

# Wrangell Tribal Housing Survey Analysis 2024

Prepared for



WRANGELL COOPERATIVE ASSOCIATION

May 2024



Prepared by

Rain Coast  
Data



SALT





# 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 37

# Summary

## Key Findings and Analysis

Wrangell survey respondents indicated that the most pressing housing need for tribal households is more affordable housing, which 86% of survey respondents say has a high level of demand. This is followed by a call to create more affordable housing for seniors (75%). Making existing homes more energy efficient is also in high demand (73%).

A follow-up open-ended question asking Wrangell tribal households for the most important tribal priority garnered similar feedback, with housing that is more affordable and increased housing availability 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,” with 47 households expressing interest in program participation.

Nearly three-quarters (72%) of households surveyed live in single family homes, and 17% are in multi-family housing units. Another 11% live in mobile homes.

Nearly two-thirds (64%) of survey respondents own their homes in Wrangell. Another 36% rent their homes. Forty-two 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 2.7 people, and 40% of surveyed households have children living in them. Forty percent have a member over 60 years of age (up from 32% just five years ago). Eight percent of households include a person with a disability, and 7% include a veteran.

**“More affordable homes for tribal members to buy. Our tribal youth have to move away because they can’t afford or find housing.”**  
*Wrangell survey respondent*

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

Half of respondents indicate their homes are in good or excellent condition, while 9% of respondents said the condition of their homes was poor. Electricity is the primary way Wrangell tribal homes are heated (71% of homes, including heat pumps), followed by heating fuel (18%).

Wrangell respondents who are homeowners have an average monthly mortgage of \$1,526. Average rent is \$888, before utilities. The average annual household income is \$70,395, and has been decreasing in recent years. Sixty-six percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 20% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. On average, households say they can afford \$1,048 per month on rent or mortgage.

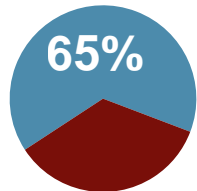
Sixty percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria. It was also 60% in 2019.



# Wrangell Tribal Housing Infographic

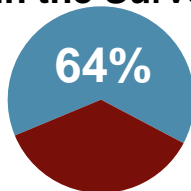
Alaska Native Households  
(estimated)

= **238**



of these  
Participated in the Survey

Homeowners =



60%

of Households are  
Low-Income

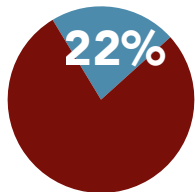
Average Home Value = **\$70,395**

Average Annual  
Household Income  
= **\$80,504**



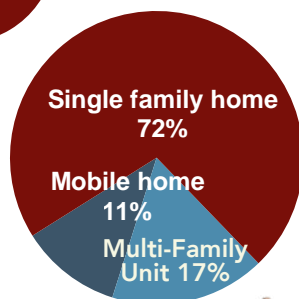
Average Mortgage = **\$1,526**

Average Rent = **\$888**



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

Tribal  
households  
include:



People Per  
Household

= **2.7**



Households Include:

40%

a member over 60

a single parent

8%

8%

a person with a disability

grandparents & grandchildren

6%

7%

a veteran

a child

40%

Average Residency  
in Home =

**16** Years

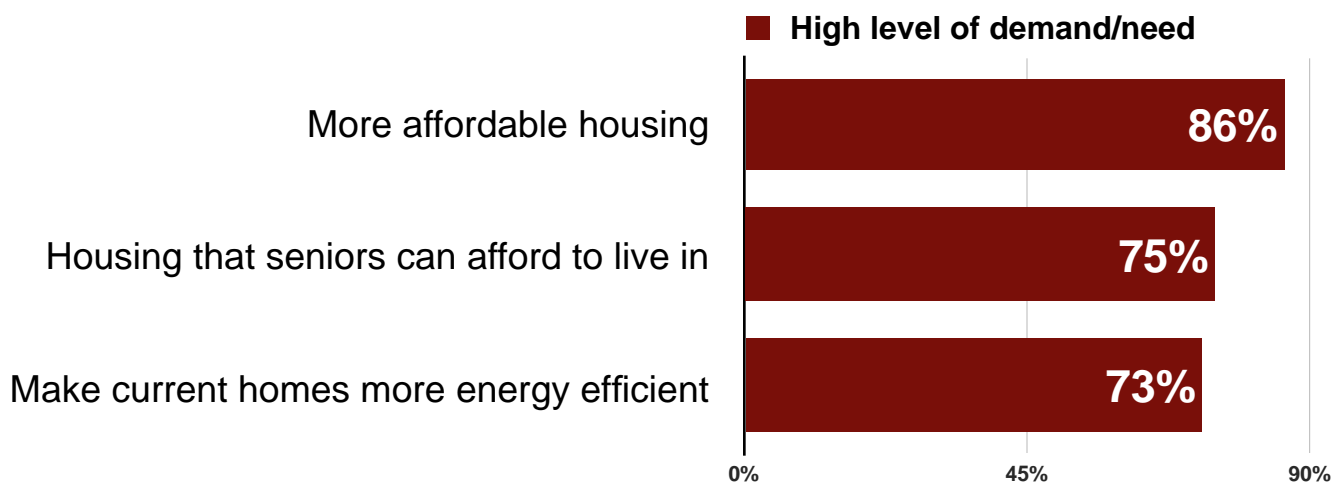
Average Home Age

= **49** Years



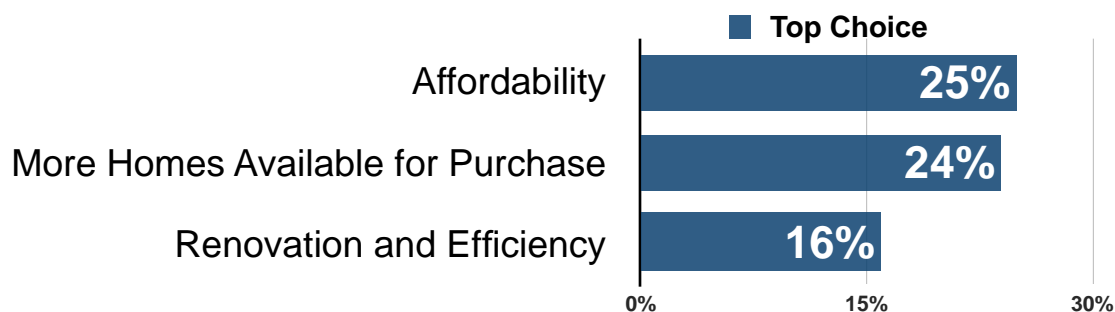
# THRHA Households Top Priorities

## 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 Wrangell (86%), followed more housing that seniors can afford (75%).

## 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. A quarter mentioned housing affordability. Twenty-four percent said there need to be more housing available for purchase and more pathways to homeownership. Sixteen percent of all respondents mentioned the need for more home renovation and energy efficiency conversions.

# 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 Wrangell.

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 154 tribal households in Wrangell responded to the survey. Responses received comprise an estimated 65% of all Alaska Native households in Wrangell. Due to this high response rate, the survey findings have a 95% confidence level with a 4.7% 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 Wrangell, Alaska

Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	160
Alaska Native Households in combination (estimated)	78
Estimated Alaska Native Households	238
Total Households Surveyed	154
<b>Percent of Total Tribal Households Surveyed</b>	<b>65%</b>
Confidence interval with a 95% confidence level	4.7%

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

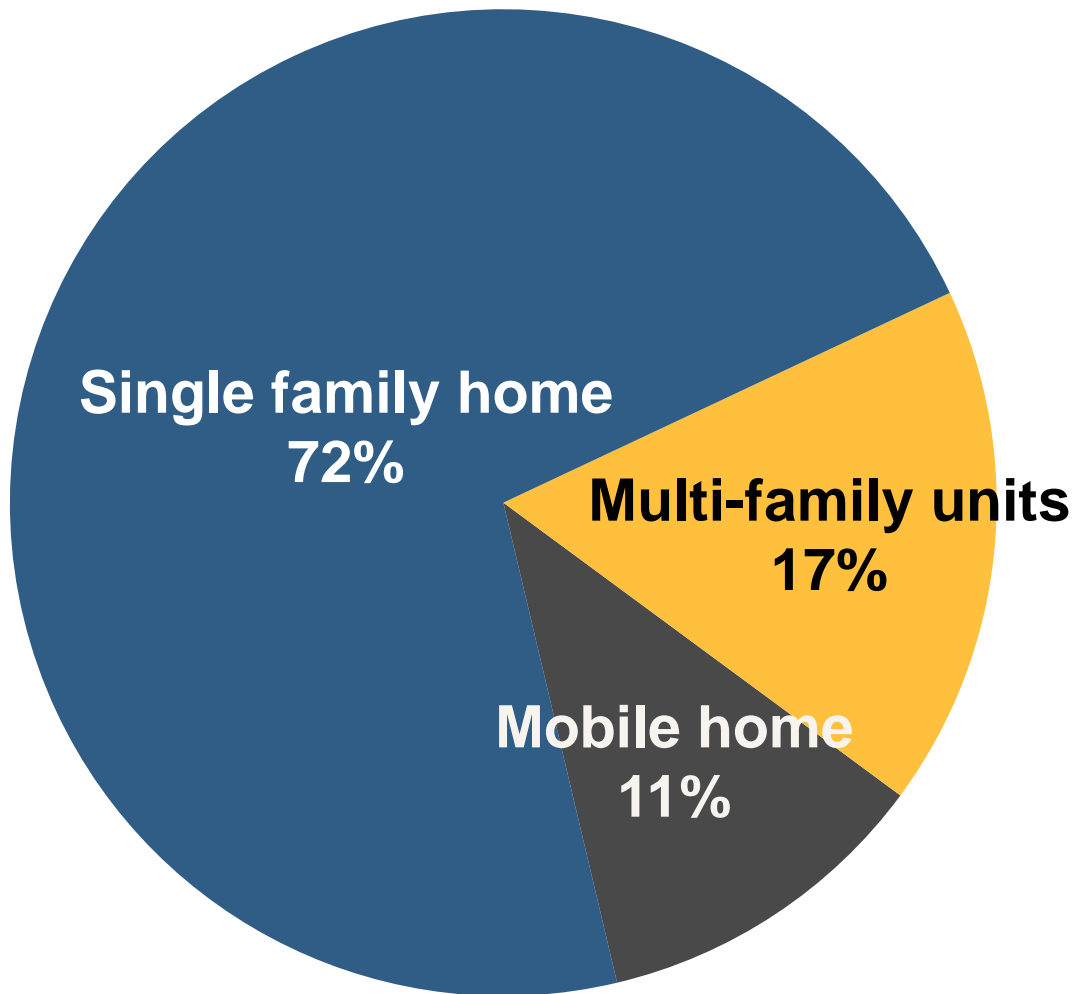


# Housing Structures



# Housing Structures

## What type of home do you live in?

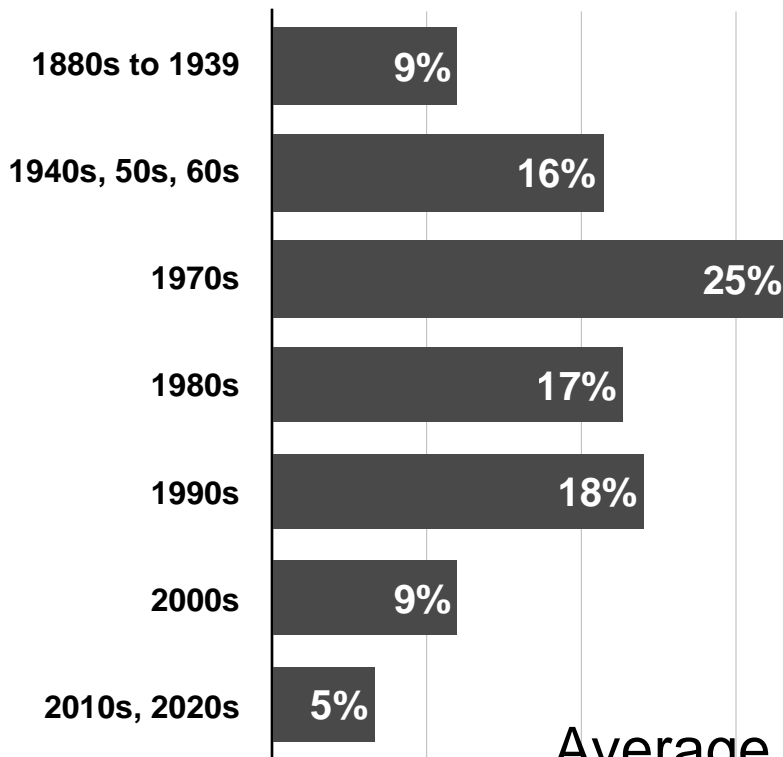


Nearly three-quarters (72 percent) of tribal households in Wrangell live in single family home structures. Seventeen percent of households live in a multi-unit structure such as an apartment or duplex, and 11% live in mobile homes.

Answer Options	2019	2024
Single family home	76%	72%
Multi-family (apartment/duplex)	14%	17%
Mobile home	14%	11%
Elder housing	0%	0%
Other	0%	0%



# What year was your house built?



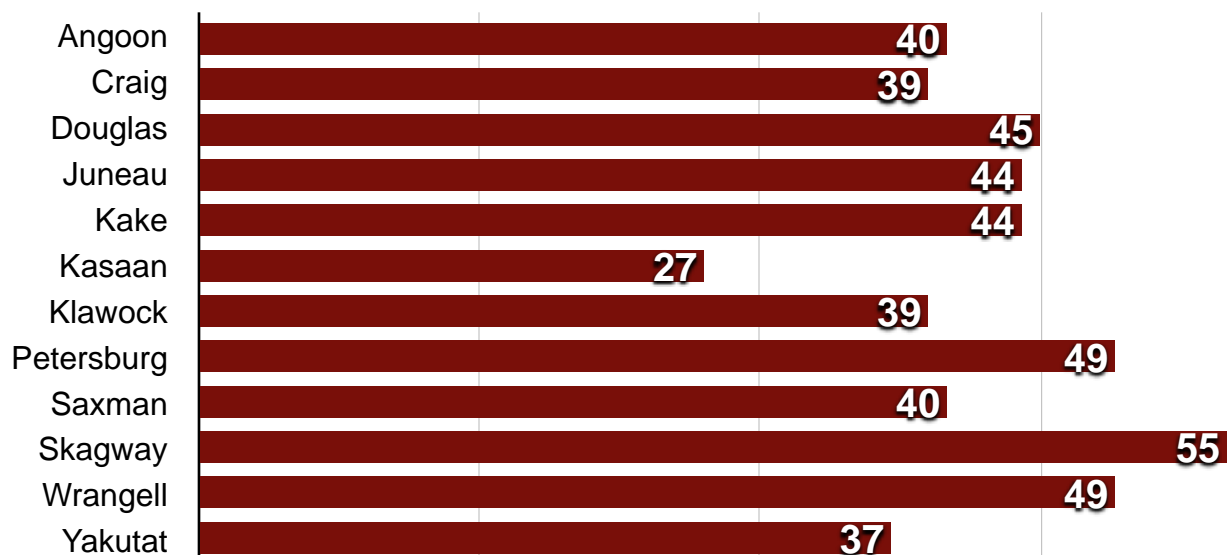
Respondents' homes are an average of 49 year old. Half of them were built before 1980. Another third were built in the 1980s and 1990s.. Only 3% of homes have been built in the last decade. When this study was last conducted five years ago in 2019, the average age of the housing stock was 51 years.

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

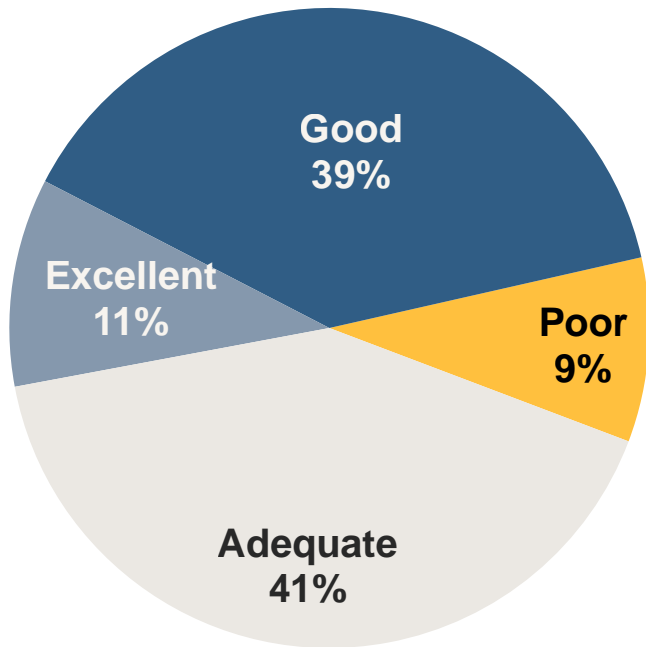
## Average Age of Housing Stock

# = 49 Years

### Average home age by community

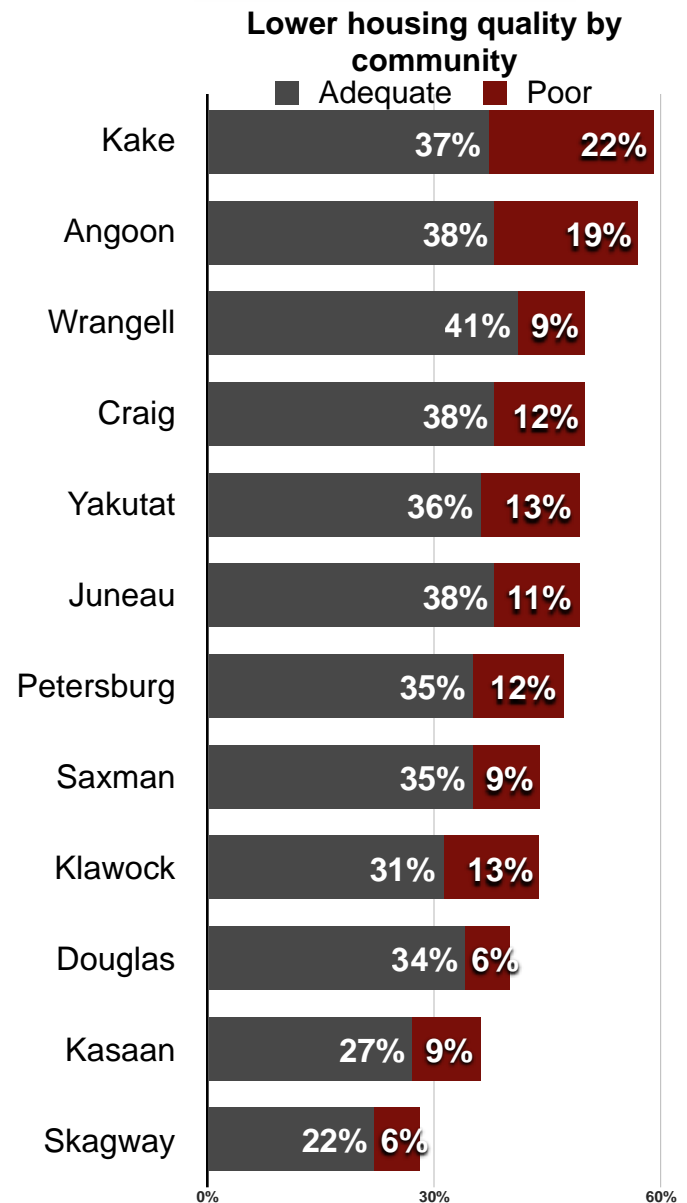


# Rate the overall condition of your home



Half of Wrangell tribal households said their homes were in good or excellent shape. Forty-one percent indicated that their living conditions were adequate, while 9% said the condition of their home was poor.

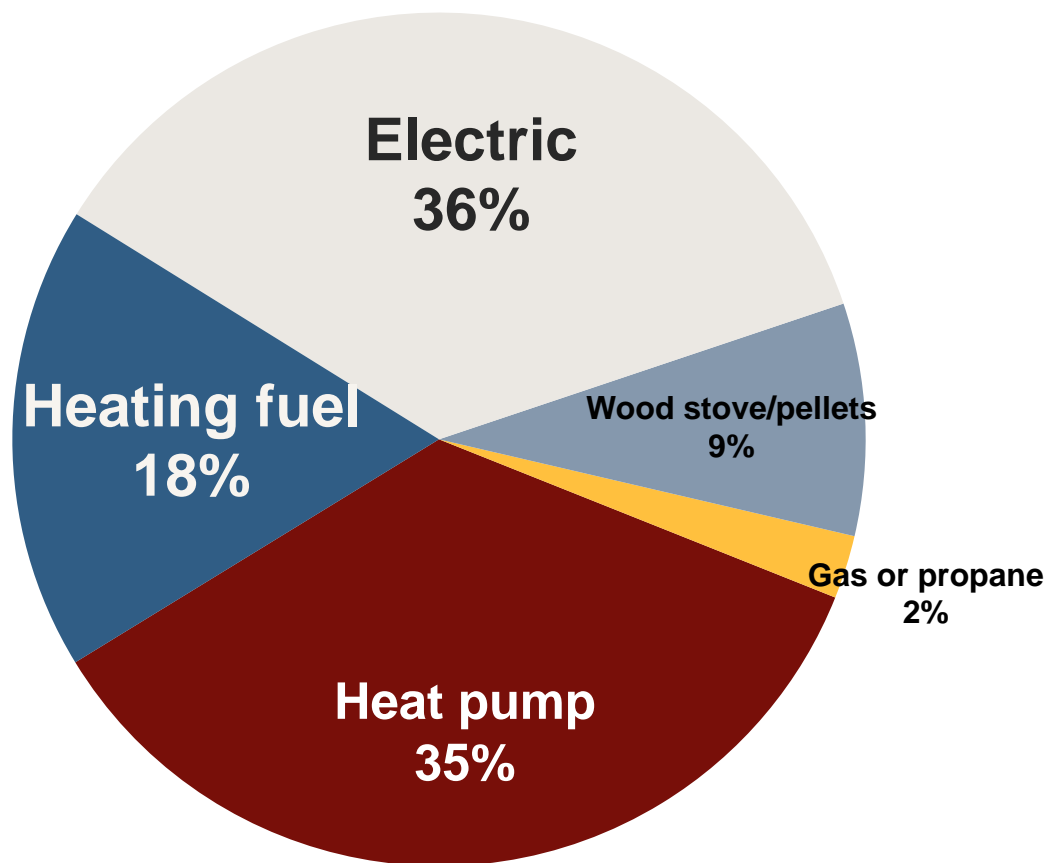
Compared to five years ago, overall housing conditions have not changed significantly.



Answer Options	2019	2024
Excellent (very few repairs or changes needed)	13%	11%
Good (a few minor repairs would be nice)	40%	39%
Adequate (repairs needed to improve living conditions)	40%	41%
Poor (major repairs needed to make it safe and livable)	8%	9%
Not Livable (we are currently unable to live in our home)	0%	0%



# What do you use primarily to heat your home?



Eighteen percent of tribal respondents heat their home using heating fuel, while thirty-six percent use electric heating sources (excluding heat pumps). Another 9% use a wood or pellet stove, 2% use gas or propane, and 35% use a heat pump — representing a significant shift from 2019. The average reported winter heating fuel cost was \$342 per month, while the average cost of electric heating was estimated to be \$434 in winter months. Overall, the average cost of heating was estimated at \$407 in a winter month, a 5% increase over five years earlier.

Home Heating	Monthly Cost 2019	Monthly Cost 2024	2019	2024
Electric	\$439	\$434	50%	36%
Gas or propane	\$300	NA	1%	2%
Heat Pump	\$258	\$395	4%	35%
Heating fuel	\$351	\$342	27%	18%
Wood stove/pellets	\$330	\$506	18%	9%
<b>Overall Average</b>	<b>\$388</b>	<b>\$407</b>		





# Home Finances



# Home Finances

## What is the assessed value of your home?

### Overall Average

2019	2024	Change
\$182,261	\$267,391	47%



### Single Family Home

2019	2024	Change
\$200,333	\$294,359	47%

The average value of a housing unit owned by a respondent in Wrangell is \$267,391 — representing a 47% increase from when this survey was fielded 5 years previously. Single family homes are valued at \$294,359, 52% more.

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

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

Community	Avg. 2024
Angoon	\$170,323
Craig	\$278,116
Douglas	\$321,176
Juneau	\$349,955
Kake	\$154,773
Kasaan	\$165,000
Klawock	\$234,000
Petersburg	\$262,245
Saxman	\$283,871
Skagway	\$438,333
Wrangell	\$267,391
Yakutat	\$225,135

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



The average monthly rent paid by Wrangell tribal householders is \$888, a 45% 5-year increase; while the average mortgage is \$1,526, a 44% 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 \$728 in rent (18% less than the average rent) and \$1,286 for a mortgage (16% less). Just over a third (34%) of Wrangell tribal households own their own homes, but no longer have a mortgage - an 8% increase 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
\$612	\$888	45%	\$728

## Average Mortgage

2019	2024	Change	Can Afford
\$1,060	\$1,526	44%	\$1,286

## Households with no Mortgage

2019	2024	Change
26%	34%	8%

## 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 Household Income

2019	2024	Change
\$75,221	\$70,395	-6%



## Rental Households

2019	2024	Change
\$64,111	\$46,609	-27%

## Owner Households

2019	2024	Change
\$81,078	\$82,909	2%

## 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 Wrangell tribal households (for those reporting an income above \$0) in the surveyed region is \$70,395, a 6% decrease over five years earlier. Wrangell was the only THRHA community to have an overall decrease. Those paying rent had an average household income of \$46,609, a 27% decrease; while those who own their own homes earn an average of \$82,909 annually, 2% more than in 2019.

Across all Southeast Alaska homes (including non-tribal), the median household income was \$91,700 in 2023, a 22% five-year increase.

# What is your approximate annual household income in Wrangell? (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	5%	3%	1%	1%	0%	0%	0%	0%	<b>10%</b>
\$20,000 - \$30,000	5%	6%	3%	1%	2%	0%	0%	0%	<b>18%</b>
\$30,100 - \$40,000	4%	4%	0%	2%	2%	0%	0%	0%	<b>11%</b>
\$40,100 - \$50,000	2%	2%	2%	1%	0%	0%	0%	0%	<b>7%</b>
\$50,100 - \$60,000	1%	2%	3%	2%	1%	0%	0%	0%	<b>9%</b>
\$60,100 - \$70,000	1%	3%	2%	3%	0%	0%	0%	0%	<b>9%</b>
\$70,100 - \$80,000	2%	2%	0%	0%	1%	1%	0%	0%	<b>5%</b>
\$80,100 - \$90,000	0%	3%	3%	1%	0%	2%	0%	0%	<b>9%</b>
\$90,100 - \$100,000	0%	1%	0%	2%	2%	1%	0%	0%	<b>6%</b>
\$100,100 - \$125,000	0%	2%	1%	2%	1%	0%	1%	0%	<b>7%</b>
\$125,100 - \$150,000	0%	2%	1%	1%	2%	0%	0%	0%	<b>6%</b>
\$150,100 - \$200,000	0%	0%	0%	1%	0%	0%	0%	0%	<b>1%</b>
\$200,000 or more	0%	2%	2%	1%	0%	0%	0%	0%	<b>4%</b>
<b>Total</b>	<b>19%</b>	<b>32%</b>	<b>17%</b>	<b>18%</b>	<b>10%</b>	<b>3%</b>	<b>1%</b>	<b>0%</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 Wrangell. Just over a quarter (28%) of households earn \$30,000 or less annually; while 18% earn more than \$100,000 annually. Fifty-one percent of all Wrangell tribal households have 1-2 household members, while 14% of households contain five or more residents.



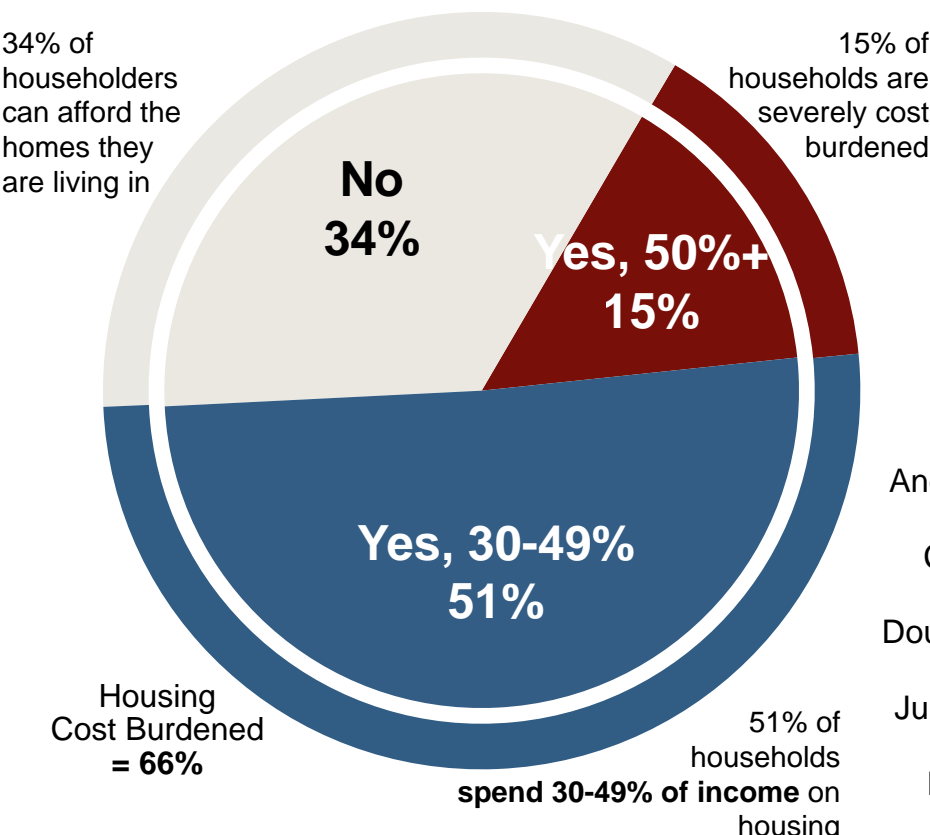
# Housing and Urban Development Wrangell Income Limits (By number of household members)

HUD Income Limits by Household Size for Wrangell								
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 Wrangell 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	5%	6%	3%	1%	2%	0%	0%	0%	17%
Very Low (50%) Income Limits	10%	13%	4%	4%	4%	0%	0%	0%	34%
Low (80%) Income Limits	17%	18%	10%	10%	6%	1%	0%	0%	60%

According to HUD's 2023 income limits, 60% of Wrangell households are low income (it was also 60% in 2019), 34% are very low income (in 2019 it was 42%), and 17% are extremely low income (down from 26% in 2019).

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



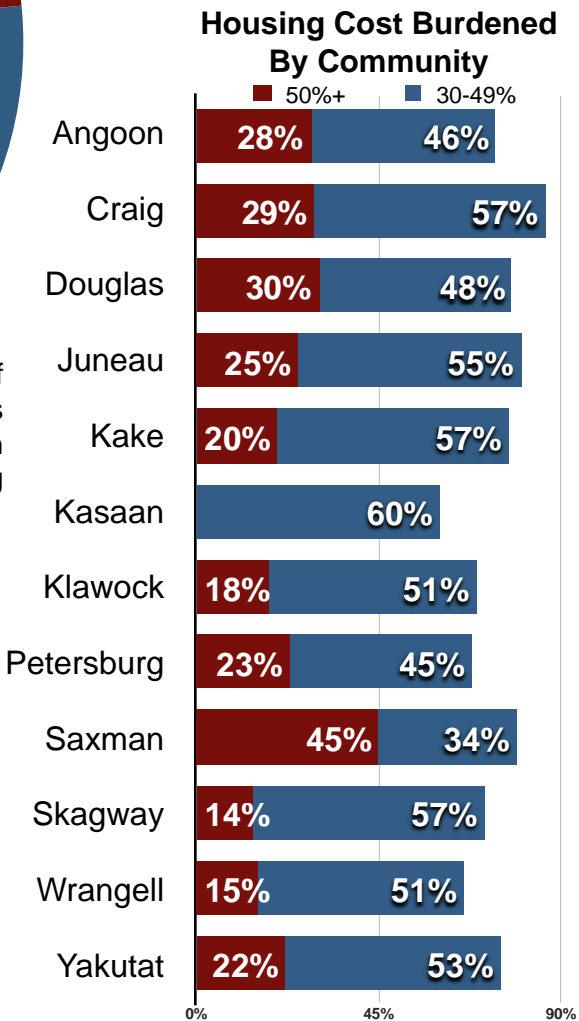
Cost %	2019	2024
Less than 30%	46%	24%
30-49%	48%	53%
50%	6%	23%

**Costs of housing are a burden or severe burden to 66% of survey respondents.** Approximately a third of tribal households (34%) have affordable housing costs.

The 66% of respondents who are cost-burdened or severely cost-burdened—spending 30% or more of household income toward housing costs—includes 15% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

**Among renters, 82% are housing cost burdened** compared to 56% 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.



**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.



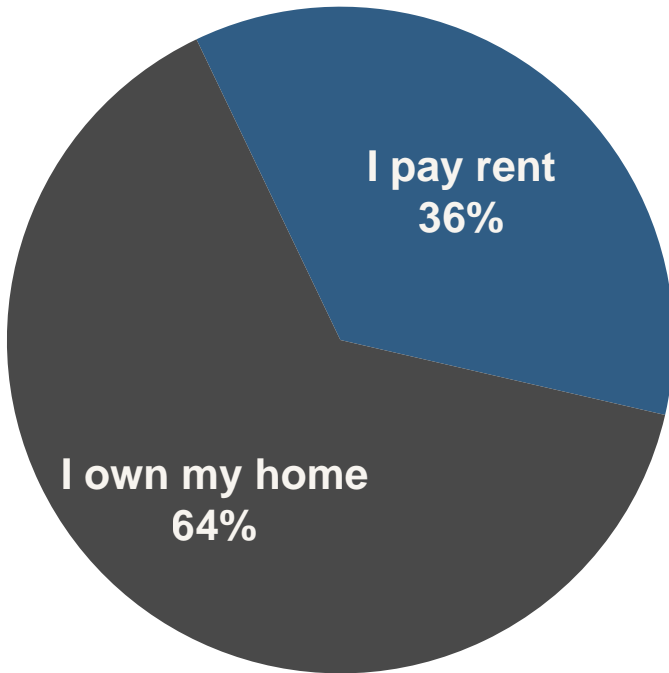
# Householders





# Householders

## What is your current housing situation?

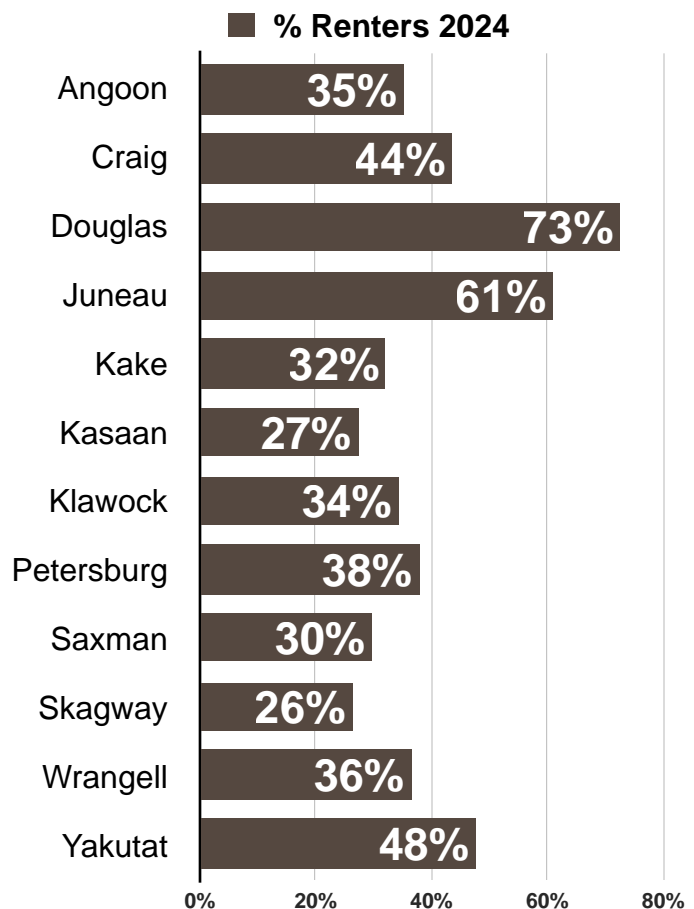


Approximately a third (36%) of Wrangell tribal households live in a home that they rent. Another 64% own their homes. This includes 34% of respondents who own their home and no longer pay a mortgage - up by 8% over five years ago. More households rent than they did five years ago.

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

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

Answer Options	2019	2024
Owned with a mortgage	45%	30%
Owned without a mortgage	26%	34%
Rental	25%	36%
Other	4%%	0%





# Number of People per Household

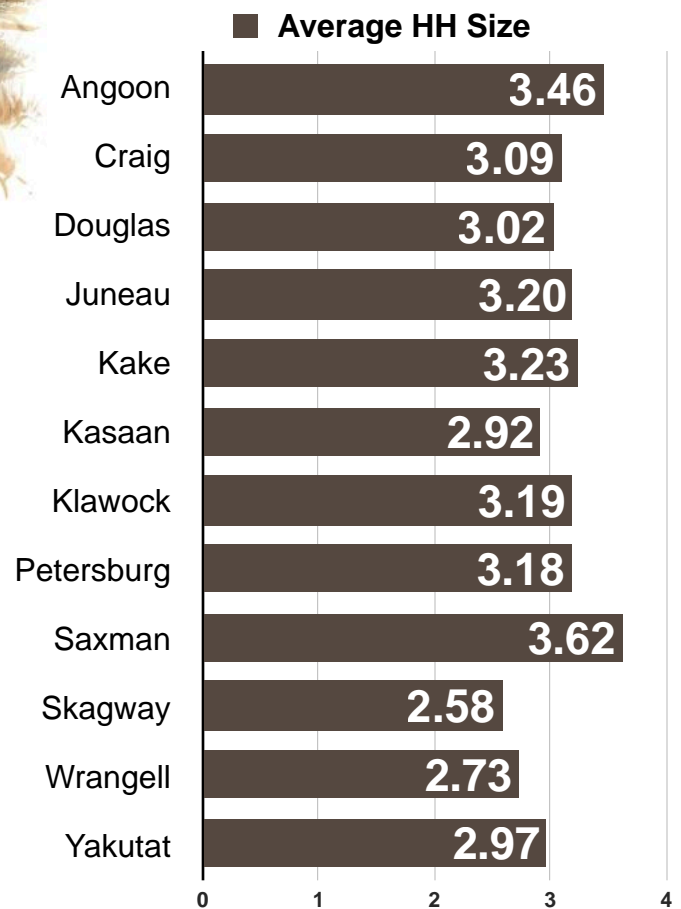


Across all Wrangell homes the average household size is 2.7, down from 3.0 five years ago, a 10% decrease.

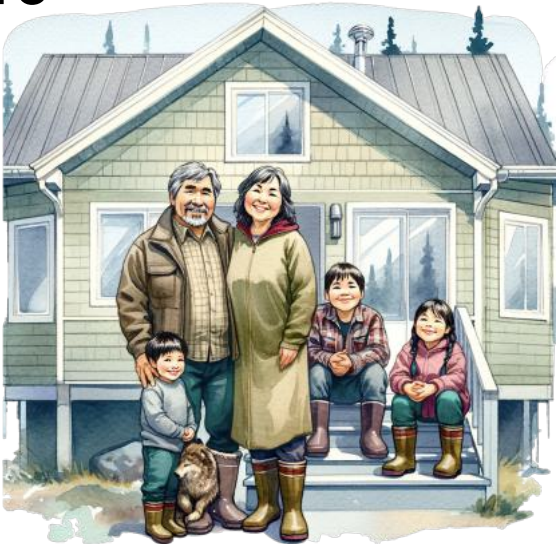
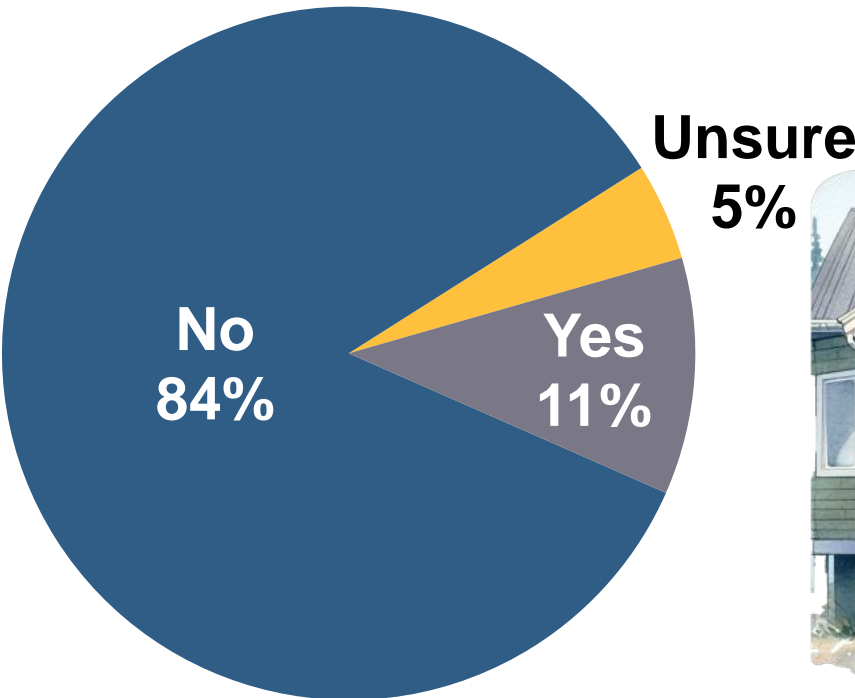
On average, Skagway homes have the fewest members in the region at 2.6, followed by Wrangell Saxman homes have the most household members, at 3.6.

## Average Household Size

2019	2024	Change
3.0	2.7	-10%

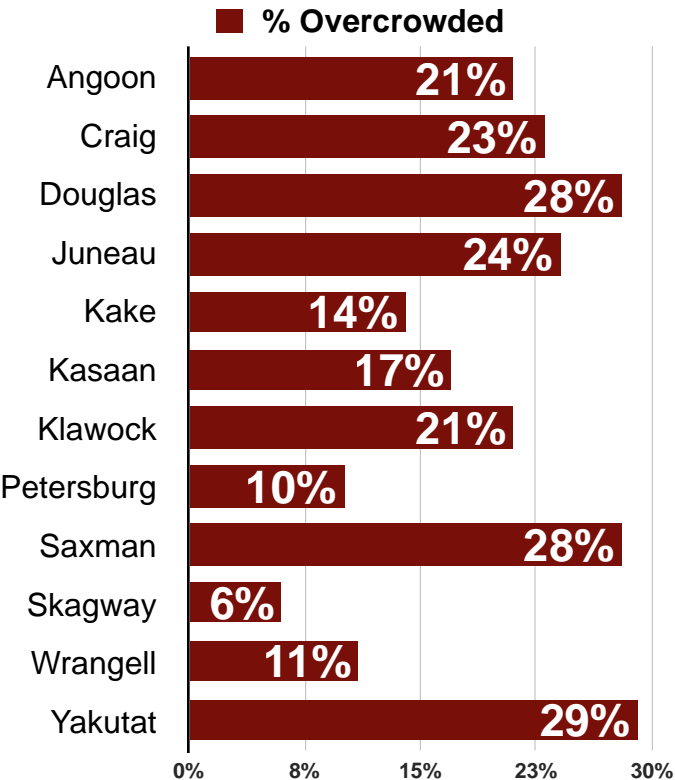


# Is your home overcrowded?



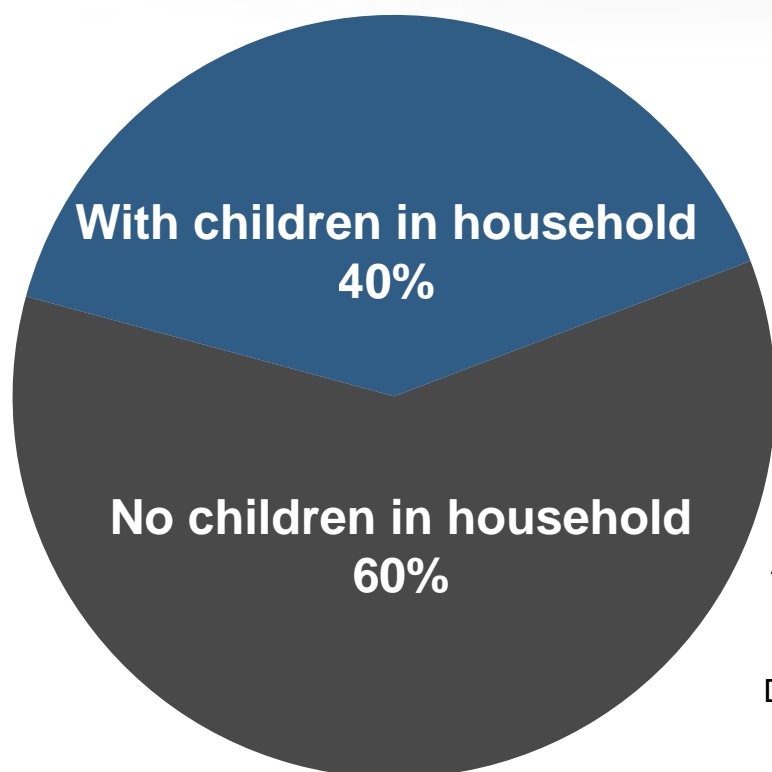
Average Household Size = 2.7

Eleven percent of households surveyed say their homes are overcrowded, a decrease from 12% five years ago. The overall average household size is 2.7 members.





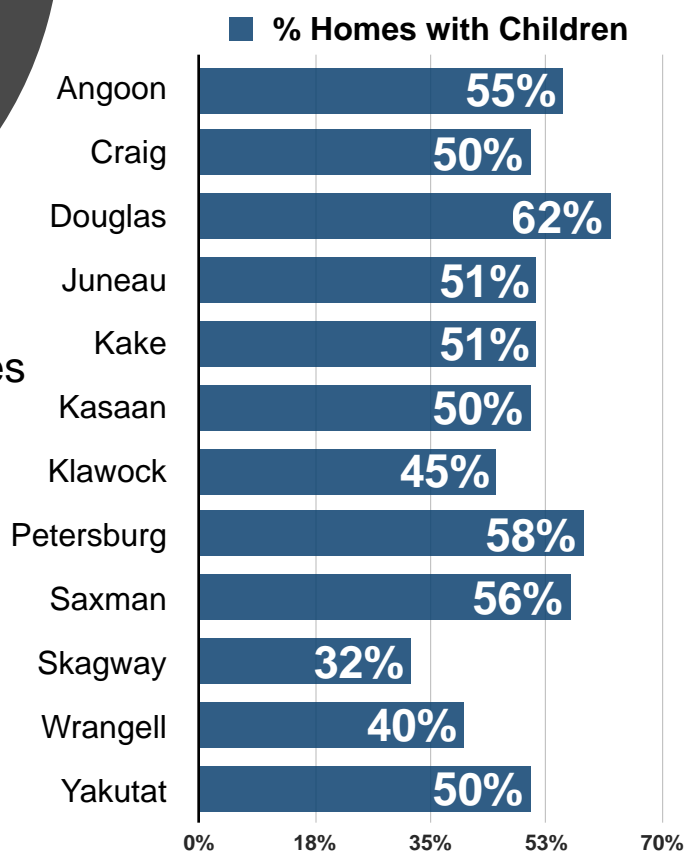
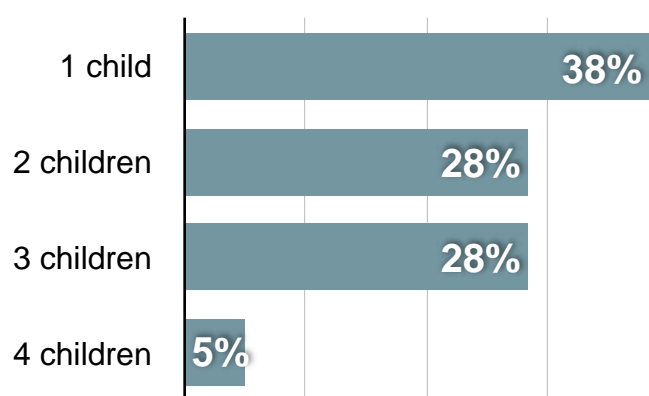
# How many children under age 18 live in your household?



Estimated Total Kids

180

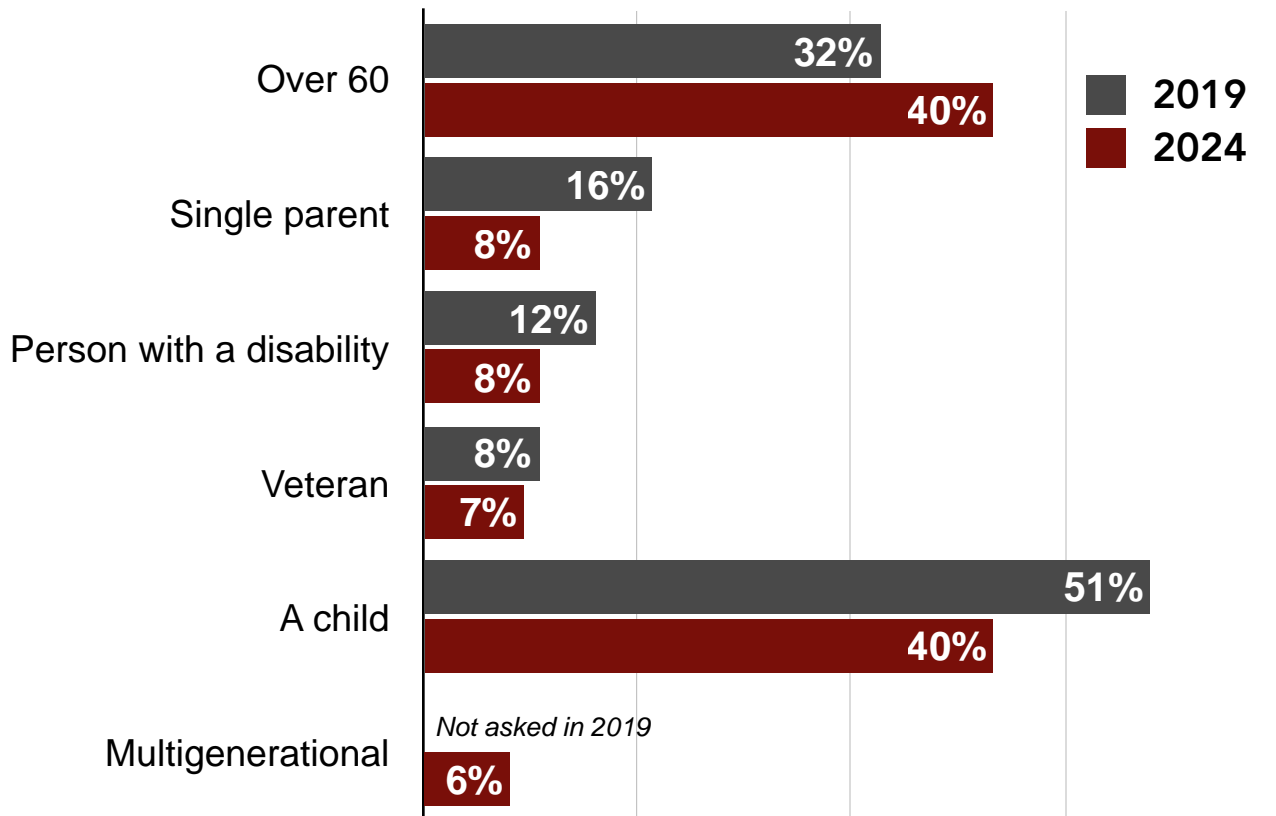
Average number of children in homes with children = **2.0**



Forty percent of Wrangell 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, down from 2.1 in 2019. For homes with children, 38% have one child, 28% have two children, and 33% have three or more children. There are an estimated 180 children in Alaska Native homes in Wrangell.

# Members of Household

## Household Members Include

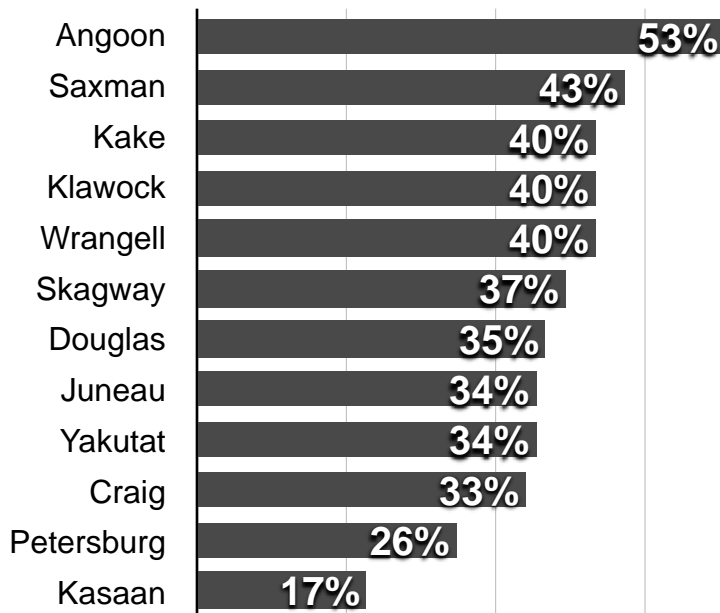


Two-fifths of Wrangell tribal households contain a person over the age of 60; representing an increase from 2019 when 32% of Wrangell tribal households had a person aged 60 or older. Forty percent of all tribal households in the THRHA include children, down from 51% five years earlier. Eight percent of all homes contain a single parent, down from 12%.

The number of households containing a person with a disability has decreased from 12% to 8% over the past five years; while the number of households with a veteran changed from 8% to 7%. In 2024, 6% of all tribal homes contain both grandparents and grandchildren.



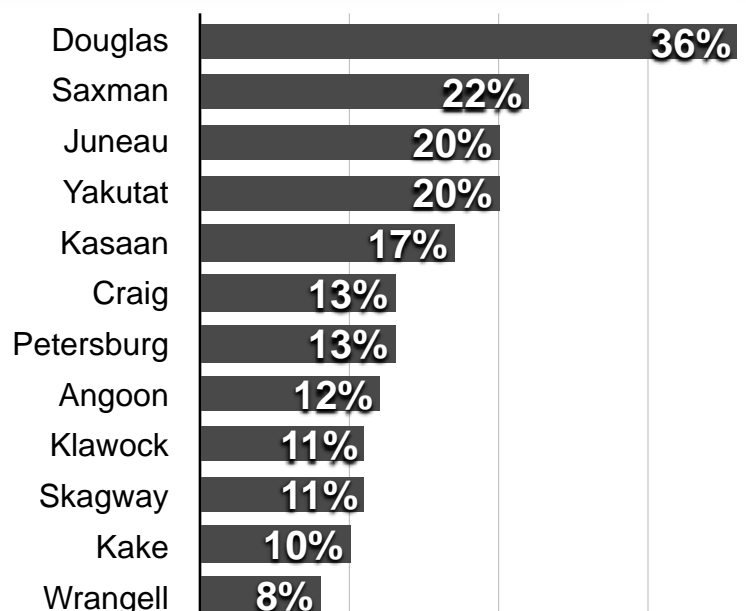
# Percentage of Tribal Households in THRHA Region with a 60+ Year Old



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%).

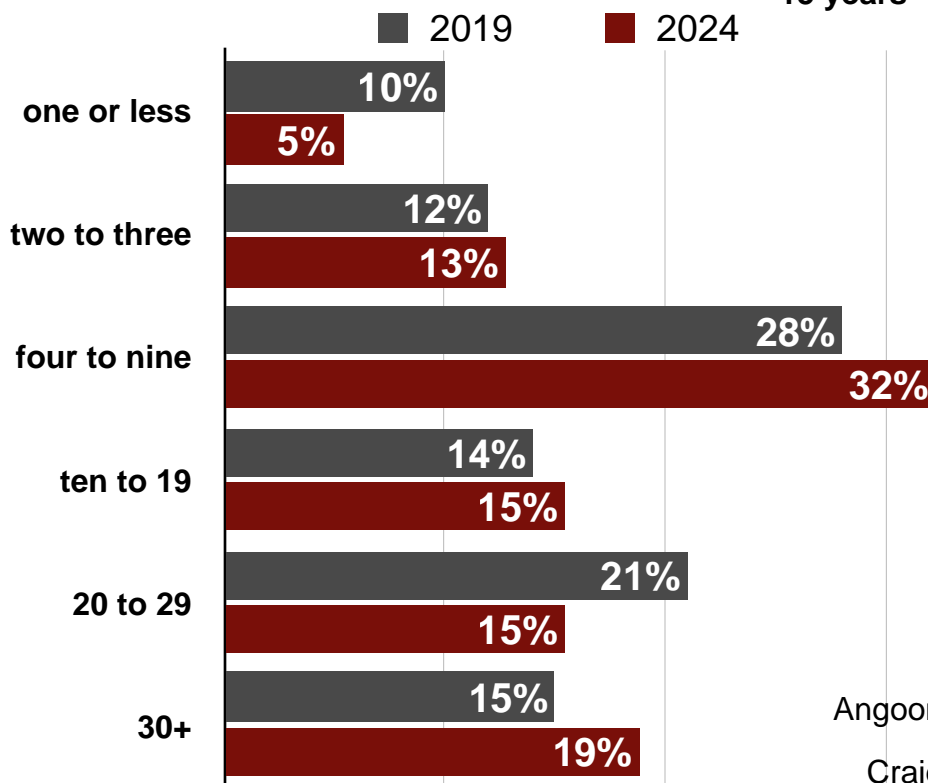
# Percentage of Tribal Households in THRHA Region with a Single Parent

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?

*Data converted into years of residency in current home.*



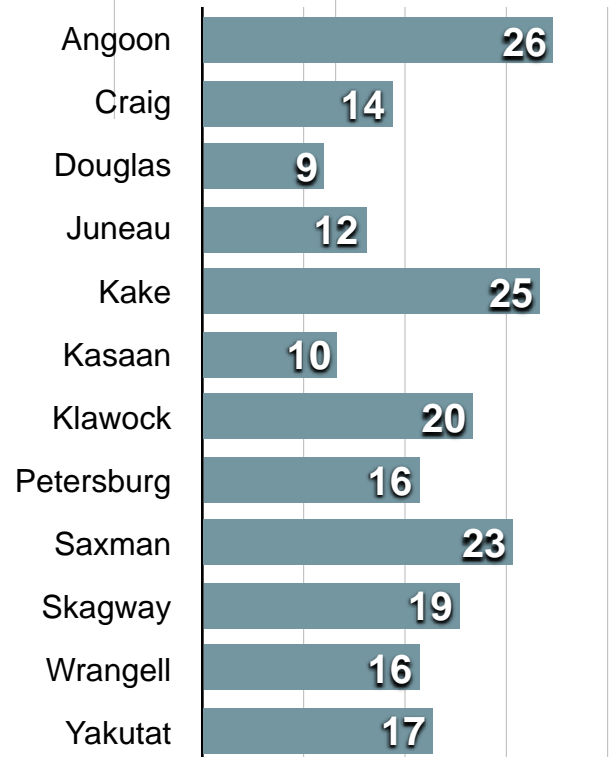
A third (34%) of Wrangell tribal households have lived in their home for more than 20 years, and another 15% have lived in their homes more than 10 years but fewer than 20. Five percent have lived in their homes 1 year or less — down from 10% in 2019.

The average tenure of a Wrangell tribal household at the point this survey was conducted was 16 years, one year longer than the last time this survey was conducted in 2019.

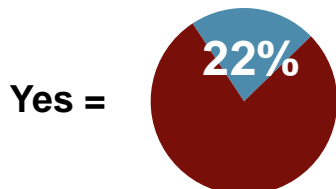
## Overall Average Years

2019	2024	Change
15 years	16 years	1 Year

## Average years of residency by THRHA community

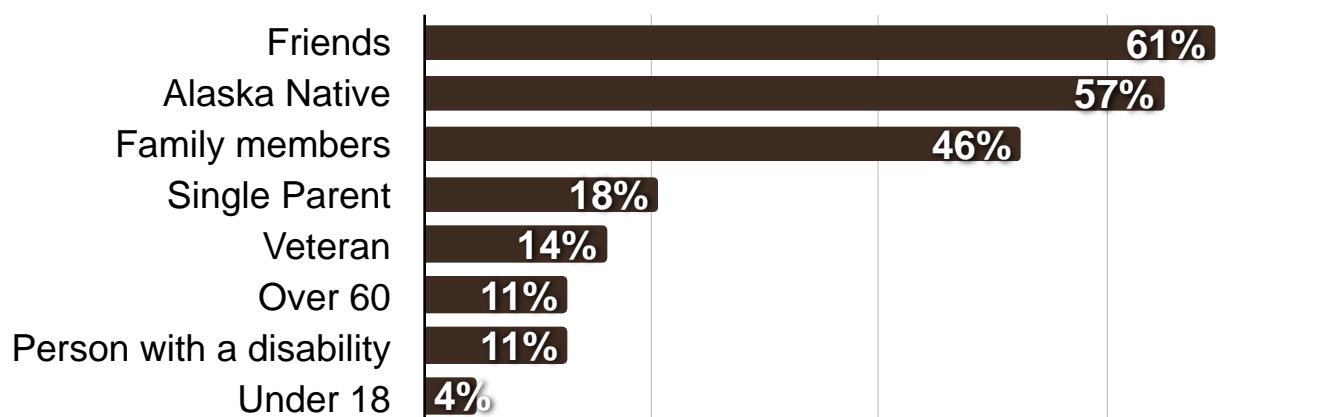


# Homelessness: Have you opened your home overnight to a person or persons experiencing homelessness in the past year?



Just under a quarter (22%) 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)

= 85

Estimated Total Nights

4,450

Estimated Total Value

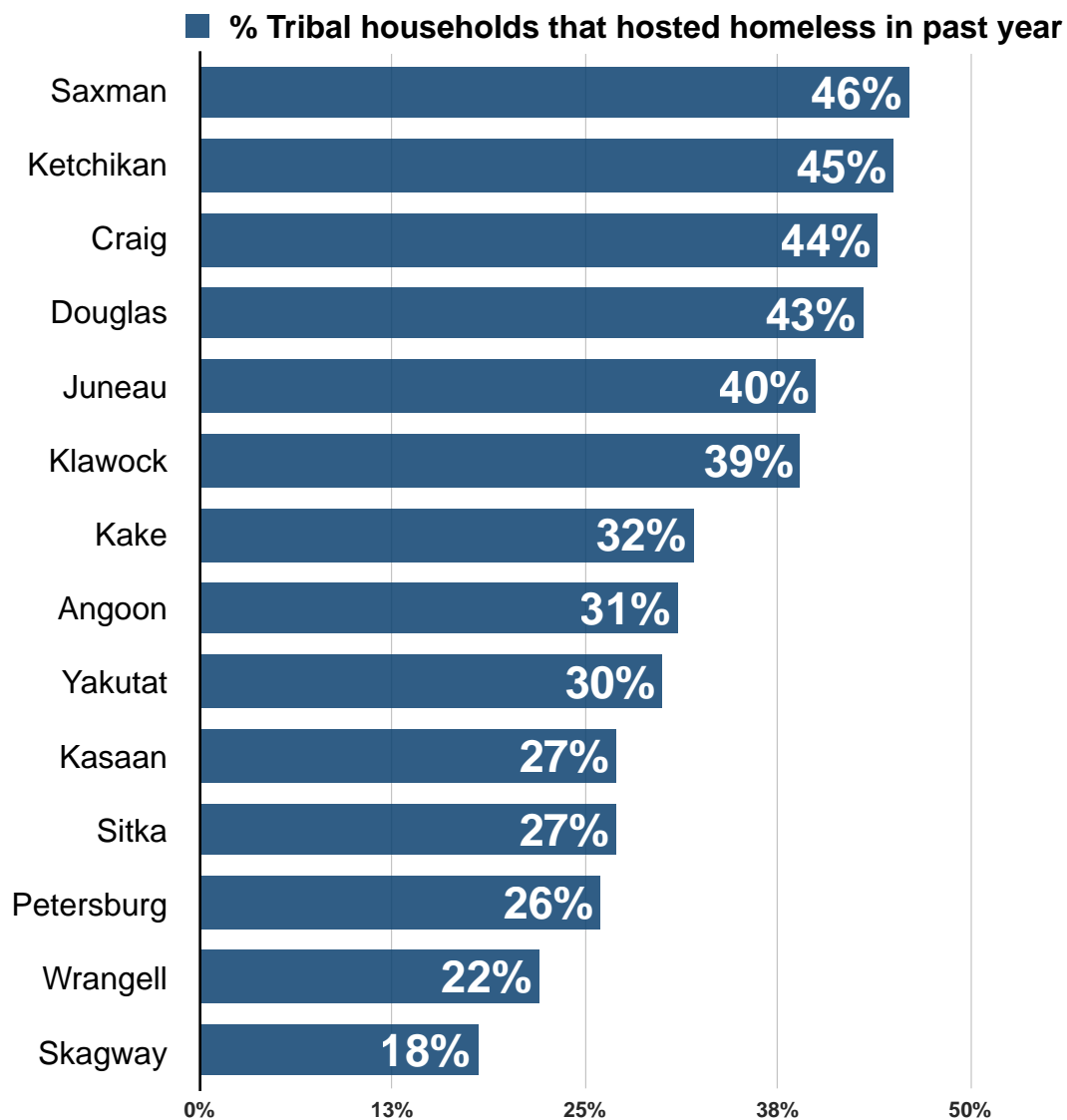
\$205,000

Wrangell tribal households were asked if they opened their homes overnight to a person or persons experiencing homelessness in the past year. Twenty-two percent said they had, for an average of 85 nights per household, including 4% that had a homeless person living with them for the entirety of last year. Those who received overnight accommodation included single parents (18%), children (4%), those with a disability (11%), and those over 60 (11%). Expanding the numbers to include all Alaska Native households in Wrangell, tribal households are estimated to have provided approximately 4,450 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 Wrangell last year was approximately \$205,000.



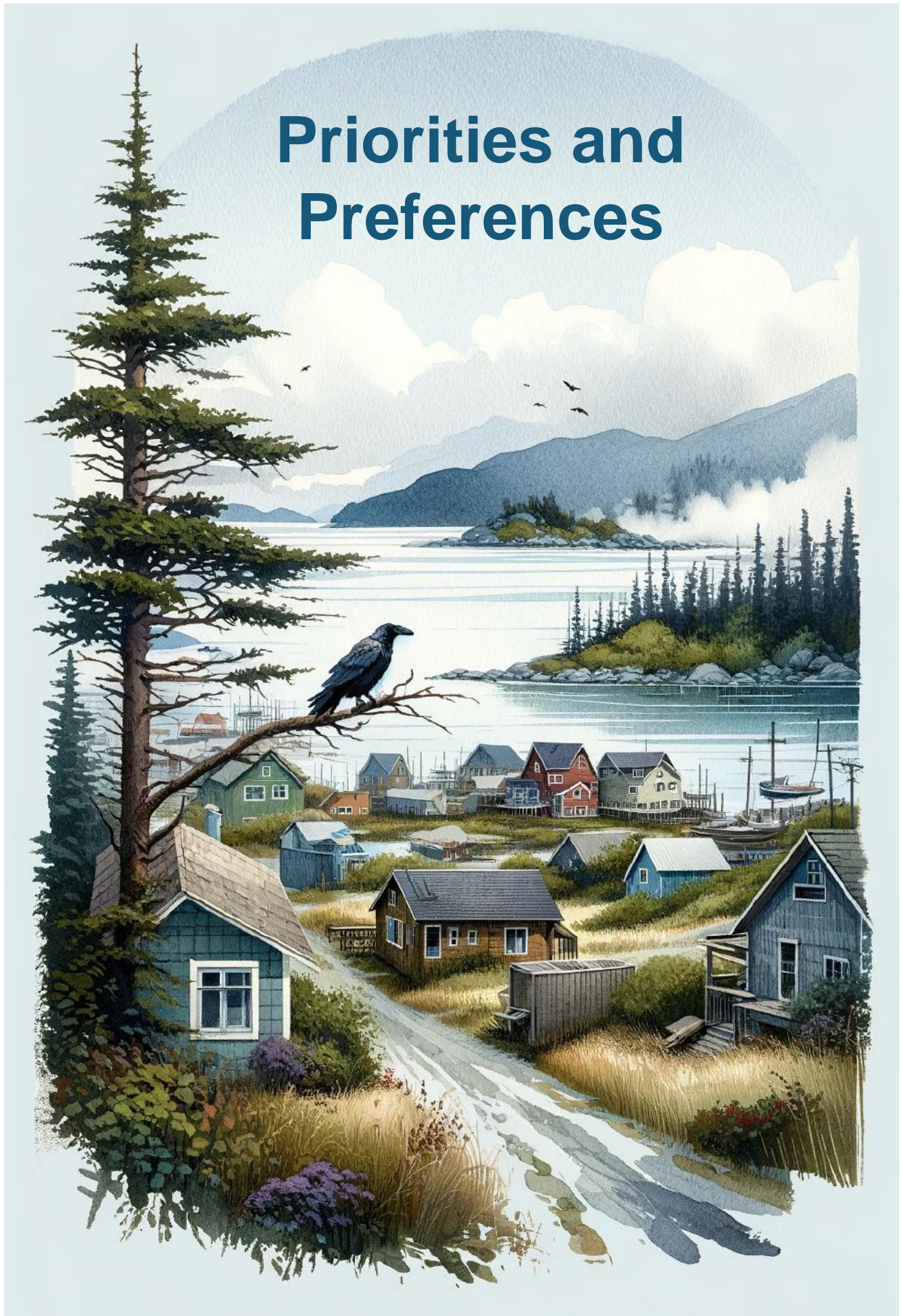
# Homelessness: Percentage of tribal households that opened their homes by community

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.

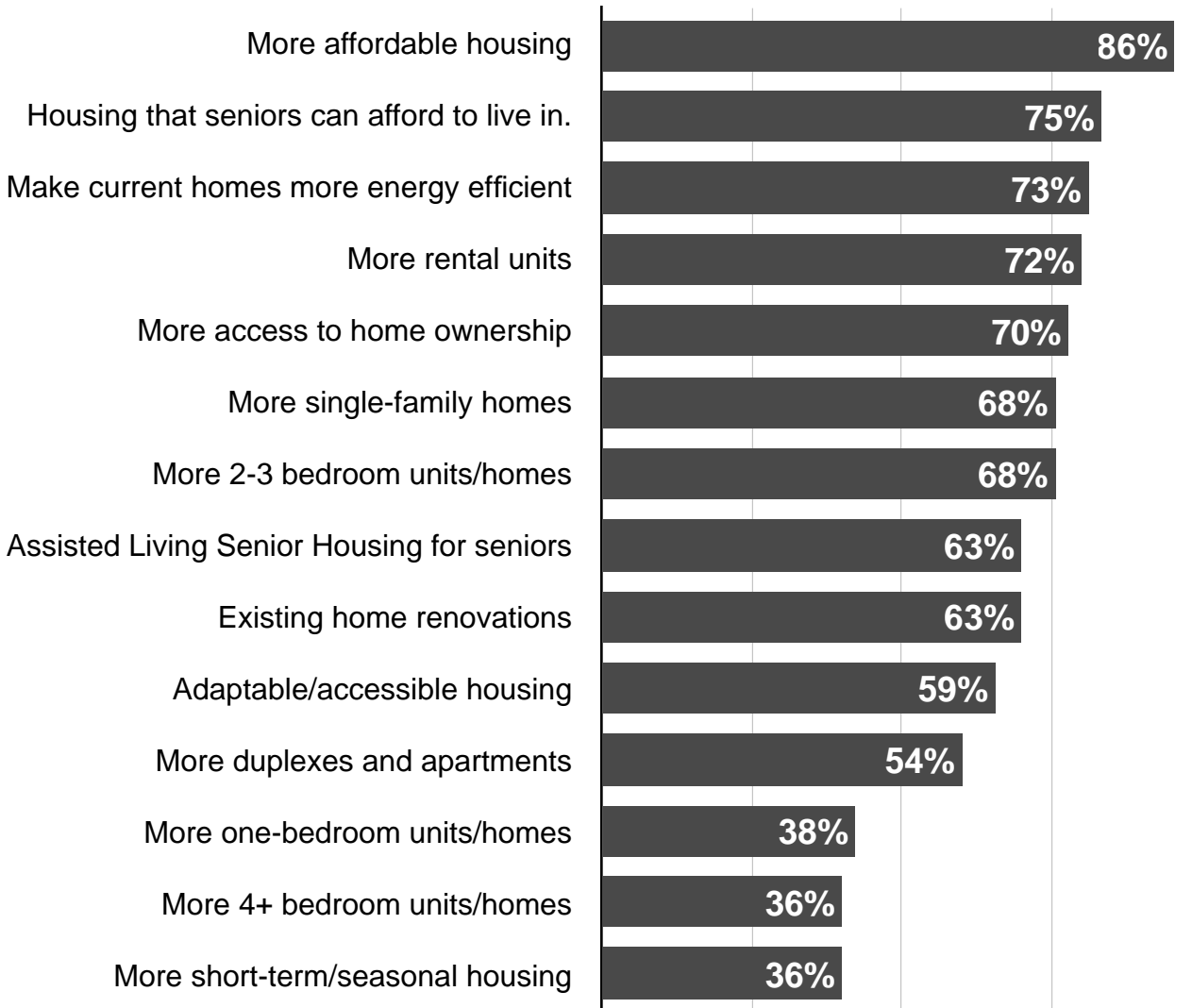
# Priorities and Preferences



# 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 Wrangell is more affordable housing, which 86% of survey respondents say has a high level of demand. This is followed by more housing that is specifically affordable for seniors (75%), and more energy efficient housing (73%). The following table shows a breakdown of responses to these questions and responses.

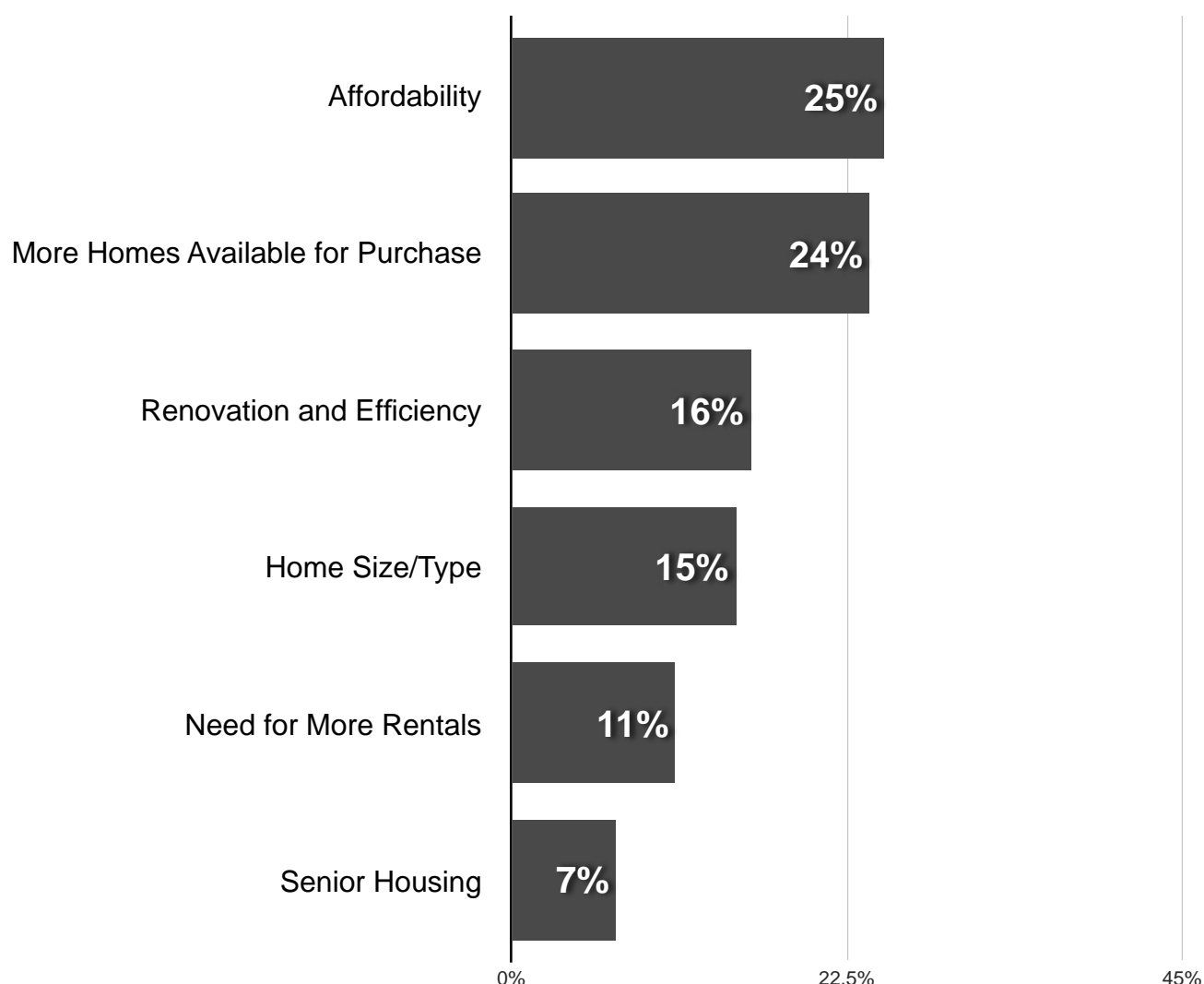


# How important are the following tribal housing needs?

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	86%	12%	2%	0%	1%
Housing that seniors can afford to live in.	75%	23%	2%	1%	0%
Make current homes more energy efficient, reducing energy costs	73%	23%	4%	0%	0%
More rental units	72%	23%	4%	2%	0%
More access to home ownership	70%	26%	3%	1%	0%
More single-family homes	68%	25%	6%	1%	0%
More 2-3 bedroom units/ homes	68%	24%	6%	2%	0%
Assisted Living Senior Housing for seniors who are no longer able to live on their own safely.	63%	31%	5%	1%	0%
Existing home renovations: Improve quality of existing home	63%	29%	6%	2%	0%
Adaptable/accessible housing, designed for those with mobility issues and independent seniors.	59%	34%	7%	0%	0%
More duplexes and apartments	54%	38%	8%	1%	0%
More one-bedroom units/ homes	38%	32%	29%	2%	0%
More 4+ bedroom units/ homes	36%	38%	23%	2%	1%
More short-term/seasonal housing	36%	32%	26%	4%	2%

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

## Analysis of open ended responses to top priority

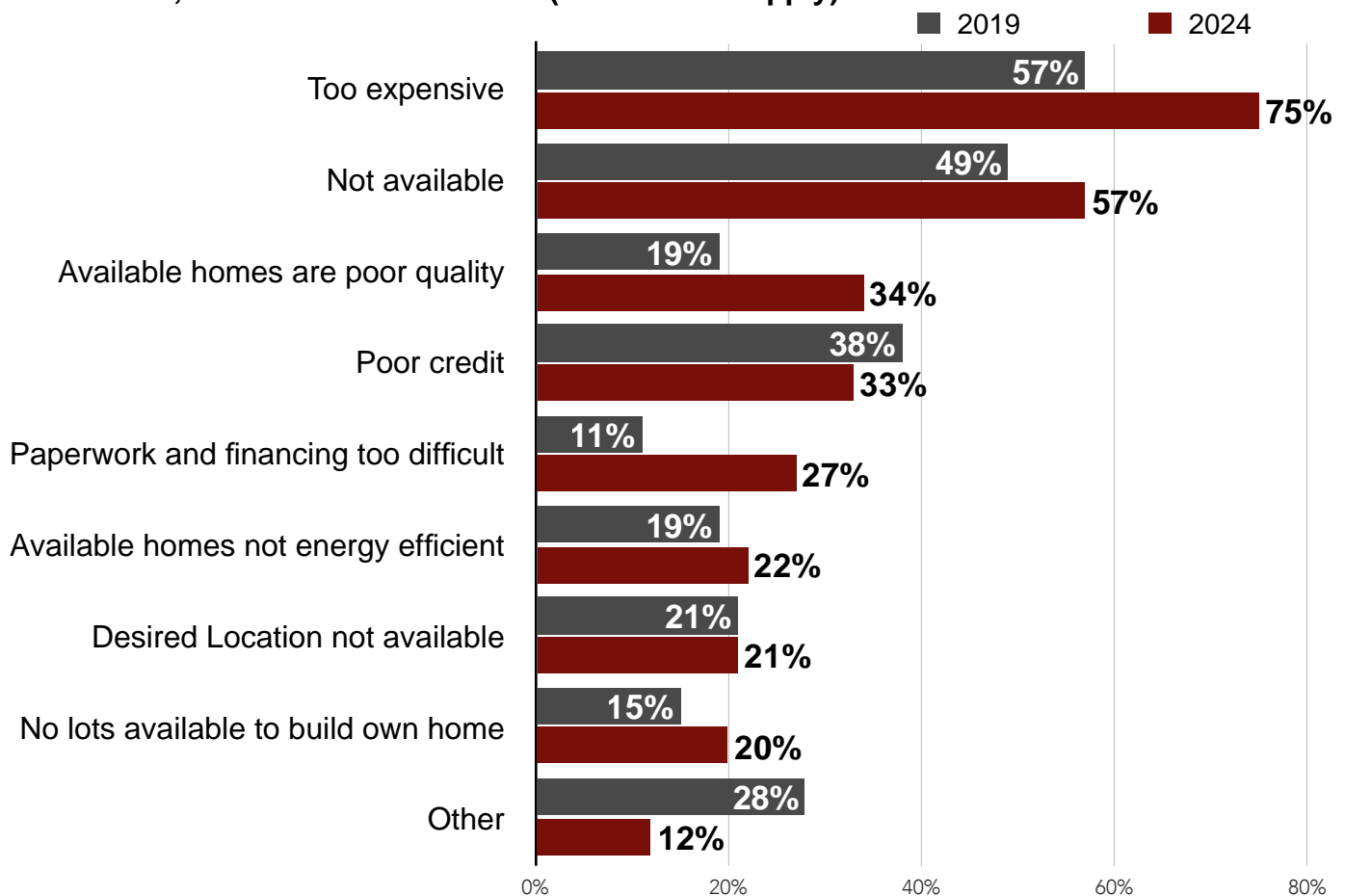


Respondents were asked to state their top housing priority for their community. A textual analysis revealed the top 6 comment categories. A quarter mentioned housing affordability. Twenty-four percent said there need to be more housing available for purchase and more pathways to homeownership. Sixteen percent of all respondents mentioned the need for more home renovation and energy efficiency conversions.

# 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	42%
No	10%
Maybe	8%
Not applicable	40%

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)



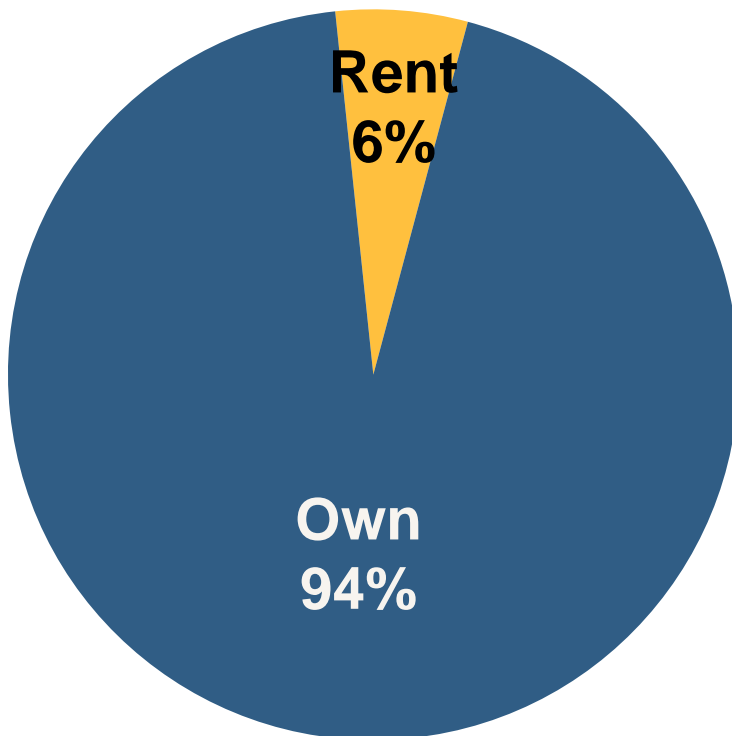
Forty-two percent of Wrangell tribal households responding noted that they have member who would prefer to own their own home but do not. The top barrier to this was the expense of owning a separate home, noted by 75% of respondents, representing a 18% increase over the last time this question was asked in 2019.

The next top answer was a general lack of availability (57%), followed by too many homes of poor quality (34%).



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

I would prefer to:



While 64% of respondents in this survey currently own their own home, 94% 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.	47
Access to funding to help renovate my home.	44
I would like to participate in a “sweat equity” housing program, where I help build my home.	21
Home maintenance education program.	14
A rental unit to move into.	13
Financial literacy program.	9
I have land and need access to a loan to build my own home.	8
Other (please specify)	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)	96%

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

4%

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

Answer Options	Response Percent
Yes	8%
No	91%
Not Sure	1%



# Appendix





# Single most important community tribal housing priority

Respondents were asked to state their top housing priority for their community. “What is the single most important tribal priority for housing in your community? (Examples include more homes available for purchase, more rentals, home renovation, increased energy efficiency, more senior housing, more 1-bedroom housing, etc.)” While there were 105 written responses, some included priorities in multiple categories.

1. **Affordability:** Concerns about the overall cost of housing, including the need for affordable housing options and financing solutions that make homeownership more accessible for various income levels.
2. **More Homes Available for Purchase:** A strong demand for increasing the inventory of homes available for purchase to meet the needs of growing families and first-time homebuyers in the community.
3. **Renovation and Efficiency:** Emphasis on upgrading existing housing through renovations and enhancing energy efficiency and weatherization to reduce energy costs and improve living conditions.
4. **Home Size/Type:** Preferences for various housing sizes and types, from smaller 1-2 bedroom units to larger family-oriented homes, addressing the diverse needs of the community.
5. **Need for More Rentals:** Highlighting the necessity for more rental options to accommodate the varying needs of the community, from families to young adults and those not looking for homeownership.
6. **Senior Housing:** A focus on providing appropriate housing solutions for seniors, including more accessible, safe, and community-integrated living options.

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

- More family houses, affordable rentals, home renovations, affordable loans for home development.
- More family/pet friendly rentals
- More first-time home buyer friendly homes
- More help with interest rate plans/monthly mortgage rates
- More home new to purchase
- More homes
- More homes and rentals
- More homes available for purchase
- More homes available for purchase
- More homes available for purchase
- More homes available for purchase
- More homes available for purchase at affordable prices
- More homes available for purchase or rent.
- More homes available for rent at a livable cost.
- More homes available to purchase
- More homes available to purchase followed by rentals.
- More homes for rent & purchase option.
- More homes that people can afford and allow pets.
- More homes to purchase.
- More homes to purchase.
- More homes to rent that are affordable.
- More homes. More weatherization Help.
- More houses for sale. And land.
- More houses to purchase at an affordable price.
- More houses to rent for seniors who don't own a home.
- More housing
- More low-cost homes available to purchase
- More rental apartments
- More rental homes , home renovation grants and energy efficiency.
- more rentals
- More rentals
- more rentals
- More rentals
- More rentals
- More rentals
- More rentals for single parent households
- More senior housing
- More tribal member homeowners
- Multiple needs, more affordable housing.  
Seems like the same people own everything.
- Need more homes. All kinds
- Need more houses.
- People with pets. Some cannot afford a deposit. I know I am living paycheck to paycheck...everything is overly expensive, and a lot of people are going without because of that.
- Places to live and buy.
- Rentals for young tribal citizens
- Repairs
- Senior housing
- Senior Housing
- Should be warm and dry year-round, affordable, with space for each member. light, yards trees.
- Single family homes for purchase.
- There is little to no homes or apartments to rent or buy here. The cost to rent is astronomical. My son currently still lives at home because 1) there are no decent places to rent or buy 2) the crumbly places to rent are beyond expensive. 3) housing costs (to buy) are through the roof. Luckily we are fortunate to have the space for him to be able to remain in our home.
- Unknown
- We need assisted living so our elders can stay and be close to their families.
- Weatherization
- Increased energy efficiency
- More senior services

# 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 Wrangell tribal households is below:

## Key Positive Feedback Points:

1. **Appreciation for Existing Programs:** Many members appreciate the energy assistance programs and other forms of support such as home renovation grants. The community recognizes and values the efforts made by THRHA to address housing needs and provide necessary assistance.
2. **Quality of New Housing Projects:** The new homes built recently have been well-received, with community members praising their quality and utility. This indicates success in some of THRHA's housing projects which meet the needs and expectations of the residents.
3. **Professionalism and Support from Staff:** Feedback highlights the professionalism and helpfulness of the staff working on-site, which enhances the overall experience of the services provided by THRHA. Positive interactions with staff contribute significantly to community satisfaction.

## Recommendations for Improvement:

1. **Improvement in Maintenance and Repairs:** There is a strong call for more prompt and thorough maintenance services, including routine checks and timely repairs of existing housing units. This includes addressing long-standing issues like rotting structures and updating kitchens and bathrooms that are not up to standard.
2. **Enhanced Communication and Support:** Residents express difficulties in contacting staff and navigating voicemail systems, suggesting a need for better direct communication lines and customer service. Additionally, there is a desire for more in-person engagement and educational outreach about what programs are available, potentially through community visits.
3. **Expansion and Accessibility of Housing:** There is a critical need for more affordable housing options, including rentals and homes to buy, especially for younger generations and families. This includes making it easier for residents to buy homes in their hometowns and considering special housing like pet-friendly units and homes designed for seniors.



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

- Access more native land
- Access to information on what programs are available.
- Build quality houses, rental's and make it easy for homeowners to get low interest loans for home improvement. More Senior housing.
- Carports would be nice.
- Employ full time maintenance personnel for their rentals.
- Get a hold of a person who can help and answer questions when you call could be improved. Lots of voicemails & lots of forwarding to a voicemail. Better relationship between THRHA & State for program assistance.
- High school education on home planning for purchase and ownership responsibilities
- I have two daughters who are at the age where they will need to build and need to rent, but costs are so high they can't afford it at home. They don't want to leave, and I don't want them to leave. It needs to be easier for residents to buy homes in their home towns.
- I know many members appreciate the energy assistance program.
- It would be so helpful to have someone plow our driveways it is hard for a lot of people in our native housing . Some of the units need kitchen and bathroom updates.
- Just helping tribal citizens rent to own.
- Maintenance is ridiculous it's been over a year and my front porch stairs are only rotting more!
- Maybe check up on us home owners to see if we could use any help.
- More homes available
- Need have more thorough repairs and cleaning the siding on the homes when people move out , also that the lawns be mowed in unoccupied homes. We appreciate what they do and that all the workers who come to work on places here are always professional and helpful.
- Need her pumps installed.
- Need lots of updates in these T&H houses in Wrangell.
- Need to ask when it is available to build my home classes.
- Needs to be pet friendly.
- None
- None at this time, they have all been very pleasant in our home.
- Not at the moment
- Not sure
- Small home improvements, windows, doors, insulation, etc.
- So far pleased with the help that I have gotten.
- T&H are very prominent in Wrangell they are active and do a lot for the benefit and betterment of the local people.
- Thank you for all you do.
- Thank you for working to fill housing needs of tribal members I do wish some programs had a higher income limit for assistance Again, thank you I hope this survey will be helpful good luck.
- The T&H housing in Wrangell has tenant that only comes to town 2x year - Christmas & July 4th. There are families on the waitlist & this person has this house tied up. She owns property near Longview Washington & lives there.
- The two homes built here a couple of years ago were great! More of those.
- They are helpful.
- They do a good addy quite job.
- They do well
- They do well at reaching out to the community and providing assistance.

- Very thankful for this program to help me provide for my children. It is very difficult as a single parent, and I hope they continue to work with me as I try very hard to pay my monthly rent. With increase cost of living expenses I often struggle to do so but make it work. Thank you for your patience.
- We appreciate all the assistance you have provided. It has been needed every time and will continue to be needed in the future.
- We are currently in the process of going through the home owner's renovation grant. We opted for hiring our own contractor due to a bad experience in the past from a THRHA contractor (very poor work). This process requires 3 bids from licensed, bonded, insured contractors. We understand the requirements, however in this town (Wrangell) it is borderline impossible to even get a contractor to submit a bid. We currently have 2 bids submitted; these requirements have slowed down this process by 100%. It would be nice to see THRHA allow us to move on with the 2 bids and get the work done. The condition of the job that has been bid on is only getting bigger due to the fact the property and areas identified are getting worse and worse and need work done as soon as possible.
- We are stuck from getting assistance because we cannot sell our travel trailer.
- We need a small area of containers that can homes for people in crisis. One that is safe with a larger central one where they could gather and eat. Socialize, play games etc....
- Would like routine visits to community with this entity. 4 times a year would be nice. But perhaps Spring and Fall would do. Bringing in staff to help educate on what is available to us as tribal citizens. 😊
- Wrangell is in need of more rental properties. We also need more affordable homes to buy. Rental assistance and home buying assistance is also a need.

