

Kake Community Tribal Housing Survey Analysis 2024

Prepared for

Organized Village of Kake



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Prepared by



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Summary

Key Findings and Analysis

The Kake housing survey indicated that **the most pressing housing need for Kake tribal households is home renovations**, which 91% of survey respondents say has a high level of demand. This is followed by a call to create more affordable housing (88%). Energy efficiency upgrades are in high demand by 78% of respondents, as is assisted living for seniors.

A followup open ended question asking Kake tribal households for the most important tribal priority garnered similar feedback, with home renovations (including energy upgrades) and increased pathways to homeownership representing the top responses. When asked which THRHA housing program was of most interest to respondents, the most common answer was “Access to funding to help renovate my home,” with 38 households expressing interest in program participation.

Most households surveyed (83%) live in single-family homes, and another 10% live in mobile homes. Two-thirds of survey respondents own their homes in Kake. Another third rent their homes. Sixty-one percent of survey respondents report that a member of their household would prefer to own a home but does not.

“Kake needs more renovation of current homes for sale or more housing opportunities for families to become home owners.” Kake survey respondent

The average household size is 3.2 people, and 51% percent of surveyed households have children living in them. Ten percent of the households surveyed include a single parent, and 40% have a member over 60 years of age (up from 27% just five years ago). Seventeen percent of households include a person with a disability, and 10% include a veteran.

Approximately a third (32%) of all households surveyed reported opening their home to an individual experiencing homelessness over the past year.

Just over a third of respondents indicate their homes are in good or excellent condition (39%), while 22% of respondents said the condition of their homes was poor. Kake residents report the lowest housing quality among the THRHA communities. On average, the cost of heating a Kake tribal home in a winter month is \$481.

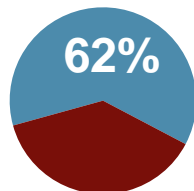
Kake respondents who are homeowners have an average monthly mortgage of \$864, the lowest among THRHA communities. Average rent is \$808, before utilities. The average annual household income is \$53,816. Seventy-seven percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 20% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. On average, households say they can afford \$786 per month on rent or mortgage.

Seventy-three percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria, down from 76% in 2019.

Kake Tribal Housing Infographic

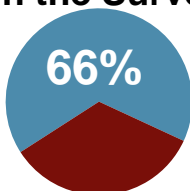
Alaska Native Households
(estimated)

= **147**



of these
Participated in the Survey

Homeowners =



73%

of Households are
Low-Income

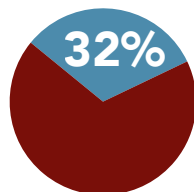
Average Home Value = **\$154,773**

Average Annual
Household Income
= **\$53,816**



Average Mortgage = **\$864**

Average Rent = **\$808**



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

Tribal
households
include:

Single family home
83%

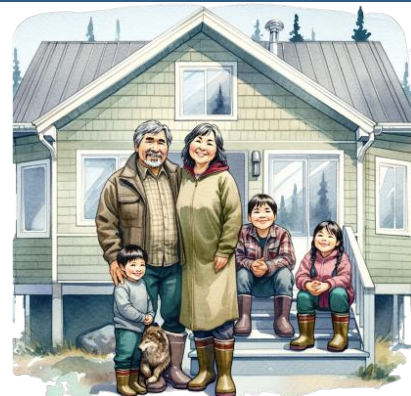
Mobile home
10%

Other
3%

Multi-Family
Unit 3%

People Per
Household

= **3.2**



Households Include:

40%

a member over 60

a single parent

10%

17%

a person with a disability

grandparents & grandchildren

9%

10%

a veteran

a child

51%

Average Residency
in Home =

25 Years

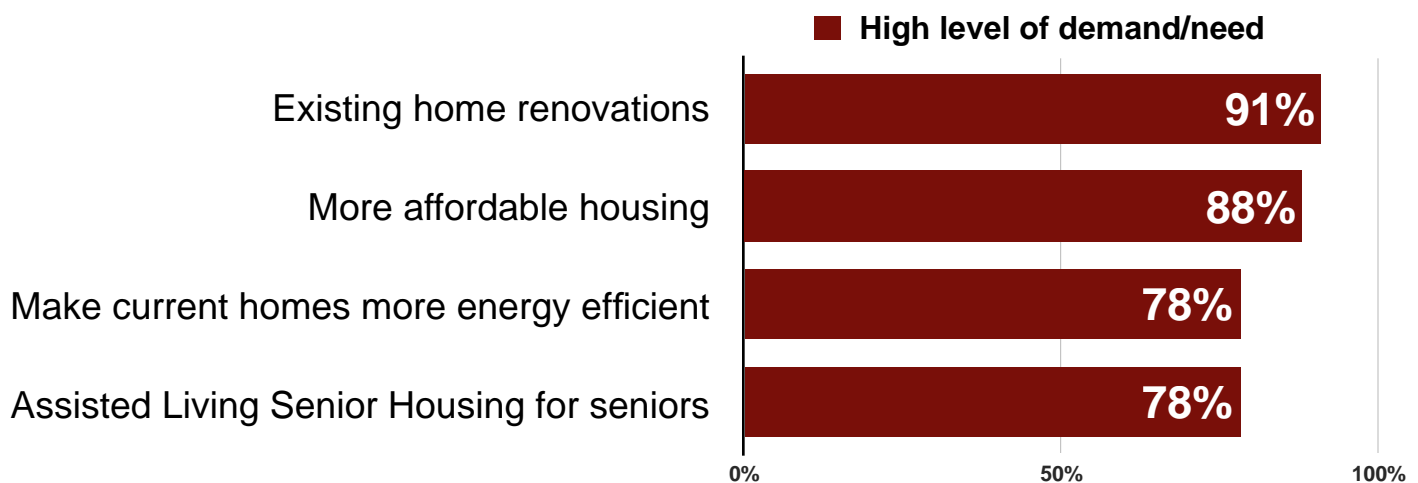
Average Home Age

= **44** Years



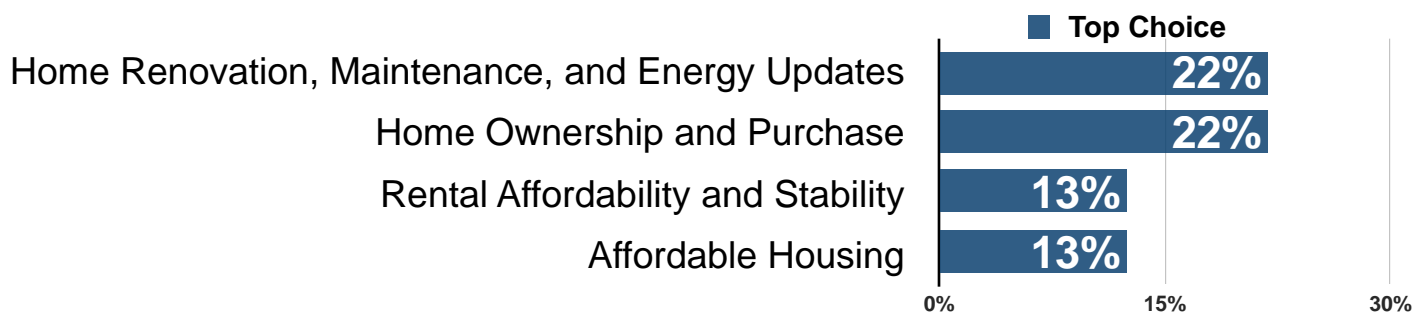
Kake Households Top Priorities

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



Respondents were asked to rate 14 housing options by level of demand. “Existing home renovations” was rated as the having the highest level of demand or need in Kake (91%), followed by more affordable housing (88%).

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



In a follow up question, tribal household respondents were then asked to write down their highest housing priority. Twenty-two percent mentioned the need for help with home renovation, maintenance, or energy efficiency updates. A similar number said there need to be more housing available for purchase and more pathways to homeownership.

Survey Methodology

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

Rain Coast Data designed the survey instrument on behalf of SALT with input from THRHA. The survey was administered electronically from late January through late February 2024. Paper copies were also made available to survey participants.

A total of 91 tribal households in Kake responded to the survey. Responses received comprise an estimated 62% of all Alaska Native households in Kake. Due to this high response rate, the survey findings have a 95% confidence level with a 6.4% confidence interval.

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

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

Survey Responses for Tribal Households in Kake, Alaska

Occupied Housing Units by Race of Householder	Count
Estimated Alaska Native Households	147
Total Households Surveyed	91
Percent of Total Tribal Households Surveyed	62%
Confidence interval with a 95% confidence level	6.4%

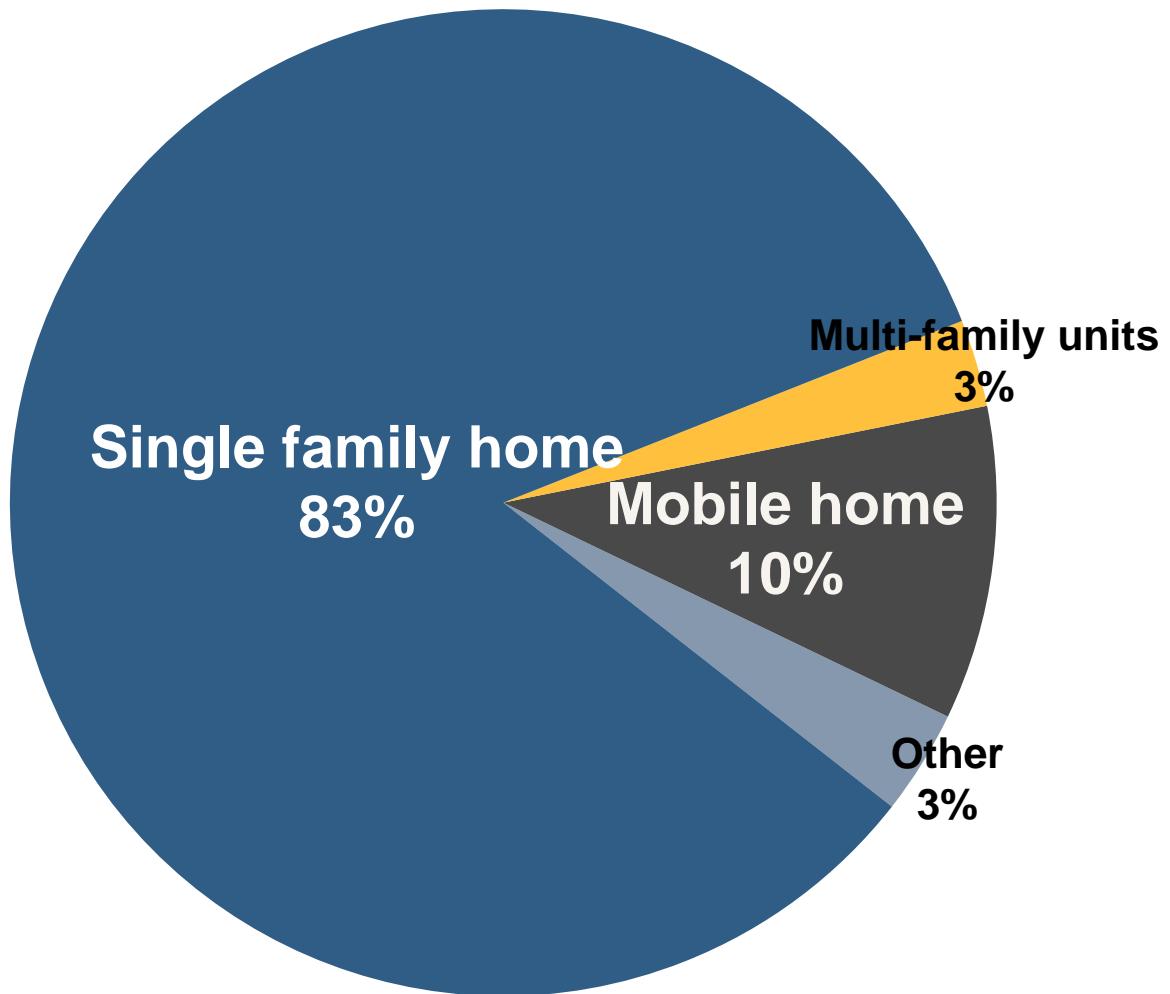
Data Source: Rain Coast Data estimate based on survey results, 2022 American Community Survey 5-Year Estimates, and US Census 2020.

Housing Structures



Housing Structures

What type of home do you live in?

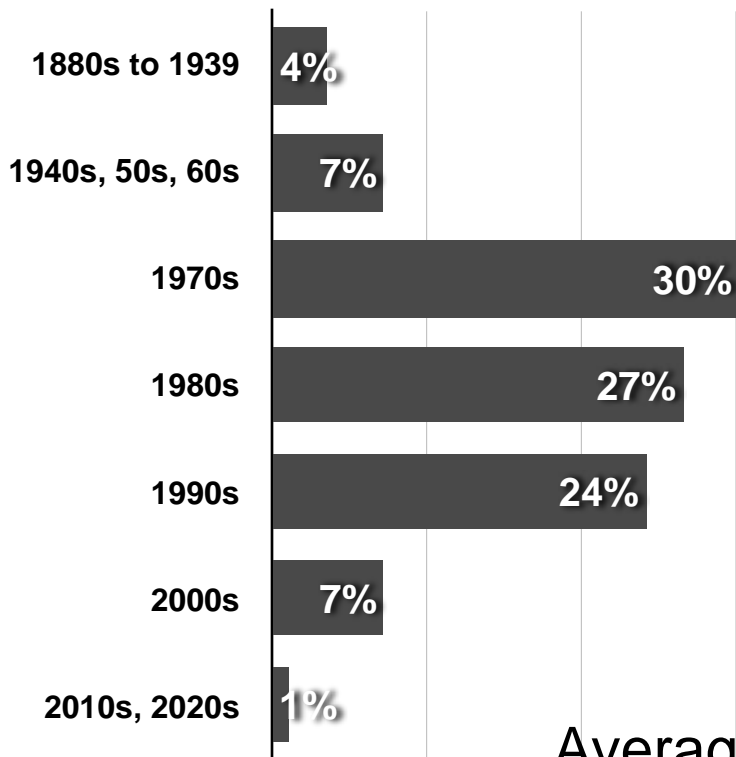


Most tribal households in Kake live in single family home structures (86%). Eleven percent live in mobile homes, while three percent of households live in a multi-unit structure such as an apartment or duplex.

In the last five years (2019-2024) there no significant changes.

Answer Options	2019	2024
Single family home	79%	83%
Multi-family (apartment/duplex)	3%	3%
Mobile home	13%	10%
Elder housing	6%	2%
Other	0%	1%

What year was your house built?



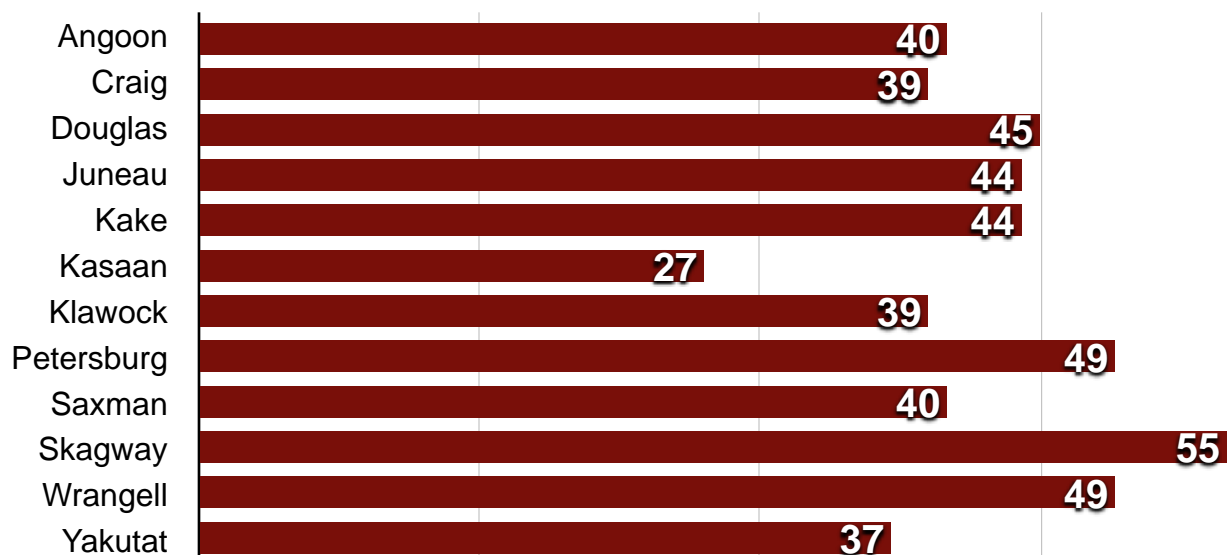
Respondents' homes are an average of 44 years old. More than half of them were built in the 1970s and 1980s. Another 31% were built in the 1990s and 2000s. Only 1% of homes have been built in the last decade. When this study was last conducted five years ago in 2019, the average age of the housing stock was 42 years.

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

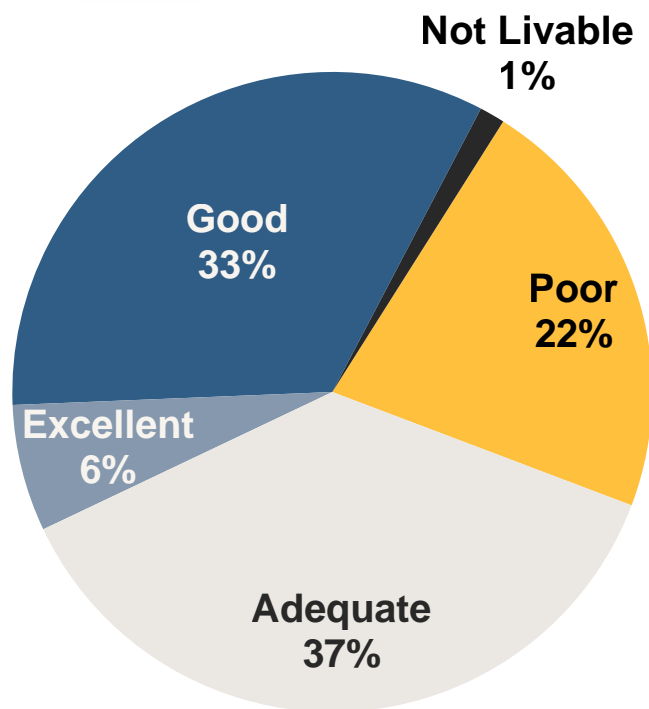
Average Age of Housing Stock

= 44 Years

Average home age by community

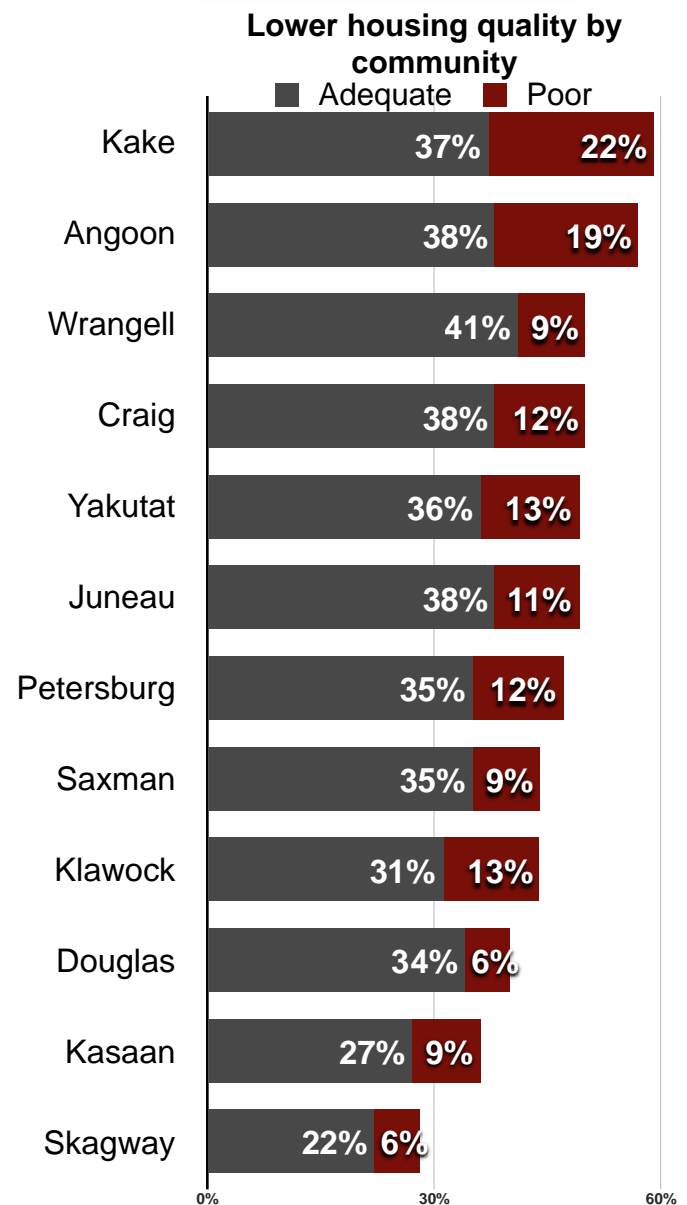


Rate the overall condition of your home



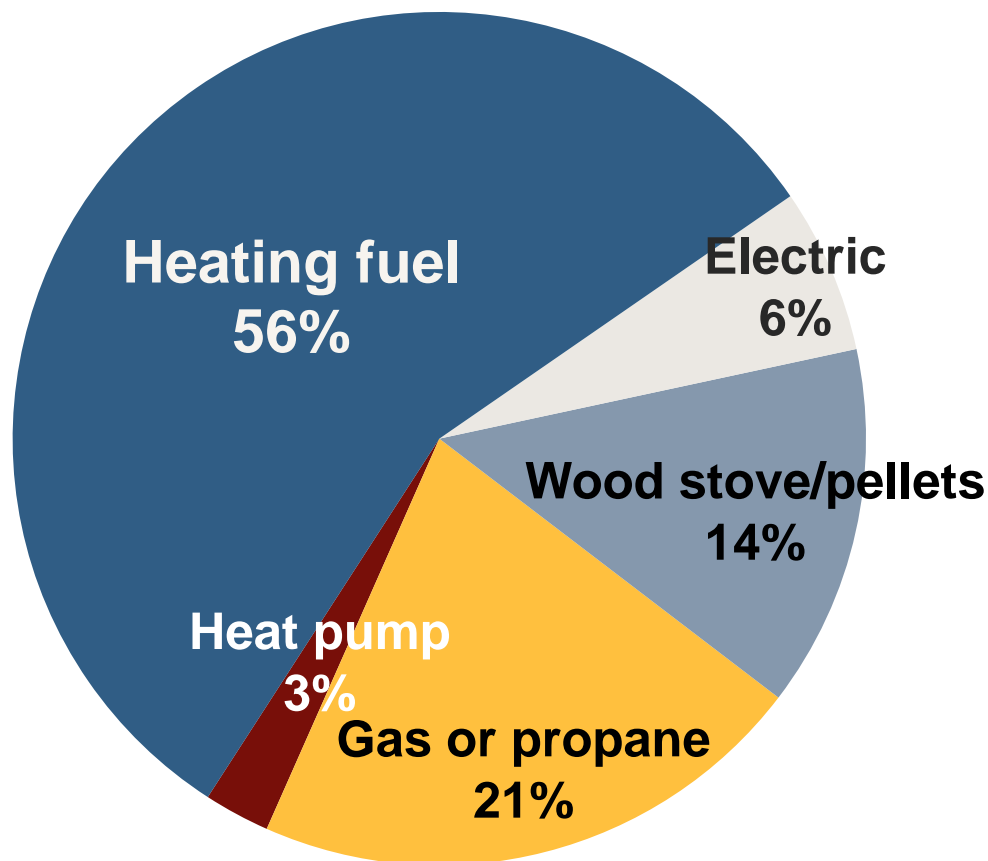
Just over third (39%) of Kake tribal households said their homes were in good or excellent shape. Thirty-seven percent indicated that their living conditions were adequate, while 22% said the condition of their home was poor. Less than 1% said their homes were not in a livable condition. Kake residents report the lowest housing quality in the THRHA communities.

Compared to five years ago, 4% fewer respondents report their homes are in excellent condition, and 4% more respondents report they are living in poor conditions.



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	10%	6%
Good (a few minor repairs would be nice)	23%	33%
Adequate (repairs needed to improve living conditions)	48%	37%
Poor (major repairs needed to make it safe and livable)	18%	22%
Not Livable (we are currently unable to live in our home)	0%	0.4%

What do you primarily use to heat your home?



Fifty-six percent of tribal respondents heat their home using heating fuel, while six use electric heating sources. Another 14% use a wood or pellet stove, 21% use gas or propane, and 3% use a heat pump. The average reported winter heating fuel cost was \$537 per month, while the average cost of electric heating was estimated to be \$354 in winter months. Overall, the average cost of heating was estimated at \$481 in a winter month. Heating cost estimates have increased over the past five years. Overall average costs increased by 22%, according to respondents, an increase of \$88 per month.

Home Heating	Monthly Cost 2019	Monthly Cost 2024	2019	2024
Electric	\$245	\$354	8%	6%
Gas or propane	\$295	\$438	8%	21%
Heat Pump	NA	\$269	NA	3%
Heating fuel	\$421	\$537	73%	56%
Wood stove/pellets	\$408	\$389	11%	14%
Overall Average	\$393	\$481		



Home Finances

Home Finances

What is the assessed value of your home?

Overall Average

2019	2024	Change
\$101,628	\$154,773	52%



Mobile Homes

2019	2024	Change
\$23,333	\$45,000	93%



Single Family Home

2019	2024	Change
\$114,324	\$155,676	36%

The average value of a housing unit owned by a respondent in Kake is \$154,773 — representing a 52% increase from when this survey was fielded 5 years previously. Mobile homes are worth an average of \$45,000, nearly doubling over the past five years. Single-family homes are valued at \$155,676, a 36% increase over 5 years.

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

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

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



The average monthly rent paid by Kake tribal householders is \$808, a 47% 5-year increase; while the average mortgage is \$864, a 30% increase from 2019. These figures do not include utilities. Households were asked how much rent or mortgage they could reasonably afford, regardless of what they are paying.

On average, they could afford \$717 in rent (11% less than the average rent) and \$1,685 for a mortgage (12% less). Forty-five percent of Kake tribal households own their own homes, but no longer have a mortgage - a figure with very little change over the past 5 years.

Kake has the lowest mortgage costs in the THRHA region.

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

Average Rent

2019	2024	Change	Can Afford
\$550	\$808	47%	\$717

Average Mortgage

2019	2024	Change	Can Afford
\$665	\$864	30%	\$761

Households with no Mortgage

2019	2024	Change
48%	45%	-3%

By Community

Community	Rent	Mortgage	Can Afford
Angoon	\$998	\$868	\$558
Craig	\$939	\$1,257	\$943
Douglas	\$1,193	\$1,673	\$1,137
Juneau	\$1,310	\$1,912	\$1,260
Kake	\$808	\$864	\$786
Kasaan	\$484	\$2,223	\$810
Klawock	\$863	\$1,330	\$1,050
Petersburg	\$1,234	\$1,407	\$1,048
Saxman	\$1,109	\$1,469	\$1,047
Skagway	\$741	\$2,112	\$1,503
Wrangell	\$888	\$1,526	\$1,048
Yakutat	\$1,087	\$1,335	\$1,012

Can Reasonably Afford = **\$786/month**

What is your approximate annual household income?

Average Kake Household Income

2019	2024	Change
\$50,644	\$53,816	6%



Rental Households

2019	2024	Change
\$47,000	\$40,409	-14%

Owner Households

2019	2024	Change
\$53,051	\$60,633	14%

By Community

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

The average income of tribal households (of those reporting an income above \$0) in Kake is \$53,816, a 6% increase over five years earlier. Those paying rent had an average household income of \$40,409, a 14% decrease; while those who own their own homes earn an average of \$60,633 annually, 14% more than in 2019.

Skagway tribal households report the highest average household income in the THRHA region, while Kake households earn the least.

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

What is your approximate annual household income in Kake?

(By number of household members)

Household Income	Household Size (Number of People)								Total
	1	2	3	4	5	6	7	8	
Less than \$20,000	2.6%	5.2%	3.9%	1.3%	2.6%	0.0%	0.0%	0.0%	16%
\$20,000 - \$30,000	5.2%	5.2%	2.6%	1.3%	3.9%	0.0%	2.6%	0.0%	21%
\$30,100 - \$40,000	0.0%	2.6%	2.6%	3.9%	1.3%	1.3%	0.0%	0.0%	12%
\$40,100 - \$50,000	1.3%	2.6%	1.3%	2.6%	2.6%	0.0%	0.0%	0.0%	10%
\$50,100 - \$60,000	1.3%	2.6%	1.3%	1.3%	2.6%	1.3%	0.0%	0.0%	10%
\$60,100 - \$70,000	1.3%	1.3%	0.0%	1.3%	1.3%	1.3%	0.0%	0.0%	6%
\$70,100 - \$80,000	0.0%	0.0%	1.3%	0.0%	1.3%	0.0%	1.3%	0.0%	4%
\$80,100 - \$90,000	1.3%	1.3%	1.3%	1.3%	1.3%	0.0%	0.0%	0.0%	6%
\$90,100 - \$100,000	0.0%	1.3%	0.0%	2.6%	0.0%	0.0%	0.0%	0.0%	4%
\$100,100 - \$125,000	0.0%	3.9%	1.3%	0.0%	1.3%	0.0%	0.0%	0.0%	6%
\$125,100 - \$150,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%
\$150,100 - \$200,000	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	1%
\$200,000 or more	0.0%	0.0%	1.3%	0.0%	1.3%	0.0%	0.0%	0.0%	3%
Total	13%	26%	18%	16%	19%	4%	4%	0%	100%

This table can be used to better understand the number of people in the community living in each income level, as well as how many people per household make up the tribal households in Kake. Just over a third (37%) of households earn \$30,000 or less annually; while 10% earn more than \$100,000 annually. Thirty-nine percent of all Kake tribal households have 1-2 household members, while 27% of households contain five or more residents.

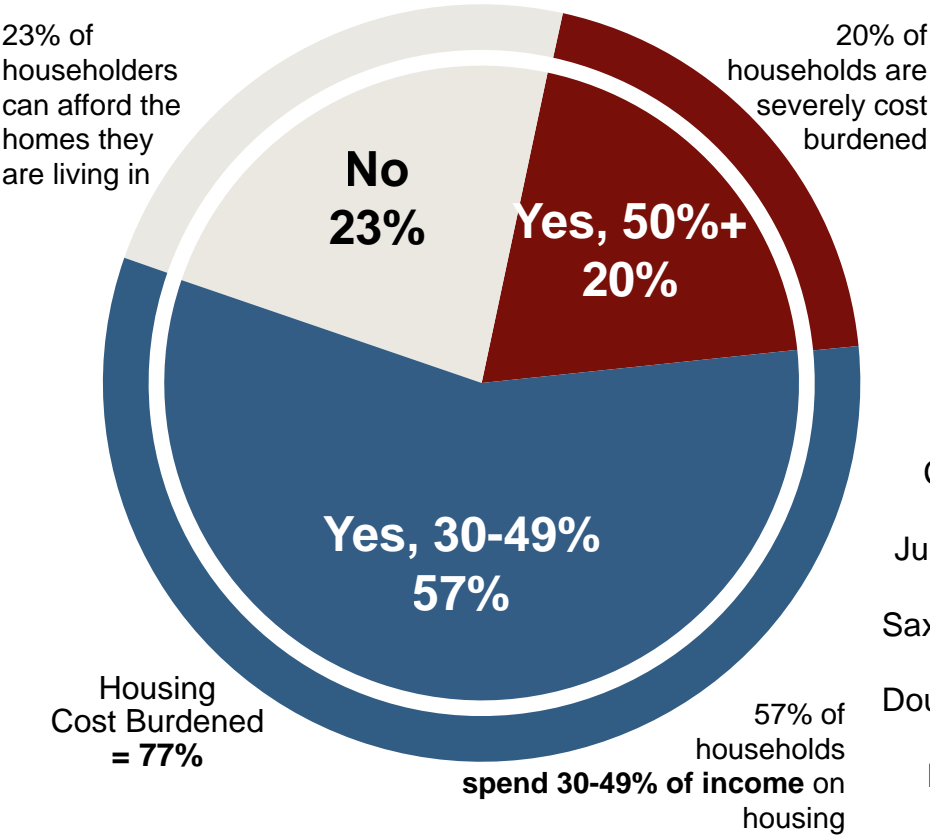
Housing and Urban Development Kake Income Limits (By number of household members)

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

Percentage of Kake 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	2.6%	10.4%	6.5%	2.6%	6.5%	0.0%	0.0%	0.0%	29%
Very Low (50%) Income Limits	7.8%	13.0%	9.1%	9.1%	10.4%	1.3%	1.3%	0.0%	52%
Low (80%) Income Limits	9.1%	18.2%	11.7%	11.7%	15.6%	3.9%	2.6%	0.0%	73%

According to HUD's 2023 income limits, 73% of Kake households are low income (down from 76% in 2019), 52% are very low income (in 2019 it was 55%), and 29% are extremely low income (up from 26% in 2019).

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



Cost %	2019	2024
Less than 30%	26%	32%
30-49%	67%	57%
50%	7%	20%

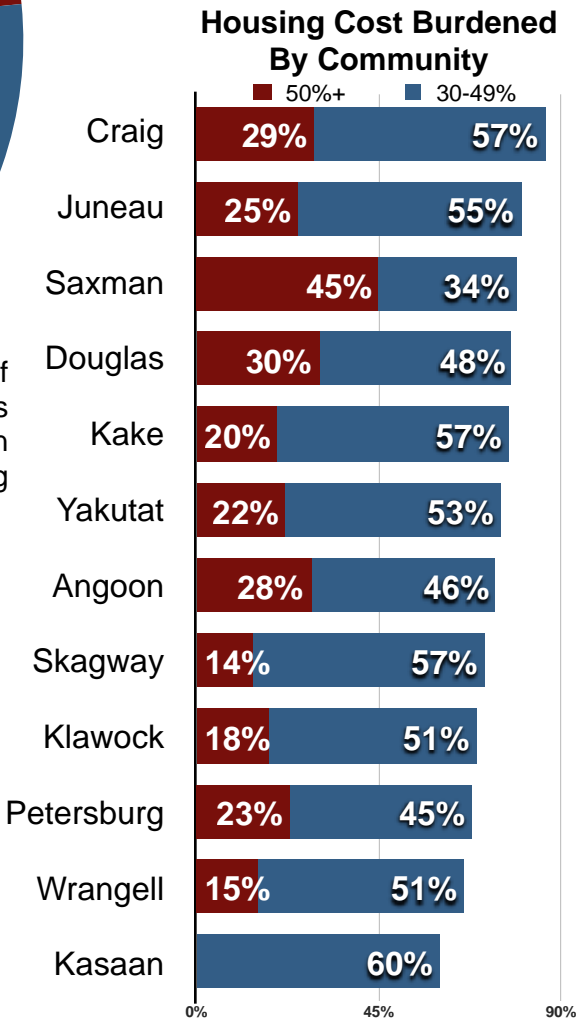
Costs of housing are a burden or severe burden to 77% of survey respondents. Approximately a quarter of tribal households (23%) have affordable costs.

The 77% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 20% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

Among renters, 84% are housing cost burdened compared to 73% of all homeowners.

Note that the 17% that said they are uncertain regarding what portion of their total household income goes toward housing costs were excluded from the above calculations.

Tribal households in Craig are the most likely to be housing cost burdened, followed by Juneau and Saxman.



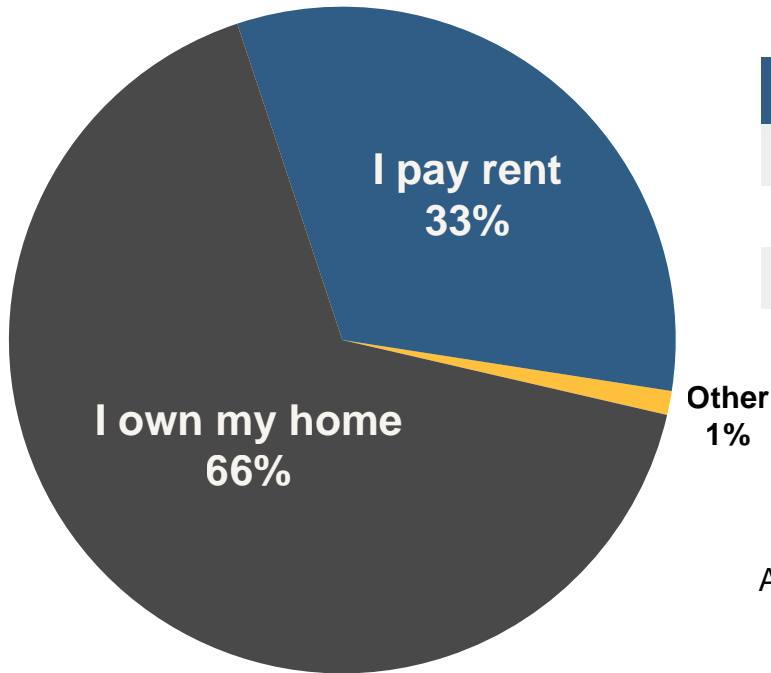
Housing costs for renters include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

Householders



Householders

What is your current housing situation?

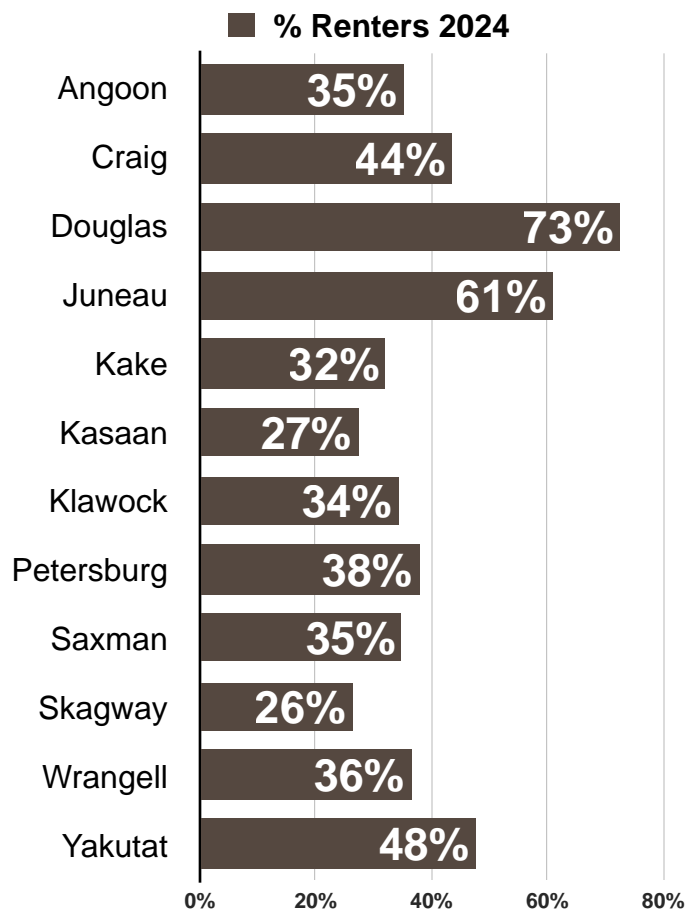


Two-thirds (66%) of Kake tribal households live in a home that they own. This includes 45% of respondents who own their home and no longer pay a mortgage. Another 33% own their homes. Rentals in Kake have increased from five years ago.

Tribal households in Douglas have the highest rates of rental (73%) while Skagway residents are the least likely to rent (26%).

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

Answer Options	2019	2024
Owned with a mortgage	16%	21%
Owned without a mortgage	48%	45%
Rental	26%	33%
Other	9%	1%



Number of People per Household

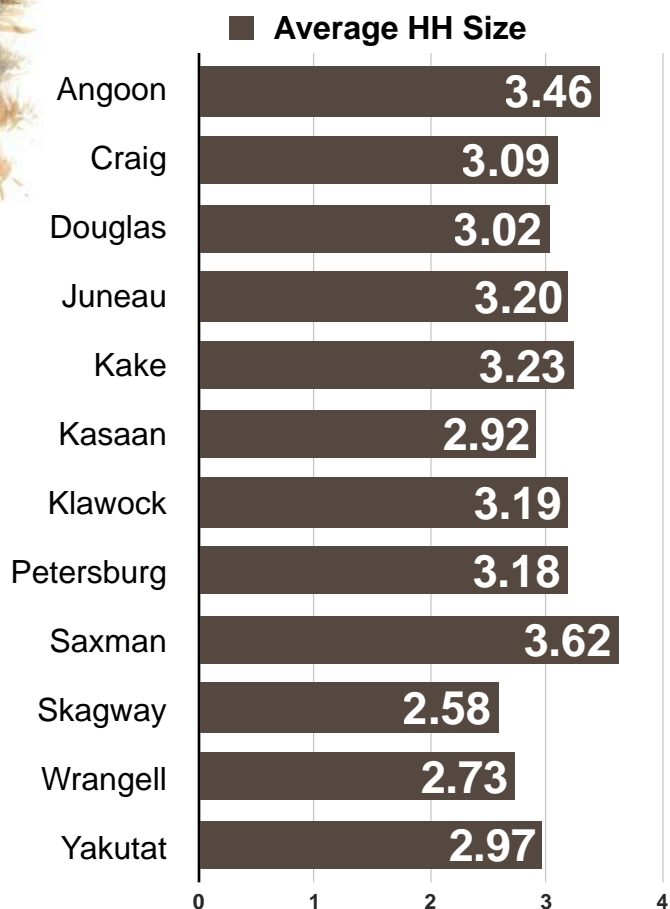


Across all Kake homes, the average household size is 3.23, down from 2.4 five years ago, a 5% decrease.

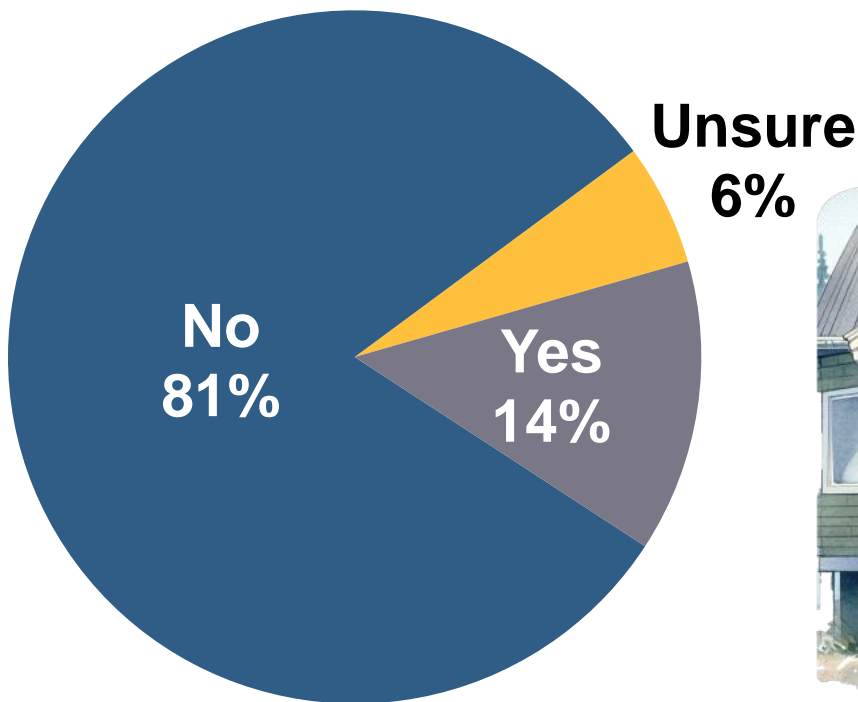
On average, Skagway homes have the fewest members in the region at 2.6, while Saxman homes have the most household members, at 3.6.

Average Household Size

2019	2024	Change
3.4	3.2	-5%



Is your home overcrowded?



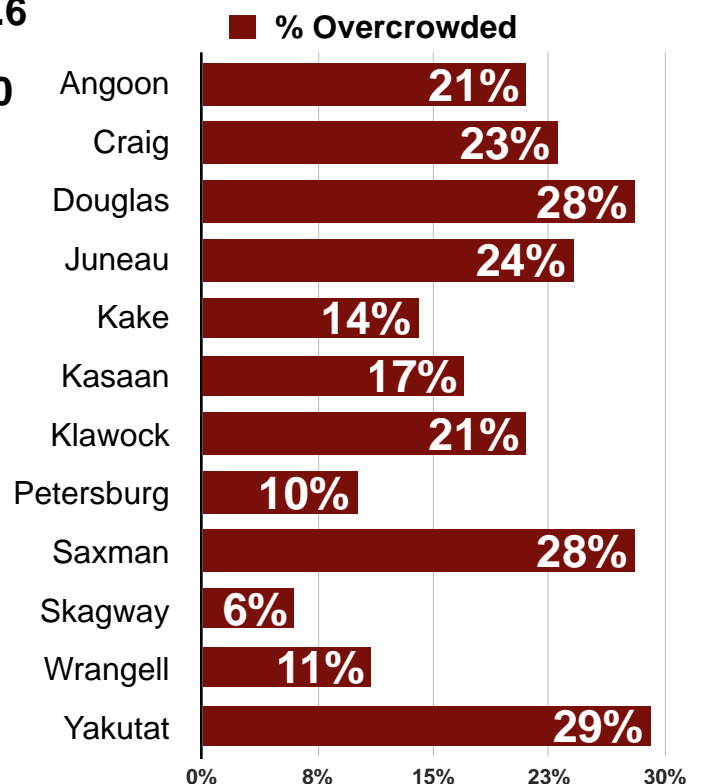
Average Household Size = **3.2**

Average Household Size for "Yes" = **4.6**

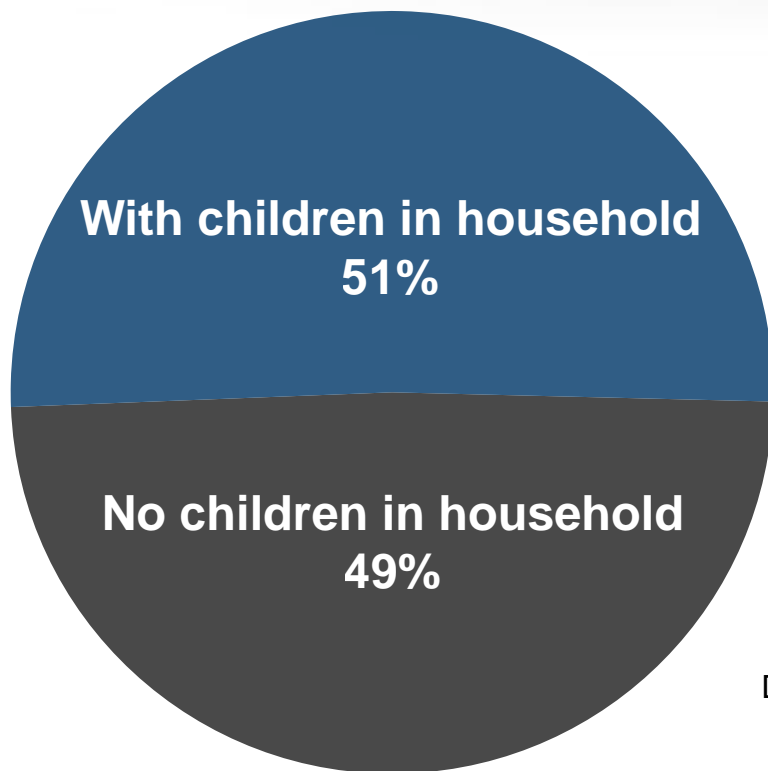
Average Household Size for "No" = **3.0**

Fourteen percent of households surveyed say their homes are overcrowded, a decrease from 17% five years ago. The overall average household size is 3.2 members.

Those who say their home is overcrowded have a higher average household size of 4.6 people (down from 5 people 5 years ago). Those who say that their homes are not overcrowded have an average household size of 3.7 people.



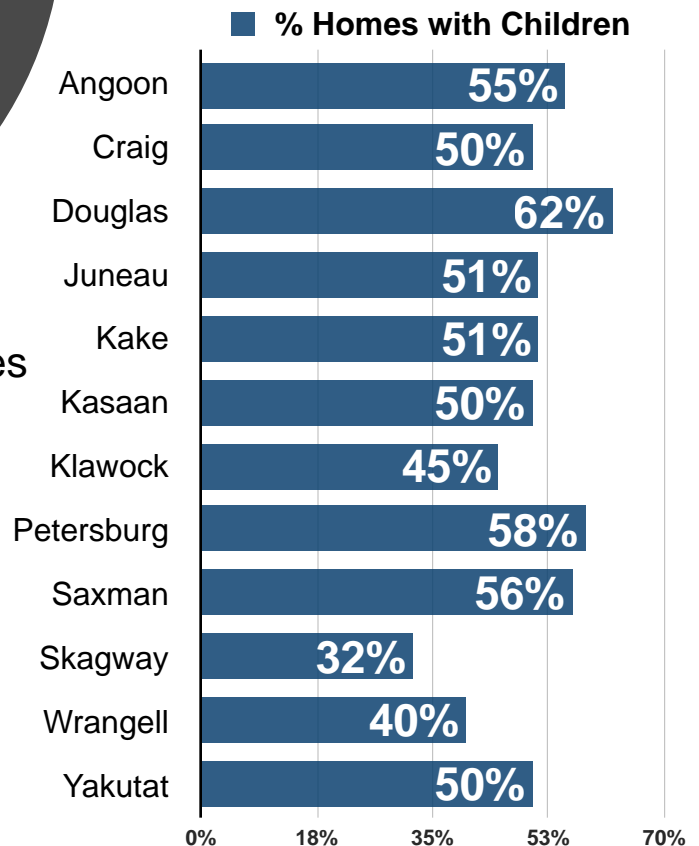
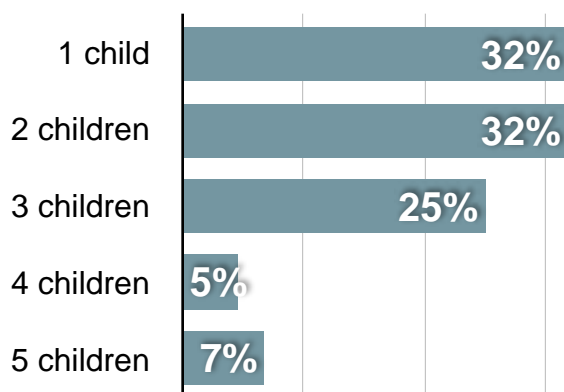
How many children under age 18 live in your household?



Estimated Total Kids

165

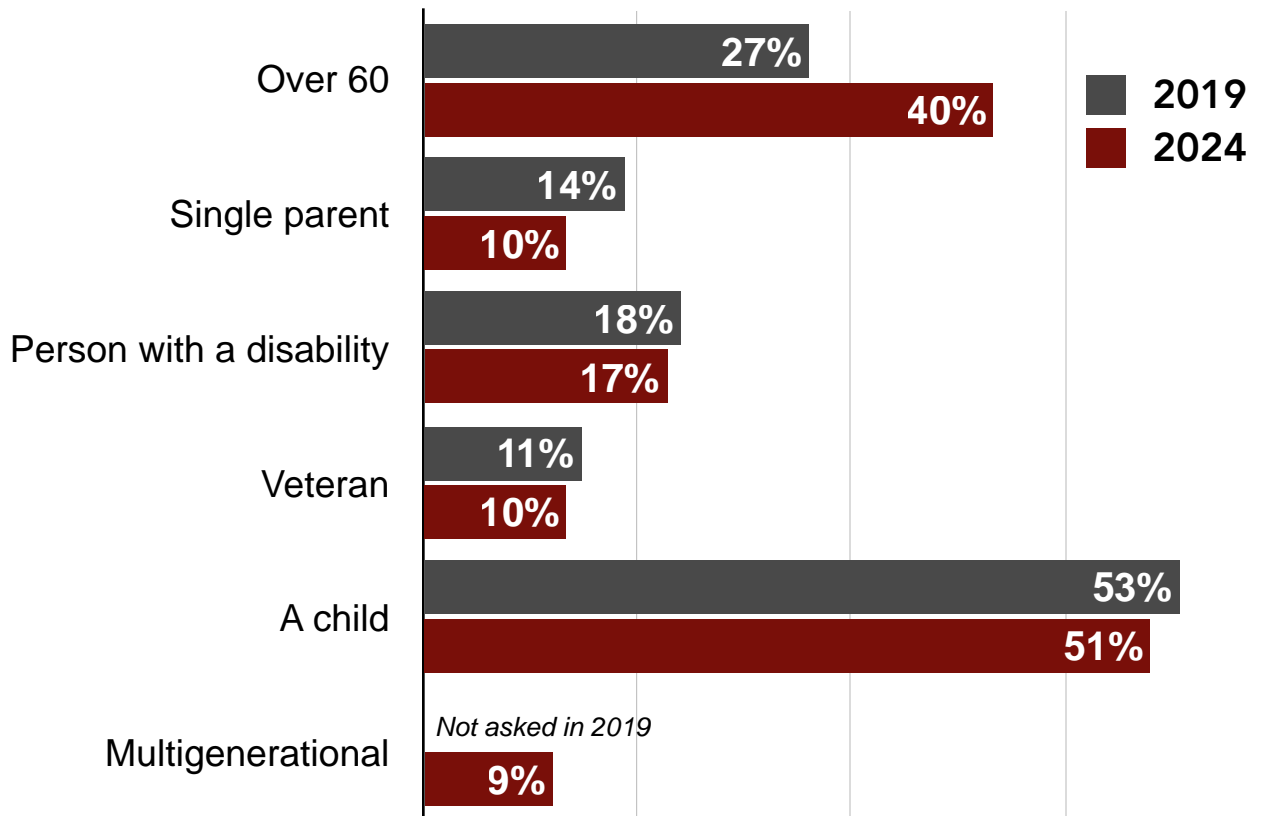
Average number of children in homes with children = **2.2**



Just over half of Kake tribal households (51%) have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 2.2, up from 2.1 in 2019. For homes with children, 32% have one child, 32% have two children, and 36% have three or more children. There are an estimated 165 children in Alaska Native homes in Kake.

Members of Household

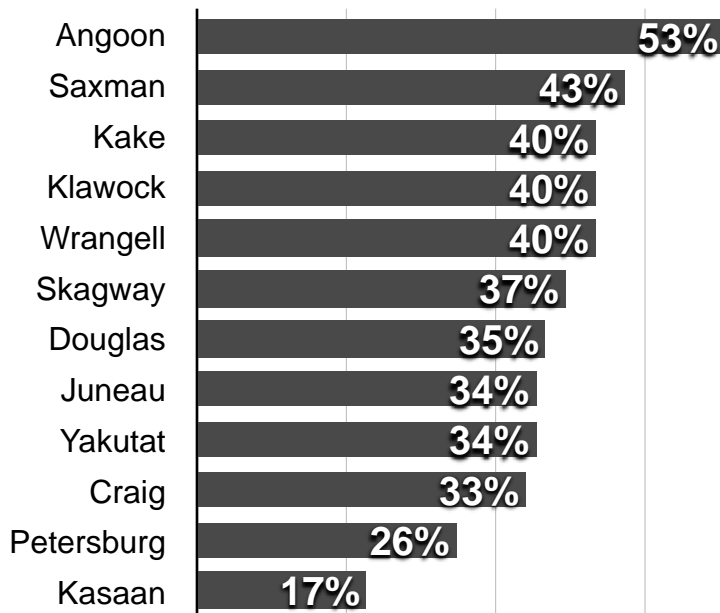
Household Members Include



Forty percent of Kake tribal households contain a person over the age of 60; representing a significant increase from 2019 when only 27% of Kake tribal households had a person aged 60 or older. Half (51%) of all tribal households in Kake include children, down from 53% five years earlier. Ten percent of all homes contain a single parent, down from 14%.

The number of households containing a person with a disability has increased from 17% to 18% over the past five years; while the number of households with a veteran changed from 10% to 11%. In 2024, 9% of all tribal homes contain both grandparents and grandchildren.

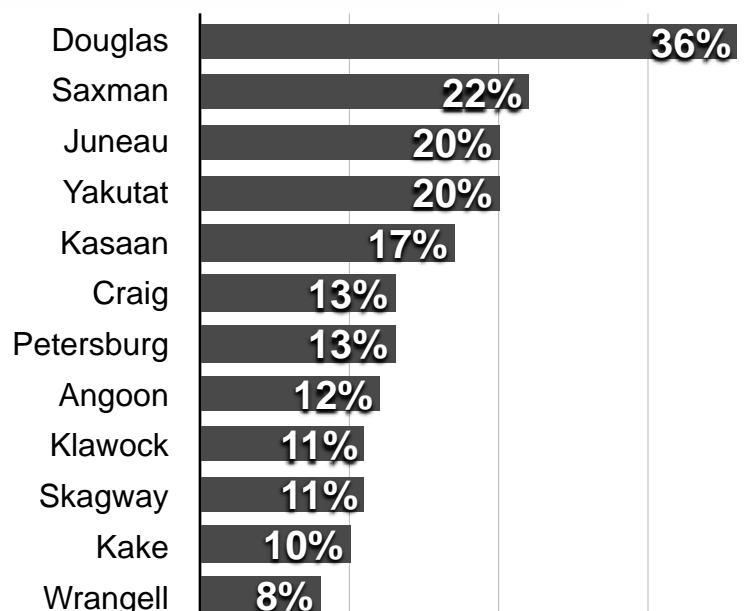
Percentage of Tribal Households in THRHA Region with a 60+ Year Old



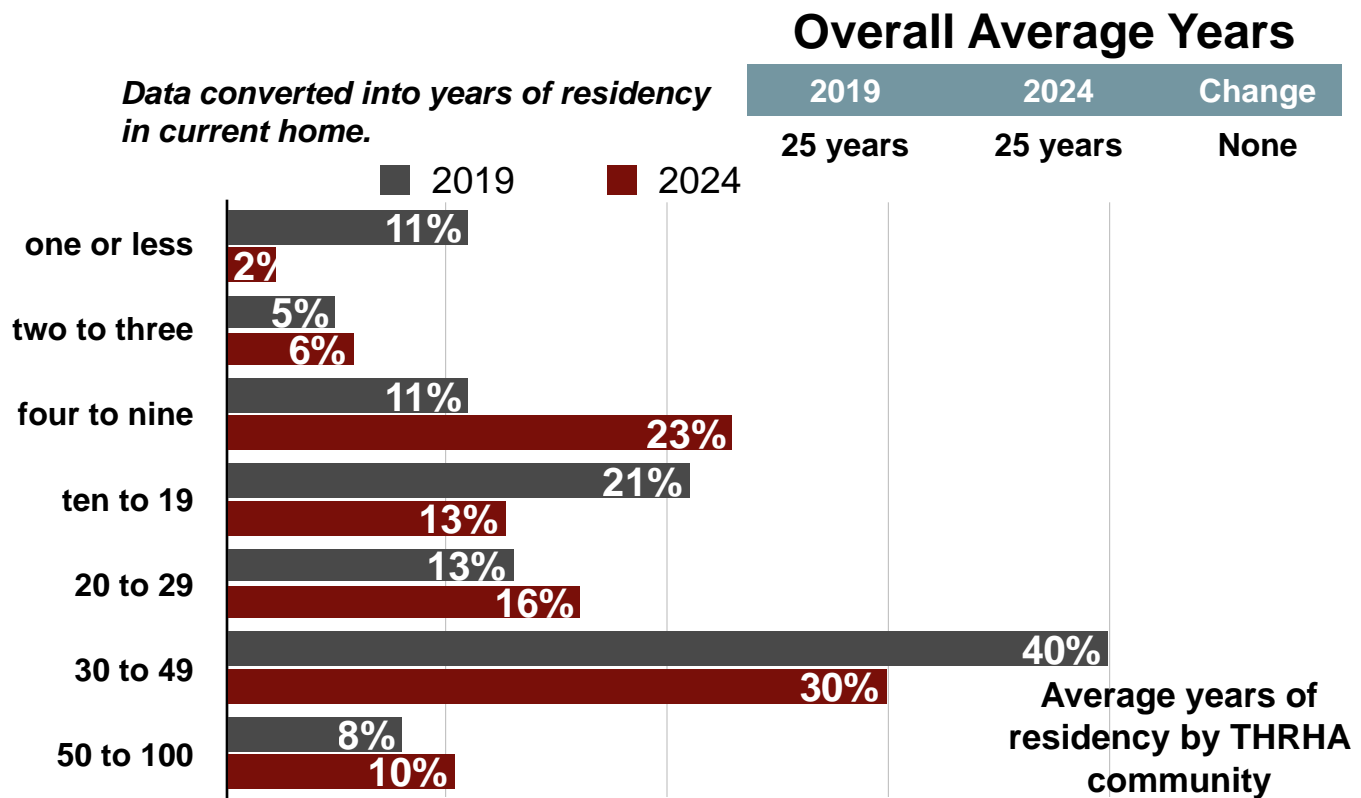
Kasaan has the lowest percentage of households with a member over 60, followed by Petersburg. Angoon has the highest percentage of households containing older residents. More than half (53%) of Angoon households have a person over 60, followed by Saxman (43%).

Percentage of Tribal Households in THRHA Region with a Single Parent

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

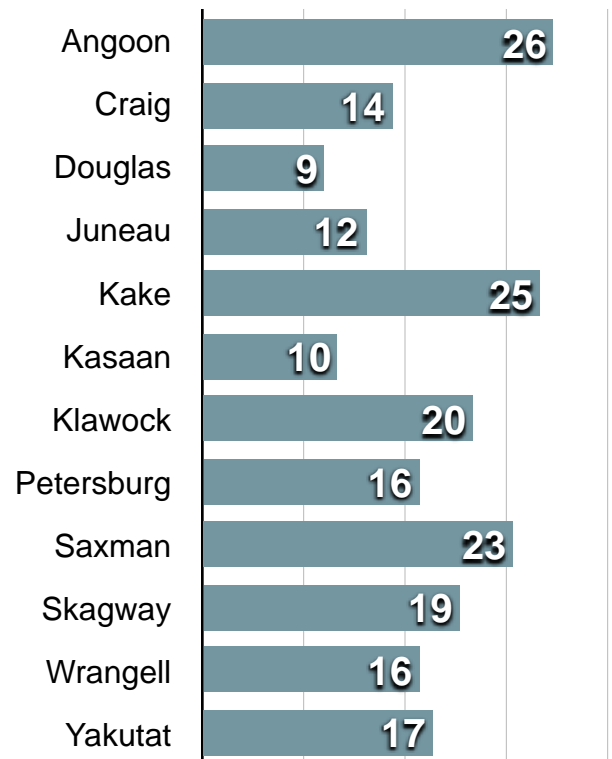


What year did you (or first household member) move into your current home?

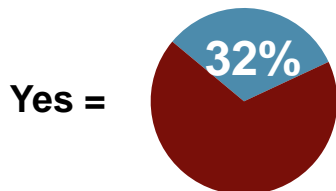


Fifty-six percent of Kake tribal households have lived in their home for more than 20 years, and another 13% have lived in their homes more than 10 years but fewer than 20. Two percent have lived in their homes 1 year or less — down from 11% in 2019.

The average tenure of a Kake tribal household at the point this survey was conducted was 25 years, identical to the last time this survey was conducted in 2019.

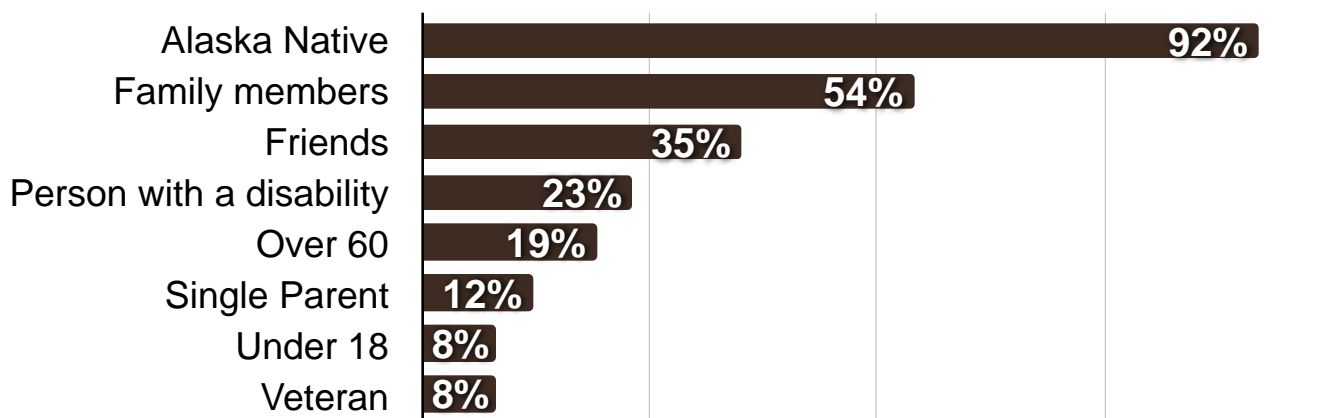


Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



Approximately a third (32%) of Kake tribal households opened their homes overnight to a person or persons experiencing homelessness in the past year.

Please check all that apply to describe the person or persons experiencing homelessness that stayed in your home: (mark all that apply)



Average number of
nights per household
per year
(among households hosting
homeless)

= 46

Estimated Total Nights

2,200

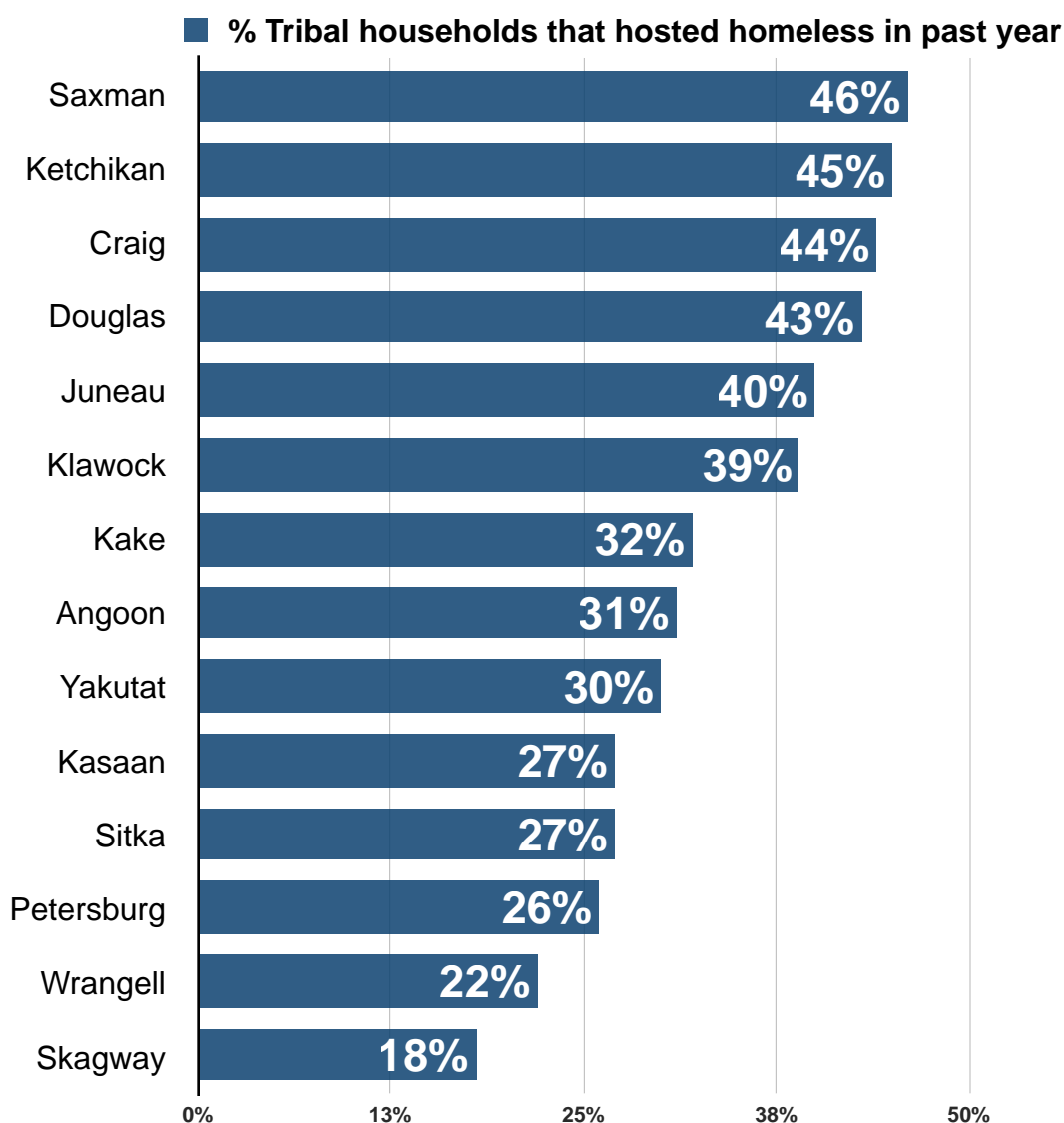
Estimated Total Value

\$100,000

Kake tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. A third (32%) said they had, for an average of 46 nights per household, including 2% that had a homeless person living with them for the entirety of last year. Those who received overnight accommodation included single parents (12%), children (8%), those with a disability (23%), and those over 60 (19%). Expanding the numbers to include all Alaska Native households in Kake, tribal households are estimated to have provided approximately 2,200 nights of lodging to homeless individuals in the past year. In Juneau, the cost of housing the homeless per person per night over the last year was \$46, according to the Glory Hall, so the in-kind value to the community of homeless accommodation by tribal households in the THRHA regional last year was approximately \$100,000.

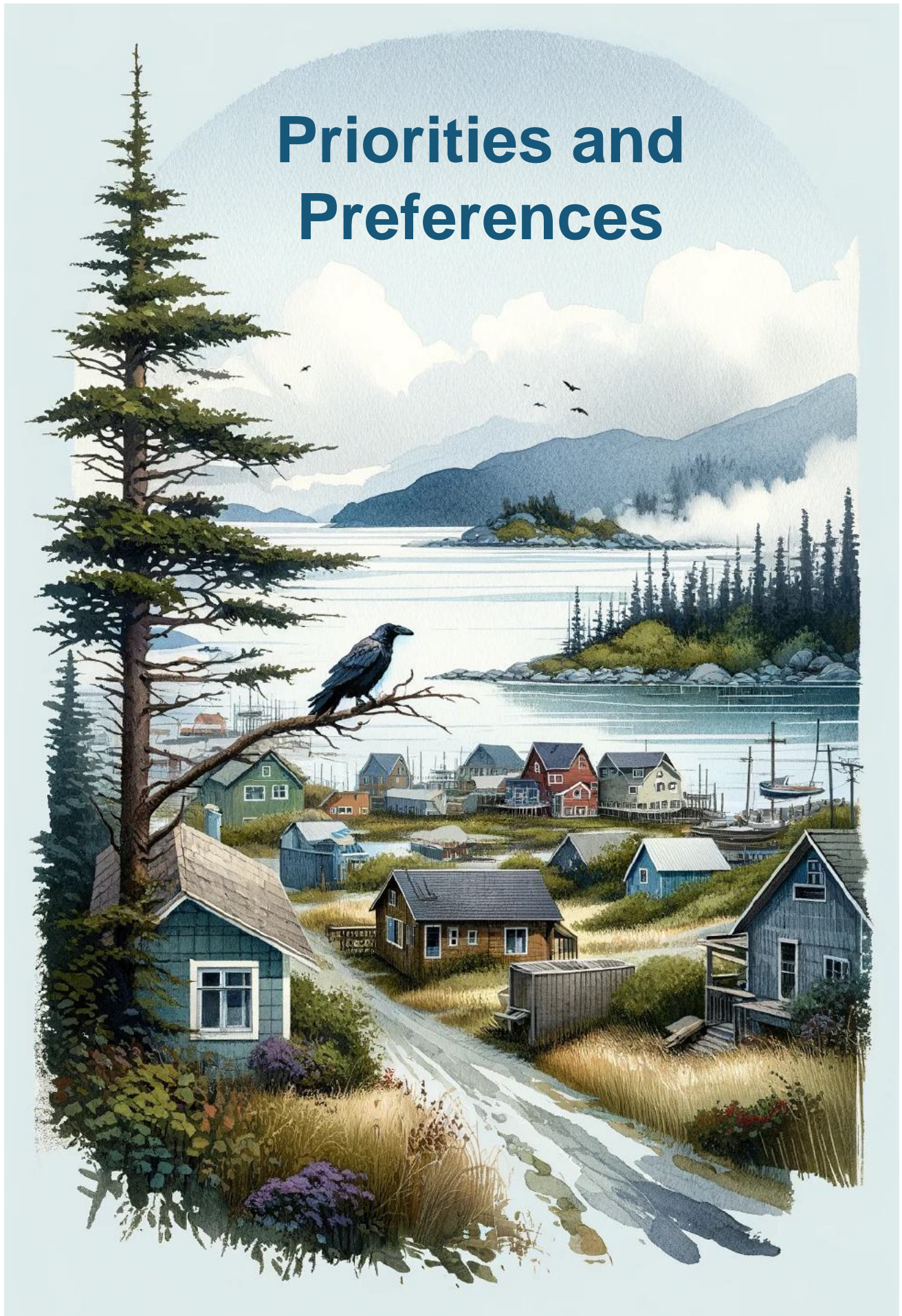
Homelessness: Percentage of tribal households that opened their homes by community

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



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

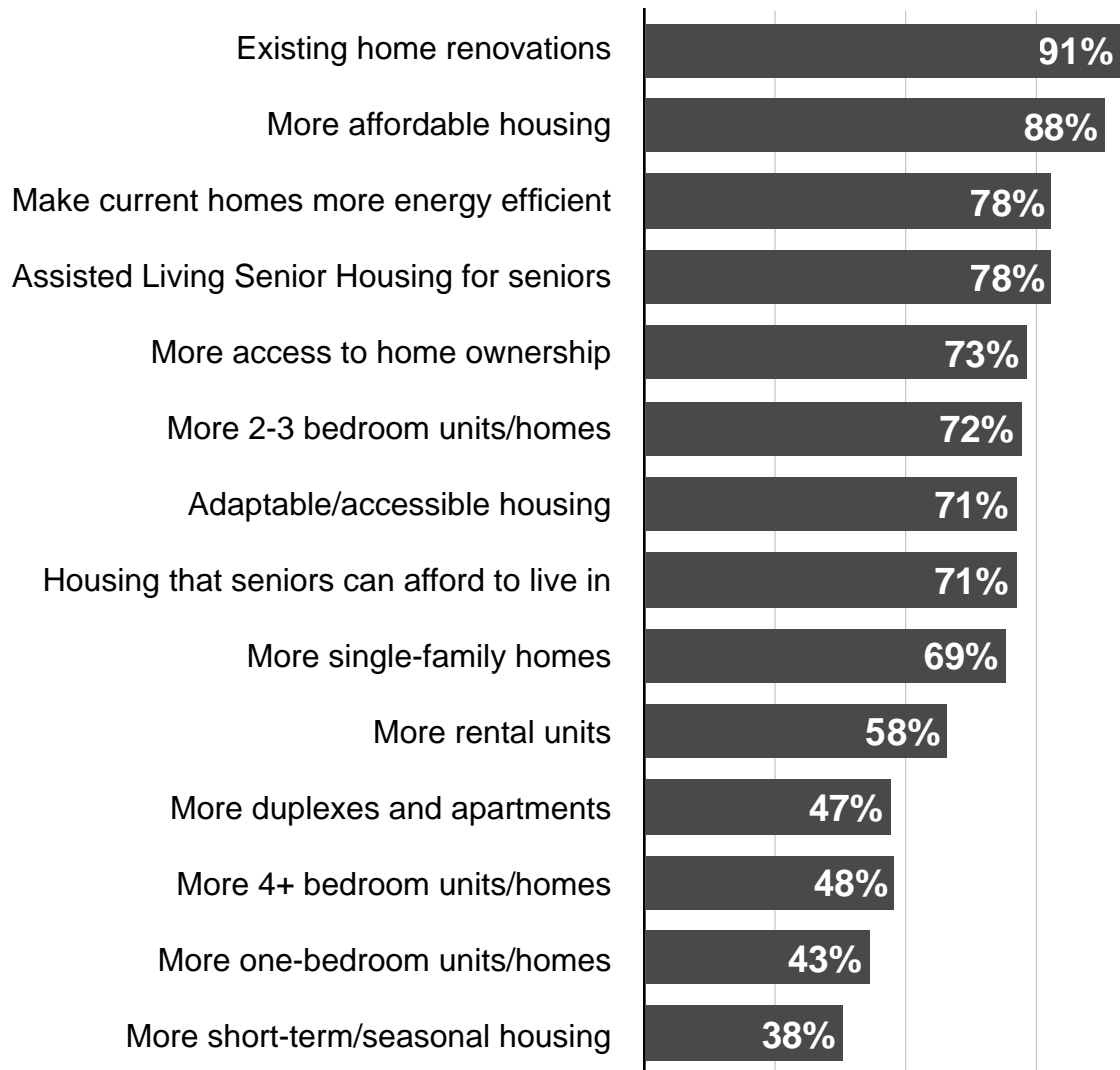
Priorities and Preferences



Priorities and Preferences

How important are the following tribal housing needs?

Respondents saying this has a high level of demand or need



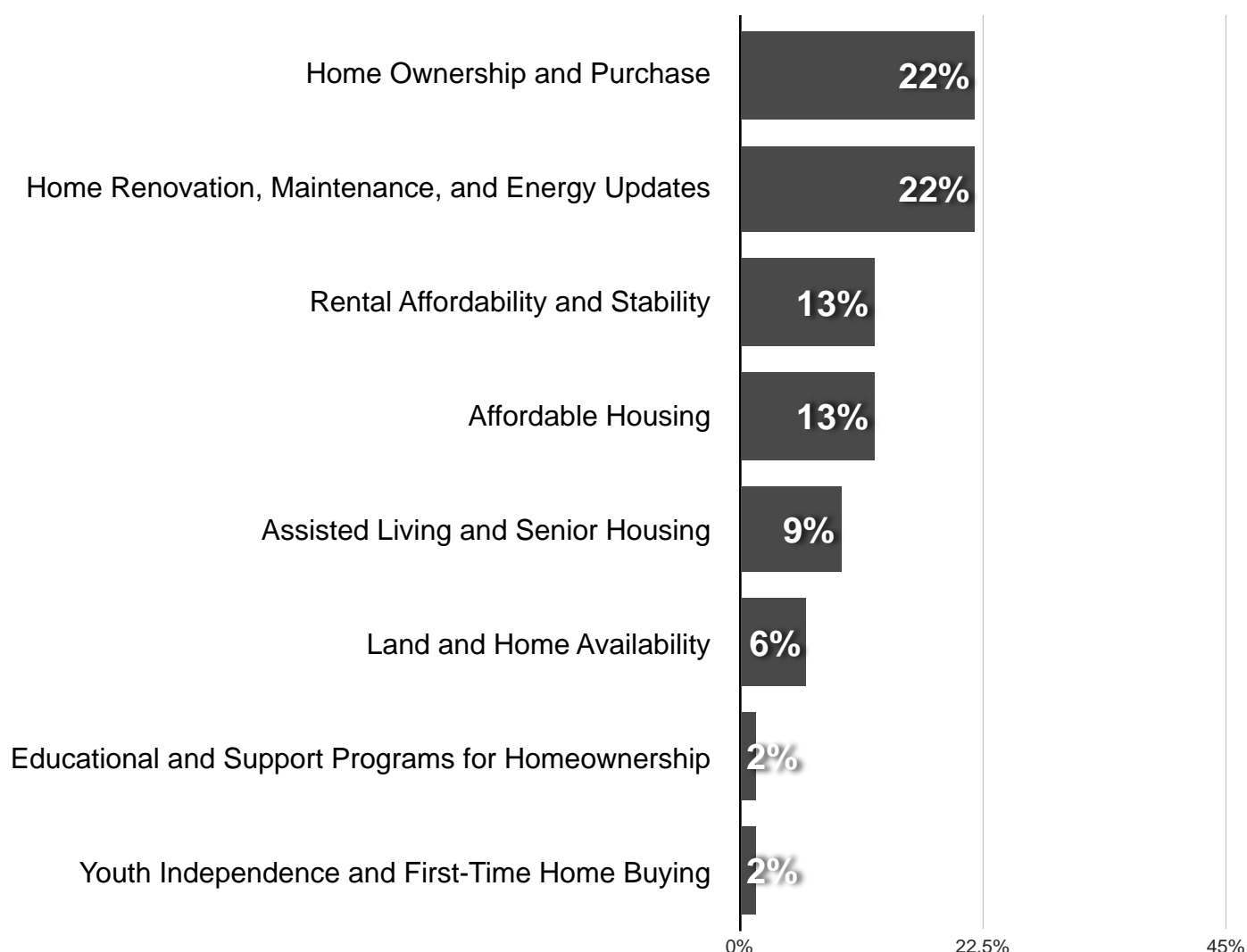
Survey respondents indicated that the most pressing housing need in Kake is home renovations, which 91% of survey respondents say has a high level of demand. This is followed by more affordable housing (88%), more energy efficient homes (78%), and assisted living for seniors (78%). The following table 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
Existing home renovations: Improve quality of existing home	91%	7%	3%	0%	0%
More affordable housing	88%	12%	0%	0%	0%
Make current homes more energy efficient, reducing energy costs	78%	18%	3%	1%	0%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely.	78%	18%	1%	3%	0%
More access to home ownership	73%	23%	4%	0%	0%
More 2-3 bedroom units/ homes	72%	24%	4%	0%	0%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	71%	24%	5%	0%	0%
Housing that seniors can afford to live in.	71%	24%	5%	0%	0%
More single-family homes	69%	23%	5%	1%	1%
More rental units	58%	25%	14%	1%	3%
More duplexes and apartments	47%	38%	11%	1%	3%
More 4+ bedroom units/ homes	48%	32%	17%	3%	0%
More one-bedroom units/ homes	43%	32%	20%	4%	0%
More short-term/seasonal housing	38%	27%	30%	3%	1%

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

Analysis of open ended responses to top priority

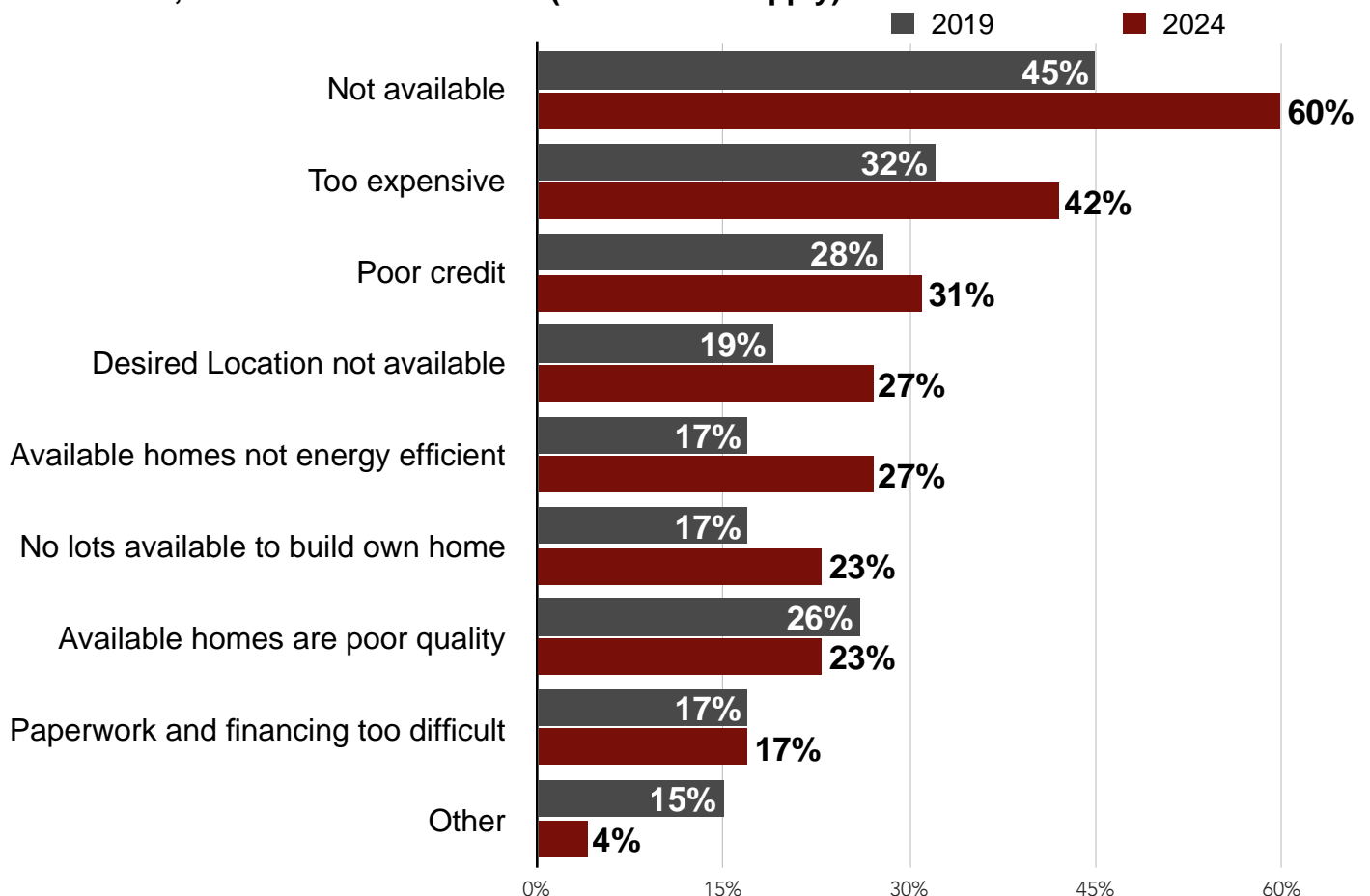


Kake respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 8 comment categories. Twenty-two of respondents would like more pathways to homeownership. Assistance with home renovation and maintenance was the top need for 22% of respondents as well.

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	61%
No	4%
Maybe	5%
Not applicable	30%

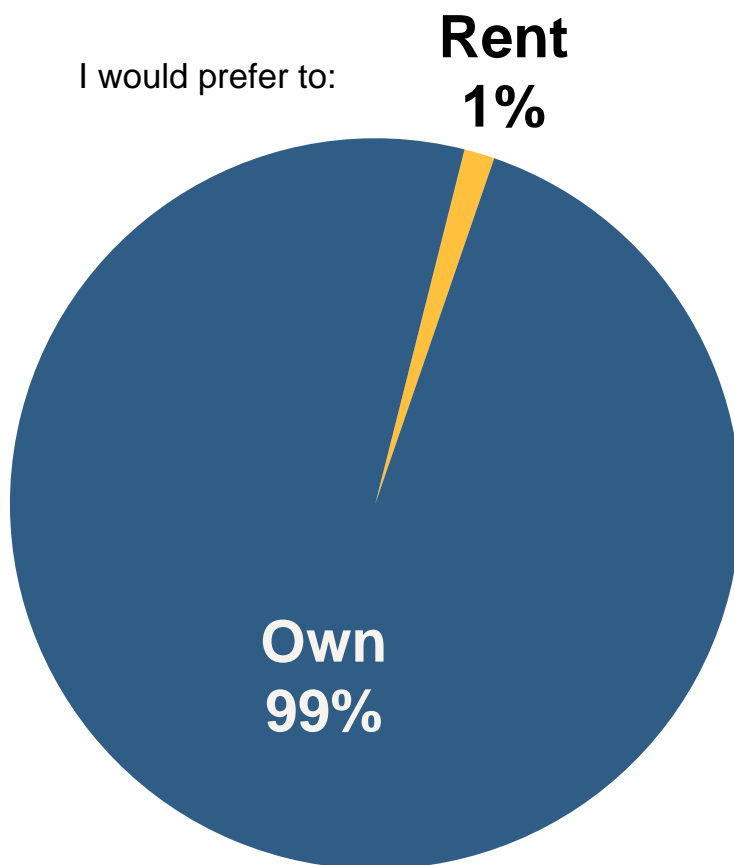
If you, or household members living in your housing unit, would prefer to own a home but do not, what are the obstacles? (mark all that apply)



Nearly two-thirds of Kake tribal households responding (61%) noted that they have member who would prefer to own their own home but do not. The top barrier to this was a lack of available housing overall, noted by 60% of respondents, representing a 15% increase over the last time this question was asked in 2019.

The next top answer was the cost of housing (42%), followed by poor credit (31%).

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



While 66% of respondents in this survey currently own their own home, 99% of all respondents said they would prefer to own their own home rather than rent.

Additional Findings

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

Answer Options	Response Count
Access to funding to help renovate my home.	38
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.	30
Home maintenance education program.	14
I have land and need access to a loan to build my own home.	9
A rental unit to move into.	7
I would like to participate in a “sweat equity” housing program, where I help build my home.	6
Financial literacy program.	6

How many bedrooms are in your

Average Number of Bedrooms

= 3.1

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

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

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

Answer Options	Response Percent
Yes	28%
No	71%
Not Sure	1%

Appendix



Single most important community tribal housing priority

Respondents were asked to state their top housing priority for their community. *“What is the single most important tribal priority for housing in your community? (Examples include more homes available for purchase, more rentals, home renovation, increased energy efficiency, more senior housing, more 1-bedroom housing, etc.)”* While there were 64 written responses, some included priorities in multiple categories.

Home Ownership and Purchase: 14 responses

This category underscores the community's desire for increased opportunities to buy homes, reflecting the value placed on property ownership for equity building and family stability.

Home Renovation and Maintenance, Including Energy Efficiency: 14 responses

These responses reflect the importance of renovating and maintaining homes to be safe, livable, and energy-efficient, highlighting sustainability and cost reduction in home upkeep.

Rental Affordability and Stability: 8 responses

Emphasizes the need for affordable and stable rental housing, allowing residents to manage their finances more predictably and efficiently.

Affordable Housing: 8 responses

Calls attention to the critical need for housing options that are financially accessible to all community members, ensuring a broader range of affordable living spaces.

Assisted Living and Senior Housing: 5 responses

Indicates a significant demand for suitable senior living options, including assisted living facilities, to provide the elderly with necessary care and a sense of community.

Land and Home Availability: 4 responses

Highlights the community's need for more available land for building and more homes on the market, addressing scarcity and access issues.

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

- A rental home that doesn't keep getting higher, I need a steady rental agreement so I can save money, rent and food alone are ridiculous.
 - Affordable homes people can own, single family homes are more important than apartments or rentals. Ownership creates equity and can elevate the whole family across the board. Need assisted living facility in town.
 - Affordable monthly rent
 - All
 - All apply.
 - All of the above
 - All of the above
- All of the above
 - All of the above, but most importantly-assisted living facility
 - Assisted living for senior citizens. A lot of elders are on a wait list for out of town assisted living and most of them don't want to leave town.
 - Definitely more homes to purchase.
 - Elderly nursing homes
 - For purchase
 - for the younger generations who would like to live outside of their family home... i.e.: outside parents dwelling.
 - Grant \$ for renovations
 - Home and rentals

- Home Ownership
- Home ownership courses - building permits, lawfulness, property evals, hazards training, programs that help with restoring, energy efficiency, eco-friendliness.
- Home renovation
- Home Renovation
- Home renovation and more rentals.
- Home/land availability
- Homes to own, low income, affordable housing.
- Homes/properties available to rent and own, assisted living senior housing.
- Housing
- Housing for Senior assisted living. We need this.
- Increased energy efficiency
- Increased energy efficiency in homes
- Look at those are living paychecks to paychecks.
- More 1–2-bedroom homes
- More affordable 3-bedroom houses
- more affordable homes
- More affordable homes available to those with zero and or bad credit
- More affordable housing
- More affordable housing/a housing market rather than families holding onto land/home when no one is using it.
- More affordable rentals.
- More home's duplex single-family rentals and affordable. Home renovations
- More homes
- more homes available
- more homes available
- More homes available
- More homes available for ownership.
- More homes available for purchase
- More homes available for purchase
- More homes available for purchase
- More homes available for purchase, home renovations, increased energy efficiency
- More Homes for Purchase & Increased Energy Efficiency
- More homes for purchase
- More homes to buy. Or help remodeling homes.
- More homes to purchase.
- More land to build on or people that don't live here sell their land for a reasonable price.
- More money for homeowners' maintenance of home
- more rental
- More rental, home renovation
- More rentals and homes available for purchase
- More rentals for families
- More rentals!
- Need more available housing.
- Need more housing that's affordable.
- People need more homes for purchase, but the issue becomes cost when combined with high unemployment and low wages.
- Purchase/build new family housing.
- Kake needs more renovation of current homes for sale or more housing opportunities for families to become home owners.
- Renovations, more single rentals.
- Yes more.

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

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

Key Positive Feedback Points:

1. **Appreciation for New Homes:** Satisfaction with new homes being built in Kake, and the efforts to make this possible.
2. **Responsive Maintenance:** Acknowledgment of the prompt assistance when things break, indicating a responsive maintenance team.
3. **Quality of Construction:** Recognition that the homes built by THRHA are well-constructed.

Recommendations for Improvement:

1. **Assisted Living Options:** A desire for assisted living facilities for elders who wish to stay close to family and their hometowns.
2. **Financial and Repair Assistance:** Requests for more financial assistance for home repairs, especially for foundational issues, and for assistance with renovations.
3. **Homeownership Opportunities:** Suggestions to allow rent-to-own options for current THRHA rentals and assistance for tribal members wishing to own their home, particularly for long-term renters.
4. **Income Requirements and Assistance Eligibility:** Calls to adjust income requirements for low-income housing and not to include certain incomes like PFDs in calculations. Also, a request for loans for high-income tribal members for additions and renovations.
5. **Enhanced Community Features and Services:** Suggestions for improvements in home energy efficiency, community amenities like dumpsters, playgrounds, and better landscaping. Also, requests for safety plans for elders and those with disabilities.
6. **Clearer Communication and Faster Response**
7. **Land and Title Assistance**

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

- Assisted living would be a nice option for elders not wanting to leave their family and hometown.
- Doing well.
- Doing a good job.
- Financial assistance please!! My home is needing repairs. On foundation.
- Fix our home.
- Getting homes built
- Help w/home repairs, providing single family homes for sale,
- Help with maintenance and repairs. Heating mechanic
- Help with renovation.
- Helps as much as they can.
- Higher the income requirements, because it's supposed to be "low income" and do rent to own on current T&H rentals.
- I am so thankful to see more homes being built in Kake. Thank you all for making this possible
- I have lived in "4th phase" in Kake for over 10 years now and would like the opportunity to own the rental I am in
- I hear 4th Phase occupants have home inspections without warning, AND that those doing the inspection walk right in-- don't even knock. Not good.
- Improve homes and land around homes, would be nice if our Tlingit and Haida block had a dumpster, maybe a playground, working ac unit, or a modern-day upgrade. I believe my rugs are original and the trim around my house is very uneven.
- Improve house an energy level.
- Improvement on current housing rentals for "low income" housing
- It would be nice to have safety plans for elders or vulnerable ones (i.e. w/disabilities) in regard to higher crime rates of these days.
- Loans for additions and renovations to tribal members who have high levels of income.
- Lower the income rate for low-income housing and don't include people's PFDs. For T&H housing in 4th phase.
- Maintenance crew
- Make all housing affordable and low income available to those in need.
- Make the rental units a "rent to own" or more access to funding to build your own home on your own land.
- Need a New Flooring for Wood Stove
- need improvement asap.
- Not to take so long to respond on getting back when you apply for assistance.
- Please help make space for the young adults who love home but have no options to buy land or a home and grow a family. And please help with an assisted living facility for our elders.
- Renovate been applying for over 2 years w/ hardly any response.
- Renovations in all homes, was a get help, last couple of years ago. For persons that applied, for help.
- Rent to own like mine was.
- staff retention in the housing authority would be highly beneficial to the community. in this way the community would have a more positive experience
- T/H NEEDS to acknowledge any home owners who fully OWN their houses... to be given equitable affordable upkeep and maintenance needs.
- Take it easy on those who are trying to rent to own. For some their jobs are seasonal and you base the payments by what they make in a month you have to realize one month could make decent money and the next month get cut in half
- Thanks for your programs

- The that are built by T&H are pretty well built 👍
- There are many land lots available in Kake in the original/older part of town, but families won't sell even though they won't do anything with the land. One of the issues involved, also, is there are no clear titles because families never had wills or went through the courts to help transfer titles after people died. Assistance in this area might be one way to offer services in the village.
- There is a lot of Land that is in the families Grand Parents or parents name that have passed on and need assistance getting it in to current immediate family name(s)
- There on time ,depending on who is working, and doing an exceptionally good job, and listening to the boss
- There's a lack of communication. Lack of follow up with projects with local workers, lack of supervisor follow up.
- They are fast to help when something breaks or goes out always- except for our heat pump. It's been broken since we moved to our new house last year.

