

# YAKUTAT TRIBAL HOUSING SURVEY ANALYSIS

AUGUST 2019

PREPARED FOR

YAKUTAT TLINGIT TRIBE



  
Regional Housing Authority



BY RAIN COAST DATA



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# SUMMARY

## KEY FINDINGS AND ANALYSIS

The most pressing housing need in Yakutat, according to the survey, is more affordable housing, which 87% of survey respondents say is a high priority. This is followed by a call for more single family homes (83%), and improving energy efficiency of current homes (80%). In a forced ranking exercise of six possible answers, 69% 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 Yakutat households, the most common answer was "Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home."

Seventy-five percent of households surveyed live in single family homes, and 18% are in multi-family units. Another 5% live in mobile homes. Just over half (51%) of survey respondents rent their homes in Yakutat. Another 44% own their homes. The average household size is 3.6 people, and 65% percent of surveyed households have children living in them. For those homes with children, an average of 2.0 children are present in the home. Seventy-five percent of survey respondents report that a member of their household would prefer to own a home but do not.

Twenty-three percent of the households surveyed include a single parent, and 31% have a member over 60 years of age. Eleven percent of households include a person with a disability, and 11% include a veteran.

**"Yakutat is currently facing opportunities to grow exponentially with regard to economic development generated by programs the tribe has endeavored...and yet so many families are unable to move back home because housing is not available." *Yakutat Survey respondent***

Forty-three percent of respondents indicate their homes are in good or excellent condition, while another 43% said the condition were adequate. Fifteen percent of respondents said the condition of their homes was poor. Nearly half (48%) of households reported at least some problems with mold in their homes. Fifty-four percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria.

Yakutat respondents who are homeowners have an average monthly mortgage of \$861, and average rent is \$825, before utilities. Fifty-four percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 13% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

Yakutat has the lowest rate of low income tribal households among the THRHA's 12 regional partner communities, based on HUD criteria. Yakutat has the a higher percentage of households containing children, and the highest percentage of households with full-time working members. Yakutat households are also the most likely to say they are overcrowded, the most likely to contain a household member that would like to move into their own home, but cannot; and most likely to say that is because no homes are available.

# YAKUTAT TRIBAL HOUSING INFOGRAPHIC

TOTAL ALASKA NATIVE HOUSEHOLDS  
(ESTIMATED)

= **107**

OF THESE



**58%**

PARTICIPATED IN THE SURVEY

RENTERS =

**51%**

AVERAGE HOME VALUE

= **\$150,000**

AVERAGE ANNUAL HOUSEHOLD  
INCOME

= **\$63,655**



AVERAGE MORTGAGE = **\$861**

AVERAGE RENT = **\$825**



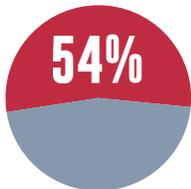
AVERAGE HOME AGE

= **39** YEARS



**54%**

OF HOUSEHOLDS ARE  
LOW-INCOME



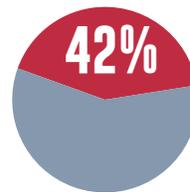
PEOPLE PER HOUSEHOLD

= **3.6**



**42%**

= SAY THEY ARE  
OVERCROWDED



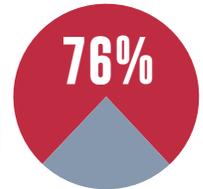
AVERAGE CHILDREN UNDER 18 = **2.0**

FOR HOMES WITH CHILDREN

**65%** OF HOUSEHOLDS HAVE KIDS

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

**76%**



HOUSEHOLDS INCLUDE:

**31%**

A MEMBER OVER 60

A SINGLE PARENT

**23%**

**11%**

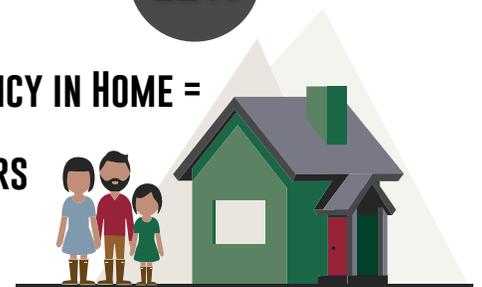
A PERSON WITH A DISABILITY

A VETERAN

**11%**

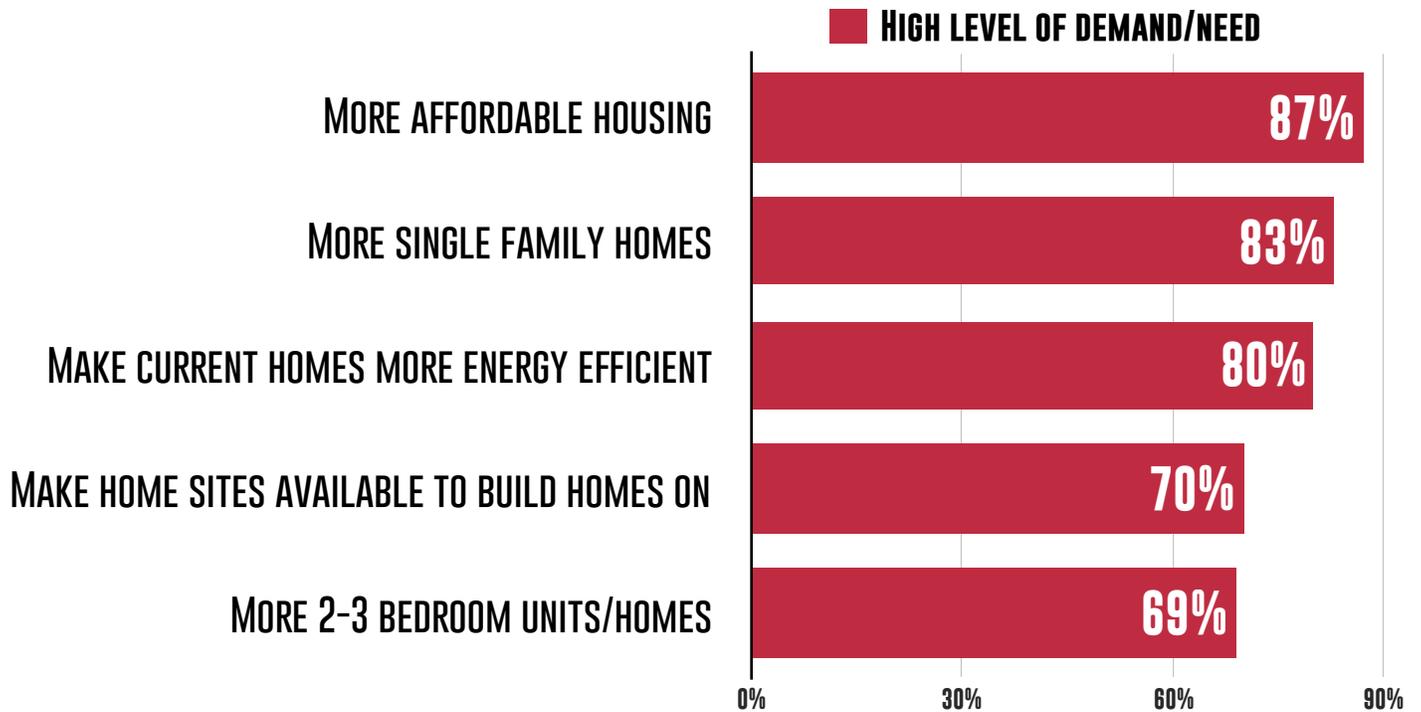
AVERAGE RESIDENCY IN HOME =

**18** YEARS



# YAKUTAT'S TOP PRIORITIES

How important are the following tribal housing needs in Yakutat?  
(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 Yakutat. A community housing needs assessment survey must to be completed every three years in tribal communities. The housing assessment provides a data-based evaluation of community needs and goals. The survey asked tribal households to respond to 35 questions about their homes, housing preferences, household costs, and finances. This information will be used in the development of Yakutat Tlingit Tribe'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 62 Yakutat Alaska Native households responded to the survey. Responses received total 58% of all Alaska Native households in Yakutat. At this response rate, the survey findings have a 95% confidence level with an 8% confidence interval. There are an estimated 107 Alaska Native or American Indian households in Yakutat, out of 255 total occupied households in the community.

THRHA is the tribally designated housing entity for 12 tribes in Southeast Alaska, including the Yakutat Tlingit Tribe. 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](http://www.regionalhousingauthority.org).

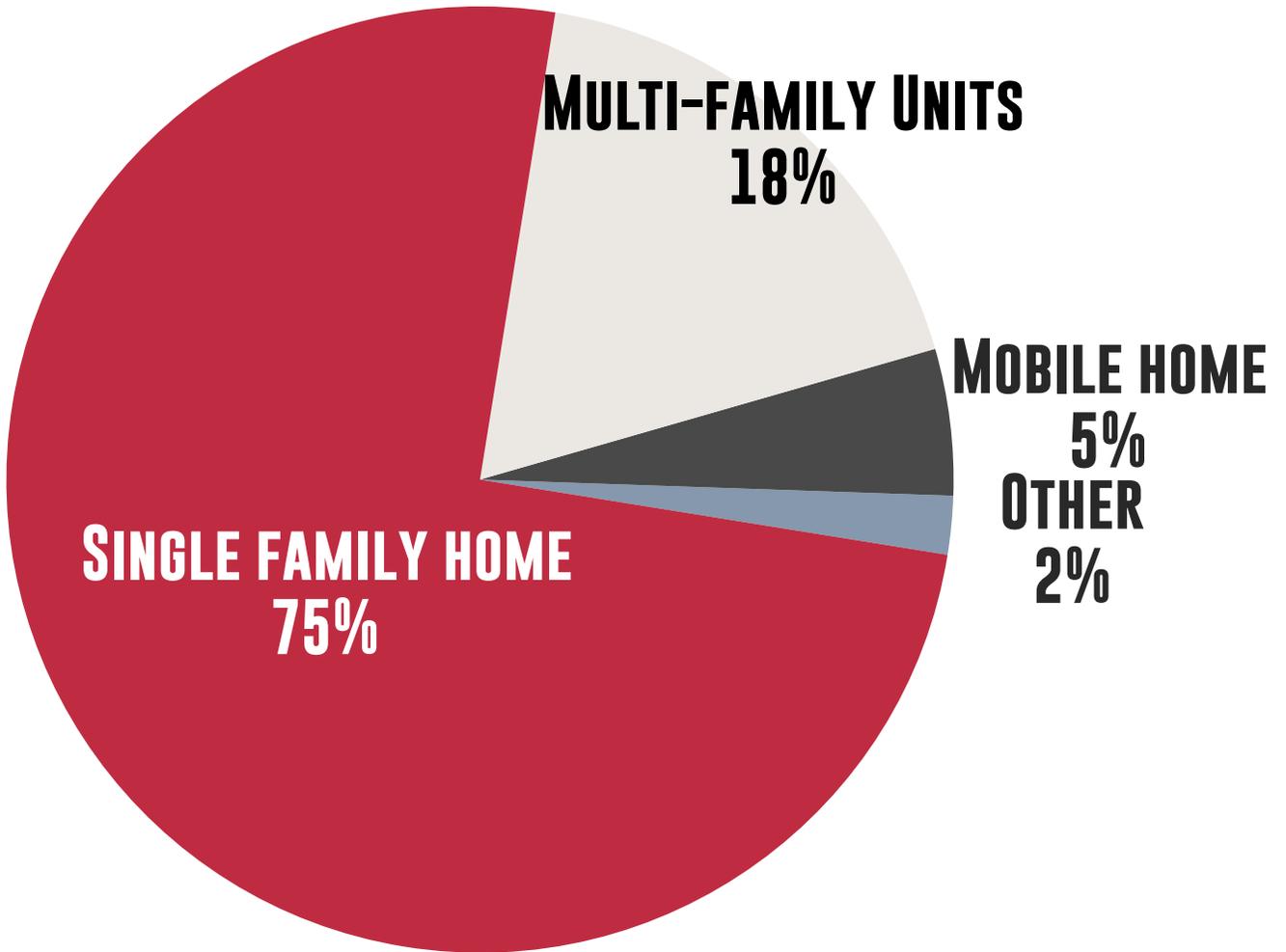
## Survey Responses and Tribal Households in Yakutat, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	73
Alaska Native Households in combination (estimated)	34
Estimated Alaska Native Households	107
Total Households Surveyed	62
<b>Percent of Total Tribal Households Surveyed</b>	<b>58%</b>
Confidence level with a 8% confidence interval	95%

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

# HOUSING STRUCTURES

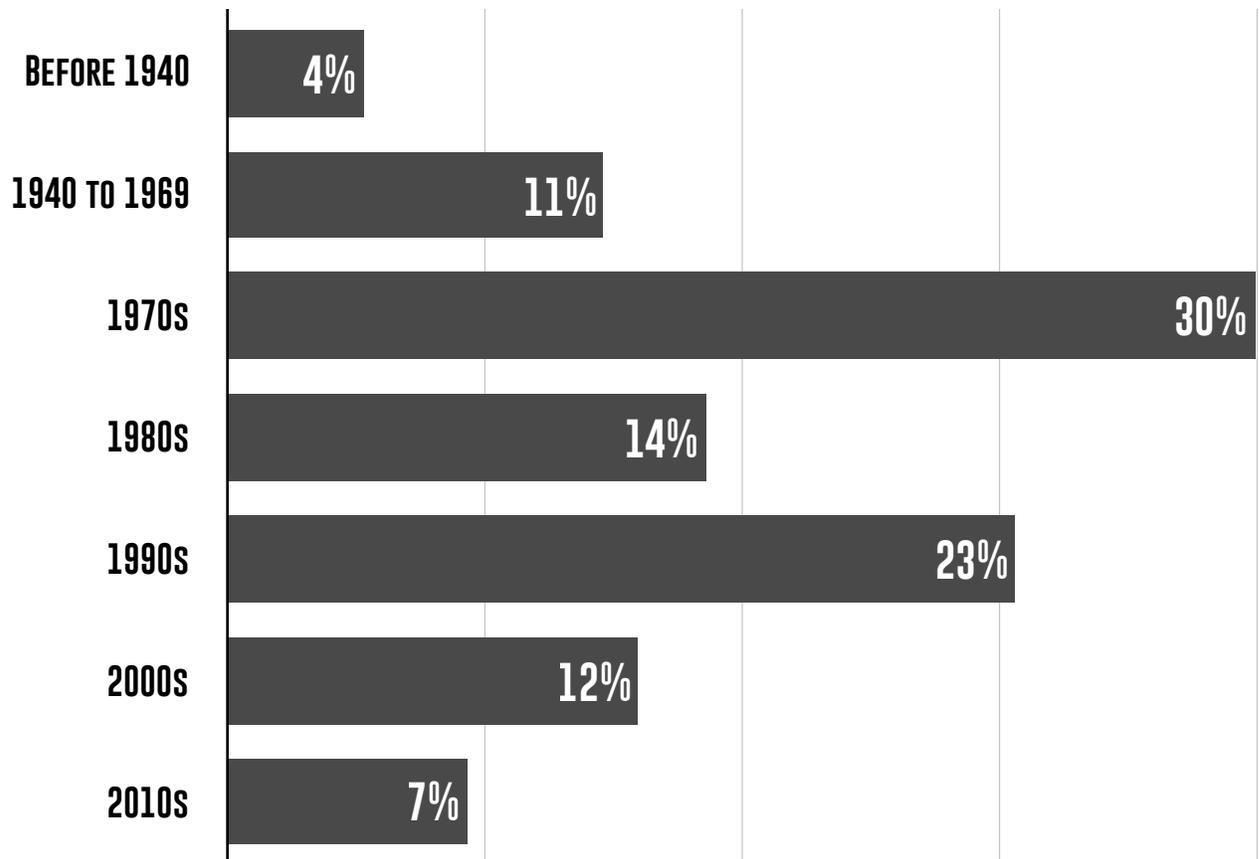
## WHAT TYPE OF HOME DO YOU LIVE IN?



Seventy-five percent of tribal households in Yakutat live in single family home structures. Another 18% of households live in a multi-unit structure such as an apartment or duplex, and 5% live in mobile homes.

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

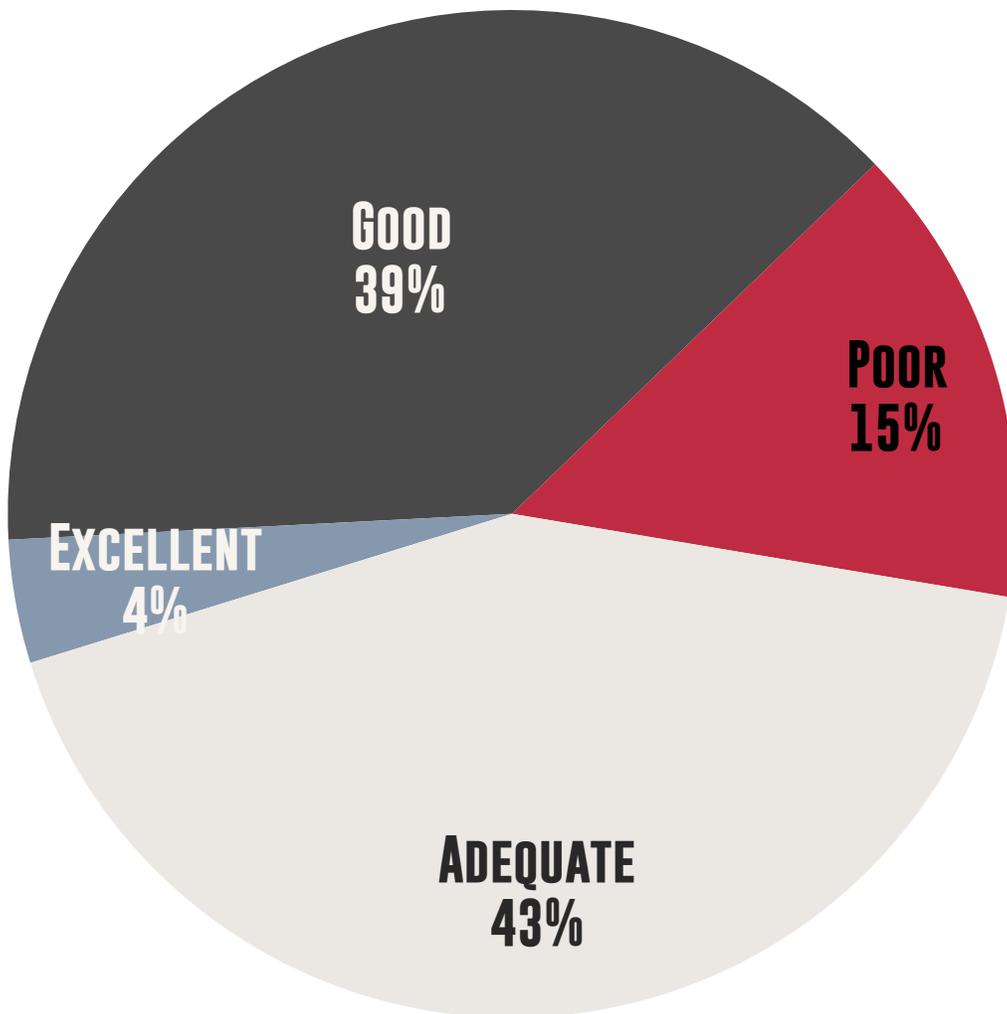
# WHAT YEAR WAS YOUR HOUSE BUILT?



Average Age of Home  
**= 39 Years**

The homes in the community are an average of 39 year years old. Nearly one-third of respondents live in homes built in the 1970s. Another 37% of homes were built in the 1980s and 1990s. Nineteen percent of respondents live in homes built since 2000.

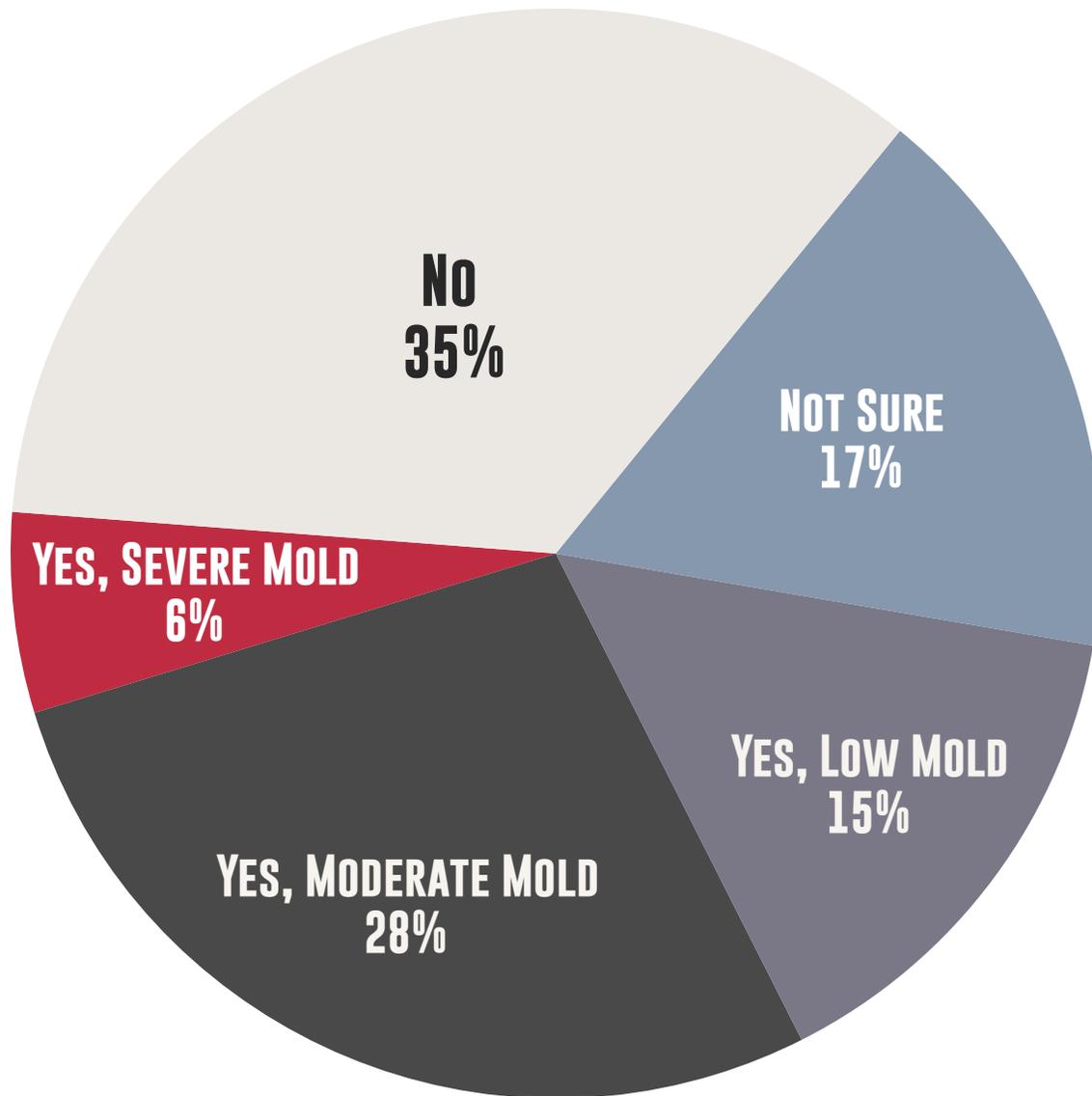
# RATE THE OVERALL CONDITION OF YOUR HOME



Forty-three percent of tribal members said their homes were in good or excellent shape. Another 43% percent indicated that their living conditions were adequate, while 15% said the condition of their home was poor.

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

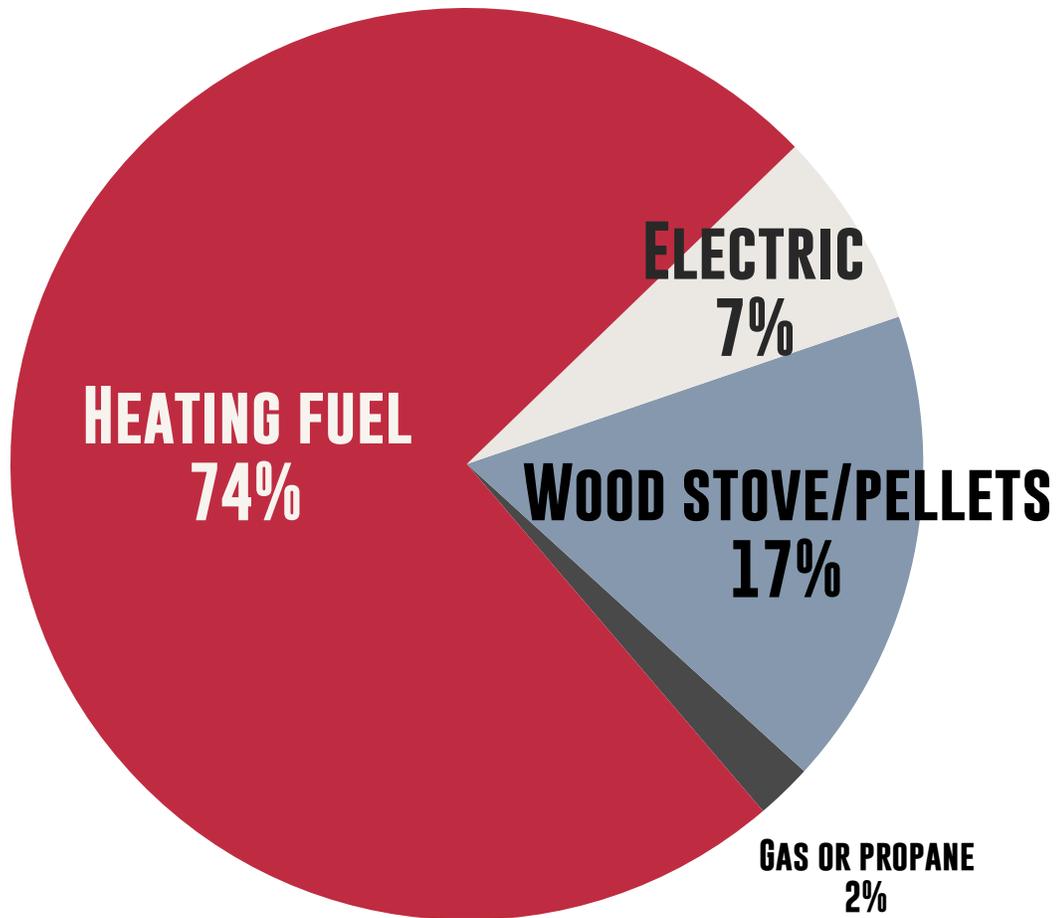
# DOES YOUR HOME HAVE ISSUES WITH MOLD?



Mold Issue = **48%**

Nearly half (48%) of tribal households have a problem with mold in their homes. Six percent called their mold issues “severe.” Severe mold is defined as more than 10 square feet, moderate is defined as mold spots throughout the house, while low is mold in a single room only. Just over one-third of households (35%) said they have no mold in their homes, while an additional 17% were not sure.

# WHAT DO YOU USE PRIMARILY TO HEAT YOUR HOME?



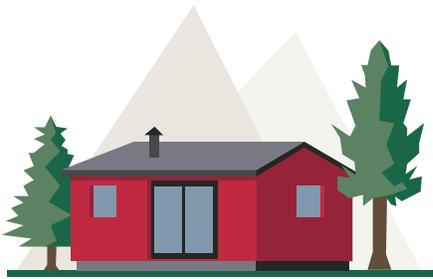
Three-quarters (74%) of tribal households heat their home using heating fuel, while 17% use a wood or pellet stove, and 7% use electric heating sources. The average reported winter heating fuel cost was \$346 per month, while the average cost of electric heating was estimated to be \$231 in winter months. Overall, the average cost of heating was estimated at \$342 in a winter month.

What is your heating fuel bill in a winter month?	Average response
Electric	\$231
Gas or propane	\$419
Heating fuel	\$346
Wood stove/pellets	\$366
<b>Overall Average</b>	<b>\$342</b>

# HOME FINANCES

## WHAT IS THE ASSESSED VALUE OF YOUR HOME?

Average Value = **\$150,000**



Mobile Home Value  
= **\$70,000**



Single Family Home Value  
= **\$153,200**

The average value of a house owned by an Alaska Native in Yakutat is \$150,000. Mobile homes are worth an average of \$70,000 and single family homes are valued at \$153,200.

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



Average Rent  
**= \$825**



Average Mortgage  
**= \$861**

Own home with no mortgage = **23%**

The average monthly rent paid by THRHA tribal householders is \$825, while the average mortgage (excluding those who have completed paying off their house and have no payments) is \$861. These figures do not include heat, electricity, water, or sewer. Twenty-three percent of all tribal households own their own homes, but no longer have a mortgage.

# WHAT IS YOUR APPROXIMATE ANNUAL HOUSEHOLD INCOME?

Average Household Income  
**= \$63,655**



- Rental Household = **\$49,526 average**
- Home Ownership Household = **\$72,182 average**

The average income of tribal households (of those reporting an income above \$0) in Yakutat is \$63,655. Those paying rent had an average household income of \$49,526, while those who own their own homes earn an average of \$72,182 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	5.6%	1.9%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>9.3%</b>
\$17,100 - \$20,000	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>1.9%</b>
\$20,100 - \$25,000	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>1.9%</b>
\$25,100 - \$28,000	0.0%	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	<b>1.9%</b>
\$29,100 - \$30,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$30,100 - \$34,000	0.0%	0.0%	1.9%	1.9%	0.0%	0.0%	0.0%	0.0%	<b>3.7%</b>
\$34,100 - \$36,000	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	<b>1.9%</b>
\$36,100 - \$38,000	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>1.9%</b>
\$38,100 - \$40,000	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	<b>1.9%</b>
\$40,100 - \$42,000	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>1.9%</b>
\$42,100 - \$45,000	1.9%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	<b>3.7%</b>
\$45,100 - \$48,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>
\$48,100 - \$51,000	0.0%	1.9%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	<b>7.4%</b>
\$51,100 - \$56,000	1.9%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>3.7%</b>
\$56,100 - \$62,000	3.7%	1.9%	1.9%	3.7%	0.0%	0.0%	0.0%	0.0%	<b>11.1%</b>
\$62,100 - \$67,000	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	<b>1.9%</b>
\$67,100 - \$72,000	0.0%	0.0%	1.9%	1.9%	1.9%	0.0%	1.9%	0.0%	<b>7.4%</b>
\$72,100 - \$77,000	0.0%	0.0%	0.0%	1.9%	1.9%	1.9%	0.0%	0.0%	<b>5.6%</b>
\$77,100 - \$82,000	0.0%	1.9%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>3.7%</b>
\$82,000 - \$100,000	0.0%	3.7%	1.9%	3.7%	3.7%	1.9%	0.0%	0.0%	<b>14.8%</b>
\$100,100 - \$130,000	0.0%	0.0%	0.0%	3.7%	5.6%	1.9%	1.9%	0.0%	<b>13.0%</b>
More than \$130,000	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	<b>1.9%</b>
<b>Total</b>	<b>14.8%</b>	<b>14.8%</b>	<b>14.8%</b>	<b>24.1%</b>	<b>20.4%</b>	<b>7.4%</b>	<b>3.7%</b>	<b>0.0%</b>	<b>100%</b>

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. Nineteen percent of households earn \$34,000 or less annually. Just under one-third of households (32%) contain five or more residents.

# HOUSING AND URBAN DEVELOPMENT INCOME LIMITS

(By number of household members)

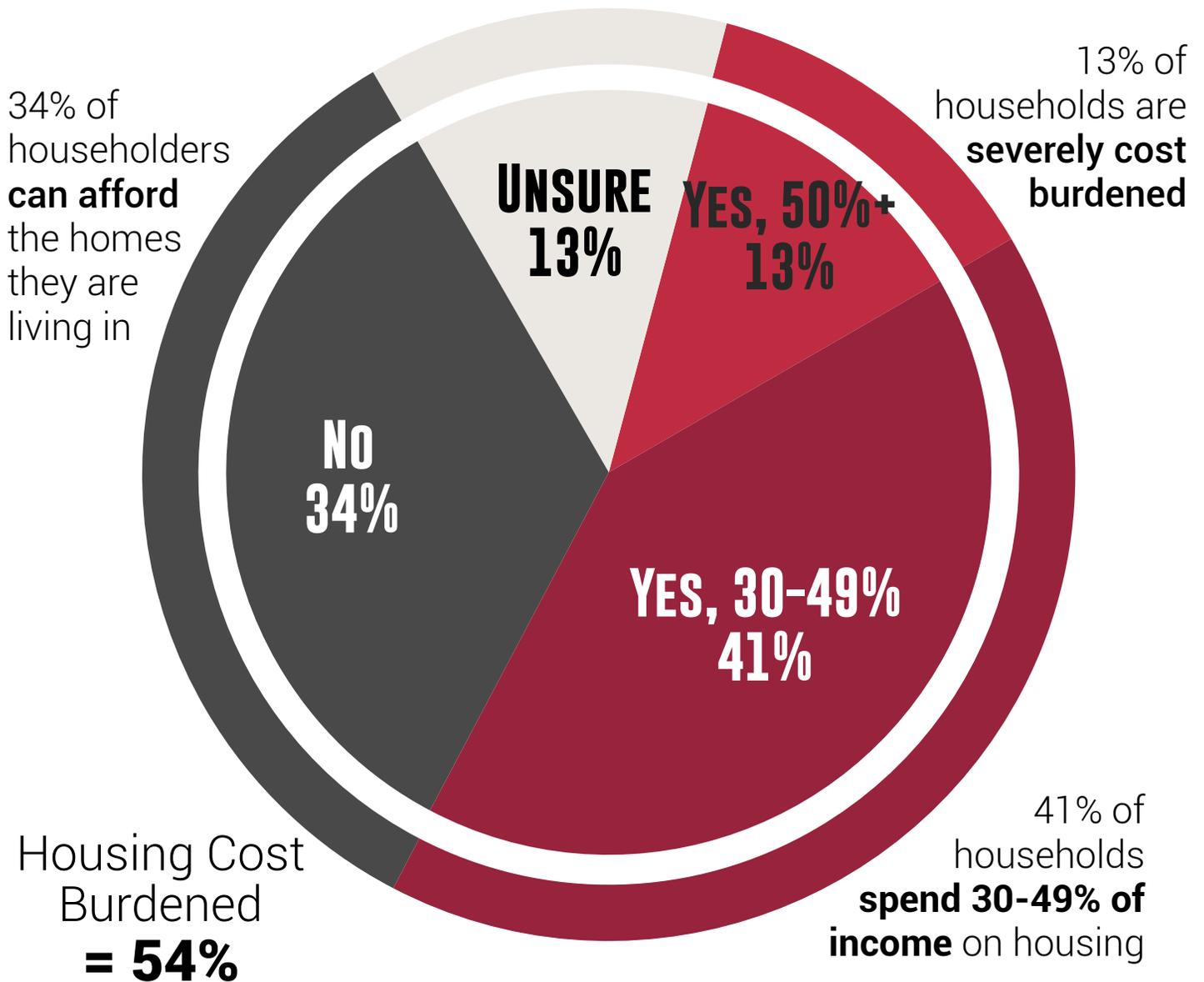
HUD Income Limits by Household Size for Yakutat								
Household Income	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$18,050	\$21,130	\$26,660	\$32,190	\$37,720	\$43,250	\$48,780	\$54,310
Very Low (50%) Income Limits	\$30,050	\$34,350	\$38,650	\$42,900	\$46,350	\$49,800	\$53,200	\$56,650
Low (80%) Income Limits	\$48,100	\$54,950	\$61,800	\$68,650	\$74,150	\$79,650	\$85,150	\$90,650

Percentage of Yakutat 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	7.4%	1.9%	1.9%	1.9%	1.9%	1.9%	0.0%	0.0%	16.7%
Very Low (50%) Income Limits	7.4%	3.7%	5.6%	3.7%	3.7%	1.9%	0.0%	0.0%	25.9%
Low (80%) Income Limits	9.3%	7.4%	9.3%	13.0%	9.3%	3.7%	1.9%	0.0%	53.7%

According to HUD's 2019 income limits, 53.7% of Yakutat households are low income, 25.9% and 16.7% are very low income.

Despite more than half of the households qualifying as low-income, Yakutat has the lowest 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?



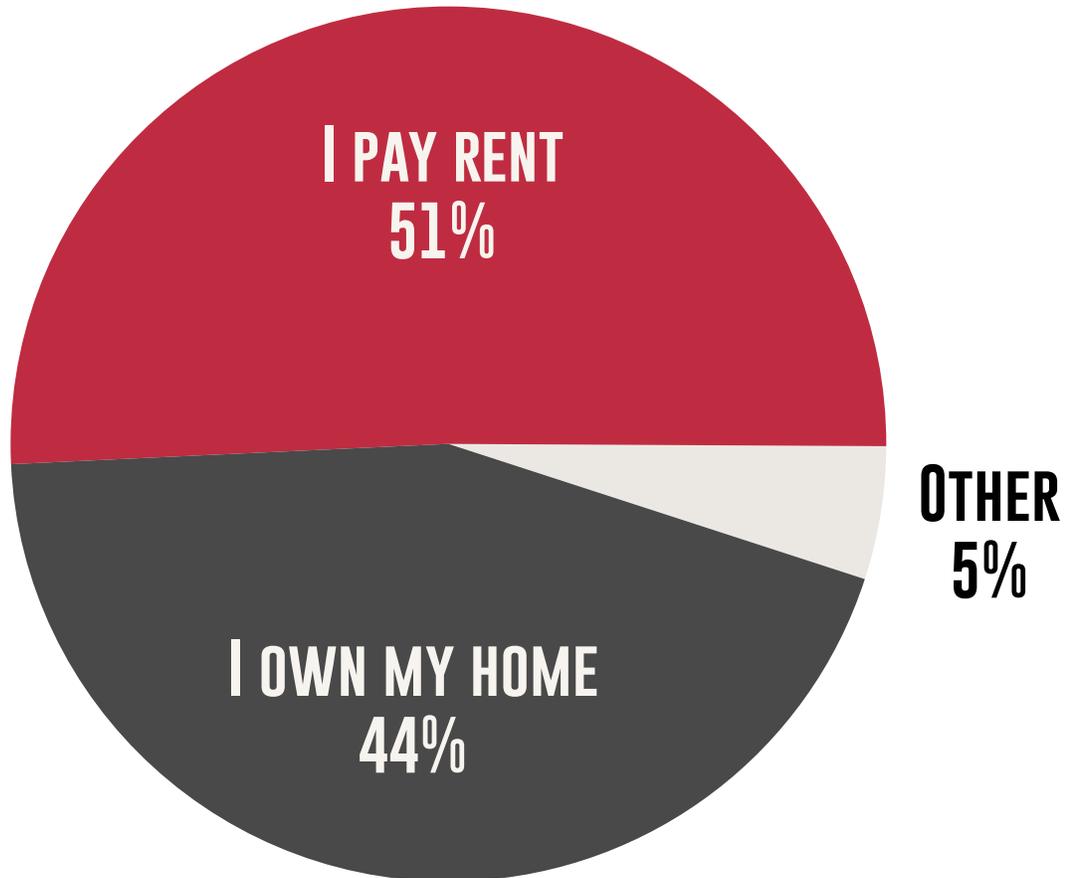
**Costs of housing are a burden or severe burden to 54% of Yakutat respondents. The balance of residents have affordable costs, or are unsure of the monthly cost relative to income.**

The 54% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 13% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

An additional 13% say they are uncertain what portion of their total household income goes toward housing costs.

# HOUSEHOLDERS

## WHAT IS YOUR CURRENT HOUSING SITUATION?



Forty-four percent of tribal householders live in a house that they own. Of this, 23% of respondents own their home and no longer pay a mortgage. Fifty-one percent pay rent, either to a landlord, friend, or family member.

Answer Options	Response Percent
I own my home and pay a mortgage	21%
I own my home and do not pay a mortgage	23%
I pay rent	33%
I live with a friend or family member and pay rent	18%
I live with a friend or family member and do not pay rent	2%
Other	3%

# NUMBER OF PEOPLE PER HOUSEHOLD

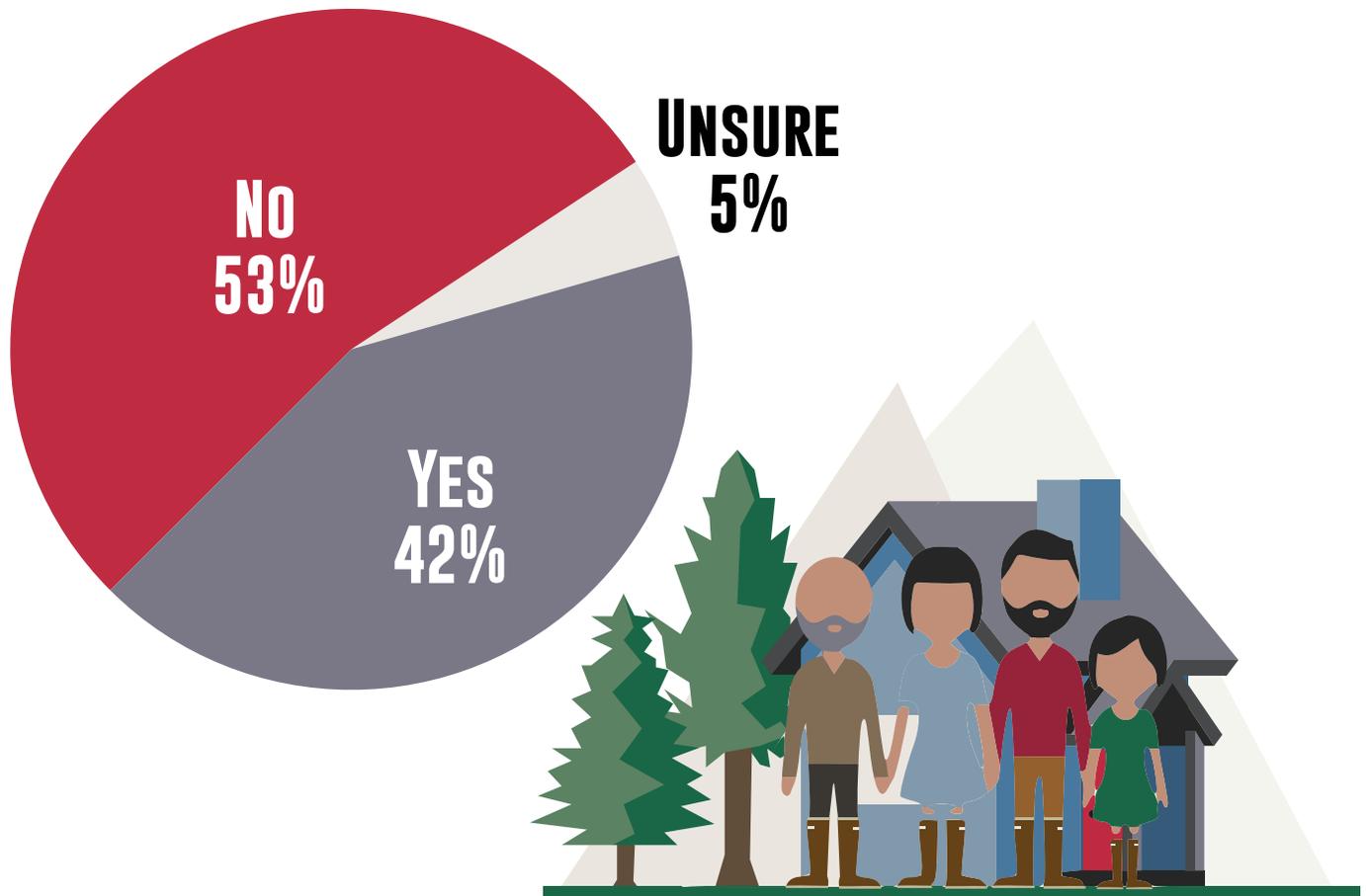


Average Household Size

**= 3.6**

The average household size of survey respondents is 3.6. Household sizes ranges from one to seven people.

# IS YOUR HOME OVERCROWDED?



Average Household Size = **3.6**

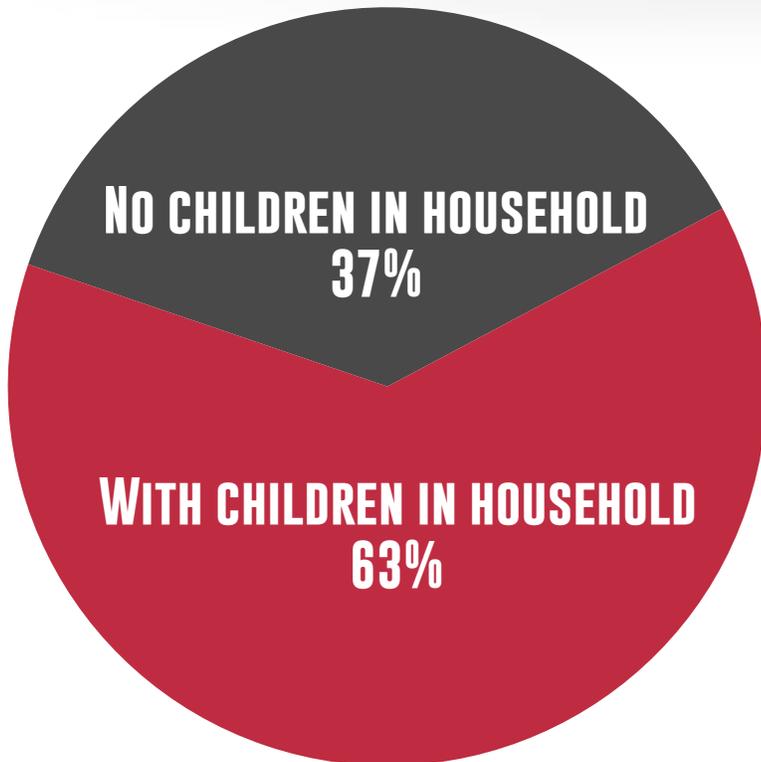
Average Household Size for "Yes" = **4.7**

Average Household Size for "No" = **2.5**

Forty-two percent of households survey say their homes are overcrowded. The overall average household size is 3.6 members. Those who say their home is overcrowded have a higher average household size of 4.7 people. Those who say that their homes are not overcrowded have an average household size of 2.5 people.

Yakutat households are the most likely to say they are overcrowded in the region.

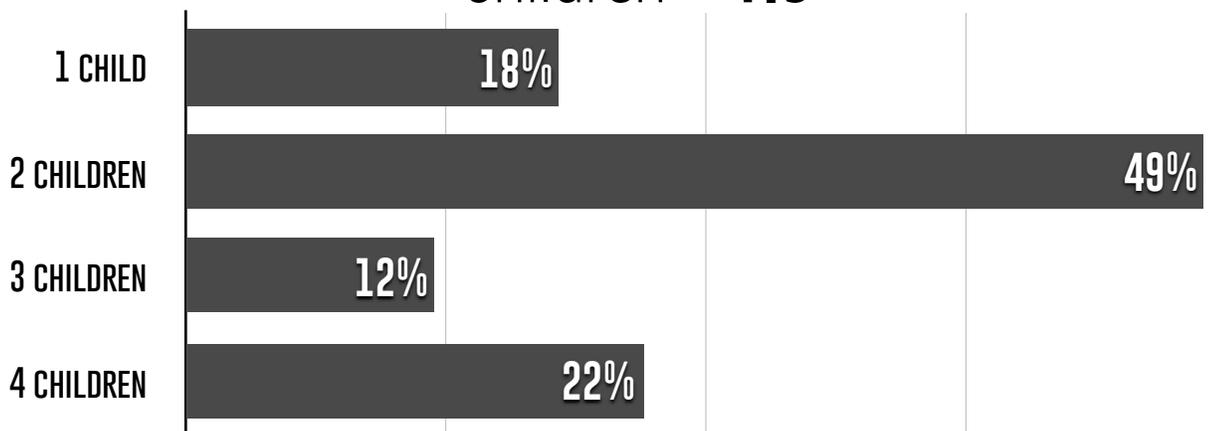
# HOW MANY CHILDREN UNDER AGE 18 LIVE IN YOUR HOUSEHOLD?



ESTIMATED TOTAL KIDS

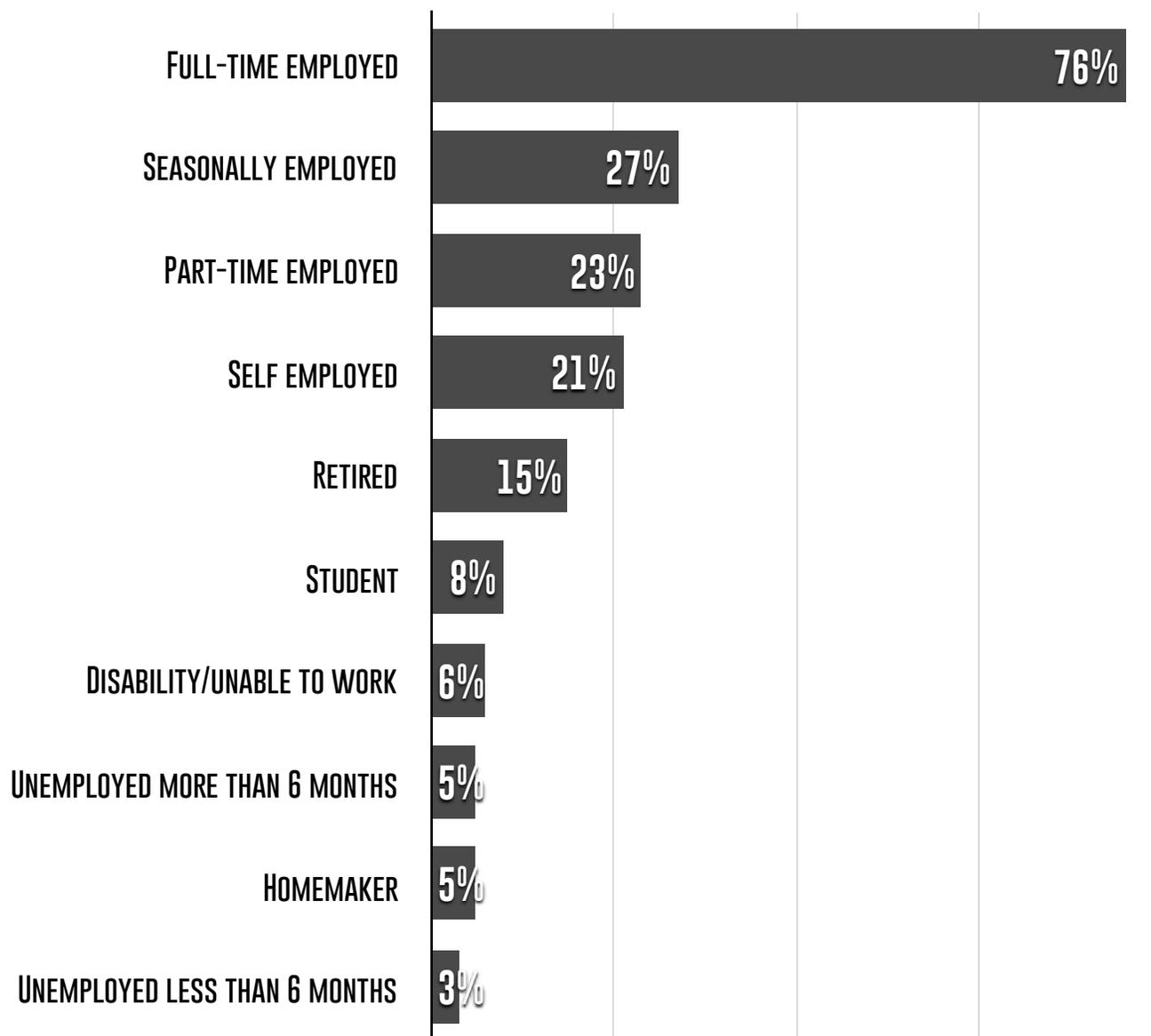
75

Average number of children in homes with children = **1.9**



Approximately two-thirds (63%) of Yakutat's tribal households have at least one child under the age of 18. The average number of children in a Yakutat tribal household with children is 1.9. For homes with children, 18% have one child, 49% have two children, and 34% have three or more children. There are an estimated 75 kids in Alaska Native homes in Yakutat. In the regional THRHA communities, Yakutat households are among the most likely to contain children.

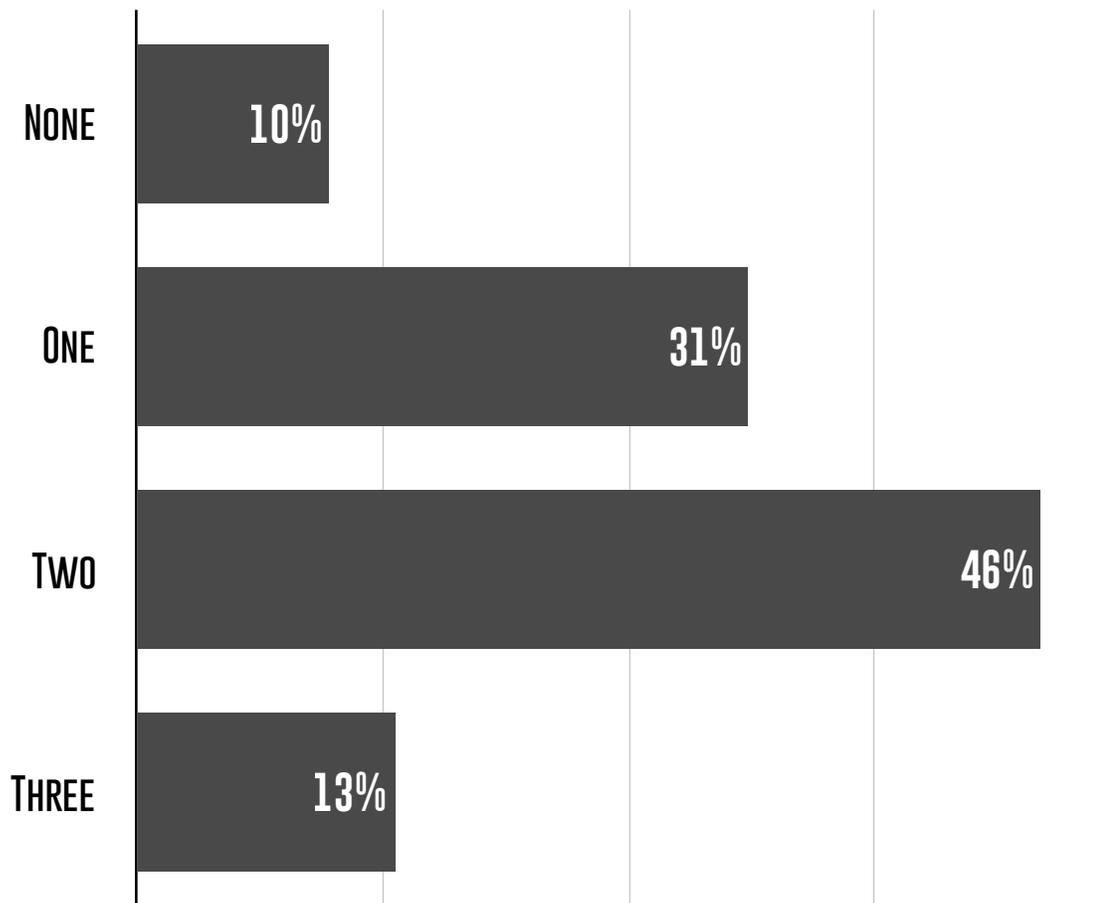
# WHAT IS THE CURRENT EMPLOYMENT STATUS OF HOUSEHOLD MEMBERS? (Check all that apply)



More than three-quarters of households (76%) reported having at least one full-time employed householder. Twenty-seven percent of households have a member who is employed seasonally, and another 23% have a member who is employed part-time. Approximately 8% of respondents have a household member who is unemployed, including 5% with a member unemployed for more than six months.

Yakutat has the highest percentage of households containing full time working members.

# HOW MANY ADULTS IN YOUR HOUSEHOLD ARE CURRENTLY EMPLOYED?

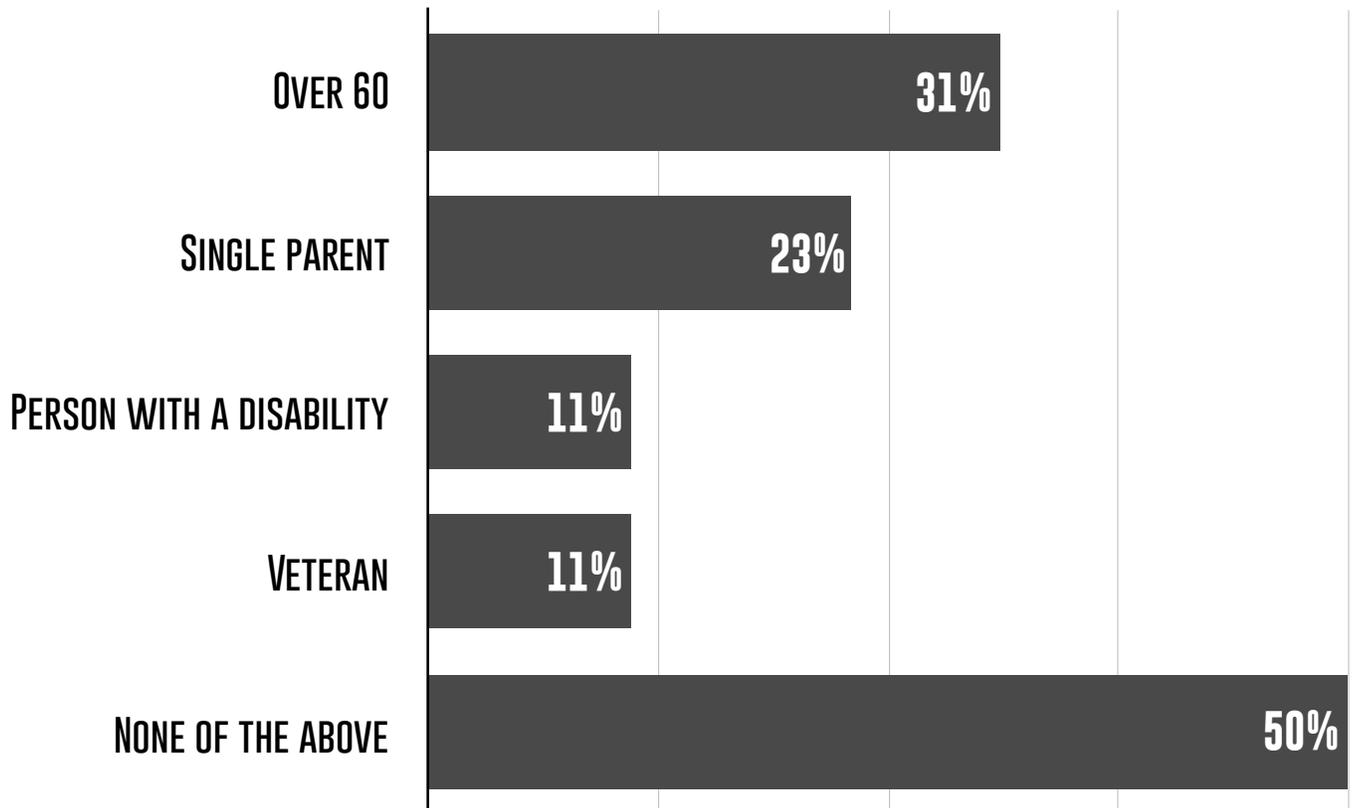


Average employed adults per household = **1.6**

We asked how many adults are currently employed in the household of the respondent. The most common response was two working adults, with 46% of respondents selecting this answer. Thirty-one percent of households have one employed adult. The average response was 1.6 working adults per household.

# MEMBERS OF HOUSEHOLD

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

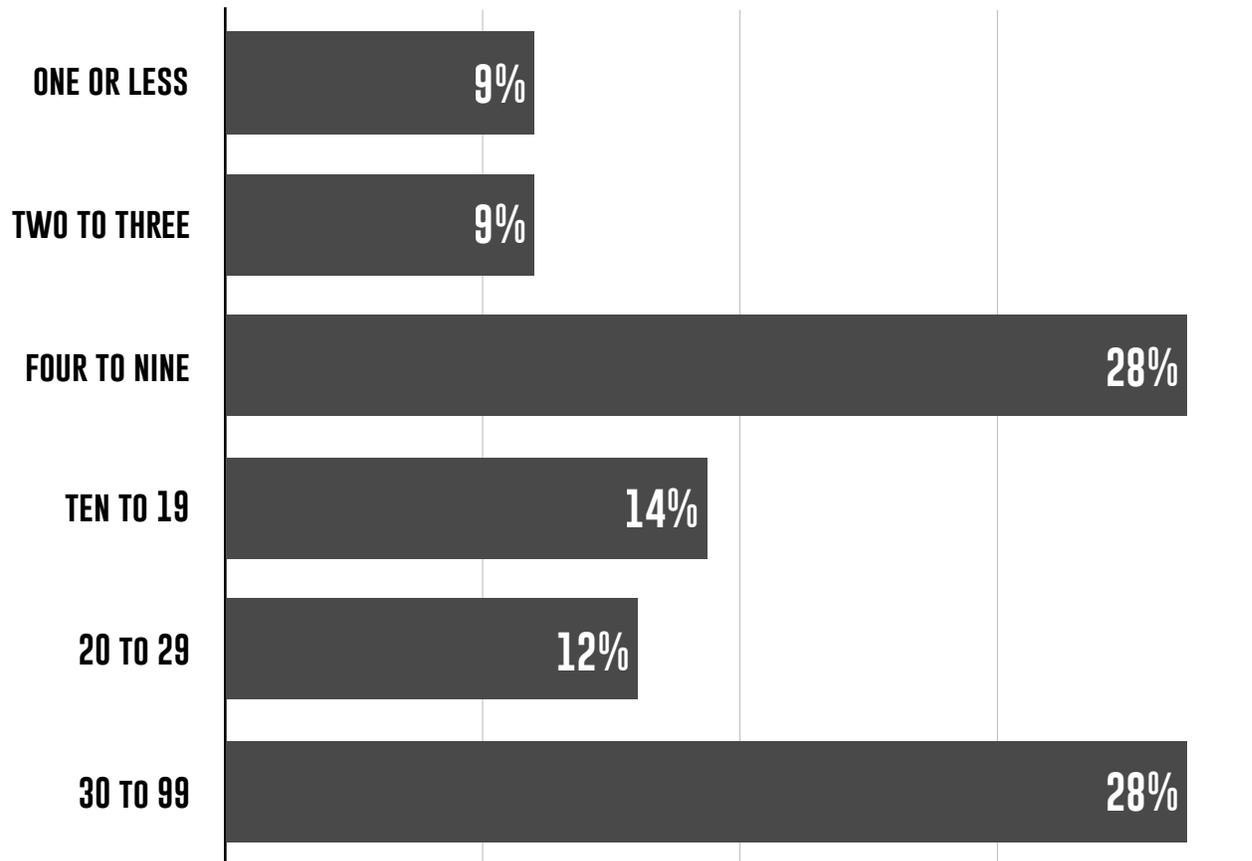


Thirty-one percent of all tribal households contain a person over the age of 60. Eleven percent of all tribal household have a member with a disability. Twenty-three percent include a single parent, while 11% of tribal households include a veteran.

Yakutat has the lowest percentage of households containing a person with a disability among regional THRHA communities.

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

Converted into years of residency in current home:



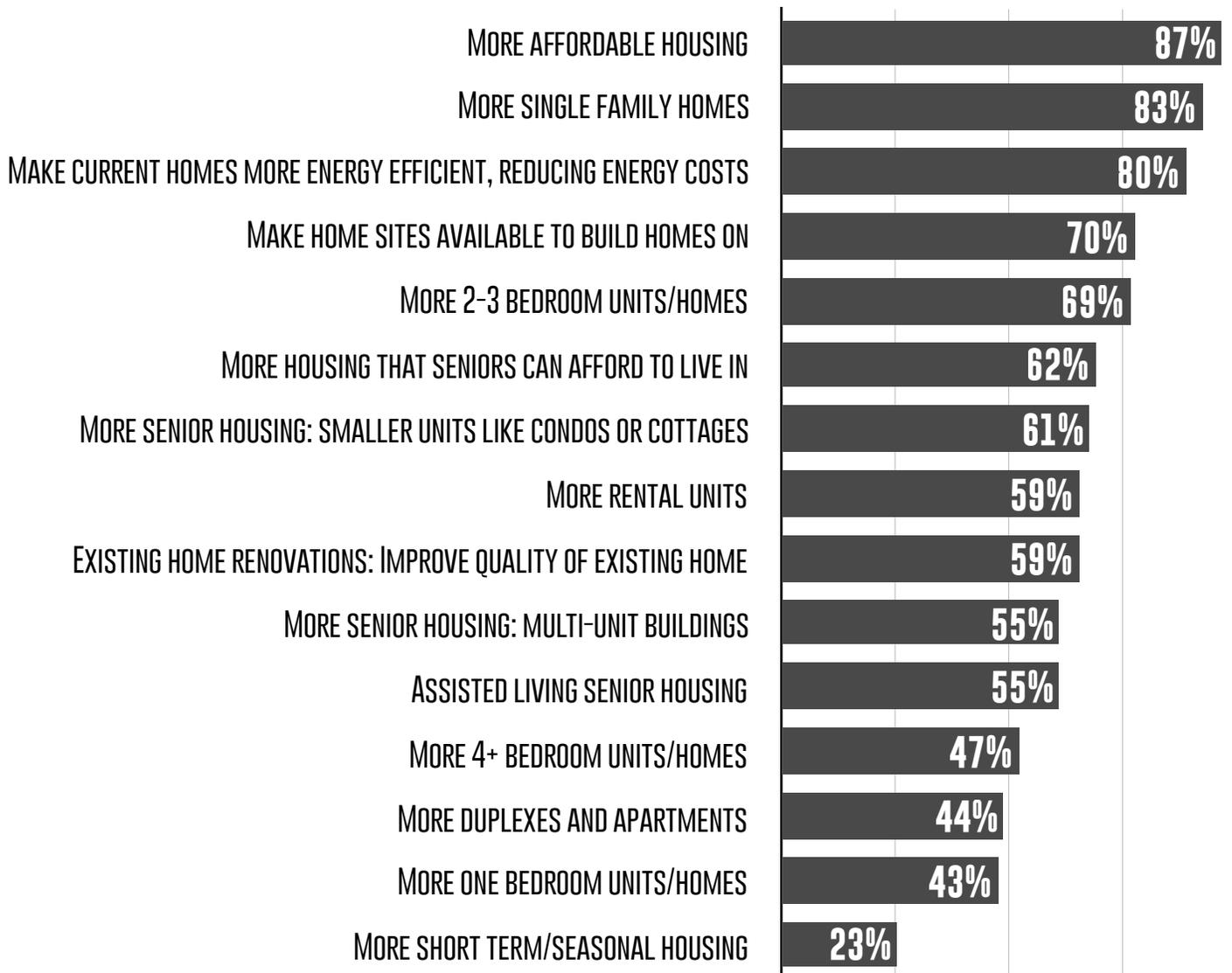
Average number of years in current home  
**= 18**

Forty percent of tribal members have resided in their homes for twenty years or longer. Another 14% have lived in their homes for 10 to 20 years. Eighteen percent have been in their homes for three or fewer years. The average tenure of a tribal household at the point this survey was conducted was 18 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 in Yakutat, according to the survey, is more affordable housing, which 87% of survey respondents say is a high priority. This is followed by a call for more single family homes (83%), and improving energy efficiency of current homes (80%).

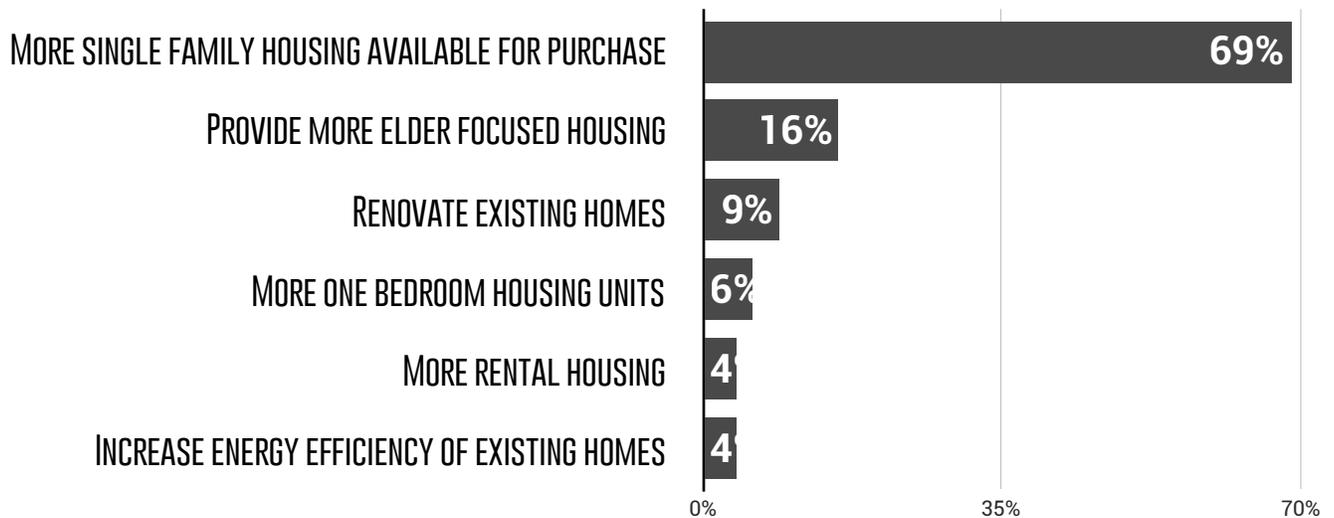
The following table shows a breakdown of responses to these questions and responses.

# 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	87%	13%	0%	0%	0%
More single family homes	83%	17%	0%	0%	0%
Make current homes more energy efficient, reducing energy costs	80%	15%	6%	0%	0%
Make home sites available to build homes on	70%	24%	4%	2%	0%
More 2-3 bedroom units/ homes	69%	24%	7%	0%	0%
More housing that seniors can afford to live in	62%	30%	4%	2%	2%
More senior housing: smaller units like condos or cottages	61%	31%	2%	2%	4%
More rental units	59%	31%	6%	4%	0%
Existing home renovations: Improve quality of existing home	59%	26%	15%	0%	0%
More senior housing: multi-unit buildings	55%	38%	4%	2%	2%
Assisted living senior housing	55%	34%	8%	2%	2%
More 4+ bedroom units/ homes	47%	43%	9%	0%	0%
More duplexes and apartments	44%	35%	15%	4%	2%
More one bedroom units/ homes	43%	30%	21%	4%	2%
More short term/seasonal housing	23%	25%	32%	6%	15%

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

Respondents ranking the following as their top priority



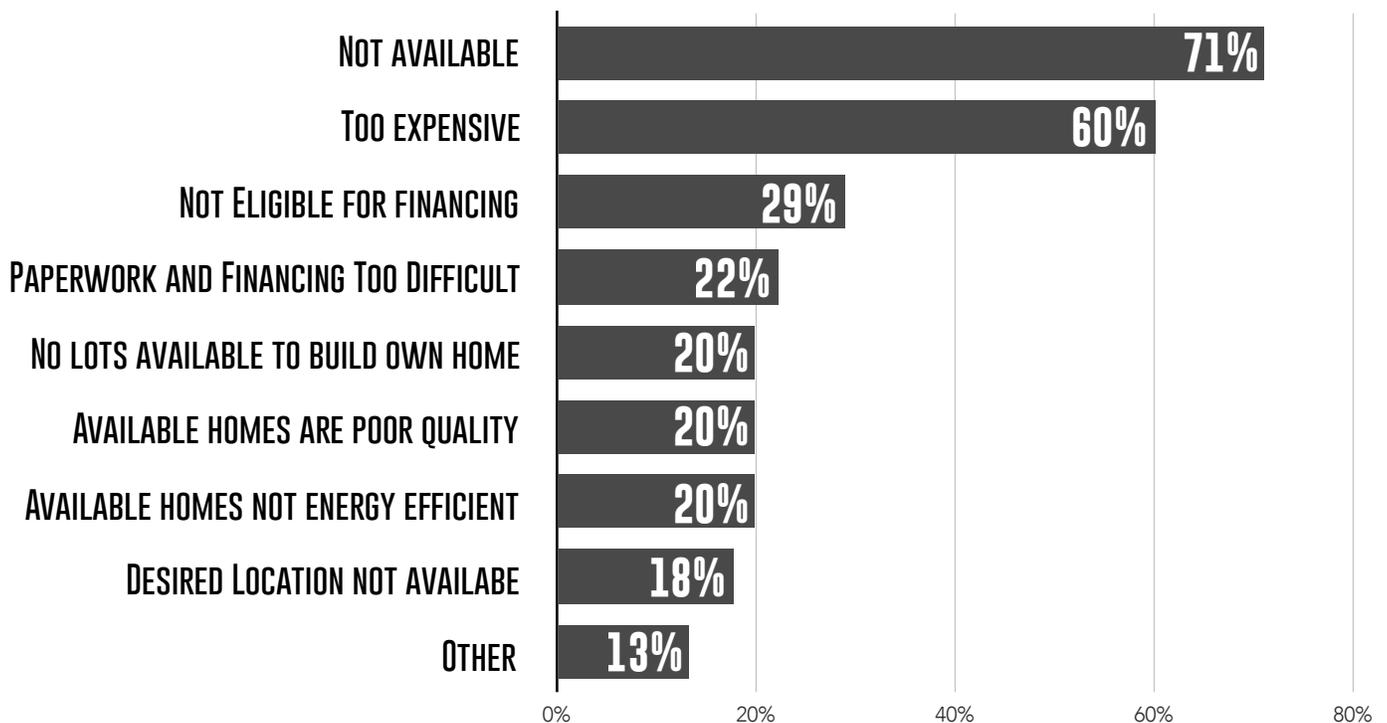
Answer Options	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6
More single family housing available for purchase	69%	13%	8%	4%	2%	4%
Provide more elder focused housing	16%	16%	14%	24%	20%	8%
More rental housing	4%	24%	27%	16%	13%	16%
Renovate existing homes	9%	23%	19%	21%	6%	21%
Increase energy efficiency of existing homes	4%	11%	22%	22%	28%	13%
More one bedroom housing units	6%	12%	16%	12%	22%	33%

When asked to rank the importance of six possible answers, 69% of Yakutat respondents identified *single family housing available for purchase* as their highest priority. *More housing focused on elders* was the next most common top priority, with significantly fewer (16%) of respondents selecting it.

# 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	75%
No	16%
Maybe	9%

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)

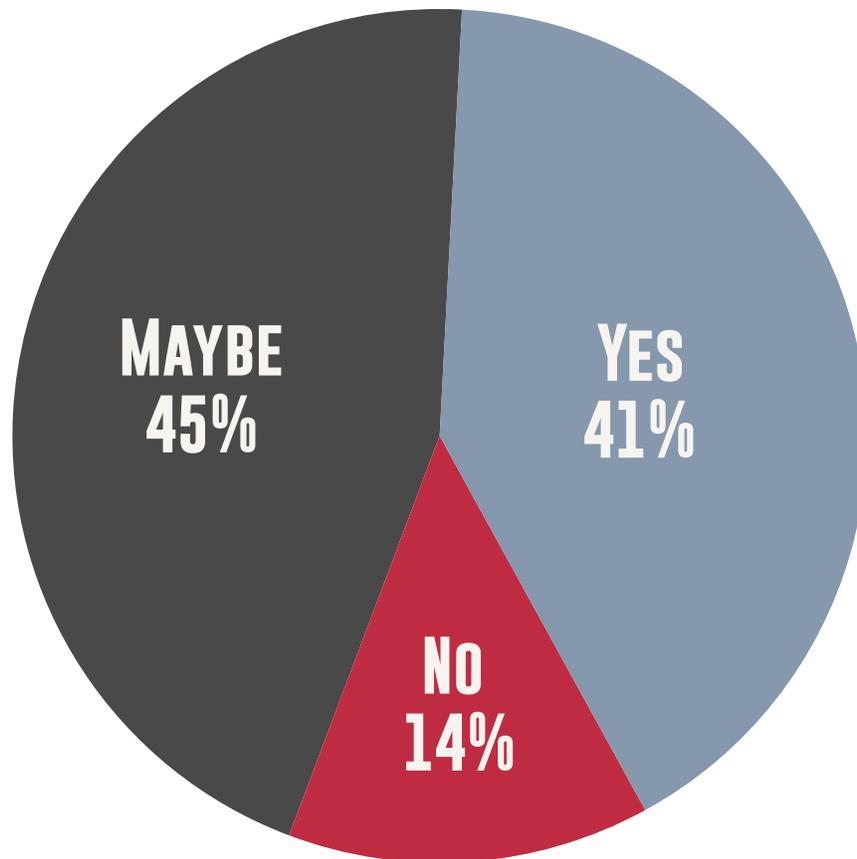


How much would you/they willing to pay each month for housing ownership (excluding home heating costs, electricity, water, and sewer)?

Willing to pay = **\$947/month**

Seventy-five percent of households responding noted that they have member who would prefer to be in their own home. The top barrier to this was a lack of availability (71%) followed by the expense of living in a different home (60%). Tribal members would be willing to spend \$947 per month for their own housing.

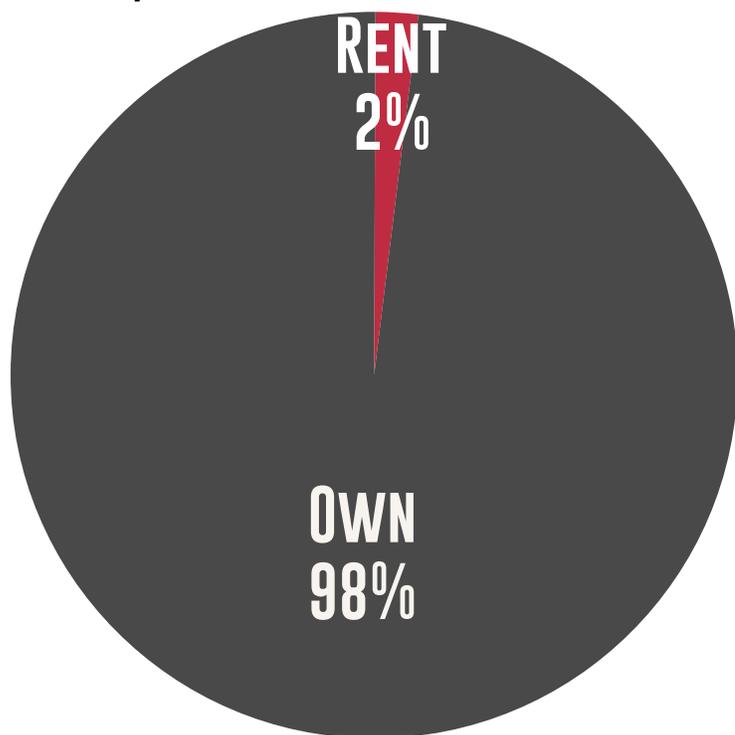
# WOULD YOU BE WILLING TO LIVE IN A SMALL HOME (600-800 SQ FT) OR UNIT IF IT WAS MORE AFFORDABLE?



When asked, 41% of tribal members surveyed said that they would be willing to live in a small (up to 800 square foot home) in order to cut costs.

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

I would prefer to:



Despite the fact that only 44% of respondents in this survey currently own their own home, nearly all respondents (98%) said they would prefer to own their own home rather than rent.

# ADDITIONAL FINDINGS

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

Answer Options	Response Count
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.	23
Access to funding to help renovate my home.	23
I would like to participate in a "sweat equity" housing program, where I help build my home.	17
Home maintenance education program.	13
I have land and need access to a loan to build my own home.	11
A rental unit to move into.	8
Financial literacy program.	8
I am not interested in a housing program at this time.	3
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.	28%
Yes, but I'm not interested in building a home on my land.	0%
No	70%
Other	2%

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

Answer Options	Response Percent
Yes	28%
No	66%
Not Sure	6%

## How many bedrooms are in your house?

Average Number of  
Bedrooms  
**= 2.8**

# OPEN ENDED RESPONSES

## HOUSING PROGRAMS “OTHER”

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

**Response: “Other”**

- I would like to put in for a home if T & H would put in more houses
- Weatherization or funding to make my home more energy efficient
- I would like more land to be available for purchase at a reasonable price.
- Answer for my young adults living at home
- Small single family home or land to build on.

# 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 visualizes the 50 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?

- Access to housing to meet elder needs
- Affordable
- Affordable apartments and small homes to buy or rent, also helping people to build on land.
- Apartments, homes
- Assisted living
- Cost
- Dire
- Dire need of affordable houses for purchase.
- Families often move because of lack of housing. Sale prices are so high in expectations that seasonal people will buy summer homes. They're not targeted towards residents but tourists.
- Homes in general. Most of our homes are owned by sports fishermen who do not live here
- Housing for families with kids and for adult children living with and caring for a parent.
- Housing is very limited- too many non-locals bought out a lot of the nicer houses for summer homes, so Yakutat is left with no housing available to grow and stay alive. There are SO many homes not being utilized in the winters.
- Housing unavailability. Yakutat is currently facing opportunities to grow exponentially with regard to economic development generated by programs the tribe has endeavored (tribal court and a new large health center). Currently the tribe and the health center are developing and recruiting for over 10 long term jobs (much more coming in the future). These jobs wouldn't make it possible for community members to move home, especially those who left to complete their education and didn't have anything in Yakutat to return to. This is a great opportunity for Yakutat to stabilize, increase school enrollment and therefor funding, and stimulate the local becoming. And yet so many families are unable to move back home because housing is not available. This is how communities die.
- I think the need is that there are many young people in my shoes, we aren't necessarily "home buyer ready", but we also need to be buying a home. There's a few vacant units however, apartment living isn't ideal, and many people are over income for tax credit units.
- Lack of housing
- Lack of housing
- Lack of housing
- Lack of Housing
- Lack of housing all together. Families need homes, not 3-bedroom apartments.

- Lack of housing for individuals. And lots of empty homes sit and are only used for a few weeks out of the year in the summertime by the owners, which is frustrating for people who do live here and are trying to find housing.
- Lack of housing.
- Many young couples need homes to own. Instead of rental ms where they'll never own. Rentals are good for temporary.
- More affordable homes
- More affordable homes for low income families
- more affordable single-family housing 3+ beds and 2+ baths
- More available options for both purchasing or renting
- More for young families
- More homes
- More homes for young Tribal members, just starting their own independent lives
- More land needs to be available to own and build single family homes on. Many families in Yakutat would help build homes but there isn't any land available that is a reasonable price or size.
- More options to buy and rent that are healthy (no mold).
- Multi-families living in one home
- Multiple values in 1 house
- Need more
- Need more places and affordable housing
- Need more single-family homes. Not all families want to rent. They plan to stay long term, they need homes. Also, Senior housing. There is NONE!
- Not enough affordable housing to own or rent.
- Not enough available homes or units. And when there is one available people can't afford it. most places are so run down there are many people with asthma and allergies and it makes it really dangerous to live in these conditions, especially with children.
- Not enough space and rents to high
- Our community needs more affordable housing.
- Poor need more homes reasonable price
- renovations for the aging housing is a huge need
- Small single-family home
- There are no affordable homes for sale. All home that go on the market get sold to out of town people that leave them empty in the winter. It's frustrating seeing community members struggle to find a house to rent or buy when there are so many homes left empty in the winter.
- There are none. affordable housing also needed
- There aren't enough places for rent that are affordable enough for 1 or 2 people.
- There is a lot of private land that landowners could build on, which I believe would be more cost-effective and efficient than renting or overcrowded living circumstances.
- There is not enough housing
- Very bad
- We need more energy efficient single-family home

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

- Anything to help raise the needs of community residents getting homes is much appreciated.
- Families who are not income eligible given one time offer to assist with much needed renovations.
- I honestly have been living in Bethel Alaska. I want to move home to my home town of Yakutat so my children can know our culture and to be near family and my community - there are no homes available for purchase. I do have land, but I do not see how to build on it as it is deep in the trees. Plus, nobody wants to live in an apartment anymore. The apartments are too small and feel too expensive for village living these days. Yakutat is wasting away even though the community is fighting hard for it. I'd love to join the fight to keep Yakutat alive with my own generation, but I have children to feed and raise as well. The schools have been having a hard time too. Thank you for your time.
- I live in a THRA home built here in 1974. I raised 3 kids here.
- I would love help clearing and building on my land. Many people own land but can't afford to build.
- Just we would love to get our roof fixed
- Make housing available to families in need and not just to police and clinical staff coming in.
- More homes
- Need to build more homes and apartments
- Our community needs more rent to own houses. For locals or people who plan to live here full time.
- Our housing need is suffocating Yakutat! People want to move home, jobs are available, housing is not!
- People wait for months to hear back about the T&H apartments in Yakutat. Speeding up that process and having better communication would improve that experience.
- Please build an Elder Hospice Home to keep our Elders in Yakutat.
- Previous housing surveys not done correctly and counted fish camps as homes. Very inaccurate data before. Thank you for allowing us a chance to get a true reflection of what is happening!!
- Provide good/better maintenance at Sunrise apartments, for our Tribal members who live there.
- Resources (such as in-person classes, webinars, or informational booths) on healthy homes, home maintenance, and financial literacy would be a benefit to all community members.
- Sunrise Apartments still has a dog problem
- Thank you for hearing our concerns. Now to take action.
- Thank you for working hard for our communities.

- Tlingit and Haida housing needs quality employees. The employees in our town, many are not trustworthy and don't care to help residents in rental units. Many families go living in substandard units because their need is not prioritized and lack of T&H employees who have knowledge of maintenance.
- We need a new housing project
- We need housing!
- Yakutat is in need of housing, period. no options for locals. if there are homes for sale, they are bought by wealthy visitors. not any options for families
- Yakutat literally has NO housing for families. We have one apartment complex and it is always full or have one person living in a three bedroom. Waste of space.
- You guys covered it all I hope there can more housing added to Yakutat... I believe more people would move back home.