

# Petersburg Tribal Housing Survey Analysis 2024

Prepared for



**Petersburg Indian Association**



Prepared by



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# Summary

## Key Findings and Analysis

Survey respondents indicated that the most pressing housing need for Petersburg 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 (78%). Single family homes are in high demand by 76% of respondents, as is energy efficient housing.

A follow-up open-ended question asking Petersburg 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 “Access to funding to help renovate my home,” with 36 households expressing interest in program participation.

Two-thirds (66%) of households surveyed live in single family homes. Another 20% live in mobile homes.

Fifty-nine percent of survey respondents own their homes in Petersburg. Another 38% rent their homes. Fifty-one 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 58% of surveyed households have children living in them. Thirteen percent of the households surveyed include a single parent, and 26% have a member over 60 years of age (down from 30% five years ago). Eighteen percent of households include a person with a disability, and 4% include a veteran.

**“We are in the midst of a housing crisis for families living here, young adults and families wanting to own a house because there is nothing reasonable priced that it worth purchasing. Everything is way over budget. People cannot find a place to rent that will suit their families or self.”**  
***Petersburg survey respondent***

Approximately a quarter (26%) 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 12% of respondents said the condition of their homes was poor. Electricity is the primary way Petersburg tribal homes are heated (62% of homes, including heat pumps), followed by heating fuel (20%).

Petersburg respondents who are homeowners have an average monthly mortgage of \$1,407. Average rent is \$1,234, before utilities. The average annual household income is \$71,275. Sixty-eight percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 23% 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 \$1,048 per month on rent or mortgage.

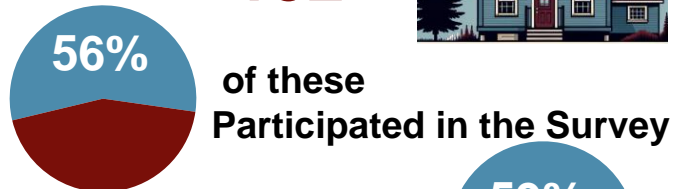
Fifty-nine percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria, unchanged from 2019.



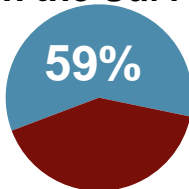
# Petersburg Tribal Housing Infographic

Alaska Native Households  
(estimated)

= **152**



Homeowners =

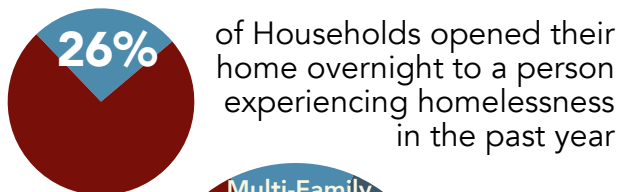


Average Home Value = **\$262,245**

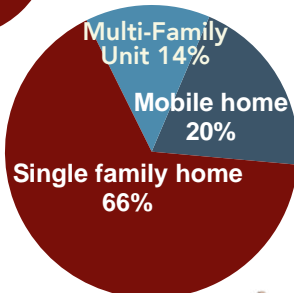
Average Annual  
Household Income  
= **\$71,275**



Average Mortgage = **\$1,407**  
Average Rent = **\$1,234**



Tribal  
households  
include:



People Per  
Household  
= **3.2**



Households Include:

26%

a member over 60

a single parent

13%

18%

a person with a disability

grandparents & grandchildren

8%

4%

a veteran

a child

58%

Average Residency  
in Home =

**16** Years

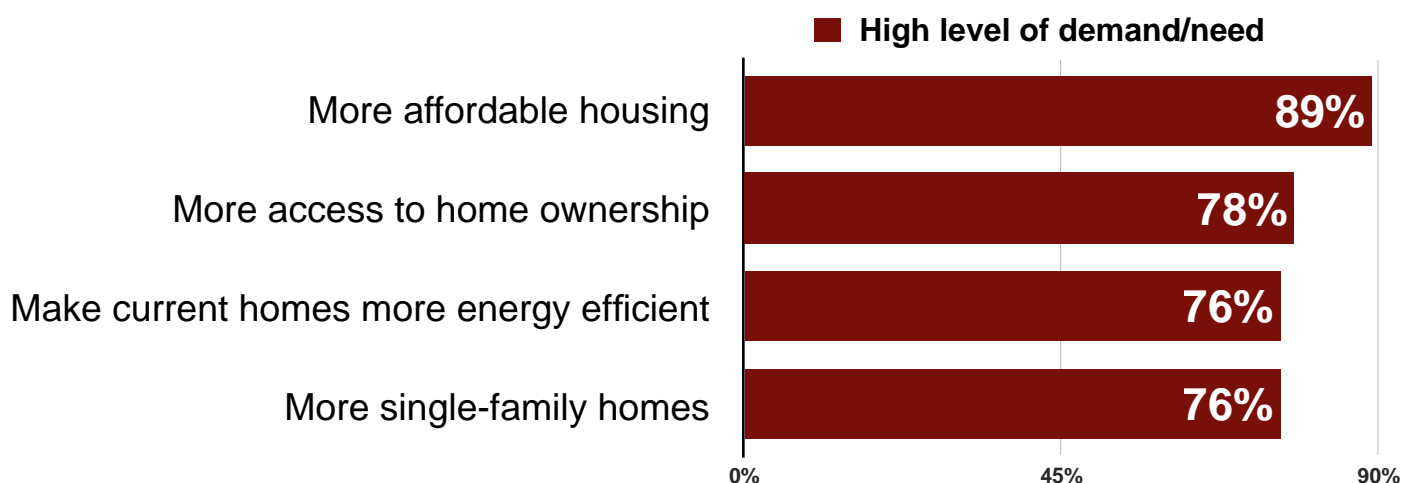
Average Home Age

= **49** Years



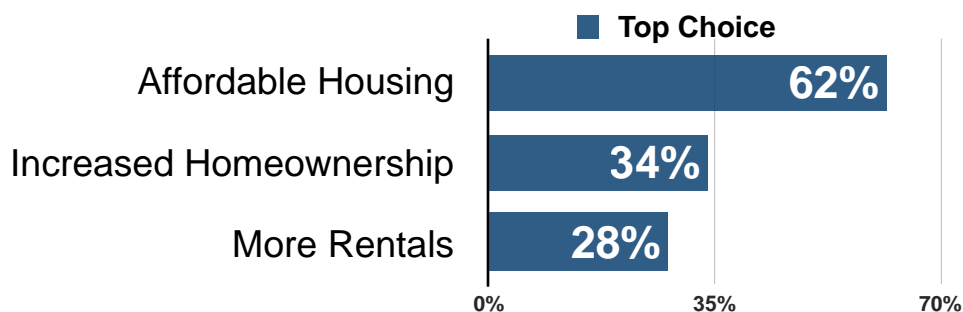
# Petersburg Households Top Priorities

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



Petersburg 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 Petersburg (89%), followed by more access to home ownership (78%). Making homes more energy efficient and more single-family homes were rated as being in high demand by 76% of respondents.

## 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. Nearly two-thirds (62%) mentioned housing affordability. Just over a third (34%) percent said there need to be more housing available for purchase and more pathways to homeownership. Just over a quarter (28%) of all respondents mentioned the need for more rental housing. (The total percentages exceed 100% as respondents mentioned multiple priorities.)

# 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 Petersburg.

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 85 tribal households in Petersburg responded to the survey. Responses received comprise an estimated 56% of all Alaska Native households in Petersburg. Due to this high response rate, the survey findings have a 95% confidence level with a 7% 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](http://www.regionalhousingauthority.org).

## Survey Responses for Tribal Households in Petersburg, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	103
Alaska Native Households in combination (estimated)	49
Estimated Alaska Native Households	152
Total Households Surveyed	85
<b>Percent of Total Tribal Households Surveyed</b>	<b>56%</b>
Confidence interval with a 95% confidence level	7%

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

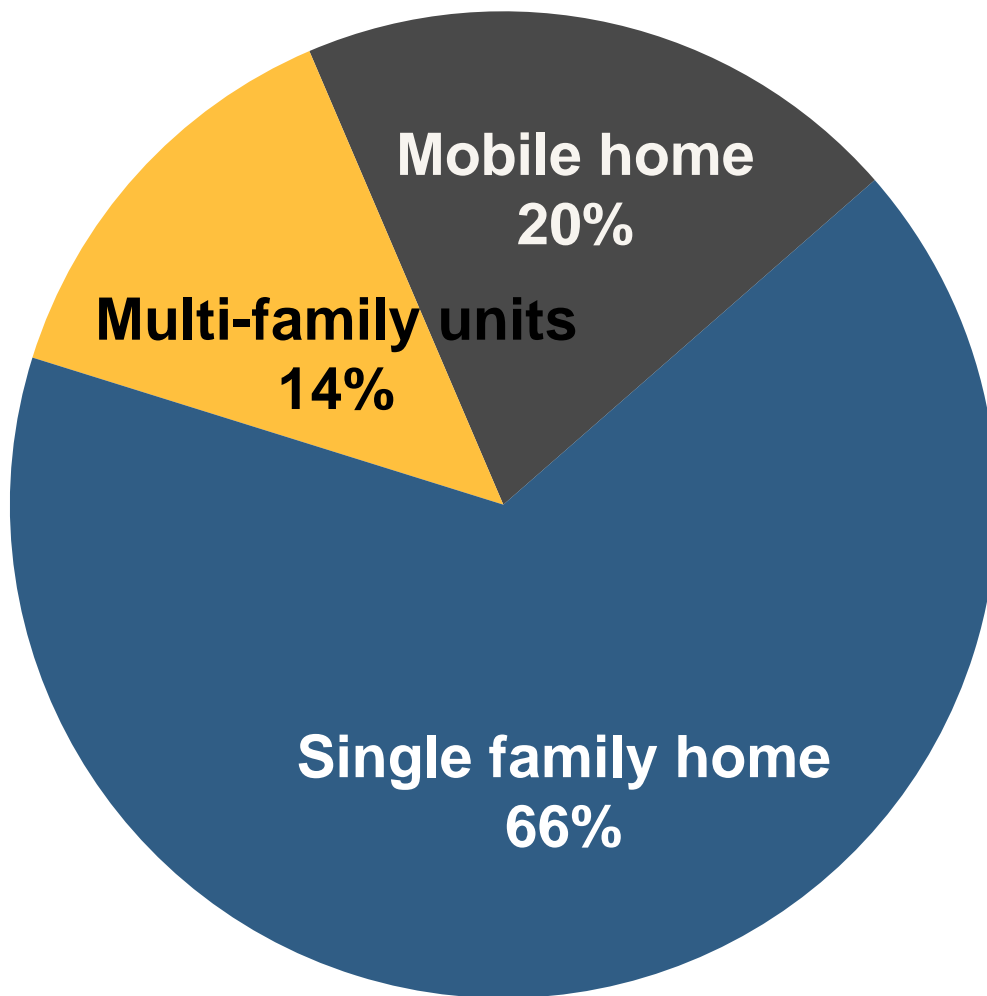


# Housing Structures



# Housing Structures

## What type of home do you live in?



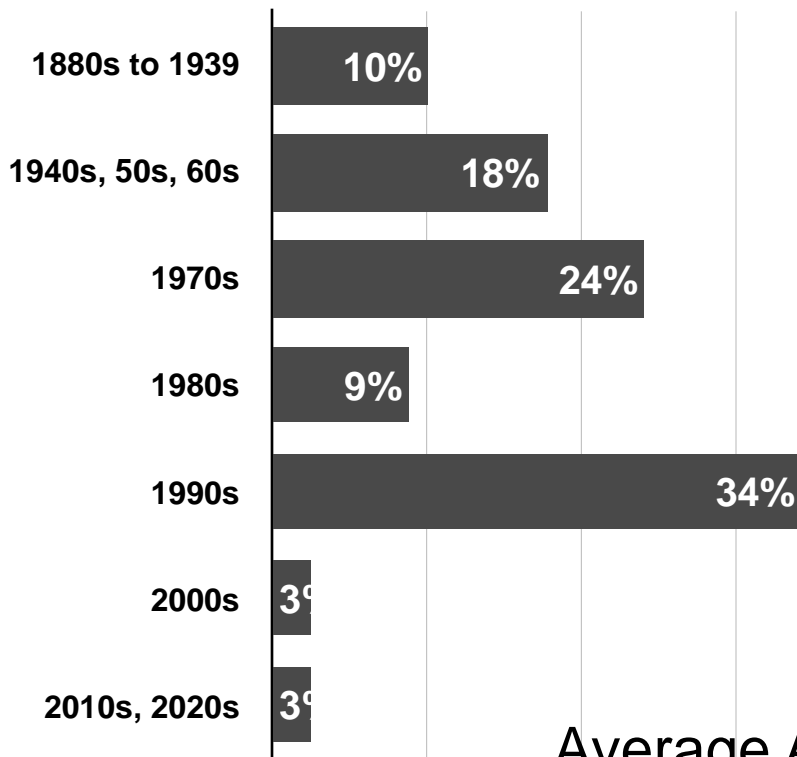
Two-thirds (66 percent) of tribal households in Petersburg live in single family home structures. Fourteen percent of households live in a multi-unit structure such as an apartment or duplex, and 20% live in mobile homes.

In the last five years (2019-2024) there appears to be a movement from single-family homes into mobile homes for tribal households.

Answer Options	2019	2024
Single family home	70%	66%
Multi-family (apartment/duplex)	15%	14%
Mobile home	13%	20%
Elder housing	1%	0%
Other	2%	0%



# What year was your house built?



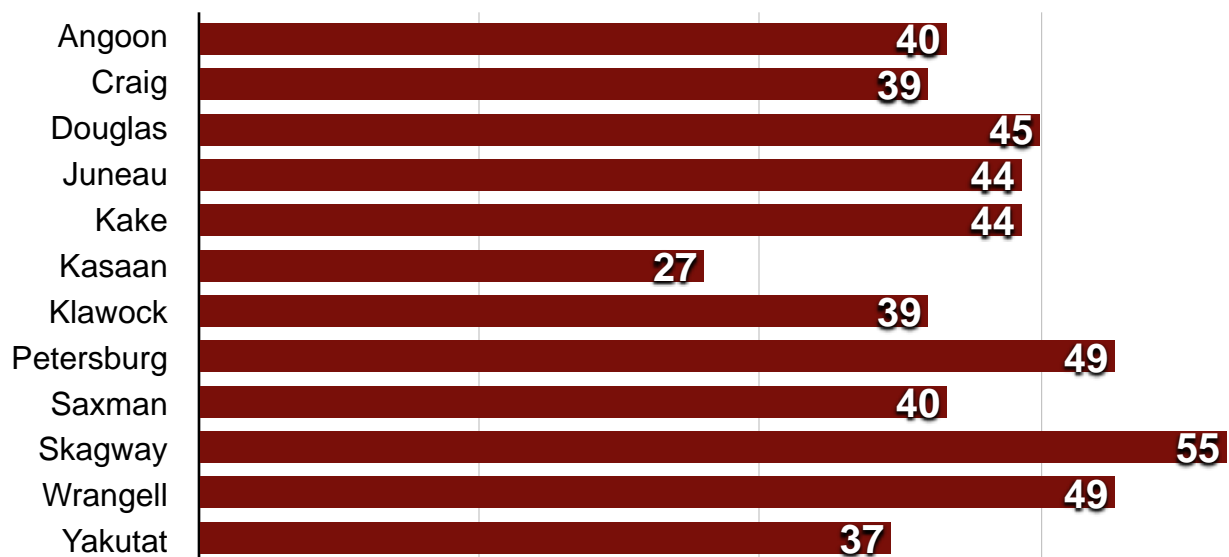
Respondents' homes are an average of 49 years old. Half of them were built prior to 1908. Another third were built in the 1990s. Only 6% of homes have been built since 2000. When this study was last conducted five years ago in 2019, the average age of the housing stock was 44 years.

Among all THRHA communities, Skagway, Petersburg, Wrangell have the oldest homes.

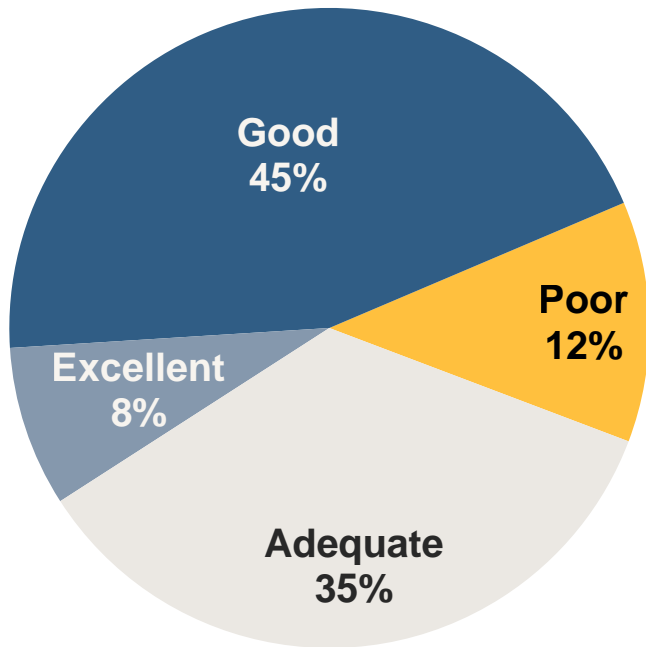
Average Age of Housing Stock

**= 49 Years**

Average home age by community

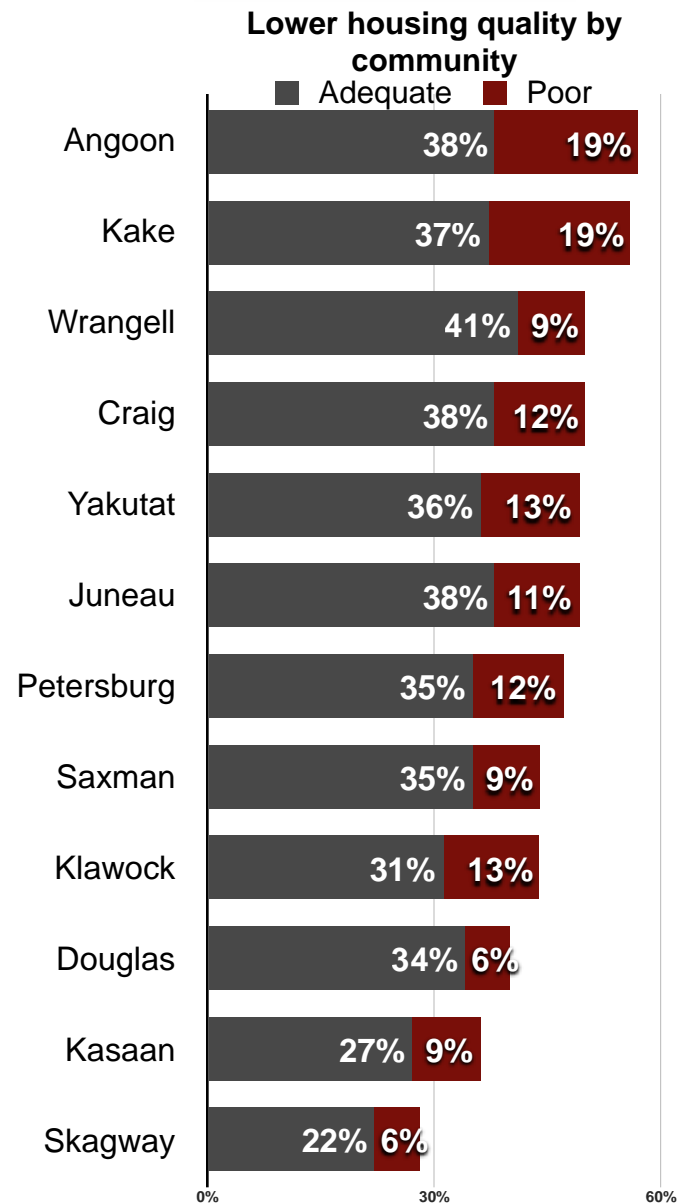


# Rate the overall condition of your home



Just over half (53%) of Petersburg tribal households said their homes were in good or excellent shape. Thirty-five percent indicated that their living conditions were adequate, while 12% said the condition of their home was poor.

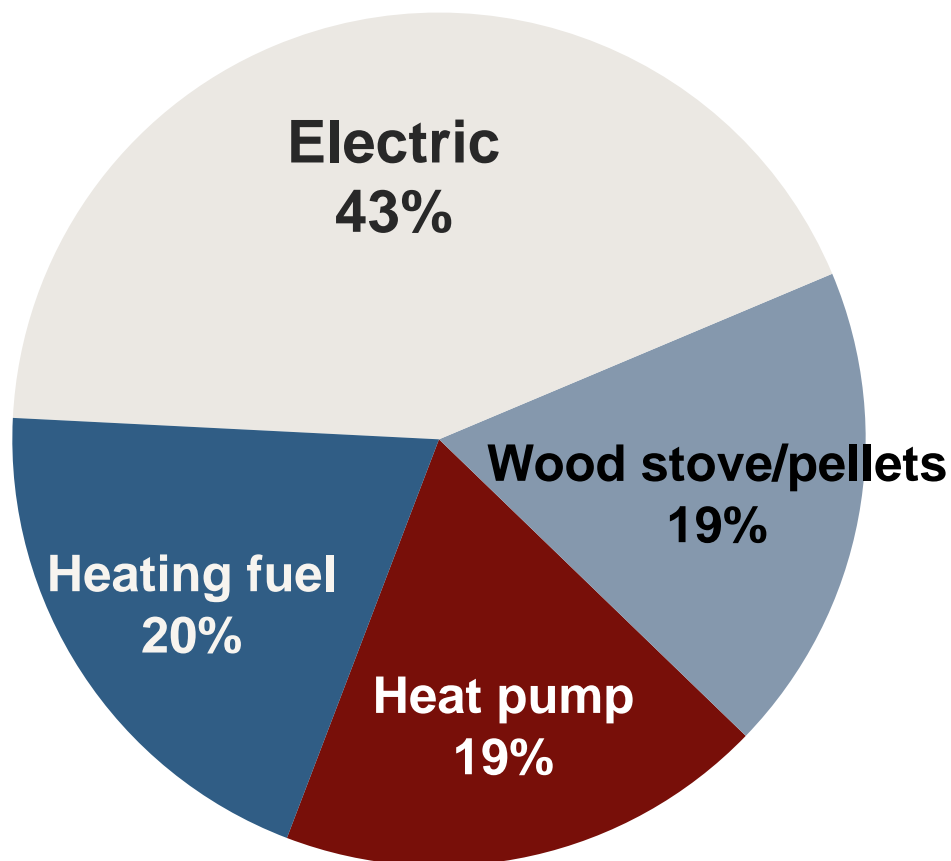
Responses are similar to five years ago.



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	6%	8%
Good (a few minor repairs would be nice)	49%	45%
Adequate (repairs needed to improve living conditions)	35%	35%
Poor (major repairs needed to make it safe and livable)	10%	12%
Not Livable (we are currently unable to live in our home)	0%	0%



# What do you use primarily to heat your home?



Twenty percent of tribal respondents heat their home using heating fuel, while 43% use electric heating sources (excluding heat pumps). Another 19% use a wood or pellet stove, and 19% use a heat pump — representing a significant shift from 2019. The average reported winter heating fuel cost was \$365 per month, while the average cost of electric heating was estimated to be \$418 in winter months. Overall, the average cost of heating was estimated at \$388 in a winter month — a 10% increase from 5 years earlier.

Home Heating	Monthly Cost 2019	Monthly Cost 2024	2019	2024
Electric	\$413	\$418	50%	43%
Heat Pump	na	\$353	na	19%
Heating fuel	\$286	\$365	33%	20%
Wood stove/pellets	\$253	\$373	14%	19%
Overall Average	\$354	\$388		





# Home Finances



# Home Finances

## What is the assessed value of your home?

### Overall Average

2019	2024	Change
\$186,667	\$263,958	41%



### Mobile Homes

2019	2024	Change
\$45,000	\$73,333	63%



### Single Family Home

2019	2024	Change
\$209,200	\$310,789	44%

The average value of a housing unit owned by a respondent in Petersburg is \$263,958 — representing a 41% increase from when this survey was fielded 5 years previously. Mobile homes are worth an average of \$73,333, a 63% increase. Single family homes are valued at \$310,789, 49% more. There were not enough owned multi-family housing units to provide an accurate average value

Across all Petersburg homes according to Zillow, the average single family home value was \$298,269 in 2024, a 5% 5-year increase. According to the American Community Survey, across all Southeast Alaska homes, the median home value is \$387,000, a 30% 5-year increase.

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.

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



The average monthly rent paid by Petersburg tribal householders is \$1,234, a 30% 5-year increase; while the average mortgage is \$1,407, a 22% 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 \$990 in rent (20% less than the average rent) and \$1,210 for a mortgage (14% less). Sixteen percent of Petersburg tribal households own their own homes, but no longer have a mortgage - a figure with very little change over the past 5 years.

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
\$944	\$1,234	30%	\$990

## Average Mortgage

2019	2024	Change	Can Afford
\$1,150	\$1,407	22%	\$1,210

## Households with no Mortgage

2019	2024	Change
17%	16%	1%

## 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 = **\$1,048/month**



# What is your approximate annual household income?

## Average Petersburg Household Income

2019	2024	Change
\$61,097	\$71,275	17%



## Rental Households

2019	2024	Change
\$55,243	\$62,941	14%

## Owner Households

2019	2024	Change
\$74,398	\$84,000	13%

## 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 Petersburg is \$71,275, a 17% increase from five years earlier. Those paying rent had an average household income of \$62,941, a 14% increase; while those who own their own homes earn an average of \$84,000 annually, 13% 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 (including non-tribal households) the median household income is \$91,700, a 22% five-year increase.

# What is your approximate annual household income in Petersburg? (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	1.4%	1.4%	2.9%	0.0%	1.4%	0.0%	0.0%	0.0%	<b>7%</b>
\$20,000 - \$30,000	2.9%	7.1%	1.4%	1.4%	0.0%	0.0%	0.0%	0.0%	<b>13%</b>
\$30,100 - \$40,000	0.0%	4.3%	2.9%	4.3%	1.4%	2.9%	0.0%	0.0%	<b>16%</b>
\$40,100 - \$50,000	1.4%	1.4%	4.3%	5.7%	1.4%	0.0%	0.0%	0.0%	<b>14%</b>
\$50,100 - \$60,000	0.0%	1.4%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>3%</b>
\$60,100 - \$70,000	1.4%	2.9%	0.0%	2.9%	1.4%	0.0%	0.0%	1.4%	<b>10%</b>
\$70,100 - \$80,000	0.0%	0.0%	1.4%	2.9%	0.0%	0.0%	0.0%	0.0%	<b>4%</b>
\$80,100 - \$90,000	0.0%	2.9%	1.4%	1.4%	1.4%	0.0%	0.0%	0.0%	<b>7%</b>
\$90,100 - \$100,000	0.0%	0.0%	1.4%	2.9%	0.0%	0.0%	0.0%	0.0%	<b>4%</b>
\$100,100 - \$125,000	0.0%	0.0%	1.4%	5.7%	1.4%	0.0%	2.9%	0.0%	<b>11%</b>
\$125,100 - \$150,000	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	1.4%	0.0%	<b>3%</b>
\$150,100 - \$200,000	0.0%	1.4%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>4%</b>
\$200,000 or more	0.0%	1.4%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	<b>3%</b>
<b>Total</b>	<b>7%</b>	<b>24%</b>	<b>21%</b>	<b>30%</b>	<b>9%</b>	<b>3%</b>	<b>4%</b>	<b>1%</b>	<b>100%</b>

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 Petersburg. Twenty percent of households earn \$30,000 or less annually; while a similar amount (21%) earn more than \$100,000 annually. Nearly a third (31%) of all Petersburg tribal households have 1-2 household members, while 17% of households contain five or more residents.



# Housing and Urban Development

## Petersburg Income Limits

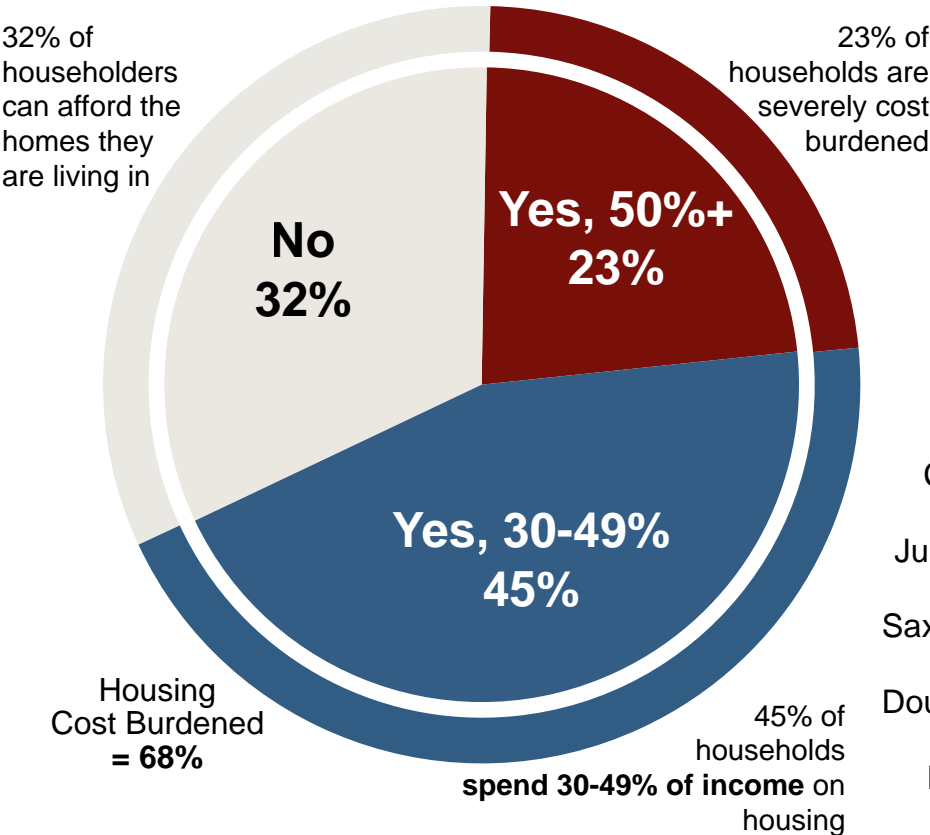
### (By number of household members)

HUD Income Limits by Household Size for Petersburg								
Household Income	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$20,000	\$22,850	\$25,700	\$28,550	\$30,850	\$33,150	\$35,450	\$37,700
Very Low (50%) Income	\$33,300	\$38,050	\$42,800	\$47,550	\$51,400	\$55,200	\$59,000	\$62,800
Low (80%) Income Limits	\$53,300	\$60,900	\$68,500	\$76,100	\$82,200	\$88,300	\$94,400	\$100,500

Percentage of Petersburg households within HUD Income Limits									
Household Income	1	2	3	4	5	6	7	8	Housholds in category
Extremely Low (30%) Income Limits	1.4%	2.9%	4.3%	1.4%	1.4%	0.0%	0.0%	0.0%	11%
Very Low (50%) Income Limits	4.3%	11.4%	7.1%	8.6%	4.3%	2.9%	0.0%	0.0%	39%
Low (80%) Income Limits	5.7%	15.7%	12.9%	14.3%	5.7%	2.9%	0.0%	1.4%	59%

According to HUD's 2023 income limits, 59% of tribal Petersburg households are low income (unchanged from 2019), 39% are very low income (in 2019 it was 39%), and 11% are extremely low income (down from 27% in 2019).

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



**Costs of housing are a burden or severe burden to 68% of survey respondents.** Approximately a third of tribal households (32%) have affordable costs.

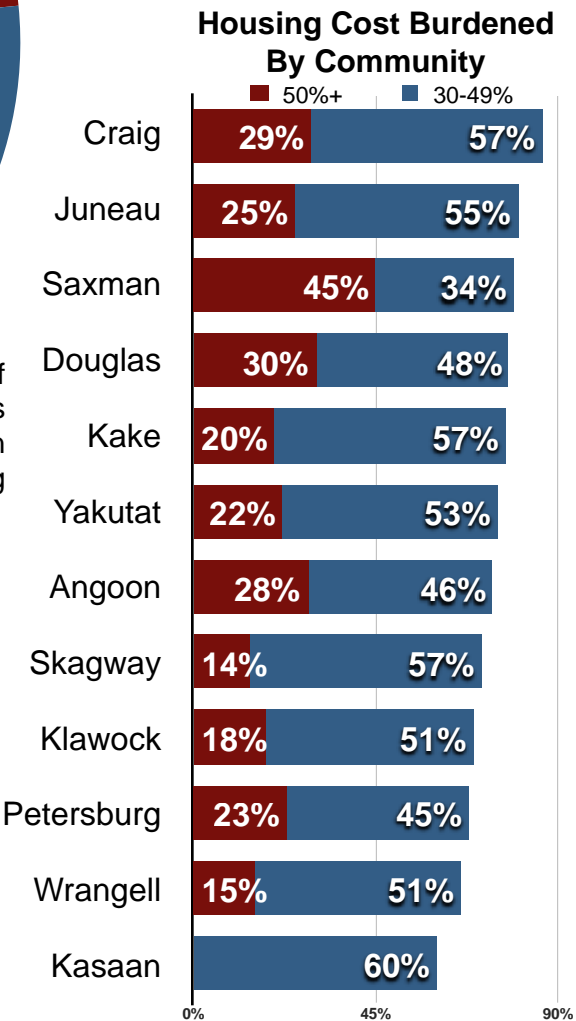
The 68% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 23% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

**Among renters, 87% are housing cost burdened** compared to 55% of all homeowners.

Note that the 15% 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.

Cost %	2019	2024
Less than 30%	47%	32%
30-49%	35%	45%
50%	18%	23%



**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.



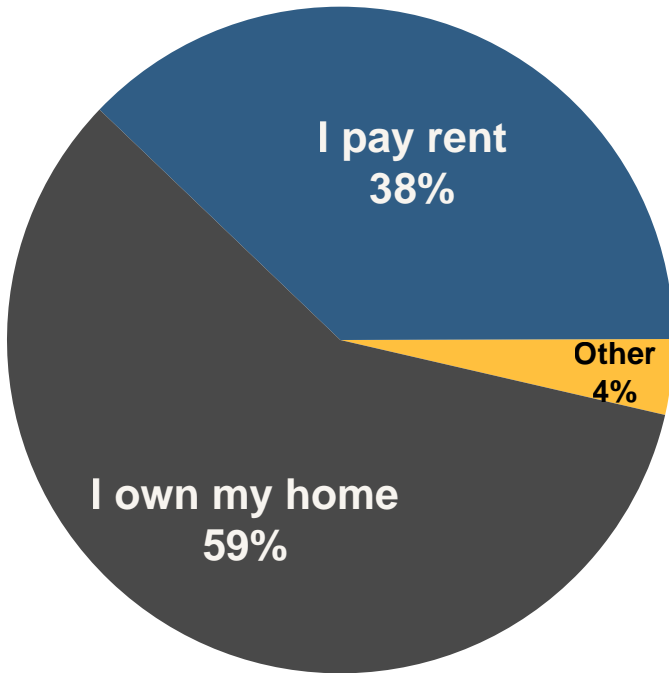
# Householders





# Householders

## What is your current housing situation?

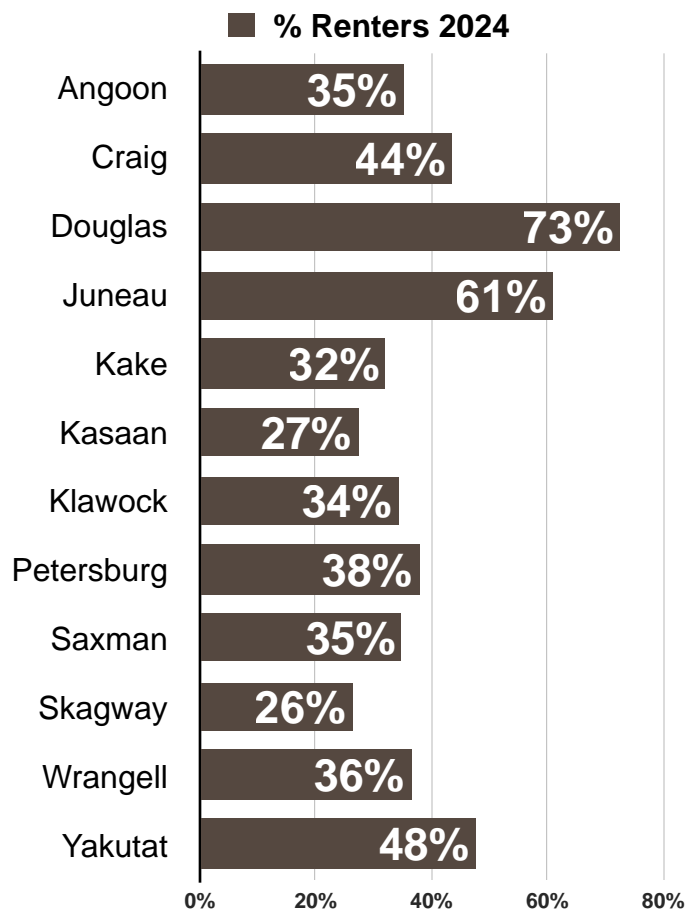


More than a third (38%) of Petersburg tribal households live in a home that they rent. Another 59% own their homes. This includes 16% of respondents who own their home and no longer pay a mortgage.

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	52%	43%
Owned without a mortgage	17%	16%
Rental	23%	38%
Other	5%	4%





# Number of People per Household

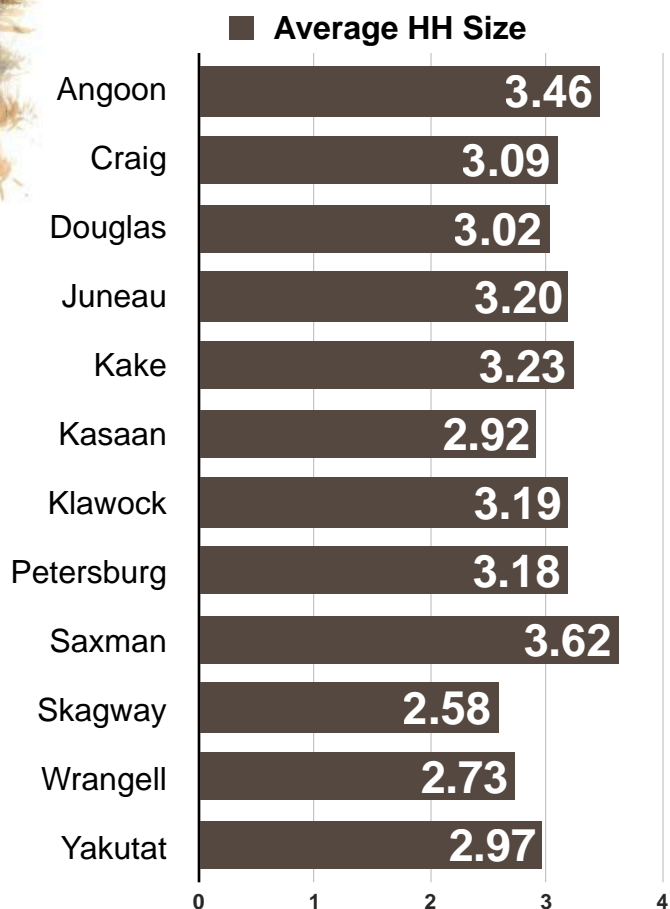


The average household size of Petersburg respondents is 3.2, slightly smaller than the last time the survey was conducted five years previously.

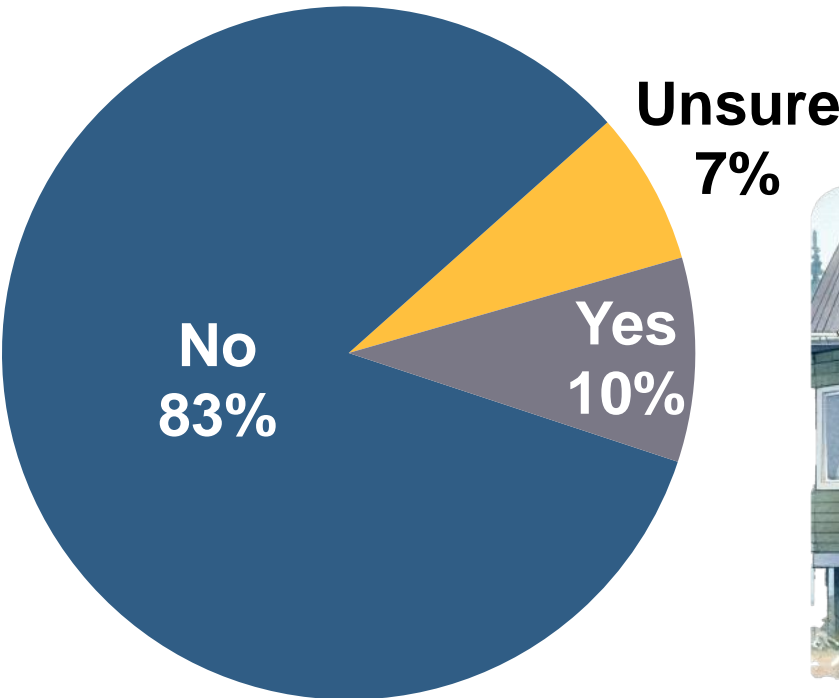
On average, Skagway homes have the fewest members in the region at 2.6, while Saxman homes have the most household members, at 3.6.

## Average Household Size

2019	2024	Change
3.4	3.2	-6%



# Is your home overcrowded?



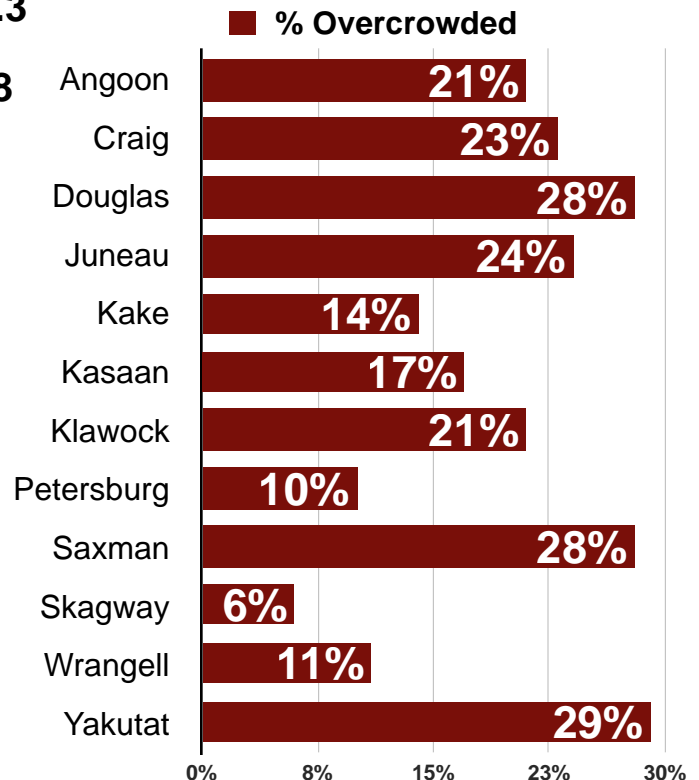
Average Household Size = 3.2

Average Household Size for "Yes" = 5.3

Average Household Size for "No" = 2.8

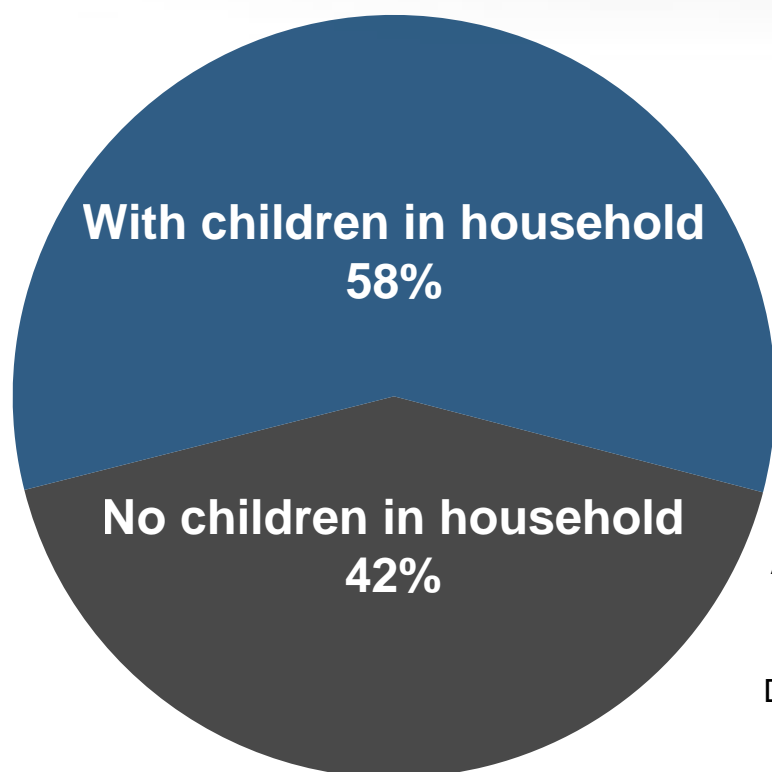
Ten percent of households surveyed say their homes are overcrowded, a decrease from 20% five years ago. The overall average household size is 3.2 members.

Those who say their home is overcrowded have a higher average household size of 5.3 people (up from 4.4 people 5 years ago). Those who say that their homes are not overcrowded have an average household size of 2.8 people.





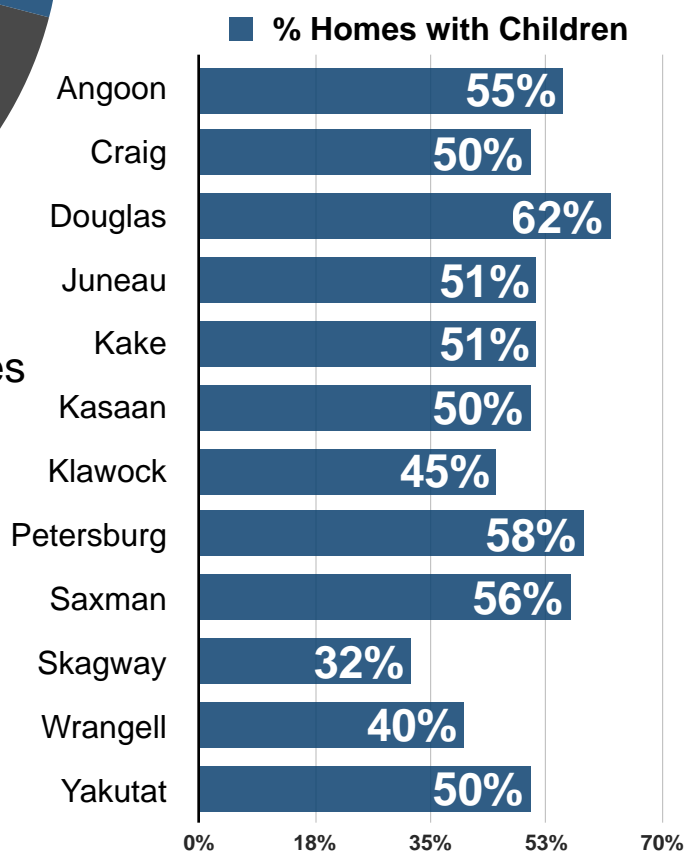
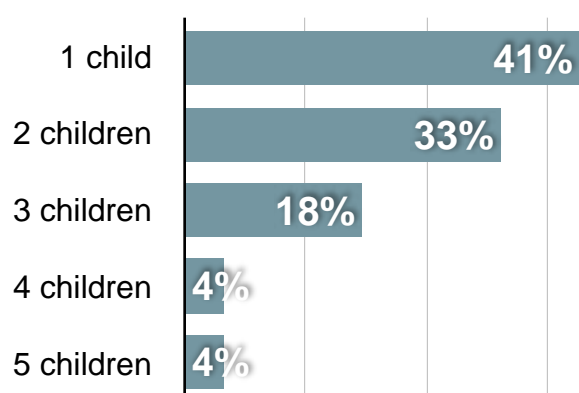
# How many children under age 18 live in your household?



Estimated Total Kids

180

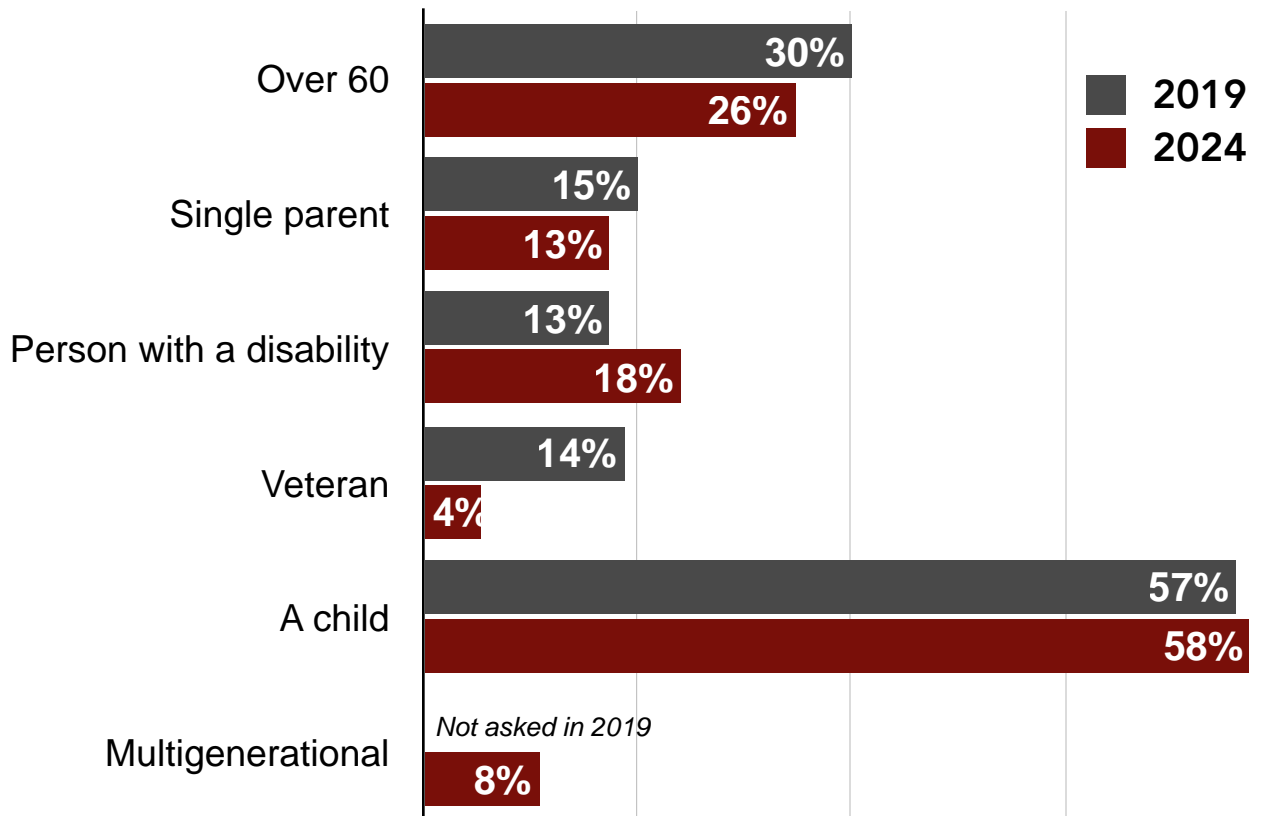
Average number of children in homes with children = 2



Over half of Petersburg tribal households (58%) have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 2, up from 1.8 in 2019. For homes with children, 41% have one child, 33% have two children, and 26% have three or more children. There are an estimated 180 children in Alaska Native homes in Petersburg.

# Members of Household

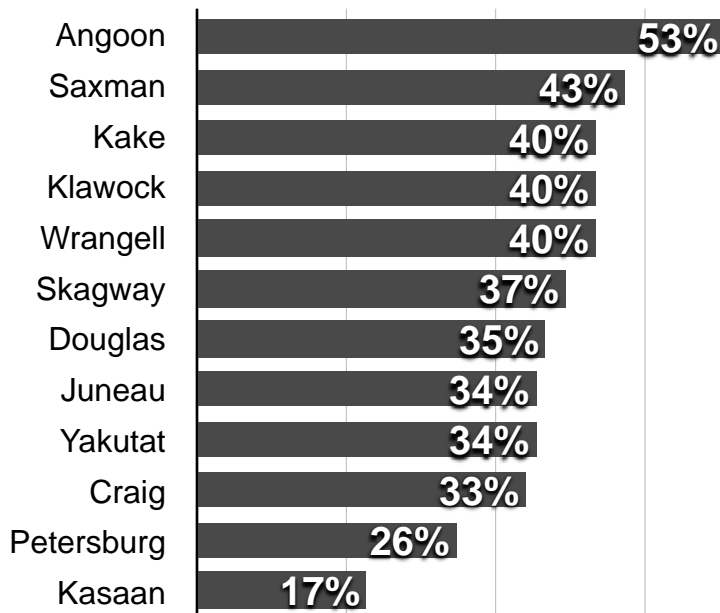
## Household Members Include



More than a quarter (26%) of Petersburg tribal households contain a person over the age of 60; representing a decrease from 2019 when 30% of Petersburg tribal households had a person aged 60 or older. More than half (58%) of all tribal households in the Petersburg include children, up from 57% five years earlier. Thirteen percent of all homes contain a single parent.

The number of households containing a person with a disability has increased from 13% to 18% over the past five years; while the number of households with a veteran declined from 14% to 4%. In 2024, 8% of all tribal homes contain both grandparents and grandchildren.

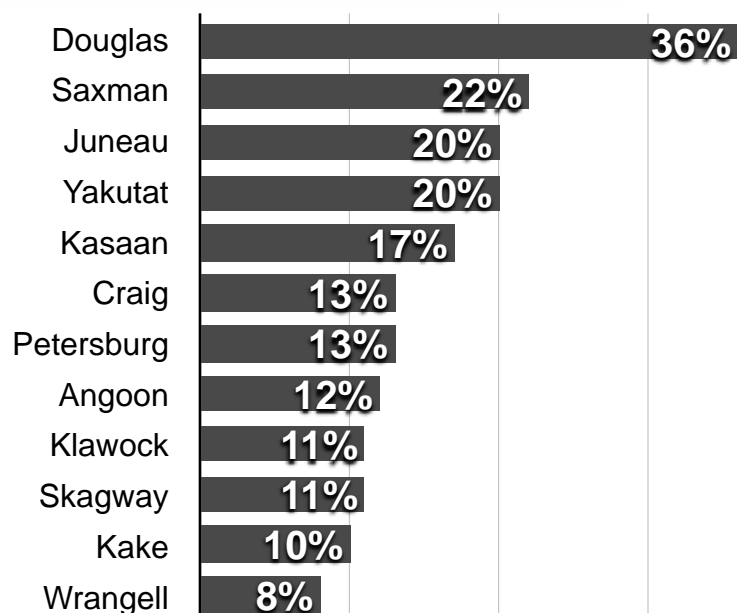
# Percentage of Tribal Households in THRHA Region with a 60+ Year Old



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.

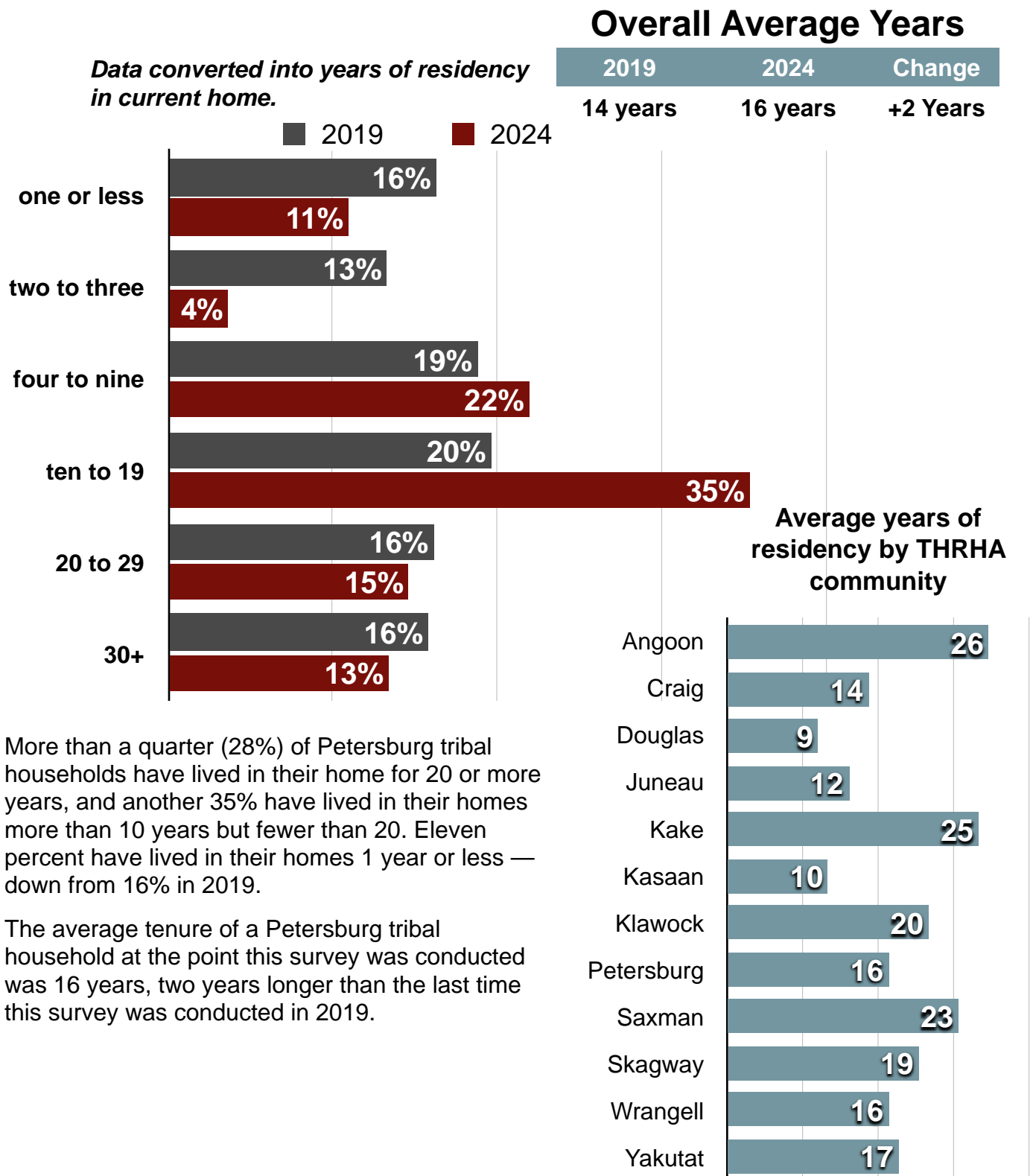
# Percentage of Tribal Households in THRHA Region with a Single Parent

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.

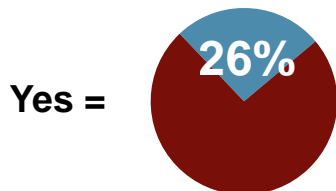




# What year did you (or first household member) move into your current home?

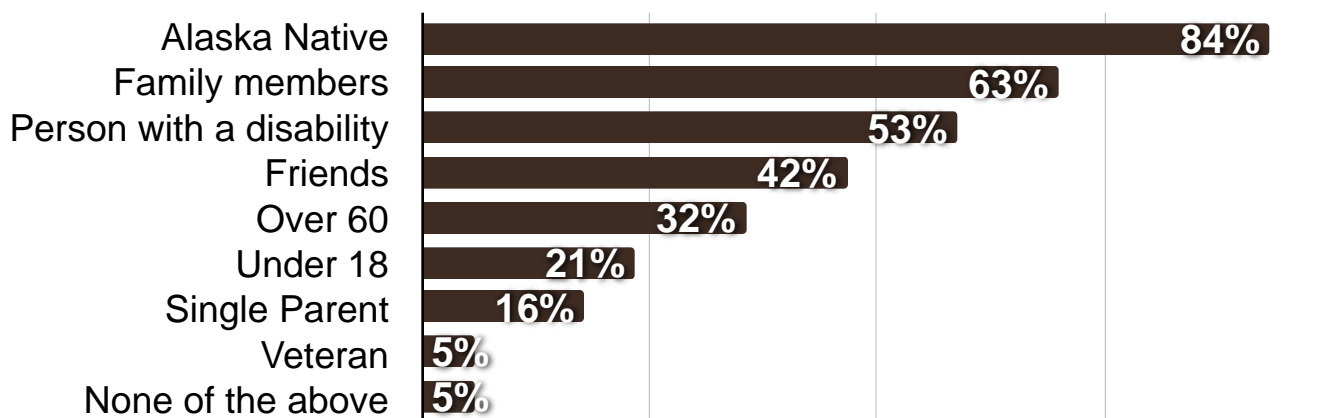


# Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



Just over a quarter (26%) 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)

= 56

Estimated Total Nights

2,200

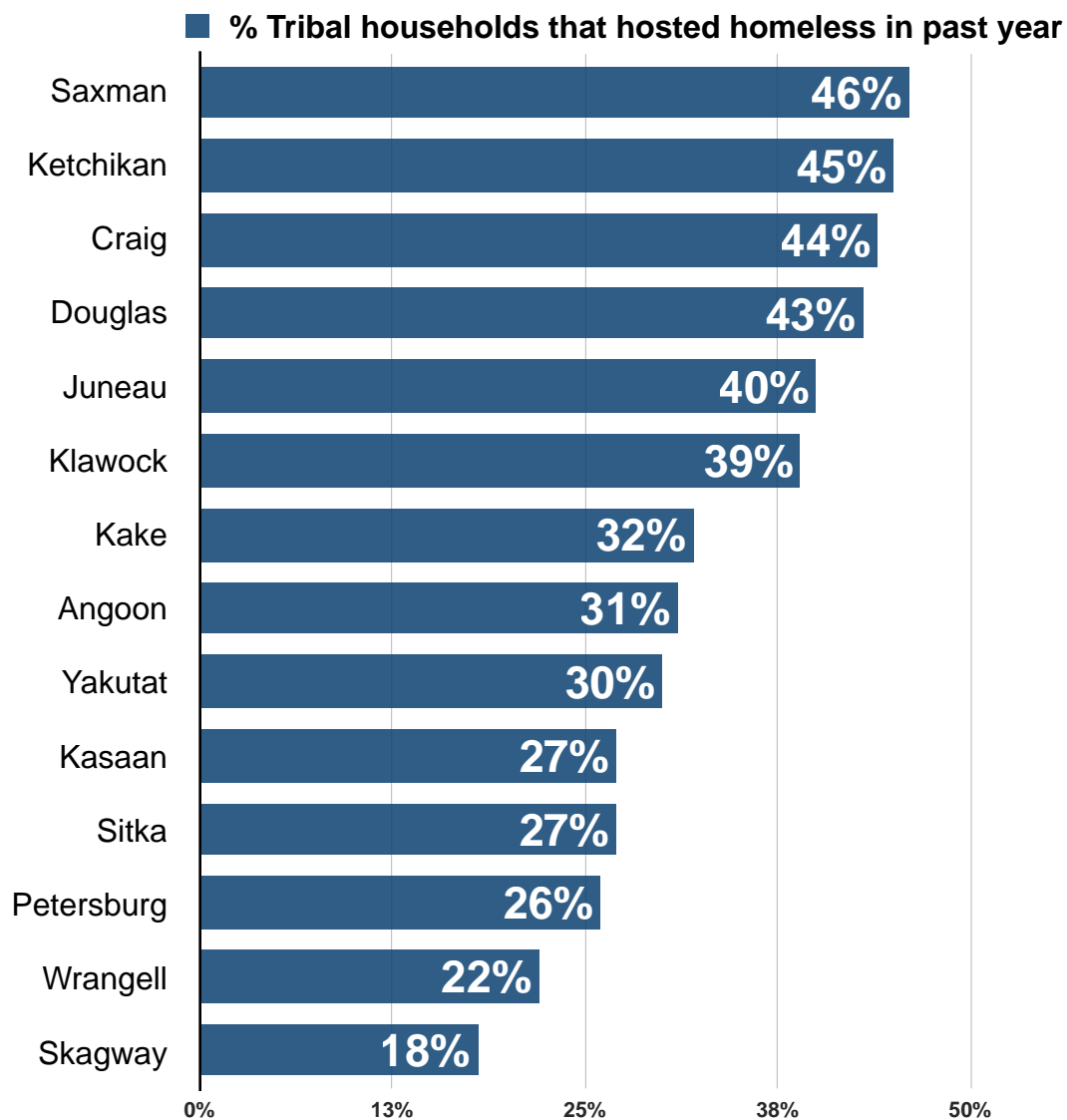
Estimated Total Value

\$100,000

Petersburg tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. More than a quarter (26%) said they had, for an average of 56 nights per household, including 5% that had a homeless person living with them for the entirety of last year. Those who received overnight accommodation included single parents (16%), children (21%), those with a disability (53%), and those over 60 (11%). Expanding the numbers to include all Alaska Native households in Petersburg, 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 Petersburg community last year was approximately \$100,000.

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

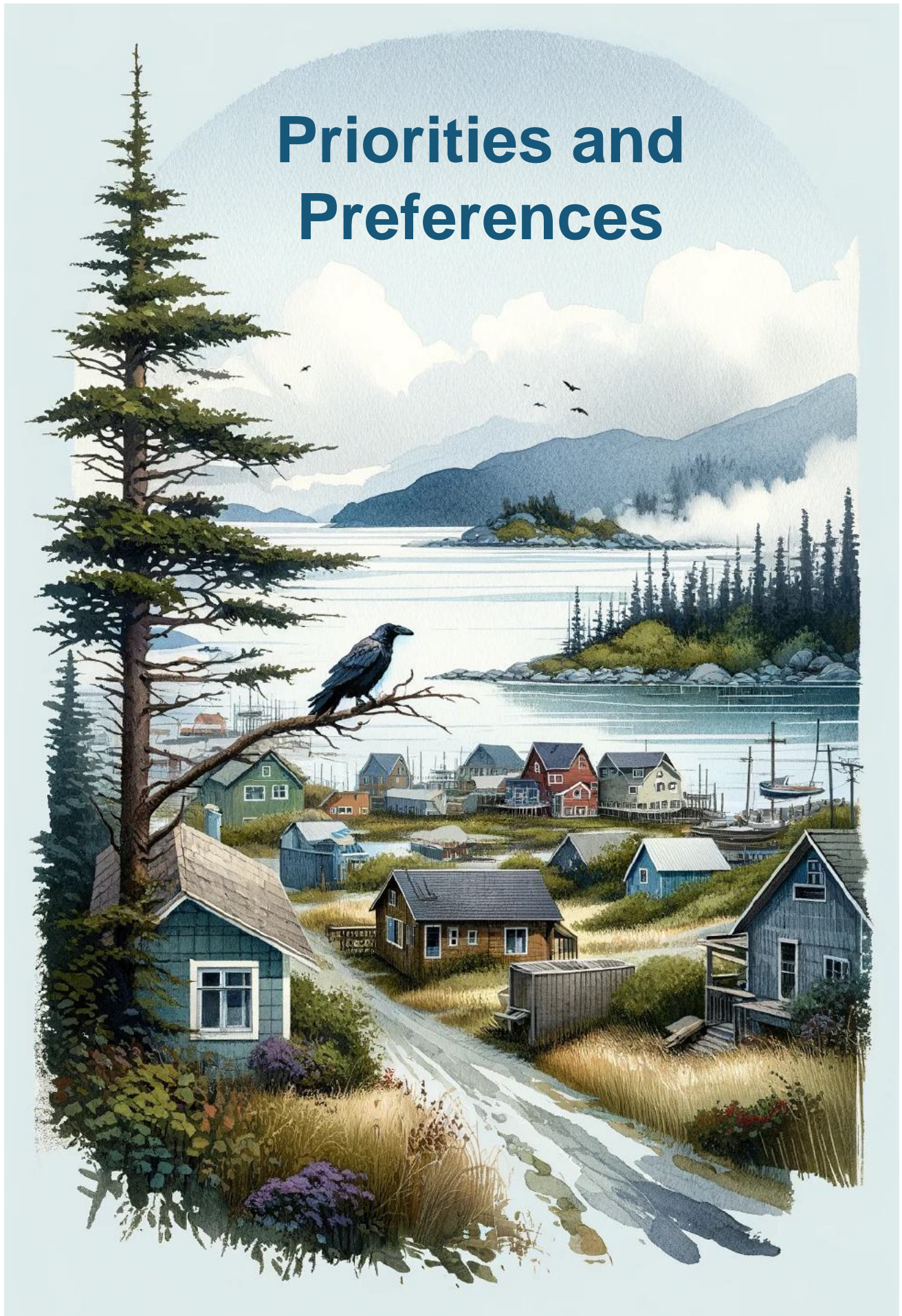
Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



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.



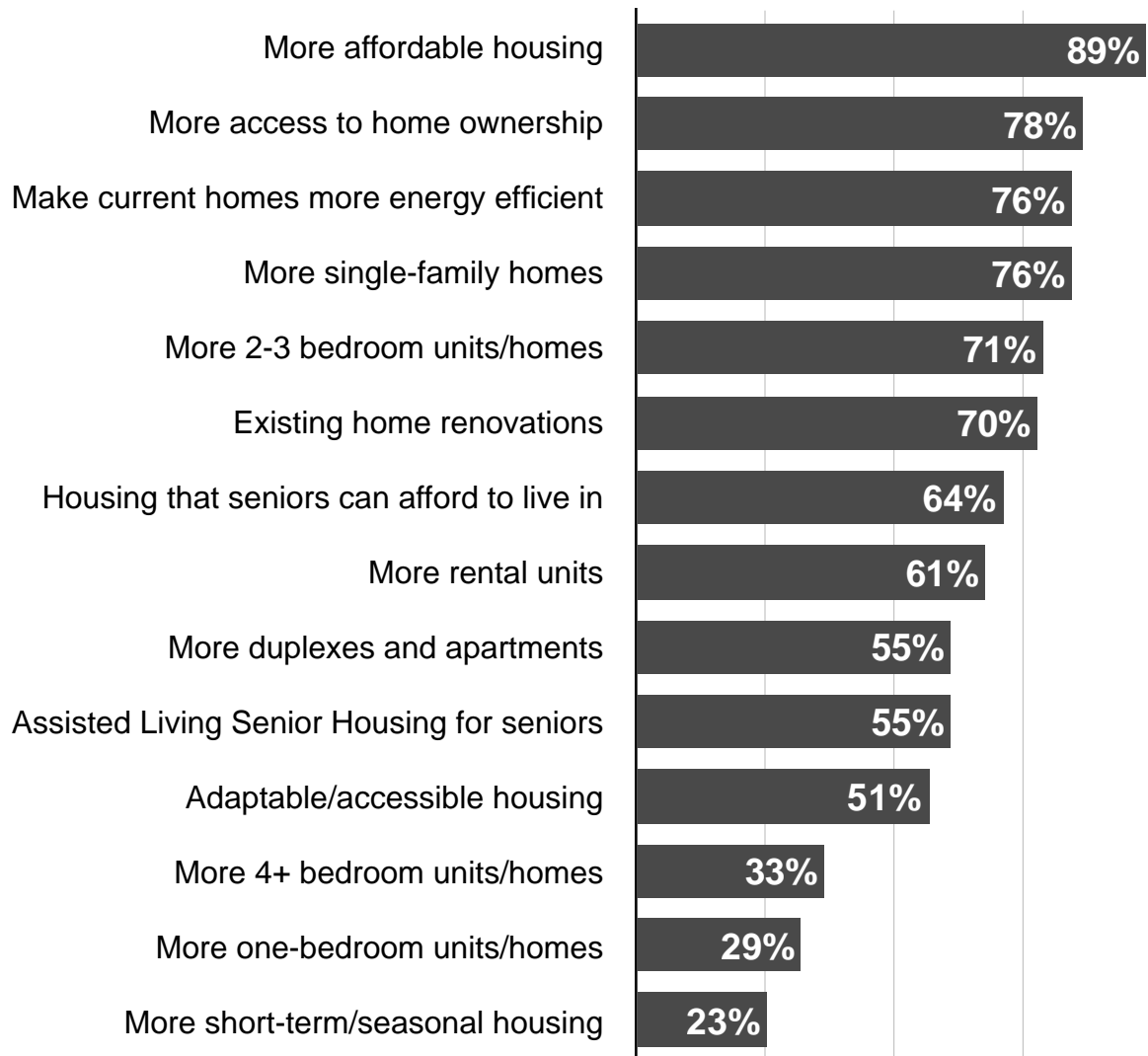
# Priorities and Preferences



# 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 Petersburg is more affordable housing, which 89% of survey respondents say has a high level of demand. This is followed by more more access to home ownership (78%), more single family homes (76%), and more energy efficient housing (76%). The following table shows a breakdown of responses to these questions and responses.

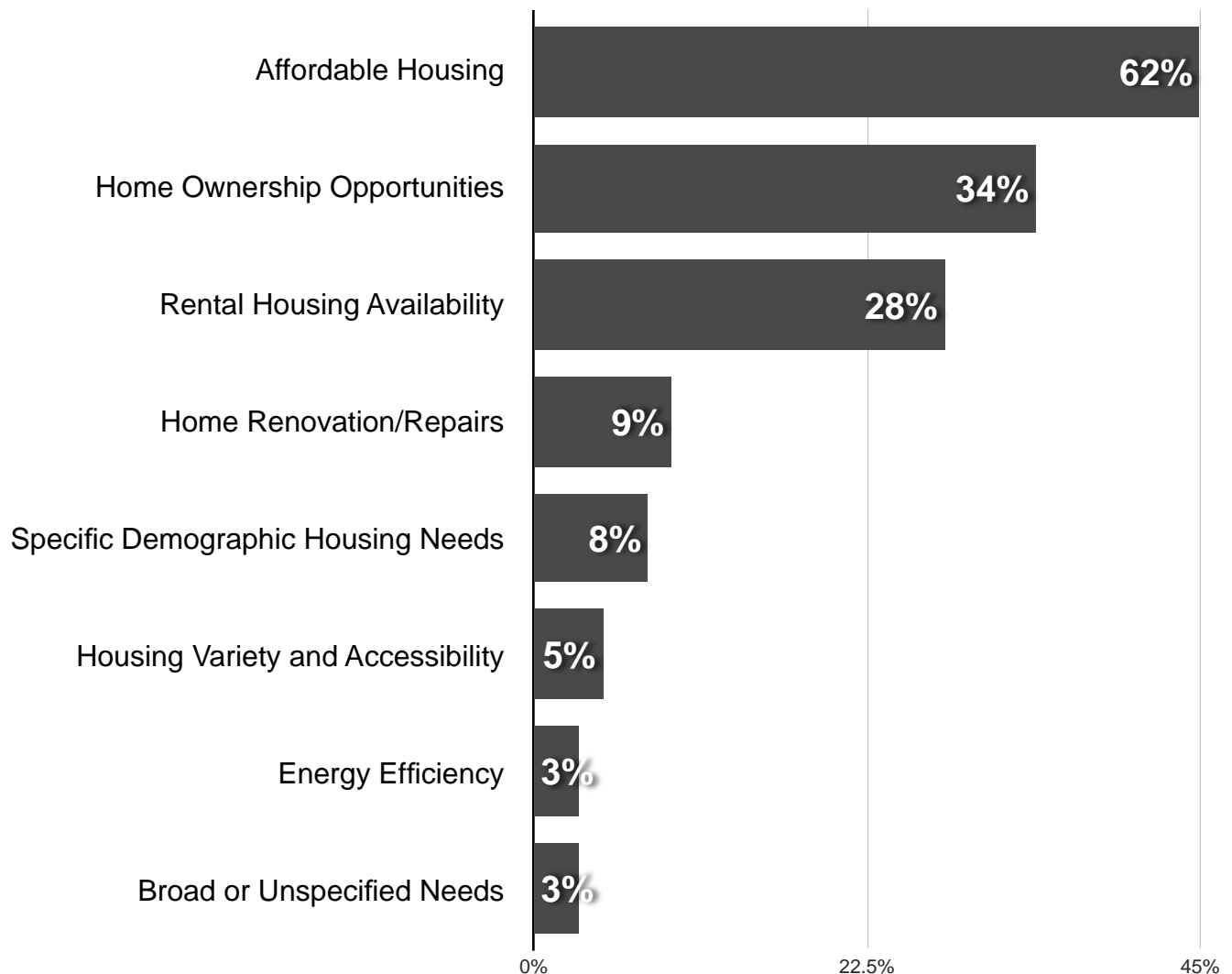
# How important are the following tribal housing needs?

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%	3%	0%	0%
More access to home ownership	78%	16%	4%	0%	1%
Make current homes more energy efficient, reducing energy costs	76%	23%	1%	0%	0%
More single-family homes	76%	20%	4%	0%	0%
More 2-3 bedroom units/ homes	71%	29%	0%	0%	0%
Existing home renovations: Improve quality of existing home	70%	27%	3%	0%	0%
Housing that seniors can afford to live in.	64%	24%	9%	3%	0%
More rental units	61%	32%	7%	0%	0%
More duplexes and apartments	55%	35%	7%	1%	1%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely.	55%	32%	7%	5%	0%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	51%	42%	5%	1%	0%
More 4+ bedroom units/ homes	33%	47%	19%	1%	0%
More one-bedroom units/ homes	29%	45%	23%	3%	0%
More short-term/seasonal housing	23%	35%	27%	13%	3%



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

## Analysis of open ended responses to top priority



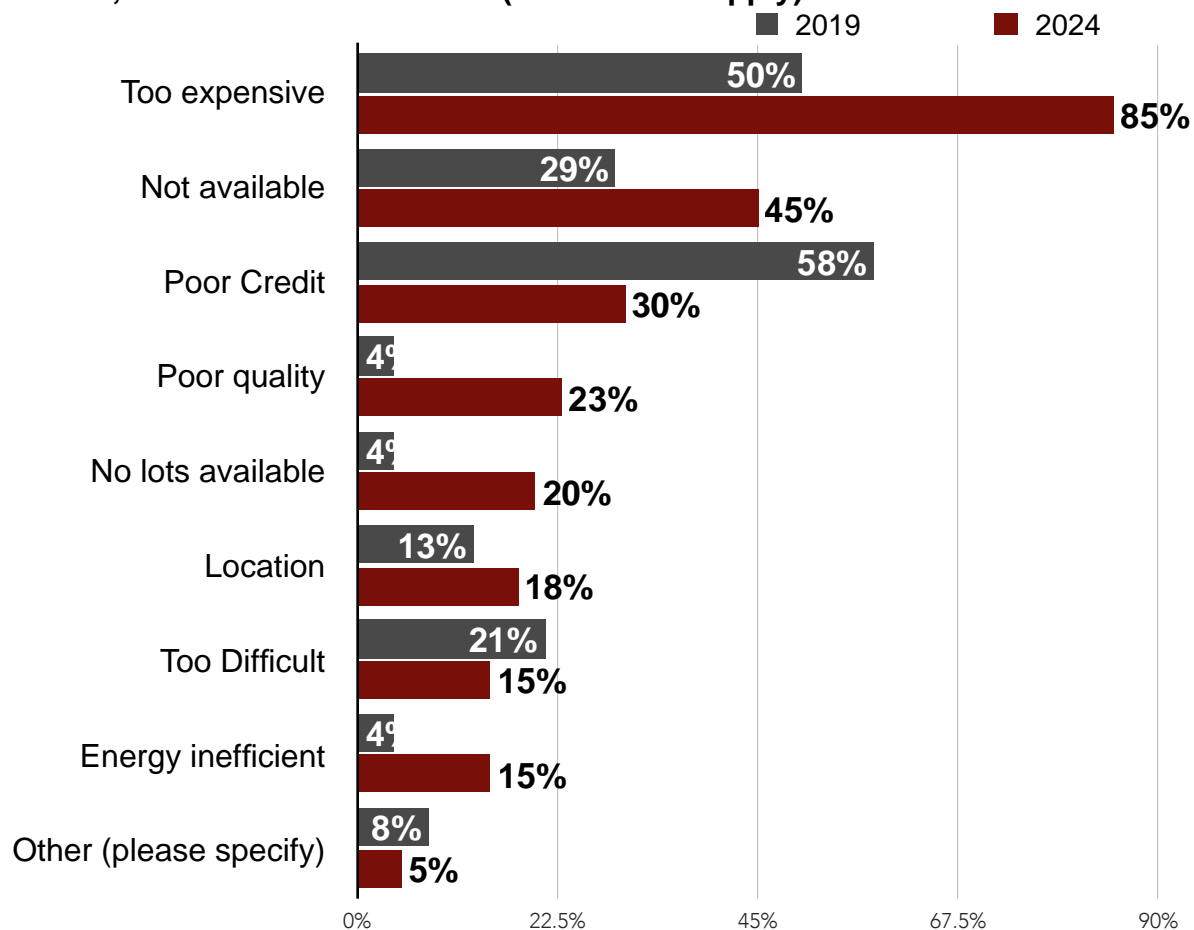
Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 8 comment categories. Sixty-two percent of respondents want more housing in a price range that is affordable. A third (34%) of respondents would like more pathways to homeownership. More rental housing was the top answer of 28% of all respondents, followed by more home renovation or repairs (9%).

If a respondent indicated multiple priorities, each was captured in the chart above - so that totals exceed 100%.

# 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	51%
No	10%
Maybe	4%
Not applicable	35%

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)

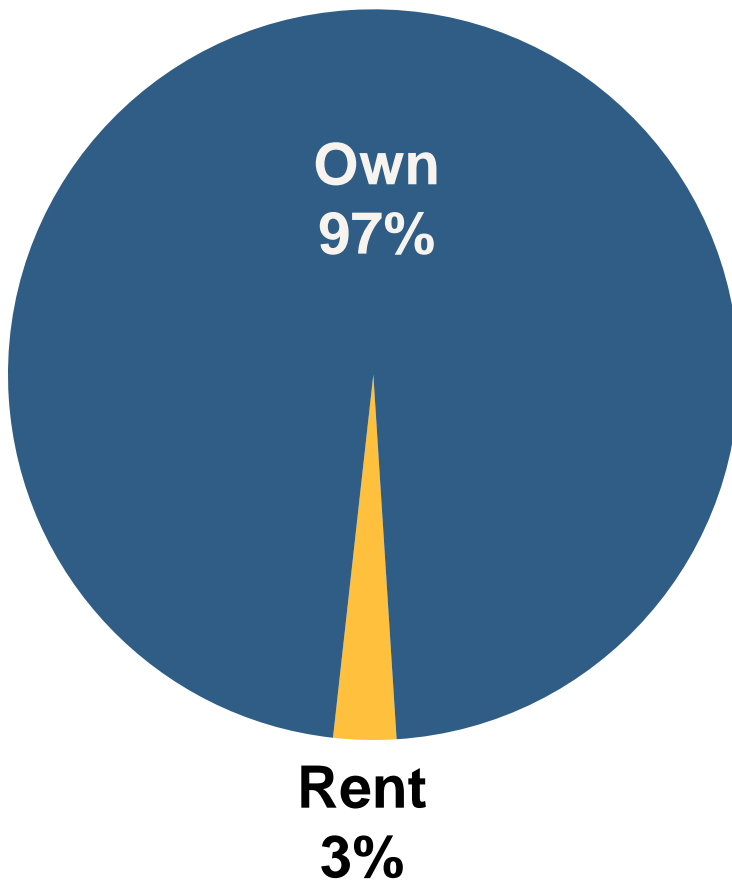


More than half of Petersburg tribal households responding (51%) noted that they have member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 85% of respondents, representing a 35% increase over the last time this question was asked in 2019.

The next top answer was a general lack of availability (45%) followed by ineligibility due to poor credit (30%).

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

I would prefer to:



While 59% of respondents in this survey currently own their own home, 97% 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.	36
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.	28
I would like to participate in a “sweat equity” housing program, where I help build my home.	10
A rental unit to move into.	8
I have land and need access to a loan to build my own home.	7
Financial literacy program.	5
Home maintenance education program.	4
Other (please specify)	2

**How many bedrooms are in your house?**

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.

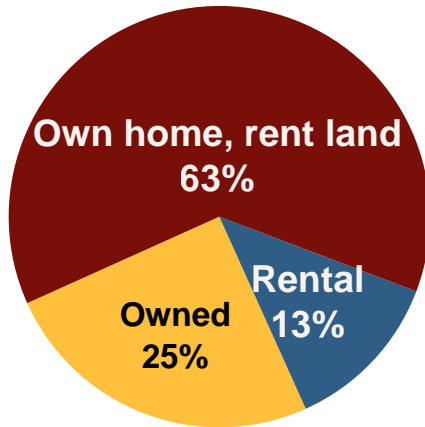
Answer Options	Response Percent
YES, Alaska Native or American Indian (only or in combination with other races)	99%
NO, both head of household and spouse do NOT identify as Alaska Native or American Indian	1%

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

Answer Options	Response Percent
Yes	16%
No	82%
Not Sure	2%

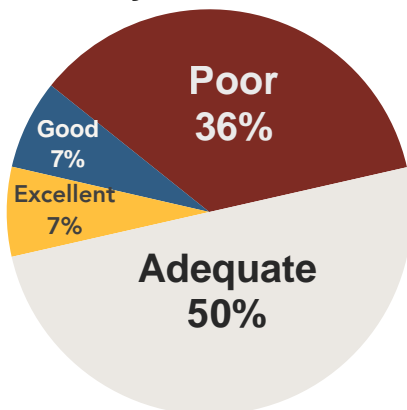
# Mobile Home Focus

What is your current housing situation?



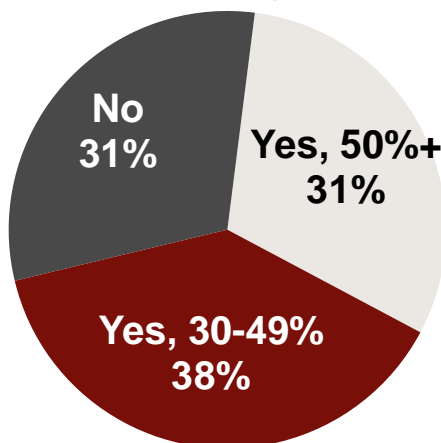
According to this study, 20% of tribal households in Petersburg live in mobile homes. In Alaska as a whole only 4% of occupied housing units are mobile homes, while in the US it is 6%.

Rate the overall condition of your home



- Home quality of mobile homes are much lower than that of other tribal homes in Petersburg. Only 14% rate their homes as good or excellent, and three times as many mobile home households call their home condition “poor” as the overall Petersburg sample. The average age of mobile home structures is nearly 50 years.
- While 88% of mobile home households own their own home, most of these pay a monthly lot rent.
- Despite living in a small space, winter heating costs are higher than the Petersburg tribal average (\$515 versus \$388).
- The average annual income of mobile home households is 55% lower than the average for tribal homes in Petersburg.
- The highest prevalence of mobile home is in Petersburg, Craig, Klawock, and Juneau.

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



**Average Annual Household Income = \$31,643**

**Average Mortgage = \$582**

**Average Rent = \$1,650**

**Can Afford Monthly Costs of = \$796**

**Average Trailer Age = 45 Years**

**Monthly Heating Bill Winter = \$515**

**Average Household Size = 2.6**



# 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 65 written responses, some included priorities in multiple categories.

Overall, tribal households emphasis on affordable housing and home ownership opportunities indicates a strong desire for stability and financial security, while the need for rental availability and specific demographic considerations shows an awareness of the diverse and evolving housing needs within the community.

- 1. Affordable Housing (40 comments):** The top concern within Petersburg tribal households is the affordability of housing. This broad category captures the collective desire for housing options that are economically feasible for both renters and buyers. The emphasis is on reducing financial barriers to ensure everyone can find stable and suitable living conditions, highlighting a foundational need for addressing the housing crisis at its core.
- 2. Homes for Purchase (22 comments):** A significant portion of the feedback underscores the importance of facilitating home ownership. This includes a need for programs that assist with buying homes, making home ownership more attainable, and specifically addressing the availability of homes for purchase. The emphasis on ownership reflects aspirations for financial stability, community permanence, and the value placed on the long-term benefits of owning over renting.
- 3. More rentals (18 comments):** There's a clear call for increasing the number and variety of rental options. This includes both short-term and long-term rental needs, catering to different life stages and situations, from transitional housing to family homes. The feedback suggests a need for a rental market that is responsive to the diverse needs of the community, ensuring that individuals and families can find suitable, affordable, and stable rental housing.
- 4. Home Renovation/Repair (6 comments):** Responses in this category highlight the challenges faced by current homeowners with respect to maintaining and improving their homes. The need for resources, assistance, or programs focused on home renovation and repairs speaks to issues of livability, safety, and the desire to preserve and enhance existing housing stock.
- 5. Specific Demographic Housing Needs (5 comments):** This category reflects the community's recognition of diverse housing needs across different demographic groups, such as seniors, families, and singles. It underscores the importance of developing housing solutions that are inclusive and tailored to the specific requirements of these varied groups, ensuring that all community members have access to suitable housing.
- 6. Housing Variety and Accessibility (3 comments):** A smaller concern is the desire for a wider range of housing types to accommodate different preferences and needs. This includes alternative housing models like tiny homes, energy-efficient options, and homes with various configurations (e.g., more bedrooms and bathrooms), indicating a preference for diversity in housing solutions to match the diverse needs of the community.

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

- 1-3 affordable
- 1–3-bedroom affordable housing
- Affordability
- Affordable financing
- Affordable home ownership and not rentals.  
Hole ownership is a huge desire that we hear all over among our tribal citizens.
- Affordable Homes
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing
- Affordable housing - be it for rental or home ownership. (Some folks want to be tenants without the burdens of being a home owner)
- Affordable housing for single parents
- affordable housing of all kinds
- Affordable single-family homes to own.
- Affordable, energy efficient, single-family homes.
- All of them
- Energy efficiency
- Energy efficient homes available for native families to purchase.
- Having more homes to purchase and more rentals.
- Home ownership opportunities
- Home renovation
- Home renovation
- Home repairs
- Homes
- Homes available for purchase
- Housing around Petersburg is limited and hard to come by, and for those who do have a place, we need home renovations but cannot afford it or have the help/ means to do so. My trailer has only a couple of its original windows, the rest are broken so we use plastic, plywood, plexi for a couple of them and mainly blankets. We also have holes in our flooring that we cannot afford to pay for the supplies, if we had the supplies we would gratefully repair ourselves. My living rooms electric on the one-half side

does not work at all, and we constantly have problems with our water/plumbing lines breaking, blowing off. We do not have enough houses or condos to help with tribal members. We could certainly use more.

- Housing for families. Actual homes being available to rent to own, or ownership help without being low income.
- More 4+ bedroom housing
- More affordable ho.es and rentals
- More affordable homes available for purchase
- More affordable homes to own for families.
- More affordable homes to purchase.
- More available income affordable living apartments
- More available rentals and homes to purchase.
- More home available for young families who want to stay in the community and live.
- More homes
- More homes available for affordable prices to buy and or rent. It's hard for young tribal members to find affordable and stable housing.
- More Homes available for families raising kids who are WORKING to be able to rent and or buy. Our housing market is insanely expensive and to buy an old house is nearly a half a million dollars. We need more housing for working families. NOT low income.
- More homes available for purchase
- More homes available for purchase and for rentals
- More homes available for purchase and more rentals available
- More homes available for purchase and rent
- More homes available for purchase to low-income households
- More homes available for purchase with a reasonable price
- More homes available for purchase.
- More homes available to purchase
- More homes available to purchase or rent.
- More homes available to purchase. Many young families cannot find a home to

purchase themselves. I also notice a lot of Native homes do need renovations.

- More homes for purchase
  - More homes with more bedrooms and bathrooms for sale.
  - More mobile homes for starter houses
  - More rental
  - More rentals
  - More rentals
  - More rentals
  - More rentals for transitional/short term housing
  - Need more two-bedroom s. 😊
  - renovations are most important to myself, as I am responsible for the up keep of my home.
  - Rental
  - Renting to own homes and rentals for families.
- We are in the midst of a housing crisis for

families living here, young adults and families wanting to own a house because there is nothing reasonable priced that it worth purchasing. Everything is way over budget. People who living in rentals or moving here cannot find a place to rent that will suit their families or self.

- Senior housing, rentals,
- Single family homes
- Variety of housing options. More single bedroom and studio rentals. Smaller home options for first time buyers. I think many people would like manufactured home if it was energy efficient. Or tiny homes.
- We need more based on income homes to buy.



# 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 Petersburg tribal households is below:

## **Key Positive Feedback Points:**

- 1. Appreciation for Existing Programs**
- 2. Gratitude for Support**
- 3. Effectiveness of Renovation Assistance**

## **Top Recommendations for Improvement:**

- 1. Enhance Affordability and Accessibility**
- 2. Quality of Work and Use of Local Labor**
- 3. Expand Home Ownership Opportunities**

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

- Affordable housing and heating assistance for families especially elderly and those suffering with intellectual disabilities. My sister in Juneau has had no heat here boiler broke, and she can afford to replace it. They are both elderly and disabled.
- Assistance to better insulate homes and windows...including siding.
- Build houses for natives to buy.
- Having a rent to own program would be ideal for a first-time buyer for our family this would be a great way to start our future and to pass this home to my children . Having a program to assist with a loan and down payment to have to a rent to own .
- I would like to see projects taken on in communities to involve local carpenters or bonded from each community to keep accountability in check. When projects are not carried out properly.
- I would love to own a home and land but nowhere that fits my needs for the size of my family in my price range here in Petersburg and fits my credit score.
- I would say quality of work to projects could be better. We just had a few things done to our house for energy efficiency updates. The electrical was great, plumbing also. The carpentry & finish work of the contractor we had was not the best. Attention to detail could be better. Also a family member of mine was renting a duplex that T&H had built. She noticed many short or fault while there. Pipes frozen often due to lack of insulation and skirting around the exterior. Could feel strong drafts through the electrical outlets. Insulation and energy efficiency didn't seem to be the main priority. The appliances & hot water heater were amazing but the structure and build the duplex seemed to lack thought.
- More on call to help with minor emergency repairs.
- Petersburg needs help to get tribal citizens into homes. We have so many rentals. We need to help with home ownership.

- Provide guidance to our local tribe when it comes to any housing needs for our tribal citizens.
- Provide repair work on current houses in Petersburg.
- Stop wasting money putting bandages on old houses! Quality over quantity.
- Thank you.
- The home buyers' program that started in 1998 was the best program that ever happened in our community. It single handedly had the biggest impact on native home ownership in the history of Petersburg.
- This program is such a blessing.
- Tribal members need access to affordable housing or grants to help with repairs to make home better efficient.
- We have applied for a house in Petersburg SEVERAL times. We have been turned down for making "too much money" but if we quit or job or work less we'd qualify. We also were told that our older kids "weren't OURS" enough because of custody. That is wrong. We support ALL our children, and the housing authority claims that because we have shared custody, they don't "count" as members of our family. That is wrong. There needs to be more help for Alaska Native families who are working and doing their best. and ALL children in the household should be counted towards qualifying.
- We used to have Tlingit and Haida crew that would come to town and do renovations that we could not afford or do ourselves. It would drastically change a lot of homes for us if we had the help again. The program paperwork and eligibility seemed good, and it seemed to cover the necessities needed to make homes livable.

