

- Kim Velasco and Francisco Velasco have been waiting a whole year for Norton Gregory to close the deal on the purchase on their house that they have lived in for over 16 years. For a whole year they have been getting the run around from him.
- Land issues and affordable housing continue to plague the Juneau area
- Larger families need 3-4-bedroom homes that are affordable.
- Less discrimination: of those with crimes.
- Looking the other way supports violence against women and should not be tolerated by tenants or administrators
- Lower rentals, more rent to own homes.
- Maintenance and renovations for existing homes if T&HH
- Meeting with the public to discuss wide range of obstacles to obtain housing and solutions.
- More 1 bedrooms would be nice to have.
- More action on tribal land
- More affordable units available for single families
- More community outreach. We never see THRHA out with the people
- More funding for home energy efficiency
- More heating
- More home owner classes. What to look for and how to fix, who can fix etc.
- More housing
- Must help homeowners even if they own a trailer
- My ceiling in my kitchen over my sink needs repaired. My back-door needs replaced. My monitor needs fixed. My oil stove in the living room needs replaced. My windows need replaced.
- My daughter Laurie Lott my son Alfred Toores and my other son Joe Torres
- My wife Martha Fred and I have an app in for a Tlingit Haida house
- Need more housing rentals!
- Need Native homes that includes utilities affordable ones
- No but thank you
- No, they work hard
- No. Thank you!
- Non-Natives need housing too
- Not at the moment
- Not at this time, thank you.
- Not enough low-income housing available in Juneau
- Not helpful for single people for 1-bedroom apartments
- Open up daycare centers in rural communities to help expand employment opportunities for single families.
- Partner with SEARCH, training for young people to help veterans and elders
- Please make more considerations for families who have an income for approval for housing
- Purchase a home 2019 Com
- Response times at T&H is beyond slow
- Section 8 housing takes about a year in most cases to get approval. That is way too long and causes hardships for applicants. Need to campaign in community for more Section 8 housing availability.
- Self efficiently training

- Should have conferences for communities to get our input and to hear your guys a lot of people I am sure want to own but don't know where to start or wouldn't know what to do
- Thank you
- Thank you
- Thank you for taking the time to survey.
- Thank you for the assistance with our down payment 10 years ago
- Thank you for the help
- Thank you for the survey.
- Thank you for your work!
- Thank you for your work!
- Thank you.
- Thanks
- Thanks for your concern.
- Thanks for all your efforts in housing in this community
- Thanks for the chance to speak my mind.
- The \$300k limit for DPA is not realistic for decent move-in ready homes. Anything in that price range needs almost complete renovations.
- The cost to live in Southeast Alaska is high. Limited jobs can create serious problems to not only trying to own your own home but to rent!
- The housing waiting list to apply every 6 months is ridiculous. I am a very responsible person but also very busy with 3 kids. I would love to get into the housing program, but it never really seems available. We were able to apply a few times, but it is a very difficult program.
- The idea of more people getting their homes more energy efficient is awesome!
- The wait list is ridiculously long
- There are many kids out there that would like to have their own place, everyone needs a start somewhere, (students?) single elders, many who have lost a spouse and can't afford housing on their own. Be nice to have cottage type housing where you aren't shut in a building 4 floors up and an elevator to get out
- They make it hard to get in to housing, I have been on the list for 8 yrs now, I have 6 kids with disability, n I'm single parent
- THRHA is a good organization that reaches out to Native people. We need help replacing our windows and also looking at a different way to heat our house, so we don't spend so much on heating fuel.
- Turning in an updated app next week
- Use more transparency in all that you do. Right now, tribal citizens do not see THRHA as a resource or even housing solution. You need better leadership, communication and people who actually know how to administer HUD contracts.
- We appreciate all you do for our communities.
- We need a way to protect our garbage from the bears
- We need more senior and single-family housing that is affordable.
- Why are mgmt. requests to fix things in my house not be fixed when told about the bad doors. Please call me
- Why did they never approve my applications?
- Would be nice if Housing build a lot of apartments, condos, homes rent to own, trailers, anything to help in a Juneau.
- Would be nice to have housing all over town

- Would really like a housing assistance program that allows the home buyer to pick ANY home they want. Duplex or triplex, etc. or allow families to buy multi dwelling units
- Yes, I need a bigger house to rent or apartment, again 9 kids and no housing available for my big family! I have been turned down every app I have turned in, in Juneau
- Yes, my home has severe damage and electrical outlets issues that are old and dangerous. Mold issues I can't afford. Damage to insulation underneath the home. Old pipes underneath home that need repair outdated I can't afford.
- Yes, there's a lot of people overall
- Yes, they should schedule repairs around PFDs and distribution of corporations. Like Sealaska Goldbelt and other Native funds
- Yes, to keep the people updated on the waiting list
- Yes! The promise was to make sure our people could afford their own home. I'm a Full Tlingit mother who wants this for my child, and yet it is impossible to get into one of these so called "Affordable Housing" programs. Why??? T&H Housing states this is the goal in advertisement... but, there are more rich people living in these homes with 2 cars in the driveway than Native families.
- After being a renter how is it going to transit over to a homebuyer?? Maybe some insight!
- You have helped our families
- You're great
- You're awesome
- Your energy assistance program is so helpful during the winter! Thanks!