

# SITKA TRIBAL HOUSING NEEDS ASSESSMENT

FINAL REPORT

MARCH 2024



Baranof Island Housing Authority

# SITKA TRIBAL HOUSING NEEDS ASSESSMENT 2024

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## **Acknowledgements**

The cover and elements of this report feature totems carved by Tommy Joseph, and which are located at the Katlian Street office of Baranof Island Housing Authority. Photographs of the totems were taken by Leah Mason. Thanks to BIHA and STA staff and the broader community who participated in gathering data and attending meetings. Gunalcheesh!



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# EXECUTIVE SUMMARY

**“Native people can no longer afford to live here.”**

Joy Klushkan, Housing Director, Baranof Island Housing Authority

In 2023, Baranof Island Housing Authority engaged Rain Coast Data to conduct a comprehensive assessment of Tribal housing needs in Sitka. The purpose of the study was to inform the development of housing and housing-related programs for Tribal citizens in Sitka. Sitka Tribe of Alaska provided financial and technical support for the project.

**The assessment included the following components:**

- Review and analysis of publicly available demographic and housing data
- An online survey of 310 Alaska Native and other Indigenous households in Sitka
- A shorter online survey of 178 Sitka Tribe of Alaska citizen households outside Sitka
- Interviews with 20 community leaders
- Presentation of data to BIHA and STA staff, BIHA Commissioners, STA Tribal Council members, and to Tribal citizens at a community meeting, with opportunities for input

This report highlights key findings and strategies identified as important to BIHA’s future planning for projects and programs and suggests next steps toward addressing Tribal housing needs in Sitka.

## KEY FINDINGS

**Sitka is losing Native residents – especially younger residents – at a disproportionate rate**  
Between 2000 and 2022, the percentage of Sitka residents who are Native declined by 13 percent, which is more than twice as fast as the overall rate of population decline in the community. The population of Indigenous residents of Sitka under the age of 20 declined by nearly a third over that period. Factors in the loss of Alaska Native residents include both outmigration and a decline in births.

**Tribal citizens are being squeezed out of Sitka’s increasingly tight housing market**

Native households are disproportionately impacted by the constrained supply and high prices for housing in Sitka. The average 2023 market value of a single-family home in Sitka is \$531,323; homeownership is increasingly out of reach for Native households with an average income of \$73,700. Native households are significantly more likely than all Sitka households to rent their homes, and to pay rent at a level that strains their household budgets.

**Vulnerable individuals are relying on family, friends, and emergency shelter**

The tight market is especially challenging for specific populations of Native individuals – young adults, and those with low incomes, disabilities, evictions on their record, or a history of involvement with law enforcement. Vulnerable individuals who cannot secure rental housing are relying on family, friends, and emergency shelter. Thirty percent of Tribal households surveyed reported that they had other people staying in their homes over the past year because family or friends could not afford a place to live.

# EXECUTIVE SUMMARY

## KEY FINDINGS

### **Sitka's Economic Health Depends on Housing that is Affordable for the Local Workforce**

The local population is shrinking and aging. Notwithstanding the fact that the Native population of Sitka is declining disproportionately to the general population, Native households on average are still younger than the population of Sitka as a whole. Tribal citizens outside Sitka are an additional untapped workforce and path to reversing demographic decline. Sixty-nine percent of STA citizen households outside Sitka reported that they were interested in moving to Sitka, and 28 percent were interested in moving within five years. These households identified the cost and availability of housing as the top barrier to moving to Sitka.

The seasonal nature of Sitka's economy creates special housing challenges. Tourism, construction, and seafood businesses offer seasonal employment, but residents of the community need year-round income to afford housing. Strong demand for vacation rentals and seasonal workforce housing is putting pressure on Sitka's housing supply and raising prices. The result is that year-round residents of the community are increasingly competing with both tourists and employers for a limited supply of rental units. Compensation for essential year-round workers is not keeping up with the cost of housing in Sitka.

### **Current Development Models will not Produce the Housing that Tribal Households Need**

While Sitka is building more housing, the current pipeline of new units is not adequate to meet the needs of Native households. High development costs preclude the private production of units affordable to Tribal households and constrain Tribal and nonprofit developers from meeting existing demand. These problems will not be resolved by market forces. Different types of housing, development strategies, partnerships, and new sources of funding will be required to ensure that Sitka's Tribal citizens can afford to continue to live in their traditional homeland.

### **Short-term Solutions and Priorities**

Addressing the challenges in Sitka's housing market will take time and resources, but there are opportunities and priorities for short-term action.

Seventy-eight percent of survey respondents in Sitka reported that making housing more energy efficient was their top priority. Weatherization, other home energy improvements, and energy subsidies represent the best short-term opportunities to reduce the cost of housing for Tribal citizens.

Mobile homes represent nine percent of Sitka's housing stock, and they are one of the most affordable year-round housing options available to Tribal households. However, these units are in poor condition, are difficult to maintain, and expensive to heat. They are also located on privately-owned land that is prime for redevelopment. The long-term future of Sitka's mobile home parks is at risk. Securing mobile home parks and replacing existing units should be a community priority.

# INTRODUCTION

**Baranof Island Housing Authority (BIHA) is the Tribally Designated Housing Entity for Sitka Tribe of Alaska (STA). STA created BIHA in 1980 to address housing needs of Tribal citizens and other residents of Baranof Island. BIHA is the only housing authority in Sitka. Its current programs include housing development, rental housing, closing cost assistance, Tribal rehabilitation/home repair, student housing vouchers, and financial literacy. Past programs include Tribal homeownership and weatherization.**

BIHA receives its primary funding through the federal Department of Housing and Urban Development (HUD) Indian Housing Block Grant program. This program enables BIHA to provide housing services to eligible STA Tribal citizens and other Indigenous residents of Sitka. Additional sources of federal, state, and local funding support BIHA programs that are not subject to HUD rules and regulations under the Native American Housing Assistance and Self Determination Act. BIHA currently manages a portfolio of 84 dwelling units. Seven percent of these units are part of BIHA's Home Purchase programs. Eighty-nine percent of BIHA units are rented at or significantly below HUD Fair Market Rent. Sixty-nine percent of the rental dwellings are rented based on 30 percent of household income.



Andrew Hope Street, Sitka . Alaska. BIHA Low Rent Program Photo Credit: Leah Mason 2022

Sitka Tribe of Alaska (STA) is the federally recognized Tribal government for Sitka. STA has 4,663 enrolled citizens, including 1,663 citizens in its service area in Sitka. STA developed its most recent five-year strategic plan with input from local citizens in 2022. Expanding housing programs to meet the needs of Tribal citizens was the priority identified by the largest number of individuals who participated in developing the plan. STA generally relies on BIHA to provide housing programs and services to its citizens.

The STA Tribal Council approved \$3 million in American Rescue Plan Act funding for BIHA to support development of new Tribal housing, with the condition that BIHA commission a study of Tribal housing needs to guide use of the funds. BIHA worked with STA to develop a scope of services for the project, including development of a community profile, a community housing inventory, detailed demographics on Alaska Native and other Indigenous households in Sitka, projections for future community growth, and a gap analysis. BIHA procured consulting services for the project. Rain Coast Data and its subcontractor, SALT, were selected as consultants.

In addition to using the results of this assessment to inform use of STA ARPA funds, the research will be used to update BIHA's current strategic plan, and to support requests for new housing resources.

# METHODOLOGY

## **Review and analysis of existing data**

Rain Coast Data reviewed and analyzed publicly available demographic and housing data, including US Census data specific to the Alaska Native and American Indian population for the City and Borough of Sitka, as well as data from the Alaska Department of Labor, Alaska Housing Finance Corporation, University of Alaska Center for Economic Development, the Sitka assessors' database, AirDNA, Zillow, Southeast Conference, and the Sitka Municipal Code.

## **Survey research**

BIHA and STA worked closely with Rain Coast Data to develop a survey plan for the needs assessment. The primary research target was Alaska Native and other Indigenous households in Sitka, with a focus on STA citizens, but STA also wanted data from its citizens outside Sitka, which represent almost two-thirds of Tribal enrollment.

Rain Coast Data developed a web-based survey instrument with input from BIHA and STA. The survey included 33 questions for Alaska Native and other Indigenous households in Sitka and ten questions for STA citizens outside Sitka. Copies of the survey are available from BIHA upon request.

The survey was administered electronically from October 11 through November 21, 2023. Households eligible to take the survey were informed about it by email and through traditional and social media. Paper copies and survey assistance services were available to survey participants. All eligible households that completed the survey were entered for prize drawings.

### *Sample size*

A total of 310 eligible households in Sitka responded to the survey, representing 44 percent of all estimated Alaska Native and American Indian households in the community. The survey findings have a 95 percent confidence level with a 4.2 percent confidence interval at this response rate. There are an estimated 709 Alaska Native or American Indian households in Sitka, which is approximately 21 percent of the 3,421 occupied households in the community. Rain Coast Data received 176 survey responses from STA citizens outside Sitka.

## **Interviews**

Between August and December 2023, Rain Coast Data conducted stakeholder interviews with 20 individuals representing 17 organizations across the Tribal, public, private, and nonprofit sectors in Sitka. A list of individuals interviewed and their affiliations is included in Appendix A. Interviewees were asked how housing availability and affordability impacted their organizations, hiring practices, clientele, and program offerings.

## **Community and stakeholder meetings**

Meilani Schijvens (Rain Coast Data) and Michael Fredericks (SALT) traveled to Sitka for a week in January 2024 to present research findings and gather additional community input. Findings were presented to the STA Tribal Council and BIHA Board of Commissioners, STA and BIHA staff, and to Tribal citizens at a public meeting. The consulting team led discussions and provided a written summary of feedback and comments. Participant lists for both internal and community meetings are included in Appendix B.





Photo Credit: Meilani Schijvens 2024

### **Note on Terminology and Data**

Persons enrolled in Sitka Tribe of Alaska are referred to as STA Tribal citizens. In describing individuals and households who are eligible for enrollment in STA or any other federally recognized Tribe, or who are eligible for services and benefits by virtue of being Indigenous, the terms “Native,” “Alaska Native,” and “Indigenous” are preferred. When referring to US Census data, this report also uses the term “American Indian.”

The Census reports data on individuals who identify as “Alaska Native or American Indian” alone, or in combination with other races. Census data on Native households is limited to households with a head of household who identifies as “Alaska Native or American Indian;” in most cases, the data is limited to heads of households who identify as “Alaska Native or American Indian alone.” For this reason, Census data excludes many Sitka households that include individuals who are citizens of Sitka Tribe of Alaska or other Tribes, but are not the head of household, including spouses, children, parents, and other relatives of a non-Native head of household.

The survey conducted for the needs assessment was open to any household in Sitka with a member who is Indigenous. The authors believe that the survey data is more representative of the housing needs of Native people in Sitka.

# SITKA DEMOGRAPHICS & HOUSING DATA

## Sitka Demographics

There were 2,062 Alaska Native and American Indian residents of Sitka in 2020, representing 24 percent of the total population of Sitka.

**TABLE 1: INDIGENOUS POPULATION OF SITKA 2020**

SOURCE: 2020 US Census Data for Redistricting accessed on the Alaska Department of Labor website, <https://live.laborstats.alaska.gov/census-data/redistrict?value%5B0%5D=4424>

	NUMBER	% OF TOTAL
Alaska Native or American Indian Population Alone	1248	14.8
Alaska Native or American Indian in Combination	814	9.6
<b>Total Alaska Native or American Indian Population</b>	<b>2062</b>	<b>24.4</b>

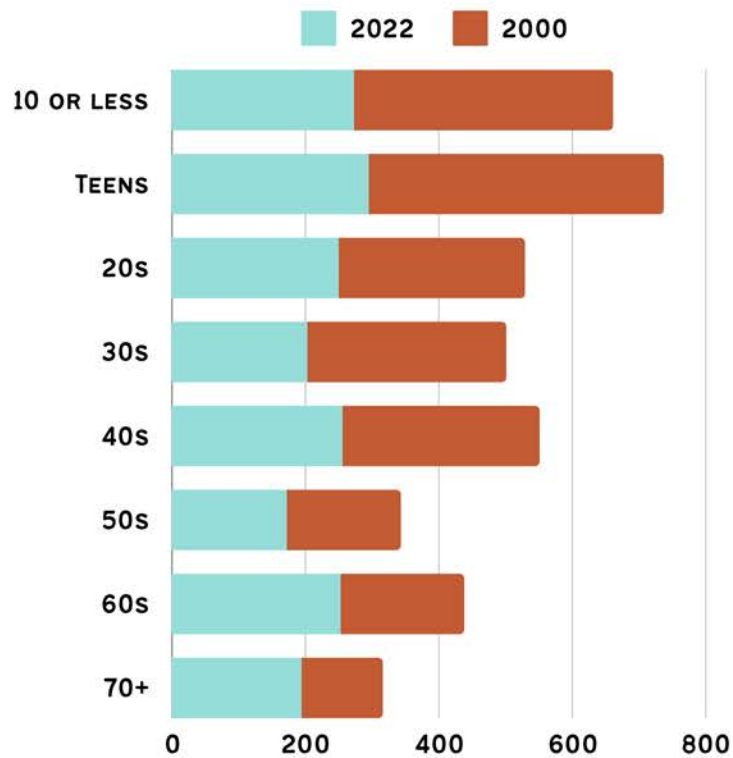
According to the US Census, between 2000 and 2022, the percentage of Alaska Native and American Indian residents of Sitka declined by 13 percent – a loss of 280 Indigenous individuals – while the general population declined by five percent.

**Fifty-eight percent of the decline in Sitka’s population between 2000 and 2022 was due to the loss of Native residents.**

The population of Indigenous residents of Sitka under the age of 20 declined by nearly a third over that period.

**FIGURE 1: AGE OF SITKA RESIDENTS 2000 - 2022**

SOURCE: Alaska Department of Labor Alaska Population by Age, Race (Alone or in combination), Sex and Borough Area, April 2000 and July 2022



State demographers believe that the decline in Sitka’s Native population is due in part to outmigration to Juneau and Ketchikan, as well as a decrease in births. [1]

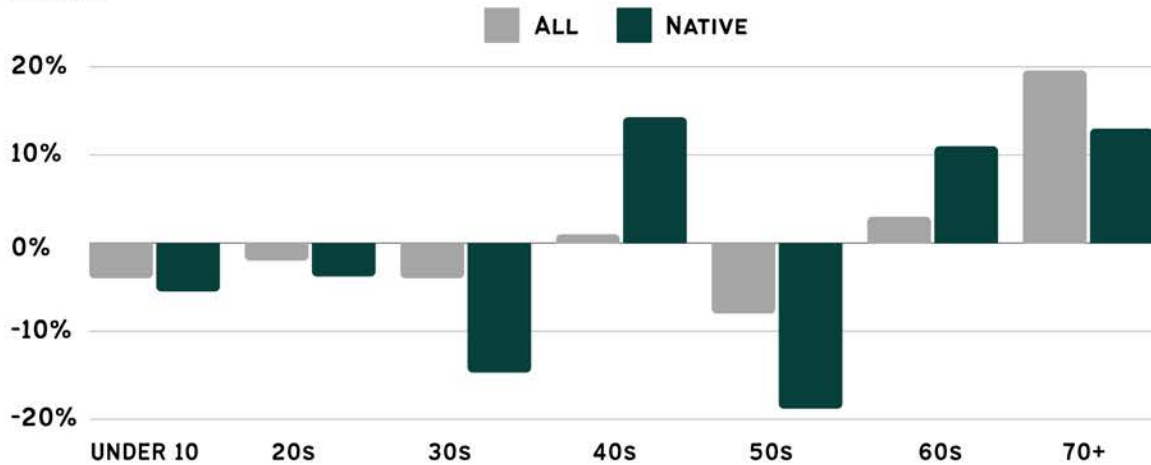
The most recent estimates indicate that the Native population of Sitka continues to decline at an accelerated rate relative to the overall population of Sitka. Between 2020 and 2022, the Native population of Sitka declined by 1.5 percent, compared to just under one percent for the entire population.

# SITKA DEMOGRAPHICS & HOUSING DATA

The number of Indigenous residents of Sitka under the age of 40 fell by seven percent, which was twice the rate of decline in all Sitka residents under 40. The number of Indigenous residents over age 70 increased by almost 20 percent between 2020 and 2022, compared to a 13 percent increase in all Sitka residents over age 70. **Figures 2 and 3** show changes and differences in Sitka’s Native population compared to the general population.

**FIGURE 2: CHANGES IN SITKA POPULATION BY AGE 2000 - 2022 (%)**

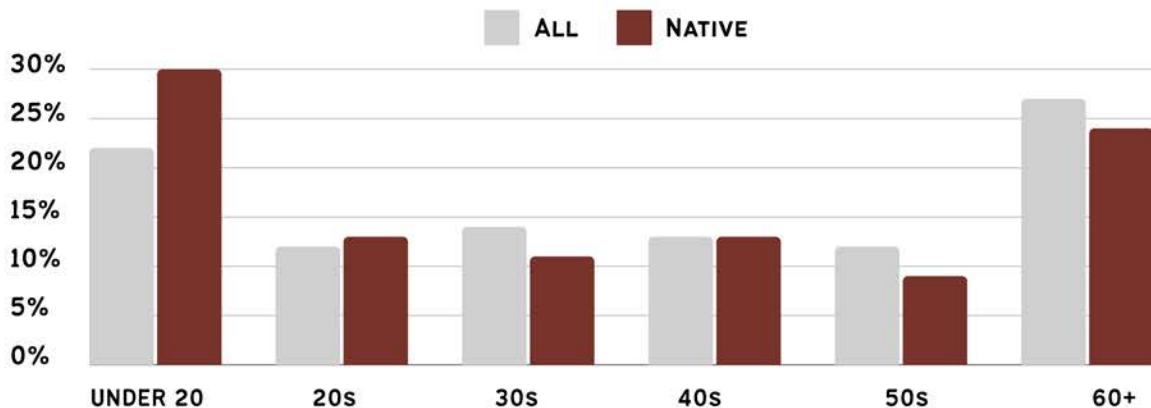
SOURCE: Alaska Population by Age, Race (Alone or in Combination) and Hispanic Origin, Sex and Borough/Census Area accessed on the Alaska Department of Labor website, <https://live.laborstats.alaska.gov/data-pages/alaska-population-estimates>



Notwithstanding recent population trends, the Native population in Sitka is still younger than Sitka residents overall, most notably with respect to children.

**FIGURE 3: SITKA POPULATION BY AGE 2022**

SOURCE: Alaska Department of Labor and Workforce Development, Research and Analysis Section. Alaska Population by Age 2022



Based on demographic trends, the Alaska Department of Labor projects that the population of Sitka will continue to decline by 18 percent, or 1,479 individuals over the next 30 years. If the population of Native residents declined by 18 percent over that period it would represent a loss 341 Indigenous residents.

# SITKA DEMOGRAPHICS & HOUSING DATA

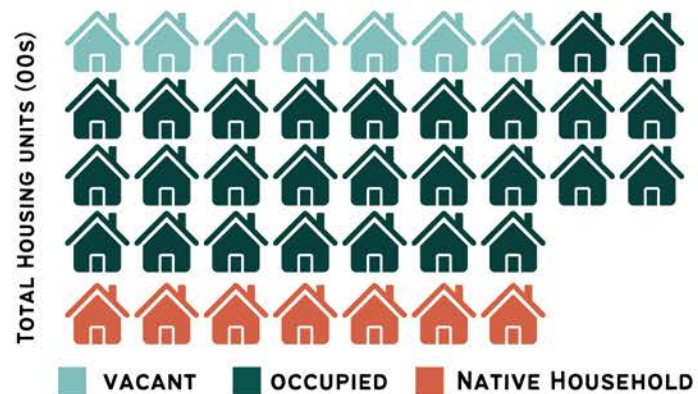
## Sitka Housing Characteristics

There were 4,139 housing units in Sitka in 2020, including 3,421 occupied units in the month of April, when data is collected.[2]

There were an estimated 709 Alaska Native and American Indian households in Sitka in 2020, representing 20.7 percent of all occupied housing units in the community.[3]

**FIGURE 4: NATIVE-OCCUPIED HOUSEHOLDS IN SITKA 2020**

SOURCE: US Census 2020



## Sitka Household Income

The needs assessment survey asked respondents to report their income. Based on responses, the average income of Native households that responded to the survey was \$73,700, compared to average income of \$104,872 for all residents of Sitka.[4] A third of households surveyed reported income of \$40,000 or less.

The US Department of Housing and Urban Development establishes income guidelines for eligibility for housing programs based on household size and geography. Income limits are expressed as a percentage of Area Median Income (AMI).

**TABLE 2: 2023 HUD INCOME LIMITS BY HOUSEHOLD SIZE FOR SITKA**

INCOME TIER	PERSONS IN HOUSEHOLD							
	1	2	3	4	5	6	7	8
<b>Extremely Low 30% of AMI</b>	\$22,750	\$26,000	\$29,250	\$32,450	\$35,050	\$37,650	\$40,250	\$42,850
<b>Very Low 50% of AMI</b>	\$37,900	\$43,300	\$48,700	\$54,100	\$58,450	\$62,800	\$67,100	\$71,450
<b>Low 80% of AMI</b>	\$60,600	\$69,250	\$77,900	\$86,550	\$93,500	\$100,400	\$107,350	\$114,250

Sixty-two percent of households that responded to the survey reported income within HUD's definition of low income. Thirty-seven percent of households surveyed had incomes in the very low income range, and 19 percent would qualify as extremely low income by HUD guidelines.

**TABLE 3: SITKA NATIVE HOUSEHOLDS WITHIN HUD CALCULATED INCOME LIMITS (%)**

SOURCE: Sitka Tribal Housing Survey BIHA (2023)

HUD CATEGORY	1	2	3	4	5	6	7	8
<b>Extremely Low - 30% of AMI</b>	33%	18%	18%	13%	9%	18%	33%	NA
<b>Very Low - 50% of AMI</b>	52%	41%	31%	30%	14%	36%	50%	NA
<b>Low - 80% of AMI</b>	77%	56%	56%	57%	55%	64%	100%	NA

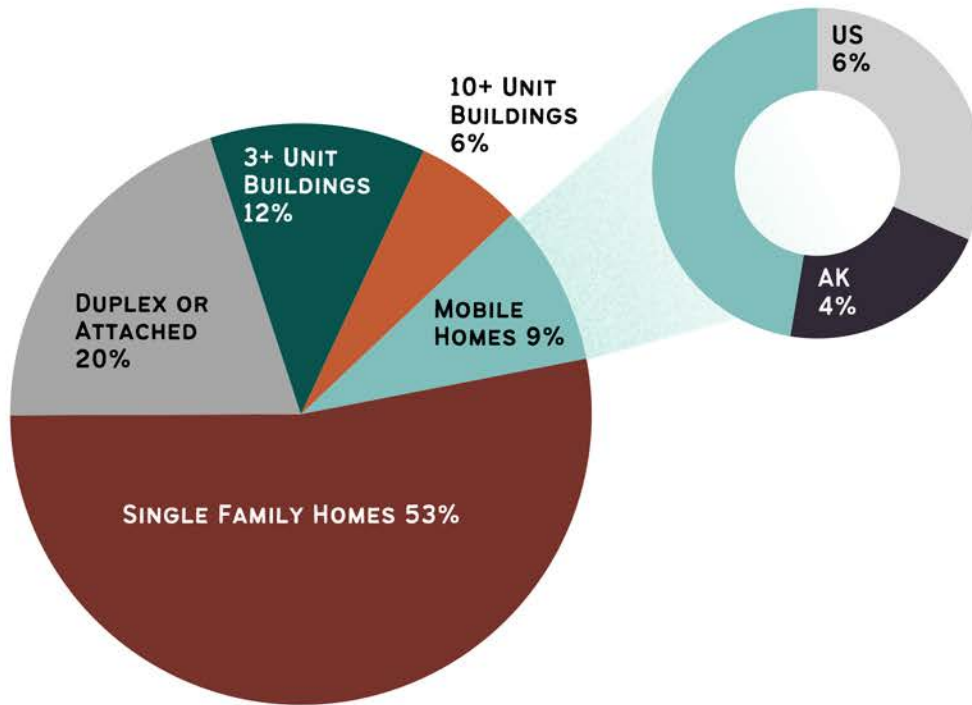
# SITKA DEMOGRAPHICS & HOUSING DATA

## Housing Stock

More than half of the housing stock in Sitka is single family homes. Sitka has a high percentage of mobile homes relative to Alaska and the nation. Mobile homes are nine percent of Sitka’s housing stock, compared to four percent for the state, and six percent for the nation. [5]

**FIGURE 5: SITKA HOUSING STOCK BY TYPE (%)**

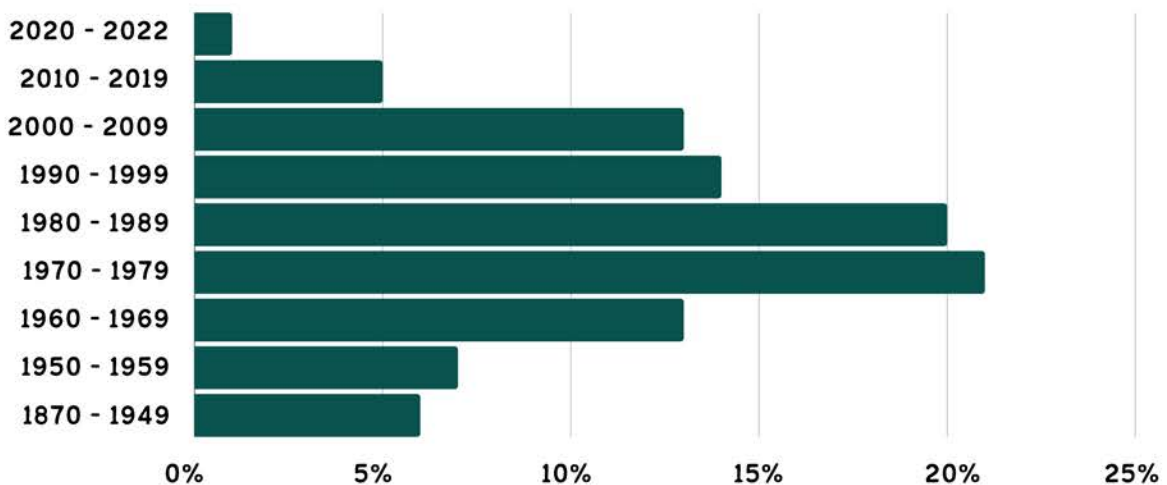
SOURCE: Sitka Assessor’s Database, downloaded November 13, 2023. <https://www.cityofsitka.com/departments/Assessing>



Most of Sitka’s housing stock is nearly 50 years old or older. Housing production peaked in the 1970s and has slowed in recent decades. Sitka’s mobile homes are, on average, the oldest housing in the community. The average mobile home in Sitka was built in 1976.

**FIGURE 6: SITKA HOUSING BY YEAR OF CONSTRUCTION (%)**

SOURCE: Sitka Assessor’s Database, downloaded November 13, 2023. <https://www.cityofsitka.com/departments/Assessing>



# SITKA DEMOGRAPHICS & HOUSING DATA

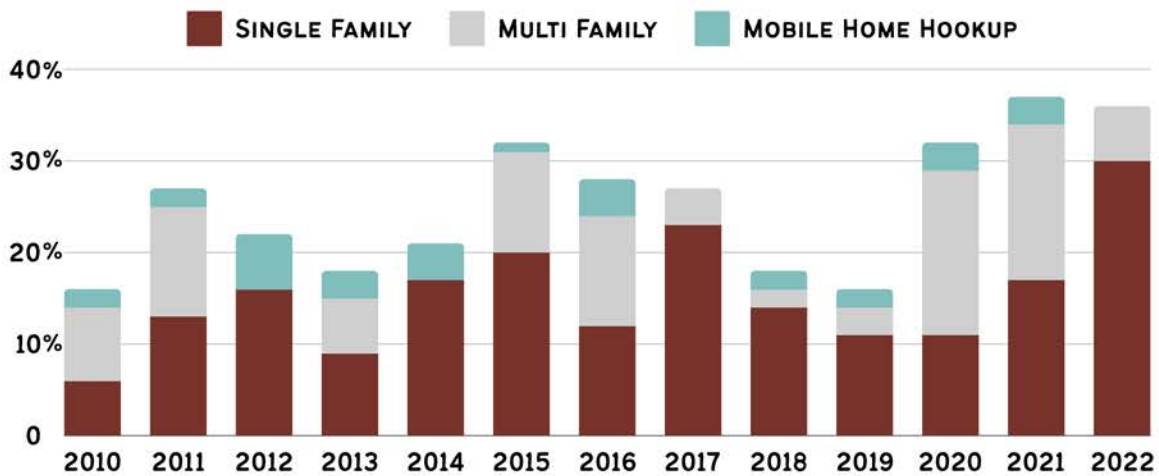
## Sitka Housing Characteristics

Since 2010, 326 new housing units have been permitted in Sitka, including 199 single family homes. The pace of permitting new housing units has accelerated in the past three years. According to the Alaska Department of Labor and the Alaska Center for Economic Development, Sitka built more units of housing per capita in 2021 – 4.3 units per 1,000 residents – than any other area in Alaska with the exception of the Mat-Su region.

The increase in construction is driven partly by the Southeast Alaska Regional Health Consortium’s efforts to meet the need for housing created by its new hospital facility.

**FIGURE 7: NEW UNITS PERMITTED IN SITKA 2010 - 2022 (%)**

SOURCE: Alaska Department of Labor and Workforce Development, Research and Analysis Section, based on the quarterly Alaska Housing Unit survey of local governments and housing agencies.

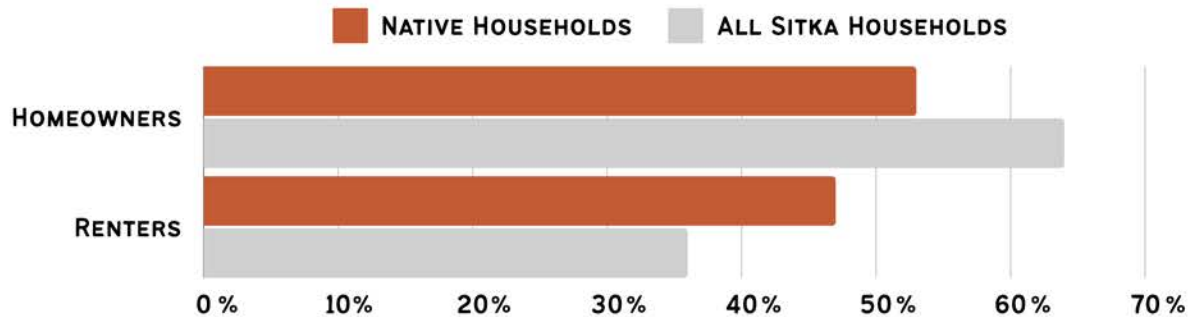


## Housing Tenure

Native households in Sitka are much less likely to own their homes than other residents. Forty-seven percent of households that identified as “Alaska Native and American Indian Only” in the U.S. Census in Sitka are renters, compared to 36 percent of Sitka households overall.[6] The housing needs assessment confirmed data from the US census; 48 percent of survey respondents in Sitka reported renting their homes.

**FIGURE 8: HOUSING TENURE OF SITKA-BASED NATIVE HOUSEHOLDS 2020 (%)**

SOURCE: US Census 2020



# SITKA DEMOGRAPHICS & HOUSING DATA

**Fifteen percent of households surveyed for the needs assessment reported that they live in mobile homes, compared to nine percent of all Sitka residents.**

## ***Mobile Homes***

Sitka's mobile homes are, on average, the oldest housing in the community. The average mobile home in Sitka was built in 1976. These units were for the most part not designed for Alaska and are at or well past the expected design lifetime for units manufactured during this period.



Trailers, manufactured homes and combinations with stick-built additions at Oceanside, Coles, and Arrowhead trailer park sites. Photo Credit: Leah Mason 2024

## ***Length of Tenure***

On average, 73 percent of households that responded to the needs assessment survey have lived in Sitka more than 15 years. Eighty-four percent of the surveyed households have lived in the same place in Sitka for the past five years. Six percent of survey respondents reporting moving at least three times in the past five years.

## ***Extent of Local Ownership***

According to the Sitka assessor's database, 91 percent of residential homes and 93 percent of mobile homes in Sitka are owned by a person or entity with a local address. Eight-five percent of condominiums in Sitka are owned by a person or entity with a Sitka address, as are 70 percent of local apartment buildings.

# SITKA DEMOGRAPHICS & HOUSING DATA

## Sitka Tribal Household Composition

The average size of the Tribal households surveyed for the housing needs assessment was 2.9 individuals. This figure applied to both the Sitka-based Tribal households, and Sitka Tribe of Alaska Tribal citizens currently living outside of Sitka.



Household composition is important in considering housing needs. Many Tribal households in Sitka include Elders, children, veterans, and individuals with disabilities.

Nearly one-fifth of Native households are headed by a single parent, and more than ten percent are multi-generational, with grandparents and grandchildren living together. [7]

**FIGURE 9: VULNERABLE PERSONS IN SITKA-BASED TRIBAL HOUSEHOLD**

SOURCE: Sitka Tribal Household Survey (2023)





# SITKA DEMOGRAPHICS & HOUSING DATA

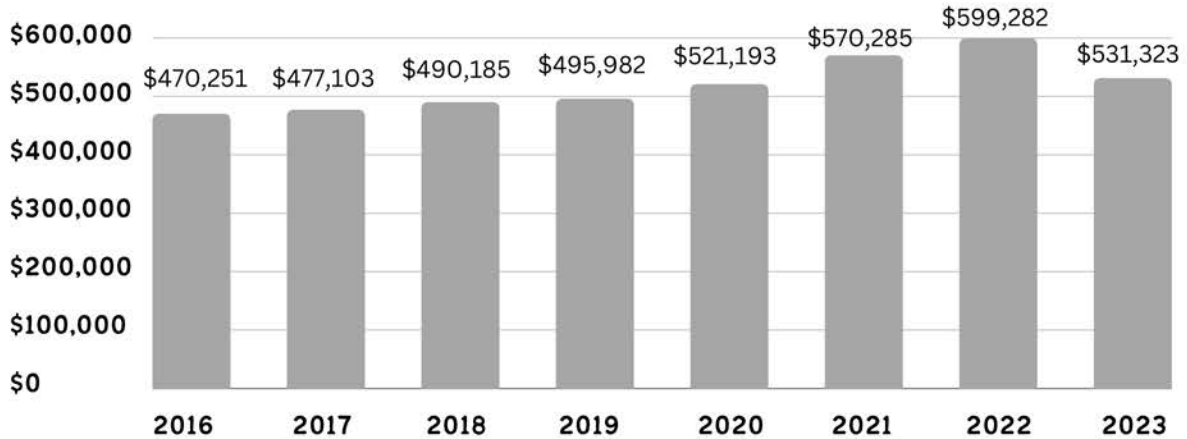
## Housing Costs, Availability and Affordability

### Market Value of Single-Family Homes

Single family homes comprise just over half of Sitka’s housing stock. The market value of these homes has increased significantly in recent years. A decrease in market value in 2023 is likely associated with higher interest rates.

**FIGURE 10: AVERAGE MARKET VALUE OF SINGLE FAMILY HOMES IN SITKA 2016-2023**

SOURCE: Zillow, Sitka single family resident analysis



### Market Rent

According to the Alaska Department of Labor and Workforce Development, median rent in Sitka adjusted to account for the cost of utilities was \$1,354 per unit. This is comparable to median rent statewide. The survey is conducted in March, so does not capture costs or vacancy rates between May and September during Sitka’s period of peak demand for rental units. For this reason, the data in **Table 4** likely overstates vacancy rates and understates costs for year-round rentals.

**TABLE 4: SITKA MARKET RENT COSTS AND VACANCY RATES 2023**

SOURCE: AK Department of Labor and Workforce Development, Research & Analysis Section, Alaska Rental Market Surveys.

TYPE AND SIZE	MEDIAN ADJUSTED RENT	VACANCY RATE	UNITS SURVEYED
1 Bedroom House	\$1,121	25%	12
2 Bedroom House	\$1,457	6.9%	29
3 Bedroom House	\$1,889	5.7%	35
4 Bedroom House	\$2,449	14.3%	7
0 Bedroom Apartment	\$1,403	0	19
1 Bedroom Apartment	\$1,156	6.4%	94
2 Bedroom Apartment	\$1,404	4.1%	98
3 Bedroom Apartment	\$1,639	3.8%	52
<b>Sitka Average</b>	<b>\$1,364</b>	<b>5.7%</b>	<b>352</b>
Alaska Average	\$1,381	5.9%	17269

# SITKA DEMOGRAPHICS & HOUSING DATA

The average price of a short term rental unit in Sitka in 2023 was \$302 per night. This represents 22% of average monthly adjusted market rent.

## Housing Costs, Availability and Affordability

### Seasonal Rental Market

Sitka's housing market is responding to growing demand for seasonal short-term rentals. According to AirDNA, a national source of data on short-term rentals, peak-season public listings for short-term rentals increased by 52 percent between 2021 and 2023.

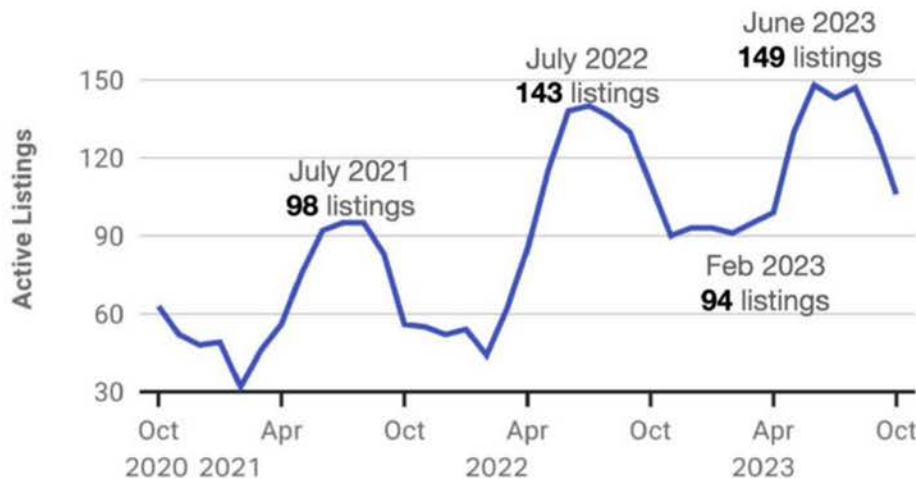
Listings in Sitka included 73 houses and 71 apartments in 2023. Thirty-five percent of listings were for one- bedroom homes, 28 percent were for two-bedroom homes, and 27 percent were for three-bedroom homes.

The average total price per night was \$302. This figure may be driven by a small number of high-value rentals, but it is worth noting that the average per night price for a short-term rental in the summer represents 22% of monthly adjusted market rent for housing in Sitka.

If the \$302 in average revenue for short-term rental units in 2022 was representative of revenue for all short-term rentals in Sitka, this would imply total revenue of \$3,177,031 in revenue for 143 Sitka short-term rentals reported by AirDNA. If those 143 units were instead rented at the average 2023 adjusted rent of \$1,364 a month, total revenue would be \$2,340,624. This calculation represents conjecture, but it also demonstrates the market forces that reward short-term rentals rather than year-round leases.

**FIGURE 11: SHORT-TERM RENTAL LISTINGS IN SITKA 2021 - 2023**

SOURCE: Zillow, Sitka single family resident analysis



The City and Borough of Sitka collects data on short-term rentals and bed & breakfast establishments that operate under conditional use permits. Short-term rentals are defined as properties that are rented for fewer than 30 days. Permits for short-term rentals are required in residential zones. A change in the zoning code in 2022 required owners to live on their property for at least 180 days a year to qualify for a conditional use permits for short-term rentals. Permits must be activated within 12 months of issuance and expire upon transfer of property ownership.

# SITKA DEMOGRAPHICS & HOUSING DATA

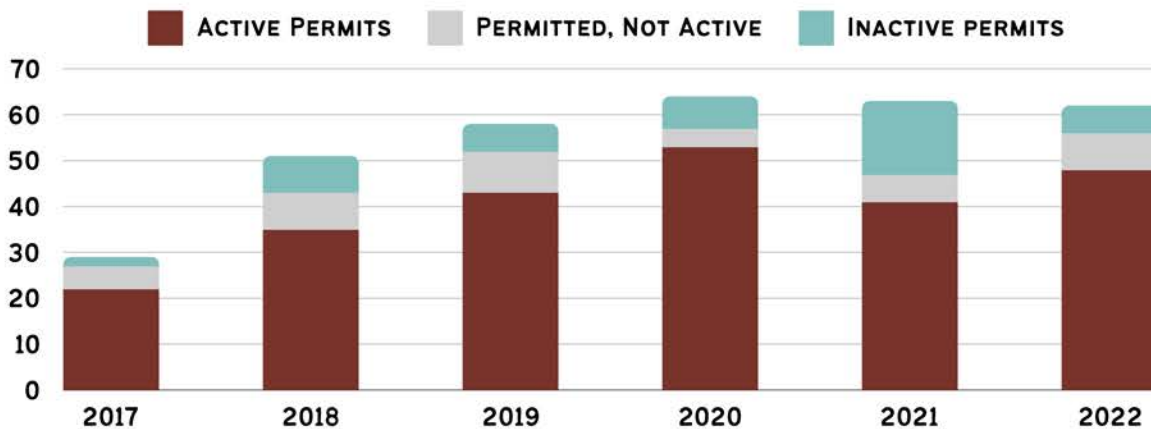
## Housing Costs, Availability and Affordability

Short term rentals are allowed by right in Sitka’s Central Business District, Commercial Districts 1 & 2, Waterfront District, General Island District and Recreation District.

**The City’s data on short-term rentals discussed below includes only units that require permits, not units permitted by right.** Comparing the City data to information reported by AirDNA, it appears that approximately a third of the units reported by AirDNA in 2022 were operating subject to conditional use permits. **Figure 12** shows the increase in conditional use permits for short term rentals in Sitka between 2017 and 2022.

**FIGURE 12: CONDITIONAL USE PERMITS FOR SHORT TERM RENTALS 2017 -2022**

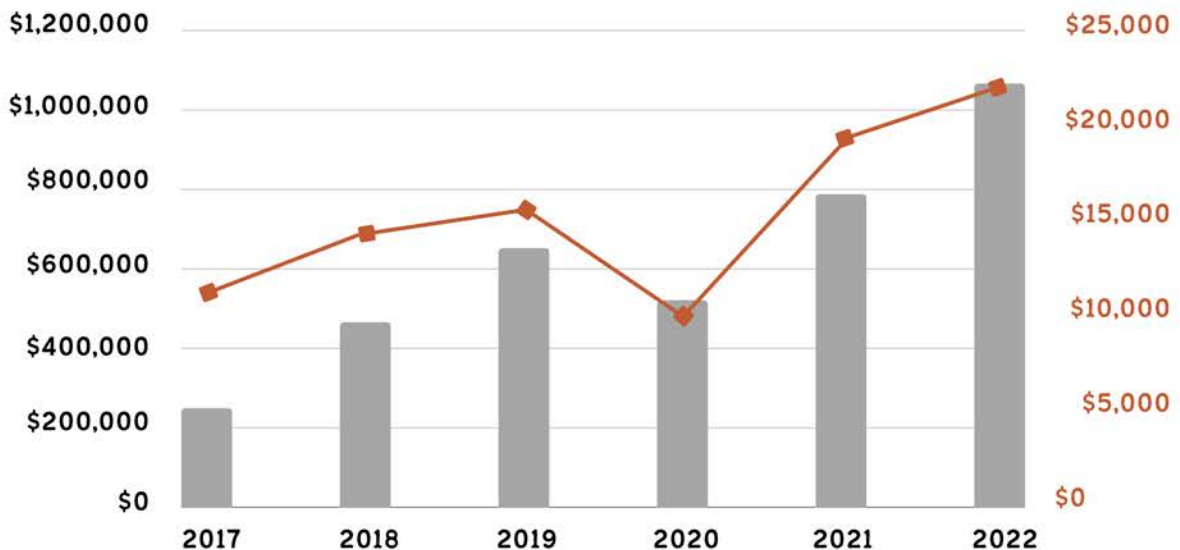
SOURCE: 2022 Annual Short-Term Rental Report, City and Borough of Sitka, April 5, 2023



**Figure 13** shows total nights rented, average number of nights rented, and revenue from rentals with conditional use permits, all of which increased at a much higher rate than the total number of short-term rentals with conditional use permits between 2017 and 2022.

**FIGURE 13: REVENUE FROM SITKA SHORT-TERM RENTALS WITH PERMITS 2017- 2022**

SOURCE: 2022 Annual Short-Term Rental Report, City and Borough of Sitka, April 5, 2023



# SITKA DEMOGRAPHICS & HOUSING DATA

The total number of rental nights reported by owners of short-term rentals with conditional use permits increased by almost 42 percent between 2021 and 2022, to 4,137. Average nights rented per permit was 86 nights in 2022, while the average revenue per permit was \$22,217 in 2022.

## Housing Cost Burden

Housing experts consider households that spend more than 30 percent of their income on housing costs – including rent, mortgage, property taxes, property insurance and utilities – to be cost-burdened. The percentage of renters burdened by housing costs has been increasing nationally.

According to the US Census, 51 percent of Sitka households that rent were cost-burdened in 2022. This is the highest rate of rental cost burden for any community in Alaska, but it is similar to the nation overall. Only 21 percent of all Sitka households that own their homes were cost-burdened in 2022.

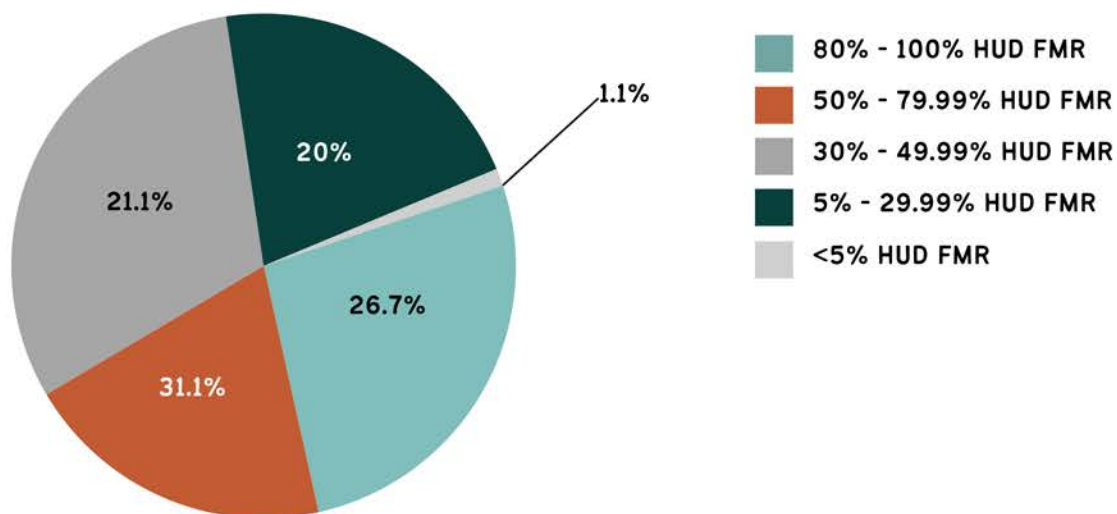
Native households in Sitka have lower incomes than Sitka residents overall, and they are significantly more likely to be renters compared to the general population.

The average mortgage reported by households that responded to the needs assessment survey was \$1,692; 17 percent of households surveyed reported owning a home without a mortgage. The average rent reported by survey respondents was \$1,060. This figure is lower than the \$1,364 average rent for Sitka, and there are several reasons why this could be the case.

First, the average rent for Sitka is adjusted for utilities, and it is likely that a majority of the survey respondents do not have utilities included in their rent. Second, eight percent of survey respondents were BIHA tenants, with rent subsidized based on income; the average rent of \$1,364 does not include subsidized units. Finally, Native households may be renting less expensive units based on their ability to pay. **Figure 14** shows the significant benefit that housing assistance programs provides to Tribal households renting in Sitka.

**FIGURE 14: PERCENTAGE OF HUD FAIR MARKET RENT PAID BY BIHA TENANTS IN 2023**

SOURCE: BIHA End of Year Assessment of Tenant Housing Costs 2023



# SITKA DEMOGRAPHICS & HOUSING DATA

## Housing Costs, Availability and Affordability

### *Housing Cost Burden*

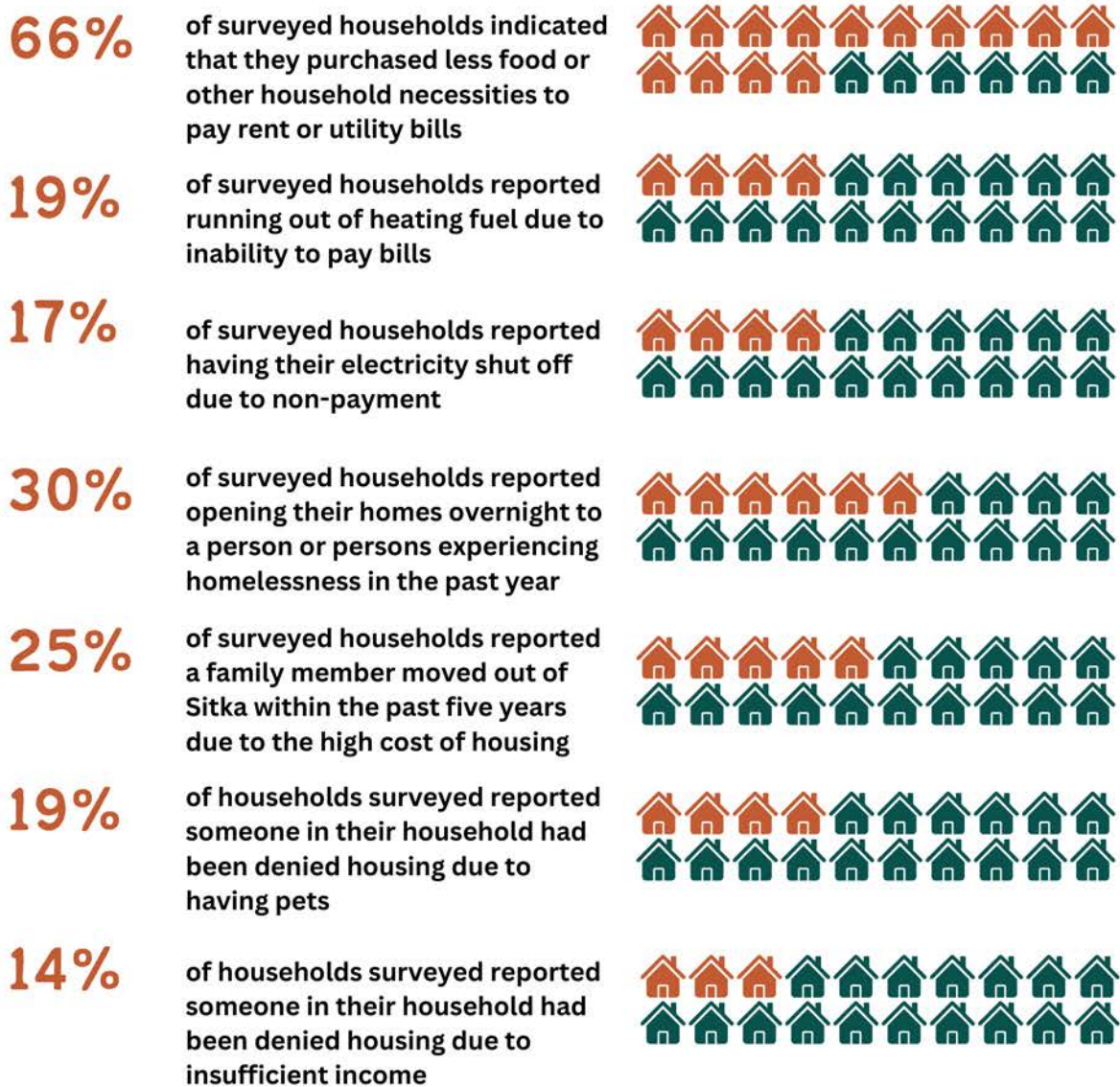
While the average income of Sitka-based tribal households that responded to the needs assessment survey was \$73,700, the average income of those who rent their housing was \$64,278.

According to the US Census, 58 percent of Alaska Native and American Indian households of renters Sitka were cost-burdened in 2022; this estimate only includes households with a Native head of household.

**The needs assessment survey did not include questions that would allow calculation of cost burden to compare to the Census data, but it provides other indicators of financial stress associated with housing costs.**

**FIGURE 15: INDICATORS OF FINANCIAL STRESS FOR SITKA-BASED NATIVE HOUSEHOLDS**

SOURCE: Sitka Tribal Housing Survey BIHA (2023)



# SITKA DEMOGRAPHICS & HOUSING DATA

## Housing Costs, Availability and Affordability

The needs assessment survey asked about specific issues associated with seasonal housing in Sitka. Twenty-eight percent of survey respondents reported opening their homes to family or friends in Sitka on a seasonal basis because they had nowhere to live in the summer.

## Housing Quality & Home Energy Use

### Home Condition

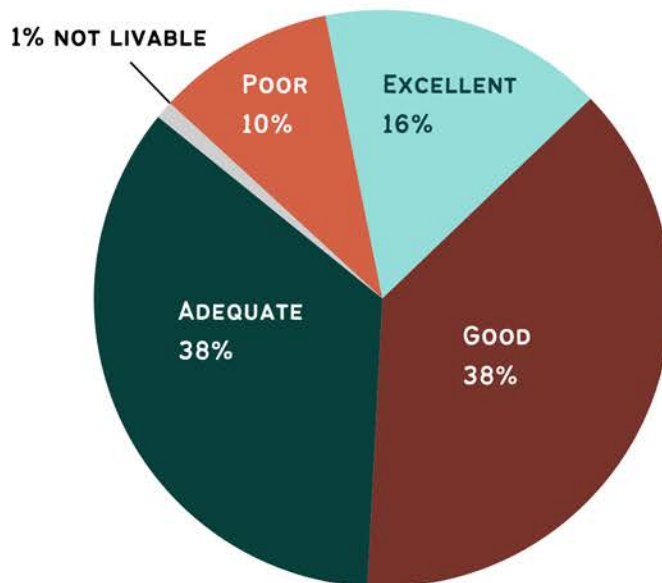
Just over half of Sitka Tribal households that responded to the housing needs assessment reported that their homes are in good or excellent condition, but 62 percent of survey respondents indicated that improving the quality of existing housing was important to their households, and 34 percent said that this was important to other households.

**Fifty-two percent of households surveyed reported the presence of mold in their homes, including six percent that reported severe problems with mold.**

**FIGURE 16: HOME CONDITION OF SITKA-BASED SURVEY RESPONDENTS (%)**

SOURCE: Sitka Tribal Housing Survey BIHA (2023)

Households were asked to select the level of repairs or changes that they felt their current homes required. Excellent homes were those that required “no repairs or changes”. Good homes required “a few minor repairs”, while Adequate home required “repairs to improve living conditions”. Poor homes required “major repairs to make it safe and livable”. Only one percent of the surveyed households indicated that they were “...currently unable to live” in their homes.



**The survey also asked Sitka-based Tribal households about common home quality issues. While more than a quarter of the respondents indicated that their home had none of the listed issues, 28 percent had drafty windows.**

This finding is consistent with a 2017 analysis by the Alaska Housing Finance Corporation indicating that 57 percent of homes in Sitka are unusually drafty compared to 36 percent in the state of Alaska more generally. This may be due to the age of Sitka’s housing stock, and the comparatively large percentage of older mobile homes in the community.

# SITKA DEMOGRAPHICS & HOUSING DATA

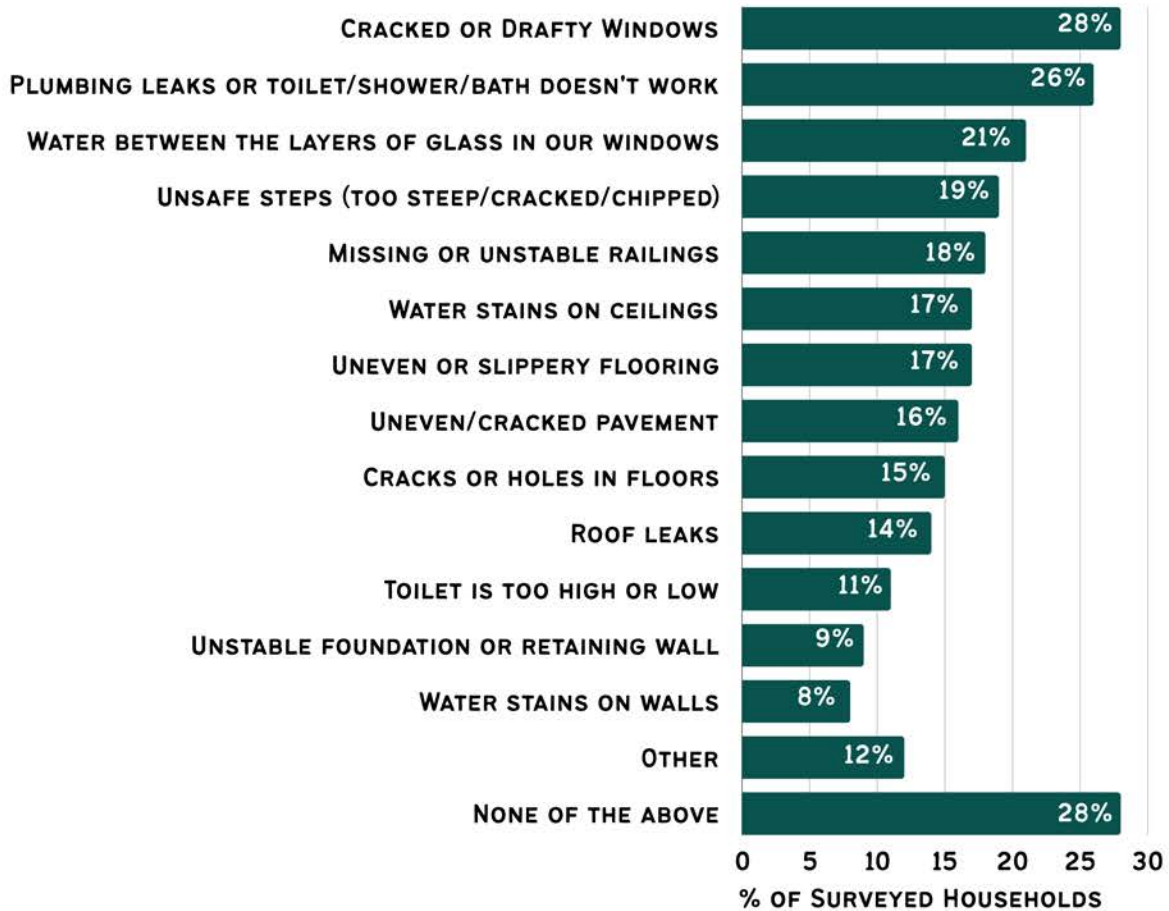
## Housing Quality & Home Energy Use

### *Presence of Other Housing Quality Issues*

**Figure 17** shows the common housing quality issues identified by Sitka-based survey respondents.

**FIGURE 17: HOUSING QUALITY ISSUES IDENTIFIED BY SITKA TRIBAL HOUSEHOLDS (%)**

SOURCE: Sitka Tribal Housing Survey BIHA (2023)



Comments made by survey respondents who selected the “other” option included drafty doors, water damage, carpenter ant infestation, heat not working, floor sagging, mold, lack of original foundation, lack of insulation, and cracks in walls or ceilings.

# SITKA DEMOGRAPHICS & HOUSING DATA

## Heating and Utilities

Heating oil is the most common source of heat for Sitka-based Tribal households that responded to the survey, followed by electric baseboard heating.

**TABLE 5: HOME HEATING SOURCES (SITKA-BASED RESPONDENTS)**

SOURCE: Sitka Tribal Housing Survey BIHA (2023)

TYPE AND SIZE	PRIMARY HEAT SOURCE	USED FOR HEATING
Heating Oil	50%	25%
Electric Baseboard Heat	28%	6.9%
Electric Heat Pump	21%	5.7%
Wood or Pellet Stove	6%	14.3%
Gas or Propane	7%	0

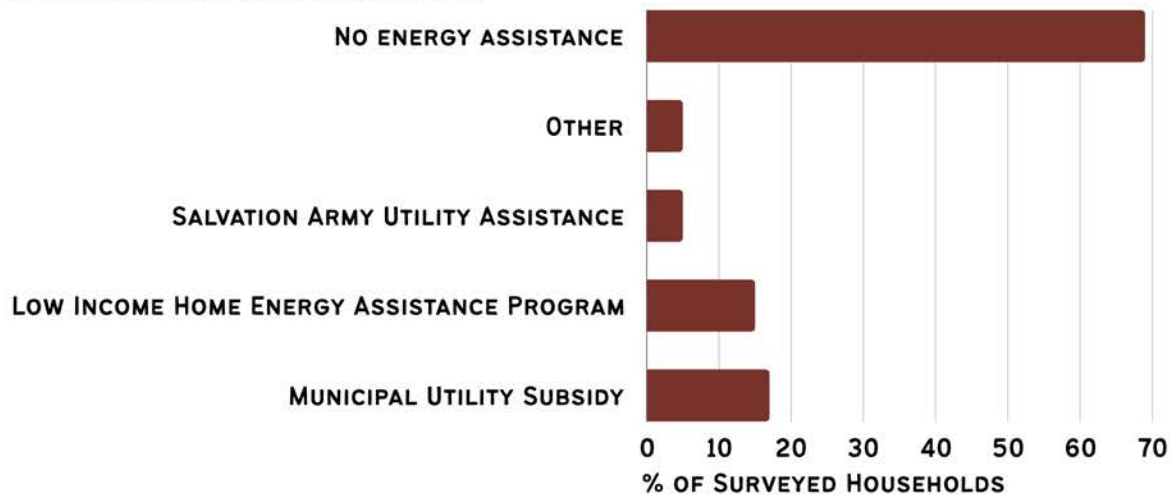
## Utilities Assistance

The City and Borough of Sitka offers a municipal utility subsidy of \$100 a month for income-eligible households. Households that receive SNAP, Medicaid, BIHA assistance, or free and reduced-price school lunch are eligible for the City program. Tribal households that earn less than 80 percent of area median income are also eligible for the Sitka Tribe of Alaska Low Income Home Energy Assistance Program (LIHEAP).

In spite of the fact that a majority of households that responded to the needs assessment survey appear to have income that falls with HUD low income guidelines, fewer than a third of these households reported receiving any type of home energy assistance within the past year.

**FIGURE 18: UTILITIES OR ENERGY ASSISTANCE USED BY NATIVE HOUSEHOLDS IN 2023 (%)**

SOURCE: Sitka Tribal Housing Survey BIHA (2023)



## Appliances

Survey respondents in Sitka were also asked about the type and age of appliances in their homes. More than a third reported stoves and refrigerators that were more than ten years old.



# SITKA DEMOGRAPHICS & HOUSING DATA

More than three-quarters of respondents identified home energy efficiency as being important to their household.

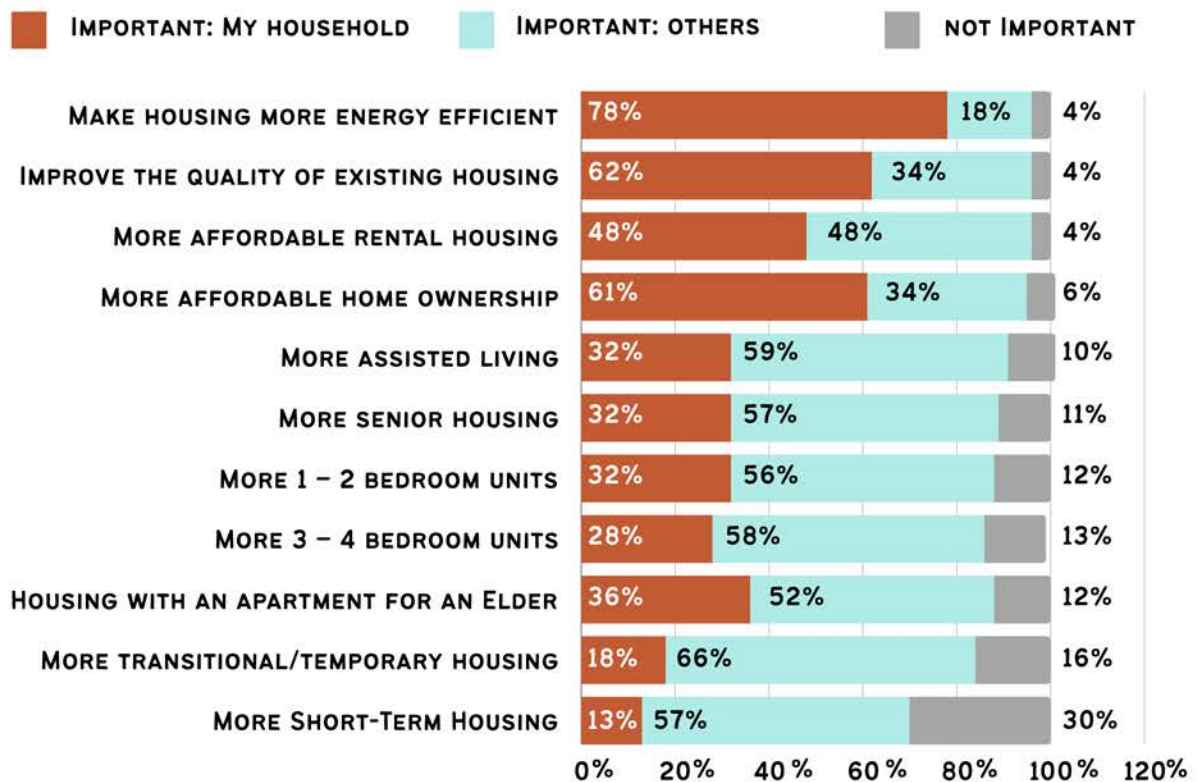
## Housing Needs of Sitka-based Tribal Households

The needs assessment asked Sitka households about a variety of housing needs.

Figure 19 shows the responses to common approaches to improving housing for Tribal Citizens.

FIGURE 19: HOUSING NEEDS REPORTED BY SITKA SURVEY RESPONDENTS (%)

SOURCE: Sitka Tribal Housing Survey BIHA (2023)



### Responses to Open-Ended Question

The needs assessment survey also included an open-ended question that allowed respondents to express interest in a type of housing that is not currently available in Sitka. Slightly more than a third of respondents provided answers to an open-ended question regarding other types of housing that isn't currently available in Sitka. The most common response was that Sitka needs more affordable housing.

### Awareness of BIHA Programs

Two-thirds of survey respondents were aware of BIHA's low rent housing program, but a majority were unaware of other BIHA programs available to help Native households with housing costs.

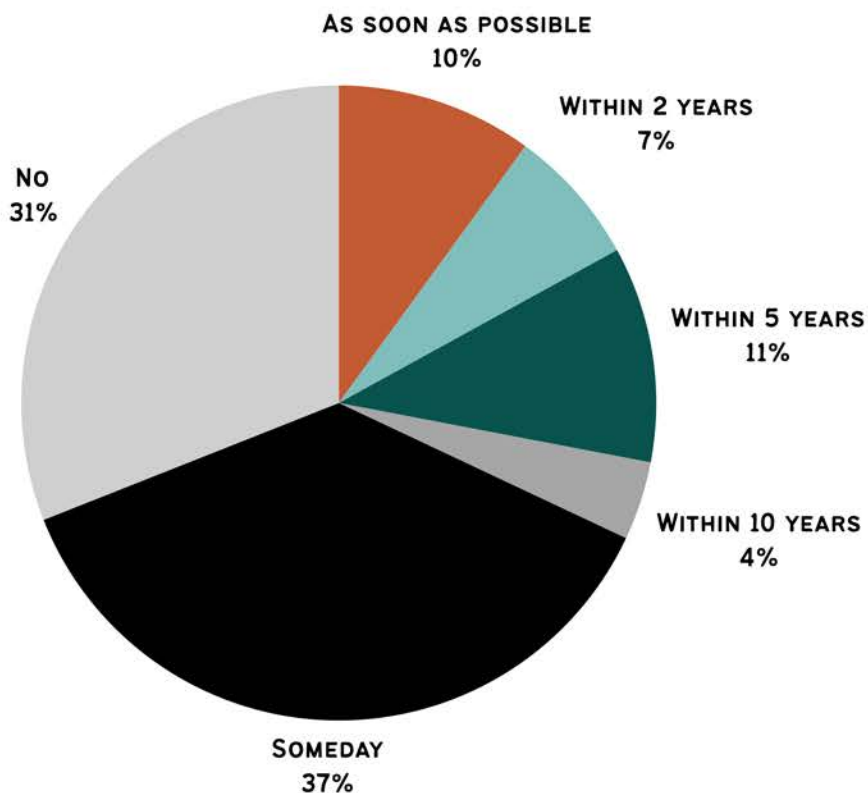
# STA TRIBAL CITIZENS LIVING OUTSIDE SITKA

## *Sitka Tribe of Alaska Tribal Citizen Responses*

Survey responses from Tribal citizens outside Sitka constitute a much smaller sample than respondents within Sitka, and results are thus less likely to be representative of the whole. It is notable, however, that 69 percent of STA citizen households that completed the survey indicated interest in moving to Sitka, including 28 percent – 49 households – that would like to move within the next five years.

**FIGURE 20: STA TRIBAL CITIZENS INTEREST IN MOVING TO SITKA**

SOURCE: Sitka Tribal Housing Survey BIHA (2023)



## *Considerations for STA Tribal Citizens Returning to Sitka*

Housing availability was the most important factor cited by STA citizens who expressed interest in moving to Sitka, cited by 85 percent of respondents, followed by access to healthcare (77%) and to be with family (73%). When asked about key housing barriers to moving to Sitka, two-thirds of respondents identified “finding a home we can afford to buy,” followed by “finding an apartment we can afford to rent,” cited by 53 percent of respondents.

Forty-six percent of responses to the survey from STA citizens outside Sitka came from households in Alaska – a third from Anchorage, a third from Juneau, and a third from other communities. Another 20 percent of responses came from households living in Washington state.

Most respondents to the survey from outside Sitka were not aware of BIHA housing programs.

# COMMUNITY INTERVIEWS AND MEETINGS

Interviews with community leaders explored Sitka’s housing landscape. Leaders described the local housing market and its impacts on employment, discussed barriers to expanding the housing supply, and explored opportunities and initiatives to address the problem.

Community meetings with the STA Tribal Council, BIHA Board of Commissioners, STA and BIHA staff, and STA Tribal citizens and community members generated additional information on local housing challenges, needs and solutions. The following is a short summary of key themes that emerged from community interviews and meetings.

## **Theme: Current Market Conditions**

### **There is a critical shortage of available and affordable housing in Sitka**

There is insufficient availability of housing at all levels of the market in Sitka. High prices and a tight market create the greatest hardships for households with lower incomes.

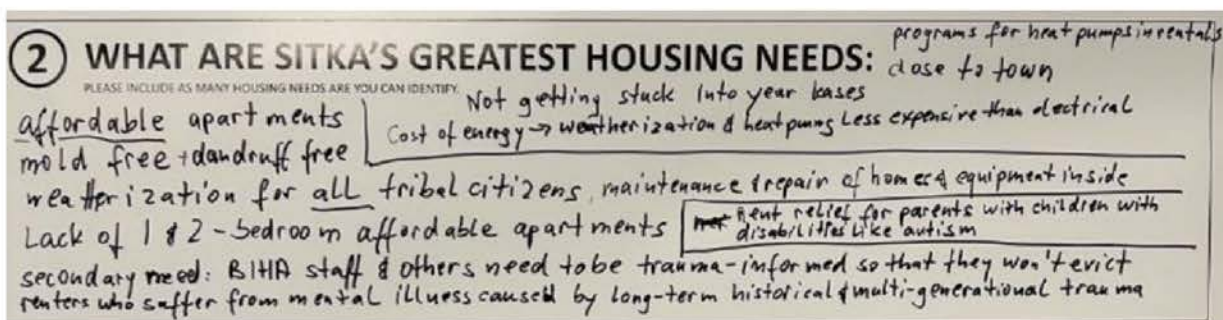
Native people, Elders, young people, and lower-wage workers are disproportionately impacted by the tight housing market. Households with pets are increasingly unable to find rental housing at an affordable price, or at all. Households with housing vouchers struggle to find landlords who will accept them.

Individuals with physical and intellectual disabilities, behavioral health challenges, or a history of involvement with law enforcement are increasingly unable to secure and retain housing, resulting in a growing population of Sitka residents who are living in shelters, outdoors, couch-surfing, or otherwise housing-unstable.

**“We have consistently had 17 – 21 individuals residing at SAFV over the last year,” said Natalie Wojcik, Director of Sitkans Against Family Violence. “One individual has been applying for housing for two years without luck due to a \$30 theft charge from over five years ago.”**

Several community members spoke about the need for supportive services and accessible units to help individuals with disabilities secure and retain housing.

While households with lower incomes are at the greatest disadvantage in Sitka’s housing market, many moderate-income households are also struggling to buy their first home, rent year-round, or maintain homes that they have lived in for decades. These households may exceed limits on income or assets to be eligible for assistance, but are still not able to afford down payments, mortgages with high interest rates, or the cost of home repairs.



Community members completed “Housing Action Plan” documents as part of facilitated discussions of the Sitka Tribal Housing Survey and Needs Assessment results. Housing Needs Assessment Community Meeting - 18th January 2024

# COMMUNITY INTERVIEWS AND MEETINGS

## *Theme: Current Market Conditions*

### **2. The housing shortage is driving long-time residents of Sitka to leave the community and is a major barrier to recruitment and retention of employees.**

Individuals who are Indigenous to Sitka, with roots in the community that go back to time immemorial, have left the community or anticipate leaving due to inability to afford housing. Several Tribal citizens reported that their children want to move back to Sitka but cannot afford to do so.

Individuals who want or need to move to Sitka for employment are at an additional disadvantage in competing for scarce housing through the word-of-mouth market; many units available for sale or rent are not publicly listed. Virtually every employer interviewed had stories about offers of employment that were not accepted because candidates could not find a home to purchase or rent. Employers are also losing valuable employees who cannot afford to buy a home in Sitka or are unable to afford year-round leases. Several employers said that the shortage of available housing was hurting operations and growth.

*“We’ve had a number of our teachers move three times during the course of the school year,” reported Suzuk Huntington, Superintendent of Mt. Edgecumbe High School. She added that the school hired four new teachers in 2021. Three left after a year because they could not find affordable housing and the cost of housing was too high. The fourth employee left after two years.*

Lack of homeownership opportunities for families with children was a particular concern cited by leaders interviewed, who are worried about the housing shortage exacerbating a decline in Sitka’s population of adults in their prime working years, and loss of youth in the community.

### **3. Growing demand for seasonal and short-term housing is creating new challenges**

Demand for housing in Sitka peaks in the summer, when visitors seek short-term rentals, and tourism, construction, and seafood businesses need seasonal housing for employees. Demand for seasonal housing is creating strong disincentives for property owners to offer year-round leases.

### **4. The strong market may paradoxically contribute to a decline in housing quality.**

An extremely competitive market for both rental property and homeownership creates disincentives for property maintenance. Landlords can rent, and homeowners can sell their properties notwithstanding deferred maintenance issues, reducing the quality of rental housing and increasing the cost of homeownership.



Photo Credit: Leah Mason 2024

# COMMUNITY INTERVIEWS AND MEETINGS

## *Theme: Challenges*

### **1. Wages are not Rising at the Same Rate as Housing Costs**

Participants in community meetings underscored the fact that the critical shortage of affordable housing in Sitka is due in part to the fact that the cost of housing and other necessities has risen faster and more steeply than wages.

### **2. Shortage of Developable Land**

Sitka's topography, geology, hydrology, and high percentage of land in federal ownership limit the supply of land that can be developed for housing.

### **3. High Development and Construction Costs**

Development and construction costs are extremely high in Sitka due to a variety of factors, including topography, geology, and hydrology, transportation of materials by barge, and a critical shortage of local workers in the construction trades. The gap between the cost of developing new housing and affordable rent and mortgage payments is so large that the market cannot produce new units at a cost that is affordable to most Tribal citizens and residents of Sitka in general.

Photo Credit: Google 2024

*Municipal planner Amy Ainslie cited the City's 2020 master planning exercise for development of 60 residential lots of 8,000 – 10,000 square feet on City-owned land in the Granite Creek/No Name Mountain area as an example. The study concluded that lot prices would need to be set at \$350,000 for the City to break even on road and infrastructure costs.*

Ainslie estimates that costs have increased by 50 percent since the study was completed, implying a break-even price of \$525,000 per lot. Ainslie explained that the high cost of new infrastructure also results in short-term development decisions that limit housing density and increase costs in the long term.

### **4. Meeting Demand for Seasonal Housing**

Employers are competing with renters and homebuyers to secure scarce housing for seasonal workers. Sitka needs more employee housing during the peak season for tourism and seafood processing, between May and September, but to date, there has been no collaboration among employers, or support from the public sector to address this need. Southeast Alaska Regional Health Consortium addressed its need for short-term housing for construction workers by purchasing a hotel. This may have solved one problem while exacerbating another. Hotels are fully booked during peak season, contributing to demand for short-term rentals. Some participants in community meetings expressed support for additional limitations on short-term rentals.

# COMMUNITY INTERVIEWS AND MEETINGS

## *Theme: Challenges*

### **5. Regulatory and Funding Barriers**

Securing permits, funding, and financing for new housing development is time-consuming. Dan Delfino, Director of Housing Development for Alaska Housing Finance Corporation, says that the execution phase of development projects can take three to five years, and a lot can happen over that time, including increases in costs for material and labor, and changes in demand and market conditions.

### **6. Trailer Parks and Residents at Risk**

Mobile homes offer some of the most affordable unsubsidized housing in Sitka, but the long-term future of trailer parks is uncertain. All are privately owned, and many are located on land that is prime for redevelopment for higher-value housing. Existing mobile homes were for the most part not designed for the climate in Sitka, and are past their useful life, in poor condition, and extremely energy inefficient.

## *Theme: Current Initiatives*

### **1. Existing Programs**

Results from the housing survey suggest that Tribal citizens and other Sitka residents may be unaware of existing programs that could help them with housing costs, including but not necessarily limited to LIHEAP, municipal utility subsidies, and BIHA home rehab and closing cost assistance.

### **2. Projects Under Way**

Sitka is building more housing than most communities in Alaska, and has several housing construction projects under way or in the pipeline that will add to the community's supply of affordable housing.

### *S'us' Héeni Sháak (Sitka Community Land Trust)*

The Sitka Community Land Trust is creating a community of smaller, limited-equity, affordable homes with long-term ground leases.



In March 2024, the Land Trust was notified that it will receive full federal funding to construct four rental units on the same property.

# COMMUNITY INTERVIEWS AND MEETINGS

## *Theme: Current Initiatives*

### **Projects Under Way**

#### *Baranof Island Housing Authority*

BIHA expects to begin construction of eight new affordable rental units in 2024, and is in the planning stage for developing infrastructure for 15 – 20 new residential lots with funding from STA.

#### *South East Alaska Regional Health Consortium (SEARHC)*

SEARHC is constructing new employee housing in conjunction with development of its new hospital.

#### *Hít'xi Sáani (Sitka Homeless Coalition)*

The Sitka Homeless Coalition is close to breaking ground on construction of the Hít'xi Sáani supportive housing community of 12 tiny homes for individuals with a history of chronic homelessness.

#### *Sitka Tribe of Alaska*

STA plans to offer a pilot energy assessment and heat pump installation program for Tribal citizen households in 2024.

### **3. Planning for Development**

The City and Borough of Sitka has committed \$750,000 in 2024 for a geotechnical and engineering study of the potential of municipally-owned land to support residential development. The Sitka Economic Development Association is planning to review the Sitka Zoning Code to identify possible changes to support residential development. Sitka Tribe of Alaska, BIHA, and the City are organizing a gathering of housing experts in March of 2024 to develop new strategies to increase the supply and lower the cost of new housing.

## *Theme: Opportunities*

### **1. Collaboration and Public Private Partnerships**

There is growing interest in collaboration between government entities at the Tribal, federal, state, and local levels, nonprofit organizations, and private landowners, developers, and businesses in collaboration to address Sitka's housing needs. One avenue for exploration is the possibility of housing development on publicly owned land.

### **2. New Types of Housing**

Participants in community meetings expressed support for exploring new housing types and models of development to increase the supply of housing in Sitka, including but not limited to supportive housing, tiny homes, reduced lot sizes, replacement of aging trailers, modular construction, and limited equity housing.

### **3. Energy Efficiency and Weatherization**

The cost of home energy is an important component of housing costs. There is strong support for weatherization and heat pump installation programs.

# CONCLUSION AND NEXT STEPS

**The gap between household income of Sitka’s Native residents and the income required to support market rent and mortgages at current rates is wide and growing.**

“Native people can no longer afford to live here” was how Joy Klushkan, Housing Director for BIHA, summarized the results of the housing needs assessment. Demographic trends, the needs assessment survey, and community meetings suggest that lack of affordable housing is one of the forces driving the disproportionate decline in Sitka’s Native population. This problem will not be resolved by market forces. Community action across sectors will be required to ensure that Sitka’s Indigenous people can afford to live in their homeland.

**Short-term recommendations for addressing the affordable housing for Sitka’s Tribal residents include:**

## **Share Results of Tribal Needs Assessment**

Information developed for the needs assessment can inform development of housing and related services in Sitka. STA and BIHA should share the report widely with federal, state, and local government agencies, nonprofit organizations, developers and funders of housing, Sitka employers, and community members.

## **Develop Additional Data**

This study was specifically designed to explore the needs of Tribal households in Sitka, which are approximately 24 percent of the local population. A study of community-wide housing needs would likely provide valuable information.

## **Pursue Low-Hanging Fruit and Address Critical Risks**

Government agencies at all levels, nonprofit organizations and private businesses in Sitka should significantly increase efforts to publicize existing housing-related programs to eligible households.

Tribal and local government and nonprofit organizations should actively pursue funding for weatherization, home energy assistance, and installation of renewable and energy-efficient technologies for homeowners.

Sitka’s mobile homes are a critical source of de facto affordable housing in the community, but they are in poor condition and expensive to heat. They are also located on privately-owned, unrestricted property that is prime for redevelopment for higher-value residential use. Sale of a mobile home park could result in a steep increase in lot rent, or eviction of unit owners, creating a crisis for households with low incomes. A community effort is needed to secure land for mobile homes, and eventually replace existing units with higher-quality, more energy efficient housing.







## CONCLUSION AND NEXT STEPS

### **Develop Structures and Mechanisms for Communication and Collaboration**

Solving Sitka's housing problems will require communication and collaboration within and across sectors. There are currently few avenues or opportunities for this to happen. Possible models include a collective action approach like the Sitka Health Summit, or working groups on specific housing challenges, such as increasing supportive housing, developing seasonal workforce housing, and securing and improving Sitka's mobile homes.

### **Explore Innovative Housing Solutions**

Further research is needed on housing types and models that can be developed at costs that are significantly lower than the cost of building traditional single family homes and apartments in Sitka. Local leaders should seek information from other Alaska and high-cost communities that are addressing the same problems.

### **Identify and Advocate for New Funding for Affordable Housing Development**

Addressing Sitka's housing crisis will require significantly more resources for housing development, housing subsidies, and housing-related programs. Advocating for more funding for housing should be a high priority for local and Tribal government, nonprofit organizations, private businesses and citizens in Sitka.

# APPENDIX A: LIST OF EXECUTIVE INTERVIEWS

Baranof Island Housing Authority would like to thank all those who responded to our request for interviews and provided useful information for our future planning.

Name	Title	Organization
Amy Ainslie	Director of Planning & Development	City and Borough of Sitka
Sharon Joseph	Human Resources Generalist	City and Borough of Sitka
Lisa Gassman	Chief Executive Officer	Sitka Tribe of Alaska
Denise Den Herder	Property Manager	SEARHC
Cory Isabell	Manager of Property Management	SEARHC
Suzzuk Huntington	Superintendent	Mt. Edgecumbe High School
Matthew Potter	Academic Vice Principal	Mt. Edgecumbe High School
Cliff Richter	Executive Director	Baranof Island Housing Authority
Carl DeLaCruz	Housing Officer	US Coast Guard, Sitka
Gary White	Executive Director	Sitka Economic Development Assn.
Dan Delfino	Director of Planning & Program Development	Alaska Housing Finance Corporation
Randy Hughey	Executive Director	Sitka Community Land Trust
Rachel Roy	Executive Director	Greater Sitka Chamber of Commerce
Dawn Georgia	Executive Assistant	Sitka School District
Eric Jordan	Longtime member	Alaska Longline Fishermen’s Assn.
Emma Edson	Office Manager	North Pacific Seafoods
Norm Pillen	President	Seafood Producers Coop
Roger Schmidt	Executive Director	Sitka Fine Arts Camp
Joel Hanson	Program Director	Southeast Alaska Independent Living
Natalie Wojcik	Director	Sitkans Against Family Violence

# APPENDIX B: LIST OF MEETING PARTICIPANTS

Baranof Island Housing Authority would like to thank all those who responded to our invitations to hear the results of our research and provide their insights! Gunalcheesh!

## B1. COMMUNITY MEETING PARTICIPANTS

Paulette Moreno	Tisha Bagley	Keith Mork	Lana Williams
Burt Edenso	Ellen Bagley	Krista Perala	Leonard Watts
Andrew Roberts	Elizabeth Williams	Esther Diaz	John Horner Raffaele
Debi Gillian	Michael Giron	Harvey Kitka	Sonya Smith
Cheryle Enloe	Tinaa Dundas	Georgina Kitka	Jean Smith
Gary Klushkan	Karen Howard	Anthony Stevens	Donna Smith
Joy Klushkan	Linda Blankenship	Rob Allen	Noriss Howard
Martina Kurzer	Annabelle John	Robin Sherman	Cliff Richter
Larry Edwards	Nathan Bernhardt	Donna Lang	Leah Mason
Patrick Hill	Kris Karsunky	Pat Alexander	

## B2. STA TRIBAL COUNCIL, BIHA BOARD OF COMMISSIONERS, STA & BIHA STAFF PARTICIPANTS

Name	Title	Organization
Lawrence Widmark	Tribal Chairman	Sitka Tribe of Alaska
Yeidikook'áa	Vice Chair	Sitka Tribe of Alaska
Louise Brady	Secretary	Sitka Tribe of Alaska
Lesa Way	Treasurer, Commissioner	Sitka Tribe of Alaska, BIHA
Lillian Feldpausch	Council member, Commission Chair	Sitka Tribe of Alaska, BIHA
Rhonda Stiles	Council Member	Sitka Tribe of Alaska
Frederick Olsen, Jr.	Council Member	Sitka Tribe of Alaska
Martha Moses	Council member, Commissioner	Sitka Tribe of Alaska, BIHA
Audrey Hudson	Commissioner	BIHA
Lisa Gassman	Chief Executive Officer	Sitka Tribe of Alaska
Anne Davis	Chief Operating Officer	Sitka Tribe of Alaska
Cliff Richter	Executive Director	BIHA
Joy Kluskan	Housing Director	BIHA
Rick Paden	Facilities & Maintenance Supervisor	BIHA
Melanie Barker	Admissions & Occupancy Specialist	BIHA
Lucas Goddard	Development Project Manager	BIHA
Mary Ann Nells	Accountant	BIHA
Leah Mason	Financial Literacy Counselor & Comms Specialist	BIHA
Nathan Bernhardt	Maintenance Laborer	BIHA
Anthony Stevens	Maintenance Laborer	BIHA
Renée Wheat	Housing Specialist	BIHA
Josh Lawrence	Maintenance Technician	BIHA
Taylor Vieira	Finance and Administrative Director	BIHA
Robin Sherman	Communications Director	Sitka Tribe of Alaska
Jessica Perkins	Sr. Director of Organizational Development	Sitka Tribe of Alaska
Vera Gibson	Compliance Specialist	Sitka Tribe of Alaska

## NOTES AND SOURCES

1. Conversation, Meilani Schijvens of Rain Coast Data with State Demographer Eric Sandberg, Alaska Department of Labor.
2. 2020 US Census. Of the 718 vacant units reported in 2020, 42 percent were used seasonally, and another 18 percent were rentals that may be part of the seasonal short-term rental market.
3. Estimate by Meilani Schijvens of Rain Coast Data based on 2020 Census count of Alaska Native and American Indian individuals and average household size of Native households.
4. American Community Survey, Five year data for 2017 - 2022
5. Source: S2504 U.S. Census Bureau, American Community Survey 2017-2021; U.S. Census Bureau. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022.
6. Source: 2020 US Census Data: DEC Demographic and Housing Characteristics H12C Tenure By Household Size (American Indian And Alaska Native Alone Householder); B25003G Tenure (two or more races householder); H4C
7. Survey data is reported for housing composition rather than Census data, which is limited to households with a head of households who is Alaska Native or American Indian. The survey data, which includes all households with a Native resident, is believed to be more representative of household composition for Sitka's Native population.

