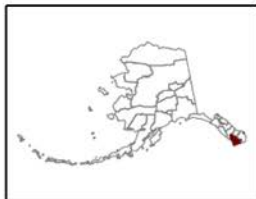
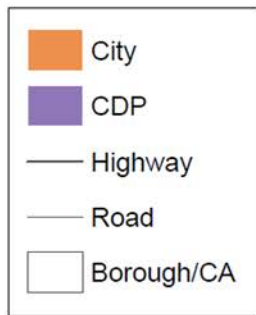


Prince of Wales-Hyder Census Area



CDP = Census Designated Place
CA = Census Area



Map Prepared by:
Alaska Department of Labor
& Workforce Development

September 2011

Source: US Census
2010 TIGERline

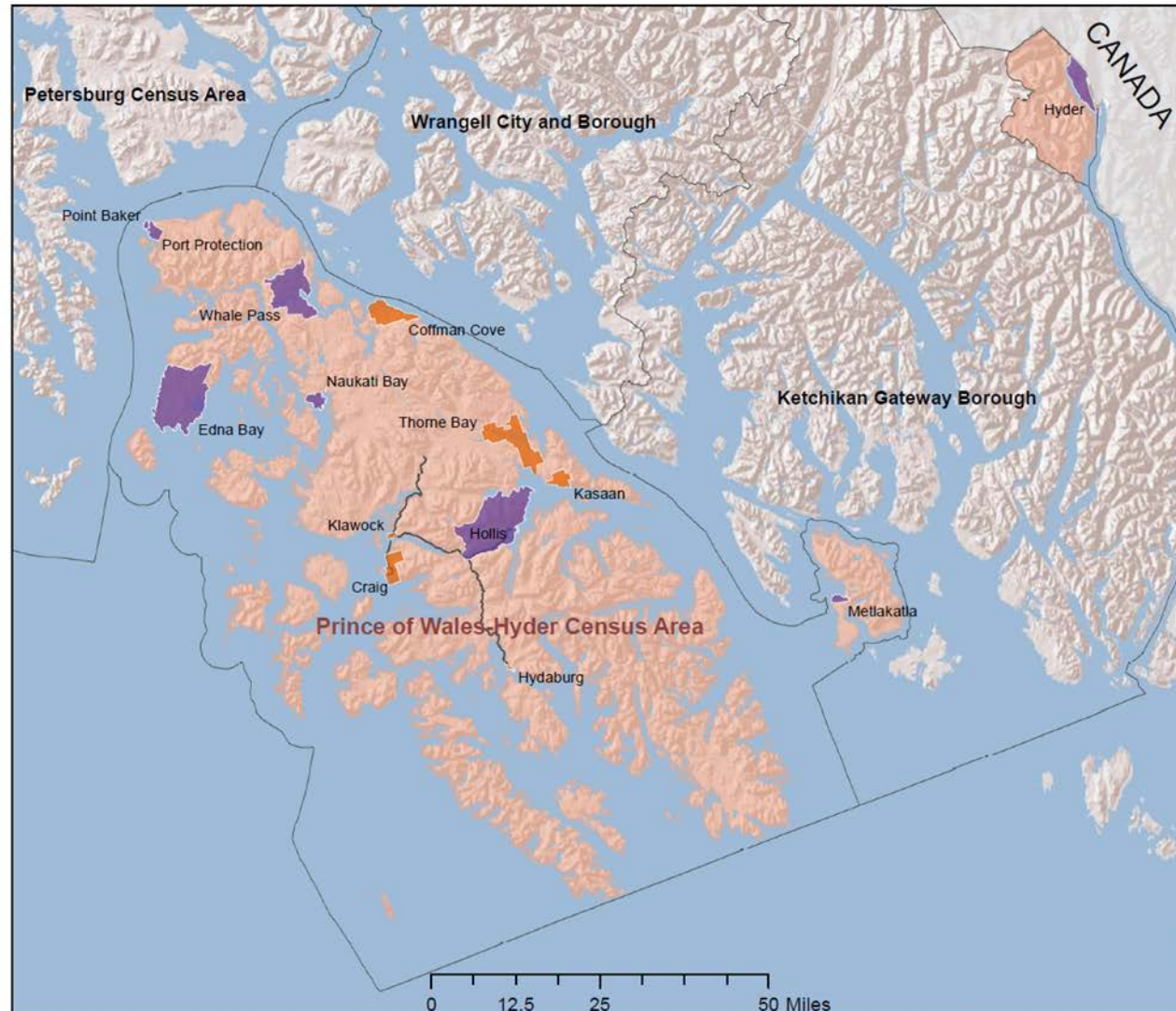


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Regional and Statewide Housing Characteristics

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.

Prince of Wales-Hyder Census Area Dashboard

Population: The Alaska Department of Labor and Workforce Development's current (2015) population estimate for the Prince of Wales-Hyder census area is 6,446, an increase of 5 percent from 2000.

Housing Units: There are currently 3,098 housing units in the Prince of Wales-Hyder census area. Of these, 2,377 are occupied, 147 are for sale or rent, and the remaining 820 are seasonal or otherwise vacant units.

Energy and Energy Costs: The average home in the Prince of Wales-Hyder census area is 1,258 square feet and uses 135 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 Prince of Wales-Hyder census area is \$3,371. This is approximately 81 percent of the statewide average and 1.5 times the national average.

Overcrowding: An estimated 176 (7 percent) of occupied units are either overcrowded (5 percent) or severely overcrowded (2 percent). This is more than twice the national average, and makes this census area the 13th most overcrowded census area in the state.

Drafty Homes and Ventilation: Approximately 1,674 (77 percent) of occupied homes in the Prince of Wales-Hyder census area are drafty, exceeding seven air changes per hour at 50 Pascals (ACH50). The statewide average is 36 percent. In contrast, there are an estimated 609 occupied housing units (28 percent) in the Prince of Wales-Hyder census area 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 509 (21 percent) of households in the Prince of Wales-Hyder census area 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 57 beds in senior housing facilities in the Prince of Wales-Hyder census area. Currently the Alaska Department of Labor and Workforce Development estimates there are 860 seniors in the census area and projects an increase to 1,461 by 2030.

Housing Issues: There are an estimated 946 homes built before the 1980s in the Prince of Wales-Hyder census area that have not been retrofitted through a state program in the past 10 years. Approximately 141 (6 percent) homes in the Prince of Wales-Hyder census area lack complete kitchens and approximately 159 (7 percent) lack complete bathrooms.

Prince of Wales-Hyder Census Area Housing Need Highlights

The Prince of Wales-Hyder census area has a variety of housing needs including increasing the rate of new construction to meet demand from projected population growth and alleviate overcrowding, building assisted-living facilities to meet the needs of a growing senior population, and retrofitting the many homes that are inefficient and drafty.

Housing Gap: The overcrowding rate in the Prince of Wales-Hyder census area is more than twice the national average, with an estimated 7 percent of occupied homes either overcrowded or severely overcrowded.¹ If Construction rates continue at their current pace, construction will not keep up with the projected population demand in the region.² This will exacerbate existing overcrowding and affordability issues unless the rate of new residential building construction increases.

Affordable Housing Needs: While the Prince of Wales-Hyder region has a relatively low average renter wage and a very low area median income, the calculated fair market rents are relatively lower than other areas of the state.³ The income needed to afford a two-bedroom unit at the fair market rent represents 68 percent of the region's area median income, the seventh highest in the state.

Senior Housing Needs: The Prince of Wales-Hyder region has no registered assisted-living senior facilities and a similar ratio of independent living facilities to senior citizens as the statewide average.⁴ With the senior population projected to increase 70 percent by 2030,⁵ increasing the amount of available senior housing could ensure adequate assisted and independent living facilities for the projected population.

Retrofit Needs: An estimated 22 percent of occupied households in the region are inefficient, meaning they use four or more times more energy than a similar new home that meets AHFC's Building Energy Efficiency Standard (BEES).⁶ This is the third

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

² Hunsinger, Eddie, Sandberg, E., & Brooks, L. (2016). *Alaska Population Projections 2015 to 2045*. Alaska Department of Labor and Workforce Development, Research and Analysis Section.

³ Yentel, D., Aurand, A., Emmanuel, D., Errico, E., Leong, G. M., & Rodrigues, K. (2016). *Out of Reach 2016*. National Low Income Housing Coalition. Retrieved from http://nlihc.org/sites/default/files/oor/OOR_2016.pdf

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.

highest rate of inefficient homes in the state. More than three-quarters of housing units (77 percent) are estimated to be drafty based on measured air-tightness.

Prince of Wales-Hyder Census Area Summary

Community

The Prince of Wales-Hyder census area is located near the southern end of the Southeast panhandle of Alaska. It is in the Sealaska Native Corporation ANSCA region. The average home size in the census area is 1,246 square feet.

The ratio of dependents, including those under 16 and over 65, relative to the working age population in the Prince of Wales-Hyder census area is approximately the same as the statewide average and lower than the national ratio.⁷ The Prince of Wales-Hyder census area 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 lower than the national average. The Prince of Wales-Hyder census area region is projected to see the ratio of senior age dependents to working age dependents increase by 1.9 times by 2030.

There are an estimated 57 dedicated beds in senior housing in the Prince of Wales-Hyder census area, with none of those dedicated to assisted care living.⁸ Currently the Alaska Department of Labor and Workforce Development estimates there are 860 seniors in the census area and projects that there will be 1,461 senior citizens by 2030.⁹ In the Prince of Wales-Hyder census area no senior citizens are in registered 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 Prince of Wales-Hyder census area 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.

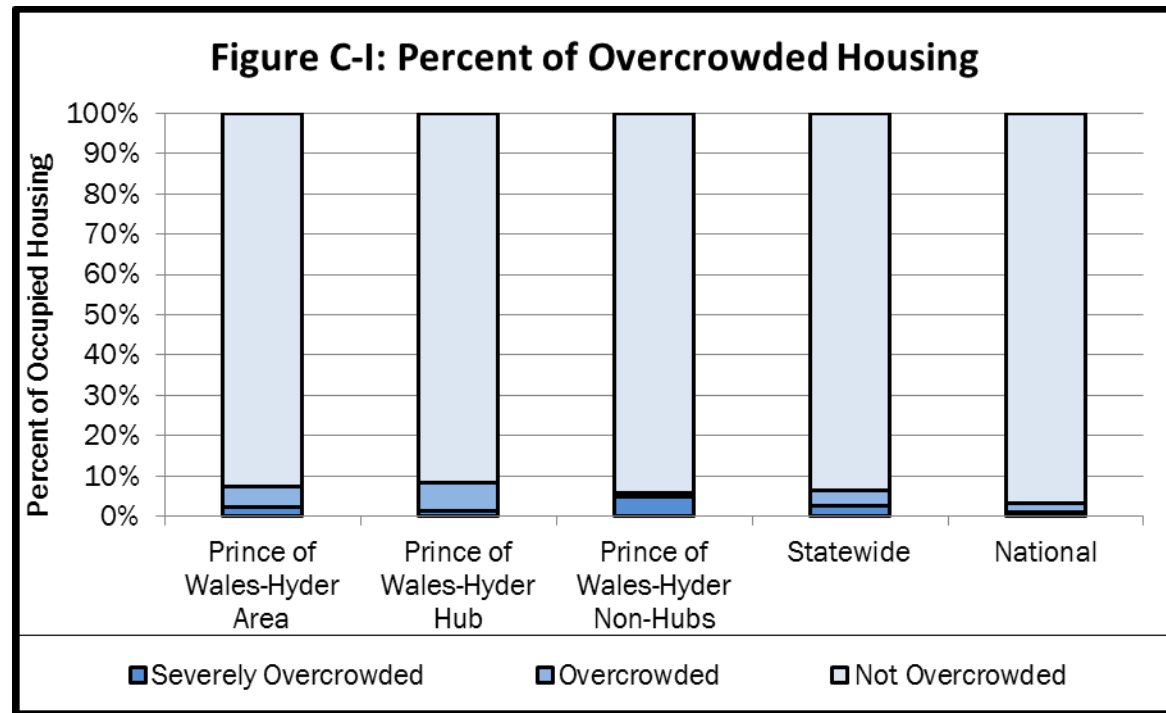
¹⁰ Ribbe, M., Ljunggren, G., Steel, K., Topinkova, E., Hawes, C., Ikegami, N., ... Jonnson, P. (1997). "Nursing Homes in 10 Nations: A Comparison Between Countries and Settings." *Age and Ageing*. 26(S2), 3-12.

Overcrowding¹¹

The Prince of Wales-Hyder census area is the 13th most overcrowded census area in Alaska. Approximately 7 percent of households are overcrowded in the census area as a whole. The rate of overcrowding in the Prince of Wales-Hyder census area is more than 1.2 times the statewide average (6.4 percent) and approximately 2.2 times more than the national average (3.3 percent).

Overcrowding in the non-hub communities is less prevalent than that found in the hub community. 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. The hub communities in the Prince of Wales-Hyder census area average approximately 1.5 times the overcrowding rate of the non-hub communities, with approximately 8.4 percent of households overcrowded compared to the non-hub communities' 5.7 percent. Further, 4.9 percent of non-hub community households are severely overcrowded. This is 4.9 times more than the national average.

Approximately 4 percent of housing units in the Prince of Wales-Hyder census area are available for sale or rent. The percentage of units for sale or rent in the non-hub communities (5 percent) is more than in the hub communities (3 percent). Additionally, 25 percent of housing units in the Prince of Wales-Hyder census area are considered vacant because they are used for seasonal, recreational or other non-year-round purposes.

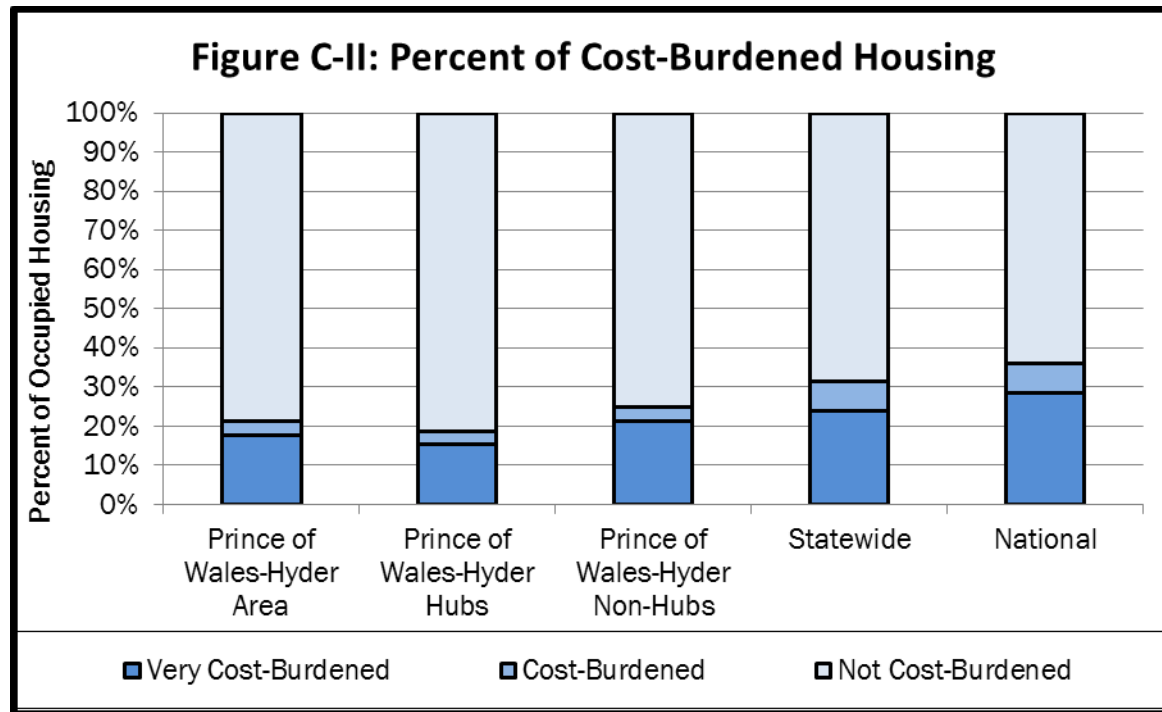


¹¹ U.S. Census Bureau. (2016). *American Community Survey, 2010-2014 American Community Survey Five-year Estimates*.

Affordability¹²

According to estimates from the U.S. Census American Community Survey (ACS), 21 percent of households in the Prince of Wales-Hyder census area are cost-burdened, that is, spend more than 30 percent of their income on housing costs. Non-hub communities have a higher percentage (25 percent) of households that are cost-burdened than the hub communities of Craig and Metlakatla (19 percent). The rate of cost-burdened households in the Prince of Wales-Hyder census area is 59 percent of the national average (36 percent).

The median household income in the Prince of Wales-Hyder census area is \$46,387. This is lower than the statewide median of \$71,829. The national median is \$53,482.



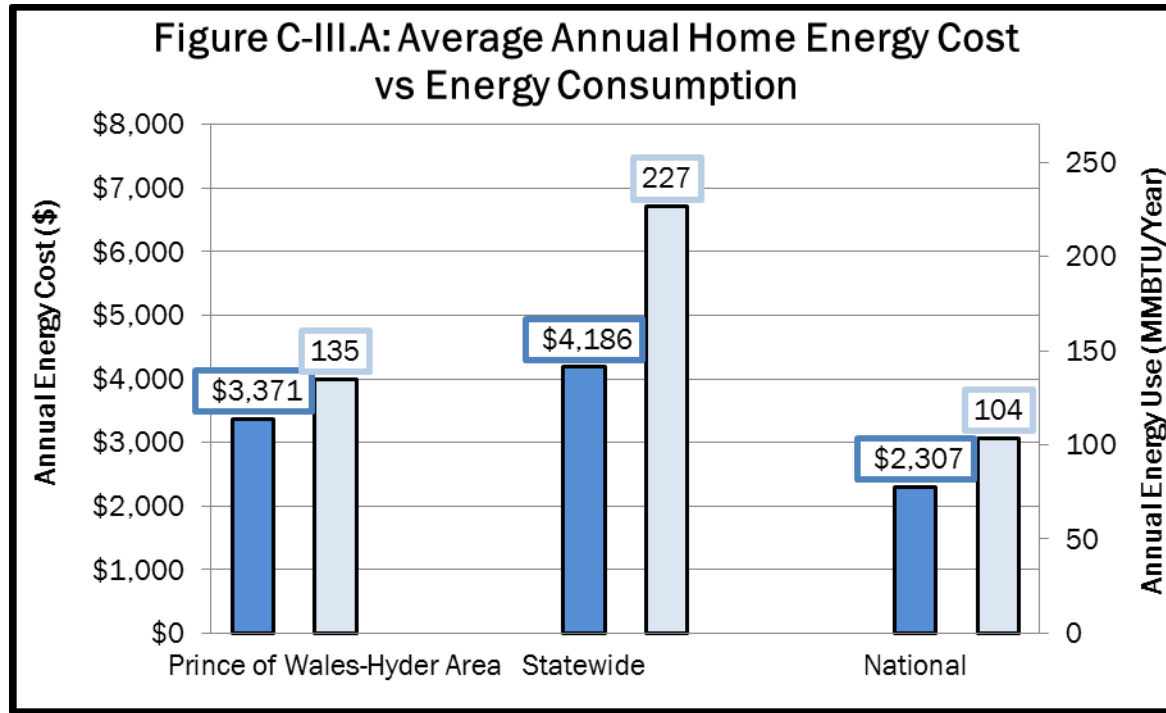
¹² U.S. Census Bureau. (2016). *American Community Survey, 2010-2014 American Community Survey Five-year Estimates*.

Energy¹³

Single-family Units

Single-family homes in the Prince of Wales-Hyder census area consume an average of 135 million BTUs per year, the fifth 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 Prince of Wales-Hyder census area average \$3,371 annually. This is the third lowest in the state. Prince of Wales-Hyder census area energy costs are 81 percent of the statewide average and 1.5 times the national average.



With an average footprint of 1,258 square feet, single-family homes in the Prince of Wales-Hyder census area 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 Prince of Wales-Hyder census area averages 117,000 BTUs per square foot, the eighth lowest in the state. This is 91 percent of the statewide average of 128,000 BTUs per square foot and 2.7 times the national average. The energy cost index (ECI), or annual energy cost per square foot, for a single-family home in the Prince of Wales-Hyder census area averages \$2.68, the 13th lowest in the state. This is 1.2 times the statewide average of \$2.31 per square foot and 2.8 times the national average of \$0.95 per square foot.

The home heating index (HHI) in the Prince of Wales-Hyder census area for the average single-family home is 10.6 BTUs/ft²/HDD. This is the fifth highest in the state. The HHI for the Prince of Wales-Hyder census area 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 Prince of

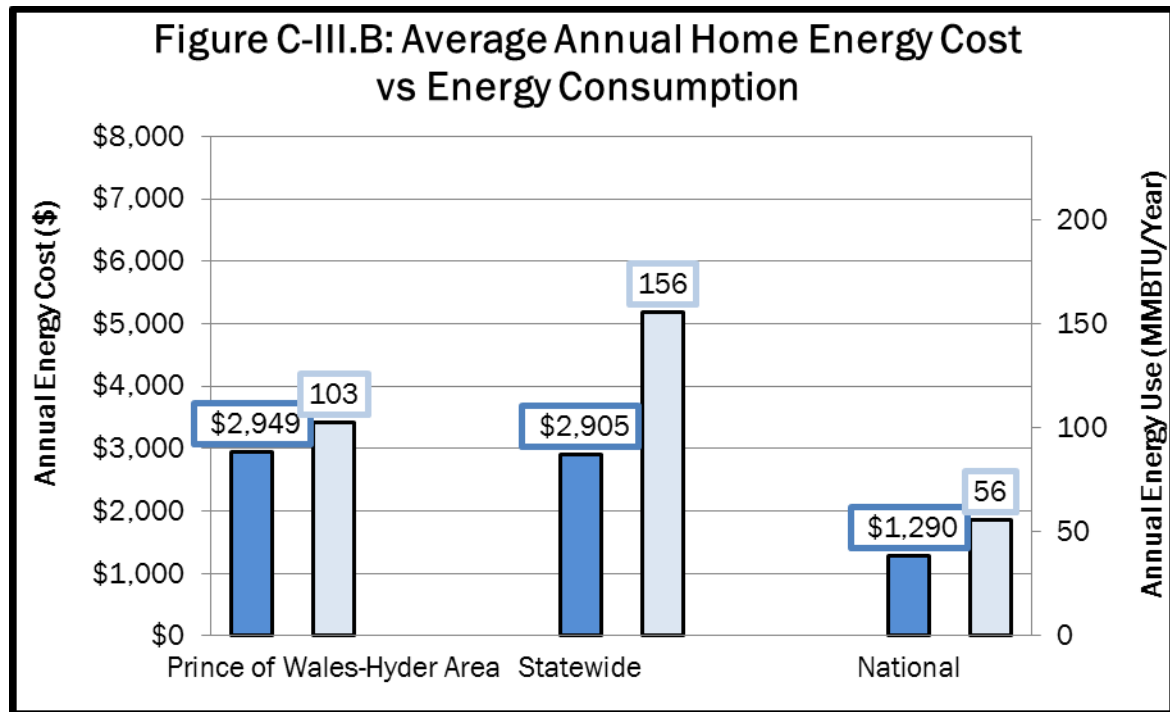
¹³ See Appendix C: Methodology for details.

Wales-Hyder census area averages \$20.22, the 10th lowest in the state. This is 1.3 times the statewide average of \$15.80 per million BTUs and 91 percent of the national average of \$22.27 per million BTUs.

Multifamily Units

Multifamily housing units in the Prince of Wales-Hyder census area consume an average of 103 million BTUs per year, the ninth lowest energy consumption in the state. This average annual energy consumption is 66 percent of the statewide average of 156 million BTUs and 1.3 times the national average.

Energy costs for multifamily housing units in the Prince of Wales-Hyder census area average \$2,949 annually. This is the 13th lowest in the state. Prince of Wales-Hyder census area energy costs are approximately the same as the statewide average and 2.3 times the national average.



With an average footprint of 1,016 square feet, multifamily housing units in the Prince of Wales-Hyder census area are smaller than the statewide average of 1,284 square feet. Nationally the average unit in multifamily housing is 930 square feet.

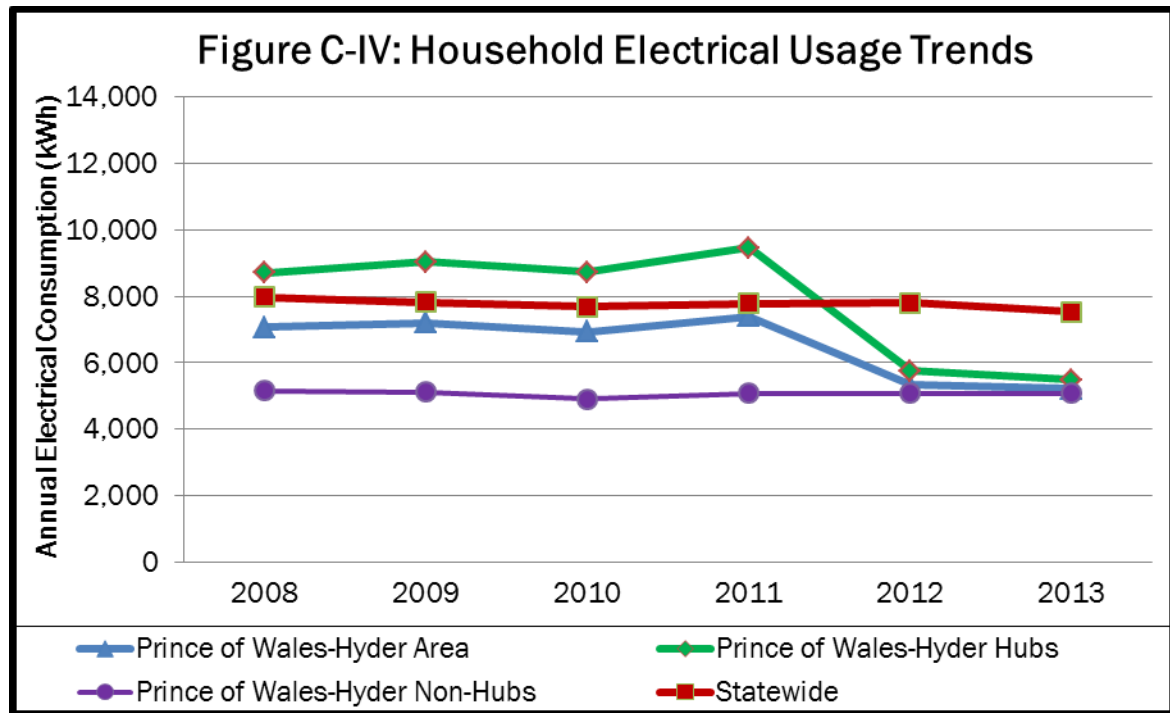
The energy use intensity (EUI), or annual energy used per square foot, for a multifamily housing unit in the Prince of Wales-Hyder census area averages 100,000 BTUs per square foot, the ninth lowest in the state. This is 78 percent of the statewide average of 128,000 BTUs per square foot and 1.7 times the national average. The energy cost index (ECI), or annual energy cost per square foot, for a multifamily housing unit in the Prince of Wales-Hyder census area averages \$2.90, the 13th highest in the state. This is 1.3 times the statewide average of \$2.27 per square foot and 2.1 times the national average of \$1.39 per square foot.

The home heating index (HHI) in the Prince of Wales-Hyder census area for the average multifamily housing unit is 8.75 BTUs/ft²/HDD. This is the seventh highest in the state. The HHI for the Prince of Wales-Hyder census area is higher than the statewide average of 8.28 BTU/ft²/HDD. The normalized cost of energy, in terms of dollars per million BTUs, for a unit in

multifamily housing in the Prince of Wales-Hyder census area averages \$21.74, the 14th highest in the state. This is 1.7 times the statewide average of \$12.79 per million BTUs and 94 percent of the national average of \$23.12 per million BTUs.

Historical Household Electricity Usage¹⁴

In 2013 the average household in the Prince of Wales-Hyder census area consumed 5,216 kWh of electricity annually. This is approximately 26 percent less than in 2008. Hub communities in the census area averaged 5,481 kWh per year. This is a decrease of 37 percent over the same period. In contrast, non-hub communities averaged 5,074 kWh in 2013, remains approximately the same since 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 485 (22 percent) of the occupied homes in the Prince of Wales-Hyder census area 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 14,600 (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 38 percent of all homes in the Prince of Wales-Hyder census area fit these two criteria. This is slightly lower than 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

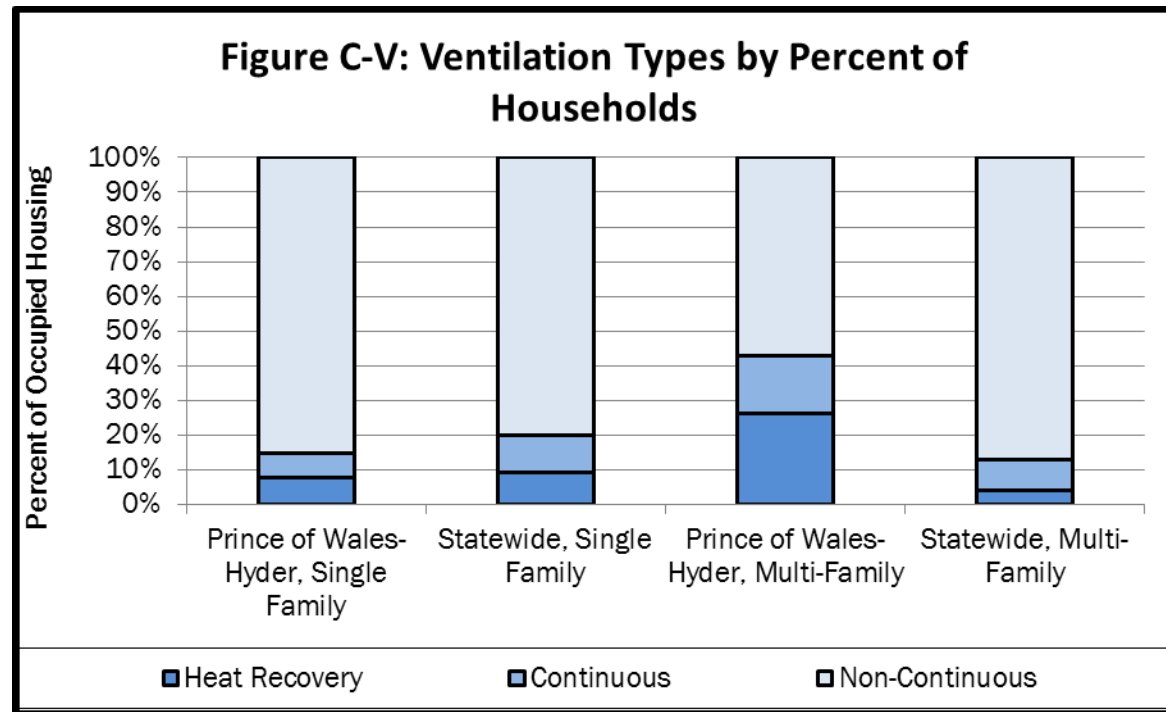
Approximately 15 percent of the occupied homes in the Prince of Wales-Hyder census area region have heat recovery or continuous mechanical ventilation systems installed. This is the 13th lowest in the state. Statewide approximately 20 percent of occupied homes have continuous mechanical ventilation systems, 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 Prince of Wales-Hyder census area has the second lowest percentage of housing units in the state that are both relatively airtight and lack continuous mechanical ventilation. Approximately 532 (22 percent) of the occupied homes in the Prince of Wales-Hyder census area are estimated to be at moderate risk, with 144 (6 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 931 (39 percent) of the occupied homes in the Prince of Wales-Hyder census area are estimated to be drafty, with 892 (38 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.

