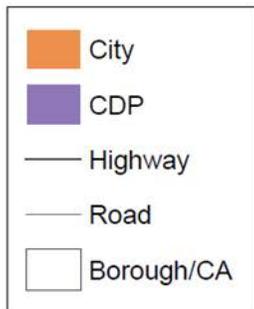


City & Borough of Yakutat



CDP = Census Designated Place
CA = Census Area



Map Prepared by:
Alaska Department of Labor
& Workforce Development
September 2011
Source: US Census
2010 TIGERline



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Regional and Statewide Housing Characteristics

This census area summary only includes the highlights of housing characteristics at the census area level. The 2017 Alaska Housing Assessment provides a significant amount of data and analysis at statewide, ANCSA region and census area levels. That assessment provides a statewide analysis of housing characteristics, how they compare to national numbers, and the estimated housing needs. Within the 2017 Alaska Housing Assessment, written summaries are available for each individual ANCSA region and census area, and data profiles are also available characterizing the housing stock from the perspective of community, overcrowding, energy, affordability and need. These different tiers of information and analysis allow researchers, housing authorities, policymakers and others to generate answers to specific questions. For a more detailed discussion of estimating housing need and comparison of methods to previous housing assessments, see Appendix C Selected Methodology in 2017 Alaska Housing Assessment.

Yakutat City and Borough Dashboard

Population: The Alaska Department of Labor and Workforce Development's current (2015) population estimate for the Yakutat City and Borough is 613, a decrease of 24 percent from 2000.

Housing Units: There are currently 373 housing units in the Yakutat City and Borough. Of these, 265 are occupied, 19 are for sale or rent, and the remaining 125 are seasonal or otherwise vacant units.

Energy and Energy Costs: The average home in the Yakutat Borough is 1,116 square feet and uses 136 million BTUs of energy annually, compared to the statewide average of 227 million BTUs per year. Using AKWarm estimates, the average annual energy cost for homes in the Yakutat Borough is \$4,281. This is approximately the same as the statewide average and 1.9 times the national average.

Overcrowding: An estimated 15 (6 percent) of occupied units are either overcrowded (3 percent) or severely overcrowded (2 percent). This is nearly twice times the national average, and makes this census area the 13th least overcrowded census area in the state.

Drafty Homes and Ventilation: Approximately 164 (60 percent) of occupied homes in the Yakutat Borough are drafty, exceeding seven air changes per hour at 50 Pascals (ACH50). The statewide average is 36 percent. In contrast, there are an estimated 164 occupied housing units (60 percent) in the Yakutat Borough that are relatively airtight and lack a continuous ventilation system. These homes are at higher risk of issues with moisture and indoor air quality.

Affordability: On average, approximately 56 (21 percent) of households in the Yakutat Borough are cost-burdened, spending more than 30 percent of total household income on housing costs, including rent, utilities and energy. Statewide 31 percent of households are cost-burdened.

Senior Housing: There are an estimated 20 beds in senior housing facilities in the Yakutat City and Borough. Currently the Alaska Department of Labor and Workforce Development estimates there are 92 seniors in the census area and projects an increase to 132 by 2030.

Housing Issues: There are an estimated 123 homes built before the 1980's in the Yakutat Borough that have not been retrofitted through a state program in the past 10 years. Approximately 10 (4 percent) homes in the Yakutat Borough lack complete kitchens and approximately 11 (4 percent) lack complete bathrooms.

Yakutat Borough Housing Need Highlights

Yakutat Borough population has decreased 24 percent in the past 15 years. This has lessened the pressure of overcrowding and lack of adequate housing; however, as the population is declining, the number of seniors is rising. The primary need faced by the Yakutat Borough is for more senior housing. A secondary housing need is to retrofit existing homes.

Housing Gap: There are currently 373 housing units in the borough, with 65 percent occupied.¹ Six percent of the occupied units are overcrowded, with 5 percent for sale or rent and 31 percent unoccupied. The unoccupied units are primarily used seasonally or for recreational purposes. There are approximately 15 overcrowded units. If current population and construction trends continue, the borough will have no housing gap by 2020.

Affordable Housing Need: The average annual energy cost for homes in the Yakutat Borough is \$4,281, which is approximately 1.9 times the national average.² This contributes to costs that make approximately 21 percent of households in the census area cost-burdened, meaning they spend more than 30 percent of their income on housing costs.³

Senior Housing Needs: Senior housing is the most significant housing need in the Yakutat Borough, which has 20 beds.⁴ There are 92 seniors and that number is expected to rise to 132 by 2030.⁵ Increasing the available senior housing could ensure adequate assisted and independent living facilities for the projected population.

Retrofit Needs: Nearly all homes in the census area are either drafty or are relatively airtight and lacking a continuous ventilation system.⁶ Homes built before 1980 that have not been retrofit make up 39 percent of all homes. These homes have potential for an energy retrofit to increase the comfort and safety of the home while decreasing energy use.

¹ U.S. Census Bureau. (2016). *American Community Survey, 2010–2014 American Community Survey Five-year Estimates*.

² U.S. Energy Information Administration, Independent Statistics and Analysis. (2016). Residential Energy Consumption Survey (RECS): 2009. Retrieved from <https://www.eia.gov/consumption/residential/data/2009/index.php>

³ U.S. Census Bureau. (2016). *American Community Survey, 2010–2014 American Community Survey Five-year Estimates*.

⁴ AHFC Senior Housing Office. (2016). *Inventory List: Independent Living Homes/Facilities*. Revised 5/02/2016. Retrieved from <https://www.ahfc.us/senior-support/>

⁵ Hunsinger, Eddie, Sandberg, E., & Brooks, L. (2016). Alaska Population Projections 2015 to 2045. Alaska Department of Labor and Workforce Development, Research and Analysis Section.

⁶ See Appendix C: Methodology for details.

Yakutat City and Borough Summary

Community

The Yakutat City and Borough is located on the coast in Southeast Alaska, along the Gulf of Alaska. It is in the Sealaska Native Corporation ANCSA region. The average home size in the census area is 1,116 square feet.

The ratio of dependents, including those under 16 and over 65, relative to the working age population in the Yakutat City and Borough is lower than the statewide average and lower than the national ratio.⁷ The Yakutat City and Borough is expected to see an increase in the nonworking age population by 2030.

The ratio of senior age dependents to the working age population is higher than the statewide average and approximately the same as the national average. The Yakutat City and Borough region is projected to see the ratio of senior age dependents to working age dependents double by 2030.

There are an estimated 20 dedicated beds in senior housing in the Yakutat Borough, with none of those dedicated to assisted care living.⁸ Currently the Alaska Department of Labor and Workforce Development estimates there are 92 seniors in the census area, and projects that there will be 132 senior citizens by 2030.⁹ In the Yakutat Borough no senior citizens are in assisted care housing, whereas statewide 2.8 percent of senior citizens live in assisted care housing. Nationally, approximately 3.5 percent of senior citizens are in senior living facilities.¹⁰

Comparison of the growth rates in the senior age (65+) segment of the population to the dependent age (0 to 15) population indicate that in the Yakutat City and Borough region the primary pressure for new housing over the next 15 years will come from households with elderly people.

⁷ Hunsinger, Eddie, Sandberg, E., & Brooks, L. (2016). "Alaska Population Projections 2015 to 2045." Alaska Department of Labor and Workforce Development, Research and Analysis Section.

U.S. Census Bureau. (2016). *American Community Survey, 2010-2014 American Community Survey Five-year Estimates*.

⁸ AHFC Senior Housing Office. (2016). *Inventory List: Independent Living Homes/Facilities*. Revised 5/02/2016. Retrieved from <https://www.ahfc.us/senior-support/>

⁹ Hunsinger, Eddie, Sandberg, E., & Brooks, L. (2016). "Alaska Population Projections 2015 to 2045." Alaska Department of Labor and Workforce Development, Research and Analysis Section.

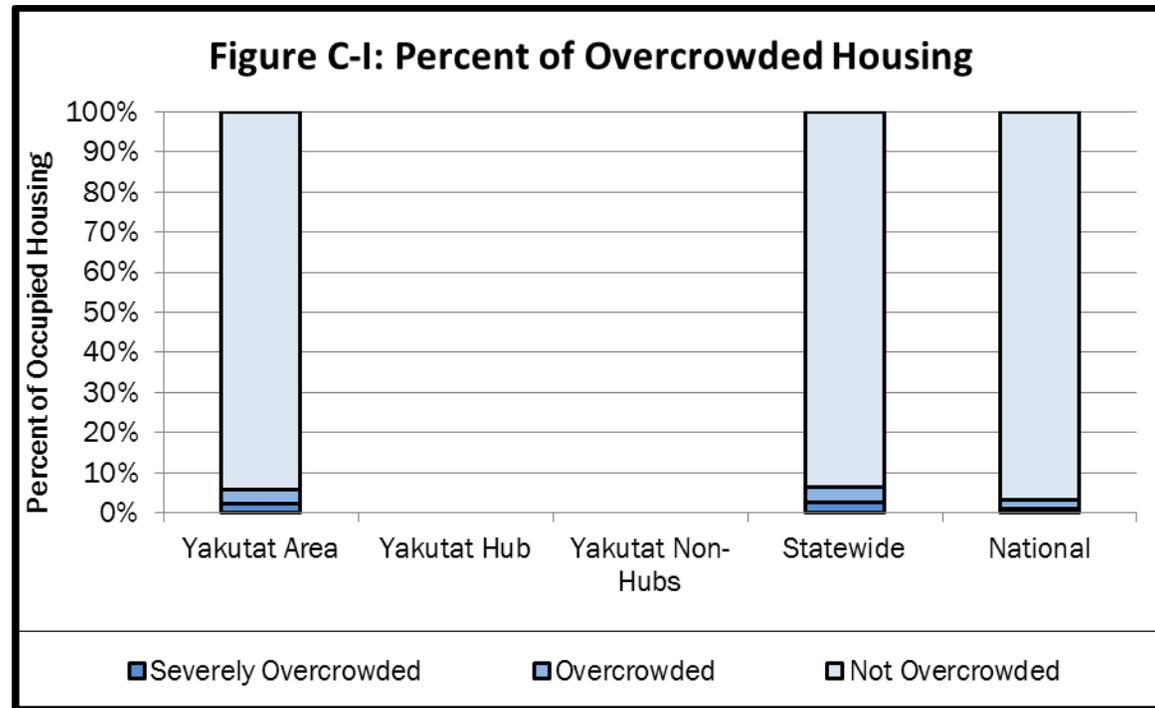
¹⁰ Ribbe, M., Ljunggren, G., Steel, K., Topinkova, E., Hawes, C., Ikegami, N., Jonnson, P. (1997). "Nursing Homes in 10 Nations: A Comparison Between Countries and Settings." *Age and Ageing* 26(S2), 3-12

Overcrowding¹¹

The Yakutat City and Borough is the 13th least overcrowded census area in Alaska. Approximately 6 percent of households are overcrowded in the census area as a whole. The rate of overcrowding in the Yakutat City and Borough is nearly 89 percent of the statewide average (6.4 percent) and approximately 1.7 times more than the national average (3.3 percent).

Overcrowding is defined as households with more than 1 person per room. Severe overcrowding is defined as households with more than 1.5 persons per room.

Approximately 5 percent of housing units in the Yakutat City and Borough are available for sale or rent. Additionally, 31 percent of housing units in the Yakutat City and Borough are considered vacant because they are used for seasonal, recreational or other non-year-round purposes.

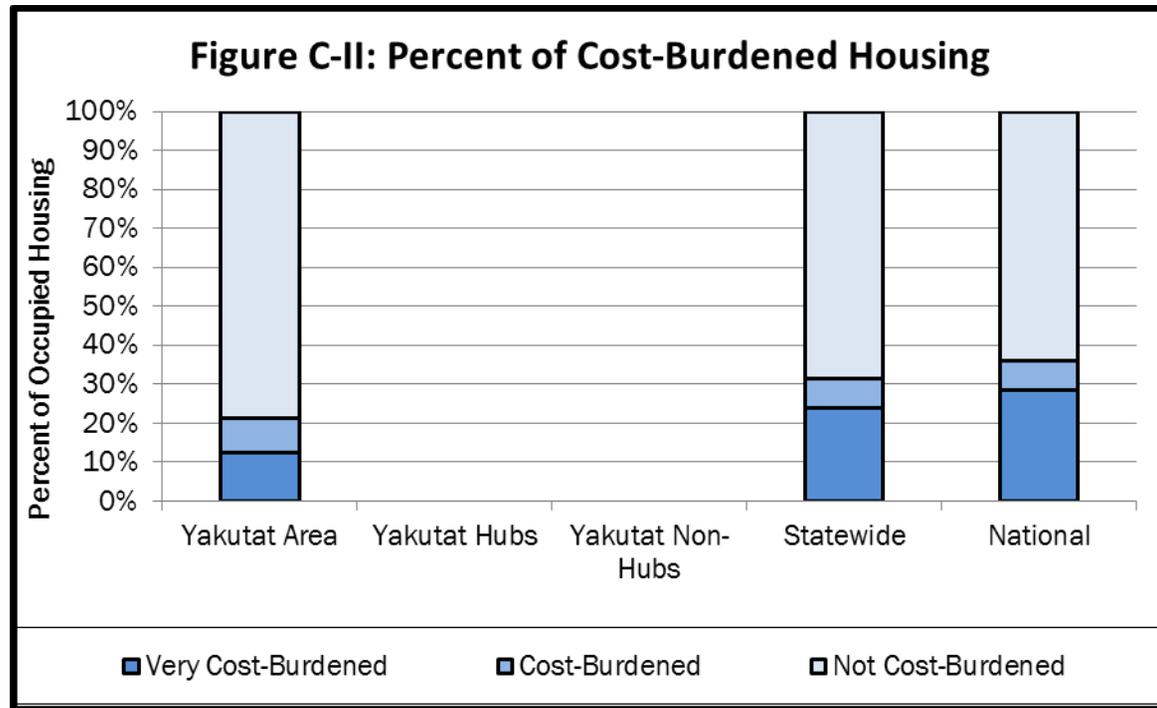


¹¹ U.S. Census Bureau. (2016). *American Community Survey, 2010-2014 American Community Survey Five-year Estimates*.

Affordability¹²

According to estimates from the U.S. Census American Community Survey (ACS), 21 percent of households in the Yakutat City and Borough are cost-burdened, that is, spend more than 30 percent of their income on housing costs. The rate of cost-burdened households in the Yakutat City and Borough is 59 percent of the national average (36 percent).

The median household income in the Yakutat City and Borough is \$69,306. This is lower than the statewide median of \$71,829. The national median is \$53,482.



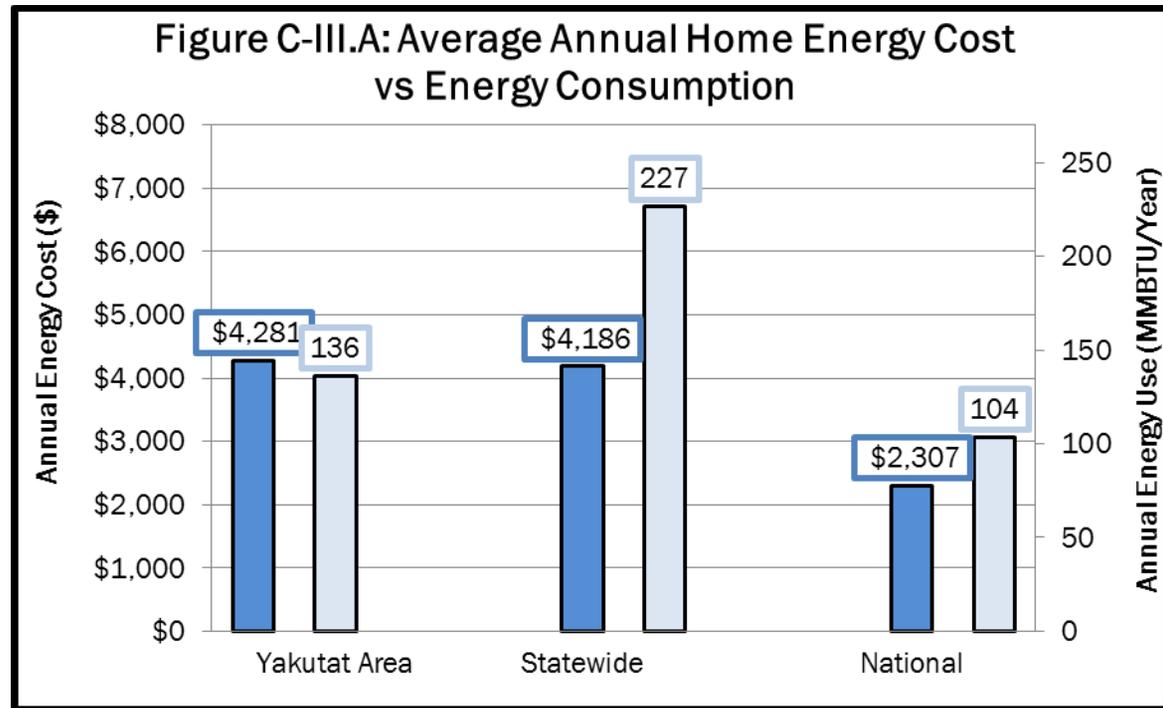
¹² U.S. Census Bureau. (2016). *American Community Survey, 2010-2014 American Community Survey Five-year Estimates*.

Energy¹³

Single-family Units

Single-family homes in the Yakutat Borough consume an average of 136 million BTUs per year, the sixth lowest energy consumption in the state. This average annual energy consumption is 60 percent of the statewide average of 227 million BTUs and 1.3 times the national average.

Energy costs for single-family homes in the Yakutat Borough average \$4,281 annually. This is the 13th lowest in the state. Yakutat Borough energy costs are approximately the same as the statewide average and 1.9 times the national average.



With an average footprint of 1,116 square feet, single-family homes in the Yakutat Borough are smaller than the statewide average of 1,955 square feet. Nationally the average house size is 2,425 square feet.

The energy use intensity (EUI), or annual energy used per square foot for a single-family home in the Yakutat Borough averages 126,000 BTUs per square foot, the 12th lowest in the state. This is 98 percent of the statewide average of 128,000 BTUs per square foot and 2.9 times the national average. The energy cost index (ECI), or annual energy cost per square foot, for a single-family home in the Yakutat Borough averages \$3.84, the eighth highest in the state. This is 1.7 times the statewide average of \$2.31 per square foot and four times the national average of \$0.95 per square foot.

The home heating index (HHI) in the Yakutat Borough for the average single-family home is 9.08 BTUs/ft²/HDD. This is the 13th lowest in the state. The HHI for the Yakutat Borough is higher than the statewide average of 8.83 BTU/ft²/HDD. The normalized cost of energy, in terms of dollars per million BTUs, for a single-family home in the Yakutat Borough averages \$27.62, the seventh

¹³ See Appendix C: Methodology for details.

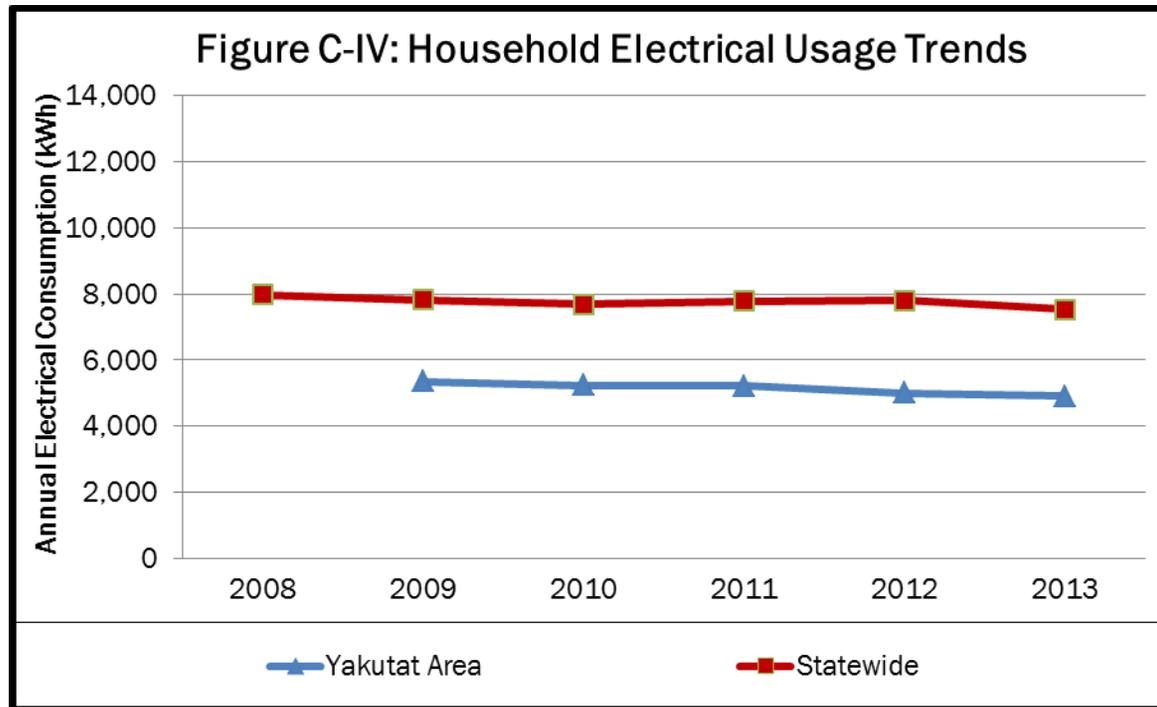
highest in the state. This is 1.7 times the statewide average of \$15.80 per million BTUs and 1.2 times the national average of \$22.27 per million BTUs.

Historical Household Electricity Usage¹⁴

In 2013 the average household in the Yakutat Borough consumed 3,346 kWh of electricity annually. This is approximately 3 percent less than in 2008. Statewide, the average household consumed 7,540 kWh of electricity in 2013, a decrease of 5 percent since 2008.

Inefficient and Older Homes¹⁵

Approximately 18 (7 percent) of the occupied homes in the Yakutat Borough are estimated to be 1-star homes. A 1-star home uses approximately four times more energy than if built to AHFC's Building Energy Efficiency Standard (BEES). Statewide, approximately 14,966 (6 percent) of occupied homes are estimated to be 1-star homes.



Older homes built before 1980 that have not been retrofitted are potentially homes in need. Approximately 39 percent of all homes in the Yakutat Borough fit these two criteria. This is approximately the same as the statewide average of 39 percent.

¹⁴ Fay, G., Villalobos Melendez, A. & West. C. (2014). *Alaska Energy Statistics: 1960-2011*. UAA Institute of Social and Economic Research. Retrieved from: http://iser.uaa.alaska.edu/Publications/2013_12-AlaskaEnergyStatistics2011Report_Final_2014-04-30.pdf

¹⁵ See Appendix C: Methodology for details.

Housing Condition ¹⁶

Ventilation

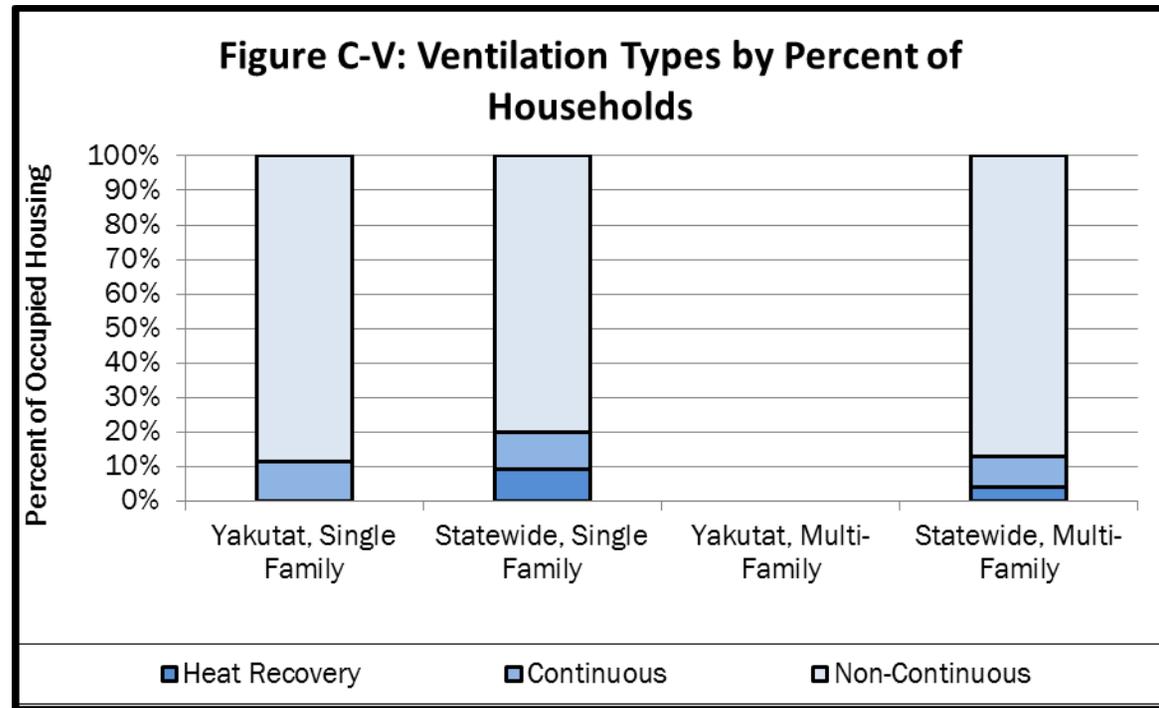
Approximately 12 percent of the occupied homes in the Yakutat Borough region have heat recovery or continuous mechanical ventilation systems installed. This is the eighth lowest in the state. Statewide approximately 20 percent of occupied homes have continuous mechanical ventilation systems, with or without heat recovery.

Indoor Air Quality

A tight home with no or inadequate ventilation has an increased risk of issues with indoor air quality or moisture. The Yakutat Borough has the seventh lowest percentage of housing units in the state that are both relatively air-tight and lack continuous mechanical ventilation. Approximately 135 (51 percent) of the occupied homes in the Yakutat Borough are estimated to be at moderate risk, with 24 (9 percent) estimated to be at high risk. Statewide approximately 30 percent of occupied homes are estimated to be at moderate risk and 26 percent at high risk.

Draftiness

To quantify drafty homes, the following definitions were used. Drafty homes will see test results of between 7 and 12 air changes per hour at 50 Pascals (ACH50) when subjected to a blower door test. Very drafty homes will see test results of greater than 12 ACH50. Approximately 133 (50 percent) of the occupied homes in the Yakutat Borough are estimated to be drafty, with 27 (10 percent) estimated to be very drafty. Statewide approximately 24 percent of occupied homes are estimated to be drafty and 12 percent are estimated to be very drafty.



¹⁶ See Appendix C: Methodology for details.