

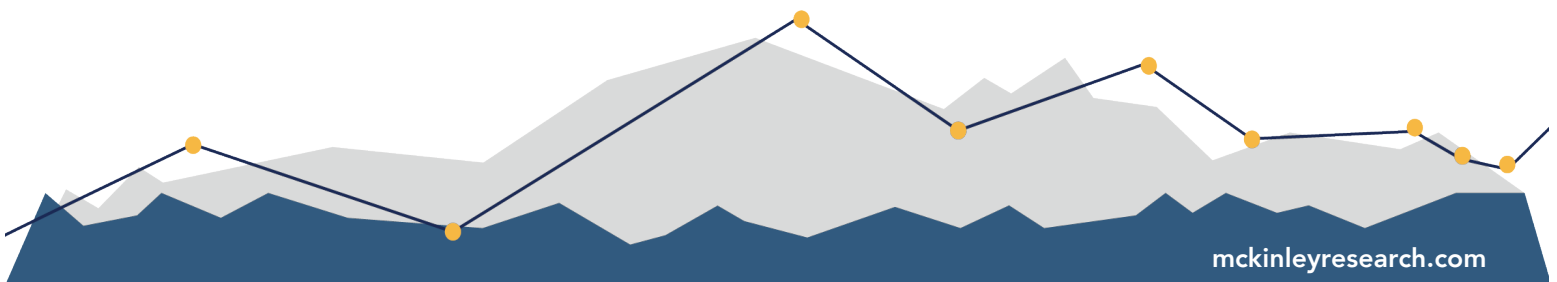


Ketchikan Housing Survey 2021

PREPARED FOR:

Ketchikan Gateway Borough

March 2021





McKINLEY RESEARCH
GROUP, LLC

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Executive Summary

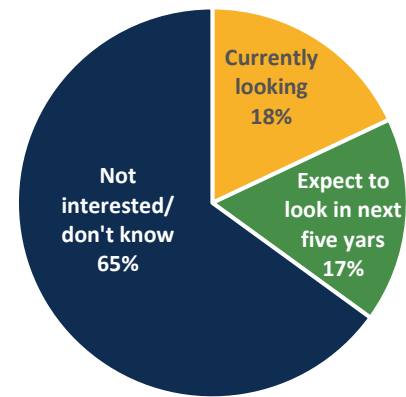
The Ketchikan Gateway Borough contracted with McKinley Research Group to conduct a survey of local households regarding their housing needs to support the 2019 *Comprehensive Housing Assessment Project* (CHAP). The purpose of both studies is to identify housing gaps and provide the Borough with options to address housing barriers. The telephone survey was conducted with 403 randomly selected households in January 2021. Survey data was weighted by age to accurately represent Ketchikan’s population. Following are key findings from the survey.

Interest in New Housing

Over one-third of surveyed residents (35%) said they were either currently interested in obtaining new housing (18%), or would be interested in the next five years (17%).

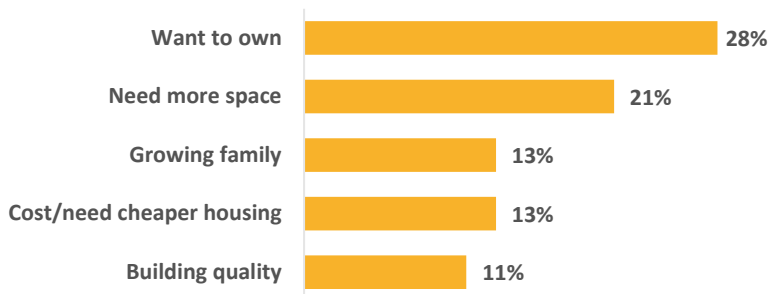
Renters were much more likely to say they were currently looking for different housing: 38%, versus 10% of homeowners. Among renters who were not currently looking, 39% said they would be looking in the next five years.

Looking for New Housing



Top Five Reasons for Seeking New Housing

Base: Looking/Plan to Look for Housing

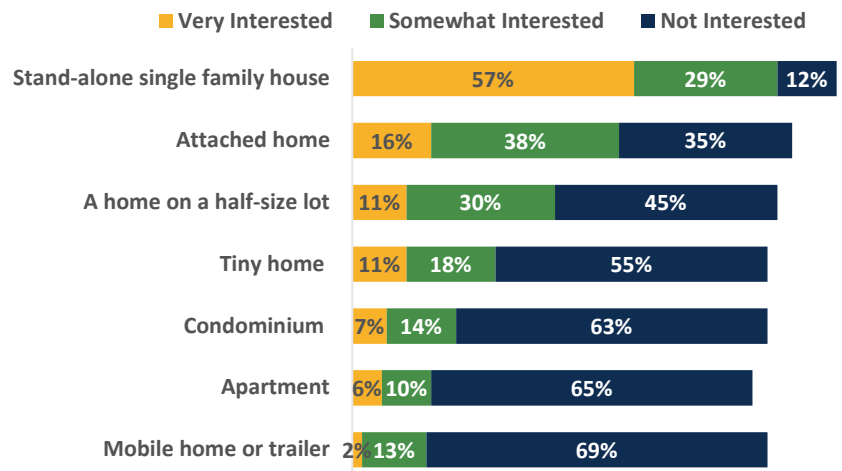


When asked why they were seeking new housing, respondents most frequently cited wanting to own a home (28%), needing more space (21%), growing family (13%), cost/need cheaper housing (13%), and building quality (11%).

Those currently looking or planning to look for housing were asked for their level of interest in seven different housing types. By far the most popular housing type was a stand-alone single family house, with 86% either somewhat or very interested. This compares to 54% at least somewhat interested in an attached home, 41% in a home on a smaller lot, 29% in a “tiny home” (400 square feet or smaller), 21% in a condo, 16% in an apartment, and 15% in a mobile home/trailer.

Interest in Housing by Type

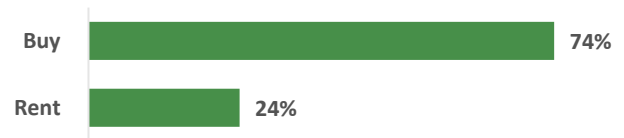
Base: Looking/Plan to Look for Housing



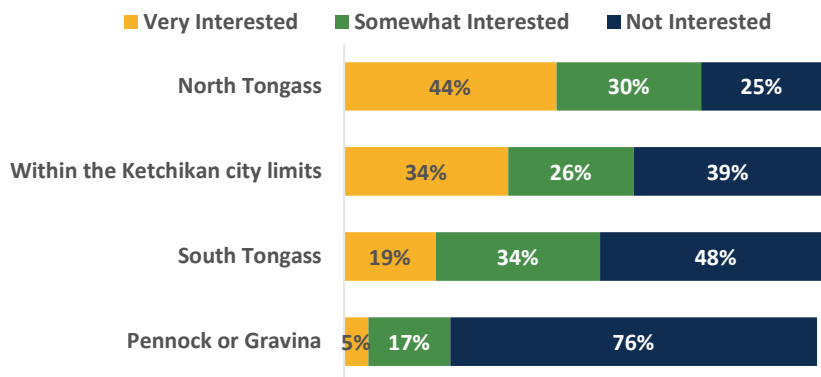
Note: Rows do not add to 100% due to don't know responses.

Among those currently looking or planning to look for new housing, three-quarters (74%) of respondents said they were more likely to buy, while 24% said they were more likely to rent. Among renters, 41% were more likely to buy; this compares with 94% of homeowners.

Are you more likely to rent or buy?
Base: Looking/Plan to Look for Housing



Interest in Living in Borough Areas
Base: Looking/Plan to Look for Housing



Home seekers were asked for their interest level in living in four main areas of the Borough. Interest was highest in North Tongass, at 44% very interested, followed by Ketchikan city limits (34%), South Tongass (19%), and Pennock or Gravina Islands (5%). A subsequent question asked respondents for more specific desired neighborhoods; see page 15 for a detailed list.

Housing Affordability

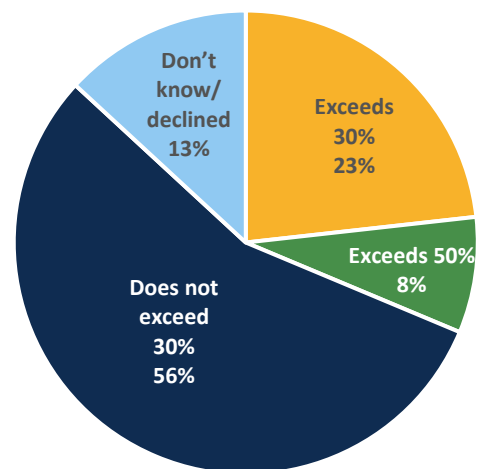
Respondents reported an average monthly rental or mortgage payment of \$1,127. (This average takes into account the 18% of respondents who reported not making any payments.) A follow-up question of those who reported making payments asked if their payment represented more than 30% of their monthly household income; 31% answered affirmatively, including 8% who said it represented more than 50%.

Renters were more likely than homeowners to say their monthly payment was more than 30% of their income: 42%, compared to 27% of homeowners.

The *Ketchikan Comprehensive Housing Assessment* (CHAP), conducted by McDowell Group for the Ketchikan Borough in January 2019, also addressed affordability, although results are not perfectly comparable: CHAP (Census) data reflected 2013-2017 conditions, and non-payers were included in the breakout.

CHAP data showed that among Ketchikan renters, 50% reported spending 30% or more of their monthly income on housing costs; this is slightly higher than the 42% rate found in the recent survey. CHAP data further showed that among Ketchikan homeowners, 24% reported spending 30% or more of their income on housing, close to the rate of 27% found in the survey.

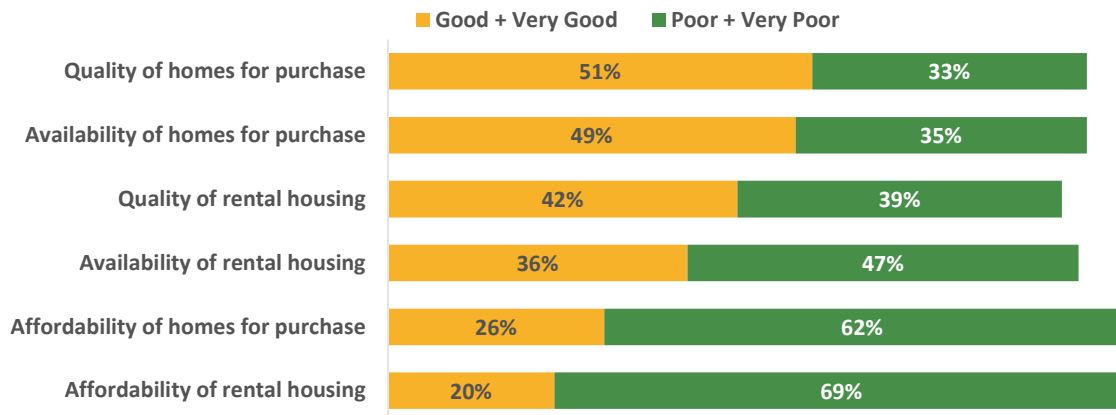
Does your monthly rent or mortgage payment represent more than 30% of your household's combined monthly income? (If Yes, 50%)
Base: Reported rent/mortgage payment



Rating Ketchikan Housing

Respondents were asked to rate Ketchikan housing in six different categories. Ratings were highest for quality of homes for purchase (with 51% giving net positive ratings, and 33% giving net negative ratings) and home availability (at 49% versus 35%, respectively). Ratings were lowest for rental affordability (with only 20% giving positive ratings, and 69% giving negative ratings) as well as home affordability (at 26% versus 62%, respectively). It is notable that no category earned more than 4% “very good” ratings (see page 11 for detail).

For each of the following aspects of housing in Ketchikan, please tell me whether you think it is very good, good, poor, or very poor.

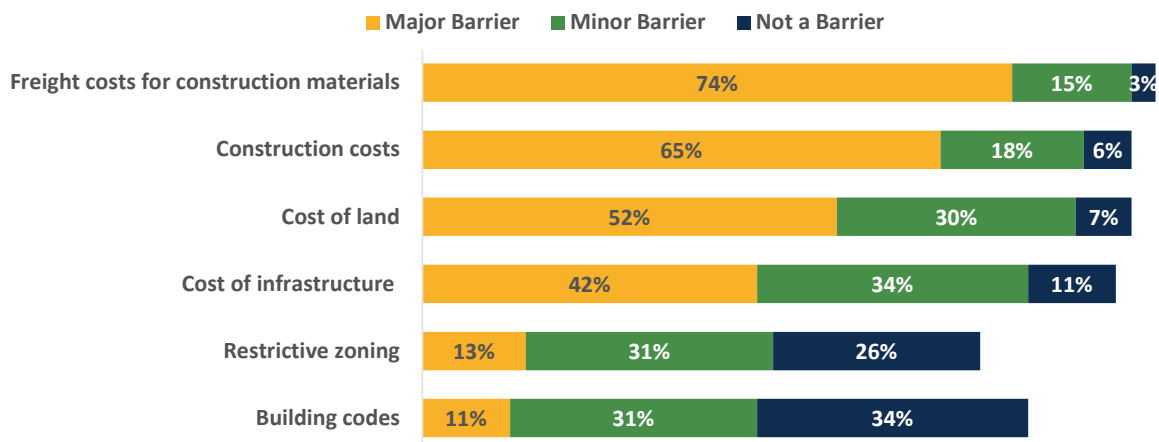


Note: Rows do not add to 100% due to “don’t know” responses.

Barriers to Housing Development

Respondents were asked to rate whether seven potential barriers were major, minor, or not a barrier to housing development in Ketchikan. Freight costs were rated the number one barrier, with 74% saying this is a major barrier, followed by construction costs (65%) and cost of land (52%). Restrictive zoning and building codes were rarely seen as major barriers at 13% and 11%, respectively; these two categories also garnered high “don’t know” responses.

Please tell me whether you think each of the following represents a major barrier, a minor barrier, or not a barrier to housing development in Ketchikan.

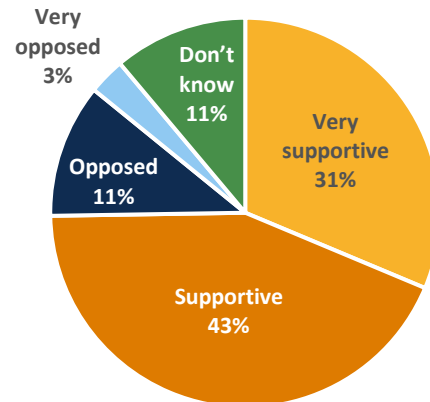


Note: Rows do not add to 100% due to “don’t know” responses.

Support/Opposition to Borough Addressing Housing

When asked for their support or opposition to the Borough addressing housing issues in the community, three-quarters of respondents (74%) were supportive, including 31% who were very supportive. Only 14% were opposed, including 3% who were very opposed. Renters were more likely to be very supportive: 42%, compared with 25% of homeowners.

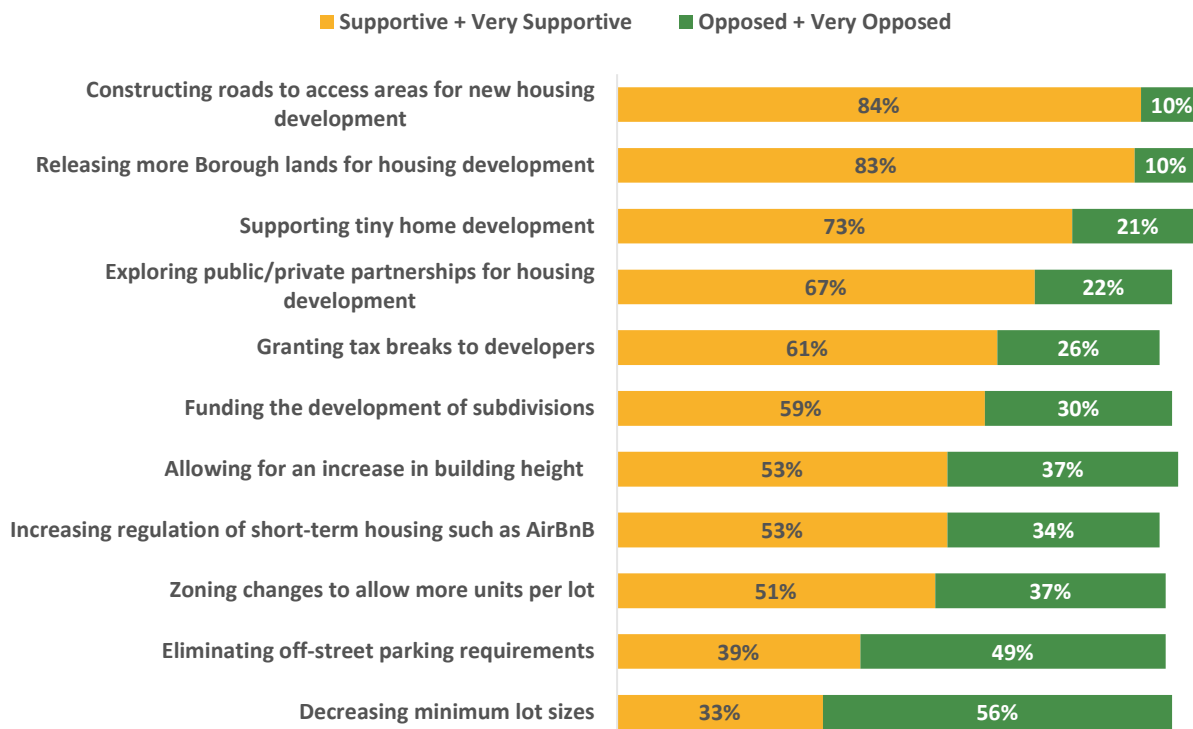
How supportive are you of the Borough taking steps to address housing issues in the community?



Specific Initiatives

Respondents were asked to indicate their support or opposition to 11 potential initiatives that the Borough might take to increase housing availability. (The question was split into two to decrease respondent fatigue; results are presented together below.) The most popular initiatives were constructing roads for new housing development at 84% supportive, releasing more Borough lands (83%), and supporting “tiny home” development (73%). The least popular initiatives were decreasing minimum lot sizes (33% supportive) and eliminating off-street parking requirements (39%).

Please tell me whether you are very supportive, supportive, opposed, or very opposed to the Borough pursuing each of the following/taking the following steps to increase housing availability.



Note: Rows do not add to 100% due to “don’t know” responses.

Introduction and Methodology

In order to better understand the housing status and needs of Ketchikan area residents, and support the 2019 *Comprehensive Housing Assessment Project* (CHAP), the Ketchikan Gateway Borough contracted with McKinley Research Group to conduct a survey of local households. The survey was designed by the McKinley study team in coordination with KGB staff. Respondents shared information on their current housing status, interest in new housing, and opinions on how Ketchikan can address housing issues. The purpose of both studies is to identify housing gaps and provide the Borough with options to address housing barriers.

The telephone survey was conducted with 403 randomly selected households in January 2021. The maximum margin of error at the 95% confidence level is $\pm 4.8\%$. Responses were tested for statistical differences between subgroups including age, income, home ownership, and area of residence. Statistically significant differences are pointed out in the text accompanying each table.

The demographic characteristics of survey respondents were compared with Census data for age, gender, ethnicity, and income. Survey respondents closely resembled the overall adult population with one exception: older respondents were more likely to respond to the survey than younger respondents (a common bias in telephone surveys). For example, 27% of Ketchikan adults are between 18 and 34 years old according to Census data, but represented 14% of survey respondents. Survey results were therefore weighted by age to more accurately represent the local population.

**Age of Survey Respondents vs.
Census Data for Ketchikan Adults (%)**

	Census	Survey
18-24 years	10	4
25-34 years	17	10
35-44 years	16	19
45-54 years	17	18
55-64 years	20	21
65-74 years	13	19
75+ years	6	10

Current Housing Status

Area of Residence

- Just over half of respondents lived within City limits (52%), while 30% lived in North Tongass, 15% in South Tongass, 2% in Saxman, and 1% on Pennock or Gravina Islands.

Table 1. Which of the following areas of the Borough do you currently live in? (%)

n=401	% of Total
Within City of Ketchikan limits	52
North Tongass	30
South Tongass	15
City of Saxman	2
Pennock or Gravina	1

Home Ownership Versus Renting

- Nearly two-thirds of respondents (63%) own their own home, while 29% rent, and 5% live with friends or family.
- Home ownership increased with age: 43% of those aged 18 to 39 were homeowners, compared with 66% of those aged 40 to 59, and 84% of those 60 and older.
- Home ownership also increased with income: 45% of those with household incomes of less than \$50,000 were homeowners, compared with 67% of those earning \$50,000 to \$100,000, and 76% of those earning more than \$100,000.

Table 2. Do you rent or own your current home in Ketchikan? (%)

n=403	% of Total
Own	63
Rent	29
Live with friends or family	5
Other arrangement	<1
Don't know	1

Housing Type

- Nearly two-thirds of respondents (64%) live in a stand-alone single-family house; 18% live in an attached home; and 12% live in a condo. Very few live in an apartment (4%) or mobile home (2%).
- Among homeowners, 79% lived in a single family house, 12% lived in an attached home, and 4% lived in a condo. Among renters, 35% lived in an apartment, 34% lived in an attached home, and 27% lived in a single family house.
- Among those in the lowest income bracket (<\$50,000), just 39% lived in a single family house; this compares with 59% of those in the middle income bracket (\$50,000 to \$100,000), and 83% of those in the highest income bracket (\$100,000+).

Table 3. Which of the following type of housing do you currently live in? (%)

n=403	% of Total
Stand-alone, single family house	64
Attached home such as a duplex or zero lot line	18
Condominium	12
Apartment	4
Mobile home or trailer	2
Other	1
Don't know	<1

Length of Residency in Current Home

- Respondents reported living in their current home an average of 12 years.
- Homeowners reported an average length of residency in their current home of 13 years; this compares to five years among renters.

Table 4. How many years have you lived in your current home? (%)

n=403	% of Total
Under 5 years	36
5-9 years	21
10-19 years	17
20-29 years	15
30+ years	10
Average	12 years

Current Rent/Mortgage

- Respondents reported paying an average of \$1,127 on their monthly rent or mortgage payment. This average includes 18% who said they did not make any payments. Based only to those who reported making payments, the average was \$1,412.
- Homeowners reported an average monthly payment of \$1,123, slightly lower than the average among renters (\$1,164).
- Those over age 60 paid an average of \$695, much lower than those in the middle age bracket (\$1,309), and the lower age bracket (\$1,329).

Table 5. About how much is your monthly rent or mortgage payment? (%)

n=402	% of Total
\$0/not making payments	18
Less than \$750	8
\$751-\$1,000	10
\$1,001-\$1,250	12
\$1,251-\$1,500	16
\$1,501-\$1,750	7
\$1,751-\$2,000	13
Over \$2,000	5
Don't know	5
Average	\$1,127
Average among payers	\$1,412

Rent/Mortgage Compared to Income

- Respondents who reported their rent or mortgage payment were asked whether it represented more than 30% of their household’s monthly income; 31% responded affirmatively.
- Renters were more likely than homeowners to say their monthly payment was more than 30% of their income: 42%, compared to 27% of homeowners.
- Among those earning less than \$50,000, 55% paid more than 30% of their income on rent/mortgage; this compares with 36% of those in the middle income bracket, and 13% of those in the upper income bracket.
- Among respondents who answered affirmatively, 24% said their rent/mortgage represented more than 50% of their monthly household income. This means that for 8% of respondents who reported a rent or mortgage payment, their payment represents more than 50% of their household income.

Table 6. Does your monthly rent or mortgage payment represent more than 30% of your household’s combined monthly income? If your 2020 income was impacted by COVID, please refer to 2019 conditions. (%)

Base: Reported rent/mortgage payment

n=331	% of Base
Yes	31
No	55
Don’t know/declined	13
(If Yes) Does it represent more than 50%?	
n=103	
Yes	24
No	64
Don’t know	12

Satisfaction with Current Housing

Overall Satisfaction

- Nearly all respondents (94%) reported being satisfied with their current housing, including 34% who were very satisfied and 59% who were satisfied. Only 6% reported dissatisfaction.
- Homeowners were more likely to be very satisfied (36% versus 25% of renters).

Table 7. Overall, are you very satisfied, satisfied, dissatisfied, or very dissatisfied with your current housing? (%)

n=403	% of Total
Satisfied NET	94
Very satisfied	34
Satisfied	59
Dissatisfied NET	6
Dissatisfied	5
Very dissatisfied	1

Satisfaction by Category

- When asked to rate their housing satisfaction by category, between two-thirds and 90% of respondents were satisfied with each category. However, very satisfied rates were much lower: between 13% and 33%.
- The housing aspects with the highest rates of net satisfaction were indoor air quality (90% satisfied), number of bedrooms (90%), and design qualities and attractiveness (86%).
- The aspects with the highest rates of net dissatisfaction were suitability for seniors (32% dissatisfied), energy efficiency (24%), and state of repair (20%).
- Homeowners reported higher rates of satisfaction in every category compared with renters.
- Older respondents reported higher rates of satisfaction in every category except suitability for children.

Table 8. For each of the following aspects of your current housing, are you very satisfied, satisfied, dissatisfied, very dissatisfied, or is it not applicable? (%)

n=403	Satisfied NET	Very Satisfied	Satisfied	Dissatisfied NET	Dissatisfied	Very Dissatisfied	Don't Know
Indoor air quality	90	24	66	8	7	1	1
Number of bedrooms	90	24	65	8	7	<1	1
Design qualities and attractiveness	86	25	61	13	10	3	1
Parking	84	33	50	15	11	4	1
Value for the price	83	22	61	13	10	3	3
Suitability for children	81	24	57	12	10	2	4
State of repair	77	23	54	20	16	4	1
Energy efficiency	73	16	57	24	20	4	2
Suitability for seniors	64	13	51	32	28	4	2

Housing Problems

- Respondents were read a list of common housing problems and asked if they were currently experiencing any of them. Over half (57%) said “none of the above.” The most common problems were draftiness (22%), structure issues (18%), and mold (17%).
- Renters were more likely to cite mold (28%, versus 12% of homeowners)
- Respondents in the middle age bracket (40-59) reported higher rates of incidence for each of the problems compared with younger and older respondents.

Table 9. Which of the following, if any, do you experience in your current housing? (%)

n=402	% of Total
Draftiness	22
Structural issues including roof	18
Mold	17
Electrical issues	14
Plumbing issues	12
Neighborhood crime	11
Problems with your landlord	2
None of the above	57

Ketchikan Housing Ratings

- Respondents were asked to rate Ketchikan housing in six different categories. Ratings varied widely, with one consistency: no category earned more than 4% “very good” ratings.
- Ratings were highest for quality of homes for purchase (with 51% giving net positive ratings, and 33% giving net negative ratings) and home availability (at 49% versus 35%, respectively). Ratings were lowest for rental affordability (with only 20% giving net positive ratings, and 69% giving net negative ratings) as well as home affordability (at 26% versus 62%, respectively).
- “Don’t know” rates were high, ranging between 11% and 18%.
- Those in the middle age bracket (40-59) were more likely to give “poor” ratings for most categories.

Table 10. For each of the following aspects of housing in Ketchikan, please tell me whether you think it is very good, good, poor, or very poor. (%)

n=403	Good NET	Very Good	Good	Poor NET	Poor	Very Poor	Don't Know
Quality of homes for purchase	51	4	47	33	26	7	16
Availability of homes for purchase	49	4	45	35	28	7	15
Quality of rental housing	42	2	40	39	31	8	18
Availability of rental housing	36	3	33	47	39	8	16
Affordability of homes for purchase	26	1	25	62	42	20	12
Affordability of rental housing	20	2	18	69	48	21	11

Interest in New Housing

Seeking Housing

- Eighteen percent of respondents said they were looking for different housing in Ketchikan.
- Among those who weren't currently looking for different housing, 20% said they would be within the next five years. This translates to a total of 35% of respondents who are either currently or will be looking for different housing.
- Renters were much more likely to say they were currently looking for different housing: 38%, versus 10% of homeowners. Among renters who were not currently looking, 39% said they would be looking in the next five years.
- Younger respondents (18-39) were the most likely to be looking for housing: 28%, versus 17% of those aged 40-59 and 9% of those 60 and older.

Table 11. Are you currently looking for different housing in Ketchikan? (%)

n=402	% of Total
Yes	18
No	81
Don't know	1

Table 12. Do you expect to look for different housing in Ketchikan within the next five years? (%)

Base: Not currently looking for housing

n=328	% of Base
Yes	20
No	76
Don't know	4

Reasons for New Housing

- Respondents seeking new housing were read a list of potential reasons for looking for new housing and asked which applied to them. The most common reasons were want to own (28%), need more space (21%), growing family (13%), and cost/need cheaper housing (13%).
- “Other” responses can be found in the Appendix.
- Among renters, the top reasons for looking for new housing were want to own (46%), need more space (18%), cost (17%), and family/roommate issues (16%). Among homeowners, the top reasons were need more space (23%), building quality (16%), location (15%), and growing family (12%).

Table 13. What are the main reasons you are looking, or expect to look, for new housing? (%)

Base: Currently looking or expect to look for new housing Ketchikan in the next five years.

n=140	% of Base
Want to own	28
Need more space	21
Growing family (marriage/kids)	13
Cost/need cheaper housing	13
Building quality	11
Family/roommate issues	10
Location	8
Aging/need more care	5
Issues with landlord	2
Parking (boat, car, other)	1
Other	21

Renting Versus Buying

- Among those seeking housing, three-quarters (74%) were interested in buying while 24% were interested in renting.
- Among renters, 41% were more likely to buy; this compares with 94% of homeowners.

Table 14. Are you more likely to rent or buy? (%)

Base: Currently looking or expect to look for new housing Ketchikan in the next five years.

n=140	% of Base
Buy	74
Rent	24
Don't know	1

Desired Housing Types

- Respondents seeking new housing were asked their level of interest in seven suggested housing types. The highest interest by far was in stand-alone single family homes, with 57% very interested and another 29% somewhat interested, for net interest of 86%.
- Interest levels were much lower for other types of homes: attached home (54% net interest), a home on a half-size lot (41%), tiny home (29%), condo (21%), apartment (16%), and mobile home or trailer (15%).
- Note that “don’t know” rates were high (11% to 19%) for all housing types other than a single family house (3%).
- There was little difference in responses among subgroups.

Table 15. Are you very interested, somewhat interested, or not interested in each of the following types of housing? (%)

Base: Currently looking or expect to look for new housing Ketchikan in the next five years.

n=140	Very Interested	Somewhat Interested	Interested NET	Not Interested	Don't Know
Stand-alone single family house	57	29	86	12	3
Attached home such as duplex or zero lot line	16	38	54	35	11
A home on a lot half the size of the current typical lot	11	30	41	45	14
Tiny home which is a stand-alone dwelling with a maximum of 400 square feet	11	18	29	55	16
Condominium	7	14	21	63	16
Apartment	6	10	16	65	19
Mobile home or trailer	2	13	15	69	16

Desired Housing Location

- Among those seeking housing, the most desired location was North Tongass (74% net interest) followed by Ketchikan city limits (60%), South Tongass (53%), and Pennock/Gravina (22%).

Table 16. Are you very interested, somewhat interested, or not interested in living in the following areas of the Borough? (%)

Base: Currently looking or expect to look for new housing Ketchikan in the next five years.

n=140	Very Interested	Somewhat Interested	Interested NET	Not Interested	Don't Know
North Tongass	44	30	74	25	-
Within the Ketchikan city limits	34	26	60	39	-
South Tongass	19	34	53	48	-
Pennock or Gravina	5	17	22	76	1

- Respondents seeking housing were further asked to specify the neighborhood they would prefer. The most common was North Tongass (14%) followed by near high school (9%) and downtown (7%). All other neighborhoods were mentioned by fewer than 5% of respondents.
- One-quarter of respondents (23%) said they didn't know.

Table 17. In what specific neighborhood would you most prefer to live? (%)

Base: Currently looking or expect to look for new housing Ketchikan in the next five years.

n=139	% of Base
North Tongass	14
Near high school	9
Downtown	7
D-1	4
Herring Cove	3
South Point Higgins	3
North Point Higgins	3
Emerald Forest	2
Knudson Cove	2
Pond Reef	2
Bear Valley	2
Shoreline	2
Berry Roads	1
Refuge Cove	1
Roosevelt	1
Seawatch	1
Shoup Street	1
Westend	1
Other	13
Don't know	23

Senior Housing

- Nearly one-third of all households (30%) said there was at least one household member 65 years or older, including 17% with one senior household member and 13% with two.
- Homeowners were more likely to report at least one senior household member: 39%, versus 16% of renters.

Table 18. How many seniors 65 years or older live in your household? (%)

n=400	% of Total
0	69
1	17
2	13
3	<1

- Those with senior household members were asked the likelihood that these members would need to move to an assisted living or nursing home facility in the next five years. Only 11% said this was likely, while 85% said it was unlikely.

Table 19. How likely is it that any seniors in your household will need to move to an assisted living or nursing home facility in the next five years? (%)

Base: At least one senior in household

n=158	% of Base
Likely NET	11
Very likely	2
Likely	9
Unlikely NET	85
Unlikely	33
Very unlikely	52
Don't know	5

Ketchikan Housing Initiatives

Barriers to Housing Development

- Respondents were asked to rate whether seven potential barriers were major, minor, or not a barrier to housing development in Ketchikan. Freight costs were rated the number one barrier, with 74% saying this is a major barrier, followed by construction costs (65%) and cost of land (52%).
- Restrictive zoning and building codes were seen as major barriers by few residents at 13% and 11%, respectively. These two categories also garnered high “don’t know” responses (30% and 24%).

Table 20. Please tell me whether you think each of the following represents a major barrier, a minor barrier, or not a barrier to housing development in Ketchikan. (%)

n=402	Major Barrier	Minor Barrier	Barrier NET	Not a Barrier	Don't Know
Freight costs for construction materials	74	15	89	3	8
Construction costs	65	18	83	6	10
Cost of land	52	30	82	7	11
Cost of infrastructure such as streets, sewer, and water	42	34	76	11	12
Restrictive zoning	13	31	44	26	30
Building codes	11	31	42	34	24

Support of Borough Taking Action on Housing

- Three-quarters of respondents (74%) were supportive of the Borough taking steps to address housing issues, including 31% who were very supportive and 43% who were supportive. Just 14% were opposed, and 11% didn’t know.
- Renters were more likely to be very supportive: 42%, compared with 25% of homeowners.

Table 21. How supportive are you of the Borough taking steps to address housing issues in the community? (%)

n=402	% of Total
Supportive NET	74
Very supportive	31
Supportive	43
Opposed NET	14
Opposed	11
Very opposed	3
Don't know	11

Support of Borough Housing Initiatives

- Respondents were asked whether they supported five potential housing initiatives. A majority of respondents were supportive of each initiative, while opposition ranged between 10% and 30%.
- The most popular initiatives were constructing roads to access areas for new housing development, with 84% supportive, and releasing more Borough lands for housing development, at 83%. Slightly less popular were exploring public/private partnerships at 67% supportive, granting tax breaks to developers (61%), and funding the development of subdivisions (59%).
- Renters were more supportive than homeowners of tax breaks (71% supportive versus 58% of homeowners) and developing subdivisions (72% versus 55%).
- Respondents living within Ketchikan city limits were the most supportive of the Borough funding the development of subdivisions at 65% supportive, compared with 57% of South Tongass residents and 49% of North Tongass residents. City dwellers were also more supportive of exploring public/private partnerships at 73% supportive, compared with 61% of South Tongass residents and 60% of North Tongass residents.

Table 22. Please tell me whether you are very supportive, supportive, opposed, or very opposed to the Borough pursuing each of the following. (%)

n=402	Supportive NET	Very Supportive	Supportive	Opposed NET	Opposed	Very Opposed	Don't Know
Constructing roads to access areas for new housing development	84	29	55	10	8	2	6
Releasing more Borough lands for housing development	83	29	54	10	8	2	7
Exploring public/private partnerships for housing development	67	11	56	22	18	4	11
Granting tax breaks to developers	61	14	47	26	21	5	12
Funding the development of subdivisions	59	11	48	30	25	5	11

Support of Policies to Increase Housing Availability

- Respondents were asked whether they supported seven potential housing initiatives specifically aimed at increasing housing availability. Support varied widely, ranging between 33% and 89%.
- The most supported initiative was allowing more accessory dwellings at 89% supportive, followed by supporting tiny home development at 73%.
- About half of respondents supported three initiatives: allowing for building height increase (53% supportive), increasing regulation of short-term housing (53%), and zoning changes to allow more units per lot (51%).
- Two initiatives received less than majority support: eliminating off-street parking requirements (39% supportive) and decreasing minimum lot sizes (33%).
- Renters were more supportive than homeowners of zoning changes (62% supportive versus 45% of homeowners), tiny home development (79% versus 69%), and allowing for building height increase (67% versus 49%).
- Younger respondents were more supportive of eliminating parking requirements (53%) compared with those in the middle age bracket (36%) and older respondents (24%). They were also more supportive of decreasing minimum lot sizes (45%, versus 27% of those 40-59 and 25% of those 60 and older) and increasing regulation of short-term housing (69%, versus 47% of those 40-59 and 4% of those 60 and older).
- Respondents living within Ketchikan city limits were the most supportive of zoning changes to allow more units per lot at 57% supportive, compared with 43% of South Tongass residents and 44% of North Tongass residents. City dwellers were also more supportive of increasing regulation of short-term housing at 61% supportive, compared with 46% of South Tongass residents and 49% of North Tongass residents.

Table 23. Please tell me whether you are very supportive, supportive, opposed, or very opposed to the Borough taking the following steps to increase housing availability. (%)

n=401	Supportive NET	Very Supportive	Supportive	Opposed NET	Opposed	Very Opposed	Don't know
Allowing more accessory dwellings such as mother-in-law apartments	89	17	72	5	3	2	5
Supporting tiny home development	73	16	57	21	16	4	5
Allowing for an increase in building height	53	6	47	37	31	6	8
Increasing regulation of short-term housing such as AirBnB	53	6	47	34	27	7	11
Zoning changes to allow more units per lot	51	7	44	37	31	6	11
Eliminating off-street parking requirements	39	8	31	49	37	12	11
Decreasing minimum lot sizes	33	3	30	56	45	11	9

Respondent Characteristics

Ketchikan Residency

- Respondents reported living in Ketchikan an average of 28 years.
- Nearly all respondents (93%) reported living in Ketchikan year-round of 2020.

Table 24. How many years have you lived in Ketchikan? (%)

n=403	% of Total
10 years or less	23
11-20 years	17
21-30 years	21
31-40 years	14
41-50 years	9
51-60 years	8
60+ years	7
Average	28 years

Table 25. How many months did you live in Ketchikan in 2020? (%)

n=403	% of Total
Under 6 months	2
6-11 months	5
12 months	93
Average	11.6 months

Age

- The age breakout below reflects weighted results; see the Methodology chapter for an unweighted breakout by age. (Survey data was weighted by Census-based age data to more accurately represent Ketchikan's population.)

Table 26. Age (%)

n=403	% of Total
18-24	10
25-34	17
35-44	16
45-54	17
55-64	20
65-74	13
75+	6
Average	48 years

Household Size

- Respondents reported an average household size of 3.0 people, with an average of 0.8 children under 18.

Table 27. Including yourself, how many people live in your household for at least six months out of the year? (%)

n=401	% of Total
0	<1
1	13
2	38
3	17
4	15
5	8
6+	9
Average	3.0 people

Table 28. How many children under the age of 18 live in your household? (%)

n=401	% of Total
0	61
1	13
2	13
3	6
4+	6
Average	0.8 children

Household Income

- Respondents reported an average household income of \$82,000 in 2020.
- Since 2020 was an unusual year, respondents were asked whether their 2020 income was affected by COVID-19; 55% answered affirmatively. Those earning higher incomes were less likely to be affected by COVID-19: among those *not* affected, 39% earned over \$100,000, compared with just 21% of those who were affected.
- Among those who said their income was affected, the average pre-COVID-19 income was \$86,000.

Table 29. 2020 Household Income (%)

n=401	% of Total
Less than \$25,000	8
\$25,000-\$50,000	15
\$50,000-\$75,000	24
\$75,000-\$100,000	11
\$100,000-\$150,000	18
More than \$150,000	10
Average	\$82,000
Don't know	6
Declined	9

Table 30. Was your 2020 household income affected by the COVID-19 pandemic? (%)

n=401	% of Total
Yes	55
No	38
Don't know/refused	7

Table 31. 2019 Household Income (%)

Base: Household income was affected by the Covid-19 pandemic

n=216	% of Base
Less than \$25,000	7
\$25,000-\$50,000	17
\$50,000-\$75,000	23
\$75,000-\$100,000	13
\$100,000-\$150,000	18
More than \$150,000	13
Average	\$86,000
Don't know	4
Refused	6

Race/Ethnicity

- Seven out of ten respondents (71%) identified as White and 16% as Alaska Native/American Indian. Multiple responses were allowed.

Table 32. Race/Ethnicity (%)

n=401	% of Total
White	71
Alaska Native/American Indian	16
Asian/Pacific Islander/Filipino	6
Hispanic	3
Black or African American	1
Other	1
Don't know	<1

Gender

- Respondents were fairly evenly split between male (48%) and female (52%)

Table 33. Gender (%)

n=402	% of Total
Male	48
Female	52

“Other” and Open-Ended Responses

Do you rent or own your current home in Ketchikan? (Other)

- Homeless
- Lease
- Living with boyfriend
- Living on leased land
- Partial own
- Rent to own
- Selling home

Which of the following types of housing do you currently live in? (other)

- Apartment attached to a home.
- Boat (x2)
- Detached single family
- Fourplex
- Hotel
- Lives in apartment of a fourplex he owns.
- Stand-alone with apartment attached and own several rentals.
- Triplex (x2)
- Warehouse

What are the main reasons you are looking, or expect to look, for new housing? (Other)

- Accessibility
- Building my own home.
- Business building
- Disability
- Growing business
- Home
- Homeowners can sell their home every two years for 250,000 of the profit not being taxed.
- Job
- Less stairs (x2)
- Live on my own.
- Looking for a newer house.
- Mortgage payment<rent payment
- Need a place.
- Ocean access
- Personal
- Rental property
- Retirement
- Roof
- Safety
- Too much crime.
- View (x2)

- View, 1 story, and a big shop.
- Want more rental income, looking for another fourplex.
- Want to build (x2)
- Want to have fewer neighbors.

In what specific neighborhood would you most prefer to live?

- Ak Ave
- Anywhere along the bus line.
- Baranof
- By fawn mountain elementary school in South Tongass.
- Canal area
- Carlana
- City North
- Close to the hospital and grocery store.
- D. Loop Rd.
- Fairview
- Fawn Mountain (x2)
- Gravina
- In town where I can get a city water connection.
- Jackson Street (x2)
- Jefferson
- Karlana
- Madison
- Main Street
- Midtown /Westend
- Mt Point
- North (x3)
- Northend (x3)
- Not Downtown
- Pennock (x2)
- Saxman (x2)
- South Tongass (x3)
- Southend
- Strawberry
- White Rock Estates

What racial or ethnic group do you consider yourself? (Other)

- American
- French
- Italian
- Melting pot American
- Mixed
- Scottish

Do you have any other comments regarding housing efforts by the Borough?

- Affordable housing should be more available for a typical two-income household.
- Anything you do to get more housing is a good endeavor.

- Are they doing anything?
- Availability of building lots is the biggest barrier in Ketchikan. I suggest the borough focus efforts on this area.
- Availability of land.
- Be more transparent when selling property. Nepotistic land deals are not right.
- Borough needs to build elevated housing with parking below.
- Borough needs to contribute to new roads to access private property.
- Borough needs to do something with land.
- Borough to increase the amount of new cheap housing.
- Bring in more sources of income, outside of tourism, before housing growth. More ferry accessibility.
- Build more roads. Only built one section of road in the last 50 years using state funds. Need more readily accessible roads.
- Building roads is most important.
- Depending on the neighborhood, I support zoning changes to allow more units per lot, but I do not support decreasing the minimum lot size. Parking is a nightmare and I strongly oppose eliminating off-street parking requirements.
- Depending on where I could support building roads to access for new housing, but if the road would impact streams, "No." I think they should pursue things to make it easier and cheaper to find housing, especially should allow pets. I've been very lucky but know I am the exception.
- Did not do much to help.
- Do away the good old boy system. Take care of roads/ infrastructure. Worst roads in AK.
- Does not seem like housing is growing with the population.
- Don't do anything, they will just increase property taxes. Shouldn't be using property taxes.
- Don't keep raising the price, taxes, etc.
- Don't like subdivisions for housing developments.
- Don't make any effort.
- Don't raise taxes.
- Don't try and tax me to pay for it.
- Don't want the restrictions in houses with borough be because of the fire truck - it's stupid. I understand, but most of our streets are on stairs.
- DOT contract. Would like more boat docks.
- Find land to expand would be nice, need apartments, 2-3-bedroom units.
- For many people (new people) it is cost prohibitive to move in and find housing. The value of existing properties makes the price for new housing very high.
- Four bedrooms for rent is unavailable, only three bedrooms are for rent.
- Get more land turned loose. Buildings and land are overly priced due to a shipping monopoly.
- Glad the borough is looking into it. Need more accessible land and subdivision development. Need more water and sewer development in North Tongass.
- Have they considered hostels as affordable short-term rentals?
- Height restrictions on buildings should depend on a case-by-case basis, as it affects the quality and value of property.
- Help existing underdeveloped communities before starting construction which affects the forest.
- Help people with low income with housing rentals and purchases.
- Home prices went up but most of them are not finished. Home prices are out of hand.
- Housing in Ketchikan has issues that need to be addressed. There is a lot of mold and moisture problems that are not communicated by owners/landlords. And then they rent it out for absurd prices.
- Housing is dramatically overpriced.
- Housing is expensive.
- Housing issues are very important, top of the list of things the community needs to work on.

- Housing prices are too high, hard to keep the youth here because young families can't find homes. Need more low-income housing.
- I believe the recommendation not to release borough land is dumb. The people want more land to build their homes on and keep them in the family away from banks. Zoning needs to be changed. People shouldn't have to rely on imported materials. There should be public meetings.
- I did not know they were looking into it, but excited to know it's going on.
- I didn't know they did anything for housing.
- I don't feel like they made any efforts. More concerned about money than houses. There aren't houses available. Vacancy rate is low, not doing a good job with it.
- I don't know the borough or understand what they do.
- I don't know what they're doing to improve housing efforts.
- I don't see anything productive going on.
- I don't think blanket answers are going to work. Needs to be case by case basis when determining whether to allow more units per lot. Allow more accessory housing or decrease minimum lot size.
- I don't think the Borough has done any housing initiatives.
- I got a permit to build a garage, but to do anything with my property I need to pay a surveyor to come and verify as well.
- I guess look at assisting with road maintenance & subdivisions
- I have zoning issues - house is residential and rest of area is commercial. They need to change zoning regulations.
- I hope more land is released and made available so more people can afford to build and live here.
- I hope they can start helping people get off the street. Need more affordable housing.
- I just hope they actually figure something out. I'm all for it, this research stuff. Housing is really tight.
- I really don't know what the borough has ever done.
- I support combining the city and borough governments into one either by extending the city limits or giving power to the city. This doesn't extend to Saxman, who should remain a separate government.
- I think the bigger the land the better. For how much money they like to spend, use more land.
- I think the borough needs to maintain more roads. Create more building codes.
- I think there needs to be more opportunities for local population to benefit from these.
- I think they need more low-cost housing.
- I think they shouldn't be involved in housing market, should govern.
- I think they're doing a good job. There have been loans for home improvement and weatherization. The WISH Center is building rentals for women and children.
- I worked for the city and state many years before retiring. I'm certainly glad they're talking about this. Housing should be a #1 issue, need to move senior housing, especially for seniors raising grandchildren.
- I worked on the assessments going up so that first time buyers don't get priced out. Vacation rentals should be taxed at a different rate than permanent residents to avoid vacationers from buying all the lake front property.
- I would like more action taken by the borough.
- I would like more info from the borough for fixing up homes. We live in the city and it's difficult to find out how to address issues. It's difficult to want to stay here if we can't fix our home in a timely manner. It's hard to get materials.
- I would like to see a way to get more homeless off the street.
- I would like to see more access for public housing.
- I would like to see more support in the sewage and water situation.
- I would rather be in the borough than in the city limits.
- I'd like property taxes and electricity costs to be reduced.
- If they can figure out how to get big costs down that would be wonderful. There are so few options.
- I'm pleased that they are looking into this and am thrilled about the tiny house idea.

- I'm sick of the way the borough runs their planning department. I don't want them using my tax money for the homeless. Crime is going up because the homeless are getting more rights than property owners. Additionally, they are penalizing the fish canneries, charging them too much for water and giving it to the cruise ships.
- Increase standards for home inspections. Need better screening for home inspectors - only two in town and neither are qualified.
- Install rent controls, allow pets.
- It is good they are looking into it.
- It would be better if the borough stayed out of housing development.
- It's about time they took a proactive initiative instead of a restrictive initiative.
- It's super expensive to live here. Can't be done on a single income.
- Juneau implemented lotteries for the land which helped and could work here. Also, develop the land.
- Just make sure there is enough land for sale and the current owned land is not taxed too much. Do not raise property taxes.
- Ketchikan Gateway Borough needs more affordable, high-quality housing for low-income people.
- Ketchikan needs more roads and a bridge to Gravina.
- Ketchikan needs to lower mortgage costs.
- Land is expensive and developers make it that way.
- Landlords should lower their rents due to the economy and pandemic. Landowners are making too much money. Stop destroying natural beauty manipulating the land and building permits. Stop issuing building permits and cutting down the trees.
- Landlords take advantage of people renting in unsafe conditions, always stopping buy to harass my family. Need more public roads. Only way to build a home is to buy three lots. It makes no sense.
- Let us develop more land. The hard part is putting road systems and driveways in the properties that we own.
- Look at Census.
- Look at land requirements. Be open to new ideas, assess future conditions.
- Loosen existing regulations on existing homes before regulations for new homes.
- Lower the property tax.
- Make housing more affordable.
- Make more land available, however that works. People can start building houses inland. They can start buying more land, build more houses. People spend \$4,000 on projects and don't have land.
- More needs to be done about housing and rentals, or we will have a migration of youth out of the city because of cost.
- My main comment is, in the city there is a review inspection and plan to get a house up, but the borough is a free-for-all like no inspection for building a house. Come to a common ground between city and borough because it's a black and white thing.
- Need a lot more effort.
- Need more affordable houses, bigger houses, and housing for the disabled.
- New houses should have metal roofs.
- Nice to be communicated to the public what the underlying affects are behind no progress.
- No, but they try to help.
- No, I believe things are fine the way they are.
- Not a lot of contractors such as builders, painters, etc.
- Not enough homes for sale or rent. Prices are very high for what they get, and the answer is more regulating the prices on houses available for sale.
- Not enough housing availability.
- Not much available housing here. Hard with no tourism and COVID.
- Planning and zoning need improvement - focus on the wrong things.
- Prices are very high. Borough taxes make it hard for first time buyers.

- Property tax is crazy, especially since we have no sidewalks.
- Put senior housing on the water.
- Really don't know their efforts.
- Release more borough lands to taxpayers.
- Shipping costs for housing materials are too expensive, more/better maintenance of onsite sewage disposal.
- Should be opening housing up. The more we close it down, Southeast towns are going to die - especially right now. Expand and open up and get rid of regulations. The borough should free up zoning. I have a piece of property that I'm trying to rezone. infrastructure is changing but is not pro-business. Some people live in the past and need to catch up with the times, especially with tourism is in crisis. Need tourism infrastructure. There is little housing, and it is not affordable.
- Something needs to be done. There is just a lack of housing and in the summer jewelry sellers take the rentals. Also, the homeless can't afford rent.
- Sometimes it can be restrictive. It's gotten better over the years; you're doing a good job.
- Stay out of housing, let the private sector do it.
- Stop allowing landlords to charge summer prices year-round.
- The borough doesn't have the power to provide housing.
- The borough needs to free up land for better prices for more folks to have access to, not just the land moguls. Get rid of the god 'old boy's club that dominates the city assembly, boards, and commissions. I support public/private partnership with KIC. Prices and building quality here is so bad.
- The borough needs to help with safety issues in elder housing, apartments must have fire extinguishers. Accessibility is an issue. Housing is so hard to find, especially for people with disabilities. When building, don't get the most expensive contractors, get people familiar with the area. Maintain long-term rental housing.
- The borough seems to be going the wrong way in addressing housing issues. Granting tax breaks to developers is good but is not being done equally across the board. It depends on who they know. Similarly, constructing roads across areas for housing is not being done equitably. Increasing regulation of short-term housing is not an issue, instead, the Borough should focus on more regulation/inspection of long-term rentals run by slum lords.
- The borough should make it easier to develop land but shouldn't be involved financially.
- The borough should release bigger lots.
- The borough shouldn't be in housing, that's for sure.
- The borough, because of COVID, is taking an unreasonably long time to push paperwork.
- The city and borough need to cooperate more to reduce infrastructure costs. The borough needs to put more effort into housing issues.
- The price of housing is high.
- The way it is set up now is good.
- There are foreign people living in the low-income housing from the Philippines who told me about their expensive home in the Philippines who almost got me kicked out of my housing for asking them not to feed the birds. I don't understand why they are favoring foreigners when there are so many homeless Alaska Natives.
- There are not enough rentals.
- There hasn't been any efforts by the borough. I think it would be great to see. I have been trying to get them to do this increase. There's lots of lands "locked up" I would like to see made available.
- There is a lot of overcrowding.
- There is a need for housing, especially in summer.
- There is a shortage of affordable rentals.
- There is no AC in any of the homes and it's getting warmer.
- There is not enough land available for lower-income, younger or starter people in the market to build equity rather than just rent. More affordable land for business development is needed.

- There is very little land for housing. Most stuff out there is junk; buyer beware for outside city limits. Need more higher quality homes available.
- There needs to be more ADA accessible housing. The borough should be responsible for issues that they cause for homeowners. Foundation issues due to improper drainage, etc. If we have to abide by codes and fix problems, the city should too.
- They can build infrastructure, but not be involved in any of the construction sites.
- They need to make sure they have enough power, as it is maxed out now.
- They need to provide more affordable single-income homes for young couples.
- They need to respect the private homeowners when considering neighborhood development.
- They should have a better way of letting people who are buying property know what they will have to go through. Requirements for breezeways, etc.
- They should not allow residential zoning to change to commercial zoning. I don't enjoy people allowing residential areas to be used as commercial areas. Tax breaks are good for developers. Borough pitching in to develop sewers are also acceptable.
- They should stay out of it, let free market regulate and ease up on restrictions. Land is hard to get because this is an island and it's all bought up. You must go further.
- They shouldn't be in the business of building/construction.
- Very disappointed they didn't ask about the homeless.
- We just need to have affordable housing in Ketchikan. The Coast Guard is transferring people up and they're having trouble finding housing.
- We need affordable, safe housing for low-income people. We need safe neighborhoods and well-maintained quality housing at an affordable price.
- We need fair housing costs and practices.
- What are they doing? More public info!
- When any government gets involved everything gets screwed up. Housing development should be done by the private sector.
- Where will the money come from? Where is the property? I'm all about infrastructure so if it gets us that, I'm all for it.
- Why does the borough want to be in the housing business?
- Would like to see tax breaks for developers. I support reducing minimum lot sizes. Don't decrease quality of living, safe parking is needed. Keep taxes low while doing this.
- Zoning is too restrictive.

Survey Instrument

See attached.

Ketchikan Housing Survey

PHONE # _____

Cell/Landline _____

INTERVIEWER NAME _____

DATE _____

Hi, this is _____ with the McDowell Group, an Alaska research firm. We're conducting a study for the Ketchikan Gateway Borough to better understand housing needs in the community. I'd like to ask you a few questions.

1. In what year were you born? 19____ (If 2003 or after, request someone over 18. If none available, thank and end survey)
01 Refused (Thank and end survey)
2. How many years have you lived in Ketchikan? # _____ years 01 < 1 year 02 DK/Ref
3. How many months did you live in Ketchikan in 2020? # _____ months 01 < 1 month 02 DK/Ref
[for Q 2 and 3] IF NOT CURRENTLY RESIDING IN KETCHIKAN, THANK AND END SURVEY

Current Housing Status

4. Do you rent or own your current home in Ketchikan?

- | | |
|---|--|
| 01 <input type="checkbox"/> Rent | 04 <input type="checkbox"/> Don't know |
| 02 <input type="checkbox"/> Own | 05 <input type="checkbox"/> Refused |
| 03 <input type="checkbox"/> Other arrangement _____ | |

5. For each of the following aspects of housing in Ketchikan, please tell me whether you think it is very good, good, poor, or very poor.

[ROTATE]	1 Very good	2 Good	3 Poor	4 Very poor	5 DK	6 Ref
a. Availability of rental housing	01	02	03	04	05	06
b. Availability of homes for purchase	01	02	03	04	05	06
c. Quality of rental housing	01	02	03	04	05	06
d. Quality of homes for purchase	01	02	03	04	05	06
e. Affordability of rental housing	01	02	03	04	05	06
f. Affordability of homes for purchase	01	02	03	04	05	06

6. How many years have you lived in your current home? # _____ years
01 Less than 1 year 02 Don't know/Refused
7. Which of the following type of housing do you currently live in? (Read 1-5; check only one)

01 <input type="checkbox"/> Stand-alone, single family house	05 <input type="checkbox"/> Mobile home or trailer
02 <input type="checkbox"/> Attached home such as a duplex or zero lot line	06 <input type="checkbox"/> Other _____
03 <input type="checkbox"/> Condominium	07 <input type="checkbox"/> Don't know
04 <input type="checkbox"/> Apartment	08 <input type="checkbox"/> Refused
8. Overall, are you very satisfied, satisfied, dissatisfied, or very dissatisfied with your current housing?

01 <input type="checkbox"/> Very satisfied	03 <input type="checkbox"/> Dissatisfied	05 <input type="checkbox"/> Don't know
02 <input type="checkbox"/> Satisfied	04 <input type="checkbox"/> Very dissatisfied	06 <input type="checkbox"/> Refused

9. For each of the following aspects of your current housing, are you very satisfied, satisfied, dissatisfied, very dissatisfied, or is it not applicable?

[ROTATE]	1 Very satisfied	2 Satisfied	3 Dissatisfied	4 Very dissatisfied	5 DK	6 Ref	7 NA
a. Number of bedrooms	01	02	03	04	05	06	07
b. Energy efficiency	01	02	03	04	05	06	07
c. Indoor air quality	01	02	03	04	05	06	07
d. Parking	01	02	03	04	05	06	07
e. State of repair	01	02	03	04	05	06	07
f. Design qualities and attractiveness	01	02	03	04	05	06	07
g. Suitability for children	01	02	03	04	05	06	07
h. Suitability for seniors	01	02	03	04	05	06	07
i. Value for the price	01	02	03	04	05	06	07

10. Which of the following, if any, do you experience in your current housing? (Read 1-7, check all that apply)

- | | |
|--|---|
| 01 <input type="checkbox"/> Plumbing issues | 06 <input type="checkbox"/> Neighborhood crime |
| 02 <input type="checkbox"/> Mold | 07 <input type="checkbox"/> Problems with your landlord |
| 03 <input type="checkbox"/> Draftiness | 08 <input type="checkbox"/> None of the above |
| 04 <input type="checkbox"/> Structural issues including roof | 09 <input type="checkbox"/> Don't know |
| 05 <input type="checkbox"/> Electrical issues | 10 <input type="checkbox"/> Refused |

11. About how much is your monthly rent or mortgage payment? \$ _____

- 01 Not making payments (Skip to READ before Q13) 02 Don't know 03 Refused

12. Does your monthly rent or mortgage payment represent more than 30% of your household's combined monthly income? If your 2020 income was impacted by COVID, please refer to 2019 conditions.

- 01 Yes → 12a. Is it more than 50%? 01 Yes 02 No 03 Don't know/Refused
 02 No
 03 Don't know
 04 Refused

[Read] **Next, I have some questions about your future housing plans.**

13. Are you currently looking for different housing in Ketchikan?

- 01 Yes (skip to Q15) 03 Don't know
 02 No 04 Refused

14 Do you expect to look for different housing in Ketchikan within the next five years?

- 01 Yes 03 Don't know (skip to Q20)
 02 No (skip to Q20) 04 Refused (skip to Q20)

15. What are the main reasons you are looking, or expect to look, for new housing? (Do not read, check all that apply)

- | | | |
|--|---|--|
| 01 <input type="checkbox"/> Location | 06 <input type="checkbox"/> Family/roommate issues | 10 <input type="checkbox"/> Growing family (marriage/kids) |
| 02 <input type="checkbox"/> Need more space | 07 <input type="checkbox"/> Cost/need cheaper housing | 11 <input type="checkbox"/> Other _____ |
| 03 <input type="checkbox"/> Parking (boat, car, other) | 08 <input type="checkbox"/> Aging/need more care | 12 <input type="checkbox"/> Don't know |
| 04 <input type="checkbox"/> Building quality | 09 <input type="checkbox"/> Issues with landlord | 13 <input type="checkbox"/> Refused |
| 05 <input type="checkbox"/> Want to own | | |

16. Are you very interested, somewhat interested, or not interested in each of the following types of housing?

[ROTATE]	1 Very interested	2 Somewhat interested	4 Not interested	5 DK	6 Ref
a. Stand-alone, single family house	01	02	04	05	06
b. Attached home such as a duplex or zero lot line	01	02	04	05	06
c. Condominium	01	02	04	05	06
d. Apartment	01	02	04	05	06
e. Mobile home or trailer	01	02	04	05	06
f. Tiny home, which is a stand-alone dwelling with a maximum of 400 square feet	01	02	04	05	06
g. A home on a lot half the size of the current typical lot	01	02	04	05	06

17. Are you more likely to rent or buy?

- 01 Rent 03 Don't know
02 Buy 04 Refused

18. Are you very interested, somewhat interested, or not interested in living in the following areas of the Borough?

[ROTATE]	1 Very Interested	2 Somewhat Interested	3 Not Interested	4 DK	5 Ref
a. Within City of Ketchikan limits	01	02	03	04	05
b. North Tongass	01	02	03	04	05
c. South Tongass	01	02	03	04	05
d. Pennock or Gravina	01	02	03	04	05

19. In what specific neighborhood would you most prefer to live? (Do not read; circle only one)

- 01 Bear Valley 08 Forest Park 15 N. Point Higgins 22 Shoup Street 29 Don't know
02 Berry Roads 09 Herring Cove 16 Pond Reef 23 South Point Higgins 30 Refused
03 Bugge beach 10 Ketchikan Lakes 17 Refuge Cove 24 Summit Terrace
04 Cambria 11 Knudson Cove 18 Roosevelt 25 Water Street
05 D-1 12 Mud Bight 19 Schoenbar Valley 26 Waterfall subdiv.
06 Downtown 13 Near high school 20 Seawatch 27 Westend
07 Emerald Forest 14 Newtown 21 Shoreline 28 Other_____

20. How many seniors 65 years or older live in your household? # _____ 01 Zero (Skip to Q22)
02 Don't know 03 Refused

21. How likely is it that any seniors in your household will need to move to an assisted living or nursing home facility in the next five years? (Read 1-4)

- 01 Very likely 03 Unlikely 05 Don't know
02 Likely 04 Very unlikely 06 Refused

22. Please tell me whether you think each of the following represents a major barrier, a minor barrier, or not a barrier to housing development in Ketchikan.

[ROTATE]	1 Major barrier	2 Minor barrier	3 Not a barrier	4 DK	5 Ref
a. Cost of land	01	02	03	04	05
b. Cost of infrastructure such as streets, sewer, and water	01	02	03	04	05
c. Construction costs	01	02	03	04	05
d. Freight costs for construction materials	01	02	03	04	05
e. Restrictive zoning	01	02	03	04	05
f. Building codes	01	02	03	04	05

[Read] Next, I would like to ask you about local housing policies.

23. How supportive are you of the Borough taking steps to address housing issues in the community? Read 1-4

01 Very supportive

03 Opposed

05 Don't know

02 Supportive

04 Very opposed

06 Refused

24. Please tell me whether you are very supportive, supportive, opposed, or very opposed to the Borough pursuing each of the following.

[ROTATE]	1 Very supportive	2 Supportive	3 Opposed	3 Very opposed	4 DK	5 Ref
a. Releasing more Borough lands for housing development	01	02	03	04	05	06
b. Granting tax breaks to developers	01	02	03	04	05	06
c. Funding the development of subdivisions	01	02	03	04	05	06
d. Exploring public/private partnerships for housing development	01	02	03	04	05	06
e. Constructing roads to access areas for new housing development	01	02	03	04	05	06

25. Please tell me whether you are very supportive, supportive, opposed, or very opposed to the Borough taking the following steps to increase housing availability.

[ROTATE]	1 Very supportive	2 Supportive	3 Opposed	3 Very opposed	4 DK	5 Ref
a. Zoning changes to allow more units per lot	01	02	03	04	05	06
b. Decreasing minimum lot sizes	01	02	03	04	05	06
c. Supporting tiny home development	01	02	03	04	05	06
d. Eliminating off-street parking requirements	01	02	03	04	05	06
e. Allowing for an increase in building height	01	02	03	04	05	06
f. Allowing more accessory dwellings such as mother-in-law apartments	01	02	03	04	05	06
g. Increasing regulation of short-term housing such as AirBnB	01	02	03	04	05	06

26. Do you have any comments regarding housing efforts by the Borough?

Demographics

[Read] *I have just a few more questions for demographic purposes.*

27. Which of the following areas of the Borough do you currently live in? (Read list 1-5)

- | | | |
|---|--|---|
| 01 <input type="checkbox"/> Within City of Ketchikan limits | 04 <input type="checkbox"/> City of Saxman | 06 <input type="checkbox"/> Other _____ |
| 02 <input type="checkbox"/> North Tongass | 05 <input type="checkbox"/> Pennock or Gravina | 07 <input type="checkbox"/> Refused |
| 03 <input type="checkbox"/> South Tongass | | |

28. Including yourself, how many people live in your household for at least six months out of the year?

- # _____ 02 Zero 03 Don't Know/Refused

29. How many children under the age of 18 live in your household? # _____ 01 Zero 02 DK/Ref.

30. Please stop me at the category that best describes your total combined household income before taxes for 2020.

- | | | |
|--|--|--|
| 01 <input type="checkbox"/> Less than \$25,000 | 04 <input type="checkbox"/> \$75,000 to \$100,000 | 07 <input type="checkbox"/> Don't know |
| 02 <input type="checkbox"/> \$25,000 to \$50,000 | 05 <input type="checkbox"/> \$100,000 to \$150,000 | 08 <input type="checkbox"/> Refused |
| 03 <input type="checkbox"/> \$50,000 to \$75,000 | 06 <input type="checkbox"/> More than \$150,000 | |

31. Was your 2020 household income affected by the COVID-19 pandemic?

- 01 Yes 02 No (skip to Q33)
03 DK/Ref (skip to Q33)

32. In which income category was your household in 2019?

- | | | |
|--|--|--|
| 01 <input type="checkbox"/> Less than \$25,000 | 04 <input type="checkbox"/> \$75,000 to \$100,000 | 07 <input type="checkbox"/> Don't know |
| 02 <input type="checkbox"/> \$25,000 to \$50,000 | 05 <input type="checkbox"/> \$100,000 to \$150,000 | 08 <input type="checkbox"/> Refused |
| 03 <input type="checkbox"/> \$50,000 to \$75,000 | 06 <input type="checkbox"/> More than \$150,000 | |

33. What racial or ethnic group do you consider yourself? (Don't read list, check all that apply)

- | | |
|---|---|
| 01 <input type="checkbox"/> White | 05 <input type="checkbox"/> Asian/Pacific Islander/Filipino |
| 02 <input type="checkbox"/> Black or African American | 06 <input type="checkbox"/> Other (please specify): _____ |
| 03 <input type="checkbox"/> Hispanic | 07 <input type="checkbox"/> Don't know |
| 04 <input type="checkbox"/> Alaska Native/American Indian | 08 <input type="checkbox"/> Refused |

Thank you (and end survey)

34. (DO NOT ASK) Gender 01 Male 02 Female 03 Don't know