

Skagway Tribal Housing Survey Analysis 2024

Prepared for

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Prepared by

Rain Coast
Data



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Summary

Key Findings and Analysis

Skagway tribal survey respondents indicated that the most pressing housing need for Skagway households is more rental units, which 76% of survey respondents say has a high level of demand.

A follow-up open-ended question asking Skagway tribal households for the most important tribal priority garnered three key responses: More homes available for purchase, more housing overall, and more rentals. 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,” with six households expressing interest in program participation.

More than two-thirds (68%) of households surveyed live in single-family homes, and 26% are in multi-family housing units.

Nearly three-quarters (74%) of survey respondents own their homes in Skagway. Forty-four 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 2.6 people.

“Skagway needs more housing availability including for purchase, for renting, and for senior citizens.”
Skagway survey respondent

Eighteen percent of all households surveyed reported opening their home to an individual experiencing homelessness over the past year.

Nearly three-quarters of respondents indicate their homes are in good or excellent condition, while 6% of respondents said the condition of their homes was poor. Heating fuel is the primary way Skagway tribal homes are heated (72% of homes).

Skagway respondents pay an average of \$1,614 in rent or mortgage. The average annual household income is \$100,533. Seventy-one percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 14% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. On average, households say they can afford \$1,503 per month on rent or mortgage.

“Housing is needed for tribal members who make above the poverty line.”
Skagway survey respondent

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

Skagway Tribal Housing Infographic

Alaska Native Households
(estimated)

= **28**



20 of these
Participated in the Survey

Homeowners =

74%

29%

of Households are
Low-Income

Average Home Value = **\$438,333**

Average Annual
Household Income
= **\$100,533**



Average Rent or Mortgage
= **\$1,614**

18%

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

Tribal
households
include:

Single family home
68%

Mobile home
5%

Multi-Family
Unit 26%

People Per
Household

= **2.6**



Households Include:

37%

a member over 60

a single parent

11%

24%

a person with a disability

grandparents & grandchildren

11%

10%

a veteran

a child

50%

Average Residency
in Home =

19 Years

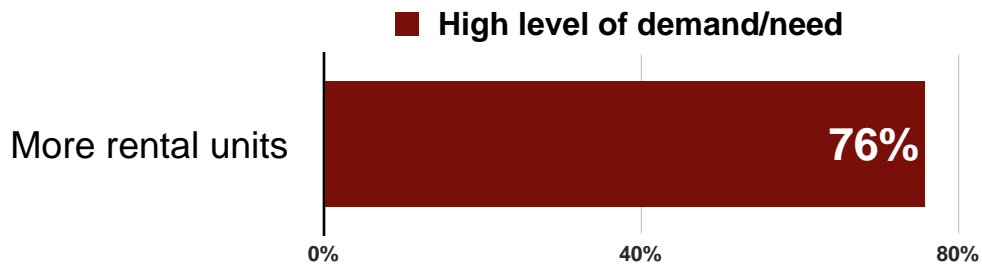
Average Home Age

= **55** 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 rental units” was rated as the having the highest level of demand or need in Skagway (76%).

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

- **More Homes for Purchase**
- **More Rentals**
- **More Housing Overall**

In a follow up question, tribal household respondents were then asked to write down their highest housing priority. The top three responses included: More homes available for purchase; More rentals; and More housing overall.

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 Skagway.

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 20 tribal households in Skagway responded to the survey. Responses received comprise an estimated 71% of all Alaska Native households in Skagway. Due to this response rate, the survey findings have a 95% confidence level with a 12% confidence interval (note that the goal was a 5% 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 Skagway, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	18
Alaska Native Households in combination (estimated)	10
Estimated Alaska Native Households	28
Total Households Surveyed	20
Percent of Total Tribal Households Surveyed	71%
Confidence interval with a 95% confidence level	12%

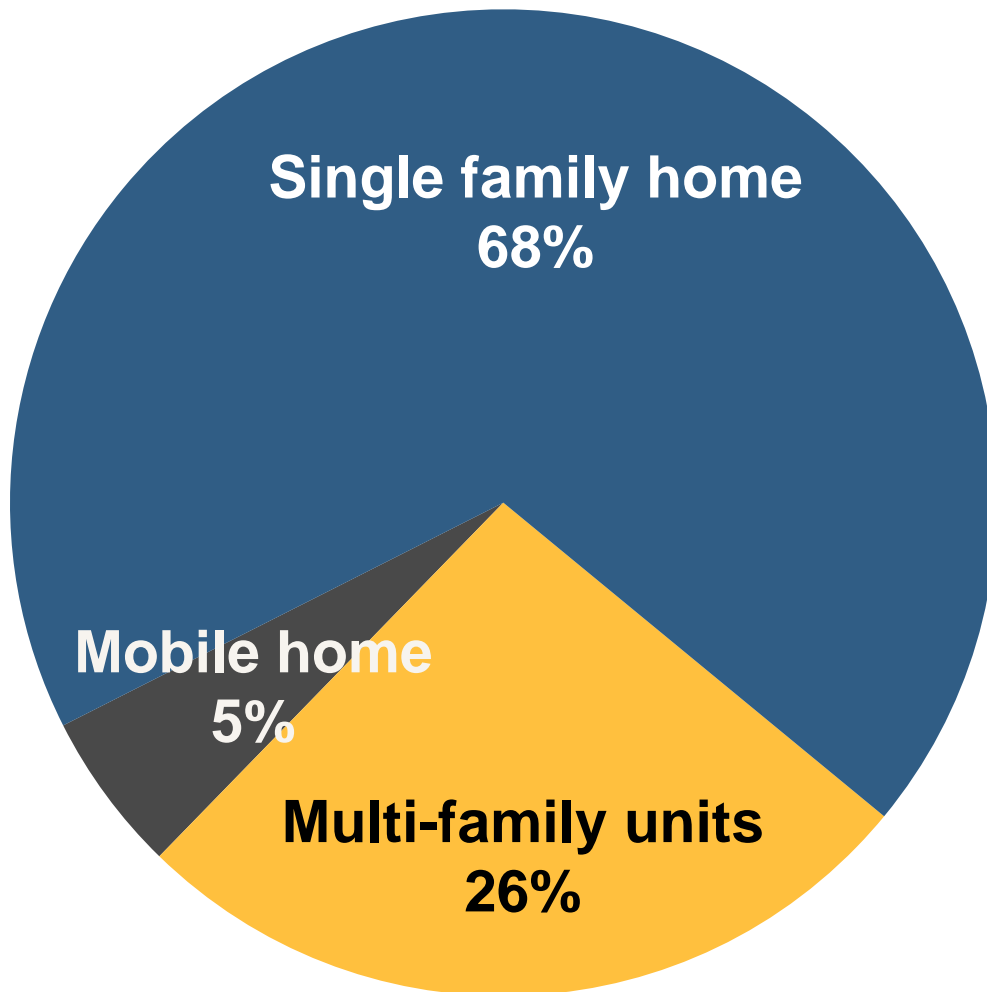
Data Source: Rain Coast Data estimate based on survey results, 2022 American Community Survey 5-Year Estimates, and US Census 2020.

Housing Structures



Housing Structures

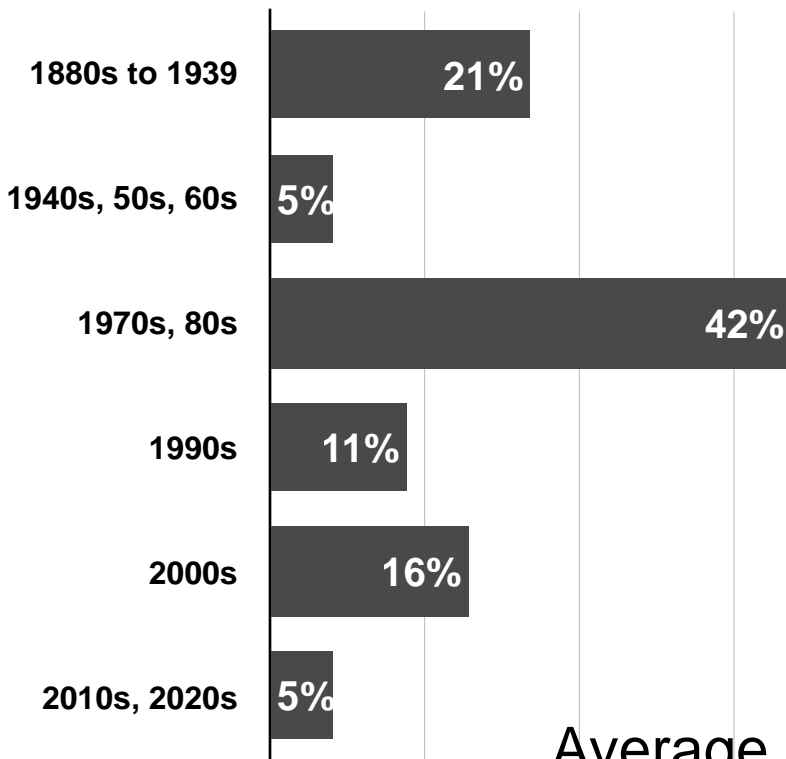
What type of home do you live in?



More than two-thirds (68 percent) of tribal households in Skagway live in single family home structures. Just over a quarter (26 percent) of households live in a multi-unit structure such as an apartment or duplex.

Answer Options	2019	2024
Single family home	83%	68%
Multi-family (apartment/duplex)	8%	26%
Mobile home	0%	5%
Elder housing	0%	0%
Other	8%	0%

What year was your house built?

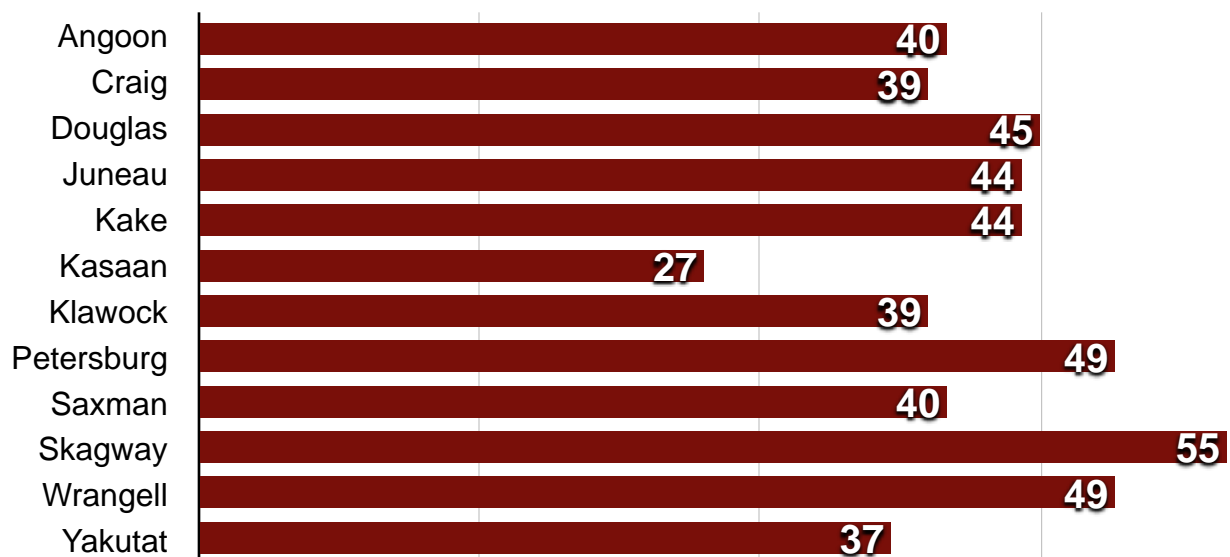


Respondents' homes are an average of 55 years old. Two-thirds (68%) of them were built before 1990. Another 27% were built in the 1990s and 2000s. When this study was last conducted five years ago in 2019, the average age of the housing stock was 45 years.

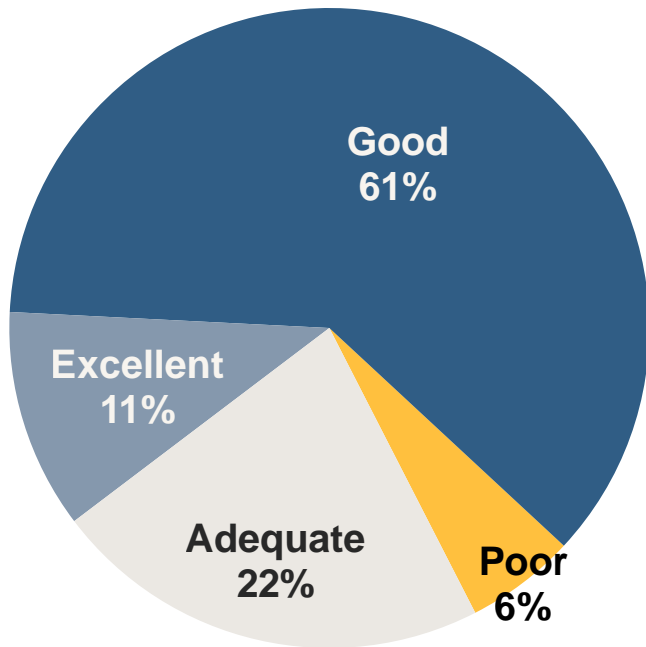
Skagway has the oldest housing stock in the THRHA region.

Average Age of Housing Stock
= 55 Years

Average home age by community

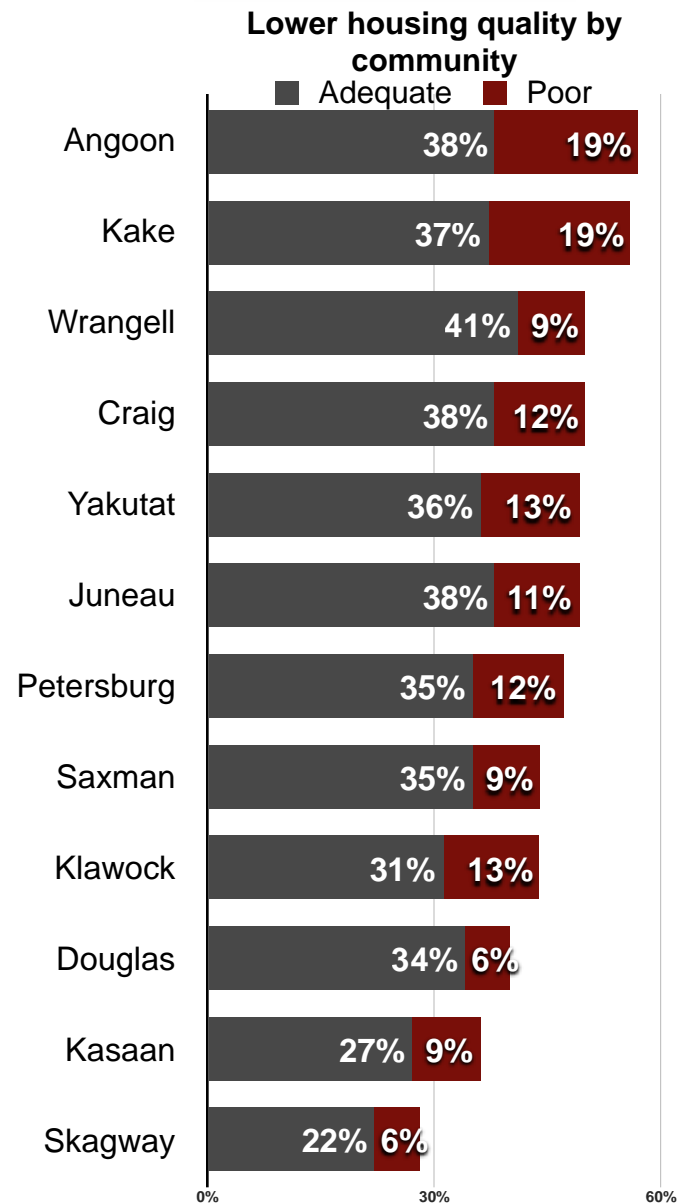


Rate the overall condition of your home



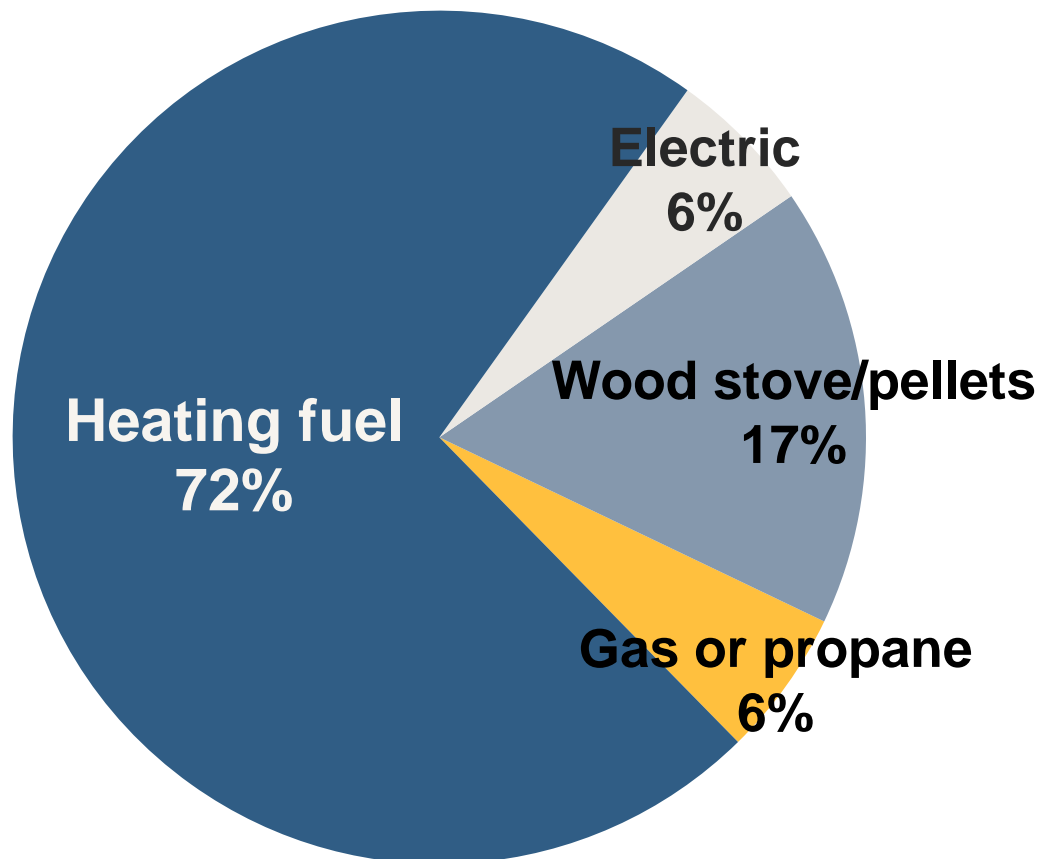
Seventy-two percent of Skagway tribal households said their homes were in good or excellent shape. Twenty-two percent indicated that their living conditions were adequate, while 6% said the condition of their home was poor.

Compared to five years ago, 7% fewer respondents report their homes are in excellent condition, but 3% fewer respondents report they are living in poor conditions.



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	18%	11%
Good (a few minor repairs would be nice)	45%	61%
Adequate (repairs needed to improve living conditions)	27%	22%
Poor (major repairs needed to make it safe and livable)	9%	6%
Not Livable (we are currently unable to live in our home)	0%	0%

What do you use primarily to heat your home?



Nearly three-quarters (72%) of tribal respondents heat their home using heating fuel, while six percent use electric heating sources. Another 17% use a wood or pellet stove, and 6% use gas or propane. Overall, the average cost of heating was estimated at \$474 in a winter month, 13% more than was reported in 2019.

Home Heating	Monthly Cost 2019	Monthly Cost 2024
Overall Average	\$418	\$474



Home Finances

Home Finances

What is the assessed value of your home?

Overall Average

2019	2024	Change
\$271,000	\$438,333	62%



The average value of a housing unit owned by a respondent in Skagway is \$438,333 — representing a 62% increase from when this survey was fielded 5 years earlier.

The average value of a housing unit owned by a respondent in the 12-community THRHA region is \$290,120 — representing a 56% increase.

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 or mortgage paid by Skagway tribal householders is \$1,614. 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 \$1,503.

Thirty-seven percent of Skagway tribal households own their own homes, but no longer have a mortgage.

Juneau has the highest rental costs in the THRHA region.

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

Average rent or
mortgage =
\$1,614/month

Households with no Mortgage

2019	2024	Change
17%	37%	20%

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 = **\$1,503/month**

What is your approximate annual household income?

Average Household Income

2019	2024	Change
\$93,364	\$100,533	8%



By Community

The average income of tribal households (of those reporting an income above \$0) in Skagway is \$100,533, an 8% increase over five years earlier.

Skagway tribal households report the highest average household income in the THRHA region. 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.

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%

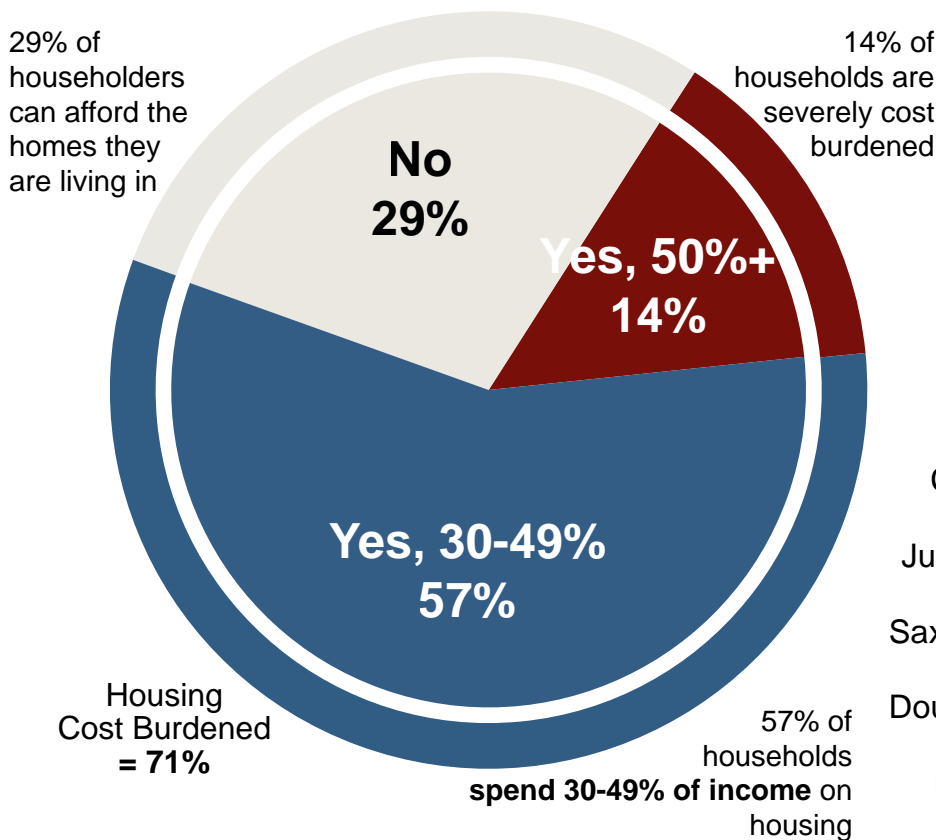
Housing and Urban Development Skagway Income Limits (By number of household members)

HUD Income Limits by Household Size for Skagway								
Household Income	1	2	3	4	5	6	7	8
Extremely Low (30%) Income Limits	\$20,550	\$23,500	\$26,450	\$29,350	\$31,700	\$34,050	\$36,400	\$38,750
Very Low (50%) Income	\$34,300	\$39,200	\$44,100	\$48,950	\$52,900	\$56,800	\$60,700	\$64,650
Low (80%) Income Limits	\$54,850	\$62,650	\$70,500	\$78,300	\$84,600	\$90,850	\$97,100	\$103,400

Percentage of Skagway 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	0%	6%	0%	0%	0%	0%	0%	0%	6%
Very Low (50%) Income Limits	0%	6%	0%	0%	0%	0%	0%	0%	6%
Low (80%) Income Limits	6%	12%	0%	0%	0%	12%	0%	0%	29%

According to HUD's 2023 income limits, 29% of Skagway households are low income (down from 55% in 2019), and 6% are extremely low income (in 2019 it was 0%).

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

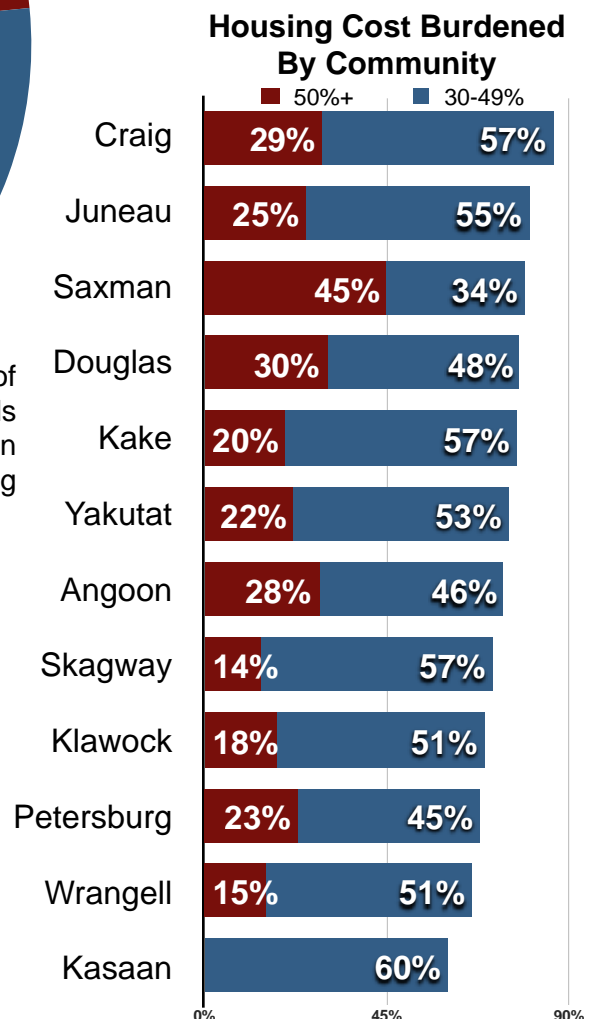


Cost %	2019	2024
Less than 30%	36%	29%
30-49%	36%	57%
50%	27%	14%

Costs of housing are a burden or severe burden to 71% of survey respondents. Just over a quarter of tribal households (29%) have affordable costs.

The 71% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 14% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

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.



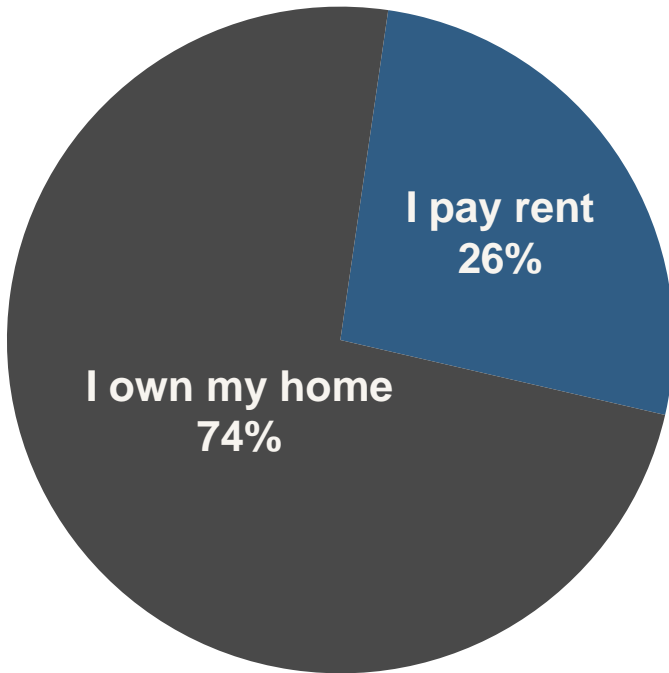
Housing costs for renters include monthly rent, and utilities and fuels, if paid by the tenant. **Housing costs for homeowners** include mortgage and home equity payments; real estate taxes; insurance; and utilities and fuels.

Householders



Householders

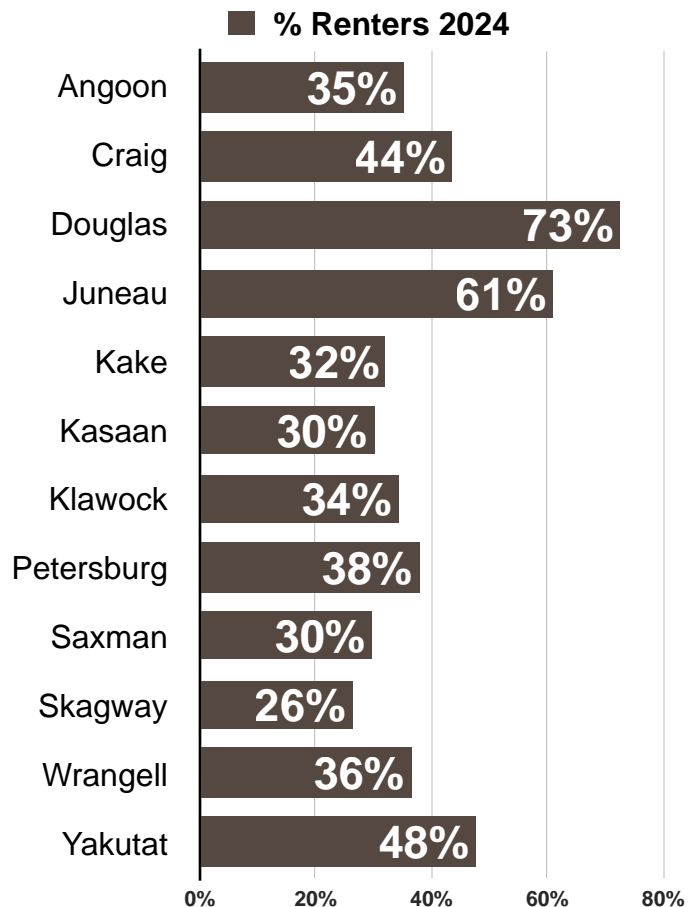
What is your current housing situation?



Approximately a quarter (26%) of Skagway tribal households live in a home that they rent. Another 74% own their homes. This includes 37% of respondents who own their home and no longer pay a mortgage. These numbers remain almost unchanged over the past five years.

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

Answer Options	2024
Owned with a mortgage	37%
Owned without a mortgage	37%
Rental	26%



Number of People per Household

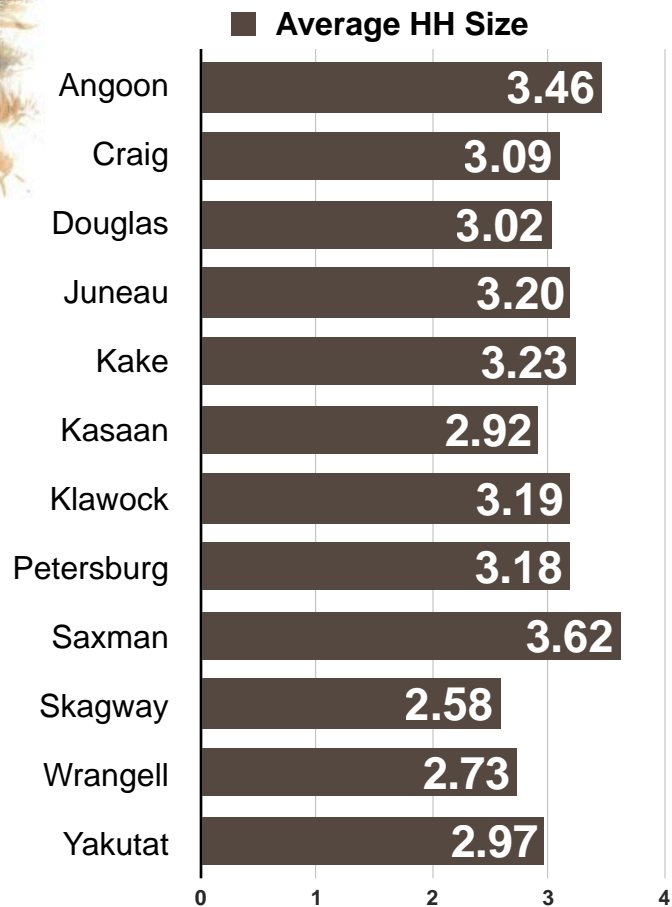


The average household size of survey respondents is 2.6. This is smaller than the last time the survey was conducted five years ago.

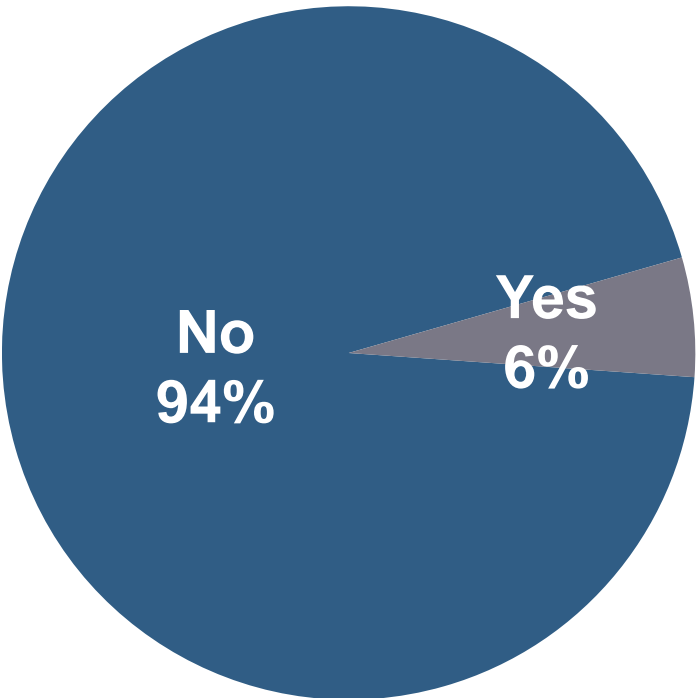
On average, Skagway homes have the fewest members in the region at 2.6, while Saxman homes have the most household members, at 3.6.

Average Household Size

2019	2024
3.2	2.6

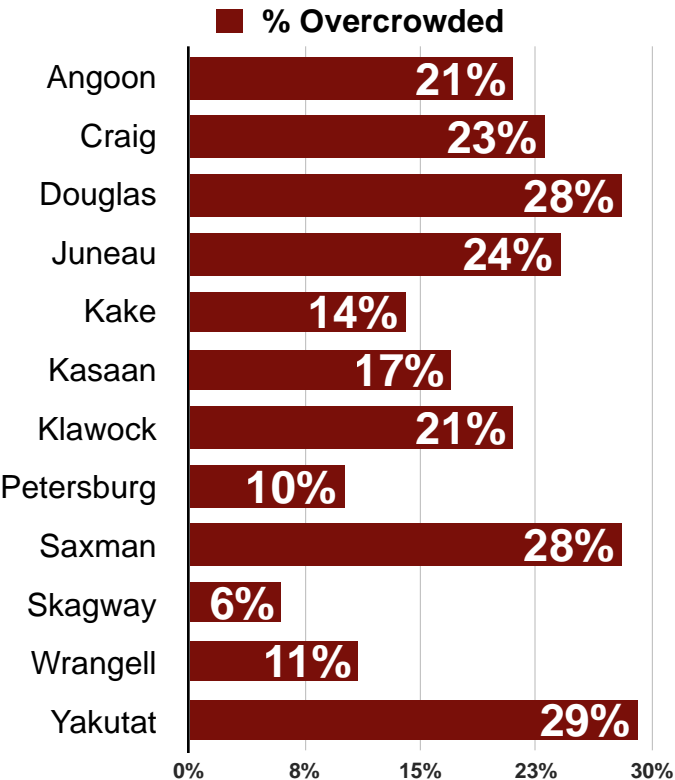


Is your home overcrowded?

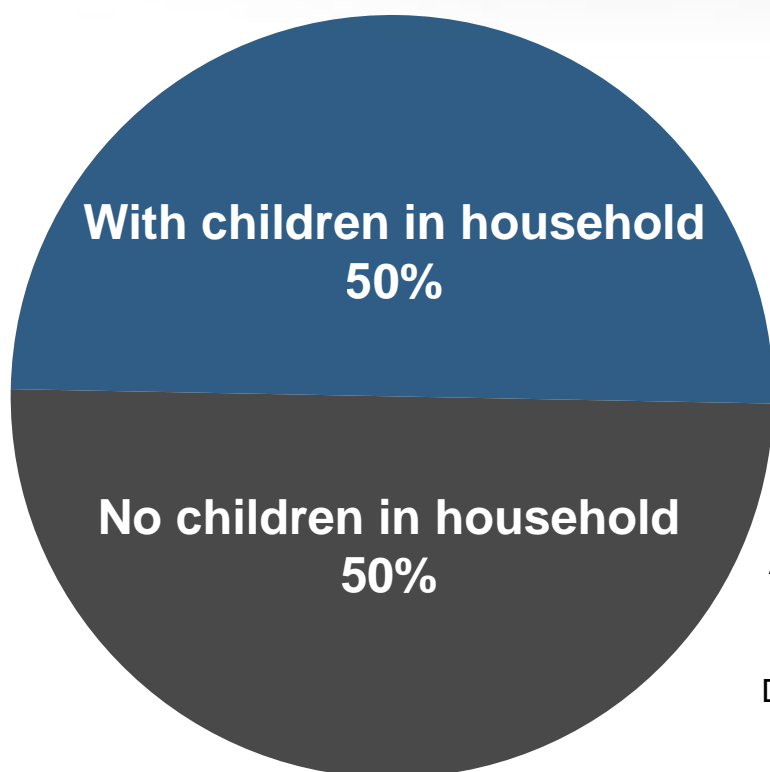


Average Household Size = 2.6

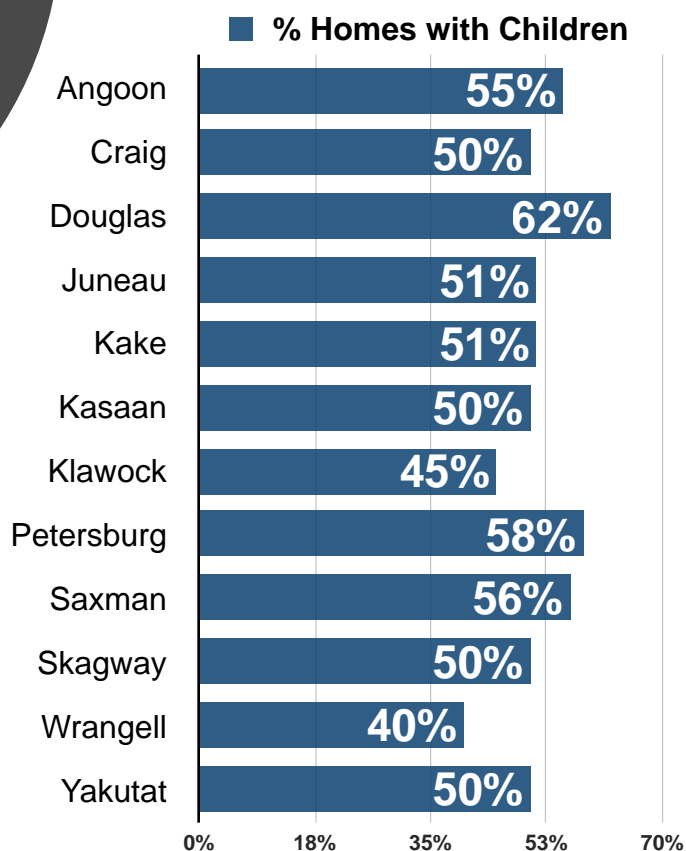
Six percent of households surveyed in Skagway say their homes are overcrowded, a decrease from 17% five years ago. The overall average household size is 2.6 members.



How many children under age 18 live in your household?



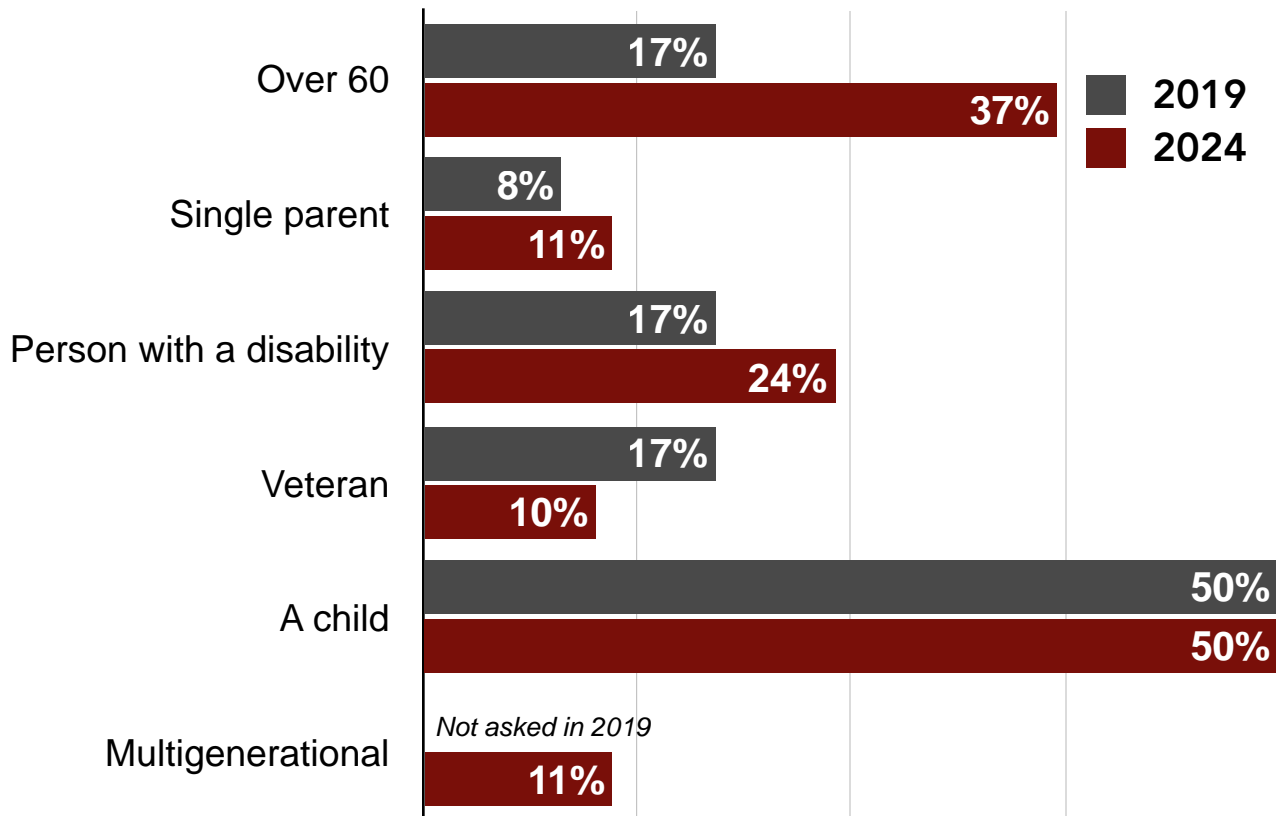
Average number of children in homes with children = **2.1**



Approximately half of tribal households have at least one child under the age of 18. The average number of children in a surveyed tribal household with children is 2.1.

Members of Household

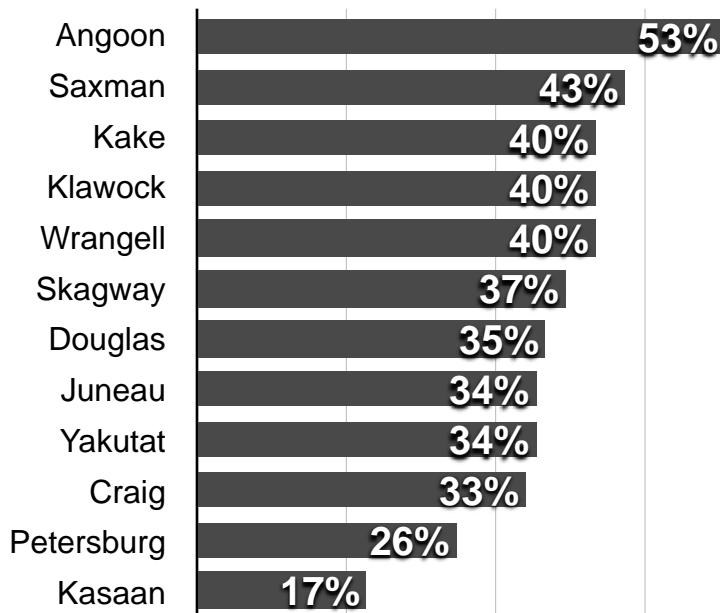
Household Members Include



More than a third (37%) of Skagway tribal households contain a person over the age of 60; representing a significant increase from 2019 when only 17% of Skagway tribal households had a person aged 60 or older. Half of all tribal households in Skagway include children.

The number of households containing a person with a disability has increased from 17% to 24% over the past five years; while the number of households with a veteran changed from 17% to 10%. In 2024, 11% of all tribal homes contain both grandparents and grandchildren.

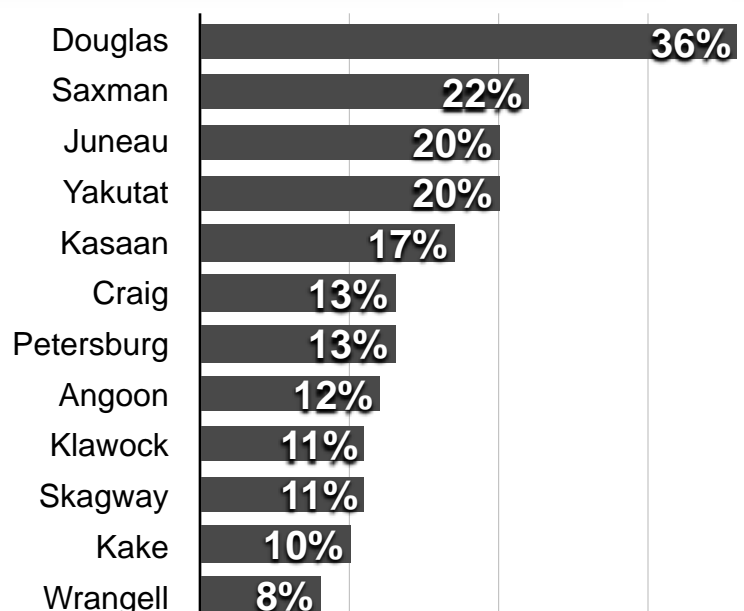
Percentage of Tribal Households in THRHA Region with a 60+ Year Old



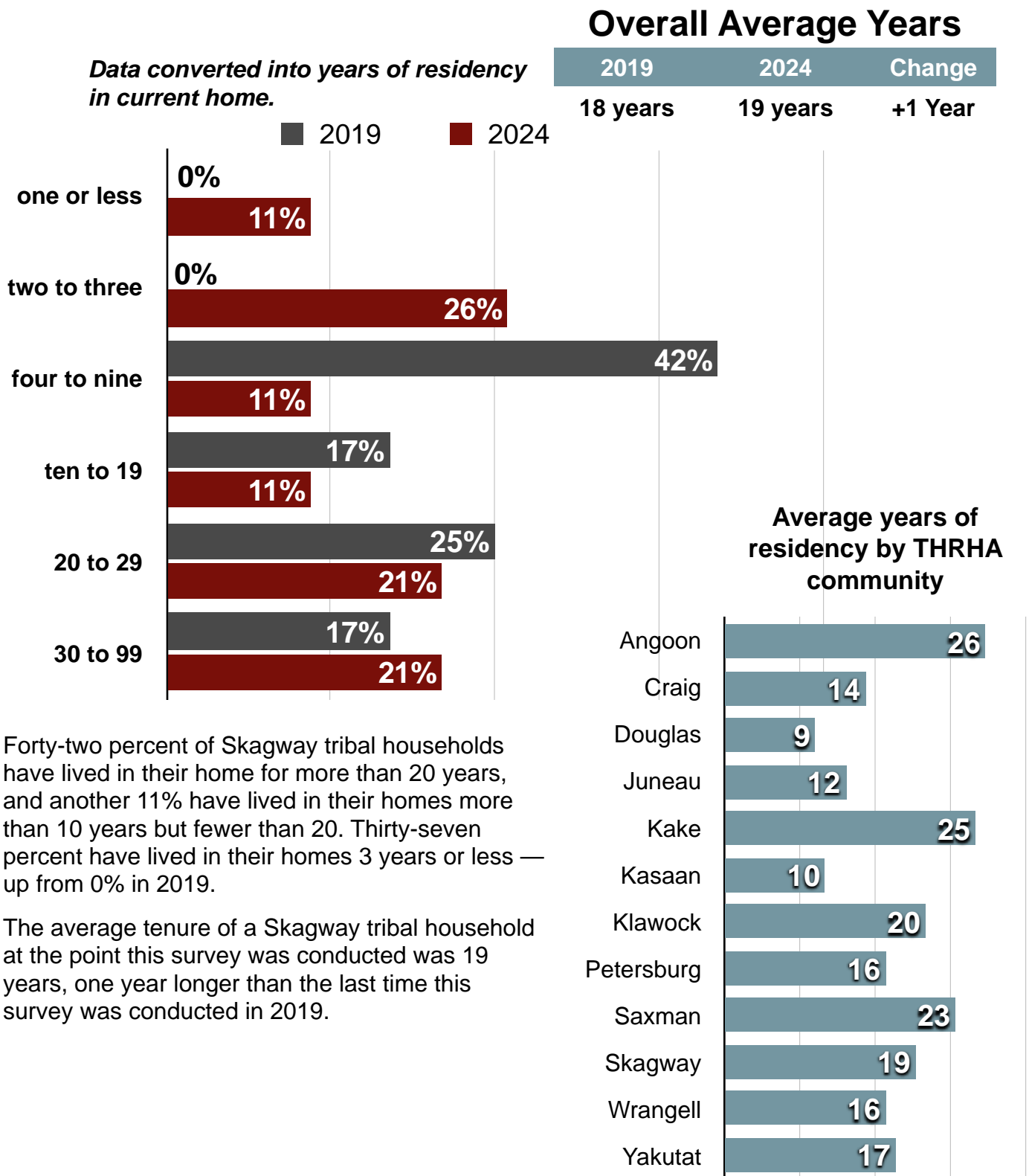
Kasaan has the lowest percentage of households with a member over 60, followed by Petersburg. Angoon has the highest percentage of households containing older residents. More than half (53%) of Angoon households have a person over 60, followed by Saxman (40%).

Percentage of Tribal Households in THRHA Region with a Single Parent

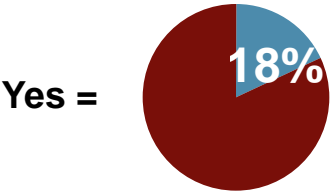
Wrangell has the lowest percentage of single parent households, while Douglas has the highest. In Douglas, more than one-third (36%) of all tribal households are single-parent households.



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

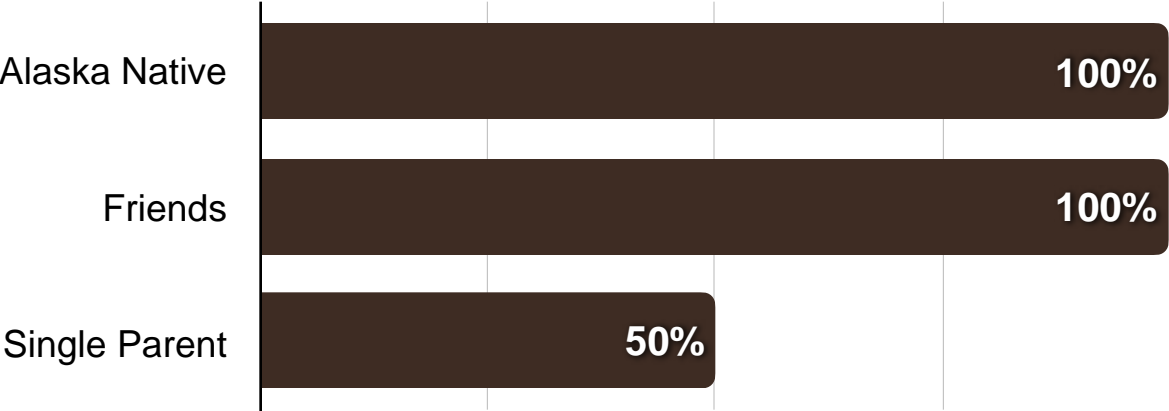


Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



Eighteen percent 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)



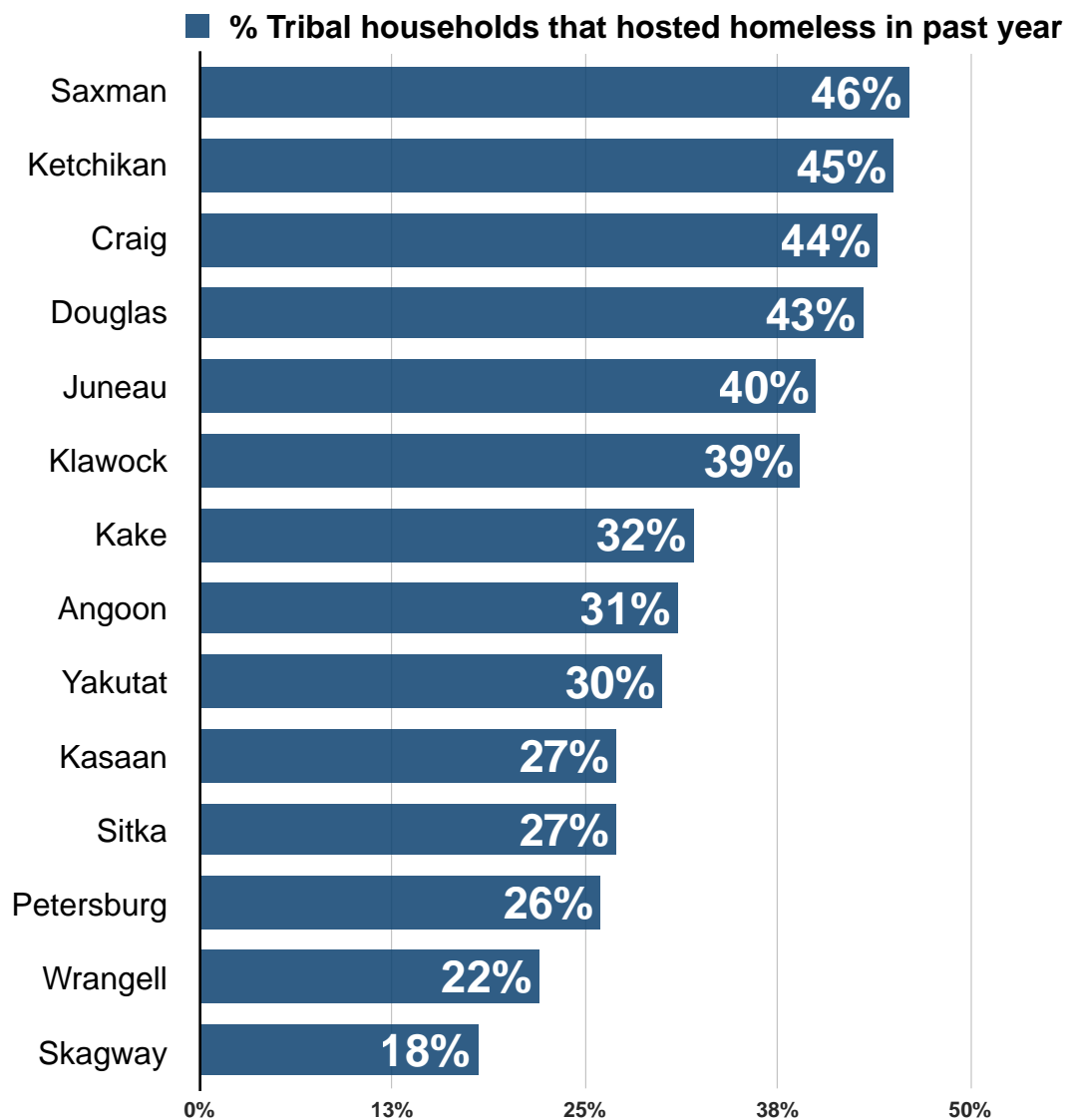
Average number of
nights per household
per year
(among households hosting
homeless)

= 24

Skagway tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. Eighteen percent said they had, for an average of 24 nights per household.

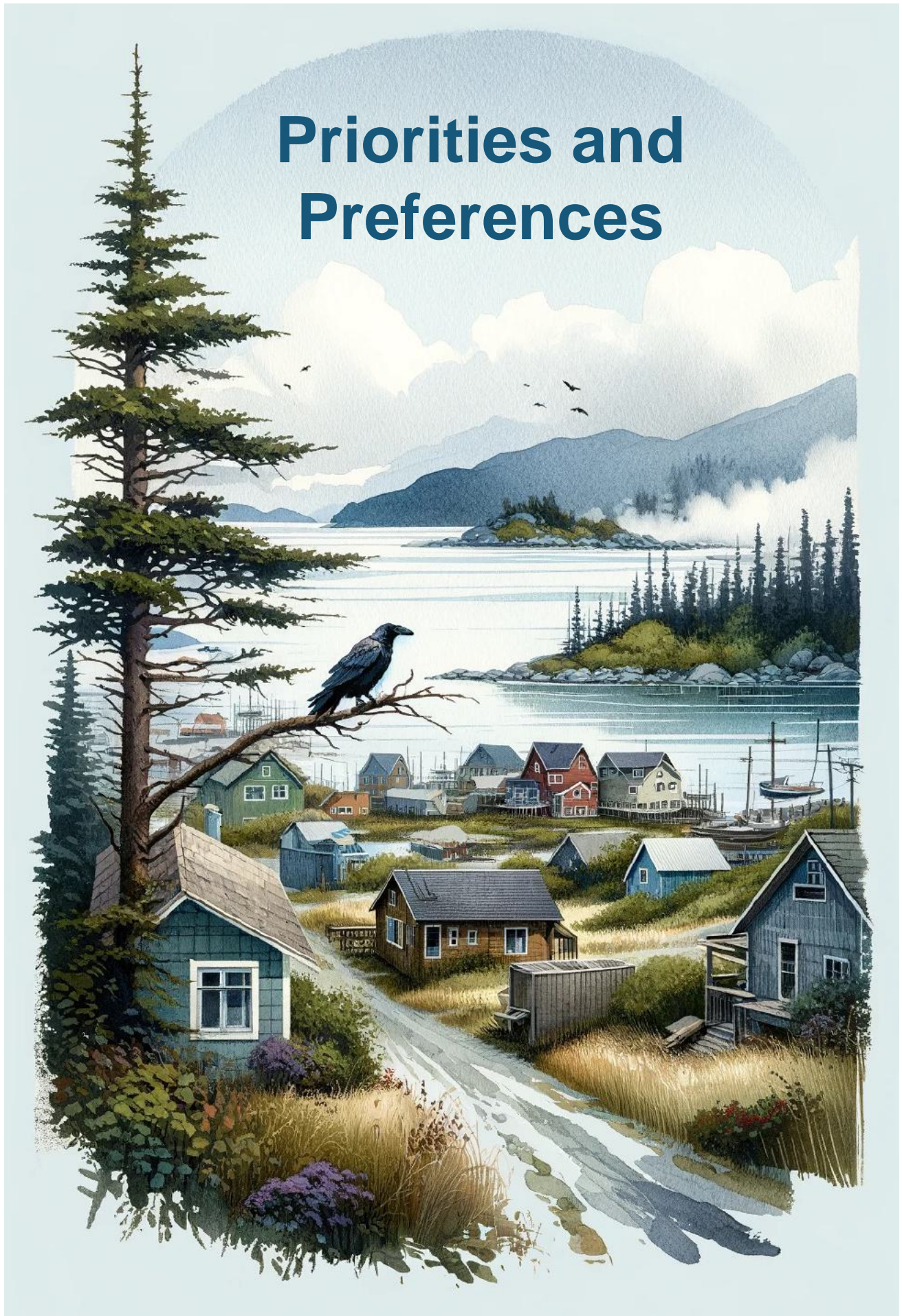
Homelessness: Percentage of tribal households that opened their homes by community

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.

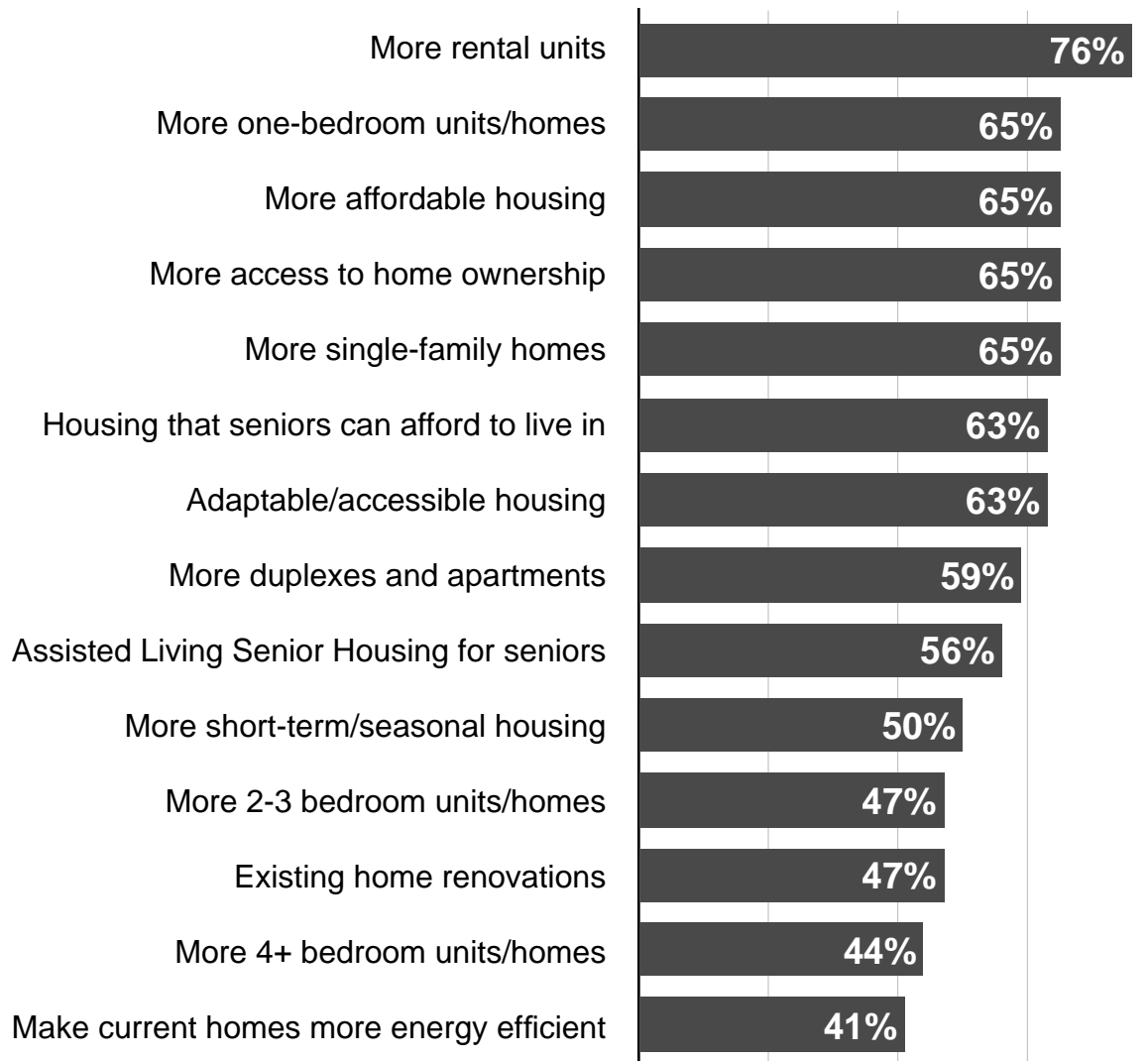
Priorities and Preferences



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 Skagway is more rental units, which 76% of survey respondents say has a high level of demand. 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 rental units	76%	18%	0%	6%	0%
More one-bedroom units/ homes	65%	29%	6%	0%	0%
Housing that seniors can afford to live in.	63%	25%	13%	0%	0%
More affordable housing	65%	24%	6%	6%	0%
More duplexes and apartments	59%	35%	0%	6%	0%
More access to home ownership	65%	24%	6%	6%	0%
More single-family homes	65%	24%	6%	6%	0%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	63%	19%	19%	0%	0%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely.	56%	25%	19%	0%	0%
More 2-3 bedroom units/ homes	47%	47%	0%	6%	0%
Existing home renovations: Improve quality of existing home	47%	35%	12%	6%	0%
More 4+ bedroom units/ homes	44%	31%	25%	0%	0%
Make current homes more energy efficient, reducing energy costs	41%	35%	24%	0%	0%
More short-term/seasonal housing	50%	19%	19%	0%	13%

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

Respondents were asked to state their top housing priority for their community.

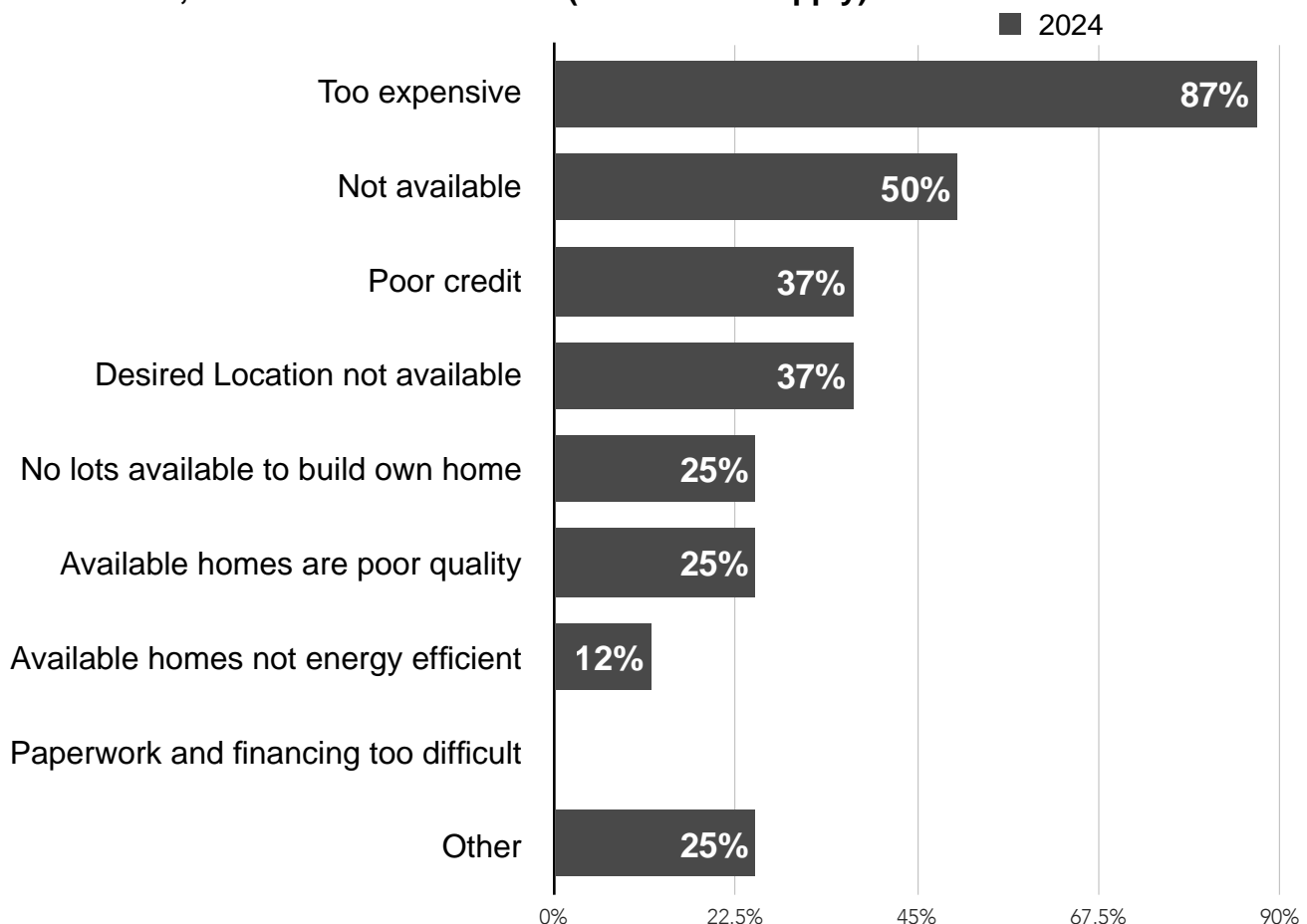
Analysis of open ended responses to top priority. Top answers:

- **More Homes for Purchase**
- **More Rentals**
- **More Housing Overall**

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	44%
No	11%
Maybe	6%
Not applicable	39%

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)

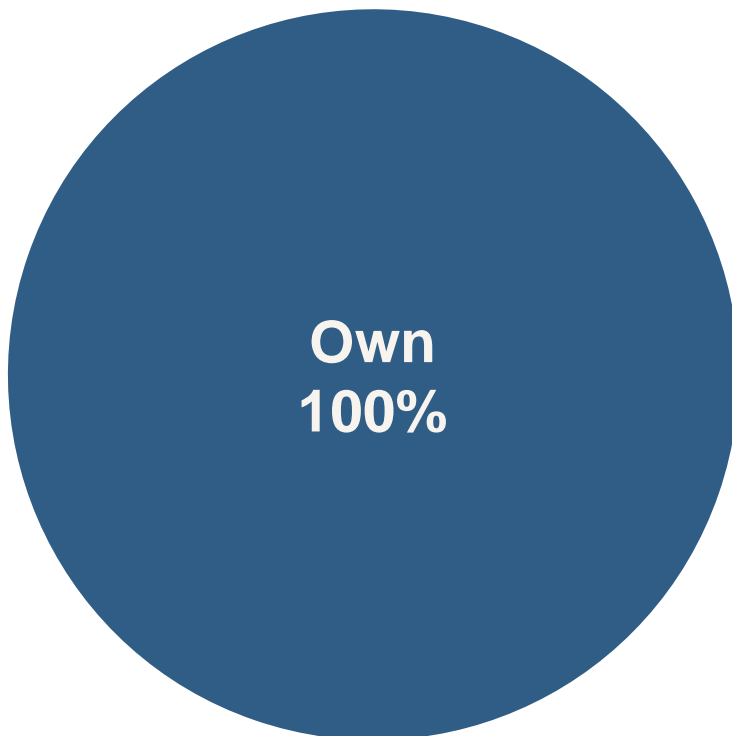


Less than half of Skagway tribal households responding (44%) noted that they have member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 87% of respondents.

The next top answer was followed by a general lack of housing availability (50%).

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

I would prefer to:



While 74% of Skagway respondents in this survey currently own their own home, 100% 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.	6
I have land and need access to a loan to build my own home.	3
Access to funding to help renovate my home.	3
A rental unit to move into	2
Home maintenance education program.	2
Financial literacy program	1

How many bedrooms are in your

Average Number of Bedrooms

= 2.8

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)	94%
NO, both head of household and spouse do NOT identify as Alaska Native or American Indian	6%

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

Answer Options	Response Percent
Yes	0%
No	100%
Not Sure	0%

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.)"* There were 16 written responses. The top answers fell into three categories:

- **More Homes for Purchase**
- **More Rentals**
- **More Housing Overall**

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

- Affordable home renovation
- All of the above
- Homes for purchase and more rentals
- Housing is needed for tribal members who make above the poverty line.
- More homes and energy efficiency
- More homes available for purchasing, with-in reason.
- More homes or apartments to rent.
- Skagway needs more housing availability including for purchase, for renting, and for senior citizens. More assistance with utility costs i.e. furnace oil, electricity, propane.
- We need more housing for locals to buy and seasonal housing.
- More of everything housing
- More options for purchase and year-round rentals
- More rental available
- More rentals
- There are not many people on Skagway who could benefit. Since the population is significantly white

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

- Help with energy bills
- Lower interest rates
- Please give access to more affordable housing options
- THRHA has improved greatly with their communications to the smaller communities. Thank you!
- Your programs are amazing! Thank you for all that you do!

