



# KODIAK ISLAND BOROUGH HOUSING NEEDS ASSESSMENT

May 2022

**PREPARED FOR: Kodiak Island Housing Authority**

# TABLE OF CONTENTS

<b>Summary of Findings .....</b>	<b>1</b>
Kodiak Road System .....	1
Kodiak Villages .....	8
<b>Study Methodology and Outline .....</b>	<b>11</b>
<b>Kodiak Housing Inventory .....</b>	<b>12</b>
<b>Kodiak Demographics and Housing Characteristics .....</b>	<b>18</b>
<b>Select Household Survey Results.....</b>	<b>26</b>
<b>Key Informant Interview Summary .....</b>	<b>31</b>
<b>Housing Gap Analysis .....</b>	<b>38</b>
Housing Supply .....	38
Single-Family Home Demand .....	40
Single-Family Home Construction Costs and Affordability .....	41
Rental Demand .....	44
<b>Kodiak Island Villages.....</b>	<b>47</b>
Village Population, Migration, and Household Type.....	47
Village Housing Inventory.....	49
Village Housing Costs .....	53
Village Household Income and Housing Cost Burden.....	54
Village Employment and Subsistence Activity .....	57
Village Perceptions About Housing .....	59
Village Housing Gap .....	62
<b>Appendix A: Household Survey Results .....</b>	<b>64</b>
Methodology .....	64
Kodiak Road System Housing Survey Results .....	65
Open Responses Kodiak Road System Resident Survey.....	83
Village Housing Survey Results .....	87
<b>Appendix B: Kodiak Economic Conditions.....</b>	<b>98</b>
Economic Indicators and Trends .....	98
Seafood Industry .....	101
Base Kodiak.....	104
Other Economic Drivers .....	105
<b>Appendix C: Residential Zoning .....</b>	<b>108</b>
Kodiak Road System Vacant Parcels.....	108
Village Area Vacant Parcels .....	112
<b>Appendix D: Assessed Value Trends .....</b>	<b>115</b>
<b>Appendix E: List of Key Informants .....</b>	<b>118</b>

# Summary of Findings

Kodiak Island Housing Authority (KIHA) contracted with McKinley Research to conduct a *Kodiak Island Borough Housing Needs Assessment*. This study is intended to serve as a community resource that highlights housing needs and housing-related impacts on employment and the local economy. The report includes analysis of housing inventory, condition, and valuation; population and household demographics; community economic conditions; surveys of Kodiak road system and village housing needs; and a review of available land and zoning. This information was used to inform a housing gap analysis identifying areas of concern and unmet housing needs.

The report presents a Kodiak Road System assessment followed by a Kodiak village assessment. Throughout the report, the Kodiak Road System is referred to as “Kodiak” and the six villages are referred to as “Kodiak villages.”

Following are selected key findings from the study.

## Kodiak Road System

### Kodiak’s Housing Inventory

- Kodiak’s housing inventory totals 4,271 units, including 2,252 standalone single-family homes and 176 single-family homes with an apartment or accessory dwelling unit (ADU). A total of 2,604 housing units are associated with single family homes or 61% of road system units.
- Two-family residences compose 8% of units and mobile homes 7%. Triplex and fourplex units make up 3% and 2% of units, respectively. Condos, zero-lot lines, planned-use developments, business/residential units, and other structures each account for about 1% of road system units.
- An estimated 600 units in multi-family buildings exist, within buildings of five or more units representing about 14% of all units.
- The average age of single-family homes in Kodiak is 42 years.
- Kodiak has 11 properties that provide a total of 373 low-income housing units.

- In total, approximately 107 dedicated senior housing beds exist in the Kodiak borough, including 32 assisted-care beds.
- A total of 35 new single-family homes and 85 multi-family units were constructed between 2017 and 2021. In 2021, one new single-family home and no multi-family units were built.
- In the third quarter of 2021, 117 properties in Kodiak were listed on Vrbo, Airbnb, or both, down 7% from 126 listings in the third quarter of 2019.

## Home Sales and Value

- According to Multiple Listing Service, an average of 63 single-family homes were sold each year over the last five years, with a high of 73 units and a low of 53. In 2021, 68 single-family homes were sold.
- The average sale price of a single-family home in Kodiak increased by 21% from \$297,000 to \$358,000 between 2017 and 2021.

## Housing Costs

- The median monthly mortgage on the Kodiak road system is \$2,070, 7% higher than the statewide median of \$1,933.
- Median rental rates in Kodiak Island Borough are 15% higher than statewide median rental rates (\$1,200 versus \$1,045, respectively).
- The average monthly rental rate in 2021 for a one-bedroom apartment in Kodiak was \$1,020, based on an AHFC survey of rental properties. A W2-bedroom rental averages \$1,272 per month. Apartment rental rates have generally been stable over the past three years.
- The average rental cost of a two-bedroom single-family home in Kodiak was \$1,434 in 2021, up about 5% from 2019. Three-bedroom homes averaged \$1,760, up just slightly (1%) from 2019.
- More than one-quarter (28%) of Kodiak households are “cost burdened,” meaning they spend 30% or more of monthly household income on rent or owner costs. There are a total of 1,007 cost-burdened households in Kodiak.

## Demographic Trends

- The population within Kodiak’s road system totaled 12,060 residents in 2019, 6% below the 2012 peak of 12,839. The 2020 Census measured a population of 12,274. The change between 2019 and 2020 is likely due to a change in methodology rather than actual growth.

- Alaska Department of Labor and Workforce Development (DOLWD) projections show the Kodiak Island Borough population declining by about 1,100 residents by 2045.
- DOLWD estimates that Kodiak's senior population (aged 65 and older) increased by 79% from 915 individuals in 2010 to 1,635 in 2020. The department forecasts the senior population will peak in 2035 at 2,281, then decrease to 1,962 by 2045.

## Key Economic Trends

- DOLWD estimates indicate annual employment declined by about 10%, from 6,278 jobs in 2016 to 5,671 in 2020.
- Average monthly personal income rose by about 5% over the same five-year period.
- The seafood processing industry remains in a downward trend with annual average employment dropping by 33%, from 1,811 in 2015 to 1,217 in 2021. The drop is primarily driven by a significant decline in the Total Allowable Catch (TAC) for Pacific cod in the Gulf of Alaska.
- Base Kodiak is poised for expansion over the next few years, with plans for several new cutters, new housing, a child development center, and fuel dock refurbishment. An estimated \$210 million has been allocated for these construction projects.
- Federal government employment declined slightly (-16 jobs) over the last five years while state government employment increased slightly (+9 jobs). Local government employment increased by 145 jobs. Kodiak Island Borough personnel declined by five, City of Kodiak personnel increased by six, and school district employment declined by four staff members. It is assumed that most job gains between 2016 and 2020 were in tribal organizations.

## Household Survey Key Findings

- Kodiak residents recognize the challenges in the local housing market. More than three-quarters (77%) rated affordability of homes for purchase as poor or very poor. Similarly, 71% rated affordability of rental housing as poor or very poor.
- Availability of homes for purchase was rated poor or very poor by 70% of respondents, while availability of rental housing was rated poor or very poor by 57%.
- About one in six (16%) survey respondents indicated interest in securing new housing, now or in the next five years, mainly for standalone, single-family homes. Interest was highest for homes of less than 2,000 square feet, priced between \$300,000 and \$400,000.
- More than one-quarter (28%) said they are interested in new housing in another community in the Kodiak Island Borough and 31% are interested in moving off Kodiak Island.

- Top barriers to housing development identified by Kodiak residents are cost and land availability, followed by cost of infrastructure (water, sewer, etc.). Building codes and restrictive zoning were also identified as barriers by many survey respondents.
- To address housing development challenges, survey respondents most strongly supported releasing more lands for housing development, road construction to access areas for new housing development, and exploring public/private partnerships for housing development. Less popular were public funding for subdivision development and tax breaks for developers, both of which were supported by about half of survey respondents.
- Among potential specific steps to increase housing availability, strongest support existed for reducing restrictions on accessory dwelling units. About half of respondents supported increased building height allowance. More respondents opposed than supported zoning changes to allow for increased housing density. Also, more respondents expressed opposition than support for increasing regulation of short-term rentals (e.g., Airbnb and VRBO) and reducing minimum lot sizes.

## Key Informant Interviews

- Key informants describe the Kodiak market as very tight with few single-family homes available and significant price increases over the last five years, even for substandard housing. Quality, affordable homes are rare and first-time home buyers face challenges finding a suitable home. Demand is greatest for properties with city water and sewer.
- A lack of buildable land was cited as the most critical barrier to increasing housing by most interviewees, followed by construction costs and supply chain issues.
- Market-rate property managers report few vacancies, while vacancies are higher for low-income properties.
- Key informants representing the business community reported significant unmet demand for employee housing, both for purchase and for rent. A lack of suitable housing is resulting in challenges hiring employees and is hindering business growth.
- Demand is greatest for single-family homes, high-quality “professional” rental units of any size, and single-occupancy units.

## Housing Gap

The most significant housing gap in Kodiak is for single-family homes and particularly, affordable homes. Study findings indicate likely demand exists for at least 65 to 75 new single-family homes among those very interested in purchasing and who have household incomes above \$100,000 annually. A household income of \$100,000 would support the purchase of a home of approximately \$340,000. This number of new units is likely to be absorbed within three to five

years, depending on factors such as interest rates and how affordable the units are. This demand estimate is for new homes and is in addition to the roughly 60 existing homes that sell annually.

Strong demand appears to exist among residents and employers for “professional” higher-quality rental units, ranging from one-bedroom apartments to single-family homes. Demand also exists for single-occupant rental units. Current demand for low-income housing is weaker.

## Potential Strategies, and Recommendations

No easy solutions exist for the challenges facing the Kodiak housing market. With less than a dozen single-family homes constructed in Kodiak over the last three years, the community should consider any incremental increase in housing development as positive and should consider creative strategies to support new housing development. If no changes are made, the community can expect a continued housing shortage, ultimately impacting local economic growth and residents’ quality of life.

The issue of Kodiak’s housing shortage can be elevated through community engagement and public outreach. A working group, tasked with addressing housing issues, could identify parcels suitable for owner-occupied and multi-family housing development, then define and develop support for housing development strategies. The group might consist of the Borough lands committee, KEDC, KIHA, contractors, and others interested in expanding housing.

Alleviating Kodiak’s housing challenges will require innovative strategies and open-minded dialog. Local governments may need to consider strategies that may or may not be popular with segments of the community. Such strategies include providing initial funding of subdivision development, tax breaks for developers, a reduction in minimum lot sizes, zoning for mixed use, increasing unit size for accessory dwelling units (ADU’s), and restricting short-term rentals. Direct and indirect costs of investigating and implementing these strategies would be carried by local governments on behalf of the community.

Following are potential strategies and recommendations that may help alleviate Kodiak’s tight housing market.

### MAKE LAND AVAILABLE

The community cannot control certain important factors, such as the cost of construction materials and freight, inflation, and mortgage interest rates. However, the most significant factor limiting housing development is the unmet demand for land zoned for single-family homes and multi-family properties, a factor the community can control to some degree. Parcels within city limits and those connected to city water and sewer are of the greatest interest to new home buyers. Without a supply of buildable land, factors such as freight and material costs are irrelevant. Local governments and /or private landowners will need to make land available to alleviate pent-up housing demand.

Local governments, while among the largest landowners, have a relatively small number of acres compared to private landowners. Combined, the Kodiak Island Borough and the City of Kodiak own about 13% (about 91 acres out of 723 acres) of land zoned for single-family, multi-family, and rural residential. Nearly two-thirds of this land is zoned rural residential one, with the Borough owning the majority (57 acres). Local governments own about 26 acres zoned for two-family homes, 5.5 acres zoned for single-family residential, and 1.2 acres zoned for multi-family housing.<sup>1</sup> If land is made available, developers will need to assess housing strategies that best meet market demand and provide a return on investment.

## **HIGHER DENSITY HOUSING**

Other than direct subsidies, a keyway to increase the affordability of single-family homes in Kodiak is by building higher density housing, meaning smaller homes on smaller lots. For example, while building a smaller home on a minimum single-family home lot of 7,200 sq. ft. would reduce overall costs somewhat, a change in zoning regulations to allow the combination of two 7,200 sq. ft. lots and allow for three smaller single-family homes on three 4,800 sq. ft. lots would further reduce development costs. Another example would be to increase the maximum building height above 35 feet to allow for additional stories in multi-family residences. These examples are not appropriate for all residential and multi-family parcels but may be suitable in some areas.

Another potential way to increase density is through rezoning to allow for neighborhoods with mixed single-family and multi-family residential units.

Kodiak residents, and first-time homebuyers may have to temper their aspirations so as to afford a home. Among survey respondents who were very interested in purchasing a home and had incomes of \$100,000 or more, only 5% showed interest in a home of 500-1,000 sq. ft. while almost half (47%) were interested in a home of 2,000 sq. ft. or larger.

## **ROAD/SUBDIVISION DEVELOPMENT**

Local governments could fund development of roads and/or a subdivision (with zoning changes) that would allow for a mix of smaller single-family homes and multi-residence development. These lots could then be sold to individual contractors. Whether it would be possible for the government to recoup all the money invested selling lots at or below market value is uncertain. However, this type of investment may be needed to foster economic growth, an increased tax base, and a better quality of life in the community.

---

<sup>1</sup> A detail analysis of residential zoning is included in Appendix C.

## **INCREASE ACCESSORY DWELLING ALLOWABLE SQUARE FOOTAGE**

The Borough should consider increasing the allowable square footage for Accessory Dwelling Units (ADUs). Currently, ADUs in parcels zoned R1 (single-family residential zoning districts) and R2 (two-family residential zoning districts) are limited to 575 sq. ft., and 725 sq. ft in all other zones. These limits result in units that are marginally suitable to accommodate a two-person household.

## **OTHER STRATEGIES AND RECOMMENDATIONS**

- Although demand for attached homes and townhouses is not as strong as single-family home demand, development of these types of units would provide the community with higher-density options at a lower cost per unit than with a single-family home. Finding parcels zoned for two-family homes may also be easier as the Borough and the City together own almost five times as many acres zoned for two-family units as for single-family homes.
- Communities in the Lower 48 have been successful in developing more affordable housing by using prefabricated modular homes, which typically cost less than site-built homes. Shipping costs may affect affordability and finding appropriate land could be a challenge. However, investigating this option may be warranted.
- An increase in the number of mobile homes in the community would provide additional opportunities for first-time home buyers.
- A short-term solution could be to encourage seasonal workers arriving from off-Island to bring personal RVs with them (recognizing the barriers associated with moving RVs to the island).
- With Kodiak's senior population steadily increasing, investigate the possibility of developing senior housing, including units with first-floor access. Many seniors would be interested in downsizing to smaller units with small yards that require less maintenance.
- A detailed assessment of available lands zoned R3 (multi-residential) should be conducted to identify high-priority parcels. An assessment of parcels not currently zoned R3 may also be warranted for rezoning consideration.
- The assessor's certified roll and online real property information and map center are valuable tools to help identify properties for housing development. Currently, no maps that provide an overview of parcel zoning are available. The development of a user-friendly, color-coded map with parcel information links to the assessor's map viewer would help facilitate identification of high-potential parcels for development.

## Kodiak Villages

Following is a brief overview of key findings regarding housing in six Kodiak Island villages (Akhiok, Karluk, Larsen Bay, Old Harbor, Ouzinkie, and Port Lions).

### Demographics and Employment

- The combined population of Kodiak Island villages declined by 19% over the past decade, from 768 in 2010 to 619 in 2020. According to DOLWD estimates, Larsen Bay saw the greatest decline, losing 61% of its population over that period. Old Harbor saw the lowest rate of decline at 1%.
- Average annual household incomes range from a low of about \$50,000 in Akhiok to a high of \$65,000 in Port Lions.
- Fifty-nine village households have an income below the federal poverty level. Old Harbor has the highest number, at 29 households, and Akhiok and Karluk the fewest, at two and three households, respectively.
- DOLWD does not track village employment, so the total number of jobs is not known. Commercial Fisheries Entry Commission data indicate that commercial fishing provided income for an annual average of 38 village residents between 2016 and 2020. In 2019, total gross revenue for 41 village permit holders who fished that year was \$3.7 million.
- Other significant village employers include local governments (cities and tribes), schools, clinics, and lodges. Many jobs are seasonal.
- All the villages have a high level of dependence on subsistence foods. Alaska Department of Fish and Game data indicate that per-capita consumption of subsistence foods ranges from a low of 220 pounds annually in Port Lions to a high of 578 pounds in Old Harbor. Salmon is by far the most harvested food, followed by halibut and deer.

### Housing Overview

- According to the Kodiak Island Borough Assessor's certified roll, the six villages have a total of 440 housing units. Nearly all (96%) are single-family homes. Karluk has the smallest stock, at 23 housing units, and Port Lions the most, at 117 units.
- Many vacant units are scattered throughout the villages. Some are seasonal residences; others are in need of serious maintenance and are uninhabitable.
- Kodiak Island Housing Authority has 30 Mutual Help homes and seven rental units in the villages.
- Village homes are generally on the small side, ranging from an average of 884 sq. ft. in Akhiok to an average of 1,267 sq. ft. in Port Lions.

- Average home values range from a low of \$36,000 in Karluk to a high of \$99,000 in Port Lions.
- Much of the village housing units are 40 years or older. Little new village housing has been constructed in the last decade.
- The U.S. Census Bureau reports low vacancy rates in all the villages.
- The U.S. Census Bureau reports a total of 55 households in five villages are cost-burdened, meaning they pay more than 30% of monthly income for rent or a mortgage. Data was not available for Karluk.

## Perceptions About Housing

- Three-quarters of village survey respondents reported that rental housing availability was poor or very poor, and a similar number reported the availability of homes for purchase was poor.
- Housing affordability was rated poor or very poor by 69% of respondents for homes and 61% for rental housing.
- Half of respondents were dissatisfied or very dissatisfied with the state of repair and energy efficiency of their homes.
- Respondents stated that major barriers to housing development are freight costs (77%), construction costs (71%), and infrastructure development costs (66%). About half mentioned availability of land (58%) and the cost of land (51%).
- Key informants mentioned that a demand for housing exists among tribal members who would like to move back to their village as well as demand from younger residents living in multi-generational households. They also mentioned that a real need exists for home maintenance to avoid more units becoming uninhabitable.
- Informants also said demand exists from buyers outside the villages seeking recreational properties.

## Insights

- Each village could likely use at least five to 10 new or refurbished housing units of some type. Development of new housing units is challenged by the high cost of transporting materials to the villages, high construction costs, lack of skilled tradespeople, lack of available lots with access and utilities. High construction costs are compounded by relatively low average household incomes in these communities.
- Among the nine residents who were able to estimate how much they would be willing to pay for a new home, two reported less than \$100,000, three \$100,000 to \$200,000, and four \$200,000 to \$300,000. Purchasing land, connecting to services, and

constructing even small homes built on small lots in any of the villages for less than \$300,000 is likely to be difficult.

- Given the host of challenges in building new housing, a reasonable near-term strategy to alleviate the housing shortage may be to identify vacant housing needing the least amount of repair and rehabilitate those properties. In the long term, a significant portion of funding needed to increase housing options in the villages will need to come from outside sources.

# Study Methodology and Outline

The report includes analysis of housing inventory, condition, and valuation; population and household demographics; community economic conditions; surveys of the Kodiak road system and village housing needs; and a review of available land and zoning. This information was used to inform a housing gap analysis identifying areas of concern and unmet housing needs. The report first presents a Kodiak road system assessment, followed by a Kodiak village assessment. Throughout the report, the Kodiak road system is referred to as “Kodiak” and the six villages are referred to as “Kodiak villages.” Some data sets are available only at the Kodiak Island Borough level. These tables are presented in the Kodiak road system section of the report.

## Data Sources

The study used a wide variety of data from primary and secondary sources. Where available, data is presented for multiple years to indicate trends. Data sources include:

- U.S. Census Bureau, 2020 Decennial survey
- U.S. Census Bureau American Community Survey (ACS)
- Alaska Department of Labor and Workforce Development (AKDOLWD)
- U.S. Bureau of Economic Analysis (BEA)
- Kodiak Island Borough Assessor’s 2017-2021 certified rolls
- Alaska Housing Finance Corporation (AHFC)
- Multiple Listing Service (MLS)
- AirDNA short-term rental analytics
- Telephone survey of Kodiak road system residents
- Mail/web-based survey of Kodiak villages
- 28 interviews with key informants with knowledge of Kodiak’s housing and economy.

## Appendices

The report includes five appendices:

- Appendix A- Kodiak and villages detailed survey results
- Appendix B- Kodiak economic conditions
- Appendix C- Residential zoning analysis
- Appendix D- Assessed Kodiak housing value trends
- Appendix E- List of key informant interviews

# Kodiak Housing Inventory

## Housing Inventory

The Kodiak housing inventory analysis is based on data in the Kodiak Island Borough Assessor's 2021 certified roll, which excludes Base Kodiak housing. Property records were sorted into three categories: Kodiak road system, Kodiak villages (Akhiok, Karluk, Larsen Bay, Old Harbor, Ouzinkie, and Port Lions), and remote properties. Remote properties were excluded from further analysis. Kodiak road system and village properties were sorted by use code into three categories (residential, non-residential, and vacant parcels). Further analysis of residential properties was conducted to identify average lot size, land value, building value, living space, building age, and condition.

Excluding Base Kodiak housing, slightly more than half (54%) of housing units on the Kodiak road system are stand-alone single-family homes. An additional 176 single-family homes include an apartment or an accessory dwelling unit (ADU) and account for 8% of road system units.

The assessor's database lists 41 multi-family structures in Kodiak but does not list the number of units in each property, making the exact number of units uncertain. These properties include assisted living facilities, group homes, seafood worker housing, Kodiak Island Housing Authority properties, and other apartment buildings. The study team estimates there may be 550-650 units in these multi-family properties. A mid-point estimate of 600 units is used in the table.

Two-family residences comprise 8% of units and mobile homes comprise 7%. Triplex and fourplex units make up 3% and 2% of units, respectively. Condos, zero lot lines, planned use developments, business/residential units, and other structures each account for about 1% of road system units.

*(see table next page)*

**Table 1. Kodiak Housing Units by Type, 2021**  
(Excludes Base Kodiak Housing)

Type of Housing	Number of Structures	Number of Units	% of Units
Single-family home	2,252	2,252	54%
Multi-family ( <i>estimate</i> )	41	600	14%
Single-family with apartment/ADU	176	352	8%
Two-family residence	163	326	8%
Mobile home	278	278	7%
Four-family residence	33	132	3%
Three-family residence	34	102	2%
Condominium	47	47	1%
Zero lot line	49	49	1%
Other structures*	49	49	1%
Planned use development	46	46	1%
Business residential	38	38	1%
<b>Total</b>	<b>3,206</b>	<b>4,271</b>	<b>100%</b>

Source: KIB Assessor's certified roll, 2021.

Note: "Other structures" includes properties on parcels with the following use codes: recreation, residential/business, agriculture, lodge, and cabin. Percentages have been rounded.

## Housing Characteristics

The following table provides average housing characteristics for the top six Kodiak road system housing types (based on total units).

**Table 2. Average Housing Characteristics, Kodiak Housing, 2021**  
(Excludes Base Kodiak Housing)

	Single- Family Stand-Alone	Single-Family w/Apt or ADU	2-Family Residence	3-Family Residence	4-Family Residence	Mobile Home
<b>Average Value</b>						
Land	\$61,600	\$73,650	\$57,100	\$60,000	\$54,000	\$69,000*
Building	\$244,000	\$311,000	\$276,000	\$285,000	\$341,000	\$41,250
<b>Total Assessed Value</b>	<b>\$305,600</b>	<b>\$384,650</b>	<b>\$333,100</b>	<b>\$345,000</b>	<b>\$395,000</b>	<b>\$110,250</b>
<b>Average Condition</b>						
Excellent	<1%	-	-	-	-	-
Good	6%	8%	5%	9%	-	3%
Average	78%	82%	80%	82%	91%	60%
Fair	16%	11%	15%	9%	9%	36%
Poor	<1%	-	-	-	-	<1%
<b>Other Characteristics (Average)</b>						
Lot Size (sq. ft.)	23,900	14,700	10,800	10,200	11,900	-
Living Space (sq. ft.)	1,760	2,700	2,400	3,166	4,164	970
Building Age (years)	42	42	37	45	38	47

Source: KIB Assessor's certified roll, 2021.

\*Mobile home average land value is the average of 106 units (out of 278) that have an assessed land value.

## Base Kodiak Housing

Base Kodiak Housing is comprised of approximately 370 family housing units and three types of unaccompanied personnel housing that can accommodate about 130 people. Family housing units have 2-4 bedrooms and are located in four areas:

- Aviation Hill, located just outside the base with 120+ units.
- Lake Louise, located 3 miles from the base with 85+ units.
- Lower Government, located on base with 75+ units.
- Upper Government, located on base with 90+ units.

## Short-Term Rentals

### AIRBNB/VRBO

As of the third quarter 2021, there were 117 properties in Kodiak listed on VRBO, Airbnb, or both. The number of listed properties was down by 7% from 126 listings in the third quarter of 2019. There were 105 listings in the fourth quarter of 2021, down from 113 listings in the fourth quarter of 2019, a decline of 7%. Not all listed properties were active (i.e., had a listing in the last month) for either period.

- Most listed units are for the entire residence (88%); 12% are private rooms.
- More than two-thirds of rentals (69%) have 2 bedrooms or more, 28% have 1 bedroom, and 3% are studio units.
- 2021 average occupancy was 90% in July and 41% in December.
- 2021 average daily rates were \$213 in July and \$150 in December.
- A majority of listed units are within the city limits (86%), while 12% are south of Base Kodiak, and 2% are north of the City.

There are also some number of short-term rentals (bed and breakfasts and other properties) that do not list with Airbnb or VRBO.

### HOTELS

There are four hotels with a total of 176 rooms in Kodiak. Rates vary significantly by season. As of February 2022, rates for a single-occupancy room in March 2022 ranged from \$106 to \$125. Double occupancy rates ranged from \$106 to \$175 in March, and suites ranged from \$159 to \$192. August rates were roughly double March rates for all room types. Average occupancy rates are unknown but are assumed to track fairly closely to VRBO/Airbnb, i.e., 80%-90% during the summer season and 40%-50% in the off-season.

**Table 3. Kodiak Hotels, Seasonal Rates, 2022**

Property	# of Rooms	Single		Double		Suite	
		March	August	March	August	March	August
Quality Inn	50	\$106	\$230	\$106	\$237	\$159	\$294
Kodiak Compass Suites	38	\$125	\$255	\$175	\$305	-	-
Shelikof Lodge	38	-	-	\$110	\$150	-	-
Best Western Kodiak Inn	50	\$110	\$230	\$120	\$240	\$192	\$270

Note: Rates were checked in February 2022.

## Senior and Special Needs Housing

There are approximately 107 dedicated senior housing beds in the Kodiak borough, including 32 assisted care beds. Kodiak has three independent-living complexes for seniors: Bay View

Terrace, Heritage Heights, and Emerald Heights. Sunrise Assisted Living (formerly part of Bay View Terrace complex) offers assisted living care and has 15 beds. Bay View and Sunrise had no vacancies in March 2022, and each had a wait list of five people. Smaller assisted-living group care homes include Hope-Viewcrest (5 beds), Hope-Maple (5 beds), and Hope-Selief (6 beds) which provide housing for seniors with qualifying disabilities. Providence Kodiak Island Medical Center operates Chiniak Bay Elder House, the only skilled nursing facility in Kodiak, with 22 long-term care beds.

## Low-Income Housing

Kodiak has 11 properties with a total of 373 low-income housing units. Kodiak Island Housing Authority has the most units with 203, followed by Fir Terrace with 60 units, Alaska Housing Finance Corporation with 40 units, Spruce Cape Homes I and II with 30 and 20 units, respectively, and Mill Bay Townhomes with 20 units. Some units are for the elderly and disabled, and some units provide for Alaska Native/ American Indian preference.

**Table 4. Kodiak Low-Income Housing Properties**

Entity	Number of Units
Kodiak Island Housing Authority	203
Cliffwood	40
Emerald Heights	32
Harborview	48
Heritage Heights	15
Woodside Manor	48
Other KIHA rentals	20
Fir Terrace	60
Alaska Housing Finance Corporation	40
Spruce Cape Homes I	30
Spruce Cape Homes II	20
Mill Bay Townhouses	20
<b>Total</b>	<b>373</b>

## Unhoused Population

Trends in the size of Kodiak's homeless population are not available. A PiT count is a count of sheltered and unsheltered people experiencing homelessness on a single day in late January and is required at least every other year by the U.S. Department of Housing and Urban Development. A PiT count provides an estimate at a single point in time and does not provide a total count of unhoused people. The 2019 Point-in-Time (PiT) Count in Kodiak found 45 people

unhoused but sheltered. Key informants interviewed for this study estimated the current unhoused population to be 25 to 35 people with fluctuations around that average.

Three organizations in Kodiak offer shelter to Kodiak's unhoused population: Brother Francis Shelter, Salvation Army Kodiak Corps Beachcomber Program, and the Kodiak Women's Resource and Crisis Center.

- The Brother Francis Shelter provides emergency shelter for up to 35 adults from 8 p.m. to 8 a.m. Emergency shelter is defined as short-term relief for homeless and low-income individuals. Clients must leave the shelter during the daytime, and there is a maximum stay of 30 days with exceptions for foul weather, mental health issues, etc. Lodging, meals, showers, and supportive services are provided at the shelter free of charge.
- Salvation Army Kodiak Corps offers affordable transitional housing through the Beachcomber Program. The Beachcomber facility has 10 beds for men and 7 beds for women. The men's side typically (pre-COVID) houses 6 to 10 men, while the women's side typically houses two women. Lodging is provided free of charge until a resident obtains paid work; those working pay a small percentage of income. The Beachcomber has no maximum stay if a resident is working toward a plan of self-sufficiency. Residents generally stay two weeks to two years. Many residents transition from Beachcomber to permanent housing by moving into low-income apartments.
- The Kodiak Women's Resource and Crisis Center offers emergency housing to survivors of domestic and sexual violence. Typically, the client base is women and their children, although the Center aids any gender. The Center has 25 beds. Capacity was reduced during the height of the COVID pandemic.

# Kodiak Demographics and Housing Characteristics

Demographic and housing characteristics are derived from Alaska Department of Labor and Workforce Development estimates and the U.S. Census Bureau's annual American Community Survey (ACS). ACS is used to develop one-, three-, and five-year estimates of a range of socioeconomic metrics. The most detailed data available for the Kodiak Road System is derived from Census Tracts 2, 3, 4, and 5.

## Population Trends

From 2010 to 2020, the Kodiak Road System population decreased from 12,521 to 12,274 (-2%). Between a 2012 peak of 12,839 to a 2019 low point of 12,060, the population fell by 6%. Some or all of the reported increase between 2019 and 2020 may be due to a change in methodology.

**Table 5. Kodiak Road System, Population Change, 2010 - 2020**

Year	Kodiak Road System	% Change
2010	12,521	
2011	12,697	1%
2012	12,839	1%
2013	12,685	-1%
2014	12,769	1%
2015	12,686	-1%
2016	12,499	-1%
2017	12,231	-2%
2018	12,143	-1%
2019	12,060	-1%
2020	12,274	2%
<b>% Change 2010-2020</b>		<b>-2%</b>
<b>% Change 2015-2020</b>		<b>-3%</b>

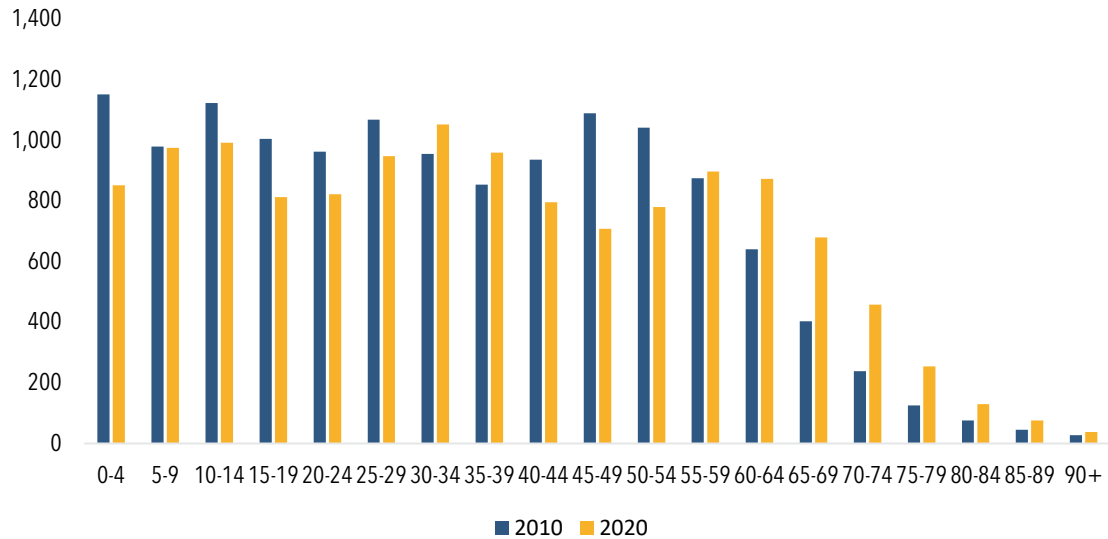
Source: Alaska Department of Labor and Workforce Development, Population by Place, 2010 - 2020.

Note: 2010 and 2020 data are population counts from the decennial census. 2011 - 2019 data are estimates from the Alaska Department of Labor and Workforce Development.

## Age Distribution

Between 2010 and 2020, the median age of Kodiak Island Borough residents increased from 32.7 to 35.5 years, while the Alaska median age increased from 33.8 to 35.6 years. The following chart shows population distribution by age for Kodiak Island Borough residents in 2010 and 2020.

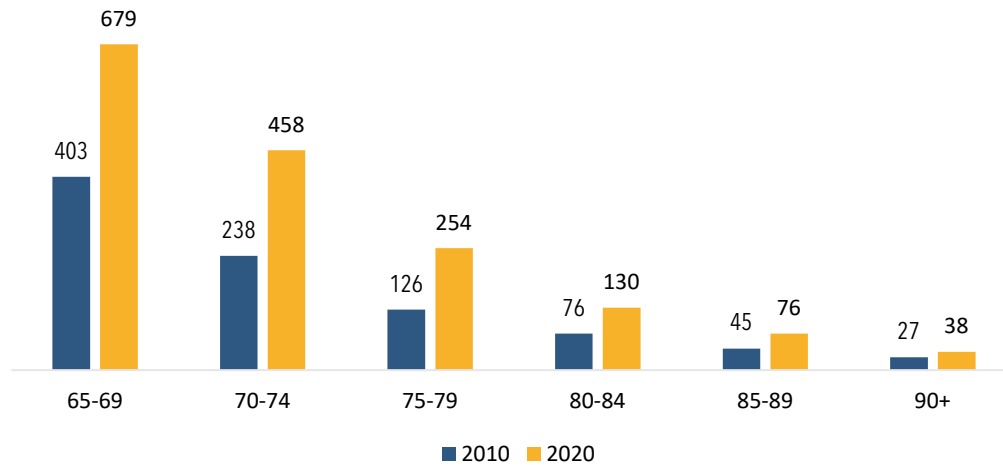
**Figure 1. Age Distribution, Kodiak Island Borough, 2010 and 2020**



Source: Alaska Department of Labor and Workforce Development, *Age and Sex*, 2020.

The proportion of Kodiak Island Borough residents over 65 has nearly doubled in the last 10 years, from 6.7% of the population to 12.5%, and from 915 residents in 2010 to 1,635 in 2020.

**Figure 2. Senior Age Distribution, Kodiak Island Borough, 2010 and 2020**

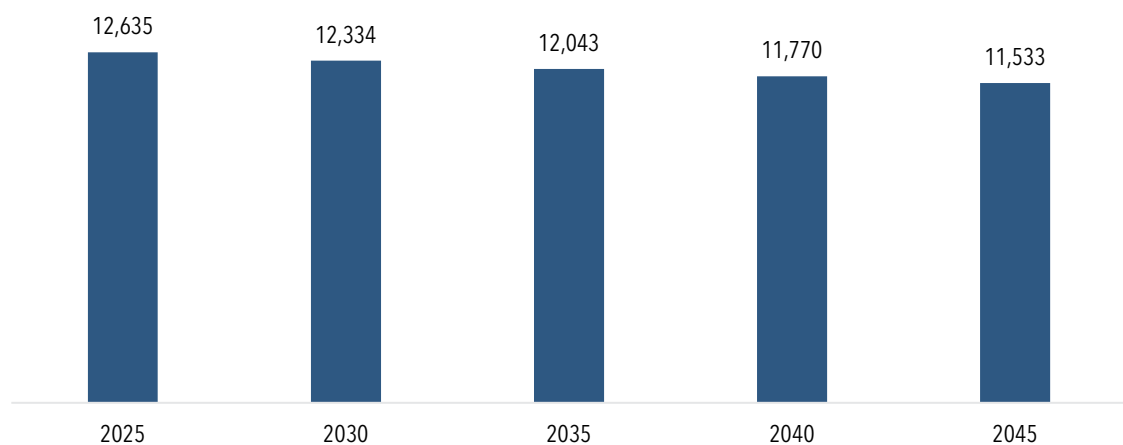


Source: Alaska Department of Labor and Workforce Development, *Age and Sex*, 2020.

## Population Projections

The Alaska Department of Labor and Workforce Development forecasts that from 2025 to 2045, Kodiak Island Borough's population will decrease by about 1,100 residents.

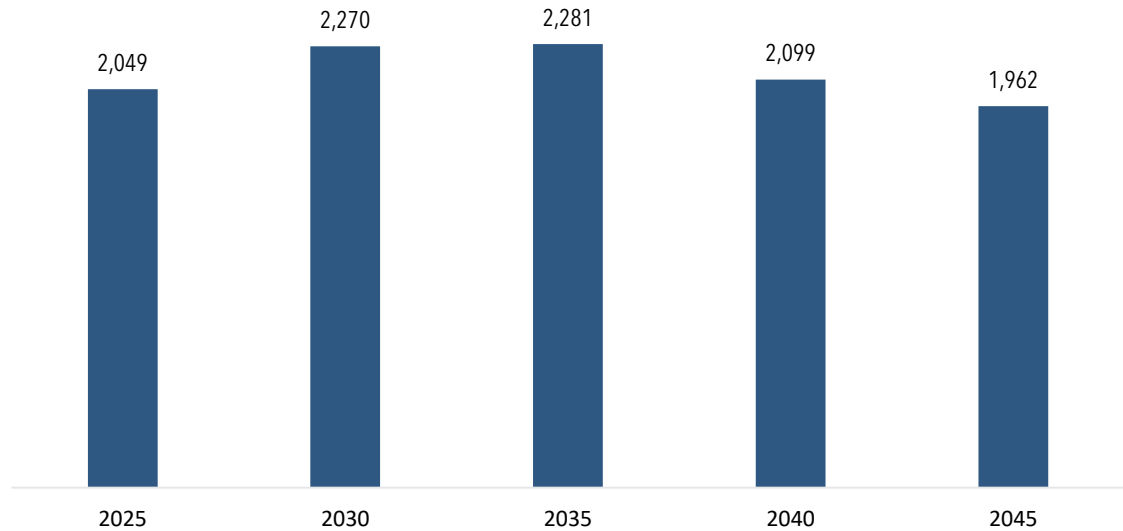
**Figure 3. Population Projections, Kodiak Island Borough, 2025 - 2045**



Source: Alaska Department of Labor and Workforce Development, *Population Projections*, 2019.

The department forecasts that the population of Kodiak Island Borough residents over age 65 will peak in 2035 at 2,281 and decrease to 1,962 by 2045.

**Figure 4. Senior Population Projections, Kodiak Island Borough, 2025 - 2045**



Source: Alaska Department of Labor and Workforce Development, *Population Projections*, 2019.

## Household Size and Family Characteristics

Approximately 70% of all households in Kodiak are families, defined as persons related by marriage or guardianship living together. This proportion is slightly higher than the statewide rate of 66%. On average, households in Kodiak include 3.2 people.

**Table 6. Household Composition and Family Size  
Kodiak Road System, 2015 – 2019 Five-Year Estimates**

Metric	Estimate	% of Total
Married-couple family households	2,028	56.1
Male householder, no spouse present	78	2.2
Female householder, no spouse present	401	11.1
Nonfamily households	1,106	30.6
<b>Total Households</b>	<b>3,613</b>	<b>100.0</b>
<b>Average Household Size</b>	<b>3.2</b>	

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019.

## Housing Tenure

Just over one in five renters (21.3%) moved into their current home within the last 5 years. Nearly two-thirds (64.9%) have lived in their homes between 6 and 12 years, and 14% have lived in their current home for more than 12 years.

**Table 7. Renter Tenure, Kodiak Road System,  
2015 – 2019 Five-Year Estimates**

Year of First Occupancy	Renter Households	
	Estimated #	% of Total
1989 or earlier	3	0.2
1990 – 1999	37	2.1
2000 – 2009	208	11.7
2010 – 2014	504	28.3
2015 – 2016	652	36.6
2017 or later	379	21.3

Source: U.S. Census Bureau, American Community Survey, 2015-2019.

## Housing Costs

### MORTGAGES

Of the 1,364 Kodiak households with mortgages, 2.3% had monthly mortgage costs under \$1,000; 49% had costs between \$1,000 and \$1,999; 33% had costs between \$2,000 and \$2,999, and 15.4% had costs over \$3,000. The median monthly mortgage in the Kodiak Road System is \$2,070, 7% higher than the statewide median of \$1,933.

**Table 8. Distribution of Monthly Owner Costs  
for Households with Mortgages,  
Kodiak Road System, 2015 – 2019 Five-Year Estimates**

Gross Monthly Cost	Count	% of Total
Less than \$500	5	0.4
\$500 - \$999	26	1.9
\$1,000 to \$1,499	230	16.9
\$1,500 - \$1,999	438	32.1
\$2,000 - \$2,499	239	17.5
\$2,500 - \$2,999	216	15.8
\$3,000 or More	210	15.4
<b>Total</b>	<b>1,364</b>	<b>100.0</b>
<b>Median Monthly Cost</b>	<b>\$2,070</b>	<b>--</b>

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019.

## RENTAL RATES

Average Kodiak contract apartment rental rates remained stable between 2019 and 2021 except for 3-bedroom apartment rents, which declined by 9%.

Between 2019 and 2021, rental rates for 1-, 2-, and 3-bedroom single-family homes increased by 3%, 5%, and 1% respectively. Rates for 4-bedroom homes remained flat.

**Table 9. Kodiak Apartment and Single-Family Home Average Rental Rates, 2019 to 2021**

	2019	2020	2021	% Chg. 2019-2021
<b>Apartments</b>				
0 Bedroom	\$811	\$800	\$801	-1%
1 Bedroom	\$1,019	\$1,027	\$1,020	0%
2 Bedroom	\$1,277	\$1,225	\$1,272	0%
3 Bedroom	\$1,447	\$1,431	\$1,324	-9%
<b>Single-Family Homes</b>				
1 Bedroom	\$1,083	\$1,117	\$1,119	+3%
2 Bedroom	\$1,370	\$1,409	\$1,434	+5%
3 Bedroom	\$1,749	\$1,742	\$1,760	+1%
4 Bedroom	\$1,932	\$1,854	\$1,941	0%

Source: Alaska Department of Labor and Workforce Development.

Median rental rates in Kodiak Island Borough are 15% higher than statewide median rental rates (\$1,200 versus \$1,055 respectively). Between 2019 and 2021, median rental rates in the Kodiak Island Borough decreased by 4%, while statewide rental rates increased by 1%.

**Table 10. Kodiak and Alaska Median Rental Rates, 2019 to 2021**

	2019	2021	% Chg. 2019-2021
Kodiak Island Borough	\$1,250	\$1,200	-4%
Statewide	\$1,035	\$1,045	+1%

Source: Alaska Department of Labor and Workforce Development.

## Kodiak Road System Housing Costs Compared to Monthly Income

Owners spend a higher percentage of their income on housing costs than renters. Only 8% of renters reported that they spend 30% or more of their monthly income on housing while 27% of homeowners spend more than 30% on housing. However, 6.2% of renters spend more than 50% monthly compared to 3.5% of homeowners.

**Table 11. Housing Costs as a Percentage of Monthly Household Income, Kodiak Road System, 2015 – 2019 Five-Year Estimates**

% of Monthly Income	Count		Percent	
	Renters	Owners	Renters	Owners
Less than 10%	147	38	31.5%	2.8%
10 to 14.9%	100	177	21.5%	13.0%
15 to 19.9%	109	216	23.4%	15.8%
20 to 24.9%	50	388	10.7%	28.4%
25 to 29.9%	19	178	4.1%	13.0%
30 to 34.9%	0	97	0.0	7.1%
35 to 39.9%	0	196	0.0	14.4%
40 to 39.9%	12	26	2.6%	1.9%
50% or more	29	48	6.2%	3.5%
<b>Total</b>	<b>466</b>	<b>1,364</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019.

## Cost-Burdened Households

There are an estimated 1,007 cost-burdened households in Kodiak (28% of households), defined as spending 30% or more of monthly household income on rent or owner costs. Nearly two-thirds of cost-burdened renter households (64%) have annual household incomes of less than \$50,000. In contrast, 72% of cost-burdened owner households have annual household incomes of \$50,000 or more.

*(see table next page)*

**Table 12. Count of Cost-Burdened Households by Annual Household Income, Kodiak Road System, 2015 – 2019 Five-Year Estimates**

Household Income	Renter Households	Owner Households	All Households
Less than \$20,000	183	47	230
\$20,000 to \$34,999	106	35	141
\$35,000 to \$49,999	93	31	124
\$50,000 to \$74,999	132	142	274
\$75,000 or more	85	153	238
<b>Total</b>	<b>599</b>	<b>408</b>	<b>1,007</b>

Source: U.S. Census Bureau, American Community Survey, 2015-2019.

## Households Below Poverty Level

In Kodiak, nearly one in ten households (8.4%) are below the federal poverty level.

**Table 13. Poverty Status of Households, Kodiak Road System, 2015 – 2019 Five-Year Estimates**

Kodiak Road System	
Total Households	3,613
Households below Poverty Level	303
<b>% of Total</b>	<b>8.4%</b>

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019.

# Select Household Survey Results

To assess Kodiak residents' needs, preferences, and perceptions around housing, surveys were conducted in February 2022, one of residents in and near the community of Kodiak, and one of residents in Kodiak Island Borough's six outlying villages. The Kodiak community survey sample included 205 residents ages 18 and older. The maximum margin of error at the 90% confidence level is  $\pm 5.7\%$  for the full sample; the margin of error increases for subsamples. Survey highlights are shared below. See Appendix A for complete results.

## Housing Quality, Availability, and Affordability

Survey respondents were asked to rate the quality, availability, and affordability of housing for purchase and for rent. Fewer than 10% rated any of these attributes of housing for purchase or rent as "very good."

- More than three-quarters (77%) rated affordability of homes for purchase as poor or very poor, while 17% rated it as good or very good. Similarly, 71% rated affordability of rental housing as poor or very poor, while 16% rated it as good or very good.
- Availability of homes for purchase was rated poor or very poor by 70% of respondents, while availability of rental housing was rated poor or very poor by 57%.
- A slim majority (52%) of respondents rated as good or very good the quality of homes for purchase; 43% rated the quality of rental housing as good or very good.

**Table 14. For each of the following aspects of housing in Kodiak, please tell me whether you think it is very good, good, poor, or very poor. (%)**

n=205	Good NET	Very Good	Good	Poor NET	Poor	Very Poor	Don't Know
Quality of homes for purchase	52	5	47	40	32	8	9
Quality of rental housing	43	2	41	37	27	10	19
Availability of rental housing	27	6	21	57	43	14	16
Availability of homes for purchase	23	3	20	70	51	19	8
Affordability of homes for purchase	17	1	16	77	51	26	6
Affordability of rental housing	16	1	15	71	47	24	13

## Local Demand for New Housing

Among survey respondents, about one in six (16%) indicated interest in securing new housing (owning or renting). Among those residents seeking new housing now or in the next five years, the type of housing most frequently sought is a stand-alone, single-family house.

- The vast majority (89%) said they are very interested (77%) or interested (12%) in a stand-alone, single-family home.
- The next most-popular option is an attached home such as a duplex or triplex, with 50% very interested (24%) or interested (26%).
- Just over one-quarter of respondents (27%) said they are very interested or interested in an apartment or condominium, and 22% are very interested or interested in a mobile home or trailer.

**Table 15. Are you very interested, somewhat interested, or not interested in each of the following types of housing? (%)**  
**Base: Looking for new housing now or in the next five years.**

n=53	Interested NET	Very Interested	Somewhat Interested	Not Interested	Don't Know
Stand-alone, single-family house	89	77	12	7	3
Attached home such as a duplex, triplex	50	24	26	37	14
Apartment	27	12	15	54	20
Condominium	27	7	20	54	19
Mobile home or trailer	22	6	16	59	19

## INTEREST IN BUYING A NEW HOME

Two-thirds (66%) of those looking for new housing now or in the next five years are looking to buy, while 30% are looking to rent, and 5% don't know. Among those seeking a new home or expecting to in the next five years, the most desirable size is 1,000-2,000 square feet, generating interest by 45% of respondents.

- Another 23% said they are interested in a 2,000-3,000 square foot home, and 14% are interested in a home more than 3,000 square feet.
- Only 4% said they are looking for a 500-1,000 square foot home, and 11% said they don't know what size home they would be most interested in.

## WILLINGNESS TO PAY FOR PREFERRED HOUSING TYPE

Among those looking to purchase housing now or in the next five years, the most frequently cited price range was \$300,001-\$400,000, with 39% of respondents saying they would be willing to pay that amount for their preferred type of housing.

- Another 16% cited lower price ranges, including 7% willing to spend \$200,001-\$300,000, and 9% willing to spend less than \$200,000.
- One-third (33%) are willing to spend more than that, including 19% willing to pay \$400,001-\$500,000, and 12% willing to pay \$500,001 and \$750,000. One respondent (2%) said they were willing to pay more than \$1 million.

## LOCATION PREFERENCES

Among those looking for housing now or in the next five years, the location of greatest interest is in areas with city water and sewer outside the city limit (76% interested or very interested), followed by 51% that are interested in living within the city limits.

- The area near the Coast Guard Base or Bells Flats elicited interest of 47% of respondents, while out the road past Bells Flats is of interest to 30%.
- About one-quarter (28%) said they are interested in another community in the Kodiak Island Borough and 31% expressed interest in moving off Kodiak Island.

## Barriers to Housing Development

Asked about barriers to housing development in Kodiak, respondents were most likely to identify construction costs and freight costs for construction materials.

- Cost of land was the next most frequently cited barrier, at 87%, including 72% who said it was a major barrier.
- Availability of land was cited as a barrier by 85%, including 73% who said it was a major barrier.
- Cost of infrastructure, such as streets, sewer, and water, was identified as a barrier by 79% of respondents, including 61% who called it a major barrier.
- Building codes and restrictive zoning were identified as barriers by 60% and 57% of respondents, respectively; one-quarter of respondents said these are major barriers.

**Table 16. 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 Kodiak. (%)**

n=205	Barrier NET	Major Barrier	Minor Barrier	Not a Barrier	Don't Know
Freight costs for construction materials	91	81	10	3	5
Construction costs	91	80	11	3	5
Cost of land	87	72	15	4	7
Availability of land	85	73	12	8	7
Cost of infrastructure such as streets, sewer, and water	79	61	18	8	12
Building codes	60	25	35	21	19
Restrictive zoning	57	22	35	21	22

## Support for Policies and Actions

The most strongly supported local government or community action was releasing more lands for housing development, with 85% of respondents saying they were very supportive (40%) or supportive (45%), and only 10% opposed.

- Building roads to access areas for new housing development was supported by 77%.
- Exploring public/private partnerships for housing development was supported by 66%.
- Half of respondents (52%) supported funding subdivision development.
- Similarly, half of respondents (50%) supported tax breaks for developers.

**Table 17. Please tell me whether you are very supportive, supportive, opposed, or very opposed to local government and community organizations pursuing each of the following. (%)**

n=205	Supportive NET	Very Supportive	Supportive	Opposed NET	Opposed	Very Opposed	Don't Know
Releasing more lands for housing development	85	40	45	10	8	2	5
Constructing roads to access areas for new housing development	77	28	49	16	13	3	5
Exploring public/private partnerships for housing development	66	17	49	19	16	3	14
Funding the development of subdivisions	52	13	39	33	24	9	14
Granting tax breaks to developers	50	13	37	36	31	5	13

Note: Numbers may not sum due to rounding.

Asked about their support for specific steps to increase housing availability, respondents were most likely to support easing restrictions on accessory dwelling units, with 73% supportive (including 29% very supportive) and 17% opposed. Half of respondents (52%) supported increased building height allowance; 34% opposed this step. There was more opposition than support for other ideas:

- Zoning changes to allow for increased housing density were supported by 44% and opposed by 48%.
- Increasing regulation of short-term rentals (e.g., Airbnb and VRBO) was supported by 35% and opposed by 50%.
- Decreasing minimum lot sizes was supported by 30% and opposed by 59%.

**Table 18. Please tell me whether you are very supportive, supportive, opposed, or very opposed to the following steps to increase housing availability. (%)**

n=205	Supportive NET	Very Supportive	Supportive	Opposed NET	Opposed	Very Opposed	Don't Know
Fewer restrictions on accessory dwelling units such as mother-in-law apartments	73	29	44	17	14	3	9
Allowing for an increase in building height	52	10	42	34	27	6	13
Zoning changes to allow more units per lot	44	8	36	48	37	11	7
Increasing regulation of short-term housing such as Airbnb and VRBO	35	10	25	50	40	10	14
Decreasing minimum lot sizes	30	7	24	59	48	12	9

Note: Numbers may not sum due to rounding.

# Key Informant Interview Summary

A total of 28 interviews were conducted between December 2021 and April 2022 with Kodiak realtors, property managers, seafood processors, health care and social service providers, contractors, U.S. Coast Guard personnel, low-income housing providers, college personnel, and others with knowledge of the Kodiak housing market. A list of interviewees is included in Appendix E.

Interviews generated insight into housing demand and barriers to increasing housing availability, among other topics. Following is a summary of common themes from the interviews. Select interviewee comments (Italicized) are roughly grouped by theme. Information gathered was incorporated into the Kodiak housing gap and demand analysis section of this report. Interviews were conducted with five key informants in the villages of Akhiok, Larsen Bay, Old Harbor, Ouzinkie, and Port Lions. Key points from these interviews have been incorporated in the *Village Perceptions of Housing* section of this report.

## Single-Family Housing Market

All interviewees described as “very tight” the market for single-family homes on the Kodiak road system and said it has been tight for some time. There are few homes available, and prices have increased significantly over the last few years. There is a particularly significant lack of “affordable” first time-buyer homes. The pace of new home construction was reported as very slow. A lack of buildable land was cited as the most critical barrier to increasing housing by most interviewees, followed by construction costs and supply chain issues.

### AVAILABILITY

*The market has always been tight. Rates have been low, prices are up. Good properties rarely stay on the market 30 days. Rates are going up; this should bring prices down a little.*

*The housing market is tight, there are few listings. There are 7 MLS listings on the road system now. The market has tightened in the last couple years. It used to be a turn of about 30 houses annually, in 2021 it was less than 20. No one is leaving town during COVID.*

*The housing market has gotten worse over the last five years.*

*People are hunkering down and not selling. Where are they going to move? Prices are high and supply low everywhere.*

*Very tight for purchase of single-family homes. Right now, there are less than 10 houses on the market.*

*The market is dismal. We just went through this after moving to Kodiak a year ago. It was hard to find a house and we are paying twice as much for a smaller place.*

*I think we have enough low-income housing and certainly we have plenty of high-income housing. It's that middle-income housing that is lacking. It's a problem. I personally have lived in Kodiak for 1.5 years and I am still renting. I cannot find anything to buy in my price range. There isn't much turn over and when there is, people just sell to their friends. Sales happen very quickly too, so there's very little time to consider the house or see the house.*

*The natural progression for resident workers of Kodiak was to start out in an apartment, then move to a trailer, then buy an Aleutian Home, and then buy a bigger home. That's if you were earning money as a couple and had the ambition to live in a better and better space. But now, those trailer parks are gone and the Aleutian Homes are \$300k, which is not even affordable anymore. I know a couple that just bought an Aleutian Home and they have to have roommates to afford the mortgage. And other homes are at least \$400k, so that natural progression has stopped.*

## **HOUSING BARRIERS**

*Land availability has gotten rarer and rarer.*

*Land. There's not enough. Maybe we have to give up some of our hiking trails?*

*Not much land. People want land with utilities. It's expensive to extend utilities. That and cost of materials, there is not much new construction going on. Lots outside the service areas are bigger but its more expensive to build.*

*Finding land to build on. The residential jobs we have been doing are teardown/rebuild jobs. New lots are unbuildable (require lots of fill, etc.) or are not affordable like the Cliff Point lots.*

*There is a lot of land on Kodiak Island that could be developed but those who own it won't allow it. We are stuck with very little privately owned land that can have houses built on it.*

*I have called landowners including DNR, City, Borough, Lesnoi, Mental Health Trust, and Coast Guard. They all own land along road system, but no one wants to sell.*

*Challenges with getting all the components. Windows are taking 6 months. Hard to start without all the materials on hand. Finding land is always tricky.*

*Supply chain things. It's taken 8 months to order windows this year. The Russian war may make things worse.*

*I think Airbnb's have really taken a chunk out of the middle-income buying market. When people move off-island and turn their homes into Airbnb's, it makes it even more impossible for people like me to buy a home.*

## ATTRIBUTES OF DESIRABLE HOUSING

*Most desirable single-family homes are in town, 3br/2ba with a garage and a fenced yard for the dog. There are no bad neighborhoods in Kodiak, just different age housing.*

*Most people are interested in living in the city or in service district one and want land with access to utilities. The most desirable single-family home is one with three bedrooms, two baths, a garage, and a fenced yard.*

*There is a need for single-story senior housing. People are looking to downsize and stay in the community.*

*There is real demand for senior one-story housing, one-story townhomes, and co-housing. People are staying here and not leaving Kodiak to retire, so we need housing that will accommodate independent seniors that want a nice place to live that is one story (accessible) and has a nice shared outdoor space, such as a courtyard.*

*Greatest demand is single-family homes, also duplexes. There are hardly any of those and they are even more rare because they require R2 zoning.*

*I have people ask me, "How much is a four bedroom, four bath new construction home?" I just laugh. We don't have that. There are private people buying land and building custom homes, but there are no tract homes here.*

## PRICE

*The cost for [building] a 1,300 sq. ft. home with 3br/2ba with a garage, on an average lot, is about \$410,000-\$445,000 depending on amenities. People may need to lower their expectations regarding how much house they can afford. Do they absolutely need a garage?*

*Prices have steadily increased over the last few years. It's hard to find a starter home for less than \$400,000. There is not a lot of inventory, and lots of word-of-mouth sales.*

*Processing industry workers are looking for \$200,000-\$300,000 homes; construction workers and USCG personnel are looking in the \$300,000 to \$400,000 range.*

*Homes that used to sell for \$300,000 a few years ago sell for \$600,000 now. Some houses selling at inflated prices are low quality and will likely have to be torn down and replaced.*

## Rental Market

Interviewees described rental demand and availability in Kodiak as variable over the last decade. Factors mentioned include:

- Closure of the Jackson trailer park displacing many renters.
- Purchases of multi-family properties by seafood processors for seasonal worker use.
- Rental of apartments and homes year-round by employers for staff housing.

- Construction of many new low-income rental units.
- Conversion of rental units to short-term rentals.
- Decommissioning of the Douglas Munroe, resulting in some Coast Guard personnel leaving rental housing in the community.
- COVID-related rental assistance, which allowed some renters to move to better quality rentals.

Property owners, rental managers, and others offered varied opinions on the current state of the Kodiak rental market. While some property owners and managers said they currently had vacancies, overall, the market appears to be tight. Those not in the rental industry also tend to perceive the rental market as very tight, particularly for larger rentals (3-4-bedroom apartments and homes). Multiple interviewees mentioned the need for “professional” housing. There was no common definition other than the units need to be good quality. Demand for professional housing includes units for single occupants as well as for families. The stock of low-income housing seems adequate to meet most current demand except for single occupant units.

Multiple interviewees said Coast Guard members who live in community rental housing drive rental prices up as they receive good pay and housing subsidies. An unknown number of new personnel are projected to transfer to Kodiak and several new vessels will be stationed in the community over the next few years. The Coast Guard has received funding to build additional housing on Base Kodiak but the number of new units planned has not been released. If the base housing supply is not adequate for the influx of new personnel, this could increase pressure for rental housing in the community, especially housing considered “professional.”

## AVAILABILITY AND COST

*The rental market has been volatile over the last decade.*

*The rental market has been cyclical. Many were displaced when 60+ units at Jackson’s trailer park went away.*

*Canneries bought properties downtown for their crews, taking those off the market.*

*When Trident bought the Kashevaroff apartment complex, about 10 employees who already lived there stayed in the apartments, but the rest had to move out because we needed the units for our seasonal workers. A lot of low-income apartment renters were displaced.*

*There have been 50-plus new apartments built over the last few years.*

*We [AHFC] have 50 people on our wait list for one-bedroom units.*

*Rentals are rough to find, especially 3-4 bedrooms.*

*Closure of the Jackson trailer park displaced a significant number of owners and renters. It was affordable housing, and it was a big loss to the community in that the more affordable homes/trailers were removed from the overall inventory of the community.*

*When the Douglas Monroe was decommissioned, I lost five tenants, that's about a third of my units. I am full now, but it took almost two years.*

*The rental market has been volatile over the last decade. The Coast Guard is a big part of the local rental market. They drive up rents because they have good pay and COLA.*

*The USCG has driven up costs by letting people live off-base. The Coast Guard inflates the rental market.*

*Rental rates have gone up due to increases in utilities - heating fuel, water, sewer, and garbage.*

*Emergency rental assistance has created distortions in the rental market.*

## **LOW-INCOME HOUSING**

*Low-income housing is well covered. There's a big complex on Mill Bay Road by the baseball field, another one at the base of Pillar Mountain, Fir Terrace, and a huge complex of townhomes by Woodland. I think there are a lot of vacancies. The income threshold is below what it costs to live in Kodiak.*

*Low-income housing options have improved a lot since 2010. Some people struggle to get into low-income housing because of policies like a rental history.*

*When the housing assistance came out, everyone moved out of low-income housing into regular housing because they could afford it. It created a shortfall of normal housing and a surplus of affordable housing.*

*KIHA is in the process of upgrading a number of units that experienced deferred maintenance during the years of peak demand for low-income rentals. These remodels were delayed for a year during COVID and again with material shortages last year, but we are working to get them back online as fast as labor and material availability allow. Our current waitlists for various property types are historically low, to non-existent.*

*There is subsidized housing available, but limited options for people with income that is too high for the subsidized housing. The wealthy are covered too. New homes in Cliff Point cost \$1 million plus.*

*Low-income housing income thresholds are below what it costs to live in Kodiak.*

*We received \$5 million in COVID money for emergency rental assistance to help people pay rent. That program ends in 2022.*

*The current situation with emergency housing money running out may force some renters out of their housing units.*

## PROFESSIONAL HOUSING

*Maybe we need to build professional housing – condos or townhouses or more high-end apartment buildings that professionals would be able to live in with families. Two or three bedrooms.*

*We're contributing to problem. We are now renting 40 houses for traveling staff. In the year I've been here, we've added 15 rentals at least. That's a result of the current healthcare environment – the only way we've been able to get nurses and other professionals is through the agencies. Technically, contracts with traveling nurse agencies don't require the hospital to provide housing, but it's too hard to find it independently so the hospital steps in. Since I came to Kodiak, we have had at least eight people accept jobs and then call later to turn down the jobs because they were unable to find housing. Last February we started making plans to build a 16-unit complex with single bedrooms which will go up this summer. When that is up, we will be able to release some of the 40 units back into the community market.*

*The lack of housing is inhibiting community economic growth. Workers that would like to relocate to Kodiak cannot find adequate housing and some residents are moving due to the lack of housing and a high cost of living.*

*Many nicer mid-priced units have been converted to short-term like Airbnb's and VRBO and this has constricted the number of units available for purchase.*

*Townhouses and apartments would be beneficial. And more middle-income housing in the range of \$200k - \$350K, 3 bedroom, 2 bath, 1 car garage or covered parking, and not exceeding \$1100/month in mortgage payment.*

## Industry Housing Demand

Interviewees in the seafood processing, healthcare, shipyard, and visitor industries report a need for worker housing (both to rent and to purchase). Employers have been buying, renting, and building housing units to help accommodate these needs. Some have resorted to expensive short-term rentals to meet their needs. Employers across multiple sectors say the housing shortage is negatively impacting Kodiak's economy.

*It's hard to recruit teachers, dentists, police officers, nurses, etc. because of a lack of housing.*

*We used to employ mostly residents, but that workforce population is smaller every year. Our base wages have increased - doubled in last 7 years. But the cost of living is not conducive to keeping local employees, including even higher-compensated employees. Even with wages coming up considerably, we are losing local workers due to the cost of living and lack of housing availability.*

*We are hiring more seasonal workers from outside Kodiak because we have lost a significant number of local workers (well over 100 workers in the last few years). Not just plant workers either - machinists, office staff, and even higher-up management.*

*We've lost a lot of our local workforce and I believe it is because of the high cost of living and lack of affordable housing.*

*Tourism could grow bigger if we had more short-term accommodations for guests.*

*We want to expand our shipyard and there are shipyard workers who want to come here but there are no places for their families. So they fly in part time and then fly home.*

*We [seafood processor] don't have a housing problem or shortage, we can house all the seasonal workers that we bring in, and most workers already live in Kodiak. The long-time workers have housing in the community. I'm happy with where I live.*

*We have had to turn away work because of a lack of workers, which is due to a lack of housing. We have lost good workers who left only because of the housing situation. We have capacity now to hire an additional 15 people, but housing makes that hard.*

*We have 10 employees who would live in Kodiak if there was housing in the \$300,000-\$400,000 range. Instead, they live elsewhere (mostly in Wasilla) and are flown in and housed in temporary housing that we pay for.*

*We have other employees that do live here and have rental housing but can't find a house to buy. We recently bought a trailer at a trailer park that four employees live in.*

*I rent two Airbnb's right now for COVID quarantine and for specialists coming. It's really expensive to rent short-term. It's ok right now in winter, but in the summer tourist season it's super expensive and options are tight.*

*Contractors, the hospital and others are putting up workers in Airbnb's and VRBOs at high nightly rates.*

# Housing Gap Analysis

## Housing Supply

Key informants and survey respondents report that the supply of available single-family homes has been far below the level of demand over the last five years. Building-permit applications and construction of new homes has been extremely low, with only 43 permit applications and 35 new homes built between 2017 and 2021. More activity in multi-family housing has occurred over the last five years, with 37 permit applications and 85 new units constructed.

## Building Permit Trends

The number of residential building-permit applications in Kodiak declined precipitously over the last 18 years, from 56 applications in 2004 to just 8 in 2021. Average annual permit applications stabilized somewhat over the last 5- and 10-year periods, and multiplex applications grew slightly in the last 5-year period.

In 2020 and 2021 the City received only eight single-family home permit applications each year, the lowest number of applications during the 18-year period. In 2021, no applications were received for duplex, triplex/ fourplex, or fiveplex plus.

*(see table next page)*

**Table 19. City of Kodiak Building Permit Applications, 2004 - 2021**

Year	Single Family	Duplex	Triplex & Fourplex	Fiveplex Plus	Annual Total Applications
2004	50	2	2	2	56
2005	38	1	5	0	44
2006	30	3	0	0	33
2007	24	0	0	0	24
2008	20	0	0	0	20
2009	16	1	0	0	17
2010	17	0	0	0	17
2011	13	0	0	0	13
2012	10	3	1	1	15
2013	13	2	0	0	15
2014	9	1	0	0	10
2015	18	0	1	0	19
2016	11	1	2	0	14
2017	12	6	6	0	24
2018	13	2	1	4	20
2019	10	0	0	1	11
2020	8	2	7	0	17
2021	8	0	0	0	8
<b>10-Year Avg.</b>	<b>11.2</b>	<b>1.7</b>	<b>1.8</b>	<b>0.6</b>	<b>15.3</b>
<b>5-Year Avg.</b>	<b>10.2</b>	<b>2.0</b>	<b>2.8</b>	<b>1.0</b>	<b>16.0</b>

Source: City of Kodiak.

Note: Data represents building permit applications. Not all buildings may have been developed.

## New Housing Units Constructed

Between 2017 and 2021, 35 new single-family homes and 85 multi-family units were constructed. In 2021, only one new single-family home and no multi-family units were built.

**Table 20. New Housing Units Built, 2017-2021**

	Single-Family	Multi-family
2017	12	36
2018	12	38
2019	2	0
2020	8	11
2021	1	0
<b>Total Units</b>	<b>35</b>	<b>85</b>

Source: AKDOLWD.

## Single-Family Home Demand

Data from the Kodiak road system resident survey indicate the highest demand is for stand-alone single-family homes for purchase. Demand for other types of homes, such as duplex, triplex, condos, and mobile homes, was significantly lower.

### Single-Family Homes Recent Sales Values

Like much of the rest of Alaska and the Lower 48, strong demand and limited supply has resulted in a significant escalation in Kodiak home prices.

According to Multiple Listing Service (MLS) sales data, the number of reported single-family homes sold increased by 11% from 61 in 2017 to 68 in 2021, with an annual average of 63 homes sold. It should be noted that not all home sales (such as private unlisted sales) are reported through MLS. The number of unlisted homes sold between 2017 and 2021 is unknown. The annual average sale price increased by 21%, from \$297,000 to \$358,000 over that period. The total value of annual sales increased by 35%, from about \$18 million to about \$24 million over the same period. Not enough sales of other types of housing units occurred to allow for analysis.

**Table 21. Kodiak Island Borough Single-Family Home Sales, 2017 - 2021**

Year	# of Units Sold	Annual % Change	Average Sale Price	Annual % Change	Total Sales
2017	61		\$297,000		\$18,105,000
2018	53	-13%	\$312,000	+5%	\$16,523,000
2019	60	+13%	\$319,000	+2%	\$19,145,000
2020	72	+20%	\$317,000	-1%	\$22,820,000
2021	68	-6%	\$358,000	+13%	\$24,353,000
<b>% Change 2017-2021</b>	<b>+11%</b>		<b>+21%</b>		<b>+35%</b>

Source: Kodiak Island Borough MLS Sales Data. Total sales figures have been rounded.

### Assessed Value Trends

According to an analysis of the Kodiak Island Borough Assessor's databases between 2017 and 2021, the average assessed value of single-family homes with an apartment or ADU increased by 9.1%, and by 8.9% for standalone single-family homes (less than half the sale price increase reported by MLS for single-family home sales).

The total assessed value of condominiums increased by 28.6%. Zero-lot line parcels increased by 13.3%, followed by duplexes, which increased by 10.6%. The lowest rate of increase was in fourplex and triplex value at 3.4% and 2.7%, respectively. Detailed tables of annual increases for land and buildings by unit type are included in Appendix D.

(see table next page)

**Table 5. Average Assessed Total Value Trend, 2017 and 2021**

Property Type	2017 Avg. Value	2021 Avg. Value	% Change
Single-Family	\$280,000	\$305,000	+8.9%
Single-Family with Apartment or Accessory Dwelling Unit	\$351,000	\$383,000	+9.1%
Duplex	\$301,000	\$333,000	+10.6%
Triplex	\$336,000	\$345,000	+2.7%
Fourplex	\$382,000	\$395,000	+3.4%
Condominium	\$49,000	\$63,000	+28.6%
Zero Lot Line	\$195,000	\$221,000	+13.3%
Planned Use Development	\$140,000	\$140,000	0.0%

Source: KIB Assessor's certified rolls 2017-2021.

## Single-Family Home Construction Costs and Affordability

The following model of estimated demand for new single-family homes for purchase is based on two factors: the cost of new construction and affordability (a function of household income, debt, and down payment).

### New Construction Costs

Estimated new home construction costs were developed in consultation with an experienced Kodiak contractor. Construction costs can vary significantly depending on lot size and suitability, home amenities, and other factors. The scenarios below are presented as examples only.

The estimated cost of building a 1,100-sq.-ft. single-family home with 3 bedrooms, 2 baths, and a garage on an average lot in Kodiak is about \$392,000, or \$357,000 without a garage. A 1,300-sq.-ft. home with a garage is about \$445,000, or \$410,000 without a garage; a 1,500-sq.-ft. home would be about \$498,000 with a garage and \$463,000 without.

**Table 22. Estimated New Kodiak Home Construction Costs**

Living Space (sq. ft.)	With Garage	No Garage
1,100	\$392,000	\$357,000
1,300	\$445,000	\$410,000
1,500	\$498,000	\$463,000

Source: McKinley Research estimates. Figures have been rounded.

## Home Affordability

Affordability was estimated for three household income levels. Estimates assume monthly, non-housing debt of \$500, and a down payment of \$10,000. As of April 15, 2022, a 30-year fixed rate was 5.875%. At this mortgage interest rate, a household with income of \$100,000 could afford a \$340,000 home, income of \$125,000 could afford \$442,000, and income of \$150,000 could afford \$545,000.

**Table 23. Estimated Home Affordability<sup>2</sup>**

Household Income	Home Affordability	Monthly Payment
\$100,000	\$340,000	\$2,500
\$125,000	\$442,000	\$3,250
\$150,000	\$545,000	\$4,000

Source: Wells Fargo Bank Home Mortgage calculator and McKinley Research estimates. Figures have been rounded.

## Estimated Demand for Single-Family Homes

To estimate single-family home demand conservatively, the following estimates are based on only survey respondents currently very interested in a new single-family home and with household incomes high enough to afford a new home. Slightly under 4% of Kodiak road system survey respondents said they are very interested in purchasing a single-family home and had household income of \$100,000 or higher. The U.S. Census Bureau American Community Survey estimates that 42% of Kodiak households have incomes of \$100,000 or more. Applying this percentage to total Kodiak households (excluding Base Kodiak households), about 1,764 households can be expected to have incomes of \$100,000 or more.

Applying the 4% demand estimate from survey data and adjusting for a low-case and high-case based on margin of error, current demand for single-family homes could range from a low-case estimate of 65 homes to a high-case estimate of 75 homes, with a mid-case estimate of 70 homes. This demand is for new homes and in addition to the roughly 60 existing homes that sell annually.

**Table 24. Estimated Single-Family Home Demand\***

	Low-case	Mid-case	High-case
Single-Family Homes	65	70	75

Source: McKinley Research estimates. Figures have been rounded.

---

<sup>2</sup> Home affordability was estimated using Wells Fargo Bank online mortgage calculator on April 15, 2022. Assumptions for all scenarios include \$500 in monthly debt, a \$10,000 down payment, and 30-year fixed rate of 5.875%. [How Much House Can I Afford Calculator | Wells Fargo](#)

Given high construction costs, rising interest rates, and other uncertainties, it is unlikely that all households in the single-family demand cohort would ultimately purchase a new home. Conversely, these estimates do not include potential demand among those who may have a lower level of interest, from U.S. Coast Guard personnel, those looking to relocate to Kodiak (from Kodiak villages and elsewhere), and from Kodiak employers looking for workforce housing. These additional sources could drive demand higher than the estimates above. Affordability is the most significant factor that could increase or decrease demand.

How quickly 65 to 75 new homes might be absorbed is uncertain. Given pent-up demand, the pace would likely be strong in the first couple years. Beyond that, factors such as the strength of Kodiak's economy and an aging and declining population may impact demand in uncertain ways.

## Demand for Other Types of Housing Units

Survey respondents indicated significantly lower demand for other types of owner-occupied homes, such as duplex, condos, and mobile homes. About a dozen respondents reported they are very interested in owning a housing unit other than a single-family home. Survey sample sizes are too small to extrapolate total demand across all Kodiak households for these types of units. However, given the tightness of the market and in the absence of sufficient single-family homes, demand likely exists for duplex and townhouse owner-occupied units.

## SENIOR HOUSING

Demand for senior housing will increase over the next decade as the community's population continues to age. Alaska Department of Labor and Workforce Development estimates that Kodiak's senior population (aged 65 and older) increased by 79% from 915 in 2010 to 1,635 in 2020. The department forecasts the senior population will peak in 2035 at 2,281 and decrease to 1,962 by 2045.

Kodiak road system survey results indicate that about one-quarter of households (26%) had at least one senior. Among those households, 16% report that it is likely they will have at least one senior that will need to move to an assisted living or nursing home facility in the next five years. Applying these ratios to all Kodiak road system households would indicate potential demand could be as many as 150 to 175 beds. Whether the level of demand will occur is uncertain, but it is clear that the community will need additional assisted living and nursing home units to accommodate Kodiak seniors. The community currently has 32 assisted care beds and 22 long-term nursing care beds. Additionally, some demand may exist from seniors living in outlying villages. As health concerns force village seniors to move out of their community, many would prefer to stay in the region near family and friends rather than moving off-island.

## Rental Demand

Rental units in Kodiak include single-family homes, attached homes, condominiums, and apartments. Estimating demand for rental units is more challenging than estimating single-family home ownership demand. Rental demand exists from year-round residents, businesses, and off-island residents. Kodiak rental demand has been variable over the last decade. Factors affecting the availability and demand for rentals over the last decade include:

- The closure of the Jackson trailer park displaced a significant number of renter households.
- More than 100 housing units have been converted to short-term rentals reducing year-round rental housing stock.
- Some pent-up demand was met with the construction of 85 multi-family housing units over the last five years.
- The decommissioning of the USCGC Douglas Munroe resulted in a number of Coast Guard personnel vacating rental housing.
- Community businesses are renting 100 or more units for their workers.
- The end of the COVID-related rental assistance program in 2022 may displace some who can no longer afford their market rate rental housing.

To estimate near-term demand for different types of rental units, several sources of data were analyzed, including Kodiak housing survey results, key informant interviews, American Community Survey, and Alaska Department of Labor and Workforce Development data.

## Vacancy Rates

Kodiak Island rental vacancy data is available in two published sources.

The American Community Survey calculates vacancy rates using a series of monthly samples to create annual estimates that are averaged to create the five-year estimates shown below. Vacant housing units are defined as units that have gone on the market for rent or sale and do not include seasonal-use units held vacant between seasonal occupancies.

Kodiak road system vacancy rates reported by the American Community Survey are low at 4% (including 5% for owner-occupied units and 2.9% for renter-occupied units). An estimated 55 owner-occupied units were vacant and 96 renter-occupied units were vacant.

*(see table next page)*

**Table 25. Available Vacant Housing Units, Kodiak Road System,  
2015-2019 Five-Year Estimates**

Housing Type	Occupied Units	Total Available Units	Available Vacant Units	Vacancy Rate (%)
Owner-occupied	1,830	1,885	55	2.9
Renter-occupied	1,783	1,879	96	5.1
<b>Totals</b>	<b>3,613</b>	<b>3,764</b>	<b>151</b>	<b>4.0</b>

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019.

The Alaska Department of Labor and Workforce provides an annual point-in-time estimate of vacancy rates. The department has conducted the Alaska Rental Market Survey for Alaska Housing Finance Corporation annually since 1993. Each year in early March, surveys are mailed to landlords, property managers, and owners of residential rental properties.

ADOLWD reported overall estimated vacancy rates for Kodiak in March 2019, 2020, and 2021 of 14.6%, 11.3%, and 13.1%, respectively. The table below shows estimated vacancy rates for single-family homes and apartments from 2019 to 2021 by unit size.

**Table 26. Kodiak Apartment and Single-Family Home  
Average Vacancy Rates, 2019 to 2021**

	2019	2020	2021	Change 2019-2021
<b>Apartments</b>				
1 Bedroom	8.4%	10.0%	7.8%	-0.6%
2 Bedroom	17.1%	13.2%	14.3%	-2.8%
3 Bedroom	15.7%	11.9%	22.2%	+6.5%
0 Bedroom	16.3%	18.8%	23.4%	+7.1%
<b>Single-Family Homes</b>				
1 Bedroom	21.4%	0.0%	0.0%	-21.4%
2 Bedroom	0.0%	7.1%	10.7%	+10.7%
3 Bedroom	20.0%	7.1%	0.0%	-20.0%
4 Bedroom	27.3%	8.3%	9.1%	-18.2%

Source: Alaska Department of Labor and Workforce Development.

## Estimated Demand for Rental Units

Estimating the total number and type of new rental properties Kodiak could absorb over the next few years is challenging. It appears strong demand exists for higher-quality units from residents, professionals, and island businesses to support the workforce, as well as demand for single-occupant housing. One challenge for developers is to find available land zoned multi-family residential and, given current development costs, build units considered affordable by renters and able to provide a return on investment for the developer.

McKinley Research Group interviewed seven multi-family property owners or managers who manage a combined 400 units (both market-rate and low-income properties). Market rate property managers reported few vacancies. Low-income housing managers reported higher vacancy rates. While vacancies exist, the type of rentals prospective renters are looking for appears not to match what is available. Market factors include:

- When asked about the availability of rental housing in Kodiak, more than half of all survey respondents (57%) reported that rental availability was either poor or very poor. Slightly more than one-quarter (27%) said availability was good or very good. Among survey respondents who currently rent (those most likely to be attuned to current market conditions) two-thirds (65%) think rental availability is poor or very poor, while one-third think availability is good or very good.
- Interviewees not in the rental industry perceive a very tight rental market, particularly for larger rentals (2-4-bedroom apartments and homes). Multiple interviewees mentioned the need for “professional” housing. There was no common definition, other than higher quality housing ranging from 1-bedroom to 4-bedroom units.
- Low-income property managers report about 60 vacant units (although four out of five are vacant and not available due to remodeling).
- There is a growing need for senior independent living units.
- The construction of 85 multi-family rental units in the last five years (50 of them low-income) has reduced unmet demand somewhat, particularly for low-income renters.
- An unknown number of new personnel are expected to transfer to Kodiak over the next few years. The Coast Guard has received funding to build additional housing on Base Kodiak, but the number of new units has not been released. If the base housing supply is not adequate for the influx of new personnel, additional pressure may be created for rental housing in the community, especially housing considered “professional.”
- Alaska Housing Finance Corporation reports a waiting list of 50 or more individuals in Kodiak looking for one-bedroom low-income units and unmet demand for four-bedroom apartments.
- Strong unmet demand exists for rental units from employers to support their workforce. Business demand is a combination of year-round, seasonal, and short-term rentals. Estimating total demand by type for year-round, seasonal, and short-term rentals is challenging. Additionally, some of the year-round demand could be met if there were more single-family homes available for purchase. Based on key informant interviews and a review of Kodiak Island Economic Development Corporation business survey data, the study team estimates an unmet business demand exists for at least 50 year-round and/or seasonal rental units. Employers are generally looking for all types of quality housing from 1-bedroom apartments to larger single-family homes. Seafood processors also have unmet seasonal demand of 100 to 130 beds.

# Kodiak Island Villages

Each of Kodiak Islands six villages has unique characteristics, with some influenced more strongly by tourism and others with strong ties to fisheries. The activities of tribal and municipal governments and the operation of public schools also shape employment and cultural activities of the villages. Village residents rely heavily on subsistence resources and ways of life. This section provides an overview of the Island's villages including demographic trends, housing inventory, economic and subsistence activity, and residents' perceptions about housing.

## Village Population, Migration, and Household Type

### Population Trends

The total population of the six Kodiak Island villages has declined 19% in the last 10 years, and 22% in the last five years. Peak population occurred in 2013 at 818 residents. All villages except Port Lions and Old Harbor have experienced population declines of more than 20% since 2015. Larsen Bay has experienced the largest population decline, from a peak of 93 residents in 2012 to 34 residents in 2020.

**Table 27. Population Change, Kodiak Villages, 2010 – 2020**

Year	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions	Total
2010	71	37	87	218	161	194	<b>768</b>
2011	81	36	90	212	181	206	<b>806</b>
2012	87	42	93	206	180	205	<b>813</b>
2013	85	42	88	225	187	191	<b>818</b>
2014	82	42	74	214	174	180	<b>766</b>
2015	90	38	86	228	173	177	<b>792</b>
2016	99	25	78	230	160	177	<b>769</b>
2017	88	29	87	214	145	176	<b>739</b>
2018	81	29	80	224	153	142	<b>709</b>
2019	69	27	73	204	143	177	<b>693</b>
2020	63	27	34	216	109	170	<b>619</b>
<b>% Change 2010-2020</b>	<b>-11%</b>	<b>-27%</b>	<b>-61%</b>	<b>-1%</b>	<b>-32%</b>	<b>-12%</b>	<b>-19%</b>
<b>% Change 2015-2020</b>	<b>-30%</b>	<b>-29%</b>	<b>-60%</b>	<b>-5%</b>	<b>-37%</b>	<b>-4%</b>	<b>-22%</b>

Source: Alaska Department of Labor and Workforce Development, Population by Place, 2010 – 2020.

Note: 2010 and 2020 data are population counts from the decennial census. 2011 – 2019 data are estimates from the Alaska Department of Labor and Workforce Development.

## Kodiak Village Resident Migration

Most of the population decreases in the Kodiak villages can be attributed to outflow of residents exceeding inflow of new residents. All of the villages experienced net population losses, ranging from a loss of 1 individual per year (Karluk and Port Lions) to 9 per year (Old Harbor). On average, between 2017 and 2021, Kodiak villages experienced net annual outmigration of 27 individuals.

Most residents who left the villages relocated within the Borough (69%). Most likely moved to the Kodiak Road System.

**Table 28. Annual Average Intra-State Migration, Kodiak Villages, 2017 - 2021**

	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions	Total
<b>Entered from:</b>							
Elsewhere in Borough	3	0	1	5	5	6	20
Elsewhere in Economic Region	0	0	0	1	1	3	5
Elsewhere in Alaska	2	1	2	4	4	3	16
<b>Average number entering</b>	<b>5</b>	<b>1</b>	<b>3</b>	<b>10</b>	<b>10</b>	<b>12</b>	<b>41</b>
<b>Left for:</b>							<b>0</b>
Elsewhere in Borough	11	1	6	12	9	8	47
Elsewhere in Economic Region	0	0	0	1	1	2	4
Elsewhere in Alaska	2	1	0	6	5	3	17
<b>Average number leaving</b>	<b>13</b>	<b>2</b>	<b>6</b>	<b>19</b>	<b>15</b>	<b>13</b>	<b>68</b>
<b>Average annual impact</b>	<b>-8</b>	<b>-1</b>	<b>-3</b>	<b>-9</b>	<b>-5</b>	<b>-1</b>	<b>-27</b>

Source: Alaska Department of Labor and Workforce Development, *PFD-Based Migration*, 2021.

## Village Household Size and Composition

Average household size varies widely among Kodiak villages. Akhiok has the largest household size at 3.5 individuals, and Karluk has the smallest at 1.7. All villages have a majority of family households (including married-couple family households, single male householders, and single female householders) except Larsen Bay, where more than half of households are classified as nonfamily households.

(see table next page)

**Table 29. Household Type and Size, Kodiak Villages, 2015 – 2019 Five-Year Estimates**

Metric	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Married-couple family households	24%	35%	9%	22%	27%	46%
Male householder, no spouse present	12%	0%	9%	8%	7%	5%
Female householder, no spouse present	53%	41%	18%	22%	39%	8%
Nonfamily households	12%	24%	64%	49%	27%	41%
Total Households	17	17	22	88	62	78
Average Household Size	3.5	1.7	1.9	2.6	2.4	2.3

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019. Numbers may not sum due to rounding.

## Village Housing Inventory

The following analysis of Kodiak Island Village housing inventory, characteristics, and assessed value trends are derived from the Kodiak Island Borough Assessor's 2017-2021 certified rolls. It should be noted that numerous gaps in the available data exist. Averages are based on the data available and excludes some parcels.

- There are a total of 441 structures in the six villages. 95% are single-family homes.
- The number of single-family homes ranges from 23 in Karluk to 117 in Port Lions.
- There is one mobile home each in Larsen Bay and Port Lions and two two-family homes in Ouzinkie.
- Of the 13 lodges, five are located in Larsen Bay, five in Port Lions, two in Old Harbor, and one in Karluk.

**Table 30. Housing Inventory, Kodiak Island Villages, 2021**

	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Single-family home	34	23	62	104	84	117
Two-family home					2	
Mobile home			1			1
Lodge		1	5	2		5
<b>Total</b>	<b>34</b>	<b>24</b>	<b>68</b>	<b>106</b>	<b>86</b>	<b>123</b>

Source: KIB Assessor's certified roll, 2021.

## Kodiak Island Housing Authority Village Housing Units

### KIHA VILLAGE RENTAL UNITS

Kodiak Island Housing Authority has 11 low-income rental units in three villages. Six of the 11 units are vacant awaiting maintenance or refurbishment.

**Table 31. Kodiak Island Housing Authority Village Rental Units**

	Three-Bedroom Units			Two -Bedroom Units		
	Total	Occupied	Vacant	Total	Occupied	Vacant
Ouzinkie	1	0	1	3	1	2
Larsen Bay	4	2	2	-	-	-
Old Harbor	2	1	1	1	1	0
<b>Total</b>	<b>7</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>2</b>

Source: KIHA. Note: Occupancy and vacant counts as of January 27, 2022.

### MUTUAL HELP HOME OWNERSHIP

This KIHA rent-to-own program is funded through HUD Indian Housing Block Grants. Homeowners are typically low-income, and the program provides for Native American preference. The homeowner is responsible for utilities and maintenance. Payments are income based and are paid over a 25-year term.

KIHA has a total of 30 Mutual Help homes with at least one in each village. Old Harbor has the most homes at 10; Akhiok has the least with one. Of the 30 homes, six are vacant including one four-bedroom and one 3-bedroom in Karluk, one 3-bedroom in Larsen Bay, one 2-bedroom in Old Harbor, one 2-bedroom in Ouzinkie, and one 3-bedroom in Port Lions.

**Table 32. KIHA Mutual Help Housing Inventory**

	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions	Total Units
Five Bedroom	-	-	-	-	1	-	1
Four Bedroom	-	1	-	1	-	1	3
Three Bedroom	1	1	2	1	3	2	10
Two Bedroom	-	1	3	8	3	1	16
<b>Total Units</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>10</b>	<b>7</b>	<b>4</b>	<b>30</b>

Source: KIHA. Note: Occupancy and vacant counts as of January 27, 2022.

## Single-Family Home Characteristics

- Average single-family home values are lowest in Karluk (\$36,000) and Akhiok (\$42,000) and highest in Larsen Bay (\$75,000) and Port Lions (\$99,000).
- Average lot size is smallest in Old Harbor (8,744 sq. ft.) and largest in Larsen Bay (28,500 sq. ft.).
- Akhiok and Karluk have the smallest average living space (884 sq. ft. and 977 sq. ft. respectively). Larsen Bay has the highest average living space (2,110 sq. ft.).
- Many village housing units are 40 years old or more. Port Lions and Larsen Bay have more housing units built after 2000 than the other villages.

**Table 33. Average Single-Family Home Characteristics, Kodiak Island Villages, 2021**

	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Home value (including land)	\$42,000	\$36,000	\$75,000	\$67,000	\$62,000	\$99,000
Lot Size (sq. ft.)	11,353	10,112	28,500	8,744	19,028	20,284
Living Space (sq. ft.)	884	977	2,110	1,165	1,021	1,267

Source: KIB Assessor's certified roll, 2021. Note: Average home values have been rounded.

## Assessed Housing Value Trends

The average assessed value of Kodiak village single-family homes remained unchanged from 2017 to 2021 for Karluk, Old Harbor, and Ouzinkie. Home values rose by 5.6% in Larsen Bay and by 2.1% in Port Lions over the period. The assessed value of homes in Akhiok declined by 8.7%.

**Table 6. Average Assessed Total Value of Single-Family Homes Trend, 2017-2021**

Village	2017 Avg. Value	2021 Avg. Value	% Change
Akhiok	\$46,000	\$42,000	-8.7%
Karluk	\$36,000	\$36,000	0.0%
Larsen Bay	\$71,000	\$75,000	5.6%
Old Harbor	\$67,000	\$67,000	0.0%
Ouzinkie	\$62,000	\$62,000	0.0%
Port Lions	\$97,000	\$99,000	2.1%

Source: KIB Assessor's certified roll, 2017 and 2021.

Note: Average value includes land and buildings. Average home values have been rounded.

## Village Home Sales

According to the Kodiak Island Borough Assessor's database, between 2017 and 2021, Karluk had the lowest number of single-family home sales at six, while Port Lions had the highest number at 27. The average annual number of home sales ranged from 1.2 in Karluk to 5.4 in Port Lions. There was not enough Multiple Listing Service data on village home sales value for analysis of sales price.

**Table 34. Single-Family Home Sales, Kodiak Island Villages, 2017-2021**

	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
2017	2		3	4	4	9
2018	1	1	6	3	4	5
2019	5		4	3	5	4
2020		1	1	2	2	7
2021		4	1	2	1	2
<b>Total Sales 2017-2021</b>	<b>8</b>	<b>6</b>	<b>15</b>	<b>14</b>	<b>16</b>	<b>27</b>
<b>Annual Avg. Sales 2017-2021</b>	<b>1.6</b>	<b>1.2</b>	<b>3.0</b>	<b>2.8</b>	<b>3.2</b>	<b>5.4</b>

Source: KIB Assessor's certified roll, 2021.

## Kodiak Village Vacancy Rates

Vacancy rates are low in all Kodiak villages. The vacancy rate was zero in five of six villages, with Ouzinkie and Port Lions showing three available units each for vacancy rates of 4.8% and 3.8%, respectively.

**Table 35. Renter- and Owner-Occupied Available Vacant Housing Units, Kodiak Villages, 2015 – 2019 Five-Year Estimates (Count)**

Year of First Occupancy	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Occupied Units	17	17	22	88	62	78
Total Available Units	17	17	22	88	65	81
Vacancy Rate	0	0	0	0	4.8	3.8
Available Vacant Units	0	0	0	0	3	3

Source: U.S. Census Bureau, American Community Survey, 2015-2019.

## Village Housing Costs

### Monthly Mortgage Costs

Most Kodiak village households with a mortgage have gross monthly costs between \$500 and \$1,499. Slightly more than 12% of Port Lions households with mortgages have monthly costs of \$2,000 to \$2,499. No households had monthly mortgage costs above \$2,499 in 2015 – 2019.

**Table 36. Distribution of Monthly Owner Costs for Households with Mortgages, Kodiak Villages, 2015 – 2019 Five-Year Estimates (%)**

Gross Monthly Cost	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Less than \$500	0	0	0	5	0	13
\$500 - \$999	0	100	60	86	56	19
\$1,000 to \$1,499	100	0	40	9	44	56
\$1,500 - \$1,999	0	0	0	0	0	0
\$2,000 - \$2,499	0	0	0	0	0	13
\$2,500 - \$2,999	0	0	0	0	0	0
\$3,000 or More	0	0	0	0	0	0

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019. Numbers may not sum due to rounding.

### Monthly Rental Costs

Most renter households in Kodiak villages have monthly rental costs of less than \$1,000. No households had monthly renter costs higher than \$1,000, except in Ouzinkie.

**Table 37. Distribution of Monthly Costs for Renter Households, Kodiak Villages, 2015 – 2019 Five-Year Estimates (%)**

Gross Monthly Cost	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Less than \$250	0	50	17	25	5	2
\$250 to \$399	33	0	25	27	33	54
\$400 to \$599	33	0	25	32	21	28
\$600 to \$799	33	50	0	11	33	11
\$800 to \$999	0	0	33	5	0	5
\$1,000 or more	0	0	0	0	9	0

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019. Numbers may not sum due to rounding.

## Village Household Income and Housing Cost Burden

### Household Income

Average annual household income in Kodiak villages ranges from a low of \$50,200 in Akhiok to a high of \$65,000 in Port Lions.

**Table 38. Distribution of Annual Household Income, Kodiak Villages, 2015 – 2019 Five-Year Estimates (%)**

Gross Income	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Less than \$10,000	0	0	0.0	10	0	8
\$10,000 to \$14,999	0	0	23	13	11	6
\$15,000 to \$24,999	23	41	9	21	15	4
\$25,000 to \$34,999	0	18	0	7	19	15
\$25,000 to \$49,999	12	0	14	14	18	17
\$50,000 to \$74,999	65	0	0	18	5	10
\$75,000 to \$99,999	0	0	46	6	3	17
\$100,000 to \$149,999	0	41	9	5	24	18
\$150,000 to \$199,999	0	0	0	3	0	3
\$200,000 or more	0	0	0	5	5	3
<b>Average household income</b>	<b>\$50,200</b>	<b>\$55,300</b>	<b>\$62,000</b>	<b>\$52,200</b>	<b>\$62,300</b>	<b>\$65,000</b>

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019. Average household income has been rounded. Percentages may not sum due to rounding.

### Kodiak Village Households with Income Below Poverty Level

There are a total of 59 households with income below the federal poverty level. Old Harbor has the highest number of households (29) and Akhiok had the lowest (2) among the six villages.

**Table 39. Poverty Status of Households, Kodiak Villages, 2015 – 2019 Five-Year Estimates**

	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Total Households	17	17	22	88	62	78
Households below Poverty Level	2	3	7	29	7	11
<b>% of Total</b>	<b>12%</b>	<b>18%</b>	<b>32%</b>	<b>33%</b>	<b>11%</b>	<b>14%</b>

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019.

## Housing Costs Compared to Household Income

### RENTER COSTS

A significant percentage of renters in Karluk, Larsen Bay, Old Harbor, Ouzinkie, and Port Lions pay less than 10% of their monthly household income for rent. All renters in Akhiok and Karluk spend less than 15% of monthly household income on housing costs. Renter costs vary widely for households in Larsen Bay, Old Harbor, Ouzinkie, and Port Lions.

**Table 40. Renter Housing Costs as a Percentage of Monthly Household Income, Kodiak Villages, 2015 – 2019 Five-Year Estimates (%)**

Gross Monthly Cost	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Less than 10.0%	17	79	25	27	56	40
10.0 to 14.9%	50	21	33	2	7	26
15.0 to 19.9%	0	0	17	27	7	7
20.0 to 24.9%	0	0	8	11	5	2
25.0 to 29.9%	33	0	0	2	5	4
30.0 to 34.9%	0	0	0	5	16	11
35.0 to 39.9%	0	0	17	9	0	0
40.0 to 39.9%	0	0	0	0	0	0
50.0% or more	0	0	0	16	5	11
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019. Numbers may not sum due to rounding.

## HOMEOWNER COSTS

Owners in Akhiok, Karluk, Larsen Bay, Old Harbor, and Ouzinkie spent more than 15% of their monthly household income on housing costs. In Larsen Bay, 60% of owners spent at least half their monthly household income on housing as did 27% of Old Harbor owners. In Ouzinkie more than 95% of owners spent at least 30% of their monthly household income on housing.

**Table 41. Owner Housing Costs as a Percentage of Monthly Household Income, Kodiak Island Villages, 2015 – 2019 Five-Year Estimates (%)**

Gross Monthly Cost	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Less than 10.0%	0	0	0	5	0	19
10.0 to 14.9%	0	0	0	5	0	38
15.0 to 19.9%	0	0	40	18	0	13
20.0 to 24.9%	78	100	0	32	0	0
25.0 to 29.9%	0	0	0	14	0	0
30.0 to 34.9%	0	0	0	0	56	19
35.0 to 39.9%	0	0	0	0	44	0
40.0 to 39.9%	22	0	0	0	0	0
50.0% or more	0	0	60	27	0	13
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019.  
Numbers may not sum due to rounding.

## Kodiak Village Cost-Burdened Households

Cost-burdened households are those that spend 30% or more of their monthly household income on housing. All cost-burdened households in Larsen Bay and Old Harbor have household incomes under \$20,000. In Ouzinkie and Port Lions, all cost-burdened households have household incomes under \$50,000.

**Table 42. Percent of Cost-Burdened Households by Annual Household Income, Kodiak Villages, 2015 – 2019 Five-Year Estimates**

Annual Household Income	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Less than \$20,000	0	0	5	19	7	12
\$20,000 to \$34,999	0	0	0	0	11	1
\$35,000 to \$49,999	2	0	0	0	4	4
\$50,000 to \$74,999	0	0	0	0	0	0
\$75,000 or more	0	0	0	0	0	0
<b>Total Cost-Burdened Households</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>19</b>	<b>22</b>	<b>17</b>

Source: U.S. Census Bureau, American Community Survey, 2015 - 2019.

## Village Employment and Subsistence Activity

Commercial fishing is an important industry in Kodiak villages and seafood processing provides jobs in Larsen Bay. Other significant village employers include local governments (cities and Tribes), schools, clinics, and lodges. The Alaska Department of Labor and Workforce Development does not track employment in Kodiak Island's villages. The Commercial Fisheries Entry Commission tracks the number of permit holders and their gross revenue.

### Commercial Fishing Participation and Revenue

The table below lists the number of active permit holders in each community. It does not include village residents who participate in commercial fishing as crewmembers. Most Kodiak village commercial fishermen own permits for salmon fisheries (in particular Kodiak-area purse seine and set gillnet). The halibut longline fishery is especially important for residents of Ouzinkie, where approximately half the fishermen who are active in any fishery hold halibut longline permits.

**Table 43. Number of Resident Commercial Fishing Permit Holders Who Fished, Kodiak Villages 2016 – 2020**

	Akhiok	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
2016	4	7	11	7	10
2017	3	10	12	8	7
2018	2	8	10	4	8
2019	4	5	12	8	12
2020	5	2	8	6	12
<b>2016-2020 AVG</b>	<b>4</b>	<b>6</b>	<b>11</b>	<b>7</b>	<b>10</b>

Source: Commercial Fisheries Entry Commission.

In 2019 – the last year that all five Kodiak villages had reportable fishing revenue– commercial fishermen generated more than \$3.7 million in gross revenue.

**Table 44. Number of Resident Commercial Fishing Permit Holders Gross Revenue, Kodiak Villages 2016 – 2020**

	Akhiok	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
2016	\$113,412	\$178,517	\$676,419	*	\$469,097
2017	*	*	\$2,598,437	*	\$890,418
2018	*	\$489,759	\$888,223	\$206,866	\$585,968
2019	\$387,121	\$304,516	\$1,336,377	\$501,491	\$1,214,076
2020	\$242,628	*	\$460,191	\$238,854	\$761,196
<b>2016-2020 AVG**</b>	<b>\$247,720</b>	<b>\$324,264</b>	<b>\$1,191,929</b>	<b>\$315,737</b>	<b>\$784,151</b>

Source: Commercial Fisheries Entry Commission.

\*Data suppressed by CFEC to protect confidentiality. \*\*Average of years without suppressed data.

## Subsistence Participation

In Kodiak Island villages subsistence is important for all households, and nearly all households harvest these resources. Old Harbor had the highest average harvest per household, at 1,764 pounds and Larsen Bay the lowest at 535 pounds.

**Table 45. Use of Subsistence Resources, Community, Most Recent Year Available**

Indicator	Akhiok 2018	Karluk 1991	Larsen Bay 2018	Old Harbor 2018	Ouzinkie 2003	Port Lions 2003
% of Households Harvesting	91%	100%	100%	93%	96%	98%
% of Households Using	100%	100%	100%	100%	100%	100%
Average Harvest per Household (lbs.)	1,277	1,240	535	1,764	971	595
Per Capita Harvest (lbs.)	370	268	239	578	315	220

Source: Alaska Department of Fish and Game Subsistence Harvest Data, 1991, 2003, and 2018. Note: Community data provided for most recent year available.

## Subsistence Foods Gathered

By far, salmon (all species) are the most important subsistence food in all six villages. In Akhiok, Karluk, Larsen Bay, and Port Lions, sockeye salmon harvests represent the highest proportion of subsistence harvests. In Old Harbor and Ouzinkie, coho salmon are the highest proportion. The highest total annual harvest by pounds was in Old Harbor (117,561 pounds), and the lowest was in Larsen Bay (16,064 pounds).

**Table 46. Subsistence Harvest by Species, Percent and Pounds, Community, Most Recent Year Available**

Species	Akhiok 2018	Karluk 1991	Larsen Bay 2018	Old Harbor 2018	Ouzinkie 2003	Port Lions 2003
Sockeye Salmon	38%	50%	34%	16%	15%	22%
Coho Salmon	12%	13%	11%	31%	19%	15%
Halibut	10%	5%	10%	4%	15%	15%
Deer	9%	9%	12%	7%	5%	15%
Pink Salmon	8%	1%	0.5%	7%	3%	2%
Chum Salmon	6%	1%	-	9%	3%	0.3%
Herring	-	-	3%	2%	4%	0.8%
Pacific Cod	0.4%	-	2%	1%	3%	3%
Chinook Salmon	0.8%	7%	0.9%	2%	2%	4%
Harbor Seal	2%	0.3%	1%	4%	-	1%
<b>Total Pounds Harvested</b>	<b>17,878</b>	<b>18,606</b>	<b>16,064</b>	<b>117,561</b>	<b>69,762</b>	<b>42,262</b>

Source: Alaska Department of Fish and Game Subsistence Harvest Data, 1991, 2003, and 2018. Note: Community data provided for most recent year available.

## Village Perceptions About Housing

Although each village has a distinct character, culture, and economy, common factors affect the availability, affordability, and quality of housing. Commonalities include:

- A lack of infrastructure such as roads, water, and sewer to support housing development
- Generally older housing stock, much of it in need of repairs
- Not enough employment options, seasonality of many jobs, and low annual incomes
- Competition for village housing from outside interests
- High costs for construction materials and freight

### Perceptions Of Housing Availability, Affordability, and Quality

Following are key findings from the village resident survey conducted for this study. Caution should be used in interpretation of survey findings as the sample size was small. However, the village survey provides an overall perspective of residents' perceptions of local housing conditions. A majority of village residents rated six measures of housing in their community as poor or very poor:

- Availability of rental housing (75%)
- Quality of rental housing (49%)
- Affordability of rental housing (61%)
- Availability of homes for purchase (71%)
- Affordability of homes for purchase (69%)
- Quality of homes for purchase (57%)

### Resident Satisfaction with Aspects of Current Housing

Between half and three-quarters of respondents reported they were satisfied or very satisfied with housing attributes including number of bedrooms, design qualities and attractiveness, parking, indoor air quality, suitability for children and seniors, state of repair, energy efficiency, and value for the price. Roughly half of survey respondents reported they were dissatisfied or very dissatisfied with the state of repair and energy efficiency of their current housing.

### Barriers to Housing Development

When asked about barriers to housing development, 77% of village residents reported freight costs for construction materials as a major barrier, followed by construction costs (71%), cost of infrastructure development (66%), availability of land (58%), and cost of land (51%).

## Village Resident and Key Informant Comments

Following are comments village residents provided in the Kodiak village survey and comments made by five village key informants interviewed for this study regarding housing and local economies. “RS” at the end of the comment designates resident survey comment; “KI” designates key informant comment.

*Note: No Karluk residents responded to the survey question and no key informant interview was conducted.*

### AKHIOK

*Being able to add bedrooms/storage/garage would be very helpful for current resident homeowners. Also, more availability for repairs to current homes, or they will just keep getting in worse condition due to costs. People will choose to feed family over home fixes. (RS)*

*Using COVID funds to update/repair old lived-in houses as well as building new houses for families trying to stay in the villages. Using city and COVID funds. (RS)*

*Housing is tight here. We have families that want to move back but there is nowhere for them to live. Housing is much worse than 5 years ago. We don’t have any place to house workers from outside the community. (KI)*

*Our economy is primarily commercial fishing. There are few jobs in the winter. (KI)*

### LARSEN BAY

*Fix my siding, it’s coming off, windows are ready to fall out, furnace is ready to fall apart and this has been going on about 15 years now. (RS)*

*It would be nice to have some affordable-rate duplexes in Larsen Bay. (RS)*

*There are lots of vacant housing units in Larsen Bay, but they are either in terrible shape or have absentee owners unwilling to sell or rent. (RS)*

*There is a lot of vacant houses that need repairs. Also, there is a lot of households with people living in there that need major repairs. (RS)*

*There is local demand for housing and significant demand from outside the community for seasonal recreational use. (KI)*

*The Tribe recently bought three homes (a 3bd and 2-4bd) that are being renovated to rent as low-income housing and they are looking for additional opportunities to purchase more homes. Also looking for land and funding to construct a duplex with 2bd/3ba. (KI)*

*The Icicle Seafoods cannery is leased to Ocean Beauty. The cannery operated in 2021 and it appears that it will operate in 2022. Not much local hire though. (KI)*

*There are six lodges in Larsen Bay, all offer chartered fishing, some offer guided hunting for deer and brown bears. One is locally owned. Not much local hire. Subsistence food stocks in*

*Larsen Bay are low, particularly groundfish and crab. The Tribe worked with the city to introduce an ordinance and that does not allow any additional lodges to open in the community. The Tribe is also working to establish a Tribal Conservation district to limit access to local marine subsistence foods to allow them to rebound. (KI)*

*In addition to the cannery and lodges, significant local employers include the city and the Tribe. (KI)*

*The school is closed, there is only one child in the community. (KI)*

## **OLD HARBOR**

*Minor repairs like fuel tank stands, porches getting old, windows. (RS)*

*[We need] more housing. (RS)*

*Need more houses on higher ground for tsunami. (RS)*

*Housing demand is strong. People are moving back with families. (KI)*

*The market is tight, we are trying to buy units. (KI)*

*There are many vacant units, some from COVID deaths. (KI).*

*More duplexes would help. (KI)*

*Our major employers are the Tribe, City, the clinic, and the school. We also have three lodges. (KI)*

*We have lots of projects going on-tsunami shelter, hydro dam road, replacement of residential water lines. (KI)*

## **OUZINKIE**

*New floor please. (RS)*

*We need more housing here, our school population is shrinking, we need more families. (KI)*

*Many houses are falling apart. We just could not get people out to work on them during COVID.*

*We have four projects this summer-hydro turbine repair, phase two of water main replacement and starting Phase 3, and replacement of pen stock from the dam. (KI)*

## **PORT LIONS**

*Anchorage is currently giving tax breaks for construction of accessory dwelling units to help with low-income housing - perhaps this could help the people of Kodiak too. (RS)*

*Being financially able to install city water/sewer utilities to vacant properties in Port Lions would be beneficial to building new homes here. (RS)*

*Home improvements, addressing senior needs and/or disabilities. (RS)*

*Need assistance with maintenance of building, paint, stain, decking, etc. (RS)*

*Our kitchen floor has some sinky spots, and our furnace is not working right now but we do not have the funds to purchase a new one or to have a heating repairman come from Kodiak to see what the problem is. Our windows need to be changed. The NAHASDA program that KIHA has in place states that we have to have insurance if we are approved and if work that needs to be done is over \$5,000. We do not have home insurance and it costs too much. We feel that we have to basically be "poor" to be eligible for any assistance with our housing repairs that is needed to be done right now. (RS)*

*The lack of consistent ferry service makes bringing more reasonably priced construction materials from Anchorage difficult. Also, it is very very hard to find reliable and competent builders/carpenters here. (RS)*

*We have a couple homes for rent but it's tight here. We want Tribal members to move back here. (KI)*

*It would cost more to repair some of our homes than to replace. (KI)*

*We need more infrastructure to support housing development. (KI)*

*Home values are way up. (KI)*

*We are housing a construction crew in a Tribal rental unit. (KI)*

*Our major employers are the Tribe, school, City, and clinic. (KI)*

*No barge service makes it hard to get building materials. The increase in gas prices is hurting us. (KI)*

## Village Housing Gap

While unmet housing demand exists in all the villages, quantifying that demand is challenging. The low number of village resident surveys returned does not allow for a robust analysis. Of the 15 respondents currently looking or planning to look for new housing in the next five years, nine expressed interests in buying a home, two expressed interest in renting, and three did not know whether they wanted to buy or rent. Among those interested, all but one was interested in buying a single-family home. Two respondents were interested in either a single-family home or an attached home. The nine residents interested in buying were spread over four communities with four in Old Harbor, three in Port Lions, and one each in Akihok and Larsen Bay.

There is additional unknown demand from younger residents living in multigenerational households and former village residents interested in moving back to their community. Employment opportunities are a significant factor when ex-residents consider moving back to a village. There is also demand for recreational properties, although most of the communities are not interested in having additional units used only seasonally while resident demand is unmet.

A coordinated effort to help the villages identify residential parcels most suitable for development would be a helpful first step for long-term planning.

The evidence suggests each village could likely use at least five to ten new or refurbished housing units of some type. For the most part, ownership of new housing units is very challenging due to the high cost of transporting materials to the villages, high construction costs, lack of skilled tradesman, lack of available lots with roads and services such as water and electric, and low household incomes.

Among the nine surveyed residents who were able to estimate how much they would be willing to pay for a new home, two reported less than \$100,000, three \$100,000 to \$200,000, and four \$200,000 to \$300,000. Purchasing land, connecting to services, and constructing even small homes built on small lots in any of the villages for less than \$300,000 is likely to be difficult.

The most likely near-term fix to alleviate tight housing in the villages may be for entities that might have financial means such as KIHA, the Tribes, and perhaps local governments to purchase, rehabilitate, and rent housing stock that is currently vacant. In the long term, a significant portion of funding needed to develop infrastructure and increase housing options in the villages will need to come from outside sources.

# Appendix A: Household Survey Results

To assess Kodiak residents' needs, preferences, and perceptions around housing, two surveys were conducted in February 2022, one of residents in and near the community of Kodiak, and one of residents in Kodiak Island Borough's six outlying villages. Survey results are presented below.

## Methodology

### Kodiak Road System Survey

The telephone survey was conducted with Kodiak residents living on the road system. The survey was designed by MRG staff in close coordination with KIHA staff. The sample was randomly drawn from an appropriate mix of cell and landline numbers purchased from Dynata, a national supplier of survey samples. Surveys were completed with 205 Kodiak residents ages 18 and older between February 11 and 19, 2022.

The maximum margin of error at the 90% confidence level is  $\pm 5.7\%$  for the full sample; the margin of error increases for subsamples.

The survey sample was compared to Alaska Department of Labor and Workforce Development (DOLWD) estimates for gender, age, and race in Kodiak. As with most random telephone surveys, older residents were more likely to participate than younger residents. Females were slightly overrepresented (52% female versus 48% male) compared to DOLWD estimates for Kodiak (48% female versus 52% male).

The proportion of respondents identifying as Alaska Native/American Indian (21%) and Black/African American (2%) closely tracked DOLWD estimates of those populations (19% and 2% respectively). White respondents are overrepresented (70% versus 59%). Asian respondents are underrepresented (10% versus 24%). Five survey respondents declined to provide their race.

Average survey respondent household income closely matched 2015-2019 estimates by the U.S. Census Bureau American Community Survey (\$99,000 versus \$97,600 respectively).

Survey data were weighted by age and gender to maximize representativeness. It was not possible to weight data by race as both DOLWD estimates, and the survey allowed responses in multiple race categories.

Responses were tested for statistically significant differences between subgroups including by age, race, income, and home ownership (own versus rent). Where applicable and relevant, significant differences between subgroups are noted in the text accompanying each table.

### Village Survey

Due to anticipated low response rates to a telephone survey, a mail survey with an online option was sent to each residential address and boxholder in Kodiak’s six outlying villages (Port Lions, Ouzinkie, Old Harbor, Akhiok, Karluk and Larsen Bay). The mailing list was acquired from the U.S. Postal Service and contained 264 addresses. A presurvey postcard announcing the survey was sent on February 2, and the survey was mailed on February 7. Of 264 surveys mailed, 17 were returned as undeliverable. A total of 52 surveys were returned for a response rate of 21%; of these, 65% were returned by mail and 35% were completed online. Small sample sizes from individual communities preclude subgroup analysis. Not all surveys returned were completed.

## Kodiak Road System Housing Survey Results

### Residency and Housing Profile

Respondents on the Kodiak road system lived in Kodiak an average of 28 years. Roughly one-fifth of respondents reported length of residency in each of the following bands: 10 years or less, 11-20 years, 21-30 years, 31-40 years, and more than 40 years.

- Length of residency differed by race and ethnicity: 41% of Alaska Native/American Indian respondents said they lived in Kodiak more than 40 years, compared to 21% of White respondents and 5% of Asian respondents.

**Table 47. How many years have you lived in Kodiak? (%)**

	Total n=205
10 or less	21
11-20	19
21-30	20
31-40	17
Over 40	22
<b>Average residency</b>	<b>28 years</b>

Most respondents said they own their home (69%); one-fourth (26%) said they rent, and 3% said they live in employer-paid housing.

- Home ownership increased with age: 58% of respondents ages 18-34 and 63% of those ages 35-54 said they owned, while 82% of respondents ages 55 and older said they owned their homes.
- Home ownership likewise increased with income: 46% of those with 2021 household income under \$50,000 said they owned their homes, compared to 69% of those earning \$50,001-\$100,000, and 78% of those earning more than \$100,000.
- Home ownership also varied by race: 76% of White respondents said they owned their homes, compared to 60% of Alaska Native/American Indian respondents and 49% of Asian respondents.

**Table 48. Do you rent or own your current home in Kodiak? (%)**

	Total n=205
Own	69
Rent	26
Housing paid for by employer	3
Other arrangement	<1

Note: "Other arrangement" is one individual in an assisted living facility.

Almost half of respondents (45%) said they live within the city limits, and another 39% live outside the city limits but are connected to city water and sewer.

**Table 49. In which of the following areas of Kodiak do you live? (%)**

	Total n=205
Within city limits	45
Outside city limits but connected to city water and sewer	39
In the area near the Coast Guard Base or Bells Flats	10
Out the road past Bells Flats	7

Nearly three-quarters of respondents (74%) said they live in single-family homes; 11% said they live in apartments, 8% in attached homes, 4% in a mobile home or trailer, and 3% in a condominium.

- Housing type varied by age: 85% of those ages 55 and older live in a stand-alone, single-family home, compared to 72% of those ages 35-54 and 58% of those ages 18-34; conversely, 15% of the youngest age group live in an attached home, compared to 7% of those in the middle group and 3% of those in the oldest group.
- Housing type varied by income: 85% of those with incomes over \$100,000 live in a stand-alone, single-family home, compared to 71% of those with incomes of \$50,001-\$100,000 and 48% of those with incomes under \$50,000; 30% of those in the lowest

income bracket live in an apartment, compared to 8% of those in the middle bracket and 4% of those in the highest bracket.

- Housing type varied by race: 79% of White respondents said they lived in a stand-alone, single-family home, compared to 60% of Alaska Native respondents and 53% of Asian respondents; and 16% of Alaska Native respondents lived in attached homes, compared to 7% of White respondents and 4% of Asian respondents.

**Table 50. In which type of housing do you currently live? (%)**

	Total n=205
Stand-alone, single-family home	73
Apartment	11
Attached home such as a duplex/triplex	8
Mobile home or trailer	4
Condominium	3
Other arrangement	1

Note: Other arrangement is one individual in an assisted living facility.

## Quality, Availability, Affordability, and Satisfaction

Respondents were asked to rate the quality, availability, and affordability of housing for purchase and for rent. Fewer than 10% rated any of these attributes of housing for purchase or rent as "very good." Of the three attributes, affordability was the most likely to be rated as poor.

- More than three-quarters (77%) rated affordability of homes for purchase as poor or very poor, while 17% rated it as good or very good. Similarly, 71% rated affordability of rental housing as poor or very poor, while 16% rated it as good or very good.
- Availability of homes for purchase was rated poor or very poor by 70% of respondents, while availability of rental housing was rated poor or very poor by 57%.
- A slim majority (52%) of respondents rated as good or very good the quality of homes for purchase; 43% rated the quality of rental housing as good or very good.
- Differences by subgroup:
  - Affordability of homes for purchase was rated as good by 27% of those ages 18-34 compared to 9% of those ages 35-54 and 15% of those ages 55 and older.
  - Availability of rental housing was rated as good by 39% of those with household incomes below \$50,000 compared to 31% of those with household incomes of \$50,001-\$100,000 and 18% of those with household incomes above \$100,000.
  - Availability of rental housing was rated as good by 25% of White and Alaska Native/American Indian respondents, compared to 51% of Asian respondents.

(see table next page)

**Table 51. For each of the following aspects of housing in Kodiak, please tell me whether you think it is very good, good, poor, or very poor. (%)**

n=205	Good NET	Very Good	Good	Poor NET	Poor	Very Poor	Don't Know
Quality of homes for purchase	52	5	47	40	32	8	9
Quality of rental housing	43	2	41	37	27	10	19
Availability of rental housing	27	6	21	57	43	14	16
Availability of homes for purchase	23	3	20	70	51	19	8
Affordability of homes for purchase	17	1	16	77	51	26	6
Affordability of rental housing	16	1	15	71	47	24	13

Respondents expressed high rates of satisfaction with various aspects of their current housing, including 92% who were satisfied or very satisfied overall.

- Highest satisfaction was reported for indoor air quality (92%), number of bedrooms (87%), parking (86%), state of repair (86%), and design qualities and attractiveness (86%).
- All attributes were rated satisfactory by more than half of respondents.
- The least satisfactory aspects were suitability for seniors (61%) and value for the price (68%).
- Notable subgroup differences for net satisfaction:
  - Those with lower household incomes are less likely to be satisfied with their housing, with 80% of those earning under \$50,000 satisfied, compared to 96% of those earning \$50,001-\$100,000 and 94% of those earning over \$100,000.
  - White respondents are more likely to be satisfied with their housing, at 97%, than Alaska Native respondents (89% satisfied) and Asian respondents (84% satisfied).
- Other notable subgroup differences:
  - Homeowners are more likely to be satisfied with the suitability of their housing for children (89%) compared to those who rent (63%).
  - Homeowners are also more likely to be satisfied with the suitability of their housing for seniors (68%) compared to renters (45%).

*(see table next page)*

**Table 52. For each of the following aspects of your current housing, are you very satisfied, satisfied, dissatisfied, very dissatisfied, or is it not applicable? (%)**

n=205	Satisfied NET	Very Satisfied	Satisfied	Dissatisfied NET	Dissatisfied	Very Dissatisfied	Not Applicable
Overall	92	42	50	6	5	1	-
Indoor air quality	92	36	56	6	5	1	1
Number of bedrooms	87	31	56	11	9	2	1
Parking	86	38	48	13	10	3	1
State of repair	86	34	52	11	9	2	1
Design qualities and attractiveness	86	33	53	11	9	2	1
Suitability for children	81	32	49	12	10	2	6
Energy efficiency	78	27	51	19	15	4	1
Value for the price	68	25	43	18	12	6	7
Suitability for seniors	61	20	41	32	26	6	3

Note: Excludes don't know responses.

Asked if they experienced a list of problems, more than half of respondents (56%) said they did not experience any of the listed problems, including 62% of homeowners and 37% of renters.

- The most commonly experienced problem was not enough space from neighbors, cited by 26% of respondents.
  - Renters were more likely (38%) than homeowners (23%) to experience this.
- Insufficient parking was reported by 17% of respondents.
  - Renters were more likely (28%) than homeowners (13%) to experience this.
- Not enough yard space was reported by 16% of respondents.
  - Renters were more likely (27%) than homeowners (13%) to experience this.

**Table 53. Which of the following, if any, do you experience in your current housing? (%)**

	Total n=205
Not enough space between you and your neighbors	26
Not enough parking	17
Not enough yard space	16
Poor building condition or maintenance issues	9
Poor neighborhood curb appeal and cleanliness	9
Problems with your landlord	4
Unsafe neighborhood	3
None of the above	56

## Housing Costs

Among respondents making payments, the average rent or mortgage payment is \$1,735 monthly. Homeowners' average mortgage payment is \$1,865, while renters' average monthly payment is \$1,513.

- Almost one-quarter (23%) said their monthly rent or mortgage payment is between \$1,501 and \$2,000.
- Another 28% pay less than that, including 9% who pay \$1,000 or less.
- Monthly rent or mortgage costs exceed \$2,000 for 16% of respondents.
- One-quarter (26%) said they are not currently making rent or mortgage payments. This may reflect a combination of circumstances such as pandemic rent suspensions, employer-paid housing, failure to make required payments, and fully paid mortgages. It may also include circumstances such as young adults living rent-free in a family home. Another 9% declined to share their monthly rent or mortgage costs.

**Table 54. About how much is your monthly rent or mortgage payment? (%)**

	Total n=205
\$1,000 or less	9
\$1,001-\$1,500	17
\$1,501-\$2,000	23
Over \$2,000	16
Not making payments	26
Refused	9
<b>Average rent/mortgage</b>	<b>\$1,735</b>

Of those making monthly rent or mortgage payments, 56% said their monthly payment is not more than 30% of their household income; 40% said their payment represents more than 30% of their household income; and 4% did not know.

- A majority of those with household incomes under \$50,000 (58%) and between \$50,001 to \$100,000 (56%) said their monthly payment represents more than 30% of their household income, while just 20% of those earning more than \$100,000 said their payment exceeds 30% of their household income.

*(see table next page)*

**Table 55. Did your monthly rent or mortgage payment represent more than 30% of your household's combined monthly income in 2021? (%)**

**Base: Made payments**

	Base n=131
Yes	40
No	56
Don't know	4

Of those whose monthly rent or mortgage payments represent more than 30% of their household income, 29% said these payments represent more than 50% of their household income. Based on 131 households making payments, 12% of road-system residents have monthly payments representing more than 50%.

- More than half (52%) of those with household incomes under \$50,000 said their monthly housing payment represents more than 50% of their income.

**Table 56. Did it represent more than 50%? (%)**  
**Base: Rent/mortgage represented more than 30%**

	Base n=52
Yes	29
No	65
Don't know	6

## Interest in Finding Different Housing

Among respondents, 83% said they are not looking for different housing in Kodiak, while 16% said they are.

- Among renters, 36% said they are looking for different housing, compared to 8% of those who own their homes.
- Of respondents ages 35-54, 25% said they are looking for different housing, compared to 15% of younger respondents and 8% of older respondents.

**Table 57. Are you currently looking for different housing in Kodiak? (%)**

	Total n=205
Yes	16
No	83
Don't know	<1

Of those not currently looking for different housing, 84% did not anticipate looking for different housing within the next five years; 12% said they do, and 4% did not know or declined to answer.

- One-third (31%) of renters expected to look for new housing, and 6% of homeowners.
- Among Asian respondents, 35% expected to look for new housing, compared to 9% of White respondents and 7% of Alaska Native respondents.

**Table 58. Do you expect to look for different housing in Kodiak within the next five years? (%)**  
**Base: Not currently looking for new housing in Kodiak.**

	Base n=173
Yes	12
No	84
Don't know	3
Refused	1

Among those looking for new housing in Kodiak now or in the next five years, the most frequently cited reason was wanting to buy or own, cited by 35%.

- About one-third (32%) said they are looking or expect to look due to a growing family.
- One-quarter (25%) said they need more space.
- Location/neighborhood was cited by 19%, and 12% said they need cheaper housing.
- Several responses varied by age:
  - Those ages 18-34 were more likely to cite wanting to own at 62%, compared to 28% of those ages 35-54 and 6% of those ages 55 and older.
  - "Need more space" was cited by 42% of those ages 35-54, compared to 13% each in the younger and older age groups.
  - "Downsizing" was cited by 26% of those in the oldest age group, compared to 3% in the middle age group and none in the youngest.
- "Other" responses were:
  - Home design, access to trails
  - House to be gifted
  - In military
  - Investment
  - More energy efficient
  - Permanent school district for kids
  - To be closer to community (currently in Bells Flats)

*(see table next page)*

**Table 59. What are the main reasons you are looking, or expect to look, for new housing? (%)**  
**Base: Looking for new housing now or in the next five years.**

	Base n=54
Want to buy/own	35
Growing family (marriage/kids)	32
Need more space	25
Location/neighborhood	19
Cost/need cheaper housing	12
Building quality	9
Downsizing	8
Aging/need more care	7
Parking (boat, car, other)	6
Issues with landlord	1
Move out of community	1
Family/roommate issues	-
Other	13
Don't know	3

## Attributes of Desired Housing

For those seeking new housing now or in the next five years, the type of housing most frequently sought is a stand-alone, single-family house.

- The vast majority (89%) said they are very interested (77%) or interested (12%) in a stand-alone, single-family home.
  - Among the youngest age group (18-34), 100% said they were interested in this type, compared to 75% of those ages 35-54 and 49% of those ages 55 and older.
- The next most-popular option is an attached home such as a duplex or triplex, with 50% very interested (24%) or interested (26%).
  - Interest in an attached home was highest among Asian respondents (64%), compared to 17% of White respondents and 12% of Alaska Native respondents.
- Just over one-quarter of respondents (27%) said they are very interested or interested in an apartment or condominium, and 22% are very interested or interested in a mobile home or trailer.

*(see table next page)*

**Table 60. Are you very interested, somewhat interested, or not interested in each of the following types of housing? (%)**  
**Base: Looking for new housing now or in the next five years.**

n=53	Interested NET	Very Interested	Somewhat Interested	Not Interested	Don't Know
Stand-alone, single-family house	89	77	12	7	3
Attached home such as a duplex, triplex	50	24	26	37	14
Apartment	27	12	15	54	20
Condominium	27	7	20	54	19
Mobile home or trailer	22	6	16	59	19

Two-thirds (66%) of those looking for new housing now or in the next five years are looking to buy, while 30% are looking to rent, and 5% don't know.

**Table 61. Are you more likely to rent or buy? (%)**  
**Base: Looking for new housing now or in the next five years.**

	Base n=53
Rent	30
Buy	66
Don't know	5

Note: caution should be used when interpreting the following analysis of those interested in buying a home as the sample size only represents 35 households. Among those seeking housing or expecting to in the next five years, the most desirable size is 1,000-2,000 square feet, generating interest by 45% of respondents.

- Another 23% said they are interested in a 2,000-3,000 square foot home, and 14% are interested in a home more than 3,000 square feet.
- Only 4% said they are looking for a 500-1,000 square foot home, and 11% said they don't know what size home they would be most interested in.

**Table 62. Which of the following home sizes would you be most interested in? (%)**  
**Base: Looking for new housing now or in the next five years.**

Sq. ft.	Base n=35
500-1,000	4
1,000-2,000	45
2,000-3,000	23
More than 3,000	14
Don't know	11

## Price Willing to Pay for Preferred Housing Type

Among those looking for different housing now or in the next five years, the most frequently cited price range was \$300,001-\$400,000, with 39% of respondents saying they would be willing to pay that amount for their preferred type of housing.

- Another 16% cited lower price ranges, including 7% willing to spend \$200,001-\$300,000, and 9% willing to spend less than \$200,000.
- One-third (33%) are willing to spend more than that, including 19% willing to pay \$40,001-\$500,000, and 12% willing to pay \$500,001 and \$750,000. One respondent (2%) said they were willing to pay more than \$1 million.
- One in five respondents said they don't know how much they would be willing to pay.

**Table 63. Can you estimate how much you would be willing to pay for your preferred type of housing? (%)**  
Base: Looking for new housing now or in the next five years.

	Base n=35
Less than \$200,000	9
\$200,001-\$300,000	7
\$300,001-\$400,000	29
\$400,001-\$500,000	19
\$500,001-\$750,000	12
\$750,001-\$1,000,000	-
More than \$1,000,000	2
Don't Know	20

## Location Preferences

Among those looking for housing now or in the next five years, the location of greatest interest was outside the city limits but on city water/sewer, with 76% of respondents very or somewhat interested.

- About half (51%) were interested in living within city limits.
- The area near the Coast Guard Base or Bells Flats elicited interest of 47% of respondents, out the road past Bells Flats is of interest to 30%.
- More than one-quarter (28%) said they are interested in another community in the Kodiak Island Borough and 31% are interested in moving off Kodiak Island,

**Table 64. How interested are you in living in each of the following areas? (%)**  
**Base: Looking for new housing in Kodiak now or in the next five years.**

n=35	Interested NET	Very Interested	Somewhat Interested	Not Interested	Don't Know
On city water/sewer outside city limits	76	43	33	19	2
Within city limits	51	40	11	44	2
In the area near the Coast Guard Base or Bells Flats	47	25	22	49	2
Off Kodiak Island	31	7	24	58	9
Out the road past Bells Flats	30	13	17	66	2
Another community in the Kodiak Island Borough	28	15	13	67	2

## Barriers to Housing Development

Asked about barriers to housing development in Kodiak, respondents were most likely to identify freight costs for construction materials and construction costs: more than 80% said each was a major barrier, and more than 90% said they were a major or minor barrier.

- Cost of land was the next most frequently cited barrier, at 87%, including 72% who said it was a major barrier.
- Availability of land was cited as a barrier by 85%, including 73% who said it was a major barrier.
  - Younger respondents (ages 18-34) were particularly likely to view this as a major barrier at 85%, compared to 68% of those in the other age groups.
  - Those with higher household incomes were also more likely to view this as a major barrier: 84% of those with incomes above \$100,000 see it as a major barrier, compared to 74% of those with incomes of \$50,001-\$100,000 and 52% of those with incomes under \$50,000.
  - White respondents (76%) and Alaska Native respondents (77%) were more likely to view availability of land as a major barrier than were Asian respondents (44%).
- Cost of infrastructure, such as streets, sewer, and water, was identified as a barrier by 79% of respondents, including 61% who called it a major barrier.
- Building codes and restrictive zoning were identified as barriers by 60% and 57% of respondents, respectively; one-quarter of respondents called these issues major barriers.

(see table next page)

**Table 65. 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 Kodiak. (%)**

n=205	Barrier NET	Major Barrier	Minor Barrier	Not a Barrier	Don't Know
Freight costs for construction materials	91	81	10	3	5
Construction costs	91	80	11	3	5
Cost of land	87	72	15	4	7
Availability of land	85	73	12	8	7
Cost of infrastructure such as streets, sewer, and water	79	61	18	8	12
Building codes	60	25	35	21	19
Restrictive zoning	57	22	35	21	22

## Support for Policies and Actions

The most strongly supported local government or community action was releasing more lands for housing development, with 85% of respondents saying they were very supportive (40%) or supportive (45%), and only 10% opposed. [Numbers do not sum due to rounding.]

- Constructing roads to access areas for new housing development was supported by 77%, including 28% who were strongly supportive; 16% said they opposed this action.
- Exploring public/private partnerships for housing development was supported by 66% of respondents, including 17% who were strongly supportive; 19% were opposed.
  - Support for partnerships was highest among younger respondents at 81% of those ages 18-34, and 70% of those ages 35-54, compared to 50% of those ages 55 and older.
  - Renters were also more supportive (77%) than homeowners (59%).
- Half of respondents (52%) supported funding subdivision development, including 13% who were strongly supportive; 33% of respondents were opposed.
- Similarly, half of respondents (50%) supported tax breaks for developers, including 13% strongly supportive; 36% opposed this idea.
  - Support for tax breaks declined with age: 66% of respondents ages 18-34 were supportive, compared to 58% of those ages 35-54 and 32% of those ages 55 and older.

(see table next page)

**Table 66. Please tell me whether you are very supportive, supportive, opposed, or very opposed to local government and community organizations pursuing each of the following. (%)**

n=205	Supportive NET	Very Supportive	Supportive	Opposed NET	Opposed	Very Opposed	Don't Know
Releasing more lands for housing development	85	40	45	10	8	2	5
Constructing roads to access areas for new housing development	77	28	49	16	13	3	5
Exploring public/private partnerships for housing development	66	17	49	19	16	3	14
Funding the development of subdivisions	52	13	39	33	24	9	14
Granting tax breaks to developers	50	13	37	36	31	5	13

Note: Numbers may not sum due to rounding.

Asked about their support for specific steps to increase housing availability, respondents were most likely to support reducing restrictions on accessory dwelling units, with 73% supportive (including 29% very supportive) and 17% opposed.

- Half of respondents (52%) supported increased building height allowance, including 10% who were strongly supportive; 34% opposed this step.
  - Younger respondents were more likely to be supportive: 65% of those ages 18-34 were supportive, compared to 54% of those ages 35-54 and 40% of those ages 55 and older.
  - White respondents were more supportive (55%) than Asian (40%) or Alaska Native (38%) respondents.
- No other steps garnered support of a majority of respondents.
- Zoning changes to allow for increased housing density were supported by 44% and opposed by 48%.
  - Younger respondents were more likely to be supportive: 65% of those ages 18-34 were supportive, compared to 38% of those ages 35-54 and 32% of those ages 55 and older.
  - Asian respondents were more supportive (67%) than White (43%) or Alaska Native (34%) respondents.
- Increasing regulation of short-term rentals (e.g., Airbnb and Vrbo) was supported by 35% and opposed by 50%.
  - Respondents ages 35-54 were more likely to support this step (46% support) than older respondents (33% support) and younger respondents (27% support).

- Decreasing minimum lot sizes was supported by 30% and opposed by 59%.
  - Younger respondents were more likely to be supportive: 50% of those ages 18-34 were supportive, compared to 23% of those ages 35-54 and 21% of those ages 55 and older.
  - Asian respondents were more supportive (52%) than White (29%) or Alaska Native (16%) respondents.
  - Renters were more supportive (42%) than those who own their homes (26%).

**Table 67. Please tell me whether you are very supportive, supportive, opposed, or very opposed to the following steps to increase housing availability. (%)**

n=205	Supportive NET	Very Supportive	Supportive	Opposed NET	Opposed	Very Opposed	Don't Know
Fewer restrictions on accessory dwelling units such as mother-in-law apartments	73	29	44	17	14	3	9
Allowing for an increase in building height	52	10	42	34	27	6	13
Zoning changes to allow more units per lot	44	8	36	48	37	11	7
Increasing regulation of short-term housing such as Airbnb and VRBO	35	10	25	50	40	10	14
Decreasing minimum lot sizes	30	7	24	59	48	12	9

## Demographics

- One-third of respondents (32%) had a household size of 2 and 13% were a single-person household.
- Another 17% said they had a household size of 4, and 17% had households of 5 or more.
- The average household size was 3 people.

**Table 68. Including yourself, how many people live in your household for at least six months out of the year?**

Number in household	Total n=205
1	13
2	32
3	20
4	17
5+	17
<b>Average</b>	<b>3 people</b>

Half of households (52%) had no children under age 18 living in the home.

- About one in five households had 1 child (17%) or 2 children (19%) living at home.
- Seven percent of respondents had 3 children living at home, and 3% had 4 or more.
- The average number of children among households with children is 2.0.

**Table 69. How many children under the age of 18 live in your household?**

	Total n=205
0	52
1	17
2	19
3	7
4+	3
<b>Average</b>	<b>2.0 children</b>

Including themselves, 71% of respondents said there were no seniors ages 65 or older living in the household; 14% said there was 1 senior and 12% said there were 2 in the household. The average numbers of senior in households with seniors was 1.5.

**Table 70. Including yourself, how many seniors 65 years or older live in your household?**

	Total n=205
0	71
1	14
2	12
<b>Average</b>	<b>1.5 seniors</b>

Among households that included at least one senior, 17% said it was likely a senior in the household would need to move to an assisted living or nursing home facility in the next five years, while 73% said it was unlikely, and 8% said they did not know.

**Table 71. 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: Senior(s) in the household

	Base n=54
<b>Likely NET</b>	<b>17</b>
Very likely	1
Likely	16
<b>Unlikely NET</b>	<b>73</b>
Unlikely	21
Very unlikely	52
Don't know	8

Respondents' pre-tax household incomes averaged \$99,000 in 2021.

- About one-fifth of respondents identified their household income in each of the following ranges: \$50,001-\$75,000; \$100,001-\$150,000; and more than \$150,000.
- Another 14% of respondents selected each of the following bands: \$25,001-\$50,000 and \$75,001-\$100,000.
- Three percent said their household income was less than \$25,000.

**Table 72. Which category best describes your total combined household income before taxes for 2021?**

\$	Base n=205
Less than \$25,000	3
\$25,001-\$50,000	14
\$50,001-\$75,000	20
\$75,001-\$100,000	14
\$100,001-\$150,000	19
More than \$150,000	20
<b>Average household income</b>	<b>\$99,000</b>

Respondents were most likely to identify their racial or ethnic group as White/Caucasian (70%), followed by Alaska Native/American Indian (21%), Asian/Filipino (10%), Latino/Hispanic (4%), and Black/African American (2%).

**Table 73. What racial or ethnic group do you consider yourself?**

	Total n=204
Alaska Native/American Indian	21
White/Caucasian	70
Asian/Filipino	10
Hawaiian/Pacific Islander	-
Black/African American	2
Latino/Hispanic	4
Other	2

Respondents' genders were 52% male and 48% female.

**Table 74. Gender (%)**

	Total n=205
Male	52
Female	48

The average age of respondents was 49 years: 30% were 18-34, 30% 35-54, and 40% were 55 or older.

**Table 75. Age (%)**

	Total n=205
18-34	30
35-54	30
55+	40
<b>Average age</b>	<b>49 years old</b>

## Open Responses Kodiak Road System Resident Survey

*Below are responses to the question, "Do you have any additional comments about housing availability on Kodiak Island?" Responses have been alphabetized and lightly edited for clarity.*

Accessibility for locals to buy land.

Almost nothing for families. Zillow lists 7 houses for sale right now; 2 are more than \$3 million. Others \$300,000-\$400,000 and they are poor houses, water problems etc. [Respondent] does home visits for newborns - housing can be really varied and not always safe. Supports affordable housing - really important for families.

Be creative with building new housing without ruining the beauty. Finding a balance is the key.

Bought second house in 1980s for \$115,000, lived in it 26 years. Sold and moved into rental. Grandson is now buying same house for \$430,000.

Bringing in more Coast Guard so housing will still be tight.

Build new subsidized housing. Where I live is now very good quality and affordability.

Coast Guard is raising prices too high.

Coast Guard per diem drives up rental prices.

Everything is old and not maintained or reasonably priced to fix it.

Expensive.

Good housing but depends on what they are looking for. Alaska is unique and housing gets unique too.

Good idea to add accessory units, have zoning variances for duplex, triplex and apartment buildings on a case-by-case basis, projects to upgrade housing, encourage and reward all types of upgrades and quality of life projects.

Hard for youngsters just starting out, new income doesn't qualify for rentals for working youngsters or large working class in Kodiak.

Hard to come by. Board regs are an obstacle to new housing.

Hard to find rentals that accept pets.

Heating is too expensive, an important problem in overall housing. Think it's time to try more government investment because housing/crowding in Kodiak is a disaster. So little parking my car is on the street. People turn on slick roads and run into my car. Also noticed Spenard Builders ran out of wood supplies this winter at some point.

Home availability.

House prices are ridiculous.

Houses in city limits are crowded, too close and need bigger garages. More green space, streetlights, dust control.

Housing availability is slim.

Housing is good but expensive.

Housing is in crisis. Homeless are in large need of affordable homes. Coast Guard money dictates rental system/price. Landlords can charge whatever they want. No way to check on "slumlords."

Housing market has been tight. Not much for sale. Prices of homes artificially inflated due to those who can afford them. Lots of government money that could be used.

I would like it if someone could come and talk to the landlord to improve the mold in the apartment before they give it out for rent.

Income doesn't reflect cost of living. Improve existing roads rather than build new ones.

Inside the city limits, housing is so dense it feels like people are on top of one and other.

It is very crowded until land opens up.

It needs to change.

Kodiak needs more housing for sure.

Land needs to be released to build. However, landlockedness, being right on the coast restricts building inland.

Limited housing land availability. Materials to Island.

Looked at many houses, but price is way too high for what is available -- homes are selling fast.

Low availability, and high cost of infrastructure.

Major problems with availability. Coast Guard inflating prices.

More affordable housing.

More affordable rentals.

More housing for first-time home buyers.

More land availability for development connected to city limits.

More parks and recreation. No playgrounds or places for kids to be.

More rent-to-own homes for low-income families.

More senior housing.

More space.

Need condos. Many people would like to downsize as they get older.

Need more affordable living spaces.

Need more available land.

Need more housing. (x3)

Need more housing for senior citizens.

Need more housing, especially for lower income families.

Need more transitional housing for people recovering from substance abuse/homelessness.

Need to get together with Native corporations to release some land for development. Also, Kodiak Borough has about 800 acres they could let go of for housing.

Need to open up more land for housing development.

Needs to be a lot more affordable housing.

Nice to change zoning laws for number of structures per acre (more dwellings per acre).

No nice middle ground. Quieter neighborhoods. Cost is expensive.

Not affordable - really hard.

Not enough availability for the price.

One of the biggest needs in Kodiak is housing.

People claiming 2 bedrooms when it's really 1 with a curtain. Should look at road maintenance and city maintenance because those are affecting people wanting to stay or come to Kodiak. Military money for housing is not just housing but also phone, sewer, water, etc.

Population has been dropping, so availability of housing is good.

Pretty tough housing situation.

Price for housing is extremely high, no land has been freed up.

RV Park is 30 miles away. Space rent is several hundred a month. Mobile home space is \$650 a month.

RE: building height - if more people knew the code for building height in Kodiak, their answers may be different. So this question may skew results.

Regarding restrictions on building height, supportive unless it were to block views from homes.

Rents are extremely high because Coasties get high subsidy for housing which over inflates the rental market.

[Individual name] is on the Kodiak Island Borough Assembly. He said public/private partnerships have not worked in the past. There is a lack of money for the borough to build roads into areas not accessible. Lack of money to purchase lands for development.

Shipping costs for materials. Rent is high because utilities and services are expensive, and taxes are high.

Shouldn't allow affordable housing to compete with local renter businesses using public money.

Slim pickings.

Support low-income housing.

Supportive of road construction as long as it doesn't interfere with subsistence (hunting, fishing, etc.).

Public-private contracts in past created "thrown up" housing that has insulation and heating problems. A friend was unable to control heat and very cold home.

There are lots of people in Kodiak but there is a big housing problem that is a massive hurdle. People want to come live and work here but cannot because of a lack of housing.

There is not enough room between many homes and apartment dwellings in Kodiak. Heat is very expensive. It's time for the borough to help open lands outside city limits to ease crowding. Fire danger.

They need more housing, 3-4 bedrooms for big families.

Tiny homes but spread out.

Too damn expensive!

USCG sucks up all available housing with vouchers. Landlords jack up housing prices because USCG will pay. USCG needs its own housing.

Very expensive, poor quality.

We have a lot of land but it's all tied up. Taxes are too high.

We need more land and room to grow. Glad they are looking into this.

We want to develop Kodiak as much as we can to help the community.

Wish it was more affordable.

Worried about growing population in relation to housing development.

Worried about low-income rental options because they are minimal. Housing developments without children's play areas, sidewalks, lighted streets; limited places for pedestrian access to homes.

Would like to see condos suitable for seniors, single level.

## Village Housing Survey Results

### Residency and Housing Profile

Of 52 returned surveys, two-thirds came from the communities of Old Harbor and Port Lions, with 18 surveys each. Fewer than 10 surveys came from each of the other communities.

**Table 76. In which of the following areas of Kodiak do you live? (count)**

	Surveys
Old Harbor	18
Port Lions	18
Larsen Bay	7
Ouzinkie	4
Akhiok	3
Karluk	2
<b>Total</b>	<b>52</b>

Respondents reported an average of 37 years of residency in their current community.

- Close to half (44%) said they lived in their community for more than 40 years.
- A quarter (24%) lived in their community for 21-40 years.
- Another 16% lived in their community 11-20 years, and 16% less than 10 years.

**Table 77. How many years have you lived in your current community? (%)**

	Total n=50
10 or less	16
11-20	16
21-40	24
Over 40	44
<b>Average # of years</b>	<b>37 years</b>

Most respondents (79%) own their homes; 21% said they rent.

**Table 78. Do you rent or own your current home? (%)**

	Total n=52
Own	79
Rent	21

### Quality, Availability, Affordability, and Satisfaction

Respondents were asked to rate the quality, availability, and affordability of housing for purchase and for rent. A majority of respondents rated each attribute as poor for most options (with the exception of quality of rental housing). Respondents were most dissatisfied with availability of housing for rent and for purchase.

- No more than 6% (3 individuals) of 51 respondents rated any attribute as “very good.”
- Quality of rental housing generated the most satisfaction, but was still rated poor or very poor by 49% of respondents, compared to 31% who rated it good or very good.
- Quality of homes for purchase fared worse, with 57% poor or very poor ratings and 24% good or very good ratings. Only 1 respondent rated it very good.
- Affordability of rental housing was rated poor or very poor by 57% of respondents, compared to 18% who rated it good or very good.
- Affordability of homes for purchase was rated poor or very poor by 19% of respondents, and good or very good by 18%.
- Availability of rental housing was rated poor or very poor by 75% of respondents, and good or very good by 16%.
- Availability of homes for purchase was rated poor or very poor by 71% of respondents, and good or very good by 16%.

*(see table next page)*

**Table 79. How would you rate each of the following aspects of housing in your community? (%)**

n=51	Good NET	Very Good	Good	Poor NET	Poor	Very Poor	Don't Know
Quality of rental housing	31	6	25	49	24	25	20
Quality of homes for purchase	24	2	22	57	25	31	20
Affordability of rental housing	18	4	14	61	31	29	22
Affordability of homes for purchase	18	2	16	69	31	37	14
Availability of rental housing	16	4	12	75	35	39	10
Availability of homes for purchase	16	2	14	71	29	41	14

Nearly all respondents (94%) said they lived in stand-alone, single-family homes; 2 said they lived in attached homes, and 1 in an apartment. None said they lived in another type of housing.

**Table 80. In which type of housing do you currently live? (%)**

	Total n=50
Stand-alone, single-family home	94
Attached home such as a duplex/triplex	4
Apartment	2

About two-thirds (69%) of respondents were satisfied or very satisfied overall with their current housing, while 27% were dissatisfied or very dissatisfied.

- Highest satisfaction was reported for number of bedrooms (75%), design qualities and attractiveness (71%), and parking (69%).
- Indoor air quality, suitability for children, and suitability for seniors were rated satisfactory by more than half of respondents.
- Just under half of respondents rated as satisfactory energy efficiency, state of repair, and value for the price.

*(see table next page)*

**Table 81. For each of the following aspects of your current housing, are you very satisfied, satisfied, dissatisfied, very dissatisfied, or is it not applicable? (%)**

n=52	Satisfied NET	Very Satisfied	Satisfied	Dissatisfied NET	Dissatisfied	Very Dissatisfied
Number of bedrooms	75	18	57	24	16	8
Design qualities and attractiveness	71	8	63	27	16	12
Overall	69	21	48	27	25	2
Parking	69	10	59	22	14	8
Indoor air quality	59	8	51	35	24	10
Suitability for children	58	8	50	24	16	8
Suitability for seniors	51	6	45	37	24	14
Energy efficiency	49	10	39	49	35	14
State of repair	48	6	42	46	26	20
Value for the price	48	4	44	24	16	8

Note: Excludes "don't know" responses.

Asked if they experienced a list of problems, the most frequently cited issue was poor building condition or maintenance issues, cited by 35% of respondents, while 38% of respondents said they did not experience any of the listed problems.

- The next most common problem was not enough space from neighbors, cited by 25% of respondents.
- Insufficient parking was reported by 21% of respondents.
- Not enough yard space was cited by 15% of respondents, as was poor neighborhood curb appeal and cleanliness.

**Table 82. Which of the following, if any, do you experience in your current housing? (%)**

	Total n=48
Poor building condition or maintenance issues	35
Not enough space between you and your neighbors	25
Not enough parking	21
Not enough yard space	15
Poor neighborhood curb appeal and cleanliness	15
Unsafe neighborhood	6
Problems with your landlord	-
None of the above	38

## Housing Costs

Among respondents making payments, the average rent or mortgage payment is \$635 monthly.

- A majority of respondents (59%) said they are not making payments, and 6% said they don't know how much their monthly payments are.
- Monthly rent or mortgage costs were under \$500 for 16% of respondents, and \$500-\$1,000 for another 16%.
- Just one respondent pays more than that amount.

**Table 83. About how much is your monthly rent or mortgage payment? (%)**

	Total n=49
\$500 or less	16
\$500-\$1,000	16
Over \$1,000	2
Not making payments	59
Don't know	6
<b>Average rent/mortgage</b>	<b>\$635</b>

Of the 17 respondents who said they are making monthly rent or mortgage payments, 6 said their monthly payment represents more than 30% of their household's 2021 monthly income, and 3 of those individuals said it represents more than 50% of their household income.

## Interest in Finding Different Housing

Eight respondents (16%) of 51 said they are looking for different housing; 84% said they are not.

Among those not currently looking for new housing, 16% (7) said they expect to within the next five years; 58% said they do not expect to look for new housing, and 26% said they don't know.

## Attributes of Desired Housing

Among those looking or expecting to look for new housing, the most common reason was location/neighborhood, cited by 50% of respondents (7 of 14 people).

- The next most common reasons were need more space and building quality, cited by 36% each.
- Want to own, aging, parking, and family/roommate issues were cited by 29% each as reasons to look for new housing.
- Growing family and cost were cited by 14% each.

**Table 84. What are the main reasons you are looking, or expect to look, for new housing? (%)**  
**Base: Looking for new housing now or in the next five years**

	Base n=14
Location/neighborhood	50
Need more space	36
Building quality	36
Want to buy/own	29
Aging/need more care	29
Parking (boat, car, other)	29
Family/roommate issues	29
Growing family (marriage/kids)	14
Cost/need cheaper housing	14

For those seeking new housing now or in the next five years, the type of housing most frequently sought is a stand-alone, single-family house.

- The vast majority (80%) said they are interested in a stand-alone, single-family home.
- The next most-popular option is an attached home, with 50% interested.
- Fewer than half are interested in an apartment (38%) or mobile home or trailer (23%).

**Table 85. Are you very interested, somewhat interested, or not interested in each of the following types of housing? (%)**  
**Base: Looking for new housing now or in the next five years**

n=15	Interested NET	Very Interested	Somewhat Interested	Not Interested	Don't Know
Stand-alone, single-family house	87	80	7	7	7
Attached home such as a duplex, triplex	50	36	14	50	-
Apartment	38	23	15	62	-
Mobile home or trailer	23	15	8	77	-

Note: Respondents were allowed to express interest in more than one housing type.

Among 14 respondents seeking new housing now or in the next five years, 9 said they are more likely to buy, 2 are more likely to rent, and 3 don't know.

Among 8 respondents seeking to buy a new housing now or in the next five years, 2 said they would like a 500-1,000 square feet home, 3 would like 1,000-2,000 square feet, 2 would like 2,000-3,000 square feet, and 1 would like more than 3,000 square feet.

## Price Willing to Pay for Preferred Housing Type

Among 9 respondents seeking to buy a new housing now or in the next five years, the most commonly cited amount they would be willing to pay is \$200,001-\$300,000 (4 people); 3 people said they would pay \$100,001-\$200,000; and 2 said less than \$100,000.

**Table 86. Can you estimate how much you would be willing to pay for your preferred type of housing? (%)**  
Base: Looking for new housing now or in the next five years

	Base n=9
Less than 100,000	22
100,001-200,000	33
200,001-300,000	44

## Location Preferences

Among 15 respondents seeking new housing now or in the next five years, most (80%) said they are interested in staying in their current community.

- The City of Kodiak is of interest to 60% (9 respondents).
- One-third (36%) are interested in living off Kodiak Island (5 respondents).
- A different village is of interest to 30% (4 respondents), and a remote Kodiak location interests 28% (4 respondents).

**Table 87. How interested are you in living in each of the following areas? (%)**  
Base: Looking for new housing now or in the next five years

n=15	Interested NET	Very Interested	Somewhat Interested	Not Interested	Don't Know
Staying in my current community	80	47	33	13	7
City of Kodiak	60	27	33	40	-
Off Kodiak Island	36	7	29	57	7
A different village	30	15	15	69	-
Remote Kodiak location	28	14	14	71	-

Note: Respondents were allowed to express interest in more than one location.

## Barriers to Housing Development

Asked about barriers to housing development, respondents were most likely to identify freight costs for construction materials: 77% percent said it's a barrier and 75% said it's a major barrier.

- Construction costs were the next most frequently cited barrier, at 71%, including 65% who said it's a major barrier.

- Cost of infrastructure, such as streets, sewer, and water, was identified as a barrier by 66% of respondents, including 40% who called it a major barrier.
- Availability of land was cited as a barrier by 58%, including 36% who said it was a major barrier.
- Cost of land was cited as a barrier by 51%, including 29% who called it a major barrier.

**Table 88. Please tell me whether you think each of the following represents a major barrier, a minor barrier, or not a barrier to housing development. (%)**

n=50	Barrier NET	Major Barrier	Minor Barrier	Not a Barrier	Don't Know
Freight costs for construction materials	77	75	2	6	18
Construction costs	71	65	6	4	25
Cost of infrastructure such as streets, sewer, and water	66	40	16	12	32
Availability of land	58	36	22	20	22
Cost of land	51	29	22	16	33

## Demographics

- About one-third (36%) had a household size of 2, and 34% had a household size of 1.
- Another 12% said they had a household size of 3.
- One in ten (10%) had households of 4, and 8% had households of 5 or more people.
- The average household size of survey respondents was 2.2 people.

**Table 89. Including yourself, how many people live in your household for at least six months out of the year?**

	Total n=50
1	34
2	36
3	12
4	10
5+	8
<b>Average</b>	<b>2.2</b>

Two-thirds of households (65%) had no children under age 18 living in the home.

- One child living at home was reported by 16%, and 2 children by 14% of respondents.
- Six percent of respondents said 3 children lived at home, and none reported 4 or more.
- The average number of children among households with children was 1.7.

**Table 90. How many children under age 18 live in your household?**

	Total n=51
0	65
1	16
2	14
3	6
4+	-
<b>Average</b>	<b>1.7</b>

Including themselves, 60% of respondents said there were no seniors aged 65 or older living in the household, 28% said there was 1 senior, and 12% said there were 2 in the household. The average number of seniors in households with at least one senior was 1.3.

**Table 91. Including yourself, how many seniors 65 years or older live in your household?**

	Total n=51
0	60
1	28
2	12
<b>Average</b>	<b>1.3</b>

Among 23 households that included at least one senior, 9% said it was likely a senior in the household would need to move to an assisted living or nursing home facility in the next five years, while 52% said it was unlikely, and 39% said they did not know.

**Table 92. 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: Senior(s) in the household

	Base n=23
<b>Likely NET</b>	<b>9</b>
Very likely	-
Likely	9
<b>Unlikely NET</b>	<b>52</b>
Unlikely	30
Very unlikely	22
Don't know	39

Respondents' pre-tax household incomes averaged \$51,600 in 2021.

- One-third (33%) of respondents said their household income was less than \$25,000.
- One-third (31%) had household incomes of \$25,001-\$50,000
- Another 18% had household incomes of \$50,001-\$75,000
- Four percent had household incomes of \$75,001-\$100,000.
- One in ten (10%) said their household income was \$100,001-\$150,000, and 4% had household incomes above \$150,000.

**Table 93. Which category best describes your total combined household income before taxes for 2021?**

\$	Base n=49
Less than \$25,000	33
\$25,001-\$50,000	31
\$50,001-\$75,000	18
\$75,001-\$100,000	4
\$100,001-\$150,000	10
More than \$150,000	4
<b>Average</b>	<b>\$51,600</b>

Respondents were most likely to identify their racial or ethnic group as Alaska Native/American Indian (80%), followed by White (33%), Asian/Filipino (2%) and Hawaiian/Pacific Islander (2%). Respondents could select more than one racial or ethnic group.

**Table 94. What racial or ethnic group do you consider yourself?**

	Total n=49
Alaska Native/American Indian	80
White/Caucasian	33
Asian/Filipino	2
Hawaiian/Pacific Islander	2
Black/African American	-
Latino/Hispanic	-

The average age of respondents was 59 years: 4% were ages 18-34, 27% were ages 35-54, and 69% were 55 or older.

**Table 95. Age (%)**

	Total n=52
18-34	4
35-54	27
55+	69
<b>Average age</b>	<b>59 years old</b>

# Appendix B: Kodiak Economic Conditions

The strength of Kodiak's economy has a direct bearing on future housing demand. Businesses report a lack of housing is hindering their ability to recruit workers to the community particularly in seafood processing, healthcare, and marine fabrication. The most significant drivers of the economy of the Kodiak road system are commercial seafood harvesting and processing and the presence of the U.S. Coast Guard. Healthcare providers, Federal, State and Local Government (including the school district and Tribal organizations), and Alaska Native Corporations also drive significant employment. Myriad other industries, many of them in support of fisheries and the Coast Guard, or tied to tourism or transportation, also exist on the island. Kodiak's visitor industry is modest in size and composed mainly of independent visitors. Chartered sportfishing and guided hunters provide the island with a significant number of high-end visitors.

## Economic Indicators and Trends

### Employment and Income

Kodiak Island Borough lost nearly 10% of its wage and salary employment in the five-year period from 2016 - 2020, driven by private-sector contraction. Declines in federal (non-military) employment were masked by 16% growth in local government employment. A loss of 15% of private-sector jobs - driven largely by declining seafood processing jobs - outweighed public-sector gains. Kodiak's economy is highly seasonal. Fish processing, tourism and construction provide peak seasonal employment.

**Table 7. Kodiak Wage and Salary Employment, 2016 - 2020**

Industry	2016	2017	2018	2019	2020	2016 - 2020 % Change	Avg Monthly Wage, 2020
<b>Government Sector</b>	1,427	1,415	1,455	1,508	1,565	9.7%	\$4,382
Federal Government	289	290	282	263	273	-5.5%	\$5,287
State Government	242	235	235	228	251	3.7%	\$5,206
Local Government	896	890	938	1,017	1,041	16.2%	\$3,946
<b>Private Sector</b>	4,851	4,745	4,512	4,362	4,106	-15.4%	\$4,044
Goods Producing	1,941	1,768	1,637	1,612	1,560	-19.6%	\$4,079
Service Producing	2,910	2,977	2,875	2,750	2,547	-12.5%	\$4,021
<b>Total Industries</b>	6,278	6,161	5,968	5,871	5,671	-9.7%	\$4,137

Source: QCEW, DOLWD. \* Federal government employees in QCEW data do not include active-duty military, including Coast Guard. A significant QCEW data provides a full monthly accounting of wage and salary employment in an area and

includes jobs held by residents and non-residents. QCEW data does not include self-employed workers such as commercial fishermen.

In 2020 the Kodiak economy had an annual average of 5,671 wage and salary jobs reported through the QCEW. The count of jobs is not necessarily equivalent to the number of workers, as an individual may be employed in more than one job. While the total number of jobs and total wages fell between 2015 and 2019, average monthly wages per job increased from \$3,550 to \$4,137 in nominal terms.

**Table 8. Kodiak Island Borough Average Annual Employment (Jobs), Total Annual Wages, and Average Monthly Wage, 2016 – 2020**

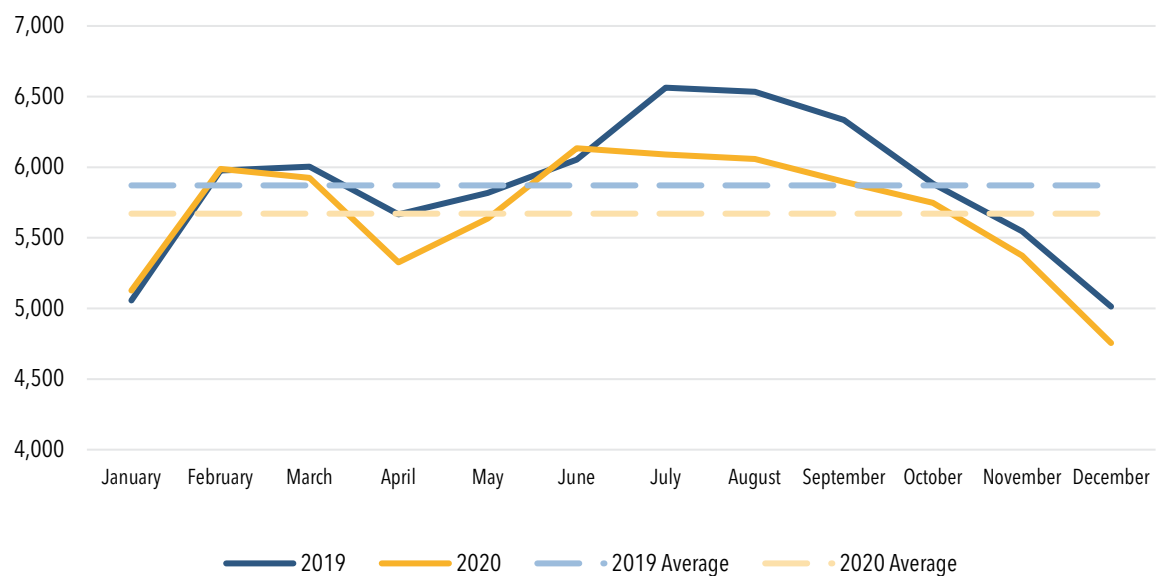
Personal Income	2016	2017	2018	2019	2020
Annual Average Employment	6,278	6,161	5,968	5,871	5,671
Total Wages (millions)	\$267.4	\$276.3	\$273.3	\$282.6	\$281.6
Average Monthly Wages (nominal)	\$3,550	\$3,738	\$3,817	\$4,012	\$4,137

Source: Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

## Employment Seasonality

Employment in the Kodiak Island Borough fluctuates significantly throughout the year. Peak employment in the Borough typically occurs from June through September. In 2019, peak employment occurred in July and was 692 individuals above annual average employment. In 2020, peak employment occurred in June, and was 463 individuals above average employment.

**Figure 9. Seasonality of Employment, Kodiak Island Borough, 2019 - 2020**



Source: Alaska Department of Labor and Workforce Development, *Quarterly Census of Employment and Wages*.  
 portion of federal civilian employment is in support of Coast Guard operations.

## Personal Income

In 2020, personal income in Kodiak Island Borough totaled \$870 million, up 10% from \$788 million in 2016. Personal income can fluctuate year to year in the borough, driven primarily by swings in fishery abundance and market conditions. Per capita personal income experienced the largest growth between 2018 and 2019, at 5.8%. In 2020, per capita income was \$67,000, up 17% from \$57,400 in 2016.

**Table 10. Total and Per Capita Personal Income for Kodiak Island Residents, 2016 – 2020 (millions)**

Personal Income	2016	2017	2018	2019	2020
Total, all residents (inflation-adjusted, millions)	\$788	\$821	\$812	\$847	\$870
Per capita (inflation adjusted)	\$57,400	\$60,300	\$60,600	\$64,100	\$67,000
Average annual growth rate (per capita)	-5.4%	+5.1%	+0.5%	+5.8%	+4.4%

Source: Bureau of Economic Analysis (BEA). Figure have been rounded.

## Household Income

There are 3,613 households in Kodiak, 1,520 of which have an annual household income of over \$100,000. The average household income in the Kodiak Road System area was \$97,638, and the median household income was \$81,589. The median household income is higher than the State of Alaska median income (\$77,640), but the average household income is slightly lower than the State of Alaska average (\$98,606).

**Table 96. Annual Household Income, Kodiak Road System, 2015 – 2019 Five-Year Estimates**

Income	Count	% of Total
Less than \$10,000	117	3.2
\$10,000 to \$14,999	50	1.4
\$15,000 to \$24,999	253	7.0
\$25,000 to \$34,999	197	5.5
\$25,000 to \$49,999	246	6.8
\$50,000 to \$74,999	747	20.7
\$75,000 to \$99,999	483	13.4
\$100,000 to \$149,999	994	27.5
\$150,000 to \$199,999	265	7.3
\$200,000 or more	261	7.2
<b>Total</b>	<b>3,613</b>	<b>100.0</b>
<b>Median household income</b>	<b>\$81,589</b>	<b>--</b>
<b>Average household income</b>	<b>\$97,638</b>	<b>--</b>

Source: U.S. Census Bureau, American Community Survey, 2015-2019.

## Seafood Industry

Employment levels in the seafood industry in Kodiak are variable, with fluctuations both across multiple years and within each calendar year, creating demand for temporary housing for workers who are needed during the busy months.

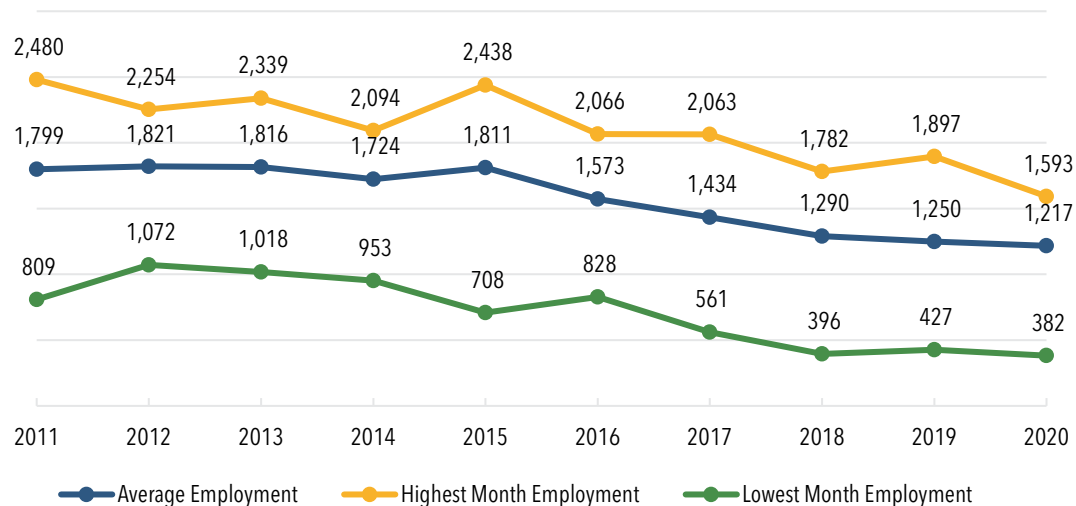
Putting aside these fluctuations, the overall trendline for seafood processing and harvesting jobs in Kodiak over the past decade has been down: the annual average number of processing and harvesting jobs both declined by about 30%. These declines may slow or reverse in the coming decade, based on factors including the speed of the continued recovery of the global seafood market from COVID-19 disruptions and the health of key commercial-targeted species such as Pacific cod in the Gulf of Alaska.

### Seafood Processing Employment

The largest share of seafood industry jobs in Kodiak is in the processing sector. Average employment across all months has gone down every year since 2015 for fishery-related reasons discussed below including declines in Gulf of Alaska cod and halibut fisheries.

Peak month (July or August) employment has also trended down, while also following the odd-year/even-year pattern of pink salmon abundance.

**Figure 11. Average Annual Food Processing Employment in Kodiak Island Borough, 2011-2020**

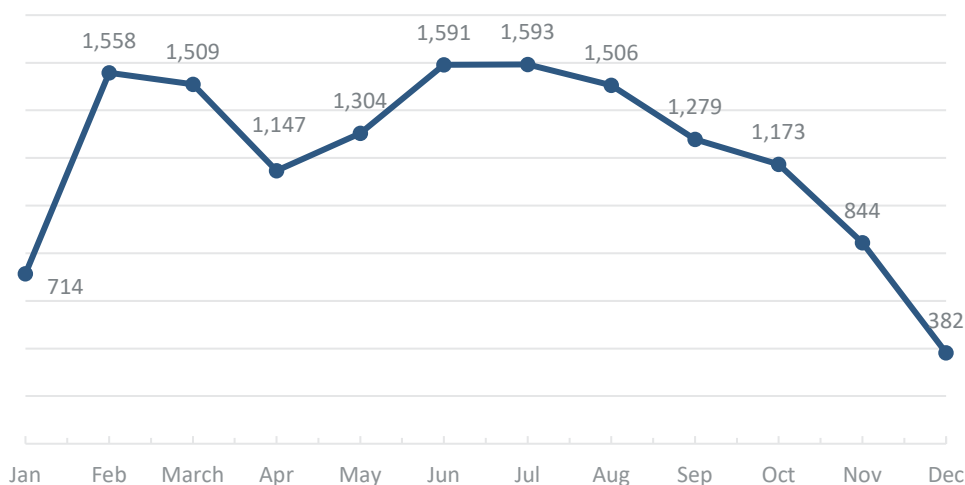


Source: Department of Labor and Workforce Development Quarterly Census of Employment and Wages.

Processing employment varies seasonally, with the highest number of workers employed during the salmon season in July and August. Summer employment is highest on odd-numbered years, when pink salmon harvests are strongest.

December is usually the month with the lowest number of seafood processing workers. While seafood is a seasonal industry by nature, the industry is more year-round in Kodiak than in other parts of Alaska. The seafood industry in Kodiak also employs fewer non-resident workers (as a percentage of total workers) than the seafood processing industry in other parts of the state, in part because of the year-round nature of the work in Kodiak.<sup>3</sup>

**Figure 12. Monthly Food Processing Employment in Kodiak Island Borough, 2020<sup>4</sup>**



Source: Department of Labor and Workforce Development Quarterly Census of Employment and Wages.

## Seafood Harvesting Employment

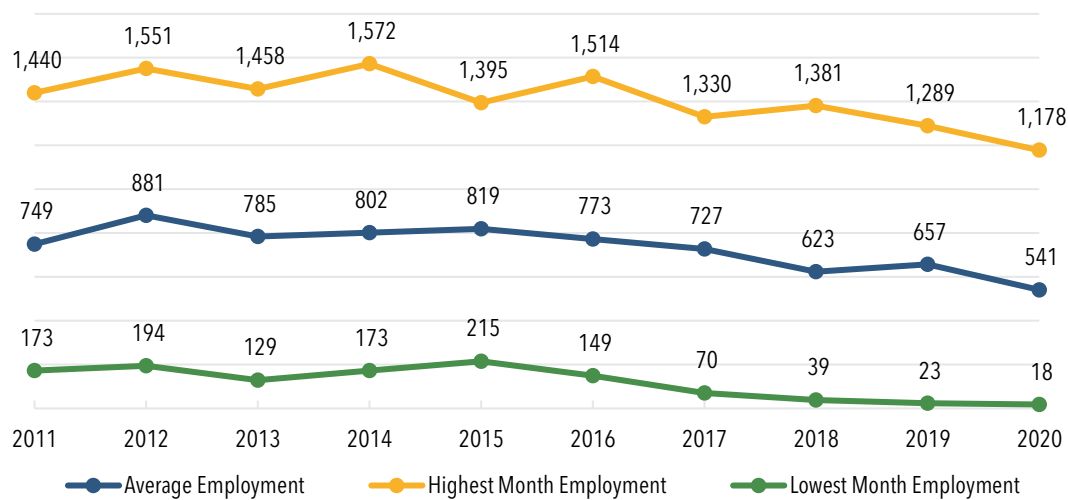
Seafood harvesting employment numbers have followed a similar downward trajectory as seafood processing in Kodiak over the past decade. Like processing, harvesting employment is highest in the summer and lowest in December. There is more seasonal fluctuation in harvesting employment than in processing.

(see figure next page)

<sup>3</sup> Alaska Department of Labor and Workforce Development, 2022. [“Nonresidents Working in Alaska: 2020.”](#)

<sup>4</sup> Food manufacturing employment is used as a stand-in to describe seafood processing employment in this study. The seafood processing employment category is a subset of the larger food manufacturing category in the Alaska Department of Labor and Workforce Development’s Quarterly Census of Employment and Wages. The department suppresses employment data for seafood manufacturing at the regional level in order to protect employer confidentiality. However, the department reports data for the larger food manufacturing category, which in Kodiak is taken to be similar to seafood processing employment.

**Figure 13. Average Annual Seafood Harvesting Employment in Kodiak Island Borough, 2011-2020**



Source: Department of Labor and Workforce Development.

The Alaska Department of Labor and Workforce Development estimates seafood harvesting jobs based on the timing of fish and shellfish landed.

As seen in the figure below, the decline in the number of harvesting jobs (as well as associated processing jobs) over the last decade can be attributed mainly to a lower groundfish harvest. The number of Kodiak Island Borough workers associated with groundfish harvesting declined 50% between 2011 and 2020, while employment in other fisheries was relatively stable, especially in the years predating the pandemic.

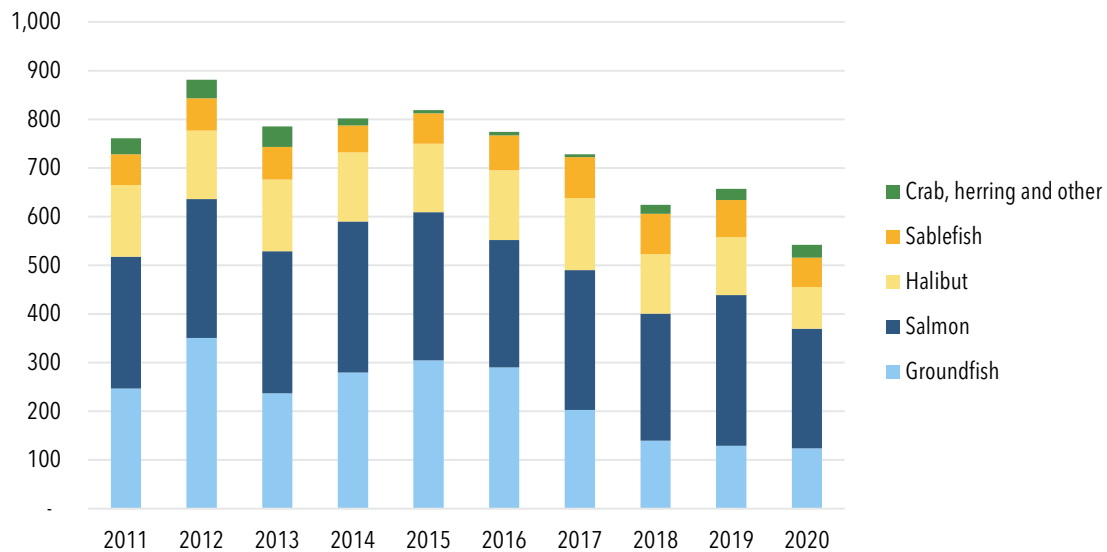
The biggest driver of groundfish harvesting employment decline in recent years was declining quotas for Pacific cod in the Gulf of Alaska. Between 2016 and 2020 the Total Allowable Catch for Pacific cod in the Gulf dropped more than 90%.

Cod quotas have been up in 2021 and 2022, which is likely leading to a modest increase in harvesting and processing jobs in Kodiak, especially in the winter months.

One seafood processor also notes that due to the loss of local seafood workers they have processed lower volumes of Pacific cod than they would have if they were fully staffed.

*(see figure next page)*

**Figure 14. Annual Average Seafood Harvesting Employment in Kodiak Island Borough by Fishery Type, 2011-2020**



Source: Department of Labor and Workforce Development.

## Base Kodiak

The most recent Bureau of Economic Analysis (BEA) estimate indicates that 1,049 active-duty military members worked in Kodiak, as of 2020. The majority of these are active-duty Coast Guard (estimated at 960 personnel). The Navy Seal training facility accounts for most of the remainder. Active-duty military employment grew by 8.6% between 2016 and 2020.

The Alaska Department of Labor and Workforce Development reports that in 2021 there were 799 active-duty Coast Guard personal and 1,230 dependents living on base. This represented a decline of 104 active duty personal from 2020. The decline may be related to the decommissioning of the Douglas Monroe. Coast Guard personnel and dependents living on base made up 16 percent of Kodiak road system population in 2021<sup>5</sup>.

**Table 15. Active-Duty Military Employment in the Kodiak Island Borough, 2016 – 2020**

	2016	2017	2018	2019	2020	2016 - 2020 Change	2016 - 2020 % Change
Military Employment	963	1,018	1,036	1,071	1,046	83	+8.6%

Source: Bureau of Economic Analysis, Total Full-Time and Part-Time Employment by Industry, 2016 – 2020.

<sup>5</sup> Alaska Economic Trends Magazine, Alaska Department of Labor and Workforce Development, May 2022

Base Kodiak Housing Office personnel were not able to provide many specific details regarding the planned expansion of base housing or how the expansion may affect housing demand in the community. The following information was gathered from public sources and in an interview with a Base Kodiak Housing representative.

- The Coast Guard's presence is projected to increase significantly in the next four years with plans for several new cutters arriving in Kodiak, including offshore patrol cutters and two new fast-response cutters.<sup>67</sup>
- Base Kodiak will receive \$210 million in capital funding, including \$130 million for fuel pier replacement, \$40 for new housing construction, and \$40 million for a new child development center.<sup>8</sup>

Planned expansion and associated housing development may affect road system housing demand in two ways. There will be a need for short-term housing for crews constructing the housing units, child development center, as well as crews refurbishing the fuel pier.

The impacts to off-base, longer-term housing (rentals and home ownership), will depend on the current number of vacancies in base housing, the number of new personnel stationed in Kodiak, and the number of new units constructed on base. It's likely that the Coast Guard would build approximately enough new units to house the estimated number of new members to be stationed there. Although, understanding the need for unaccompanied member housing versus those that require family housing may be challenging and result in a potential mismatch that drives additional demand for private sector housing.

## Other Economic Drivers

### Government

#### FEDERAL

- Federal non-military employment declined minimally (16 jobs) between 2016 and 2020 although there was some variability over the period. These jobs also provide the highest monthly wages in the community among both the public and private sectors.

---

<sup>6</sup> Kodiak Daily Mirror, February 8, 2022, *Coast Guard presence will increase as threats from Russia continue*

<sup>7</sup> Ibid.

<sup>8</sup> KMXT interview with Senator Lisa Murkowski, March 25, 2020.

## STATE

- Despite significant cuts in the state budget, the number of state jobs in Kodiak increased by 9 from 2016 to 2020.

## LOCAL

- Local government jobs increased by 145 positions between 2016 and 2020. The number of positions at the Kodiak Island Borough declined by 5, City of Kodiak personnel increased by 6, School district employment declined by 4 staff members. Exact numbers are not available from the Alaska Department of Labor and Workforce Development, but it is assumed that the majority of job gains between 2016 and 2020 were among Tribal organization.

## Visitor Industry

The visitor industry was significantly impacted in 2020 and 2021 by the COVID-19 pandemic. Kodiak's visitor industry provides jobs in transportation, lodging, dining, retail, and tours/attractions. While dependent on the state of the pandemic, Kodiak like the rest of Alaska, should see growth in the independent and cruise visitor markets over the next few years and eventually return to pre-pandemic visitor volume. In particular, fisherman and hunters are passionate about their pursuits and this important sector of the Island's visitor industry should see a strong rebound.

## Construction

The marine fabrication industry has done well in Kodiak over the last few years and anticipates further growth. However, challenges attracting and retaining staff due to a lack of housing is inhibiting growth. Highland Marine reports turning down work because of staff shortages and that they would hire 15 new workers if housing were available. Workers in this industry are well paid but due to the high cost of Kodiak housing and lack of inventory are not able to find affordable housing.

Other construction projects of note include KANA's refurbishment of the AC building and Providence Hospital construction of 16 housing units. The Coast Guard is set to begin three major projects in the near future including new housing units, a childcare center, and dock refurbishment with a total budget of \$210 million. How much of the budget will be spent with local contractors is not yet known. An influx of construction workers from off-island could further strain an already tight short-term housing market.

## Pacific Spaceport Complex

The Pacific Spaceport Complex launched 30 rockets between November 1998 and March 2022 including three launches in 2019, two in 2020, three in 2021 and one in 2022. According to the

facility's 2020-2030 master plan, the potential for additional launches may significantly increase over the next few years. Commercial launches typically require lodging for groups of 6-24 people. Government launches can require lodging for 25 to more than 250 people. The spaceport has provided temporary housing at the site but also utilizes a nearby lodge, short-term rentals in the Pasagshak area, and hotels in Kodiak. The master plan indicates that the spaceport does not wish to build permanent lodging on site. An increase in the volume of launches would result in the need for additional short-term housing near the site or in the city.

# Appendix C: Residential Zoning

A high-level assessment of land zoned for residential housing was conducted using the Kodiak Island Borough Assessor's 2021 certified roll. It was not possible to identify every parcel that could support new housing units. For example, some parcels that currently have housing units may have space suitable for additional housing units or the ability to add an accessory dwelling unit. Whether these property owners would consider adding housing units is unknown. It is also possible that some parcels not currently zone for residential housing could be rezoned to allow for residential housing.

## Kodiak Road System Vacant Parcels

An analysis was conducted for parcels in the KIB Assessor's database listed as vacant and zoned for residential use. Six zoning types, listed in the table below, were identified as having the highest likelihood of suitability for residential housing. Following the table, key zoning characteristics and major owners of vacant parcels are identified for each zoning type and parcels zoned as Conservation District.

**Table 97. Select Acreage Zoned for Residential Housing, Kodiak Road System, 2021**

Zoning Code	Zoning Description	Acres
RR1	Rural residential one	373
RR2	Rural residential two	229
R2	Two-family residential	65
R1	Single-family residential	49
R3	Multi-family residential	13
RR	Rural residential	3
<b>Total Acres</b>		<b>732</b>

Source: Kodiak Island Borough Assessor's certified roll, 2021.

Note: Acres have been rounded.

### Single-Family Residential (49 acres)

- The single-family residential zoning district (R1) is established as a land use district for small-lot, single-family residential dwellings where public water and sewer services are available.
- Allows for single-family dwellings, vacation homes, and accessory dwellings units.
- The minimum lot size is 7,200 square feet.

Major landowners and acreage owned are listed in the table below. These three landowners hold about 86% of the acreage zoned for single-family homes. The remaining acreage is owned by 30 individuals or entities. The average size of the 30 parcels is 0.3 acres (about 13,000 sq. ft.).

**Table 98. Single-Family Residential, Major Landowners**

	Acres
Natives of Kodiak	25.6
Emerald Isle Estates LLC	12.0
Kodiak Island Borough	4.6
<b>Total</b>	<b>42.2</b>

Source: KIB Assessor's certified roll, 2021.

## Two-Family Residential (65 acres)

- The two-family residential zoning district (R2) is established as a land use district for single-family and two-family residential dwellings where public water and sewer services are available.
- Allows for single-family dwellings, two-family dwellings, vacation homes, and accessory dwellings units when there is a single-family residence on the property.
- The minimum lot size for a single-family dwelling is 7,200 square feet. The minimum lot size for a two-family dwelling is 3,600 square feet per dwelling unit.

Four landowners hold about half of the acreage zoned two-family residential. The remaining acreage is owned by 70 individuals or entities. The average size of the 70 parcels is 0.4 acres (about 17,400 sq. ft.).

**Table 99. Two-Family Residential, Major Landowners**

	Acres
Kodiak Island Borough	17.3
Baptist Mission	7.8
City of Kodiak	5.1
City of Kodiak/KIB	3.5
<b>Total</b>	<b>33.6</b>

Source: KIB Assessor's certified roll, 2021.

## Multi-family Residential (13 acres)

- Allows for single-family dwellings, two-family dwellings, multifamily dwellings, and vacation homes.
- Minimum lots sizes include 7,200 sq. ft. (single family), 3,600 sq. ft. (duplex), 2,400 sq. ft. (triplex), 2,000 sq. ft. (4-plex), 1,600 sq. ft. (5-, 6-, or 7-plex), 1,200 sq. ft (8-plex-plus).

Four landowners hold slightly more than one-third of acreage zoned multi-family residential. Remaining acreage is owned by 19 individuals or entities. The average size of the 19 parcels is 0.2 acres (about 8,700 sq. ft.).

**Table 100. Multi-Family Residential,  
Major Landowners**

	Acres
Kathleen Williams	3.9
MK Enterprises	1.8
Alutiiq Aviation	1.3
City of Kodiak	1.2
<b>Total</b>	<b>4.6</b>

Source: KIB Assessor's certified roll, 2021.

### Rural Residential (3 acres)

- The rural residential zoning district (RR) is established for the purpose of providing opportunities for large-lot, low-density residential land use.
- Allows for single-family dwellings, vacation homes, and accessory dwellings units.
- The minimum lot area required is 40,000 square feet (about 0.9 acres)

Only three individuals or entities own acreage zoned rural residential.

### Rural Residential One (373 acres)

- The rural residential district one (RR1) encourages the continued use of land for low-density residential and general agricultural purposes.
- Allows for single-family dwellings, accessory dwelling units, and recreational cabins.
- The minimum lot area required is 40,000 square feet, unless water service and sanitary sewer service are available in which case the minimum lot area is 20,000 square feet.

The top two owners of rural residential one acreage are the Kodiak Island Borough (57 acres) and the State of Alaska (17.9 acres), which collectively own about 20% of RR1 acreage. The remaining acres are owned by 141 individuals and entities. The average size of the 141 parcels size is about 2 acres.

### Rural Residential Two (229 acres)

- The rural residential district two (RR2) encourages the continued use of land for low-density residential and general agricultural purposes.
- Allows for single-family dwellings, accessory dwelling units, vacation homes, and recreational cabins.
- The minimum lot area required is two acres.

Major landowners and total acres are listed in the table below. These four landowners own about 90% of acreage zoned rural residential two. The remaining acreage is owned by 10 individuals or entities. The average size of RR2 parcels is slightly more than 2 acres.

**Table 101. Rural Residential Two, Major Landowners**

	Acres
Oceanfront Kodiak, LLC.	162.2
Rice Living Trust	22.6
Jerrold & Brenda Friend	10.4
Katya Johnson	10.1
<b>Total</b>	<b>205.3</b>

Source: KIB Assessor's certified roll, 2021.

## Kodiak Island Borough and City of Kodiak Residential Lands

The table below summarizes acreage owned by the Kodiak Island Borough, the City of Kodiak, or jointly owned in six zoning categories. In total, the Borough owns 78.8 acres containing 71 parcels, the City owns 9.1 acres containing 97 parcels, and 3.5 acres containing 18 properties are jointly owned. Most of the Borough land is zoned as rural residential one and two-family residential. Combined the Borough and the City own a total of 5.5 acres zoned for single-family residential.

**Table 102. Kodiak Island Borough and City of Kodiak Acreage Zoned for Residential Housing, 2021**

Zoning	Kodiak Island Borough	City of Kodiak	City of Kodiak/KIB
Single-family residential	4.6	0.9	
Two-family residential	17.3	5.1	3.5
Multi-family residential	-	1.2	-
Rural residential	-	-	-
Rural residential one	57.0	1.9	-
Rural residential two	-	-	-
<b>Total</b>	<b>78.8</b>	<b>9.1</b>	<b>3.5</b>

Source: KIB Assessor's certified roll, 2021.

## Conservation District Zoning (96,870 acres)

The conservation district (C) "is established for the purpose of maintaining open space areas while providing for single-family residential, and limited commercial land uses." Single-family dwellings, lodges, and recreational cabins are allowed. The minimum lot size is 5 acres. Nearly 97,00 acres are zoned as conservation in the area around the Kodiak road system. However, much of this acreage is remote with no road access or is likely not suitable for housing

development. Major landowners and total acres are listed in the table below. Combined, these eight entities own about three-quarters of the conservation acreage in the Kodiak area.

**Table 103. Kodiak Area Conservation District,  
Major Landowners**

	Acres
Bureau of Land Management	23,317
Leisnoi Inc.	20,375
State of Alaska	14,680
Kodiak Island Borough	10,391
City of Kodiak	2,051
Koniag Inc.	536
Oceanfront Kodiak LLC.	197
Natives of Kodiak	117
<b>Total</b>	<b>71,644</b>

Source: KIB Assessor's certified roll, 2021.

## Village Area Vacant Parcels

### Residential Zoning

Among Kodiak Island Borough's six villages, Ouzinkie has by far the most vacant acreage zoned for residential housing at 1,497 acres zoned for single-family, followed by Old Harbor with 182 acres. Port Lions has 1,472 acres zoned as split lot. According to the Borough Assessor's office, a split lot is a parcel that falls into two different zoning codes. How much of this acreage could be used for housing development is uncertain.

**Table 104. Select Acreage Zoned for Residential Housing, Kodiak Villages, 2021**

	Akhiok	Karluk	Larsen Bay	Old Harbor	Ouzinkie	Port Lions
Single-family	63	10	46	182	1,497	27
Two-family	-	-	-	-	-	5
Multi-family residential	-	-	-	-	-	2
Rural residential two	-	-	-	-	-	62
Split lot zoning	-	-	-	-	-	1,472
<b>Total Acres</b>	<b>63</b>	<b>10</b>	<b>46</b>	<b>182</b>	<b>1,497</b>	<b>1,566</b>

Source: KIB Assessor's certified roll, 2021.

Major landowners and acreage for vacant lands zoned residential in each community are shown in the tables below.

**Table 105. Akhiok, Major Landowners**

	Acres
Single-Family	
City of Akhiok	36
Breizman Trust	25

Source: KIB Assessor's certified roll, 2021.

**Table 106. Karluk, Major Landowners**

	Acres
Single-Family	
Koniag	5

Source: KIB Assessor's certified roll, 2021.

**Table 107. Larsen Bay, Major Landowners**

	Acres
Single-Family	
City of Larsen Bay	30

Source: KIB Assessor's certified roll, 2021.

**Table 108. Old Harbor, Major Landowners**

	Acres
Single-Family	
City of Old Harbor	179
Kodiak Island Housing Authority	0.6
Old Harbor Native Corporation	0.4

Source: KIB Assessor's certified roll, 2021.

**Table 109. Ouzinkie, Major Landowners**

	Acres
Single-Family	
Ouzinkie Native Corporation	1,078
City of Ouzinkie	402

Source: KIB Assessor's certified roll, 2021.

**Table 110. Major Landowners  
by Zoning Type, Port Lions**

	Acres
<b>Single-Family</b>	
City of Port Lions	18
<b>Two-Family</b>	
City of Port Lions	5
<b>Multi-Family</b>	
City of Port Lions	1.6
<b>Rural Residential Two</b>	
Matthew Goldfarb	62
Ellen Lester	10
Mary Jane Longrich	10
Elizabeth Madsen	10
<b>Split Lot Zone</b>	
Afognak Native Corporation	935
City of Port Lions	529
State of Alaska	11
Native Village of Port Lions	6

Source: KIB Assessor's certified roll, 2021.

## Conservation Land

There is also a significant amount of conversation land in the Karluk, Old Harbor, and Ouzinkie areas (78,333 acres, 73,269 acres, and 5,957 acres respectively). Conservation acreage around the other villages ranges from 449 acres to 5,957 acres. Much of this acreage is remote with no road access and many of the acres are not suitable for housing development. While housing development is permitted, without suitable infrastructure it seems unlikely to occur on conservation lands.

**Table 111. Conservation District Acreage Kodiak Villages, 2021**

Conservation lands	456	78,333	449	73,269	5,957	503

Source: KIB Assessor's certified roll, 2021.

# Appendix D: Assessed Value Trends

## Assessed Home Value Trends

The following tables show average assessed value trends for land and buildings by type. The data was derived from an analysis of Kodiak Island Borough Assessor's certified rolls 2017-2021.

**Table 16. Assessed Value Trends, Single-Family Homes, 2017-2021**

Year	Avg. Land Value	Annual % change	Avg. Building Value	Annual % change	Avg. Total Value	Annual % change
2017	\$60,000		\$221,000		\$280,000	
2018	\$62,000	+3.3%	\$232,000	+5.0%	\$294,000	+5.0%
2019	\$62,000	0.0%	\$233,000	+0.4%	\$294,000	0.0%
2020	\$62,000	0.0%	\$234,000	+0.4%	\$295,000	+0.3%
2021	\$62,000	0.0%	\$244,000	+4.3%	\$305,000	+3.4%
<b>% Change 2017-2021</b>	<b>+3.3%</b>		<b>+10.4%</b>		<b>+8.9%</b>	

Source: KIB Assessor's databases 2017-2021.

**Table 17. Assessed Value Trends, Single-Family Homes with Apartment or Accessory Dwelling Unit, 2017-2021**

Year	Avg. Land Value	Annual % change	Avg. Building Value	Annual % change	Avg. Total Value	Annual % change
2017	\$69,000		\$282,000		\$351,000	
2018	\$71,000	+2.9%	\$291,000	+3.2%	\$361,000	+2.8%
2019	\$71,000	0.0%	\$291,000	0.0%	\$362,000	+0.3%
2020	\$72,000	+1.4%	\$292,000	+0.3%	\$365,000	+0.8%
2021	\$73,000	+1.4%	\$310,000	+6.2%	\$383,000	+4.9%
<b>% Change 2017-2021</b>	<b>+5.8%</b>		<b>+9.9%</b>		<b>+9.1%</b>	

Source: KIB Assessor's databases 2017-2021.

**Table 18. Assessed Value Trends, Duplexes, 2017-2021**

Year	Avg. Land Value	Annual % change	Avg. Building Value	Annual % change	Avg. Total Value	Annual % change
2017	\$53,000		\$248,000		\$301,000	
2018	\$56,000	+5.7%	\$260,000	+4.8%	\$316,000	+5.0%
2019	\$56,000	0.0%	\$266,000	+2.3%	\$322,000	+1.9%
2020	\$56,000	0.0%	\$267,000	+0.4%	\$324,000	+0.6%
2021	\$57,000	+1.8%	\$276,000	+3.4%	\$333,000	+2.8%
<b>% Change 2017-2021</b>	<b>+7.5%</b>		<b>+11.3%</b>		<b>+10.6%</b>	

Source: KIB Assessor's databases 2017-2021.

**Table 19. Assessed Value Trends, Triplexes, 2017-2021**

Year	Avg. Land Value	Annual % change	Avg. Building Value	Annual % change	Avg. Total Value	Annual % change
2017	\$57,000		\$279,000		\$336,000	
2018	\$60,000	+5.3%	\$279,000	0.0%	\$339,000	+0.9%
2019	\$60,000	0.0%	\$281,000	+0.7%	\$341,000	+0.6%
2020	\$60,000	0.0%	\$281,000	0.0%	\$341,000	0.0%
2021	\$60,000	0.0%	\$285,000	+1.4%	\$345,000	+1.2%
<b>% Change 2017-2021</b>	<b>+5.3%</b>		<b>+2.2%</b>		<b>+2.7%</b>	

Source: KIB Assessor's databases 2017-2021.

**Table 20. Assessed Value Trends, Fourplexes, 2017-2021**

Year	Avg. Land Value	Annual % change	Avg. Building Value	Annual % change	Avg. Total Value	Annual % change
2017	\$53,000		\$329,000		\$382,000	
2018	\$54,000	+1.9%	\$344,000	+4.6%	\$398,000	+4.2%
2019	\$54,000	0.0%	\$341,000	-0.9%	\$394,000	-1.0%
2020	\$54,000	0.0%	\$341,000	0.0%	\$395,000	+0.3%
2021	\$54,000	0.0%	\$341,000	0.0%	\$395,000	0.0%
<b>% Change 2017-2021</b>	<b>+1.9%</b>		<b>+3.6%</b>		<b>+3.4%</b>	

Source: KIB Assessor's databases 2017-2021.

**Table 21. Assessed Value Trends, Condominiums, 2017-2021**

Year	Avg. Land Value	Annual % change	Avg. Building Value	Annual % change	Avg. Total Value	Annual % change
2017	\$6,000		\$43,000		\$49,000	
2018	\$6,000	0.0%	\$58,000	+34.9%	\$63,000	+28.6%
2019	\$6,000	0.0%	\$58,000	0.0%	\$63,000	0.0%
2020	\$6,000	0.0%	\$58,000	0.0%	\$63,000	0.0%
2021	\$6,000	0.0%	\$58,000	0.0%	\$63,000	0.0%
<b>% Change 2017-2021</b>	<b>0.0%</b>		<b>+34.9%</b>		<b>+28.6%</b>	

Source: KIB Assessor's databases 2017-2021.

**Table 22. Assessed Value Trends, Zero Lot Lines, 2017-2021**

Year	Avg. Land Value	Annual % change	Avg. Building Value	Annual % change	Avg. Total Value	Annual % change
2017	\$25,000		\$170,000		\$195,000	
2018	\$26,000	+4.0%	\$185,000	+8.8%	\$211,000	+8.2%
2019	\$26,000	0.0%	\$185,000	0.0%	\$211,000	0.0%
2020	\$26,000	0.0%	\$186,000	+0.5%	\$213,000	+0.9%
2021	\$26,000	0.0%	\$195,000	+4.8%	\$221,000	+3.8%
<b>% Change 2017-2021</b>	<b>+4.0%</b>		<b>+14.7%</b>		<b>+13.3%</b>	

Source: KIB Assessor's databases 2017-2021.

**Table 23. Assessed Value Trends, Planned Use Developments, 2017-2021**

Year	Avg. Land Value	Annual % change	Avg. Building Value	Annual % change	Avg. Total Value	Annual % change
2017	\$8,000		\$132,000		\$140,000	
2018	\$8,000	0.0%	\$132,000	0.0%	\$140,000	0.0%
2019	\$8,000	0.0%	\$132,000	0.0%	\$140,000	0.0%
2020	\$8,000	0.0%	\$131,000	-0.8%	\$140,000	0.0%
2021	\$8,000	0.0%	\$132,000	+0.8%	\$140,000	0.0%
<b>% Change 2017-2021</b>	<b>0.0%</b>		<b>0.0%</b>		<b>0.0%</b>	

Source: KIB Assessor's databases 2017-2021.

## Appendix E: List of Key Informants

- Aimee Williams, Visit Kodiak
- Alayne Larsen, Property manager
- Bill Roberts, Kodiak Island Borough Mayor
- Bob Brody, Associated Island Brokers
- Brenda Friend, Friend Contractors
- Brent Arnt, Contractor
- Cooper Curtis, High Mark Marine
- Denise May, Port Lions
- Elijah Jackson, Mayor, Ouzinkie
- Greg Zadina, KANA
- Jacelyn Keys, Kodiak College
- James Turner, OBI Ocean Beauty
- Jeanetta Rastopsoff, Native Village of Akhiok
- Joan Abalanza, North Pacific Seafood
- Karl Hertz, Providence Kodiak
- Kristin Davenport, USCG, Housing Officer
- Lepani Nadore, Alutiiq Tribe of Old Harbor
- Major David Davis, Salvation Army
- Melanie Calderon Ladislao, Associated Island Brokers
- Monte Hawver, Brother Francis
- Pat Branson, Kodiak Senior Center/City Mayor
- Paul Lumdsen, Trident Seafoods
- Rey Blanco, Alaska Pacific Seafood
- Richard Hensen, Larsen Bay Tribe
- Seema Garoutte, KIB Assessor
- Stacy Ross, Alaska One Realty
- Trevor Brown, Kodiak Island Housing Authority
- Trista Blizzard, Alaska Housing Finance Corporation

## **McKINLEY RESEARCH GROUP, LLC**

3800 Centerpoint Drive, Suite 1100 • Anchorage, AK 99503 • (907) 274-3200  
801 West 10<sup>th</sup> Street Ste 100B • Juneau, AK 99801 • (907) 586-6126

[info@mckinleyresearch.com](mailto:info@mckinleyresearch.com) • [mckinleyresearch.com](http://mckinleyresearch.com)

**McKINLEY RESEARCH GROUP, LLC**