

SAXMAN TRIBAL HOUSING SURVEY ANALYSIS

August 2019

Prepared for

SAXMAN IRA TRIBAL COUNCIL



Regional Housing Authority

by Rain Coast Data



TABLE OF CONTENTS

SUMMARY PAGE 1

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

SAXMAN HOUSING STRUCTURES PAGE 5

Home Type.....	Page 5
Year Home Built.....	Page 6
Overall Condition.....	Page 7
Mold.....	Page 8
Home Heating.....	Page 9

SAXMAN HOME FINANCES PAGE 10

Assessed Value of Home.....	Page 10
Average Mortgage and Rent.....	Page 11
Annual Household Income.....	Page 12
HUD Income Limits.....	Page 14
Housing Affordability.....	Page 15

SAXMAN HOUSEHOLDERS PAGE 16

Housing Situation.....	Page 16
People Per Household.....	Page 17
Overcrowding.....	Page 18
Children Under 18.....	Page 19
Employment Status.....	Page 20
Employed Adults.....	Page 21
Household Members.....	Page 22
Year Moved In.....	Page 23

SAXMAN PRIORITIES AND PREFERENCES PAGE 24

Tribal Housing Priorities.....	Page 24
Top Housing Priority.....	Page 26
Obstacles to Home Ownership.....	Page 27
Small Homes.....	Page 28
Renting vs. Owning.....	Page 29
Additional Findings.....	Page 30

OPEN ENDED RESPONSES PAGE 31

Housing Programs "other".....	Page 31
Most critical housing need in community.....	Page 32
Open Ended: Is there anything else?.....	Page 35



SUMMARY

KEY FINDINGS AND ANALYSIS

The most pressing housing need in Saxman, according to the survey, is more affordable housing, which 82% of survey respondents say is a high priority. This is followed by a call to make existing homes more energy efficient and more single family homes (75% each).

In a forced ranking exercise of six possible answers, 42% 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 Saxman households, the most common answer was "Access to funding to help renovate my home."

Eighty-one percent of households surveyed live in single family homes, and 14% are in multi-family units. The balance (5%) live in elder housing or other arrangements. Just over half (55%) of the respondents in Saxman own their own homes. Another 38% pay rent, while the remainder have some other type of situation (such as care-taking a home). The average household size is 3.7 people, and 55% of respondents have children living with them. For those homes with children, an average of 2.5 children are present in the home. Seventy percent of survey respondents report that a member of their household would prefer to own a home but do not.

"We need about 50 new single-family homes. We have so many families that have 3 or 4 generations living in a single-family homes."

Saxman survey respondent

Thirty-three percent of the households surveyed include a single parent, and 43% have a member over 60 years of age. Twenty-seven percent of households include a person with a disability, and 9% include a veteran.

Forty-five percent of respondents indicate their homes are in good or excellent condition, while 43% said the condition were adequate. Ten percent of respondents said the condition of their homes was poor. Forty-six percent of households reported at least some problems with mold in their homes. Eighty-nine percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria.

Saxman respondents who are homeowners have an average monthly mortgage of \$886, Average rent is \$989, before utilities. Fifty-five percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 14% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

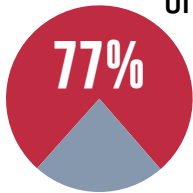
Saxman has the highest percentage of low income tribal households among the THRHA's 12 regional partner communities, based on HUD criteria. Saxman has the highest percentage of households with residents over the age of 60, households with single parents, and households containing a person with a disability. Saxman households also have the highest number of persons per household (which helps explain the last three statistics). Saxman also has the highest number of average bedrooms per housing unit in the region.

SAXMAN TRIBAL HOUSING INFOGRAPHIC

TOTAL ALASKA NATIVE HOUSEHOLDS
(ESTIMATED)

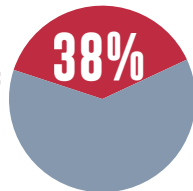
= **106**

OF THESE



PARTICIPATED IN THE SURVEY

RENTERS =



AVERAGE HOME VALUE

= **\$168,158**

AVERAGE ANNUAL HOUSEHOLD
INCOME

= **\$40,161**



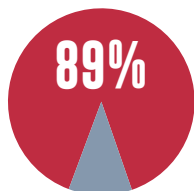
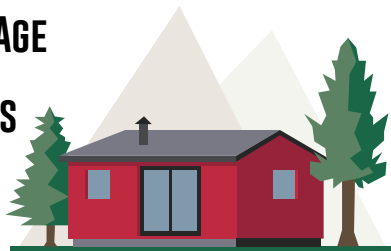
AVERAGE MORTGAGE = **\$886**

AVERAGE RENT = **\$989**



AVERAGE HOME AGE

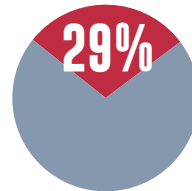
= **39** YEARS



OF HOUSEHOLDS ARE
LOW-INCOME

PEOPLE PER HOUSEHOLD

= **3.7**



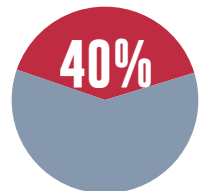
= SAY THEY ARE
OVERCROWDED

AVERAGE CHILDREN UNDER 18 = **2.5**

FOR HOMES WITH CHILDREN

55% OF HOUSEHOLDS HAVE KIDS

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



HOUSEHOLDS INCLUDE:

43%

A MEMBER OVER 60

A SINGLE PARENT

33%

27%

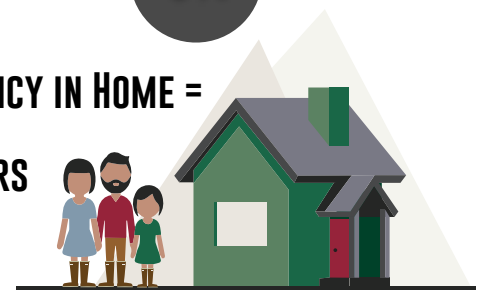
A PERSON WITH A DISABILITY

A VETERAN

9%

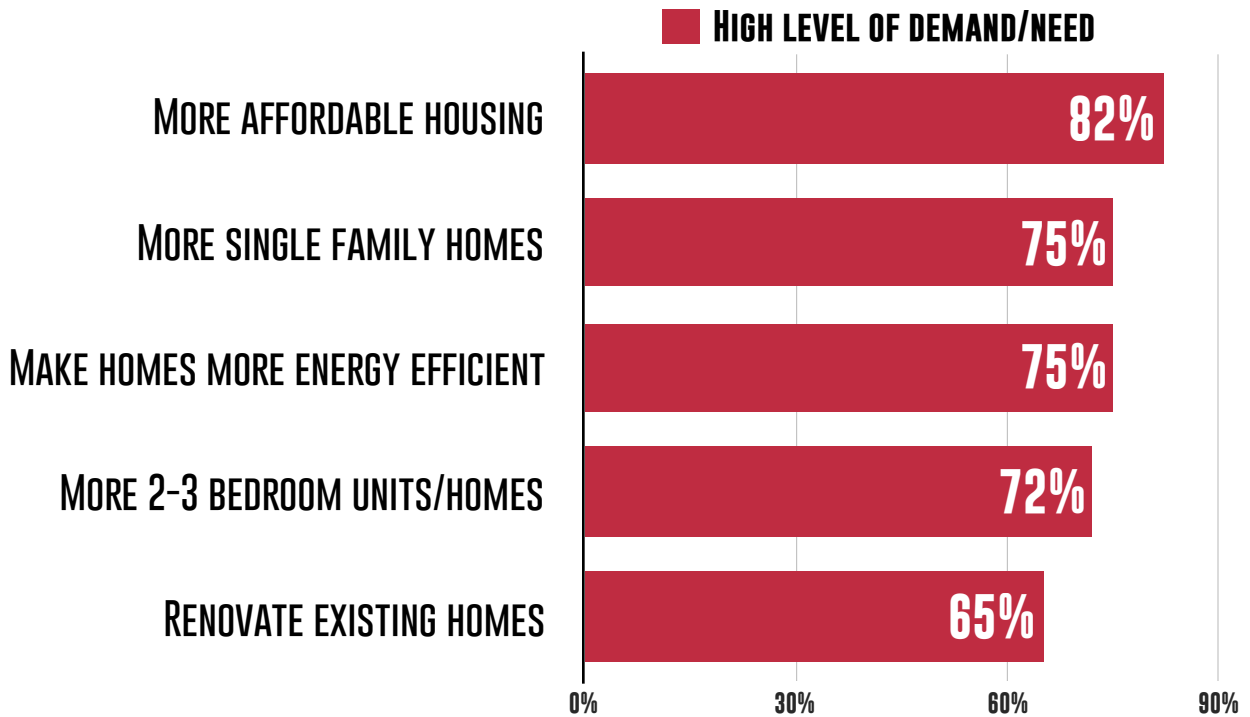
AVERAGE RESIDENCY IN HOME =

23 YEARS



SAXMAN'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 Saxman. 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 Organized Village of Saxman's three-year housing plan.

Rain Coast Data designed the survey instrument on behalf of SALT with input from the 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 82 Saxman Alaska Native households responded to the survey. Responses received total 77% of all Alaska Native households in Saxman. Due to this high response rate, the survey findings have a 95% confidence level with a 5% confidence interval. There are an estimated 106 Alaska Native or American Indian households in Saxman, out of 122 total occupied households in the community.

THRHA is the tribally designated housing entity for 12 tribes in Southeast Alaska, including the Organized Village of Saxman. 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.

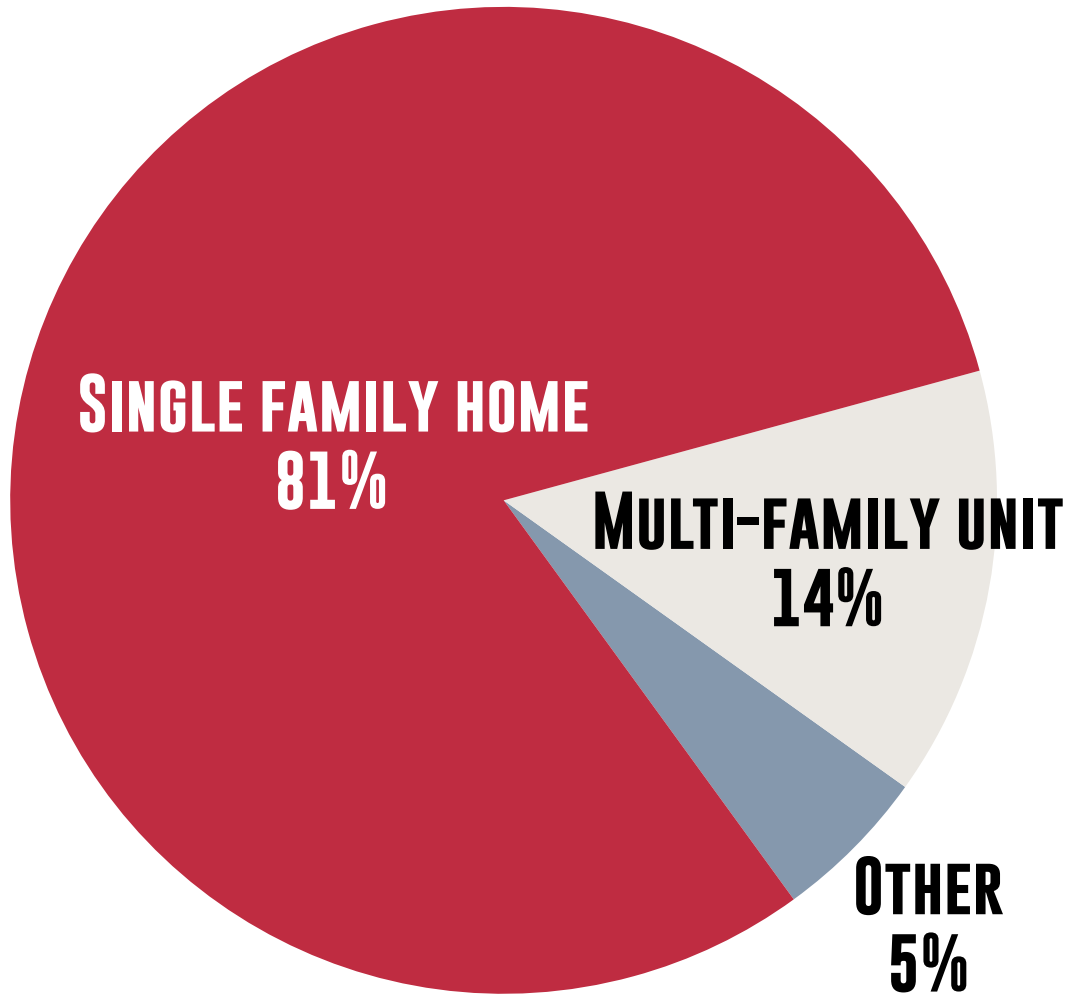
Survey Responses and Tribal Households in Saxman, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	88
Alaska Native Households in combination (estimated)	18
Estimated Alaska Native Households	106
Total Households Surveyed	82
Percent of Total Tribal Households Surveyed	77%
Data confidence level with a 5% confidence interval	95%

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

SAXMAN HOUSING STRUCTURES

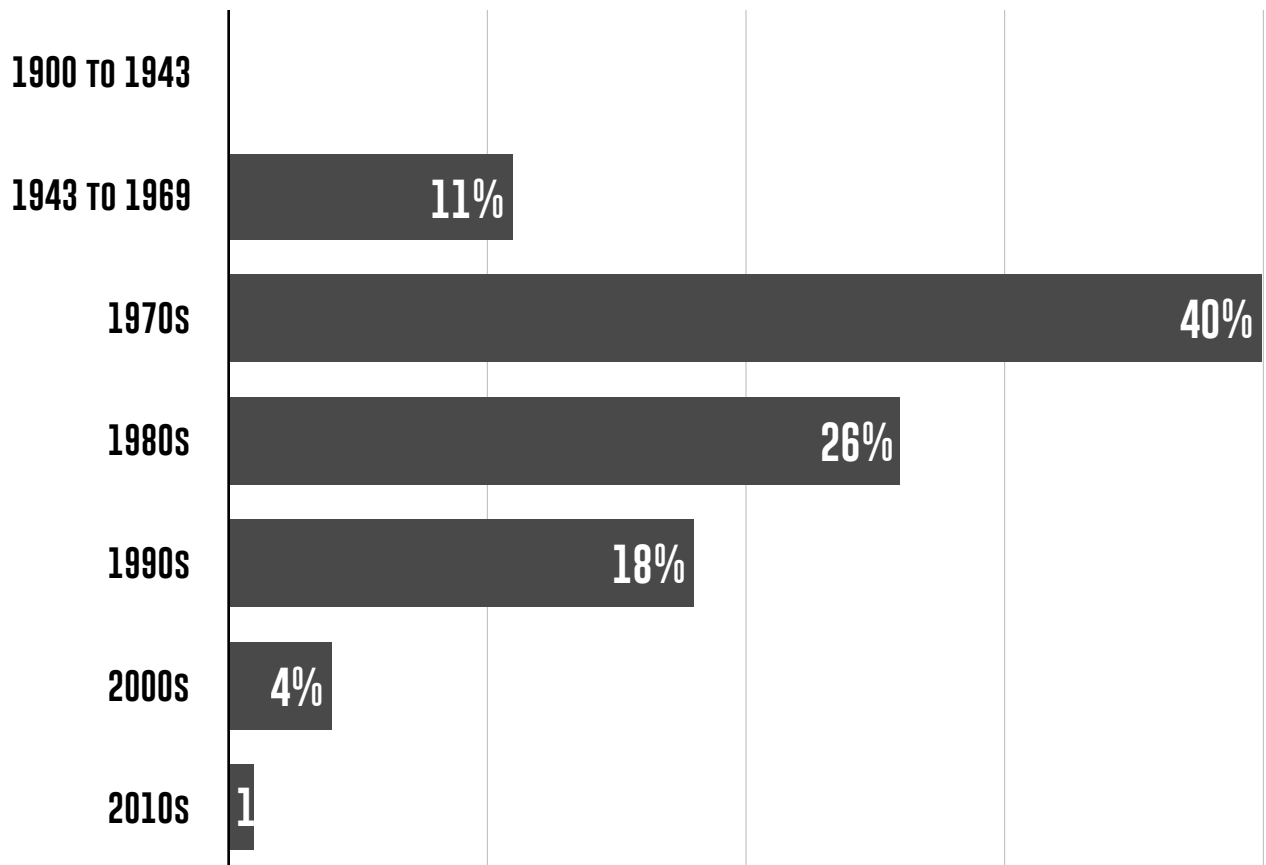
WHAT TYPE OF HOME DO YOU LIVE IN?



The great majority (81%) of tribal households in Southeast live in single family home structures. Only 14% of households live in a multi-unit structure, such as an apartment or duplex. Another 4% live in elder housing.

Answer Options	Response Percent
Single family home	81%
Multi-family (apartment/duplex)	14%
Mobile home	0%
Elder housing	4%
Other	1%

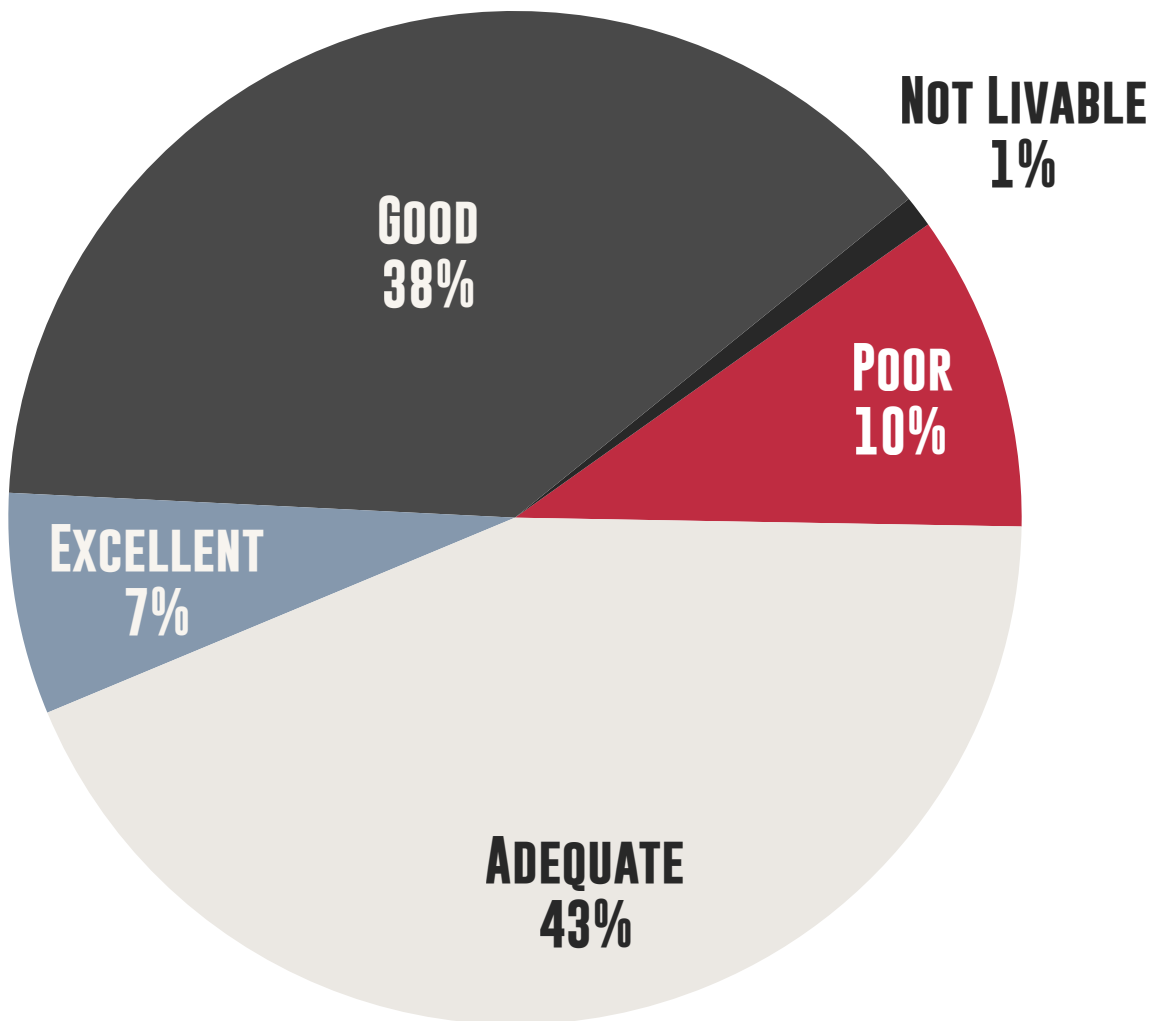
WHAT YEAR WAS YOUR HOUSE BUILT?



Average Age of Home
= 38.5 Years

The homes in the community are an average of 38.5 year years old, with two-thirds (66%) of the community's homes built in the 1970s and 1980s. Only one respondent lives in a home built in the last 10 years. No housing predates 1943.

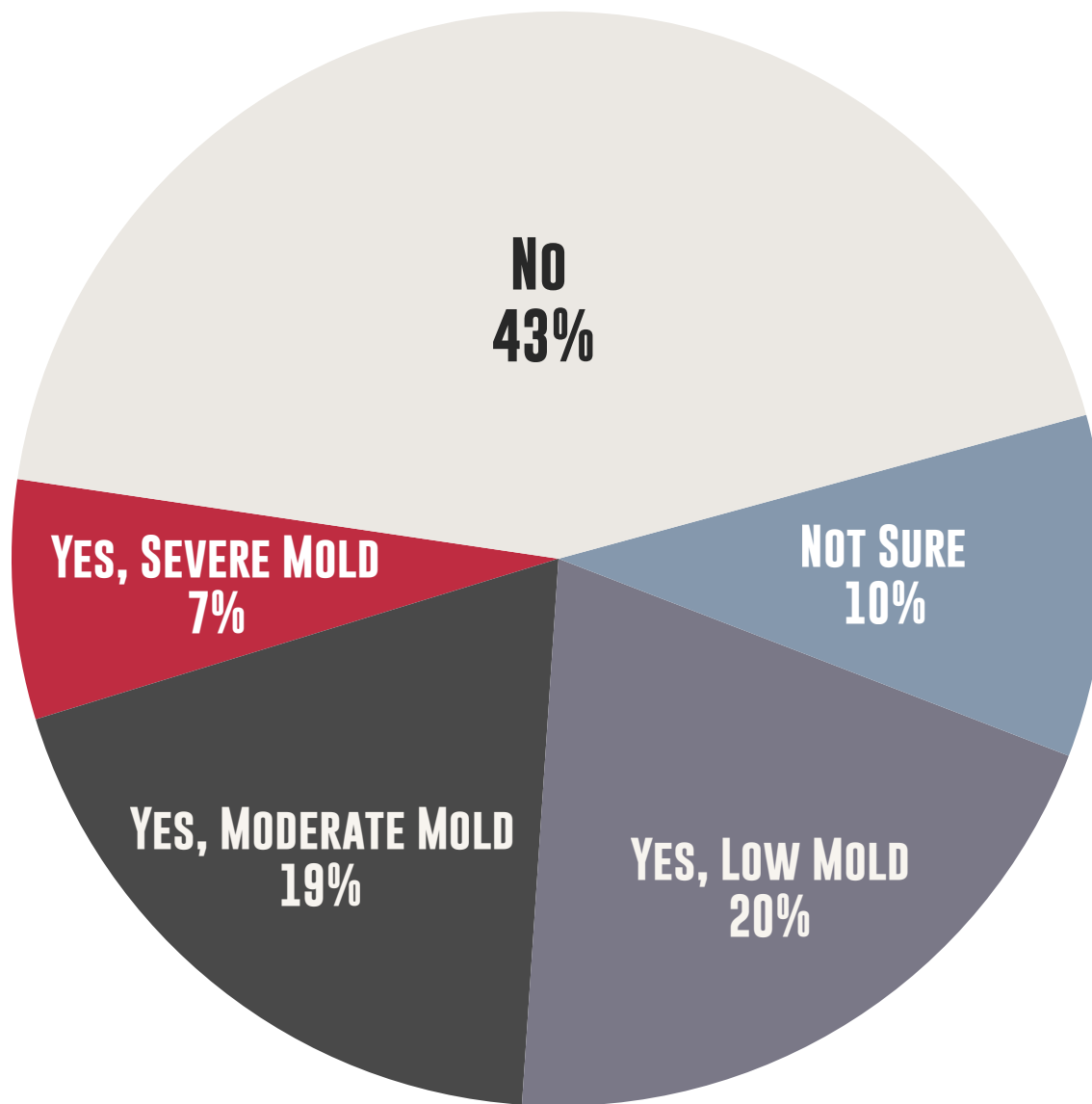
RATE THE OVERALL CONDITION OF YOUR HOME



Forty-five percent of tribal members said their homes were in good or excellent shape. Forty-three percent indicated that their living conditions were adequate, while ten percent said the condition of their home was poor. One percent of respondents said their homes were not in a livable condition.

Answer Options	Response Percent
Adequate (repairs needed to improve living conditions)	43%
Excellent (very few repairs or changes needed)	7%
Good (a few minor repairs would be nice)	38%
Not Livable (we are currently unable to live in our home)	1%
Poor (major repairs needed to make it safe and livable)	10%

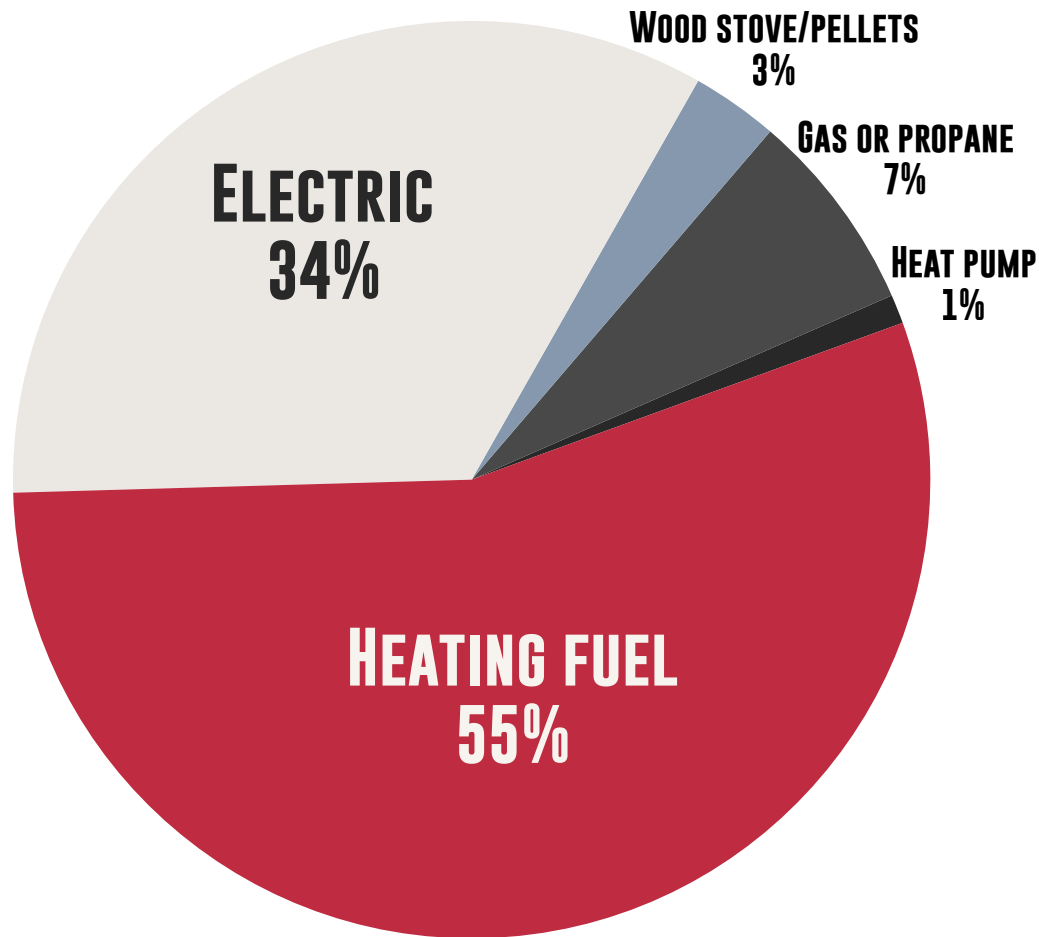
DOES YOUR HOME HAVE ISSUES WITH MOLD?



Mold Issue = **46%**

Nearly half (46%) of tribal households have a problem with mold in their homes. Seven 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 a mold in a single room only. Less than half of households (43%) said they have no mold in their homes, while an additional 10% were not sure.

WHAT DO YOU USE PRIMARILY TO HEAT YOUR HOME?



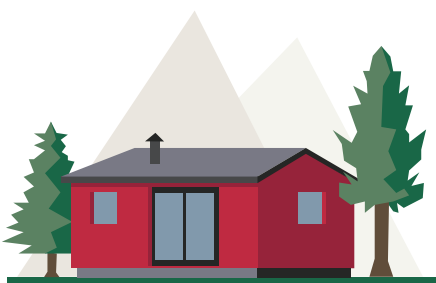
Over half (55%) of tribal households heat their home using heating fuel, while 34% use electric heating sources, 7% use gas or propane, and 3% use a wood stove and/or pellets. The average reported winter heating fuel cost was \$443 per month, while the average cost of electric heating was estimated to be \$402 in winter months. Overall, the average cost of heating was estimated at \$429 in a winter month.

What is your heating fuel bill in a winter month?	Average response
Electric	\$402
Gas or propane	\$604
Heat Pump	\$300
Heating fuel	\$443
Wood stove/pellets	\$103
Overall Average	\$429

SAXMAN HOME FINANCES

WHAT IS THE ASSESSED VALUE OF YOUR HOME?

Average Value = **\$168,158**



Mobile Home Value
= **None**



Single Family Home Value
= **\$168,158**

The average value of a house owned by an Alaska Native in Saxman is \$168,158. Mobile homes are not permitted in Saxman. No responses were received with values for multi-family homes.

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



Average Rent
= \$989



Average Mortgage
= \$886

Own home with no mortgage = **36%**

The average monthly rent paid by THRHA tribal householders is \$989, while the average mortgage (excluding those who have completed paying off their house and have no payments) is \$886. These figures do not include heat, electricity, water, or sewer. Thirty-six percent of all tribal households own their own homes and no longer have a mortgage.

WHAT IS YOUR APPROXIMATE ANNUAL HOUSEHOLD INCOME?

Average Household Income
= \$40,161



- Rental Household = **\$42,818 average**
- Home Ownership Household = **\$39,028 average**

The average income of tribal households (of those reporting an income above \$0) in Saxman is \$40,161. Those paying rent had an average household income of \$42,818, while those who own their own homes earn an average of \$39,028 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	4.8%	9.7%	1.6%	4.8%	3.2%	0.0%	0.0%	1.6%	25.8%
\$17,100 - \$20,000	0.0%	0.0%	4.8%	0.0%	0.0%	1.6%	0.0%	1.6%	8.1%
\$21,100 - \$25,000	0.0%	4.8%	3.2%	1.6%	3.2%	3.2%	1.6%	0.0%	17.7%
\$25,100 - \$27,000	0.0%	0.0%	1.6%	1.6%	0.0%	0.0%	0.0%	0.0%	3.2%
\$27,100 - \$30,000	0.0%	4.8%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	6.5%
\$30,100 - \$34,000	0.0%	0.0%	1.6%	0.0%	0.0%	1.6%	0.0%	0.0%	3.2%
\$34,100 - \$36,000	1.6%	0.0%	1.6%	0.0%	1.6%	0.0%	0.0%	0.0%	4.8%
\$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	0.0%	1.6%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	3.2%
\$40,100 - \$42,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	1.6%
\$42,100 - \$45,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$45,100 - \$48,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%	3.2%
\$48,100 - \$51,000	0.0%	3.2%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	4.8%
\$51,100 - \$56,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$56,100 - \$62,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$62,100 - \$67,000	0.0%	0.0%	0.0%	1.6%	0.0%	1.6%	0.0%	0.0%	3.2%
\$67,100 - \$72,000	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%
\$72,100 - \$77,000	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%
\$77,100 - \$82,000	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%
\$82,000 - \$100,000	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	1.6%
\$100,100 - \$130,000	0.0%	1.6%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%
More than \$130,000	0.0%	3.2%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	4.8%
Total	6.5%	32.3%	19.4%	12.9%	9.7%	9.7%	1.6%	8.1%	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. Seven in ten households (71%) earn \$34,000 or less annually. Twenty-six percent of households contain five or more residents.

HOUSING AND URBAN DEVELOPMENT INCOME LIMITS

(By number of household members)

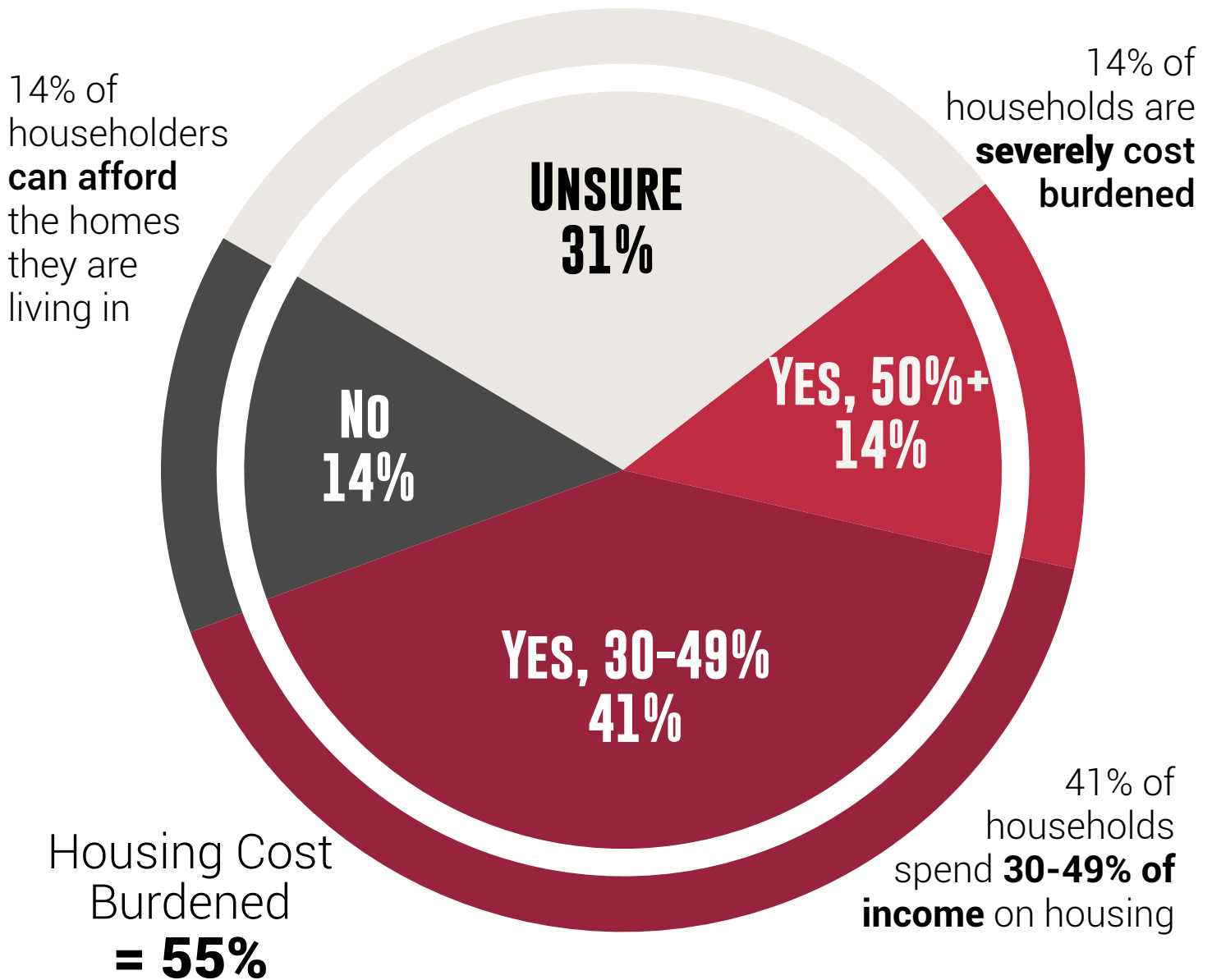
HUD Income Limits by Household Size for Saxman								
Household Income	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$18,100	\$21,130	\$26,660	\$32,190	\$37,720	\$43,250	\$48,780	\$54,310
Very Low (50%) Income Limits	\$30,200	\$34,500	\$38,800	\$43,100	\$46,550	\$50,000	\$53,450	\$56,900
Low (80%) Income Limits	\$48,300	\$55,200	\$62,100	\$68,950	\$74,500	\$80,000	\$85,500	\$91,050

Percentage of Saxman households within HUD Income Limits (by number of household members)									
Household Income	1	2	3	4	5	6	7	8	Housholds in category
Extremely Low (30%) Income Limits	4.8%	9.7%	9.7%	8.1%	9.7%	6.5%	1.6%	8.1%	58.1%
Very Low (50%) Income Limits	4.8%	19.4%	14.5%	9.7%	9.7%	8.1%	1.6%	8.1%	75.8%
Low (80%) Income Limits	6.5%	24.2%	14.5%	11.3%	9.7%	9.7%	1.6%	8.1%	85.5%

According to HUD's 2019 income limits, 85.5% of Saxman households are low income, 75.8% are very low income, and 58.1% are extremely low income.

Saxman has the highest rate of low income tribal households among the THRHA's 12 regional partner communities, based on HUD criteria.

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



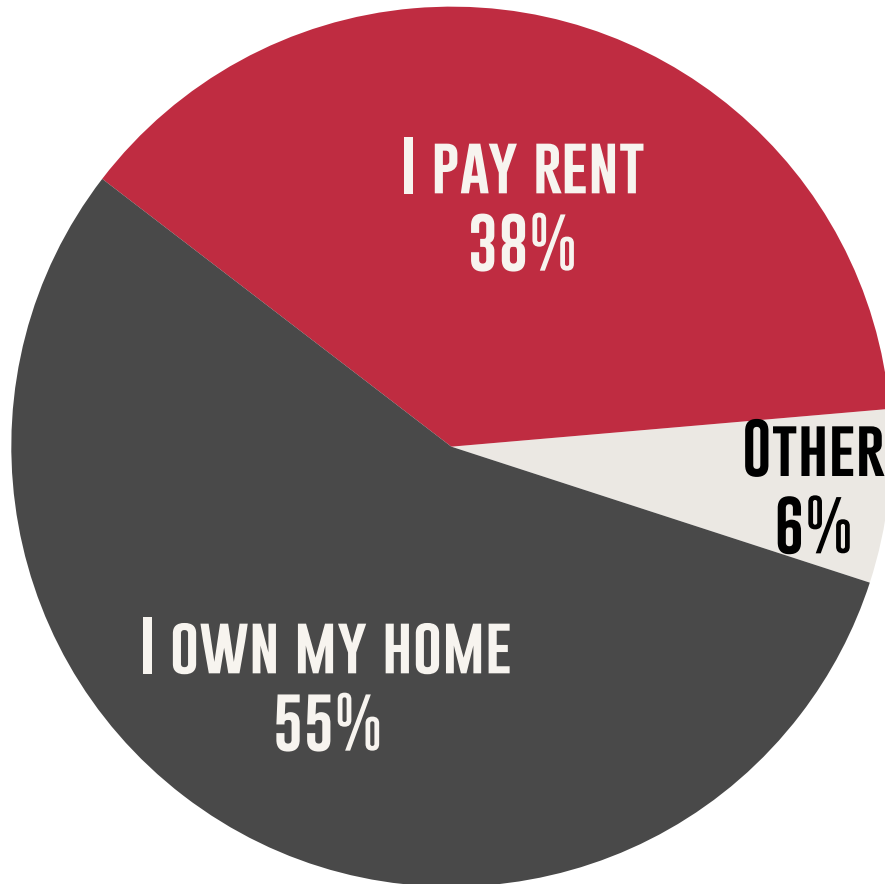
Costs of housing are a burden or severe burden to 55% of Saxman respondents. The balance of residents have affordable costs, or are unsure of the monthly cost relative to income.

The 55% of total households surveyed that are financially-burdened—defined as spending more than 30% of their household incomes toward housing costs—includes 14% of total households who spend more than 50% of their household income towards housing.

An additional 31% say they are uncertain what portion of their total household income you/they be willing housing costs.

SAXMAN HOUSEHOLDERS

WHAT IS YOUR CURRENT HOUSING SITUATION?



Fifty-five percent of tribal householders live in a house that they own. More than a third (36%) of respondents no longer pay a mortgage on the home they own. Thirty-eight percent pay rent, either to a landlord, friend, or family member.

Answer Options	Response Percent
I own my home and pay a mortgage	19%
I own my home and do not pay a mortgage	36%
I pay rent	31%
I live with a friend or family member and pay rent	8%
I live with a friend or family member and do not pay rent	3%
Caretaker	3%
Own trailer, rent lot	0%
Rent to own	0%
Other	1%

NUMBER OF PEOPLE PER HOUSEHOLD

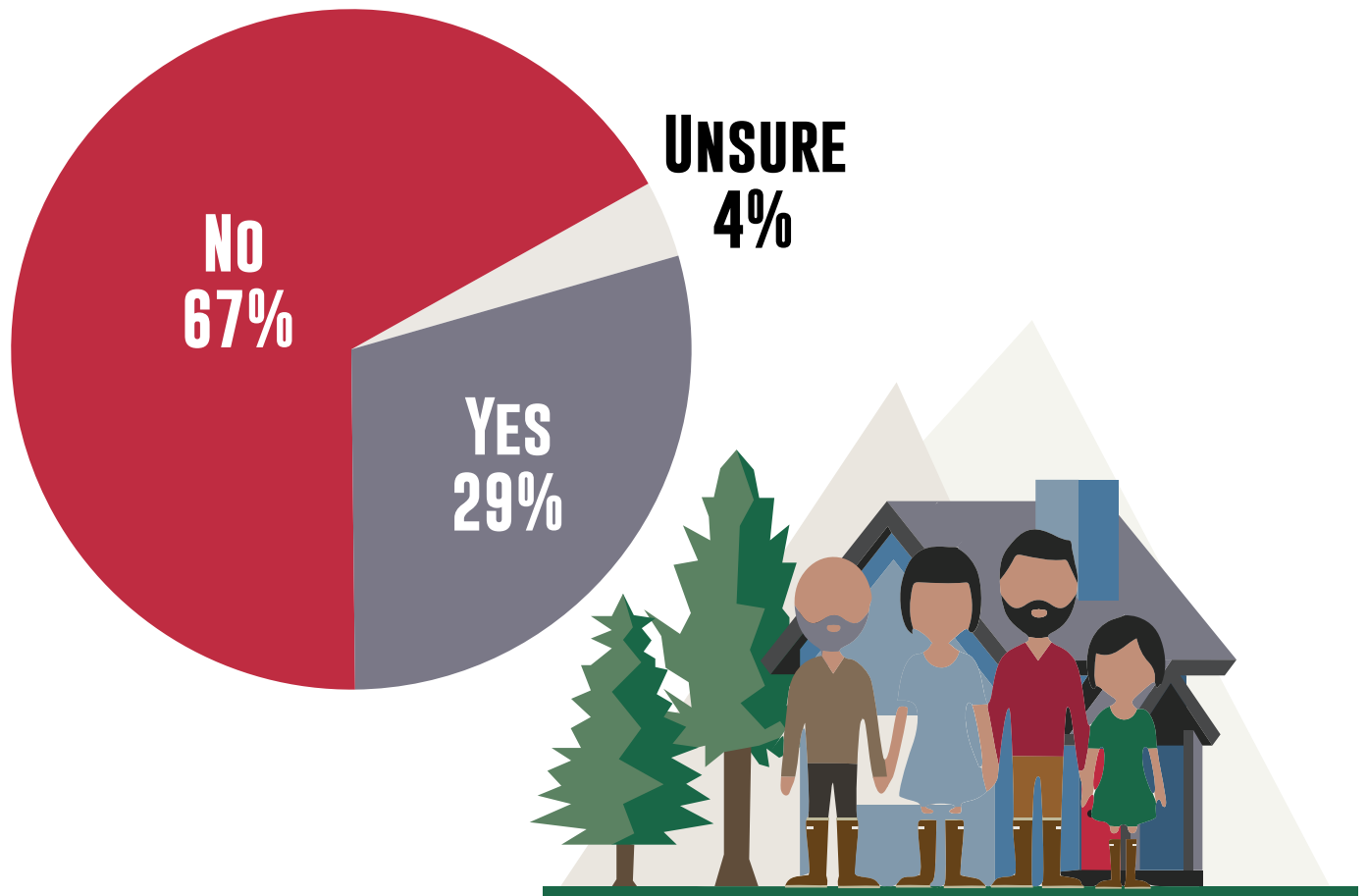


Average Household Size

= 3.7

The average household size of survey respondents is 3.7. Household sizes range from one to eight people. Saxman households have the highest number of persons per household in the region.

IS YOUR HOME OVERCROWDED?



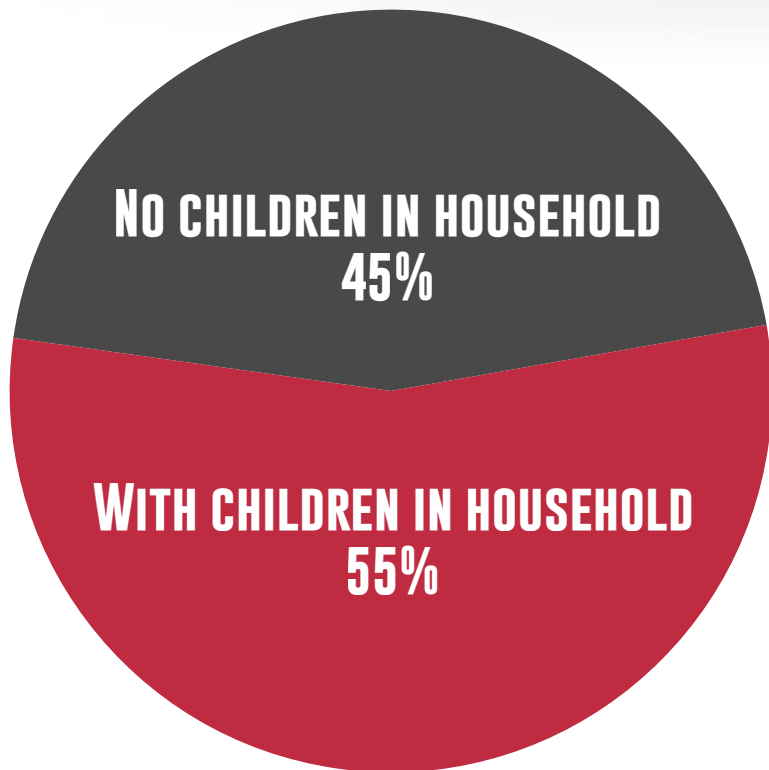
Average Household Size = **3.7**

Average Household Size for "Yes" = **6.2**

Average Household Size for "No" = **2.6**

Twenty-nine percent of households surveyed say their homes are overcrowded. The overall average household size is 3.7 members. Those who say their home is overcrowded have a higher average household size of 6.2 people. Those who say that their homes are not overcrowded have an average household size of 2.6 people.

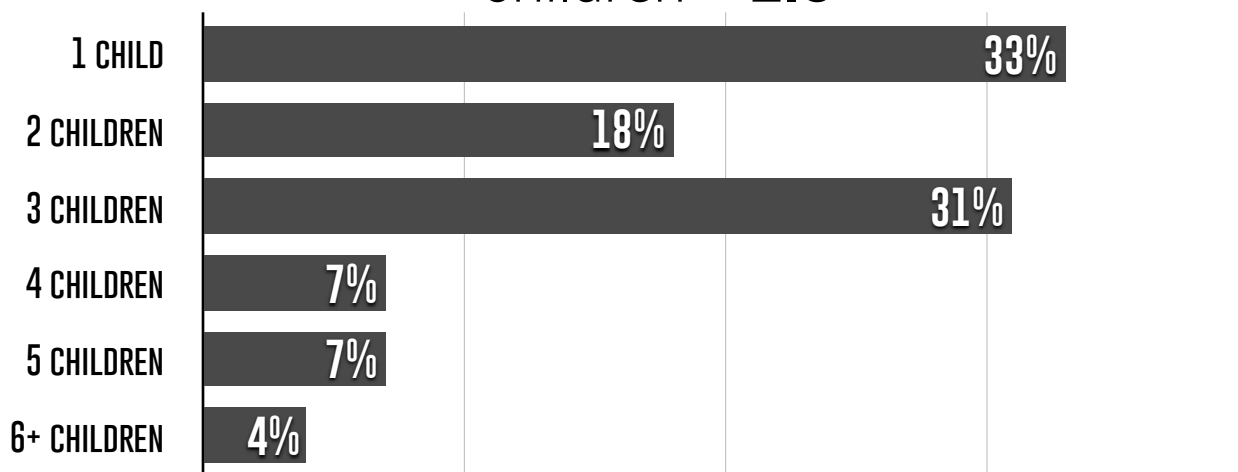
HOW MANY CHILDREN UNDER AGE 18 LIVE IN YOUR HOUSEHOLD?



ESTIMATED TOTAL KIDS

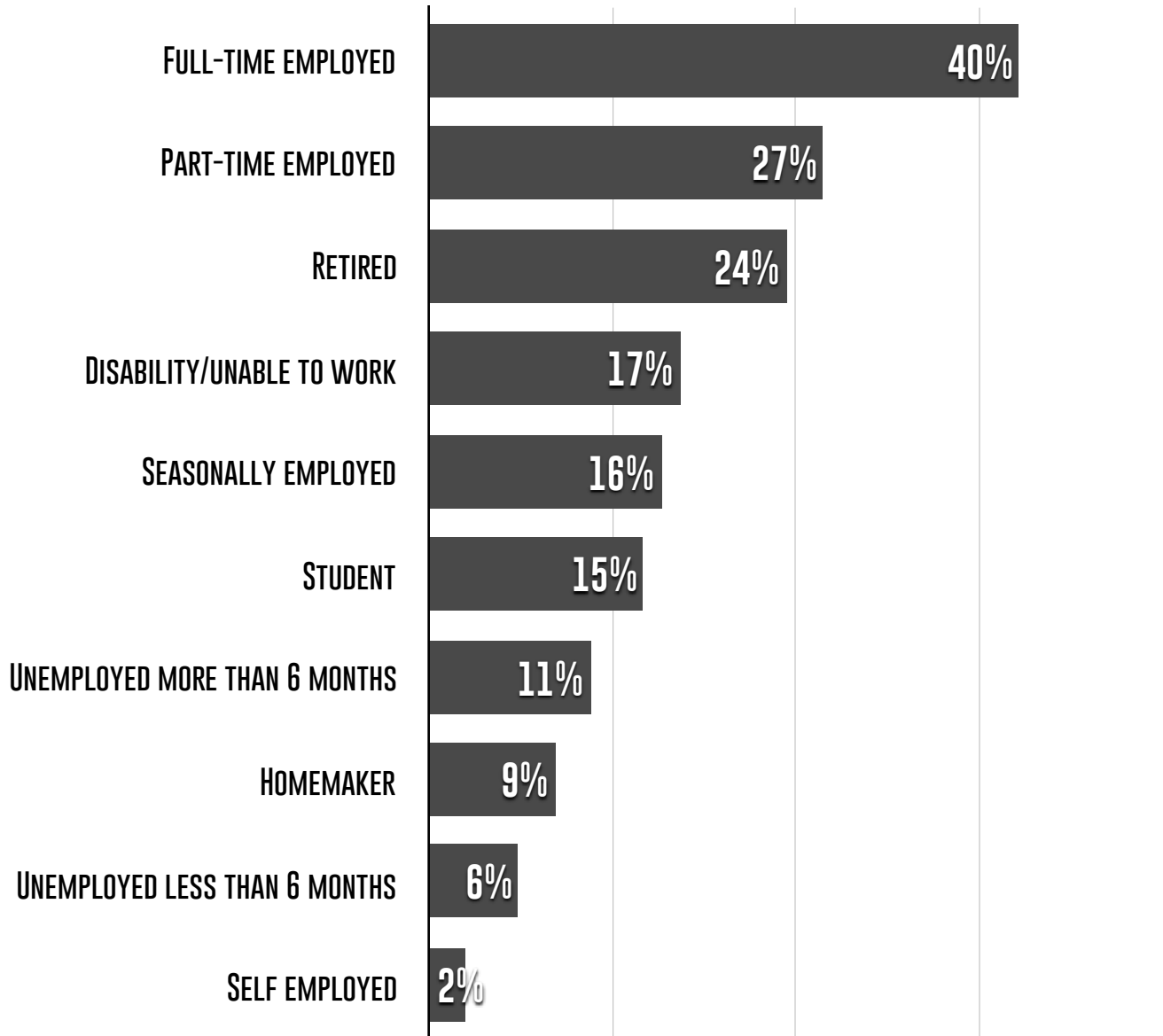
145

Average number of children in homes with children = **2.5**



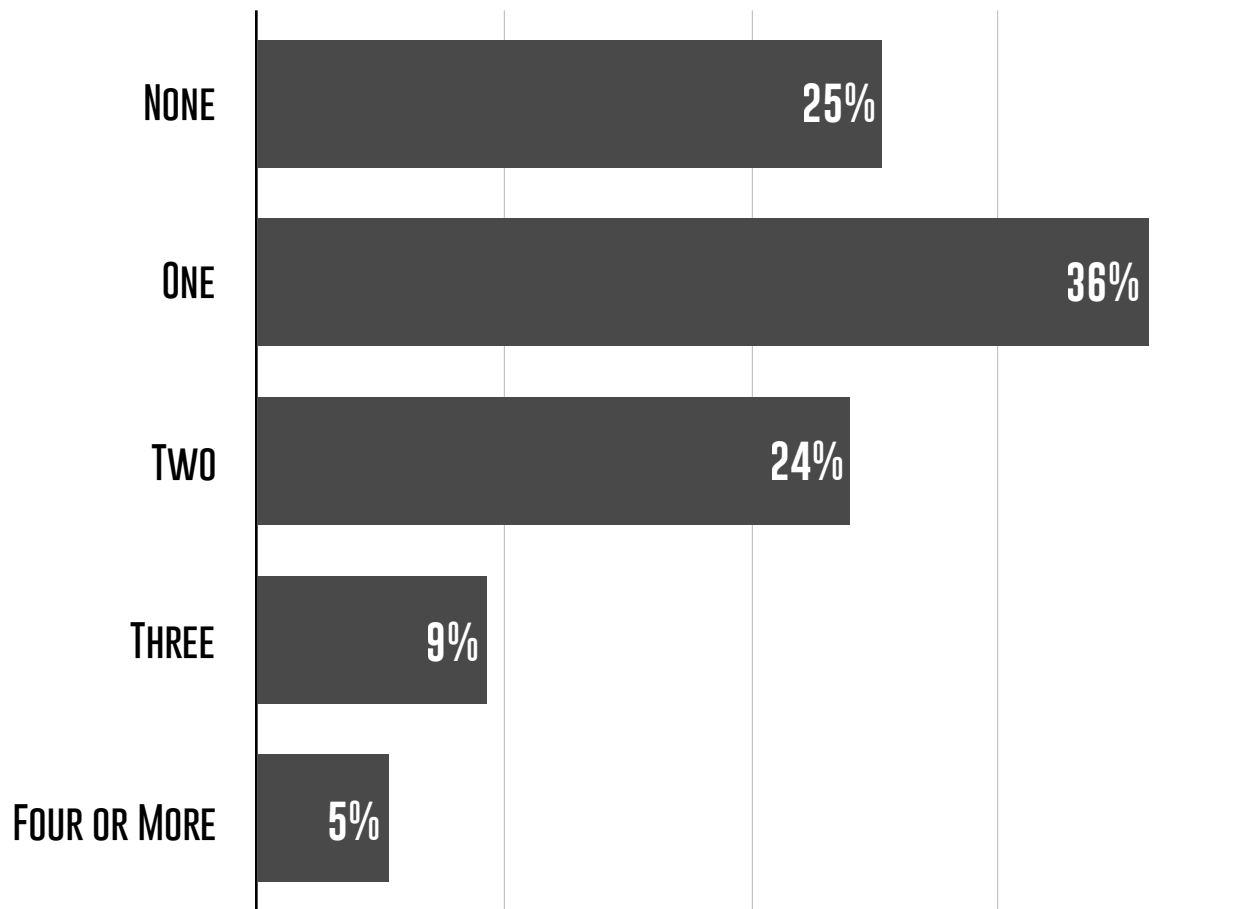
More than half of tribal households (55%) have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 2.5. For homes with children, 33% have one child, 18% have two children, and 49% have three or more children. There are an estimated 145 kids in Alaska Native households in Saxman.

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



Less than half of households (40%) reported having at least one full-time employed householder. Just over one-quarter (27%) of households have a member who is employed part-time. Approximately 17% of respondents have a household member who is unemployed, including 11% with a member unemployed for more than six months. Sixteen percent of households have a member who does seasonal work, and 24% include a retiree.

HOW MANY ADULTS IN YOUR HOUSEHOLD ARE CURRENTLY EMPLOYED?

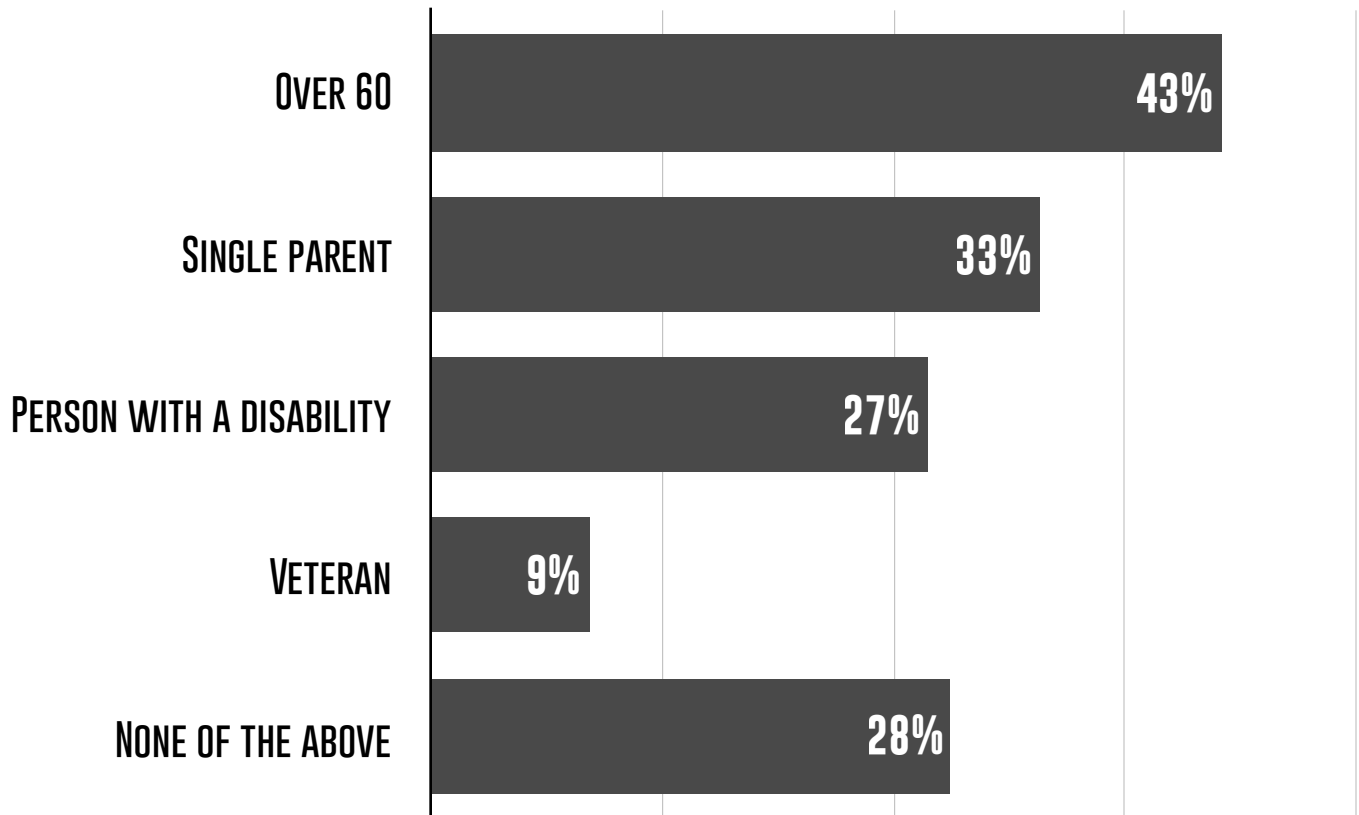


Average employed adults per household = **1.4**

We asked how many adults are currently employed in the household of the respondent. The most common response was one working adult, with 36% of respondents selecting this answer. The average response was 1.4 working adults per household.

MEMBERS OF HOUSEHOLD

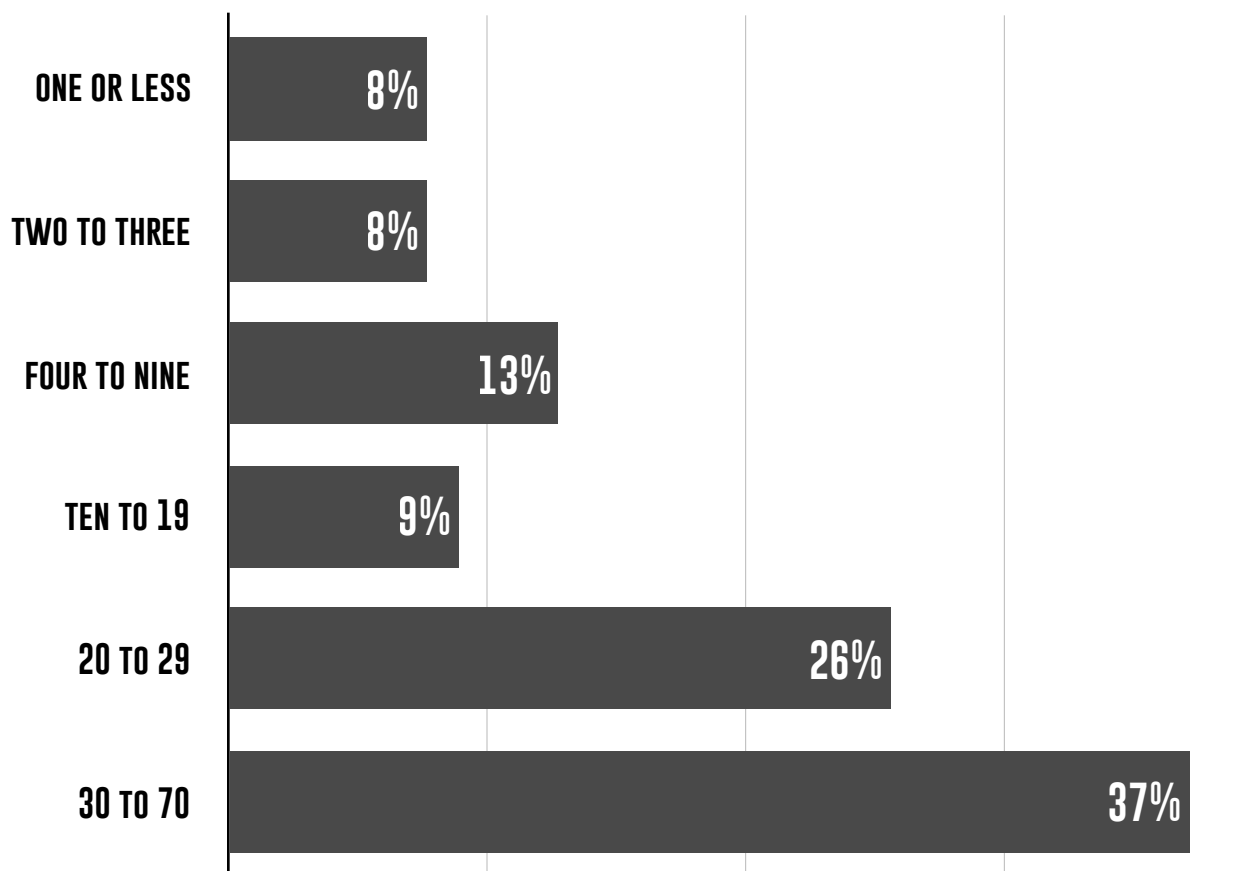
Check all that apply if any members of your household are:



Nearly half of all tribal households (43%) contain a person over the age of 60. Twenty-seven percent of all tribal household have a member with a disability. Thirty-three percent include a single parent, while nearly one in ten tribal households includes a veteran.

Saxman has the highest percentage of households with residents over the age of 60, households with single parents, and households containing a person with a disability. Saxman households also have the highest number of persons per household (which helps explain the last three statistics).

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



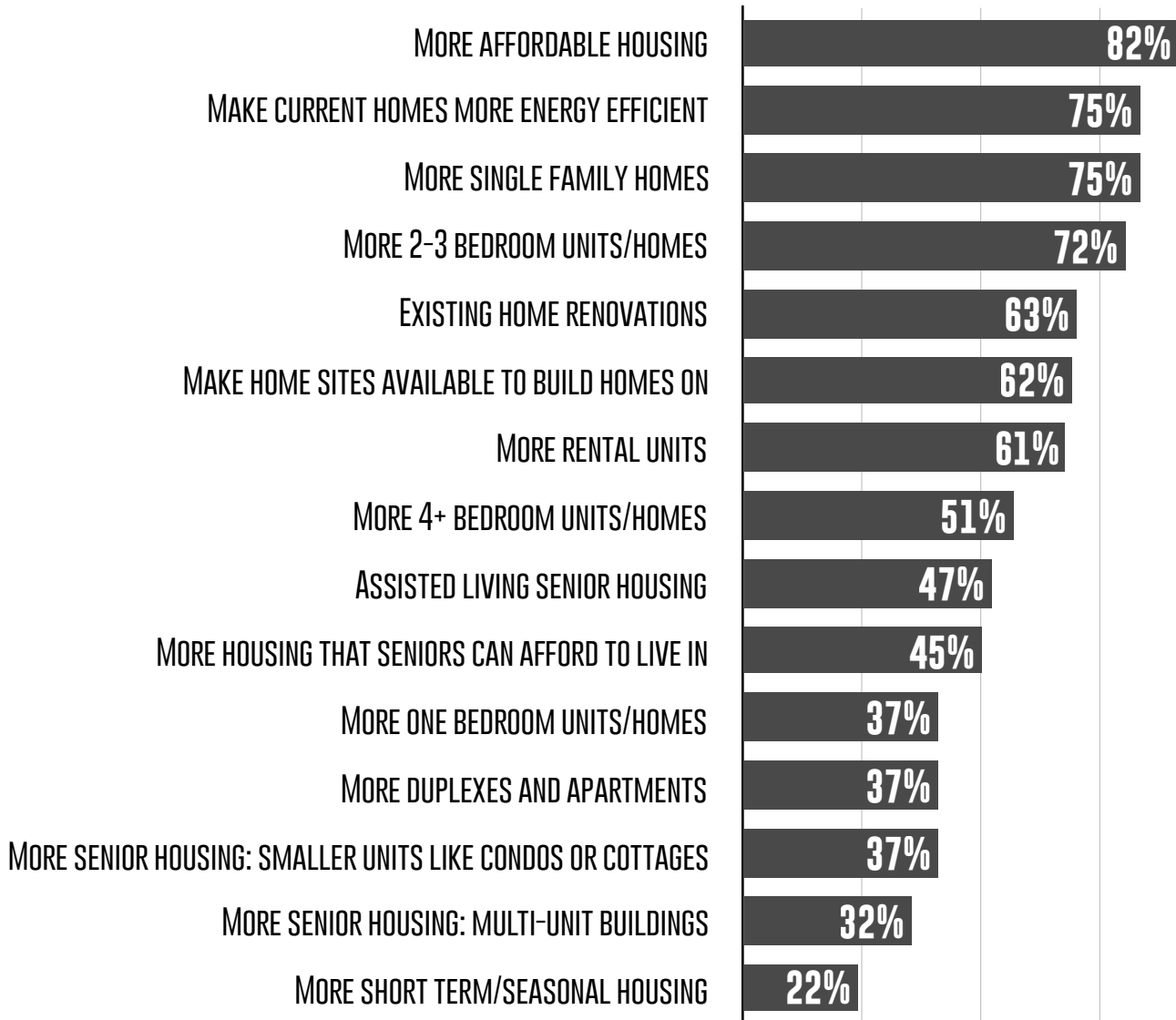
Average number of years in current home
= 22.9

Saxman tribal members tend to reside in their homes long-term. Sixty-three percent of respondents have lived in their home for more than 20 years. This includes 37% of respondents who have lived in their homes 30 years or longer. Sixteen percent have been in their homes three years or fewer. The average tenure of a tribal household at the point this survey was conducted was 22.9 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 82% of survey takers say has high demand. This is followed by a call for more single family homes and greater energy efficiency (75% each).

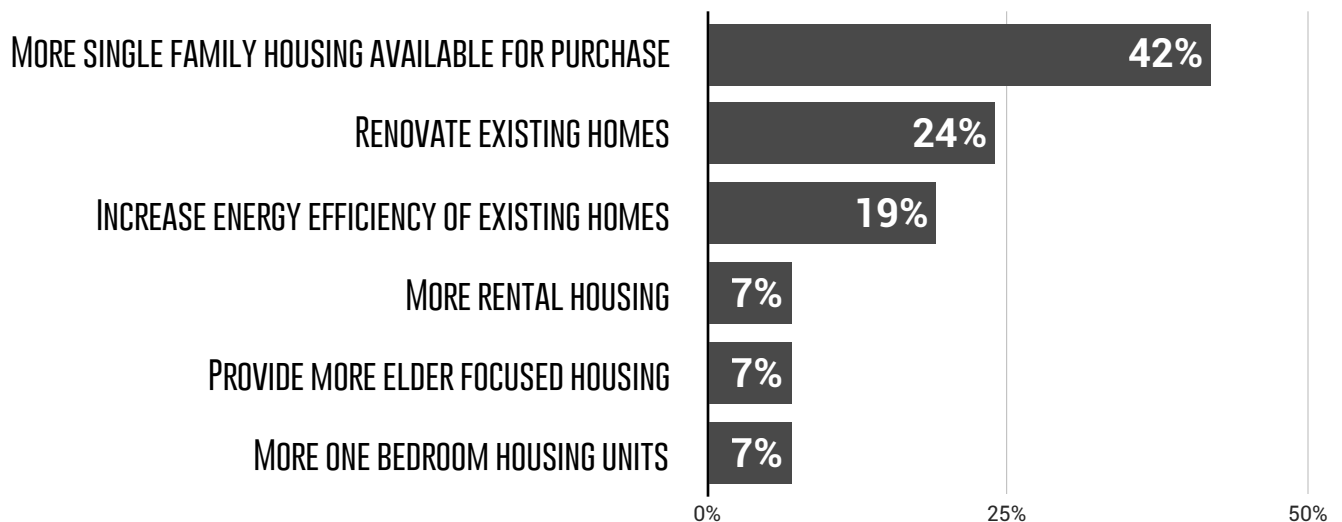
The following table shows a breakdown of responses to these questions and responses.

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	82%	18%	0%	0%	0%
Make current homes more energy efficient, reducing energy costs	75%	17%	6%	2%	0%
More single family homes	75%	18%	7%	0%	0%
More 2-3 bedroom units/ homes	72%	23%	3%	2%	0%
Existing home renovations: Improve quality of existing home	63%	28%	8%	2%	0%
Make home sites available to build homes on	62%	21%	15%	2%	0%
More rental units	61%	28%	8%	2%	2%
More 4+ bedroom units/ homes	51%	32%	16%	2%	0%
Assisted living senior housing	47%	34%	11%	8%	0%
More housing that seniors can afford to live in	45%	41%	5%	8%	2%
More one bedroom units/ homes	37%	33%	25%	4%	0%
More duplexes and apartments	37%	46%	11%	5%	2%
More senior housing: smaller units like condos or cottages	37%	45%	11%	6%	2%
More senior housing: multi-unit buildings	32%	41%	13%	13%	2%
More short term/seasonal housing	22%	15%	40%	18%	5%

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

Respondents ranking the following as their top priority



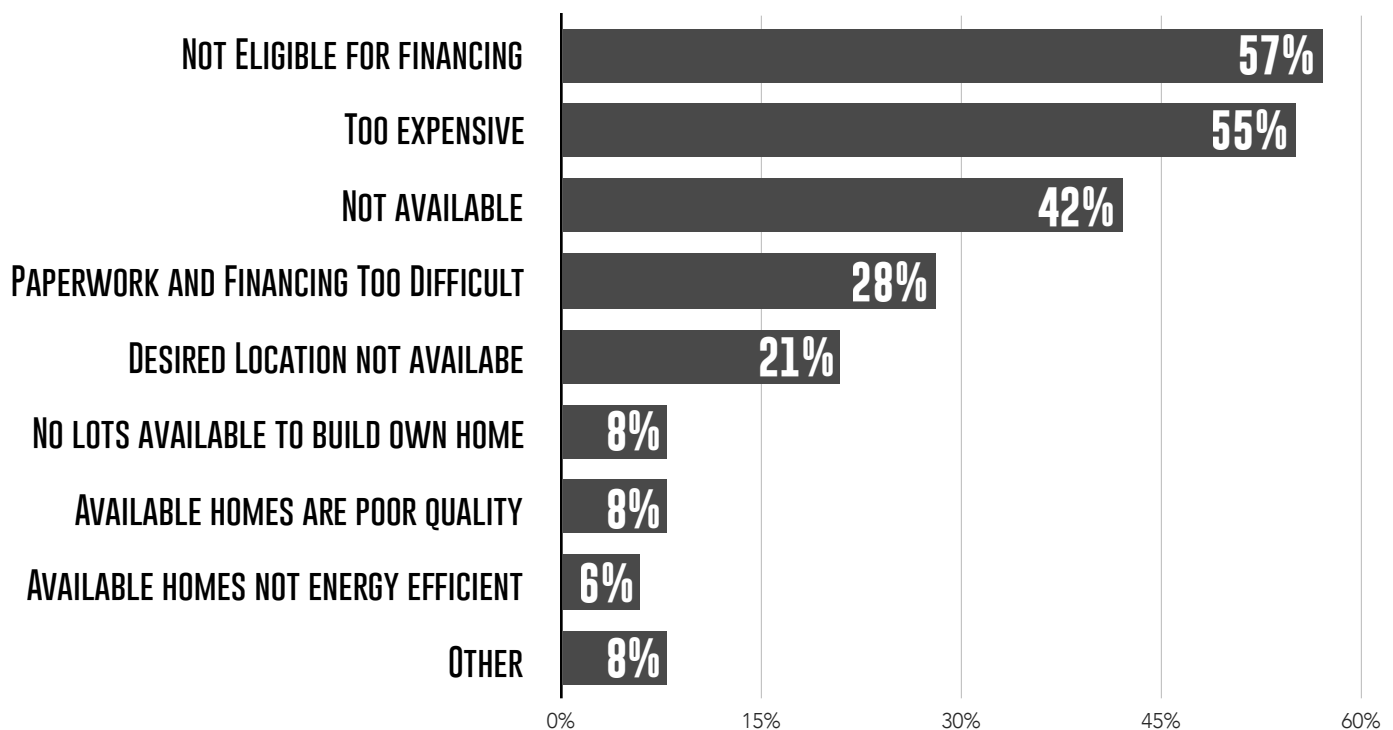
Answer Options	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6
More single family housing available for purchase	42%	9%	25%	5%	7%	11%
Renovate existing homes	24%	22%	19%	11%	13%	11%
Increase energy efficiency of existing homes	19%	12%	23%	26%	12%	7%
More rental housing	7%	27%	16%	27%	15%	7%
Provide more elder focused housing	7%	14%	10%	19%	29%	21%
More one bedroom housing units	7%	19%	8%	7%	19%	41%

Tribal households were also asked to rank a selection of six housing options by priority. Forty-four percent of respondents 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 increased energy efficiency of existing homes.

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	70%
No	17%
Maybe	13%

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)

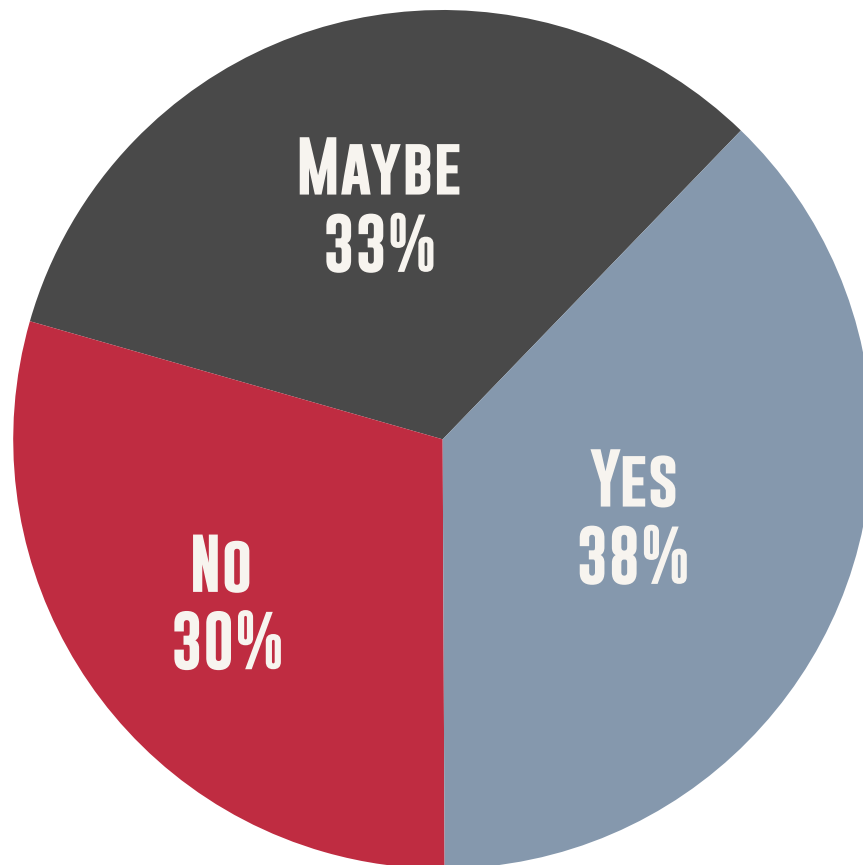


How much would you/they be willing to pay each month for housing ownership (excluding home heating costs, electricity, water, and sewer)?

Willing to pay = **\$884/month**

More than two-thirds of households responding noted that they have member who would prefer to be in their own home (70%). The top barrier to this was ineligibility for financing (57%), followed by the expense of living in a separate home (55%), followed by a general lack of housing availability (42%). Tribal members would be willing to spend \$884 per month for their own housing.

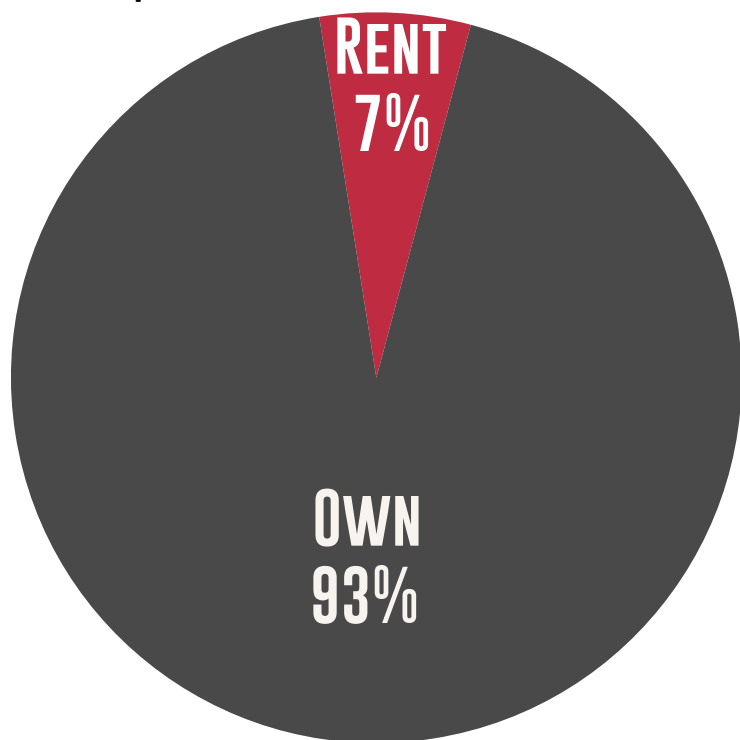
WOULD YOU BE WILLING TO LIVE IN A SMALL HOME (600-800 SQ FT) OR UNIT IF IT WAS MORE AFFORDABLE?



When asked, 38% 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. Another third indicated that they may be willing, and 30% said they would not.

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

I would prefer to:



Fifty-five percent of respondents in this survey currently own their own home, but 93% 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
Access to funding to help renovate my home.	28
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.	26
Home maintenance education program.	13
A rental unit to move into.	11
I would like to participate in a "sweat equity" housing program, where I help build my home.	11
I am not interested in a housing program at this time.	10
Financial literacy program.	9
I have land and need access to a loan to build my own home.	6
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	75%
Other	6%

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

Answer Options	Response Percent
Yes	23%
No	68%
Not Sure	9%

How many bedrooms are in your house?

Average Number of Bedrooms

= 3.1

Saxman has the highest number of average bedrooms per housing unit in the region.

OPEN ENDED RESPONSES

HOUSING PROGRAMS “OTHER”

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

Response: “Other”

- All should be discussed for Saxman
- I live in a T&H rental, just a place to work on fish/meat
- My son in law and older daughter would be interested in that program. My son in law is a carpenter
- Possible to renovate for improvements as home is almost paid off (fall 2019) so refinance to meet my needs
- VETERAN eligible for land

MOST CRITICAL HOUSING NEED

Most Frequently Mentioned Words

How would you describe the most critical housing needs and issues in your community?

Respondents were also provided an opportunity to report the most critical housing need in their own words. This graphic visualized the 52 responses, with more frequently used terms appearing more prominently.

A full list of responses is included on the following pages.



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

- 3 & 4 generations living in one home
- 4 + bedroom
- Affordable apartments that aren't rented to people who come to work the tourist season
- Affordable building loans
- Affordable housing for the younger generation with children
- Affordable housing is needed for the borderline homeless
- Better road maintenance during the winter
- Bigger houses for families (add rooms)
- Daycares
- Energy efficiency needed
- Family housing/apartments
- Fixing the older homes
- For single person who 60 and working
- High level of demand needed
- Home repairs and drainage
- Home that has been renovated
- Lack of pride in ownership and lack of respect for neighbors and community
- Lack of single-family homes. Lack of funding
- More affordable housing.
- More family housing opportunities.
- More houses
- Most of the houses in our community are in very poor standards. The upgrades of the houses to meet current codes and safety issues are of great need.
- Need more affordable homes
- Need more housing for next generation
- New homes 2 - 4 bed rooms New homes 1 - 2 bedrooms
- New windows, new doors, new floors
- Not enough houses for the amount of people. People living in multi-generational homes or moving out of community due to lack of homes
- Not or no home available for people who live here
- Old homes in need of extensive rehab or replacement. Overcrowding. City needs a process to sell land for homes
- Overcrowded homes
- Over crowded, housing repairs, safe to breathe.
- Overcrowding in homes with multi-generations living in the older homes
- Overcrowded homes
- Own/rent
- PROPERTY, MORE HOUSES TO BUY

- Renovate existing homes. Build housing for young families to rent or buy. Build rentals for single people, or for people to rent, so they can live in their own homes, and not having to live with parents, family, or friends.
- Renovation, heat real important. Make sure house runs nicely with heat, cost, and adequate space
- Sad
- Saxman is in desperate need of housing
- Seems as though most homes are purchased and then rented out immediately by the owner. This means no pets, no kids, no large families as these things will cause wear more rapidly
- Single home family
- Single person housing
- The housing T&H has been nice, just need somewhere to work on fish and deer meat
- The need to renovate my home and being told I can't get any help for it because I'm not living in my house
- The people need to upgrade their homes - clean them up
- There are a lot of single parents and/or families living together because housing costs are too high. I also think the income limits for low income housing needs to be higher, parents that are barely making it by are being denied because they are over income by \$50.
- There are many overcrowded homes due to lack of housing and/or affordable housing.
- Upgrade or renovate existing home now
- Upgrading and renovation of existing homes
- very critical
- water and sewer are needed to expand housing
- We need about 50 new single-family homes. We have so many families that have 3 or 4 generations living in a single-family homes.

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

- The City of Saxman Council has no process, if one wants to purchase land for building a home, they are very slow to act. My oldest daughter was raised in Saxman, she asked the City if she could purchase land for building a home almost a year ago. Still no answer. She stated she would pay for land appraisal and have the property surveyed still no reply. They need assistance. Overcrowded homes is not a new discovery. Back when Ricardo was President/CEO we had the discussion, our generations before us lived in large clan houses, multi generations lived in them. You will find that is the way a lot of our people like it, providing there is sufficient space for all. With the City of Saxman not having a policy, we need to add on to several homes here in Saxman. Can we add on second stories without have the overcrowded families to move?
- Baby boomers are aging. would love to age in place - most are homeless
- Baby boomers need help
- Building carports for existing homes would be great.
- Contracts need to have better teeth to be able to better enforce housing rules, or, they need to have covenants and enforce them.
- Enforce things that shouldn't disturb like fighting drinking or drugs
- Families living with family
- Have the same opportunities in each village as Juneau. Jobs, training, local office in each village. More funds available for house maintenance. Hire and train local native people train and educate so they can run their own crews or management positions.
- Have workers finish completely one house before starting another and soon
- High level of demand needed
- I believe they are fair to work with, but I love my fish and deer meat, sure would be nice to have a place to work on it; people must keep it clean
- I didn't desert my house. I had to take care of my mom, dad, and uncle until they passed on, and I lived at my mom and dad's. I took a year off work, but it turned into ten years caring day and night for them without any help from family.
- I rarely have access to maintenance people. Not sure how old carpets have to be before they are replaced, and I would like to know if I should be able to see the seams in the home I am renting.
- I would like to add large 2nd floor to expand and have it still a one/single housing unit and later to divide into duplex when independence from large unit is desired.
- Just need more homes for all ages
- Keep up the awesome work!
- Need more housing
- No nepotism
- PLEASE BUILD MORE HOUSES IN SAXMAN
- Rent stability should be worked into leases. People's rent seems to get raised repeatedly even with no change in income

- Run a daycare.
- Somehow make the paperwork process less stressful
- Some of the housing unit set ups are not very family friendly. There is not enough storage, and the lay outs cause concern for parents.
- Sr housing in Saxman is good but one day should be turned over to local tribe for day to day management. Further discussion I would like to participate
- There is a tremendous lack of communication with THHA and others.
- Would like energy efficient appliances
- Yes, I am waiting to hear info of Veterans land allotment
- You have one person working on application for small village and maybe getting another person to assistant to get application down for its needed!