

Klawock Tribal Housing Survey Analysis 2024

Prepared for
Klawock Cooperative Association



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Prepared by



Table of Contents

Summary Page 1

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

Housing Structures Page 5

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

Home Finances Page 10

Assessed Value of Home.....	Page 11
Average Mortgage and Rent.....	Page 12
Annual Household Income.....	Page 13
Low Income Levels.....	Page 14
Housing Affordability.....	Page 16

Householders Page 17

Housing Situation.....	Page 18
People Per Household.....	Page 19
Overcrowding.....	Page 20
Children Under 18.....	Page 21
Household Members.....	Page 22
Year Moved In.....	Page 24
Homelessness.....	Page 25

Priorities and Preferences Page 27

Tribal Housing Priorities.....	Page 28
Top Housing Priority.....	Page 30
Obstacles to Home Ownership.....	Page 31
Renting vs. Owning.....	Page 32
Additional Findings.....	Page 33

Appendix Page 34

Open Ended: Top Priority.....	Page 35
Open Ended: THRHA Feedback.....	Page 38

Cover image by George Nickerson

Summary

Key Findings and Analysis

Survey respondents indicated that the most pressing housing need for Klawock tribal households is more affordable housing, which 89% of survey respondents say has a high level of demand. This is followed by a call to create more access to homeownership (84%). More single-family homes are in high demand by 79% of respondents.

A follow-up open-ended question asking Klawock tribal households for the most important tribal priority garnered similar feedback, with housing that is more affordable 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 “Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.”

Nearly three-quarters (73%) of households surveyed live in single family homes. Another 20% live in mobile homes. Klawock has among the highest rates of mobile home usage in the THRHA region.

Two-thirds (65%) of survey respondents own their homes in Klawock. Another 35% rent their homes. Sixty percent of survey respondents report that a member of their household would prefer to own a home but does not. The average household size is 3.2 people, and 45% of surveyed households have children living in them. Forty percent have a member over 60 years of age (up from just 17% just five years ago). Sixteen percent of households include a person with a disability, and 9% include a veteran.

“ In Klawock there are hardly any homes for rent or purchase. Our people are having to leave our Native communities. Nonnatives are buying up homes very quickly.” Klawock survey respondent

Nearly two-fifths (39%) of all households surveyed reported opening their home to an individual experiencing homelessness over the past year.

Just over half of respondents indicate their homes are in good or excellent condition (53%), while 14% of respondents said the condition of their homes was poor or unlivable. Heating fuel is the primary way Klawock tribal homes are heated (43% of homes), followed by wood stoves (26%).

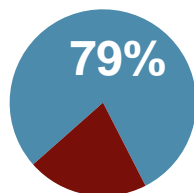
Klawock respondents who are homeowners have an average monthly mortgage of \$1,330. Average rent is \$863, before utilities. The average annual household income is \$69,144. Sixty-nine percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 18% 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 \$1,053 per month on rent or mortgage.

Sixty-one percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria, down from 62% in 2019.

Klawock Tribal Housing Infographic

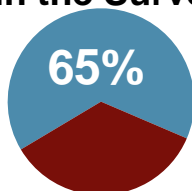
Alaska Native Households
(estimated)

= **142**



of these
Participated in the Survey

Homeowners =



61%

of Households are
Low-Income

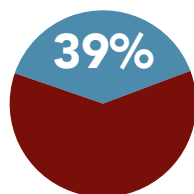
Average Home Value = **\$234,000**

Average Annual
Household Income
= **\$69,144**



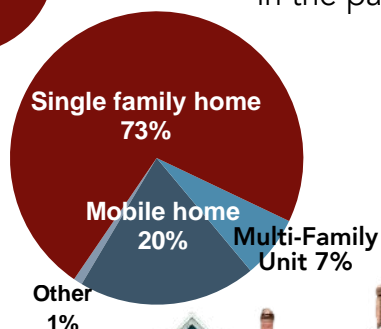
Average Mortgage = **\$1,330**

Average Rent = **\$863**



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

Tribal
households
include:



People Per
Household

= **3.2**



Households Include:

40%

a member over 60

a single parent

11%

16%

a person with a disability

grandparents & grandchildren

11%

9%

a veteran

a child

45%

Average Residency
in Home =

20 Years

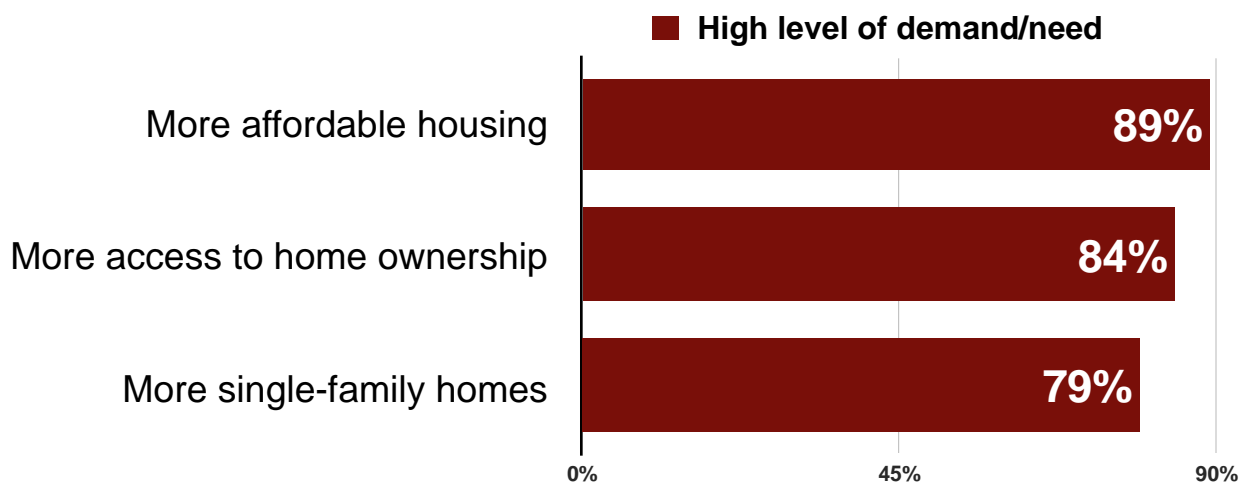
Average Home Age

= **39** Years



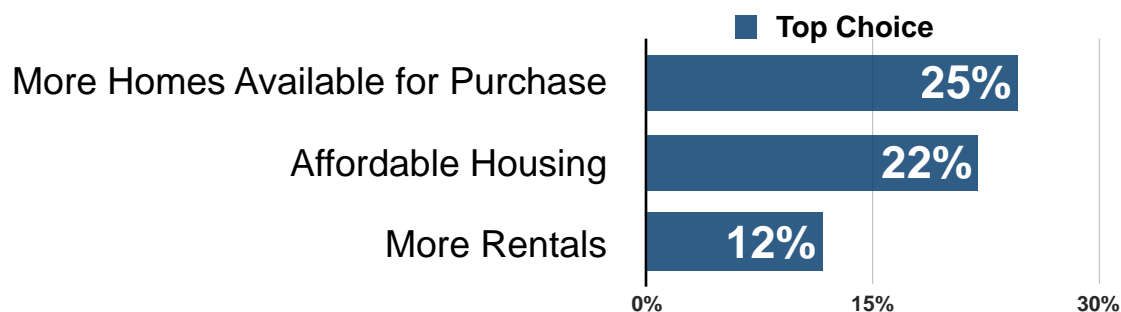
THRHA Households Top Priorities

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



Respondents were asked to rate 14 housing options by level of demand. “More affordable housing” was rated as the having the highest level of demand or need in Klawock (89%), followed by the need for more homeownership (84%).

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-five percent said there need to be more housing available for purchase and more pathways to homeownership. Twenty-two percent mentioned housing affordability. Twelve percent of all respondents mentioned the need for more rental housing.

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 Klawock.

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 112 tribal households in Klawock responded to the survey. Responses received comprise an estimated 79% of all Alaska Native households in Klawock. Due to this high response rate, the survey findings have a 95% confidence level with a 4.3% 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 Klawock, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	108
Alaska Native Households in combination (estimated)	34
Estimated Alaska Native Households	142
Total Households Surveyed	112
Percent of Total Tribal Households Surveyed	79%
Confidence interval with a 95% confidence level	4.3%

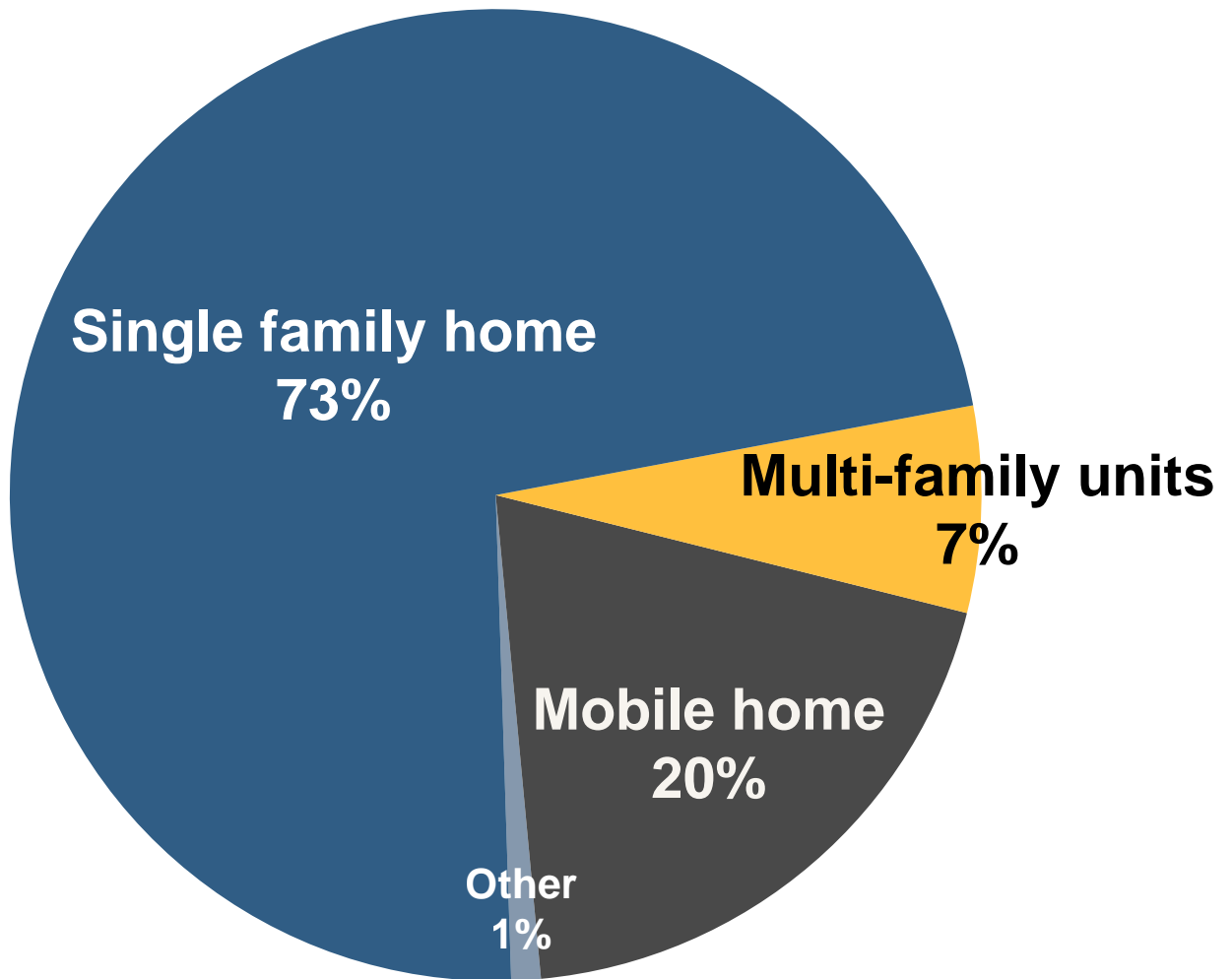
Data Source: Rain Coast Data estimate based on survey results, 2022 American Community Survey 5-Year Estimates, and US Census 2020.

Housing Structures



Housing Structures

What type of home do you live in?

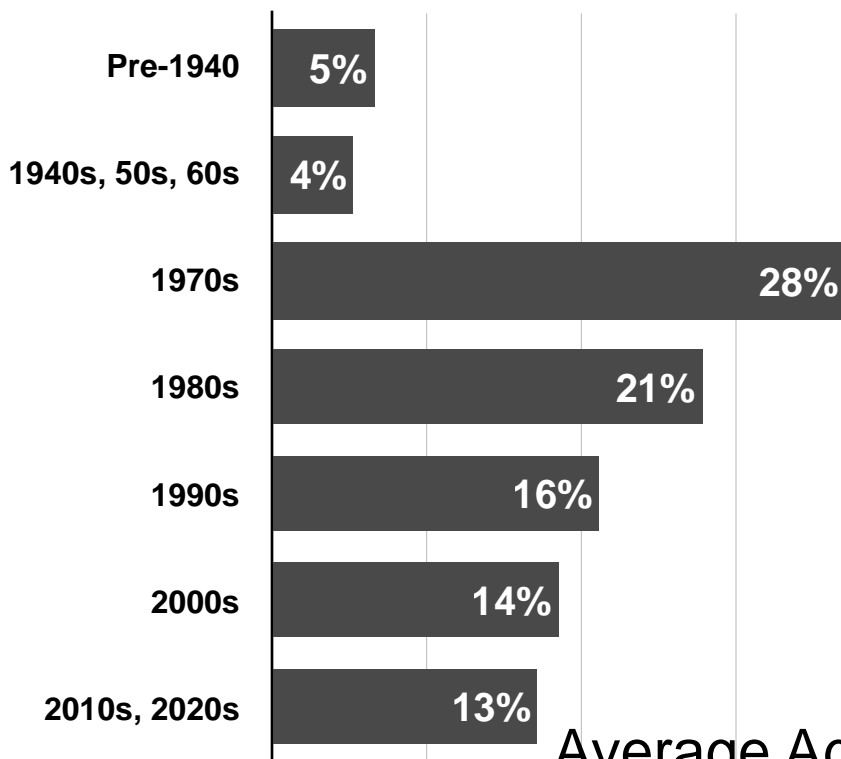


Nearly three-quarters (73%) of tribal households in Klawock live in single family home structures. Seven percent of households live in a multi-unit structure such as an apartment or duplex, and 20% live in mobile homes. In Alaska as a whole only 4% of occupied housing units are mobile homes, while in the US it is 6%.

In the last five years (2019-2024) there appears to be a small movement from trailers into single-family homes.

Answer Options	2019	2024
Single family home	69%	73%
Multi-family (apartment/duplex)	8%	7%
Mobile home	22%	20%
Elder housing	2%	1%
Other	1%	0%

What year was your house built?



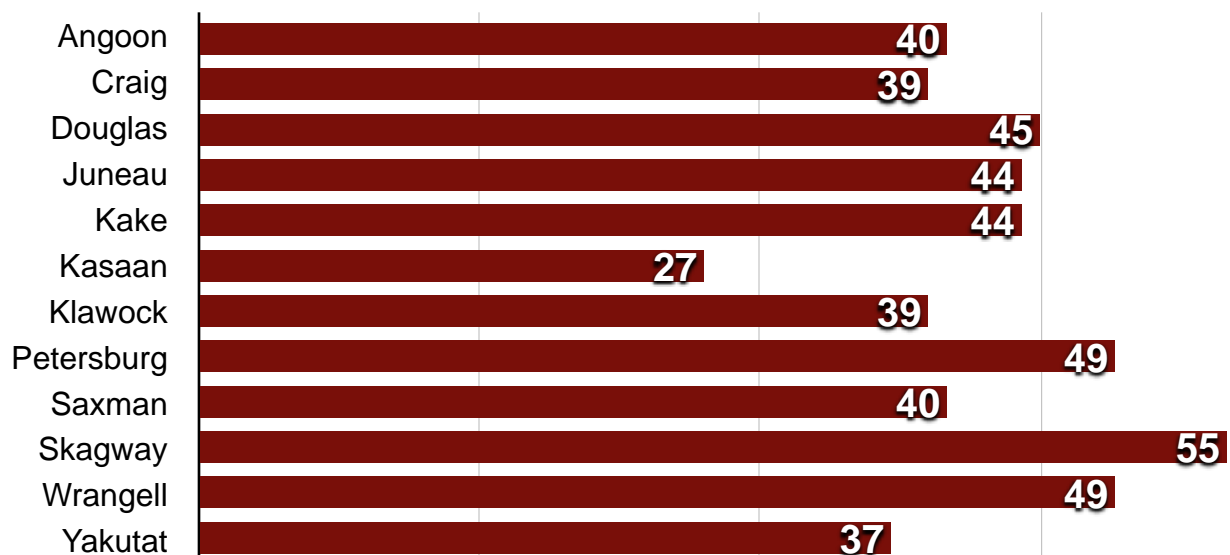
Respondents' homes are an average of 39 years old. Nearly half of them (48%) were built in the 1970s and 1980s. Another 30% were built in the 1990s and 2000s. Only 8% of homes have been built in the last decade.

When this study was last conducted five years ago in 2019, the average age of the housing stock was 37 years.

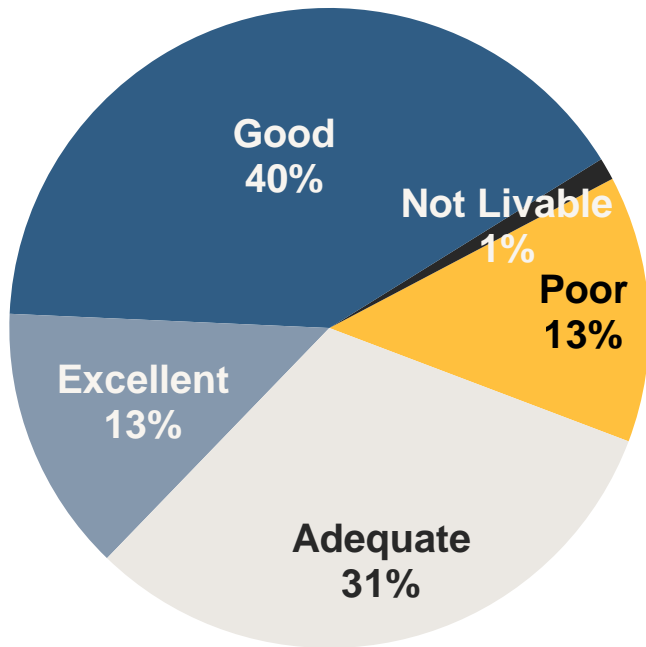
Average Age of Housing Stock

= 39 Years

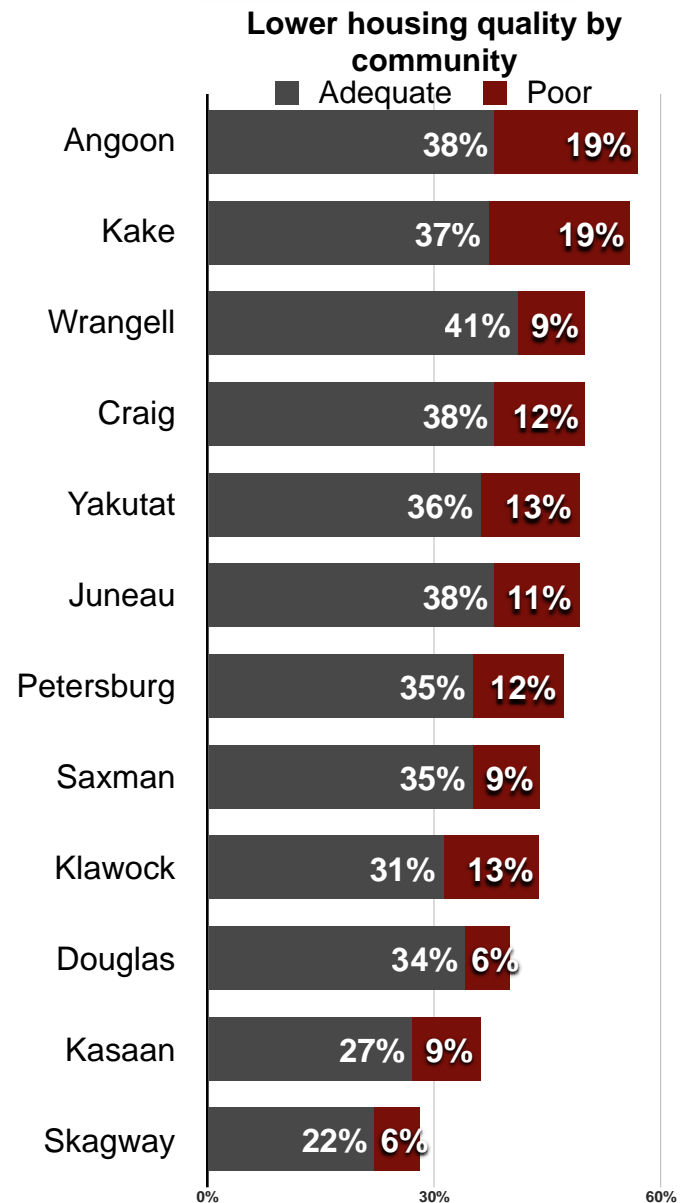
Average home age by community



Rate the overall condition of your home

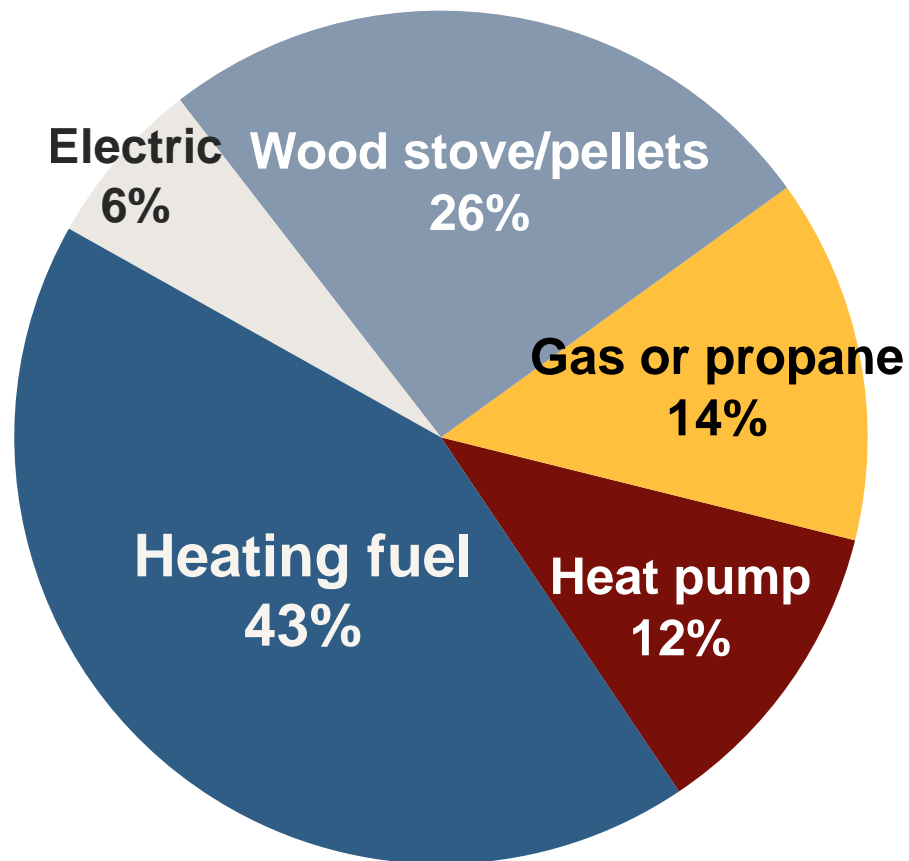


Just over half (53%) of Klawock tribal households said their homes were in good or excellent shape. Thirty-one percent indicated that their living conditions were adequate, while 14% said the condition of their home was poor or not livable.



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	13%	13%
Good (a few minor repairs would be nice)	36%	40%
Adequate (repairs needed to improve living conditions)	37%	31%
Poor (major repairs needed to make it safe and livable)	13%	13%
Not Livable (we are currently unable to live in our home)	1%	1%

What do you use primarily to heat your home?



Forty-three percent of tribal respondents heat their home using heating fuel. Another 26% use a wood or pellet stove, 14% use gas or propane, and 12% use a heat pump — representing a significant shift from 2019. Overall, the average cost of heating was estimated at \$415 in a winter month, representing a 10% total increase over five years earlier.

Home Heating	Monthly Cost 2019	Monthly Cost 2024	2019	2024
Electric	NA	\$352	8%	6%
Gas or propane	\$408	\$488	9%	14%
Heat Pump	NA	\$367	0%	12%
Heating fuel	\$400	\$450	64%	43%
Wood stove/pellets	\$281	\$327	19%	26%
Overall Average	\$379	\$415		



Home Finances

Home Finances

What is the assessed value of your home?

Overall Average

2019	2024	Change
\$147,308	\$234,000	59%



Mobile Homes

2019	2024	Change
\$49,333	\$34,535	-30%



Single Family Home

2019	2024	Change
\$187,500	\$299,256	60%

The average value of a housing unit owned by a respondent in Klawock is \$234,000 — representing a 59% increase from when this survey was fielded 5 years previously. Mobile homes are worth an average of \$23,535, and declined in value at all over the past five years. Single family homes are valued at \$299,256, a 60% 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.

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



The average monthly rent paid by Klawock tribal householders is \$863, a 0.5% 5-year increase; while the average mortgage is \$1,330, a 20% 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 \$778 in rent (10% less than the average rent) and \$1,355 for a mortgage (2% more). Thirty-nine percent of Klawock tribal households own their own homes, but no longer have a mortgage -11% more than just 5 years earlier.

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
\$859	\$863	0.5%	\$778

Average Mortgage

2019	2024	Change	Can Afford
\$1,020	\$1,330	30%	\$1,355

Households with no Mortgage

2019	2024	Change
28%	39%	11%

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 = **\$1,050/month**

What is your approximate annual household income?

Average Household Income

2019	2024	Change
\$66,094	\$69,144	5%



The average income of tribal households (of those reporting an income above \$0) in Klawock is \$69,144, a 5% increase over five years earlier. Those paying rent had an average household income of \$59,483, a 3% increase; while those who own their own homes earn an average of \$77,611 annually, 1% more than in 2019.

Skagway tribal households report the highest average household income in the THRHA region, while Kake households earn the least. Wrangell was the only community to see household income decline over the past five years.

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

Rental Households

2019	2024	Change
\$57,810	\$59,483	3%

Owner Households

2019	2024	Change
\$76,947	\$77,611	1%

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%

What is your approximate annual household income in Klawock? (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	4%	3%	4%	0%	3%	2%	0%	0%	17%
\$20,000 - \$30,000	3%	3%	4%	2%	2%	0%	0%	0%	15%
\$30,100 - \$40,000	4%	1%	4%	0%	0%	0%	0%	0%	10%
\$40,100 - \$50,000	1%	0%	0%	3%	0%	1%	0%	0%	5%
\$50,100 - \$60,000	1%	6%	1%	1%	0%	1%	0%	0%	11%
\$60,100 - \$70,000	0%	2%	0%	1%	1%	1%	0%	0%	5%
\$70,100 - \$80,000	0%	1%	0%	2%	2%	0%	0%	0%	5%
\$80,100 - \$90,000	0%	1%	0%	1%	1%	1%	0%	0%	4%
\$90,100 - \$100,000	1%	1%	2%	1%	0%	0%	0%	0%	5%
\$100,100 - \$125,000	0%	2%	3%	2%	1%	1%	1%	1%	12%
\$125,100 - \$150,000	0%	0%	2%	0%	0%	1%	1%	0%	4%
\$150,100 - \$200,000	0%	1%	1%	1%	1%	0%	0%	0%	4%
\$200,000 or more	0%	2%	0%	0%	0%	0%	0%	0%	2%
Total	15%	24%	22%	15%	12%	9%	2%	1%	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 Klawock. Nearly a third (32%) of households earn \$30,000 or less annually; while 22% earn more than \$100,000 annually. Thirty-nine percent of all Klawock tribal households have 1-2 household members, while 23% of households contain five or more residents.

Housing and Urban Development

Klawock Income Limits

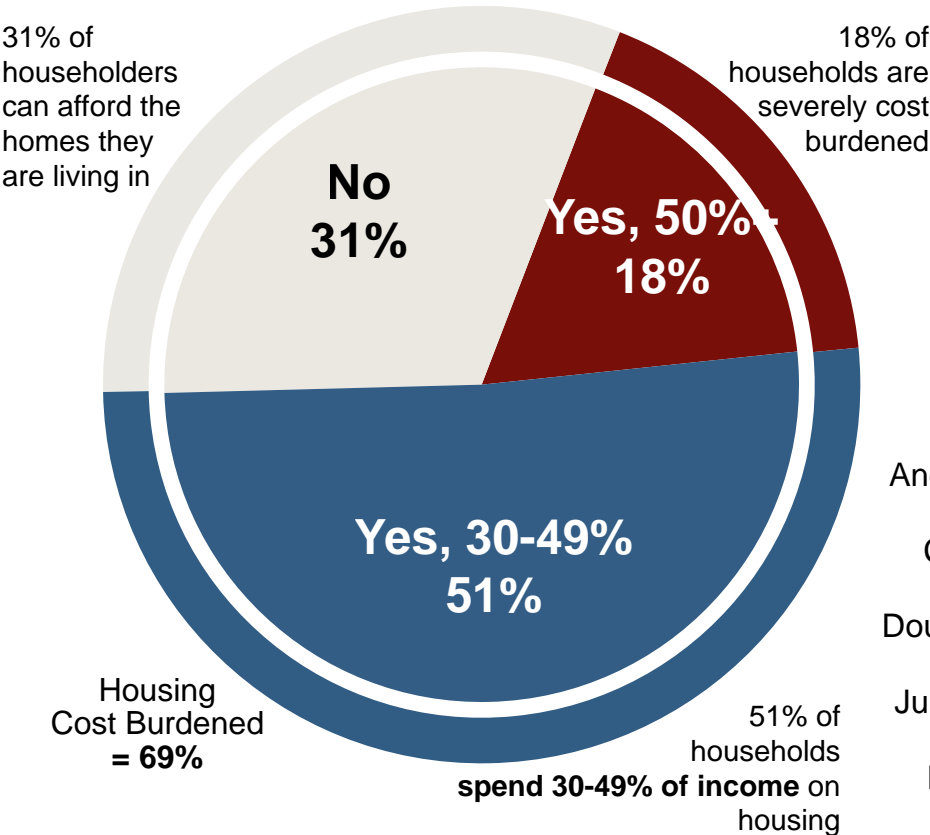
(By number of household members)

HUD Income Limits by Household Size for Klawock								
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 Klawock 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%	4%	6%	2%	5%	2%	0%	0%	24%
Very Low (50%) Income Limits	12%	7%	13%	3%	5%	3%	0%	0%	44%
Low (80%) Income Limits	13%	14%	14%	9%	6%	5%	0%	0%	61%

According to HUD's 2023 income limits, 61% of Klawock tribal households are low income (down from 62% in 2019), 44% are very low income (in 2019 it was 43%), and 24% are extremely low income (it was also 24% in 2019).

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



Cost %	2019	2024
Less than 30%	33%	31%
30-49%	53%	51%
50%	14%	18%

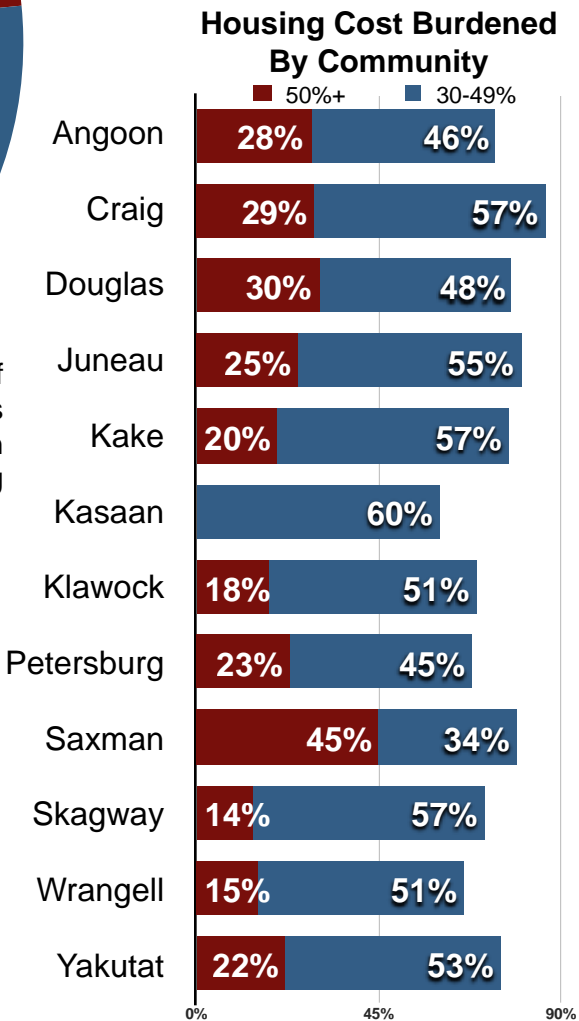
Costs of housing are a burden or severe burden to 69% of survey respondents. Nearly a third of tribal households (31%) have affordable costs.

The 69% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 18% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

Among renters, 80% are housing cost burdened compared to 62% of all homeowners.

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

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.



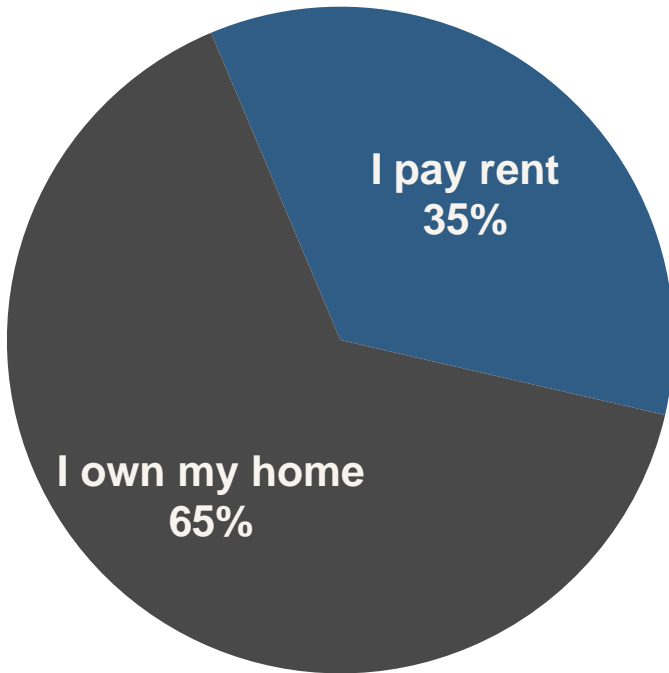
Housing costs for renters include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

Householders



Householders

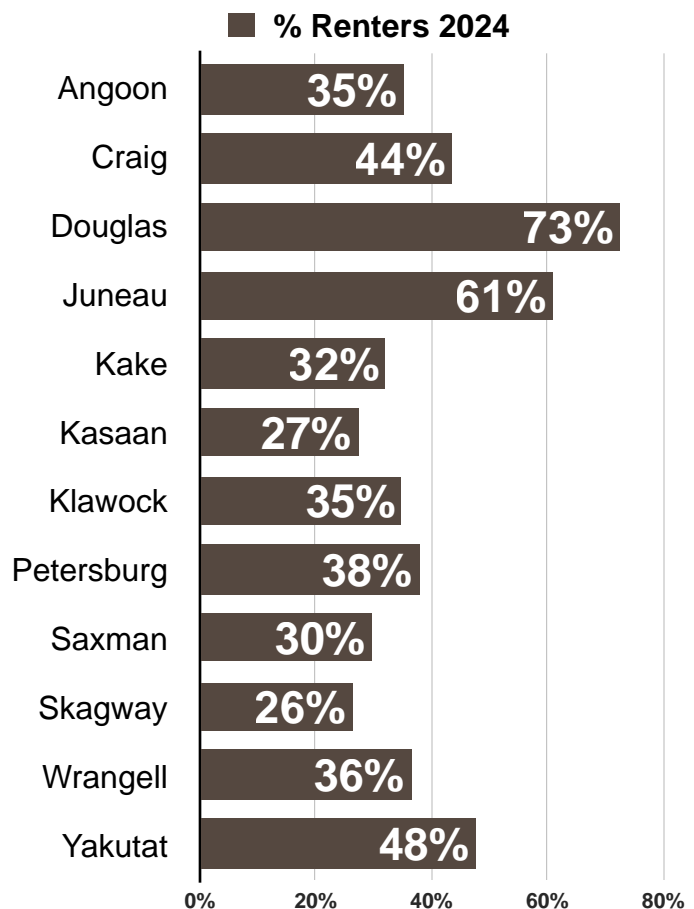
What is your current housing situation?



Approximately one-third (35%) of Klawock tribal households live in a home that they rent. Another two-thirds own their homes. This includes 39% of respondents who own their home and no longer pay a mortgage. While the overall own versus rent percentages remain almost unchanged over the past five years, those who no longer have a mortgage increased from 28% to 39%.

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	34%	25%
Owned without a mortgage	28%	39%
Rental	35%	34%
Other	2%	0%



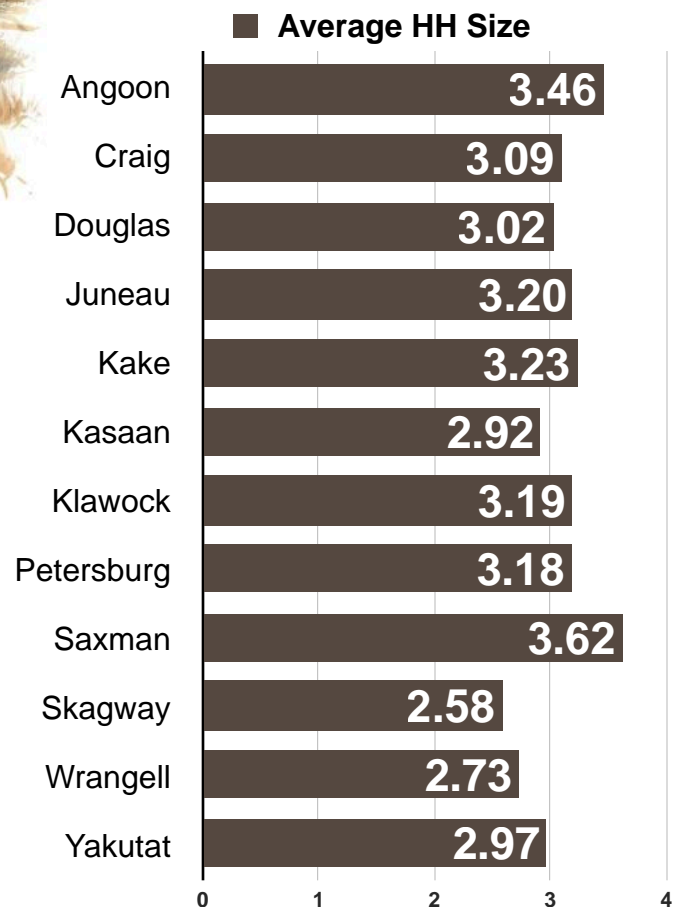
Number of People per Household



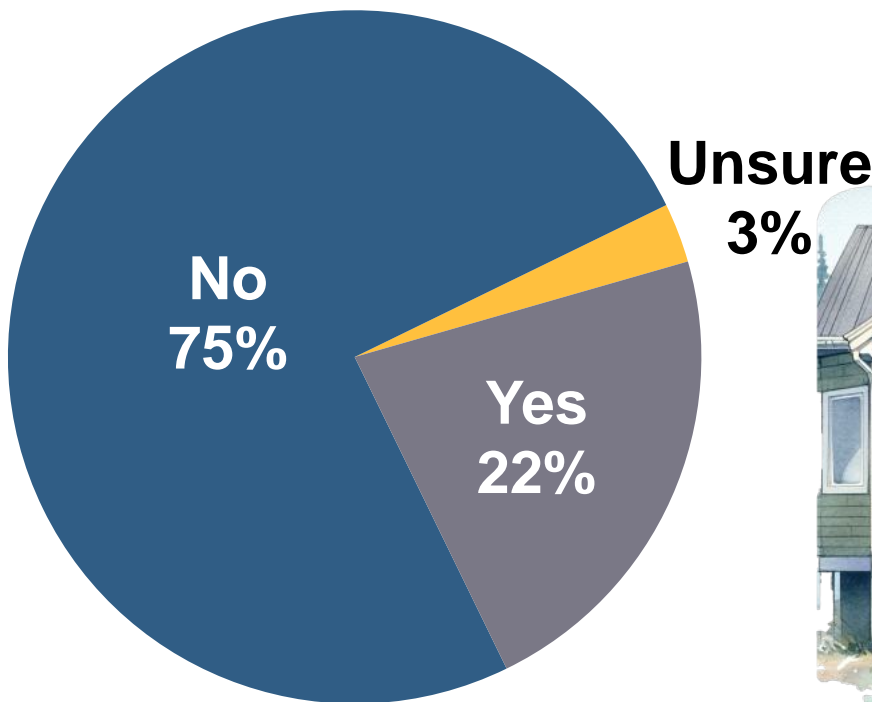
The average household size of survey respondents is 3.2, identical to the last time the survey was conducted five years ago.

Average Household Size

2019	2024	Change
3.2	3.2	0%

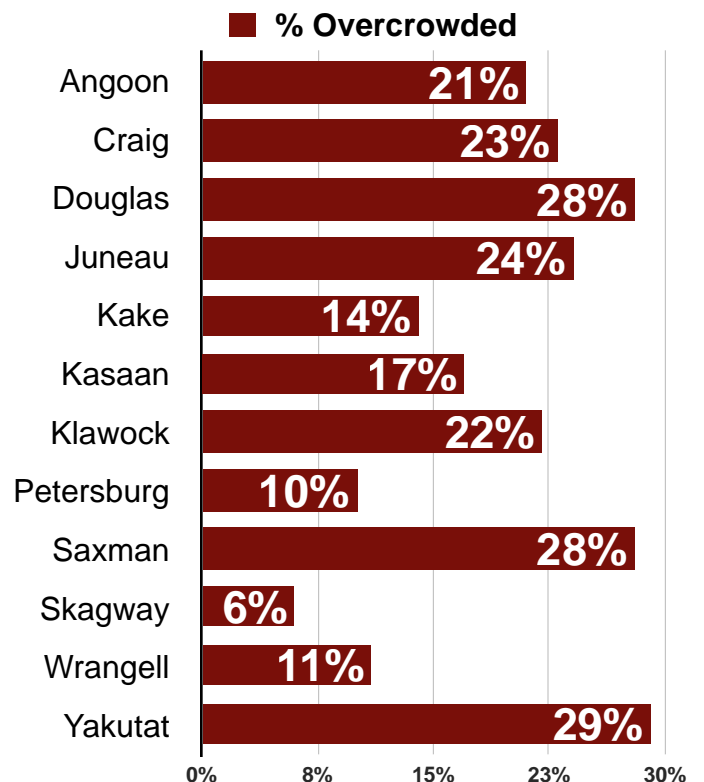


Is your home overcrowded?

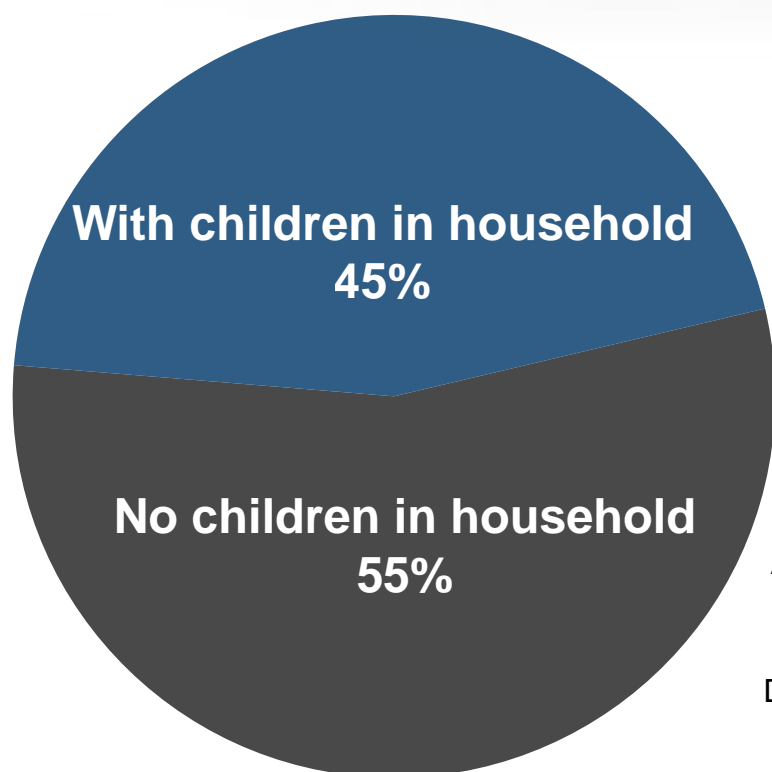


Average Household Size = 3.2

Twenty-two percent of households surveyed say their homes are overcrowded, a decrease from 23% five years ago. The overall average household size is 3.2 members.



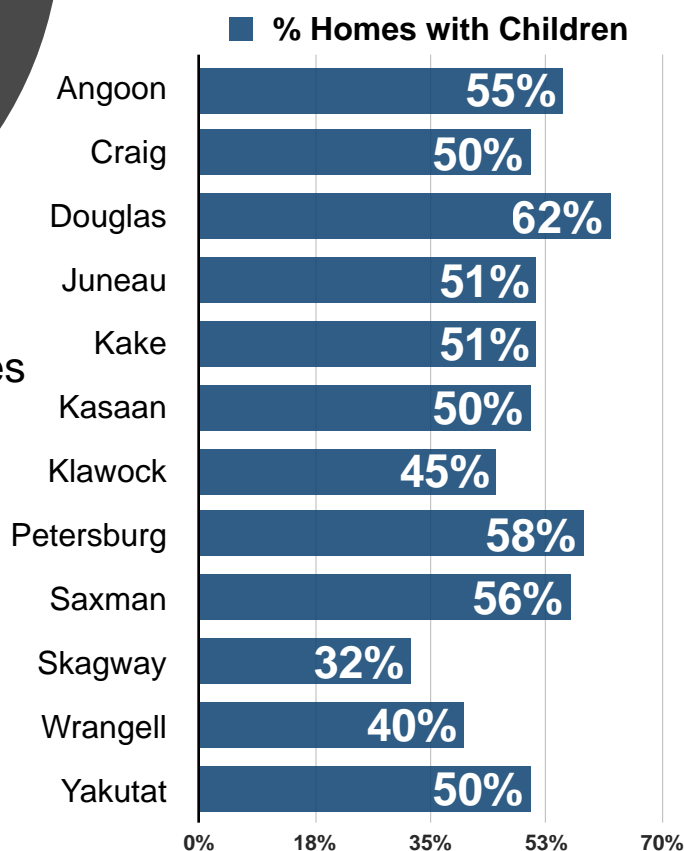
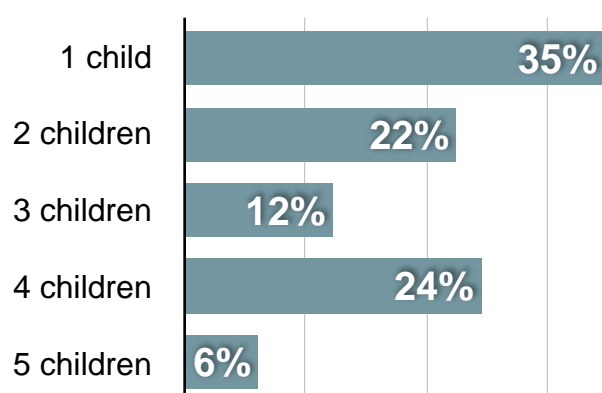
How many children under age 18 live in your household?



Estimated Total Kids

150

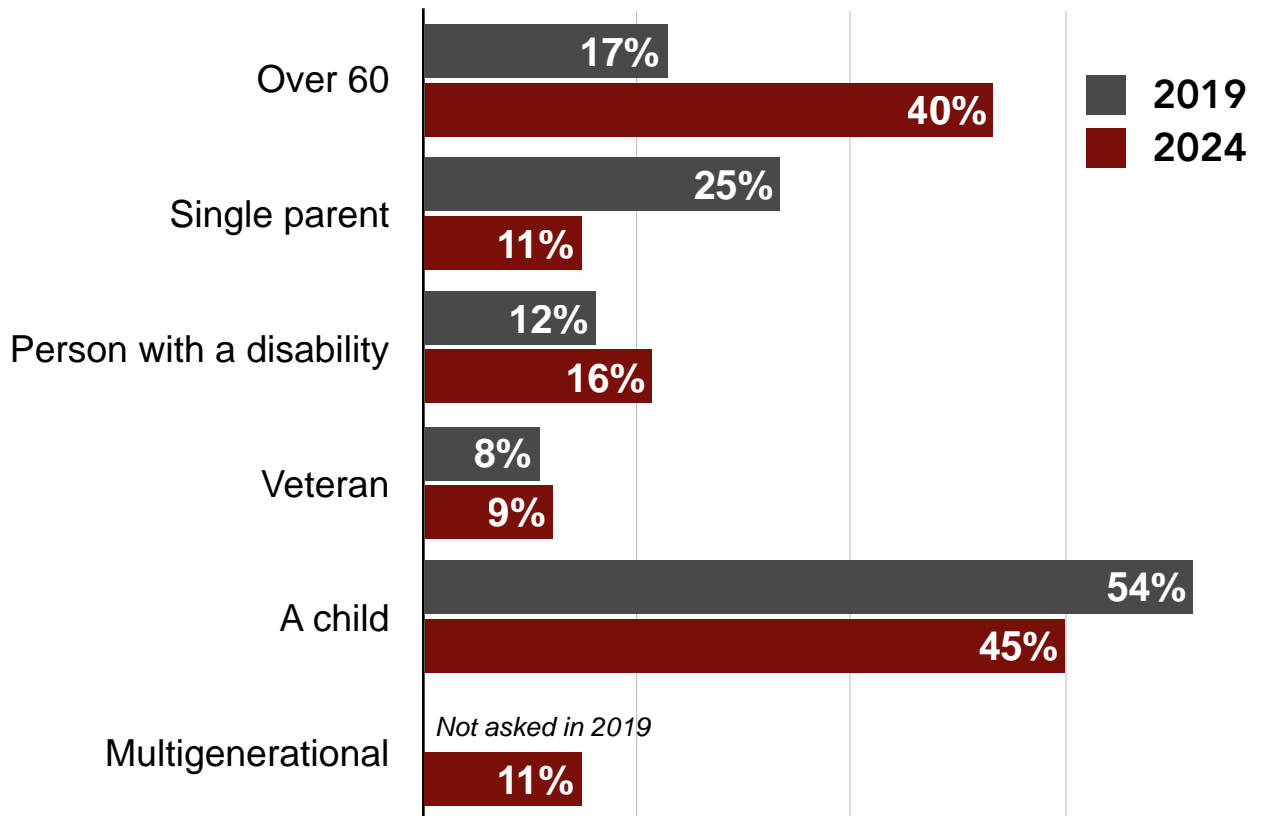
Average number of children in homes with children = **2.45**



Just under half of Klawock tribal households (45%) have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 2.45, up from 2.1 in 2019. For homes with children, 35% have one child, 22% have two children, and 42% have three or more children. There are an estimated 150 children in Alaska Native homes in Klawock.

Members of Household

Household Members Include

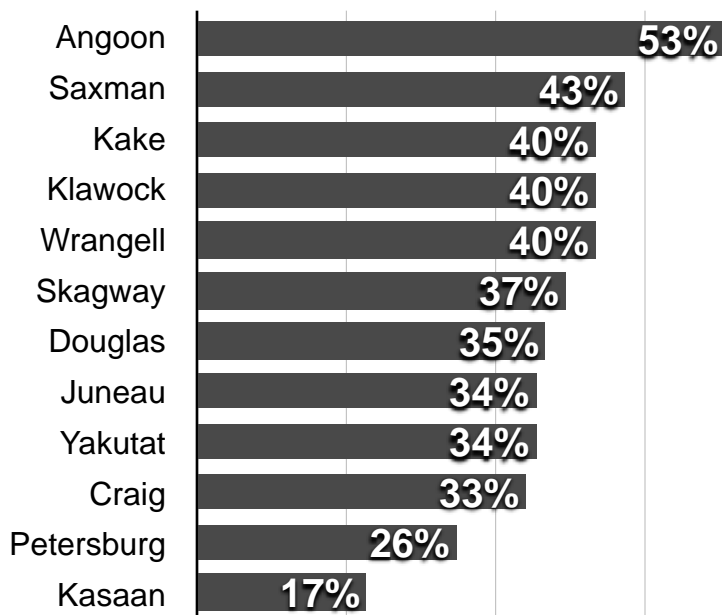


Two-fifths (40%) of Klawock tribal households contain a person over the age of 60, representing a significant increase from 2019 when only 17% of Klawock tribal households had a person aged 60 or older.

Nearly half (45%) of all tribal households in Klawock include children, down from 54% five years earlier. Eleven percent of all homes contain a single parent, down from 25%.

The number of households containing a person with a disability has increased from 12% to 16% over the past five years; while the number of households with a veteran changed from 8% to 9%. Sixteen percent of all tribal household have a member with a disability. In 2024, 11% of all tribal homes contain both grandparents and grandchildren.

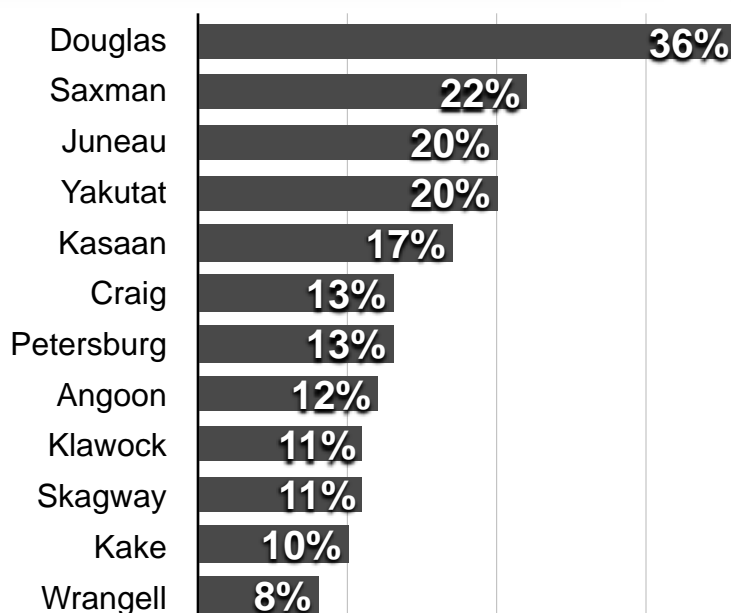
Percentage of Tribal Households in THRHA Region with a 60+ Year Old



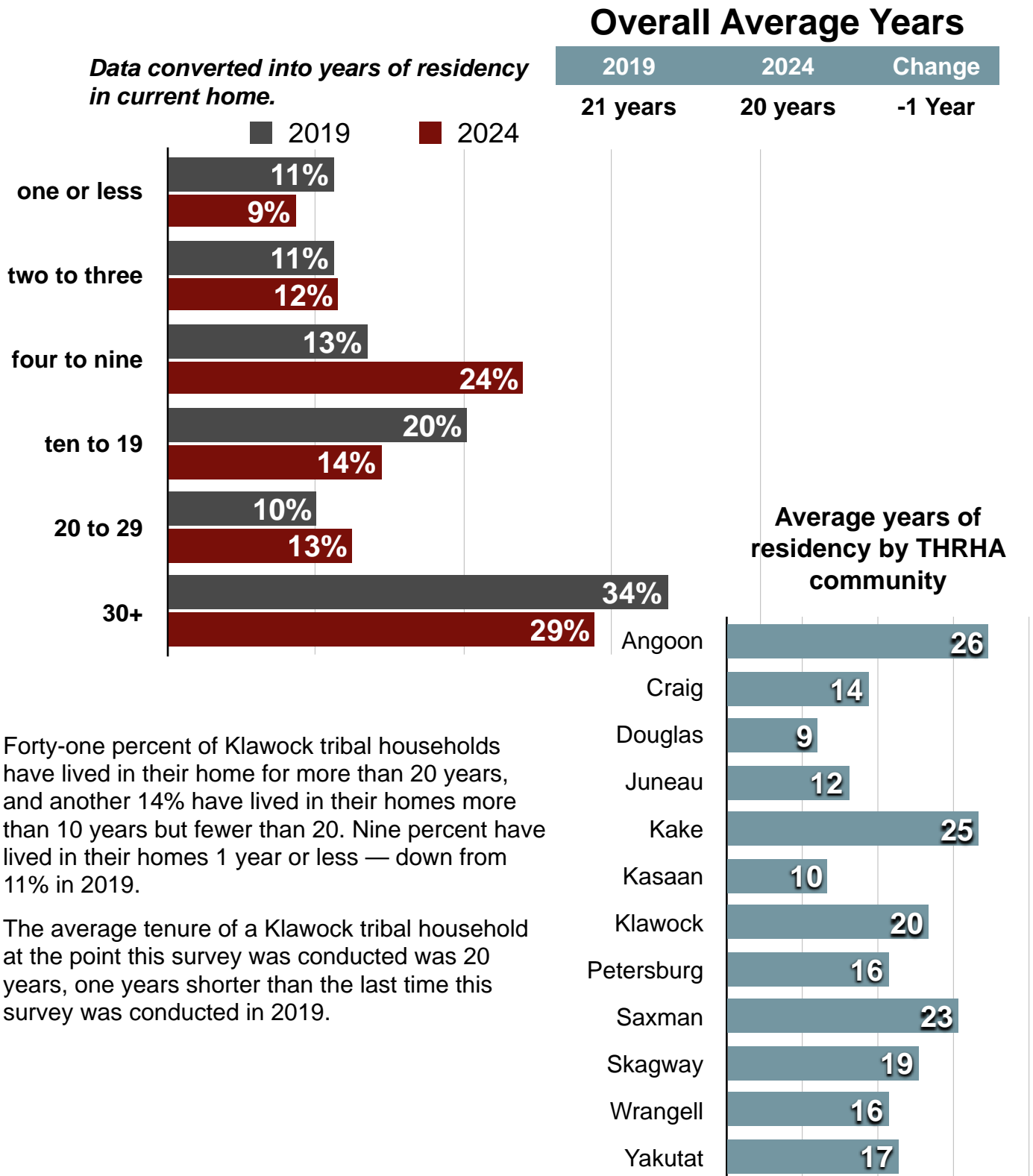
Kasaan has the lowest percentage of households with a member over 60, followed by Petersburg. Angoon has the highest percentage of households containing older residents. More than half (53%) of Angoon households have a person over 60, followed by Saxman (40%).

Percentage of Tribal Households in THRHA Region with a Single Parent

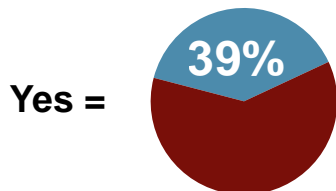
Wrangell has the lowest percentage of single parent households, while Douglas has the highest. In Douglas, more than one-third (36%) of all tribal households are single-parent households.



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

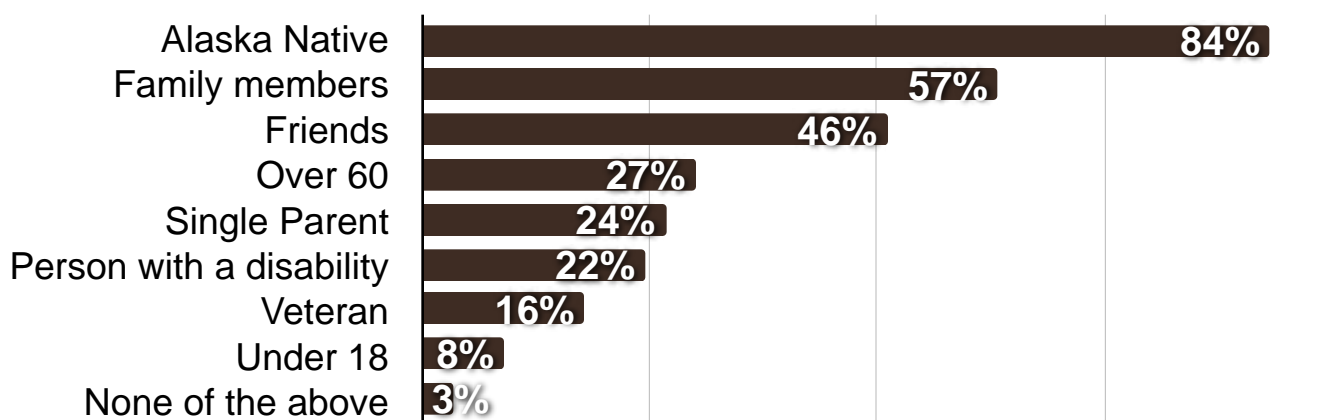


Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



Nearly two-fifths (39%) of all 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)

= 70

Estimated Total Nights

3,900

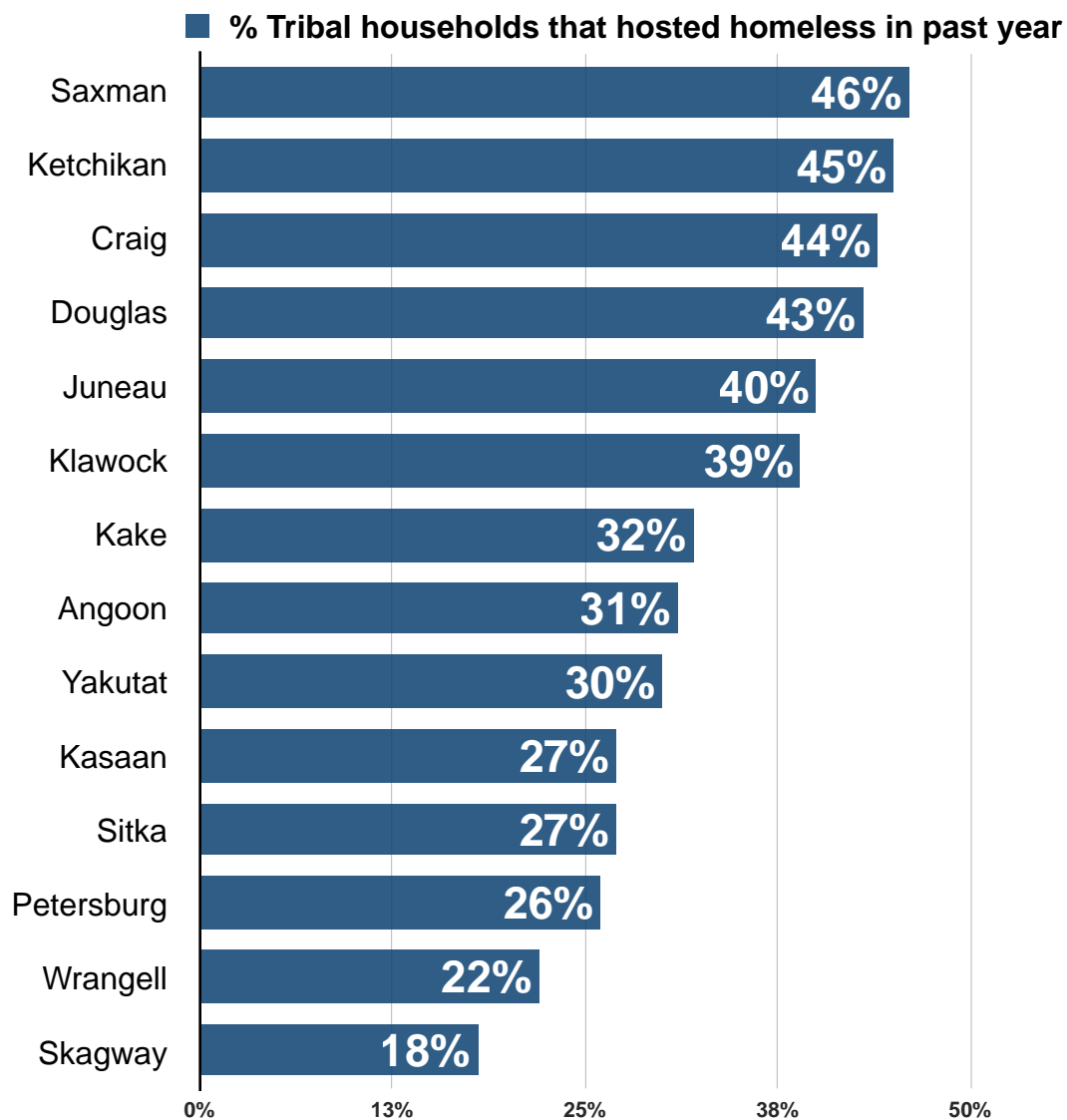
Estimated Total Value

\$179,000

Klawock tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. Nearly two-fifths (39%) said they had, for an average of 70 nights per household, including 3% that had a homeless person living with them for the entirety of last year. Those who received overnight accommodation included single parents (24%), children (8%), those with a disability (22%), and those over 60 (27%). Expanding the numbers to include all Alaska Native households in Klawock, tribal households are estimated to have provided approximately 3,900 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 Klawock last year was approximately \$179,000.

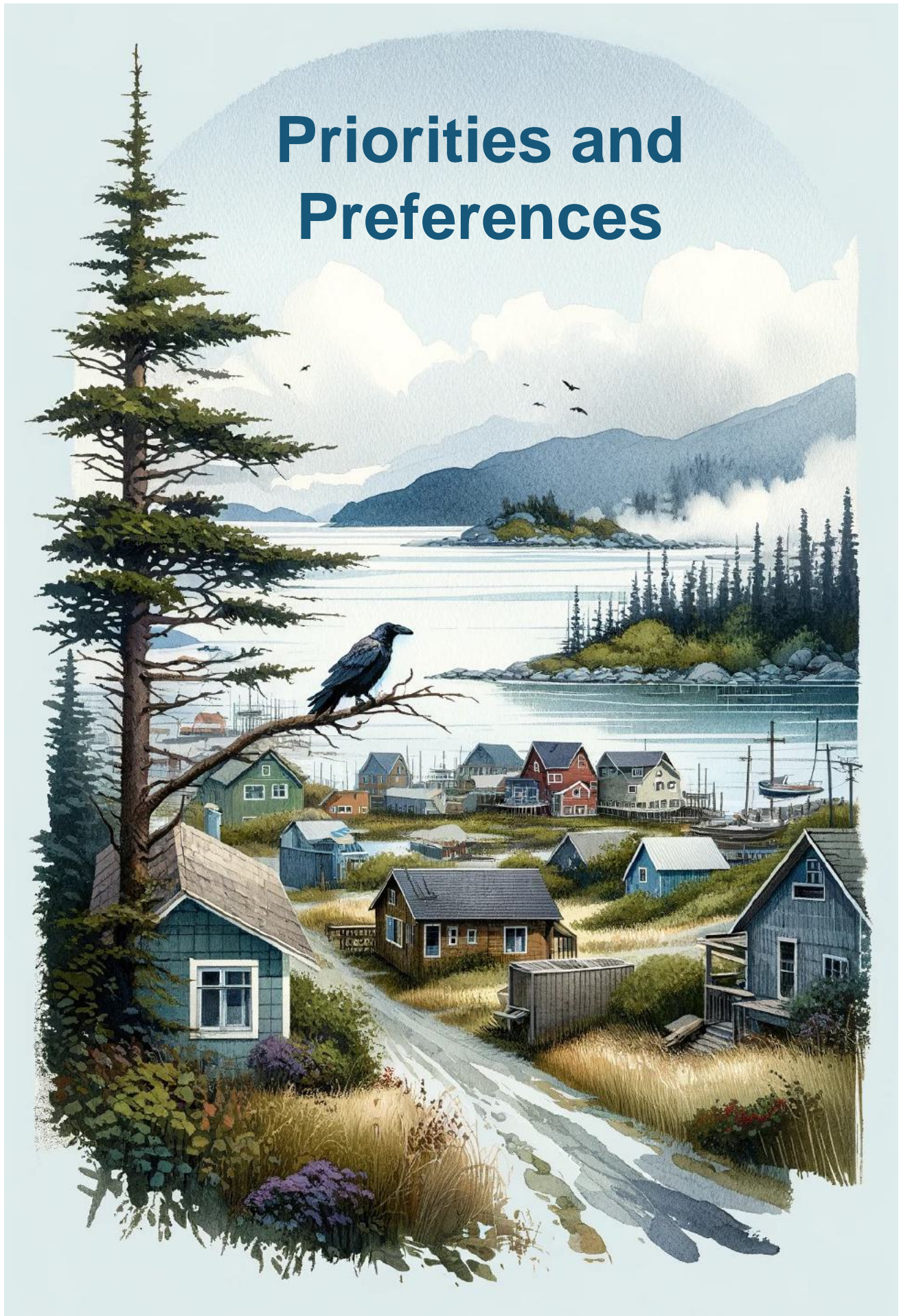
Homelessness: Percentage of tribal households that opened their homes by community

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.

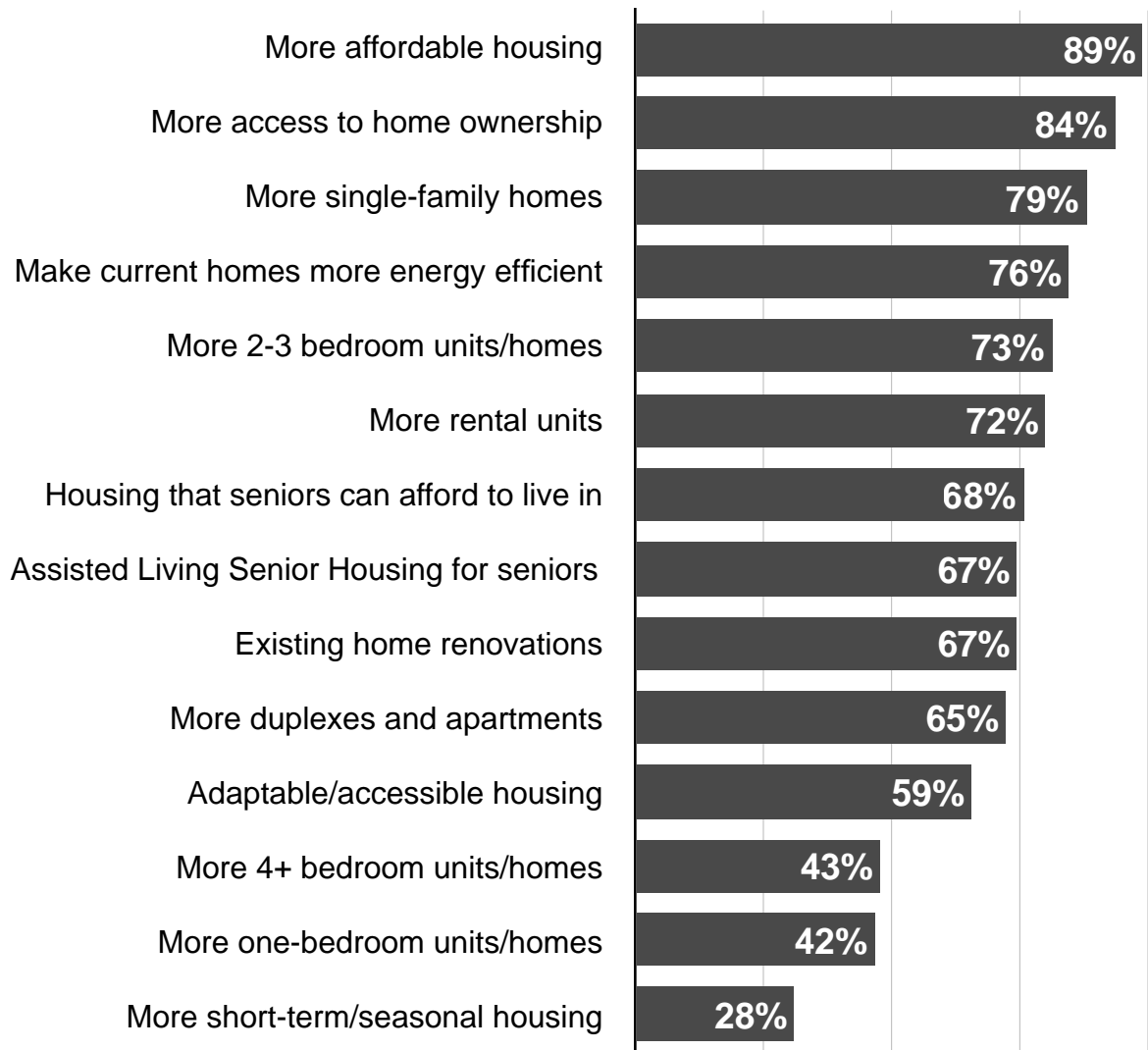
Priorities and Preferences



Priorities and Preferences

How important are the following tribal housing needs?

Respondents saying this has a high level of demand or need



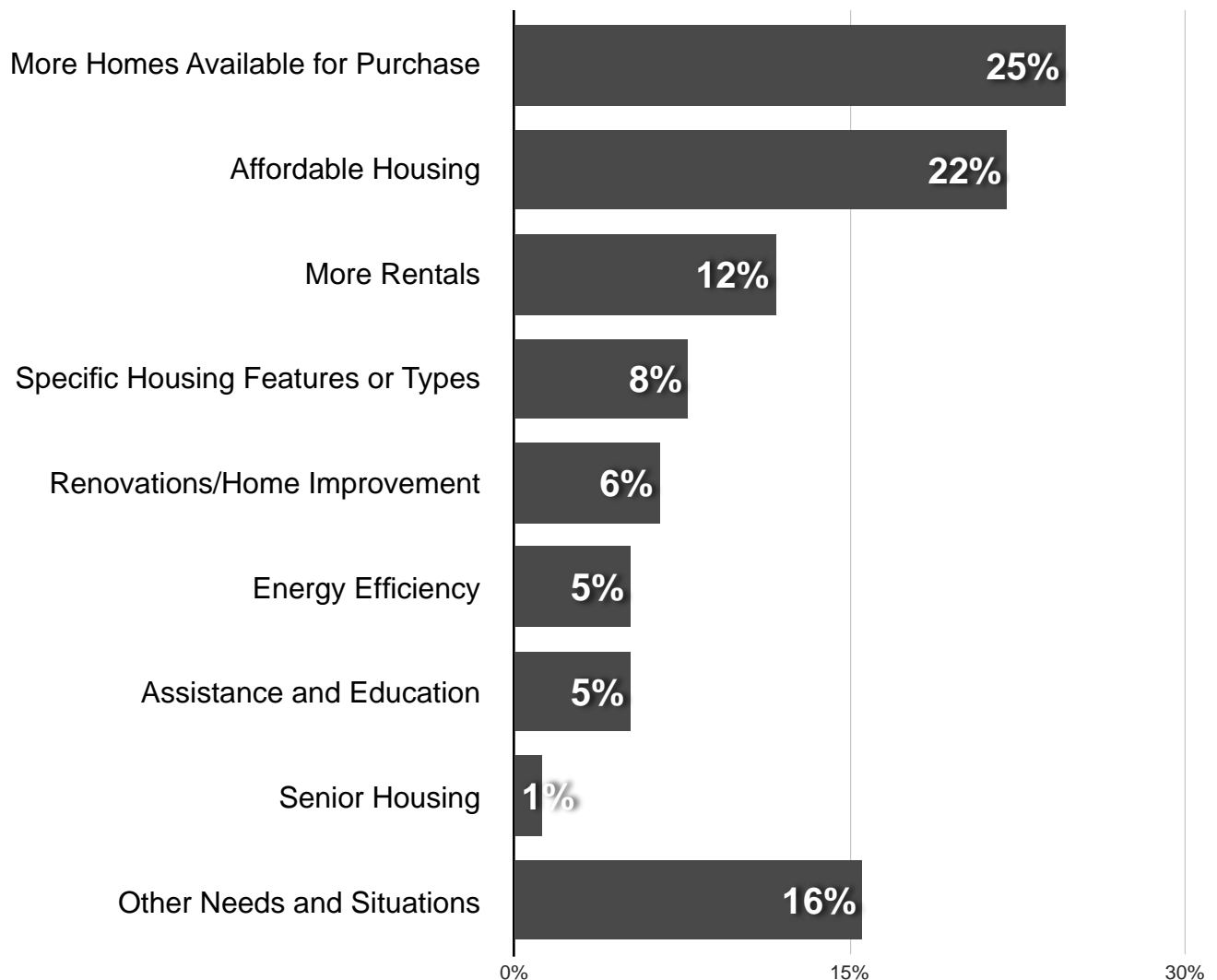
Survey respondents indicated that the most pressing housing need in Klawock is more affordable housing, which 89% of survey respondents say has a high level of demand; followed by the need for more homeownership (84%). The following table shows a breakdown of responses to these questions and responses.

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	89%	8%	1%	2%	0%
More access to home ownership	84%	13%	0%	3%	0%
More single-family homes	79%	15%	2%	2%	1%
More 2-3 bedroom units/ homes	73%	22%	3%	2%	0%
Make current homes more energy efficient, reducing energy costs	76%	14%	5%	3%	1%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely.	67%	25%	4%	3%	0%
Housing that seniors can afford to live in.	68%	23%	5%	3%	0%
More rental units	72%	15%	5%	4%	3%
Existing home renovations: Improve quality of existing home	67%	23%	4%	5%	1%
More duplexes and apartments	65%	22%	8%	3%	2%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	59%	28%	10%	3%	1%
More 4+ bedroom units/ homes	43%	32%	18%	6%	0%
More one-bedroom units/ homes	42%	32%	21%	3%	2%
More short-term/seasonal housing	28%	19%	30%	13%	9%

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

Analysis of open ended responses to top priority

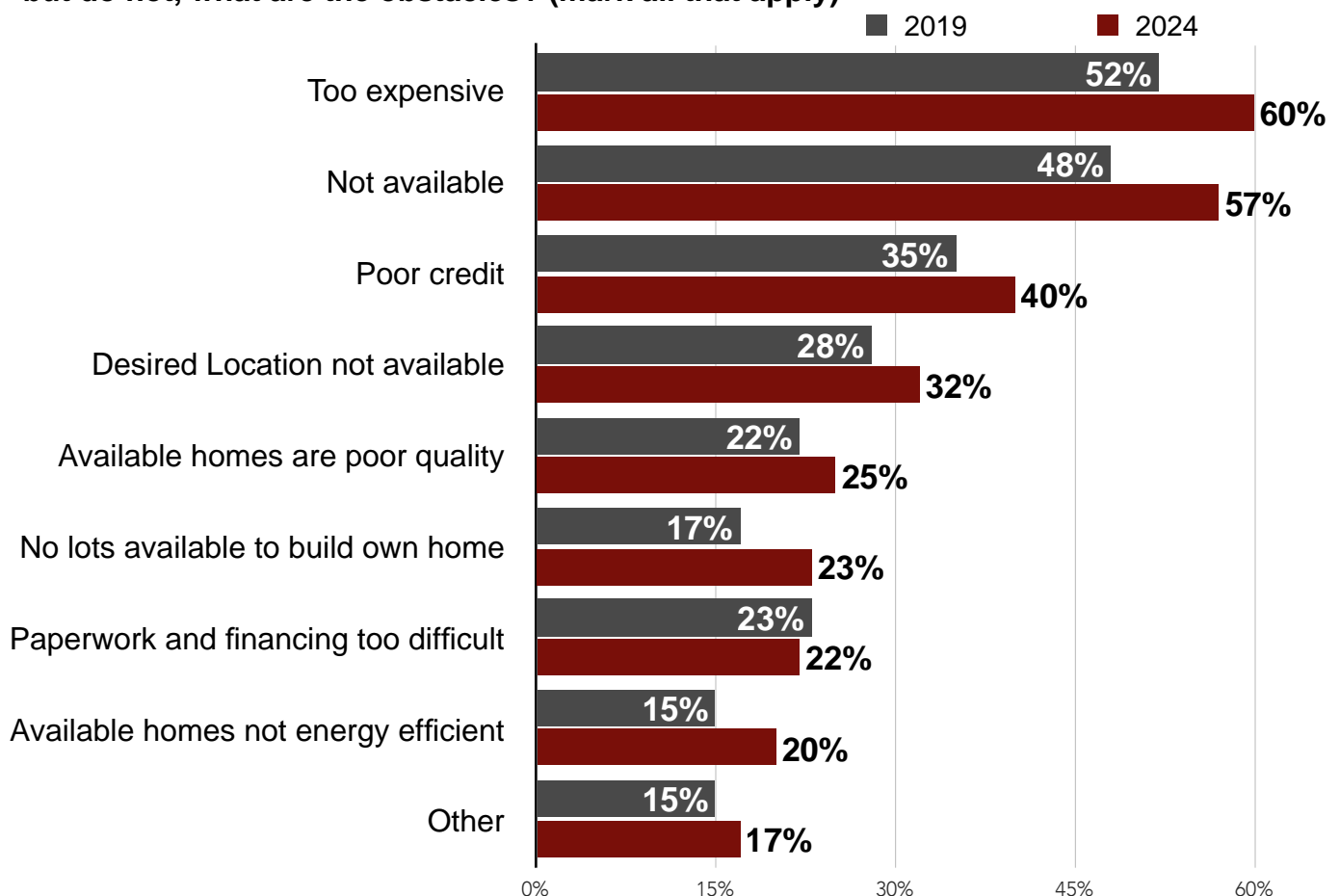


Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 12 comment categories. In a follow up question, tribal household respondents were then asked to write down their highest housing priority. Twenty-five percent said there need to be more housing available for purchase and more pathways to homeownership. Twenty-two percent mentioned housing affordability. Twelve percent of all respondents mentioned the need for more rental housing.

Household members that would prefer to own a home but do not

Would you, or any member of your household, prefer to own a home but do not?	Response Percent
Yes	60%
No	8%
Maybe	6%
Not applicable	25%

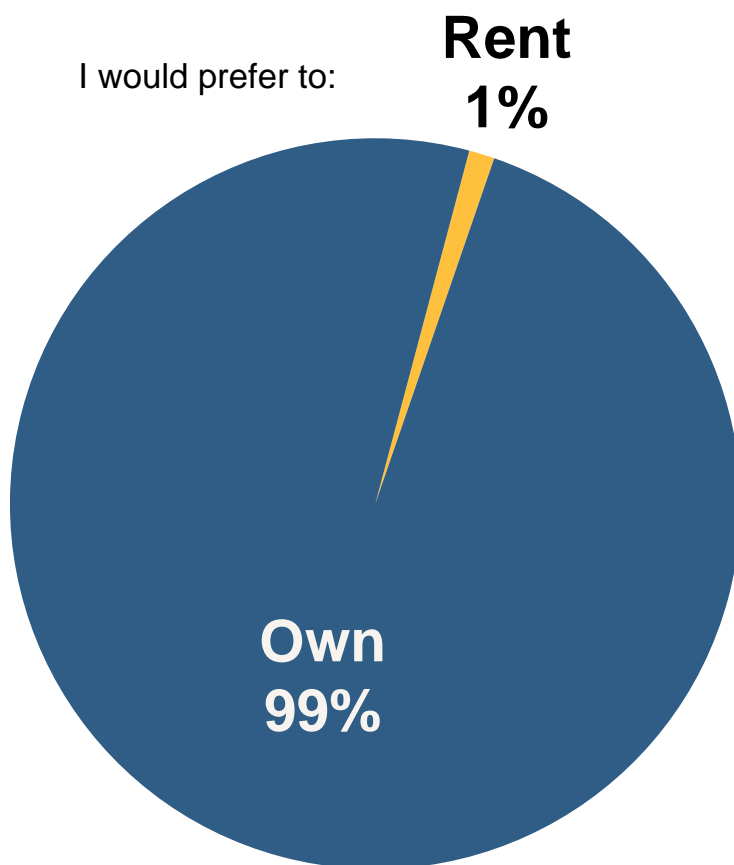
If you, or household members living in your housing unit, would prefer to own a home but do not, what are the obstacles? (mark all that apply)



Two-fifths of Klawock tribal households responding (60%) noted that they have member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 60% of respondents, representing an 8% increase over the last time this question was asked in 2019.

The next top answer was a general lack of availability (40%), followed by ineligibility due to poor credit (40%).

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



While only 65% 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
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.	41
Access to funding to help renovate my home.	28
I am not interested in a housing program at this time.	21
I have land and need access to a loan to build my own home.	20
I would like to participate in a “sweat equity” housing program, where I help build my home.	15
A rental unit to move into.	12
Home maintenance education program.	12
Financial literacy program.	6

How many bedrooms are in your

Average Number of Bedrooms

= 3

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)	99%
NO, both head of household and spouse do NOT identify as Alaska Native or American Indian	1%

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

Answer Options	Response Percent
Yes	16%
No	80%
Not Sure	4%

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 79 written responses, some included priorities in multiple categories.

1. **More Homes Available for Purchase**

- 20 responses. Includes comments emphasizing the need for more opportunities to purchase homes, including those that mention specific programs for home ownership and rent-to-own options.

2. **Affordable Housing** - 16 responses,

Focuses on the need for housing options that are financially accessible to a broader range of income levels, including both purchase and rental options that are affordable.

3. **More Rentals** - 10 responses, Concerns the availability of rental housing, highlighting the community's need for more rental options that cater to various family sizes and income levels.

4. **Renovations/Home Improvement** - 5 responses. Discusses the need for improvements and renovations to existing housing to meet safety, comfort, or aesthetic standards.

5. **Specific Housing Features or Types** - 6 responses. Mentions the need for housing that meets specific requirements, such as a greater number of bedrooms, suitable for singles or large families, or features like energy efficiency.

6. **Energy Efficiency** - 4 responses.

Highlights the priority of enhancing housing with energy-efficient features, which could include better insulation, energy-saving appliances, or alternative heating sources.

7. **Senior Housing** - 2 responses. Addresses the need for housing that is specifically tailored to the needs of elderly community members, ensuring they have accessible and suitable living arrangements.

8. **Assistance and Education** - 3

responses. Focuses on the need for support in terms of financial assistance, educational programs about homeownership, and guidance in navigating housing processes.

9. **More Housing in General** - 1 response.

A general call for an increase in housing availability, not specifying whether for purchase or rent but indicating a broad need for more housing options.

10. **Other Needs and Situations** - 12

responses. Captures a variety of unique or miscellaneous housing needs not specifically covered by other categories, such as temporary housing, specific community grievances, and broader housing issues.

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

- 3–4-bedroom hoses and fenced in
- Affordable homes. Home renovations that meet building code standards. Homes that we can be proud to own. 4+ bedrooms with proper sized living space and separate laundry room area
- Affordable housing
- Affordable housing and / or rentals, rent to own.
- Affordable housing THRHA is not affordable if you're a working-class citizens.
- All of the above
- ANY homes available for purchase. As far as I know there are 0 available in my or neighboring community.
- assistance or guidance to build our home. lower finance rates would be fantastic.
- Availability
- BIGGER HOMES
- Cost friendly homes.
- Elders with raising grandchildren should be able to get on top of the list.
- We need more homes for purchase, rent. We want to keep our families here and it's hard without places to rent/own.
- Help getting loans and owning a home.
- Helping seniors with renovations are getting new windows new doors.
- Home for purchase for young families. Repair the damage due to poor design on existing homes. Not income based. This is a design flaw. We shouldn't have to pay for repair.
- Home ownership opportunities/education should be offered to families needing this. I understand that this in fact happening, but my husband had inquired about applying for the homeownership program but never got a call/email in regard to this, when the program was first offered.
- Homeless shelter and more housing with 3-4 bedrooms
- Homes , rental, buying available seniors housing.
- Homes available for purchase
- Homes available for rent or own
- Homes available with a mortgage that is affordable.
- Homes for purchase that are Affordable.
- Homes for purchase.
- Homes to purchase
- Homes to purchase, energy efficiency and backup heating when the electricity or power goes out. Like wood burning stoves EPA approved.
- Houses. Whether rentals or purchasing, high demand in our community.
- Increased energy efficiency.
- Let us rent to own you guys made enough money from all of us you are supposed to help us own our houses.
- More single and family rentals that are affordable apartments for
- More 1 bedroom housing, more rentals MORE AVAILABLE FOR PURCHASE!
- More affordable housing family. More rental housing
- More affordable energy efficient homes to be purchased. The existing rentals look awful. Junky, garbage.
- More affordable homes to purchase.
- More affordable homes.
- More affordable housing
- More affordable housing
- More affordable housing. It costs a lot to live here younger families can't afford 400-thousand-dollar mortgages.
- More available rentals and options, but any rental would be beneficial with how housing is now on POW.
- More homeowners
- More homes available
- More homes available and quicker waiting time and less red tape
- More homes available for purchase, more houses with 4+ bedrooms and houses with more than 1 bathroom
- More homes available, available for purchase and rentals also assisted living for elders.
- More homes for rental, purchase. In Klawock there is hardly any homes for rent causing overcrowding in the homes we do have on the island. Our people are

having to leave our native communities.
Nonnatives are buying up homes very quickly.

- More homes to buy.
- More homes to purchase at reasonable prices.
- More houses to buy or even property.
- More houses.
- More housing
- More housing availability rentals and ownership
- More housing in general and more jobs that pay enough to afford housing costs.
- More housing in general, whether it's for purchase, rentals, senior housing, and apartments.
- More opportunity for home ownership, for all income levels
- More rent to own- better opportunities for low-income families to eventually own a home.
- More rental units
- More rentals
- More rentals
- More rentals, home renovations, more 2-3-bedroom housing, more housing units to buy.
- More single affordable units for those with no children
- Most important is the ability to purchase the home as well as access getting property squared away from past family to rebuild or renovate existing homes the need for two bedroom is extremely high another Hot topic for me is seeing your housing

not having enough is becoming a huge issue here also low income I know of at least three people that are living on the streets living in substandard places.

- Need housing.
- Need more affordable rentals.
- Need more housing.
- One bedroom
- Our community needs more affordable housing opportunities.
- Our elders those that fall in the cracks in bureaucracy, all elders matter as do the children.
- Paying the bills
- Purchase, renovation, energy efficiency,
- Renovations
- Rent costs lowered.
- Rent to own.
- Senior housing
- Senior housing and affordable housing
- Single members or couples in community couch surf. Need affordable apartments.
- Temporary housing for people who lost their home.
- Tribal housing that doesn't take 30% of income!! My husband makes too much as a pilot for us to consider moving into a T&H home which we need for all our kids. But we can't afford to give up 30% of every check while also still having to provide other necessities for our kids.
- Unknown
- Wood stove , secondary heat source.

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 Klawock tribal households is below:

Key Positive Feedback Points:

1. **Effective Maintenance Programs:** THRHA's maintenance programs, such as energy assistance, are highlighted as effective. The community appreciates the support during winter, ensuring warmth and comfort.
2. **Affordable Home Ownership Opportunities:** The initiative to provide affordable housing ownership is greatly valued. This includes special mentions of efforts like rent-to-own programs, which help community members acquire homes.
3. **Community-Centric Programs:** Programs that support the community, such as heating assistance and daycare assistance, are seen as highly beneficial. These programs are recognized for making a significant difference in the lives of community members.

Recommendations for Improvement:

1. **Communication and Responsiveness:** A major concern is the lack of effective communication, with many community members feeling frustrated over unreturned calls and emails. There is a desire for THRHA to improve their responsiveness and keep the community better informed.
2. **Housing Affordability and Accessibility:** There is a call for more reasonable pricing that considers the financial circumstances of working-class members. Additionally, the community would benefit from more housing options, including temporary housing that accommodates pets and facilities for seniors and veterans.
3. **Quality and Availability of Housing:** The feedback calls for quicker turnaround on home repairs and maintenance, with several reports of inadequate heating solutions like electric-only setups that fail during power outages. Suggestions include adding alternative heating sources like wood stoves and accelerating the construction of new homes, particularly for elders and those in need.

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

- 👍
- A maintenance program for Prince of Whales for T&H housing
- Affordable housing to own.
- Back up heating such as a fireplace or wood stove in the house I am renting from THRHA. Allow smokehouses we live in a fishing village, most if not all of you that come to our village love our salmon mostly the smoked salmon.
- Be more reasonable of pricing for working class members to rent to. Low-income members stay in these houses for next to nothing. But working-class members get their rent raised so high they can't rent from T&H.
- Communication is horrible with THRHA.
- Cost of housing is high. One day it would be nice to have temporary housing for tribal members who became homeless, short-term housing, that will allow pets. Everyone has a dog or cat nowadays..
- Did you do a pretty darn good job with energy assistance programs?
- Educate the Carpenters to do good work.
- Get the houses down on prince of Wales done asap there are elders with grandchildren couch hoping and trying to just get by
- Have someone from HQ visit our community and review the current housing stock. Have THRHA Contractors use home in community they are working in, instead of taking up a local community house for Klawock.
- Help seniors and vets buy siding. Toyos's heating and living at home.
- Help with a long-term care Facility so that people can come home and live the rest of their lives in the comfort of their tribe.
- Home repairs they do seems to be going pretty well.
- Hope to see more houses for people in need.
- I do know that they seem to be pretty busy trying to keep the rentals up here we've had several that basically had to be rebuilt after people have lived in them. I feel they do pretty good job of that I do feel they need to work on helping our people develop our land and build. All of our homes are being sold to people from down south and lay empty. I see water is being shut off garbage not being picked up from a huge part of our town nowadays in the winter as I see people struggling to try and stay warm in sub conditions.
- I know in the past, living in a THRHA house, my parents struggled with getting water heaters either fixed or a new one. I wish they could've gotten things smoothed out quicker. Having hot water was a luxury we didn't always have growing up, thanks! A cold house because the radiators almost never worked, complimented the cold showers. So there's that. My husband never hearing back about the new housing ownership opportunity was such a bummer, Michael George Sr., now has a new number and uses my email to get anything done online, as he doesn't maintain anything in that department
- I think the programs they provide for the communities make a huge difference, heating assistance, daycare assistance, etc. More housing opportunities is all that's needed in our community.
- I've had an app in for homeowner assistance and energy assistance in for MONTHS and can't get a call back.
- Keep up the information to us.
- Kept us warm & comfortable all winter.
- Let us rent to own and give us a second heat source or help us out more with energy assistance.
- Make housing more affordable for natives.
- Make units available to purchase, don't raise rent when renters get a raise.

- Making everything electric has made our electric bill 3 times our usual. And when the power goes out we have nothing to keep us warm
- More housing is need in Klawock.
- Need more housing.
- Please return calls and emails.
- Recommend income level be raised on qualify for bank loans.
- Rentals need wood stoves, the elderly can't afford the electricity bill, so many complaints on that.
- Respond time to things that need to be repaired could use improvement.
- senior independent living in Klawock is beautiful we have a homeless population that needs a warm place to sleep in the winter cold months.
- Thank you for taking the time to do this survey to figure out what our communities need.
- Thank you for this survey.
- The housing they do build and provide for our community is very helpful and we're thankful for all that Tlingit and Haida does.
- There are houses falling apart around here and seniors needing better living situations. More ramps installed would be nice and other repairs.
- To make sure the owners of Tlingit & Haida housing keep up on cleaning the trash outside of the home.
- Try and build more homes for rent to own for tribal members.
- Visit communities serve by THRHA at least once every three years to explain options that are available to potential homeowners.
- We need contractors with licenses who will make sure things are done properly.
- Winterize and fumigate
- Working with the community
- Would love to buy supplies from THRHA to finish my home.
- Would love to own this home. I rent from THRHA since September 1999
- You help us much. Please help me.

