

Kodiak Island Borough

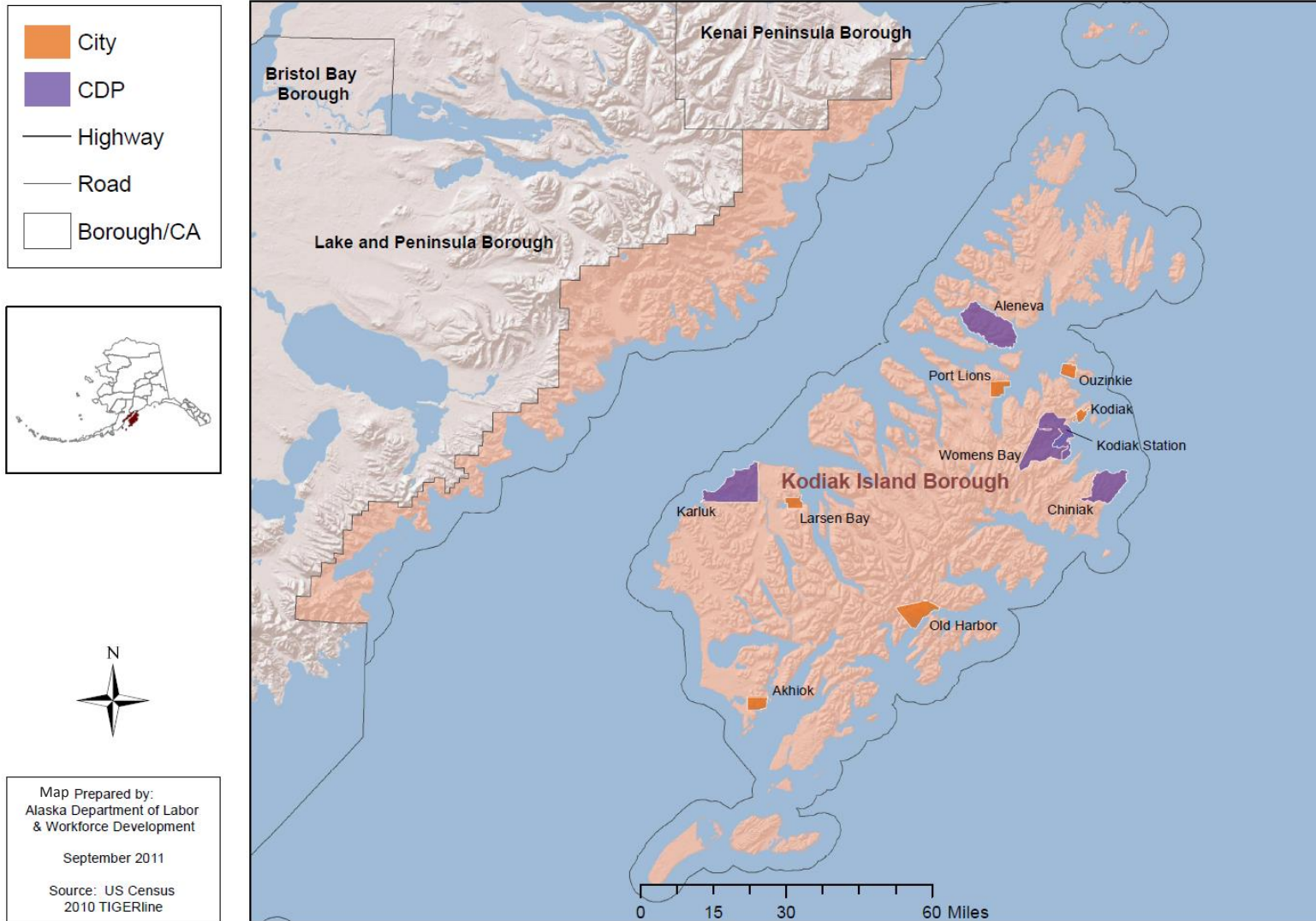


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Kodiak Island Borough Dashboard

Population: The Alaska Department of Labor and Workforce Development's current (2012) population estimate for the Kodiak Island Borough is 14,041—an increase of 1% from 2000.

Housing Units: There are currently 5,323 housing units in the Kodiak Island Borough. Of these, 4,445 are occupied, 112 are for sale or rent, and the remaining 766 are seasonal or otherwise vacant units (Profile Figure C6).

Energy: The average home in the Kodiak Island Borough is 1,714 square feet and uses 117,000 BTUs of energy per square foot annually, 15% less than the statewide average of 137,000 BTUs per square foot per year.

Energy Costs: Using AKWarm estimates, average annual energy cost for homes in the Kodiak Island Borough is \$6,260, which is approximately 2.2 times more than the cost in Anchorage, and 2.9 times more than the national average (Profile Figure C13).

Energy Programs: Approximately 16% of occupied housing in the Kodiak Island Borough has completed either the Home Energy Rebate, Weatherization, or BEES programs since 2008, compared to 21% statewide (Profile Figure C12).

Housing Quality: Within current housing stock, newer homes have better energy performance. On average, homes built in the 1940s are currently rated at 2-stars, compared to a current average rating of 5-stars for houses built after 2000.

Air-tightness: Within current housing stock, newer homes are tighter. On average, homes built in the last decade perform better than the 2012 BEES standard of 4 air-changes per hour at 50 pascals (ACH50). In contrast, homes built in the 1940s are 3.9 times leakier than those built since 2000 (Profile Figure C7).

Ventilation: An estimated 1,728 occupied housing units (or 39%) in the Kodiak Island Borough are relatively air-tight and lack a continuous ventilation system. These houses are at higher risk of moisture- and indoor air quality-related issues (Profile Figures C9-C10).

Overcrowding: 9% of occupied units are estimated to be either overcrowded (5%) or severely overcrowded (4%). This is roughly 3 times the national average, and makes the Kodiak Island Borough the tenth most overcrowded census area in the state.

Affordability: On average, approximately 34% of households in the Kodiak Island Borough spend more than 30% of total income on housing costs, which include rent, utilities, and energy costs. Based on average AKWarm estimates, annual energy costs constitute approximately 9% of census median area income for occupied housing.

Kodiak Island Borough Summary

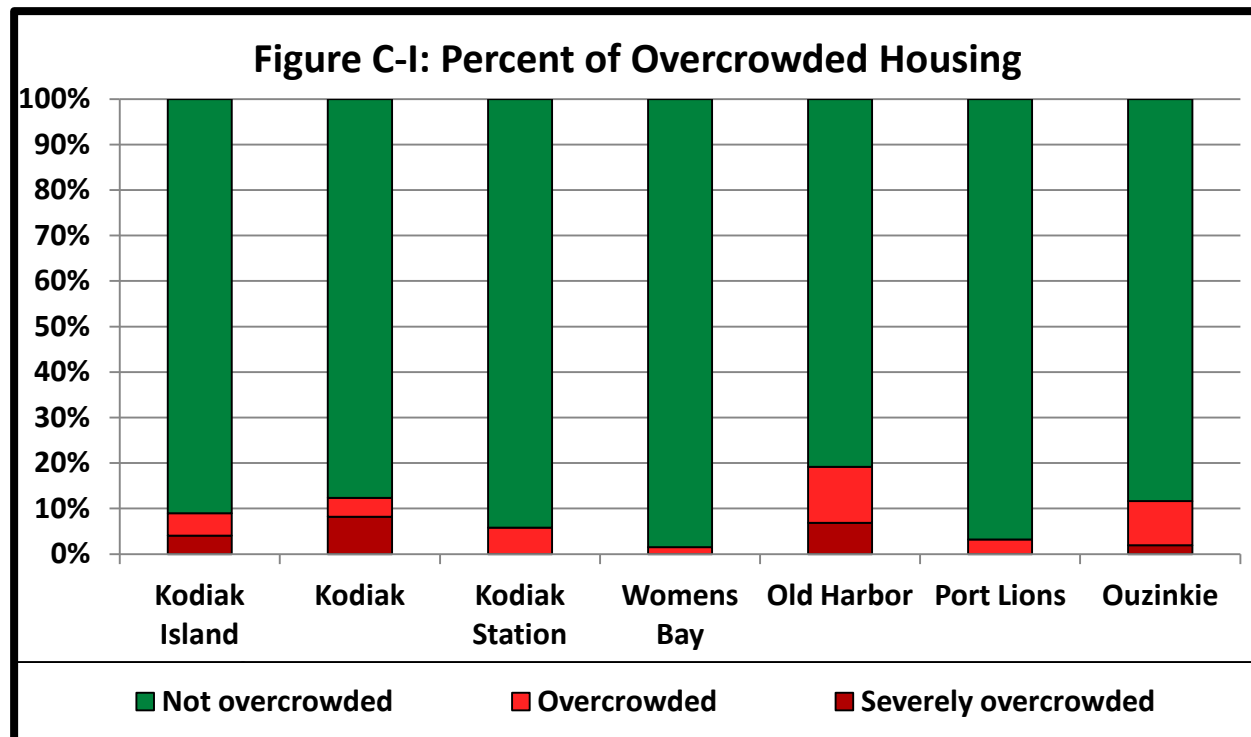
Community

The Kodiak Island Borough census area is located on the southern coast of mainland Alaska. It consists of land on the shore of mainland Alaska, and Kodiak Island, which is separated from the mainland by the Shelikof Strait. It is in the Koniag Native Corporation ANCSA region. The average home size in the census area is 1,714 square feet.

Overcrowding

In the Kodiak Island Borough census area approximately 9% of households are overcrowded, or have more than one person per room. Considering only the six most populous communities, overcrowding rates vary between 2% and 19% of households (Figure C-I). The community of Chiniak has the lowest overcrowding rate in the entire census area, with approximately no overcrowded households. The most overcrowded community of Larsen Bay has 21% of households with more than one person per room.

Approximately 2% of housing in the census area is available for sale or rent. The community of Women's Bay has the lowest percentage of available housing, with an estimated zero houses available, and Larsen Bay has the highest percentage of available housing at 5%.



Energy

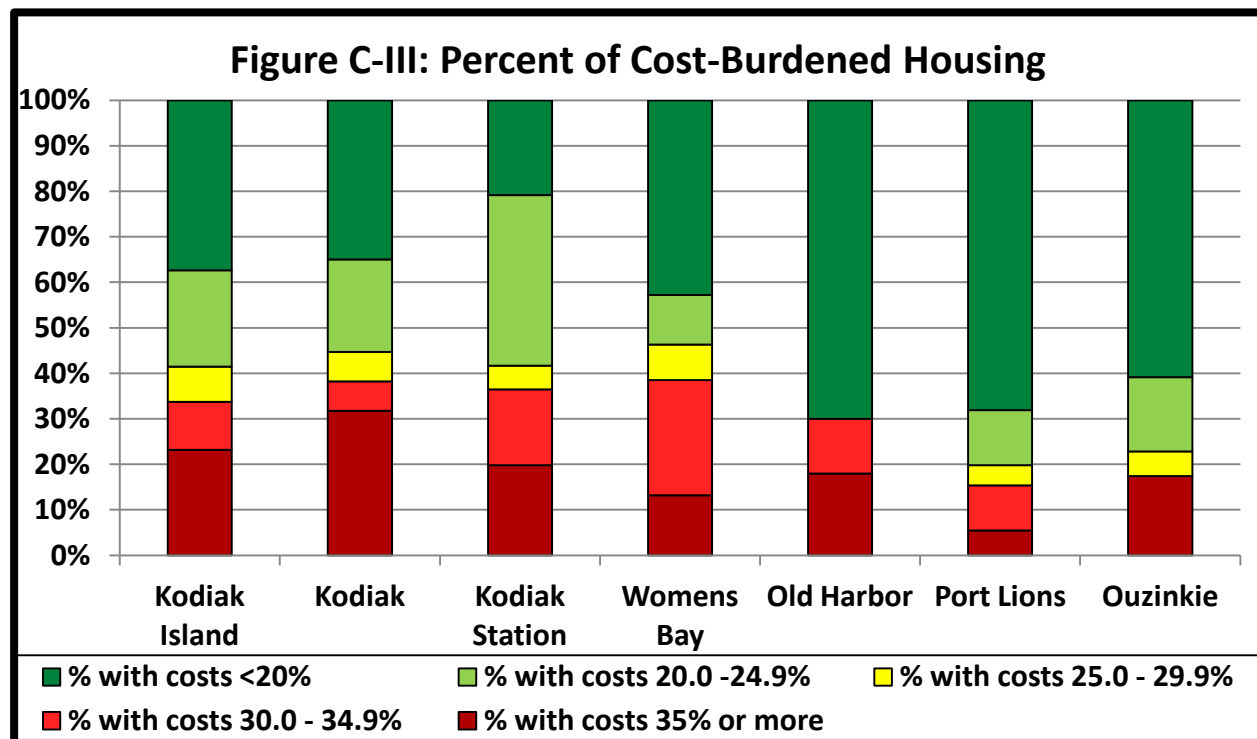
The average home heating index for homes in the census area is 9.6 BTUs/ft²/HDD and the average annual energy cost for the census area is \$6,264. While these are averages for the housing stock as a whole, homes built in different decades have very different levels of energy efficiency, with homes built since 2000 having an EUI of nearly half that of homes built in the 1970s.

Approximately 17% of homes in the census area have completed the Home Energy Rebate, Weatherization, or a BEES program since 2003. The community of Kodiak has seen the greatest participation, with 33% of housing units completing an energy program.

Approximately 80% of homes in Kodiak Island census area built since 2000 have an HRV or continuous mechanical ventilation system installed. However, an estimated 50% of homes built in the 1980s and 1990s are relatively air-tight and lack a mechanical ventilation system, putting them at a higher risk for moisture- and indoor air quality-related issues.

Affordability

According to ACS estimates¹, the six most populous communities have between 15% and 39% of cost-burdened households, or households which spend more than 30% of annual income on housing costs (Figure C-III). Overall, 34% of homes in the region are considered cost-burdened. The most cost-burdened community is Akhiok, with 69% of households paying over 30% of their income to housing costs. Residents of Akhiok also have the lowest median income of communities in



¹ CCHRC's analysis of ACS energy costs indicate that there are systematic underestimations for rural Alaska, which suggests that ACS-based cost burdened housing estimates are low. See Appendix A, "Analysis of American Community Survey Energy Cost Estimates" for more details.

the census area, \$16,250. The highest median income of \$95,259 is found in the community of Port Lions. Incomes for the six most populous communities range from \$34,375 to \$95,259. The least cost-burdened community is Chiniak where approximately 0% of households are considered cost-burdened.

Community, Regional, and Statewide Housing Characteristics

This census area summary only includes the highlights of housing characteristics at the census area level. Detailed data profile with charts and tables for both the census area and for each of the communities within it follow. The 2014 Alaska Housing Assessment provides a significant amount of data and analysis at statewide, ANCSA region, census area, and community levels. This assessment provides a statewide analysis of housing characteristics, how they compare to national numbers, and the estimated housing needs. Within the 2014 Alaska Housing Assessment, written summaries are available for each individual ANCSA region and census area, and data profiles are available for each community and census area characterizing the housing stock from the perspective of community, overcrowding, energy and affordability. These different tiers of information and analysis allow researchers, housing authorities, policymakers and others to generate answers to specific questions. For a detailed discussion of estimating housing need and comparison of methods to previous Housing Assessments, see Appendix B, "Statewide Need Assessment" of the 2014 Alaska Housing Assessment.

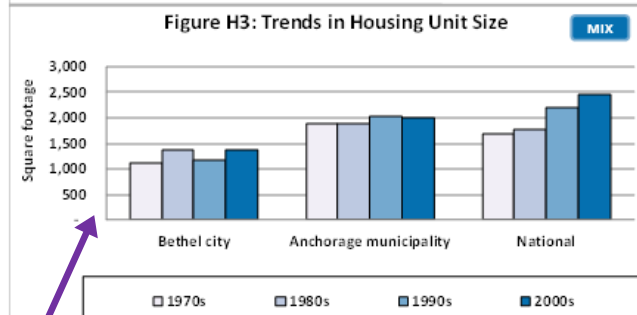
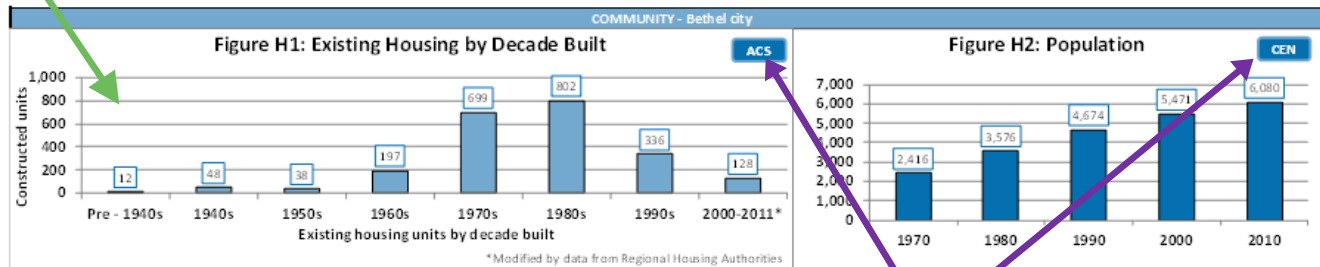
How to Interpret the Profile: Data Sources, Definitions & Clarifications

1

This graph show the breakdown of *current* housing stock by the decade in which the housing units were built. It does *not* show trends over time.

The Alaska Building Energy Efficiency Standard (BEES) was established by AHFC for the State of Alaska to promote the construction of energy efficient buildings. The standards for specific building components are divided into four climate zones, from Zone 6 in Southeast AK to Zone 9 on the North Slope.

Community Profile for:	Bethel city	ANCSA Region	Calista
Regional Housing Authority:	AVCP Regional Housing Authority	BEES Climate Zone (Heating Degree Days)	Zone 8 (13,334 HDD)



Data Source Key:

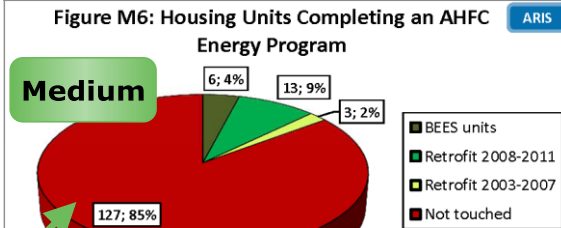
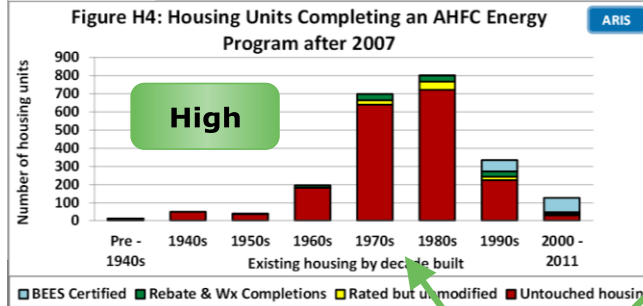
- 2011 American Community Survey 5 year estimates (ACS) **ACS**
- Alaska Retrofit Information System energy audits **ARIS**
- 2010 Decennial Census **CEN**
- Mixed data source; see individual graphs for details. **MIX**

Data Sources: National trends come from the 2009 Residential Energy Consumption Statistics published by the U.S. Energy Information Administration. Anchorage and census area data come from the Alaska Retrofit Information System.

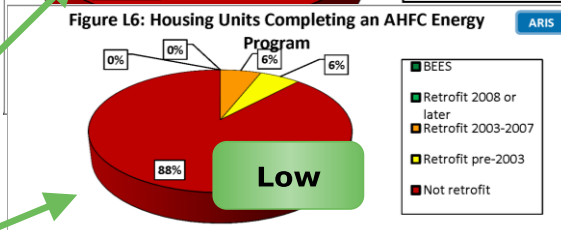
How to Interpret the Profile: Data Sources, Definitions & Clarifications

1

Energy program activity within communities with high, medium and low amounts of ARIS data available. (See p.7 of "How to Interpret" for detail on data levels).



Communities - AHFC Energy Program Activity
High Data - Reported by decade built for the housing units.
Medium Data - Reported by percent of total housing units touched.
Low Data - Have few or no post-2008 Weatherization/Rebate completions or BEES certifications in the ARIS database.



- PCE = Power Cost Equalization
- Average Annual Energy Cost with PCE: The cost to the household after it has been lowered by the PCE subsidy.
- Without PCE: The actual energy cost, including the amount paid by the State for PCE.

American Community Survey (ACS) Data:
Complete Plumbing: Includes hot & cold running water, a flush toilet, and a bathtub or shower within the home.
Complete Kitchen: Includes a sink with a faucet, a stove/range, and a refrigerator.

Houses Lacking Complete Plumbing or Kitchen Facilities	# Households	% Households
Lack complete plumbing	3	10%
Lack complete kitchen	0	0%

Estimated Total Community Space Heating Fuel Use by Type		
Fuel Oil	20,816	(gallons)
Nat Gas	-	(ccf)
Electricity	15,459	(kWh)
Wood	3	(cords)
Propane	-	(gallons)
Coal	-	(tons)

Avg Annual Energy Cost with PCE	\$5,265
Avg Annual Energy Cost without PCE	\$6,643

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	\$5.16
Electricity with PCE (\$/kWh)	\$0.03
Electricity cost without PCE (\$/kWh)	\$0.27

Weatherization Program Retrofits (funding increased in 2008)	
Date Range	Units
2008-2011	17
2003-2007	-
1990-2002	10

Housing Stock Estimates	
All Housing	Nu
All Occupied Housing	
All Housing	
Vacant housing for Sale or Rent	

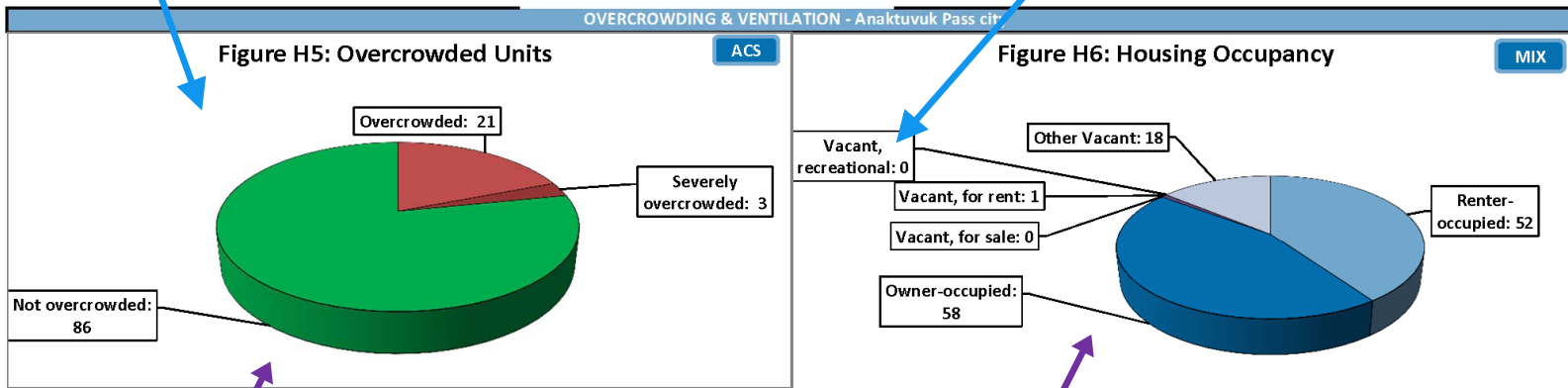
Units weatherized before 2008 are eligible to participate in the program again. (Data source: Alaska Housing Finance Corporation).

How to Interpret the Profile: Data Sources, Definitions & Clarifications

2

Overcrowded: Housing units with more than 1 person per room
Severely Overcrowded: Housing units with more than 1.5 people per room.
 "Rooms" include bedrooms, living rooms, dining rooms, kitchens, and other finished, separated spaces, but not including bathrooms, porches, balconies, foyers, halls, or unfinished basements.

Recreational: For seasonal, recreational, or occasional use.



Data Source:
 2011 American Community Survey 5-year estimates

Data Sources: The number of owner-occupied, renter-occupied, and total vacant units are taken from the 2011 ACS 5-year estimates. Data for vacancy type, only available from the decennial Census, were derived by taking the decennial census ratios by vacancy type and applying them to the total number of vacant units.

How to Interpret the Profile: Data Sources, Definitions & Clarifications

2

Heat Recovery: Continuous mechanical ventilation with heat recovery operated with automatic controls.

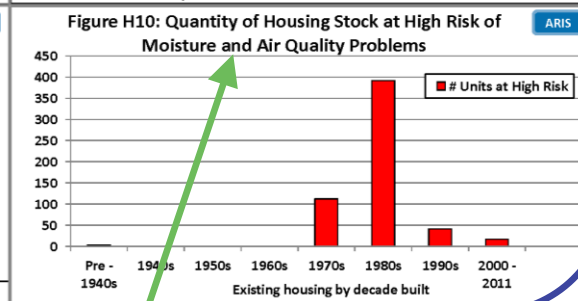
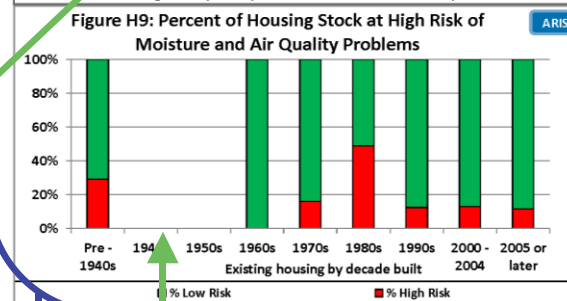
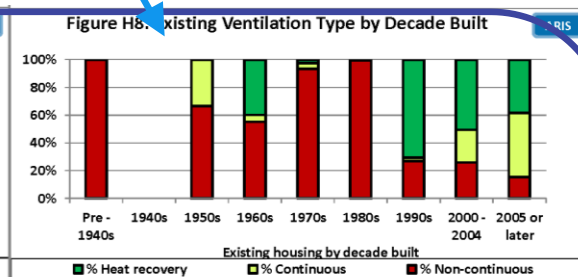
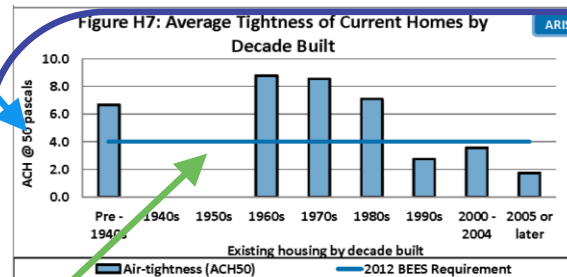
Continuous: Mechanical ventilation without heat recovery operated with automatic controls.

Non-Continuous ventilation: Includes homes with range and/or bath fans not operated using automatic controls.

ACH50: The results of a blower door test to measure building air leakage. Smaller numbers indicate tighter buildings. Tighter buildings lose less heated air to the outside and thus use less energy for space heating.

The 2012 Building Energy Efficiency Standard (BEES) for air-tightness is for reference only, as it was implemented after the majority of homes in Alaska were built.

Data Source:
Alaska Retrofit Information System



Decades with no bar lack sufficient data for reporting. They should not be considered zero quantities.

High Risk of Moisture and Air Quality Problems: Note that moisture or poor indoor air quality have not been physically measured; these houses are considered "at-risk" because they are relatively air tight (less than 0.5 estimated natural air changes per hour) and do not have a continuous ventilation system.

How to Interpret the Profile: Data Sources, Definitions & Clarifications

Rating stars and points are based on AHFC's AkWarm energy rating system.

Average annual energy cost:
Includes all end uses. Costs are estimated using January 2013 energy prices, and include reductions from the PCE program.

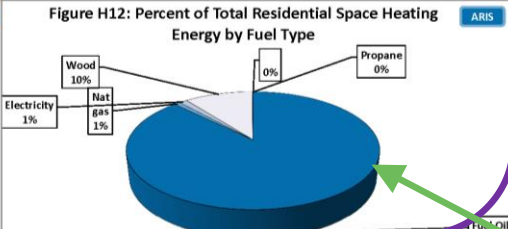
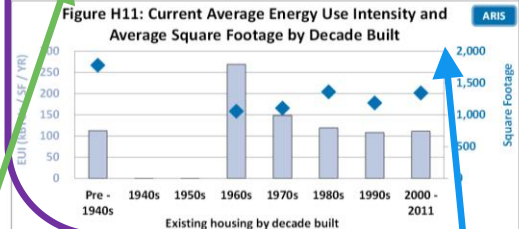
Space Heating, DHW, Appliances:
Estimated annual energy for the end uses of: Space Heating, Domestic Hot Water, and all other energy including lights, appliances, and electronics.

ECI: Energy Cost Index,
the amount of money spent on energy per year divided by square footage.

Home Heating Index:
The energy used per square foot per year divided by the area's heating degree days.

The number of AkWarm records from each decade built that were used to calculate the averages reported.

Current Residential Units by Year Built	Number of Records	Avg Energy Rating	Avg Energy Rating Points	Avg Sq. Feet	Avg Annual Energy Cost (with PCE)	Avg Annual Energy Use (million BTUs)	Avg Ann Energy by Use (million Btus)			Avg. EUI (kBtu/SqFt)	Avg. ECI (\$ / \$ / SqF)	Avg. Home Heating Index
							Space Heating	DHW	Appliances			
OVERALL	419	3-star	70.7	1,237	\$ 8,065	160	102	27	26	132	\$ 6.97	6.5
Pre- 1940	7	3-star	68.3	1,779	\$ 11,107	199	145	21	33	113	\$ 6.66	6.4
1940-49	0	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
1950-59	3	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
1960-69	15	2-star	52.3	1,056	\$ 11,087	287	225	35	27	269	\$ 10.60	16.0
1970-79	71	2-star plus	64.5	1,106	\$ 7,961	153	105	21	25	149	\$ 8.09	7.8
1980-89	113	3-star plus	74.7	1,361	\$ 8,239	157	100	30	26	119	\$ 6.40	5.8
1990-99	111	4-star	79.9	1,187	\$ 6,395	122	57	21	20	108	\$ 5.58	4.7
2000-2004	71	3-star plus	77.5	1,388	\$ 8,435	143	80	35	27	118	\$ 7.24	5.2
2005 or later	28	5-star	91.9	1,233	\$ 4,504	92	39	28	25	79	\$ 3.82	2.5



Data Source:
AkWarm ratings from AHFC's Alaska Retrofit Information System (ARIS).

Average energy characteristics of the *current* housing stock by decade built (high data communities) or by pre-/post-retrofit and new construction categories (medium data communities).

Energy Use Intensity (EUI) is the total amount of energy used per year per square foot of floor space.

This is the community's breakdown by fuel type of the energy (BTUs) used for home space heating. It is not the percent of housing using a given fuel in primary space heating devices. Because wood burning devices are inefficient, they may use a significant portion of total energy even if no homes in a community use wood as a primary fuel.

How to Interpret the Profile: Data Sources, Definitions & Clarifications

3

Average building envelope characteristics of the *current* housing stock by decade built (high data communities) or by pre-/post-retrofit and new construction categories (medium data communities).

ACH50: The results of a blower door test to measure building leakiness. Smaller numbers indicate tighter buildings.

R-value: the capacity to resist heat flow. The higher the value, the better the insulator.

U-value: the conductance to heat flow. The lower the value, the better the insulator.

Data Sources: AkWarm ratings from AHFC's Alaska Retrofit Information System (ARIS).

Current Bethel city Housing Envelope Characteristics By Decade Built

Current Residential Units by Year Built	Number of Records	ACH 50	Ceiling R	Above Grade Wall R	Below Grade Wall R	Above Grade Floor R	On Grade Floor R	Below Grade Floor R	Door U	Garage Door U	Window U
OVERALL	419	6.4	23	17	7	30	NR	2	0.36	0.27	0.54
Pre- 1940	7	6.7	26	21	NR	30	NR	NR	0.30	NR	0.40
1940- 49	0	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
1950- 59	3	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
1960- 69	15	8.8	16	14	NR	21	NR	NR	0.44	NR	1.65
1970- 79	71	8.5	20	15	NR	29	NR	NR	0.39	NR	0.57
1980- 89	113	7.1	29	17	NR	32	NR	NR	0.30	NR	0.44
1990- 99	111	2.7	56	31	NR	50	NR	NR	0.19	0.12	0.29
2000- 2004	71	3.6	13	21	NR	36	NR	NR	0.27	0.23	0.40
2005 or later	28	1.7	41	22	NR	41	NR	NR	0.20	NR	0.31
BEES 2009 - Climate Zone 8		7.0	38	30	15	38	15	15	0.22	0.22	0.22
BEES 2012 - Climate Zone 8		4.0	48	30	15	38	15	15	0.22	0.22	0.22

The number of AkWarm records from each decade built that were used to calculate the averages reported.

"NR" is used when there are insufficient records to protect the confidentiality of the occupants.

Color Coding--
Green: the average value meets or exceeds the 2012 BEES requirement.
Yellow: value is 75-99% of the 2012 BEES requirement.
Red: value is less than 75% of the 2012 BEES requirement.

How to Interpret the Profile: Data Sources, Definitions & Clarifications

4

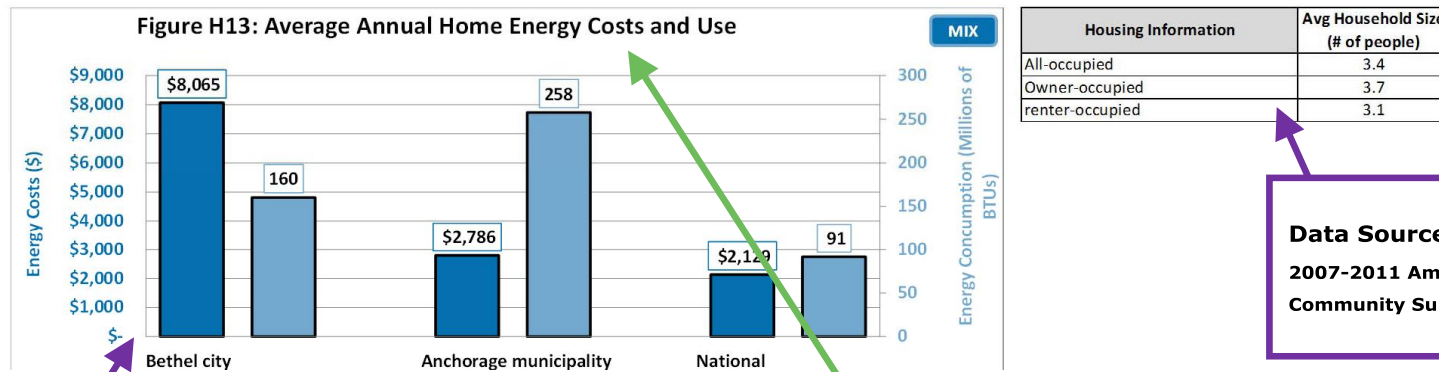
Communities are categorized in this report by the amount of ARIS data available, and reporting is more extensive for locations with more data. Data quantities are defined as--

High: ARIS records exist for housing units built in 7 of the 9 date ranges use in this report, and there are either more than 50 records or records totaling 20 percent or more of the total number of housing units.

Medium: There are three or more ARIS records. Data are presented for an "overall" group if there are "As Is" ARIS records totaling at least 10% of the community's occupied housing units.

Low: There are fewer than three ARIS records for the location.

Community Template - Data Quantity: High



Data Source:
2007-2011 American
Community Survey

Data Sources: Census Area and Anchorage data come from AFHC's Alaska Retrofit Information System. National figures come from the U.S. Energy Information Administration's 2009 Residential Energy Consumption Statistics (RECS) for "cold"/"very cold" climate regions.

Average annual home energy costs and usage estimates are for all end uses, including space heating, domestic hot water, lighting and appliances. Costs are estimated using January 2013 energy prices and include reductions from the PCE program.

How to Interpret the Profile: Data Sources, Definitions & Clarifications

4

Data Source:
2007-2011
American
Community
Survey.

"Value" is determined by responses to the ACS question: "How much do you think this house and lot, apartment, or mobile home (and lot, if owned) would sell for if it were for sale?"

Household income includes all earnings from salaries, stocks, gifts, public assistance, etc.

Data Source: Median income comes from 2007-2011 ACS estimates; energy costs come from AHFC's Alaska Retrofit Information System (ARIS).

Owner-occupied House with Mortgage, Median Value
\$226,800
Owner-occupied House without a Mortgage, Median Value
\$119,600

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 91,302
Renter-occupied	\$ 70,170
Owner-occupied	\$ 107,908
w/ mortgage	\$ 111,167
w/o mortgage	\$ 70,400

Median Household Expenses		
	Monthly	Annual
All-occupied	\$ 1,369	\$ 16,428
Gross rent	\$ 1,201	\$ 14,412
Owner-occupied	\$ 1,610	\$ 19,320
Housing units w/ mortgage	\$ 1,854	\$ 22,248
Housing units w/out a mortgage	\$ 680	\$ 8,160
Avg % of Median Income Spent on Energy	8.8%	

Figure H14: Affordability - Housing Costs as a Percent of Income

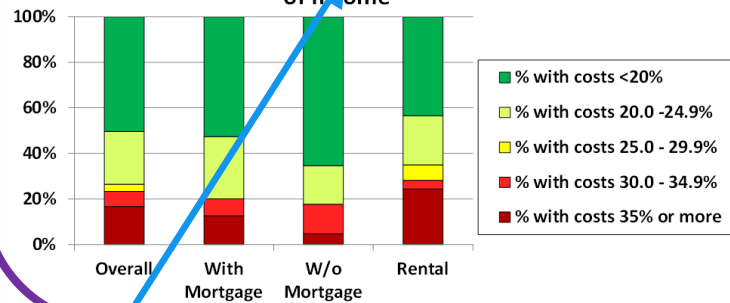
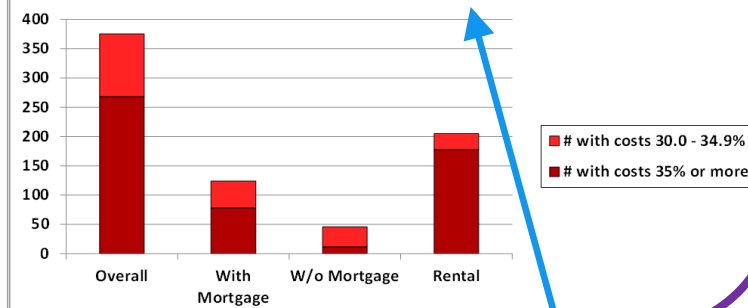


Figure H15: Number of Cost-Burdened Housing Units



Rental housing costs: Contract rent, fuels, utilities.

Owner housing costs: Mortgage payments, property taxes, insurance, fuels, utilities, condo fees.

Households are considered "cost burdened" if they spend 30% or more of total household income on housing costs. Households spending more than this amount on housing costs may have difficulty affording basic necessities such as food, transportation, and medical care.

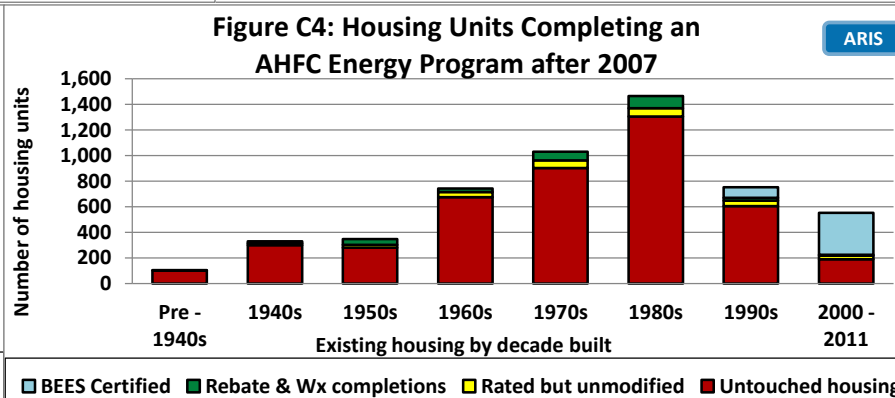
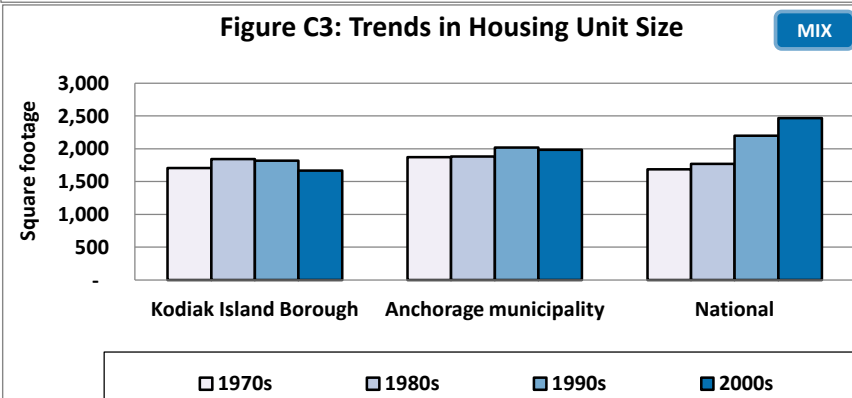
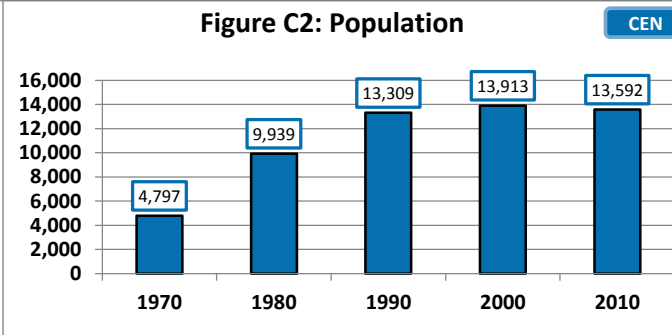
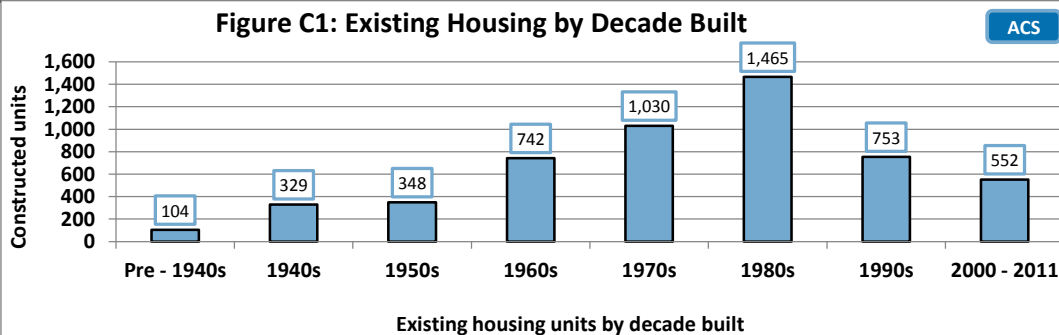
Census Area Profile for: Kodiak Island Borough

ANCSA Region: Koniag

Regional Housing Authority: Kodiak Island Housing Authority

BEES Climate Zone (Heating Degree Day Range): Zone 7 (9,000 - 12,600 HDD)

COMMUNITY - Kodiak Island Borough



Houses Lacking Complete Plumbing or Kitchen Facilities	Households	
	Number	Percent
Lack complete plumbing	58	1%
Lack complete kitchen	44	1%

Avg Annual Energy Cost with PCE	\$6,264
Avg Annual Energy Cost without PCE	\$6,266

Weatherization Retrofits (funding increased 2008)	
Date Range	Units
2008 - 2011	90
2003 - 2007	42
1990 - 2002	121

Estimated Total Annual Community Space Heating Fuel Use		
Fuel Oil	3,754,910	(gallons)
Natural Gas	-	(ccf)
Electricity	2,597,149	(kWh)
Wood	4,244	(cords)
Propane	2,384	(gallons)
Coal	-	(tons)

Housing Need Indicators	Number of Units	% Occupied Housing
Overcrowded	398	9%
Housing cost burdened	1,334	30%
1 Star Homes	400	9%

Housing Stock Estimates	Number of Units
All Housing	5,323
All Occupied Housing	4,445
All Vacant housing	878
Vacant Housing for Sale or Rent	112

OVERCROWDING & VENTILATION - Kodiak Island Borough

Figure C5: Overcrowded Units

ACS

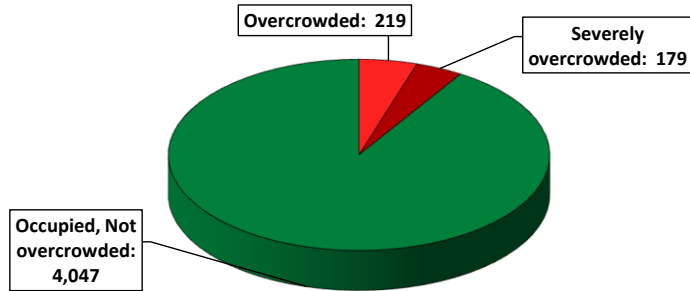


Figure C6: Housing Occupancy

MIX

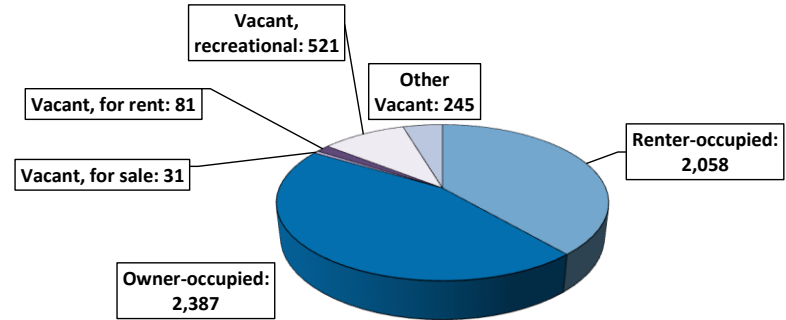


Figure C7: Average Air-Tightness of Current Homes by Decade Built

ARIS

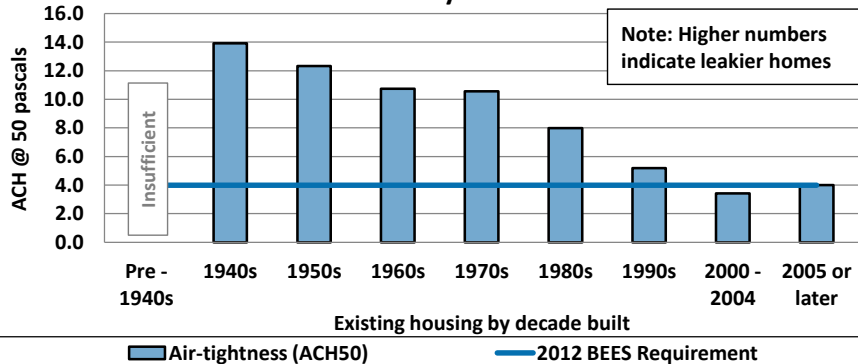


Figure C8: Existing Ventilation Type by Decade Built

ARIS

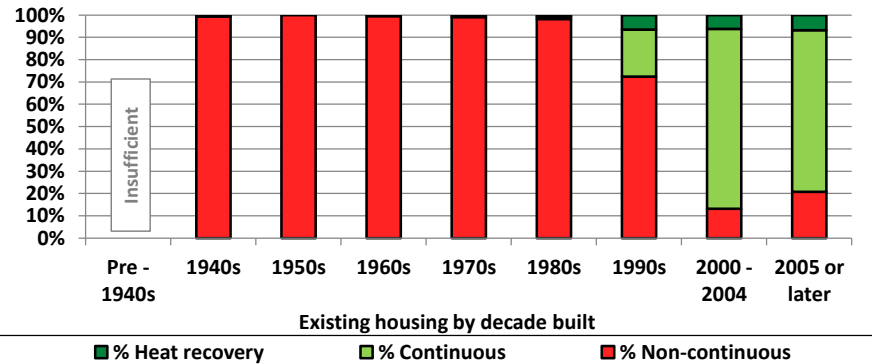


Figure C9: Percent of Housing Stock at High Risk of Moisture and Air Quality Problems

ARIS

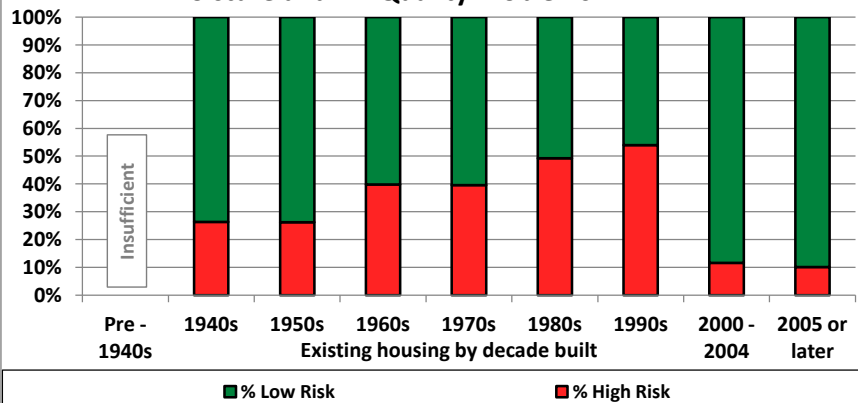
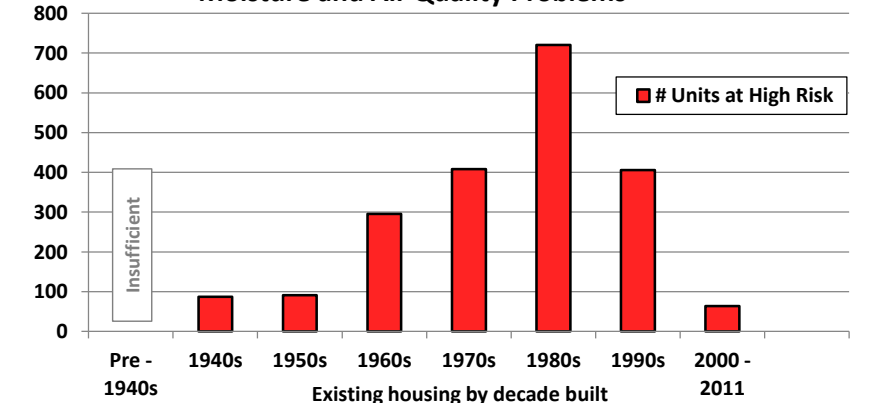


Figure C10: Quantity of Housing Stock at High Risk of Moisture and Air Quality Problems

ARIS



ENERGY - Kodiak Island Borough												
Current Kodiak Island Borough Housing Energy Characteristics By Decade Built												
Current Residential Units by Year Built	# of AkWarm Records	Avg Energy Rating Stars	Avg Energy Rating Points	Avg Sq. Feet	Avg. Annual Energy Cost (with PCE)	Avg. Annual Energy Use (million BTUs)	Avg Ann Energy by End Use (million Btus)			Avg. EUI (kBtUs / SF)	Avg. ECI (\$ / SF)	Avg. Home Heating Index
							Space Heating	DHW	Appliances			
OVERALL	1,160	3-star	68.1	1,714	\$6,264	189	124	32	29	117	\$3.92	9.6
Pre- 1940	3	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
1940- 49	47	2-star	50.3	1,249	\$6,277	186	135	25	27	163	\$5.50	14.4
1950- 59	113	2-star	57.7	1,434	\$6,451	200	141	31	28	145	\$4.85	12.5
1960- 69	97	2-star	58.9	1,691	\$7,018	218	157	31	30	136	\$4.51	11.9
1970- 79	196	2-star plus	62.1	1,708	\$6,969	212	151	32	29	133	\$4.46	11.4
1980- 89	254	3-star	69.6	1,844	\$6,490	199	137	31	30	112	\$3.66	9.3
1990- 99	172	4-star	80.6	1,818	\$5,386	154	83	29	25	86	\$3.04	6.2
2000- 2004	263	5-star	89.7	1,667	\$3,918	107	48	33	27	65	\$2.41	3.5
2005 or later	107	4-star plus	85.8	1,873	\$4,518	126	68	30	28	70	\$2.51	4.6

Figure C11: Current Average Energy Use Intensity and Average Square Footage by Decade Built

ARIS

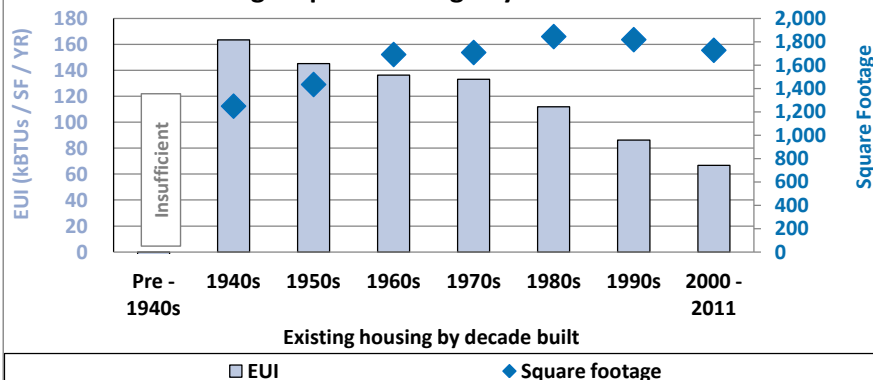
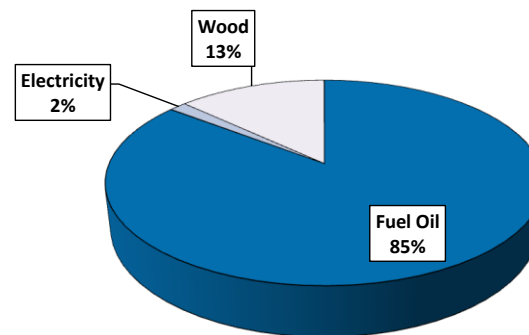


Figure C12: Percent of Total Residential Space Heating Energy by Fuel Type

ARIS

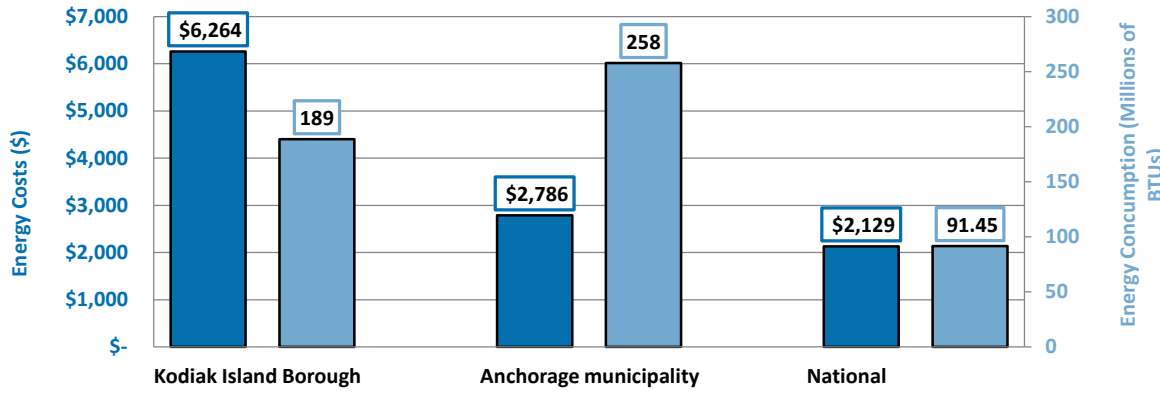


Current Kodiak Island Borough Housing Envelope Characteristics By Decade Built											
Current Residential Units by Year Built	# of AkWarm Records	ACH 50	Ceiling R	Above Grade Wall R	Below Grade Wall R	Above Grade Floor R	On Grade Floor R	Below Grade Floor R	Door U	Garage Door U	Window U
OVERALL	1,160	8.8	24	13	4	16	3	3	0.32	0.28	0.52
Pre- 1940	3	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
1940- 49	47	13.9	18	10	3	13	2	2	0.37	NR	0.58
1950- 59	113	12.3	20	11	3	16	2	3	0.36	NR	0.55
1960- 69	97	10.7	18	10	3	13	2	2	0.34	0.34	0.58
1970- 79	196	10.6	19	12	4	15	3	3	0.36	0.28	0.56
1980- 89	254	8.0	27	15	5	15	3	3	0.32	0.34	0.55
1990- 99	172	5.2	35	19	7	20	3	3	0.24	0.19	0.41
2000- 2004	263	3.4	43	18	12	29	3	3	0.25	0.20	0.35
2005 or later	107	4.0	45	16	8	22	4	4	0.25	0.18	0.35

BEES 2009 - Climate Zone 7	7.0	38	21	15	38	15	15	15	0.33	0.33	0.33
BEES 2012 - Climate Zone 7	4.0	43	25	15	38	15	15	15	0.30	0.30	0.30

AFFORDABILITY - Kodiak Island Borough

Figure C13: Average Annual Home Energy Cost and Use



Housing Information	Avg Household Size (# of people)
All-occupied	2.9
Owner-occupied	3.0
Renter-occupied	2.7

Median Value of Owner-occupied House with Mortgage
\$263,000

Median Value of Owner-occupied House without a Mortgage
\$107,700

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 66,326
Renter-occupied	\$ 50,599
Owner-occupied	\$ 85,302
w/ mortgage	\$ 103,988
w/o mortgage	\$ 53,333

Median Housing Costs		
	Monthly	Annual
All-occupied	\$ 1,145	\$ 13,740
Gross rent	\$ 963	\$ 11,556
Owner-occupied	\$ 1,489	\$ 17,868
Housing units w/ mortgage	\$ 2,034	\$ 24,408
Housing units w/out a mortgage	\$ 638	\$ 7,656

Avg % of Median Income Spent on Energy	9.4%
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Figure C14: Affordability - Housing Costs as a Percent of Income

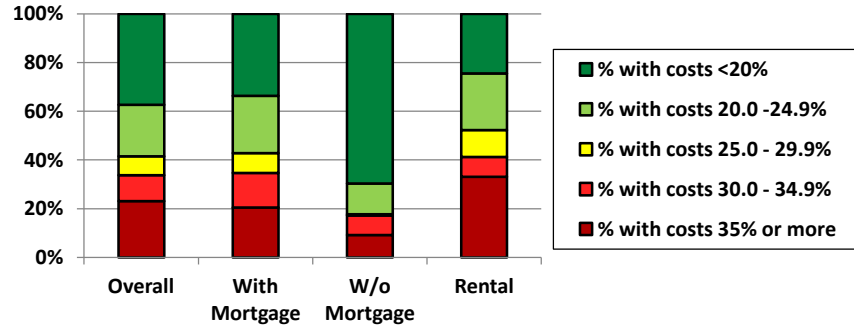
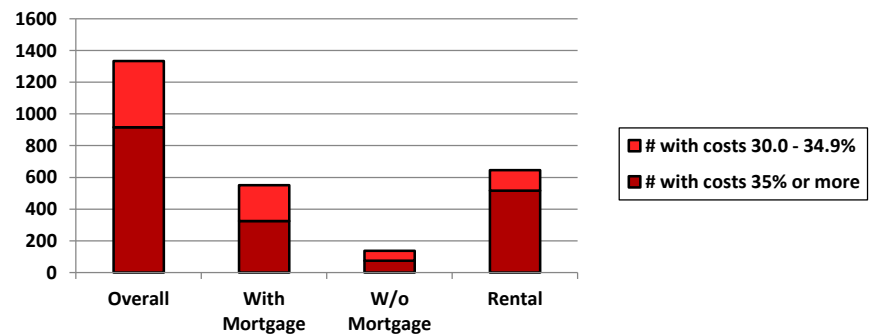


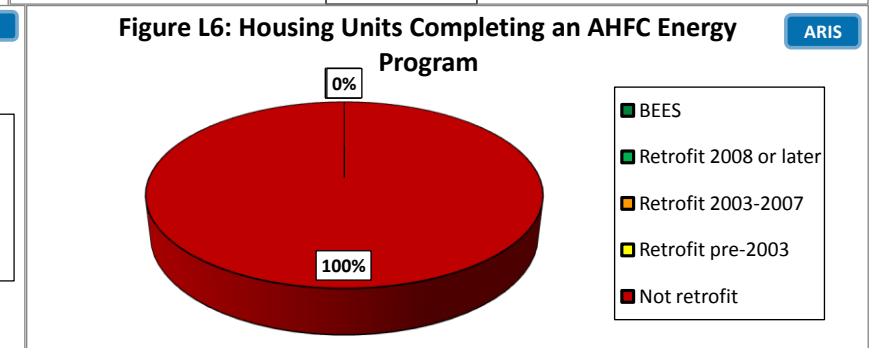
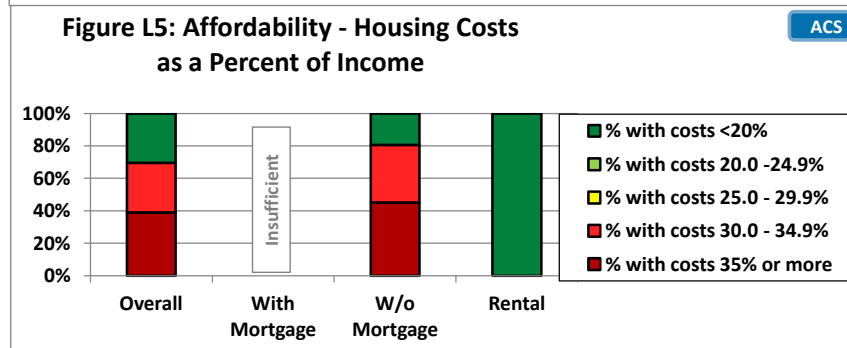
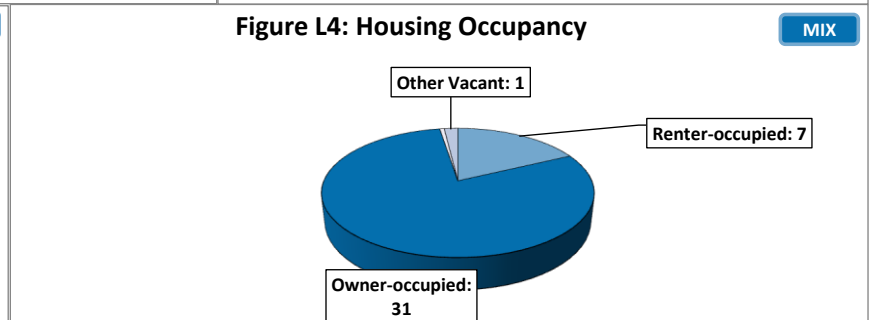
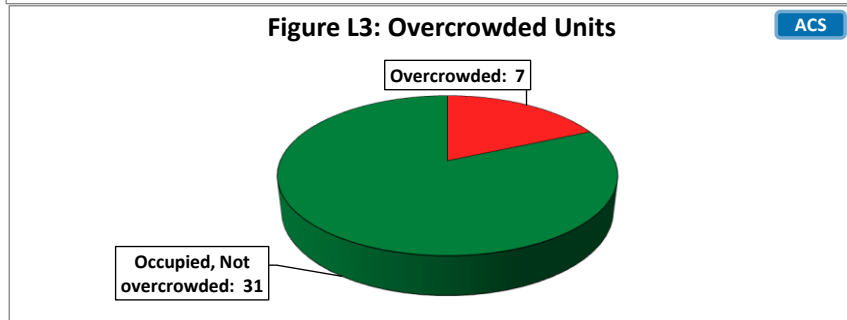
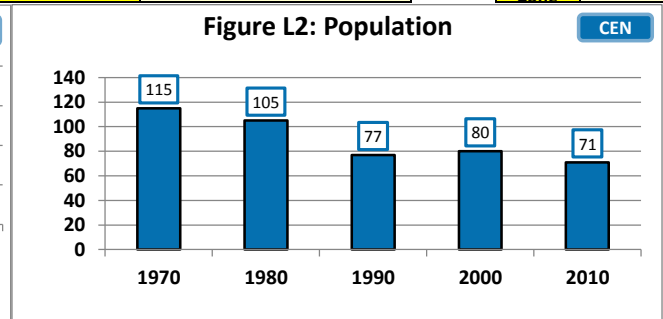
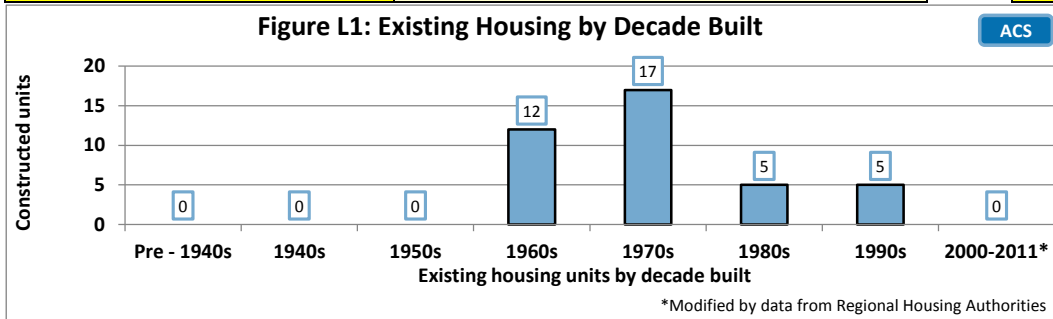
Figure C15: Number of Cost-Burdened Housing Units



Community Profile for: Akhiok city

ANCSA Region: Koniag

Climate Zone: 7



Owner-occupied House with Mortgage, Median Value
NR

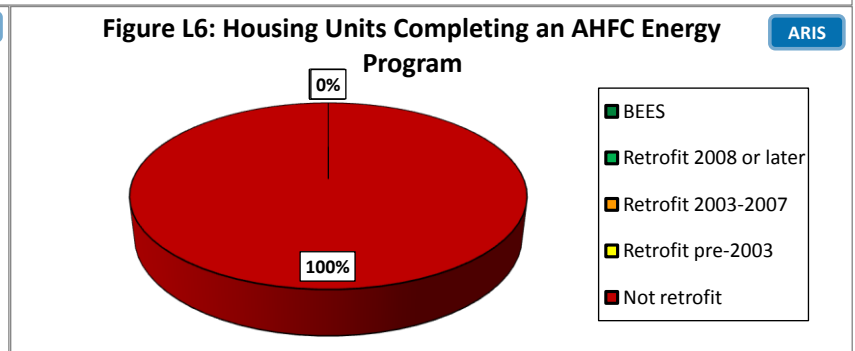
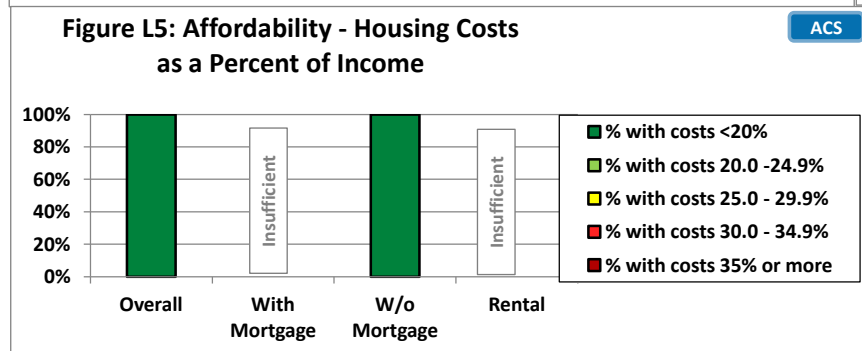
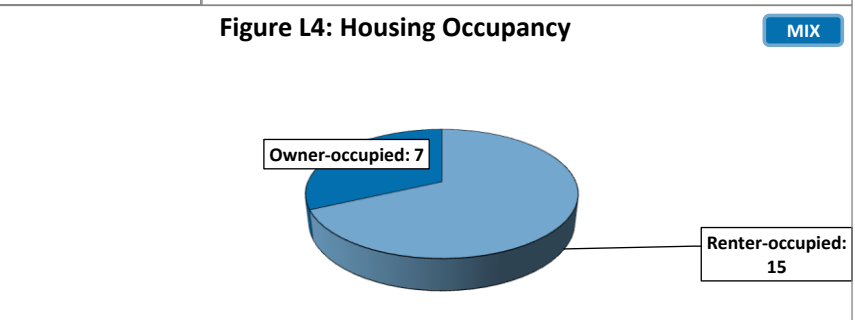
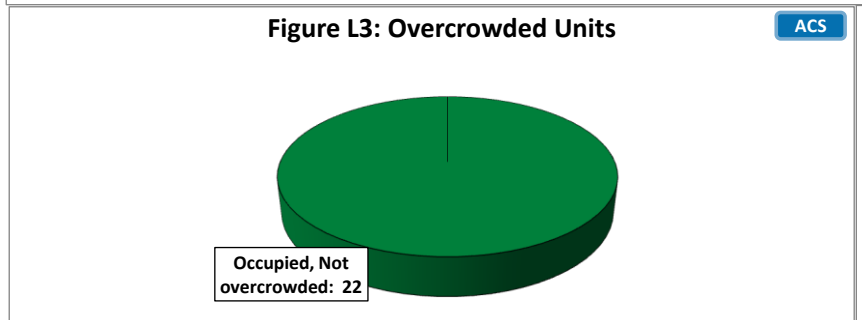
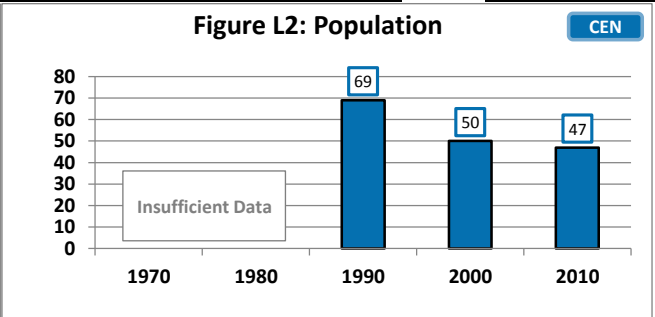
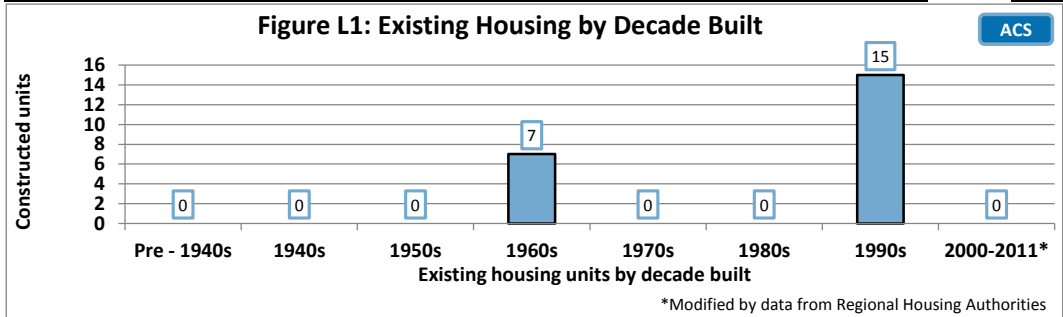
Owner-occupied House without a Mortgage, Median Value
\$67,900

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	\$ 5.85
Electricity with PCE (\$/kWh)	No PCE
Electricity without PCE (\$/kWh)	\$ 0.45

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 16,250
Renter-occupied	\$ 80,750
Owner-occupied w/ mortgage	\$ 15,875
w/ mortgage	NR
w/o mortgage	\$ 15,875

Median Housing Costs		
	Monthly	Annual
All-occupied	\$ 508	\$ 6,096
Gross rent	NR	NR
Owner-occupied	\$ 463	\$ 5,556
Housing units w/ mortgage	NR	NR
Housing units w/out a mortgage	\$ 463	\$ 5,556

Housing Stock Estimates	Number of Units
All Housing	39
All Occupied Housing	38
All Vacant housing	1



Owner-occupied House with Mortgage, Median Value
NR

Owner-occupied House without a Mortgage, Median Value
NR

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	No Data
Electricity with PCE (\$/kWh)	No PCE
Electricity without PCE (\$/kWh)	\$ 1.00

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 24,333
Renter-occupied	NR
Owner-occupied	NR
w/ mortgage	NR
w/o mortgage	NR

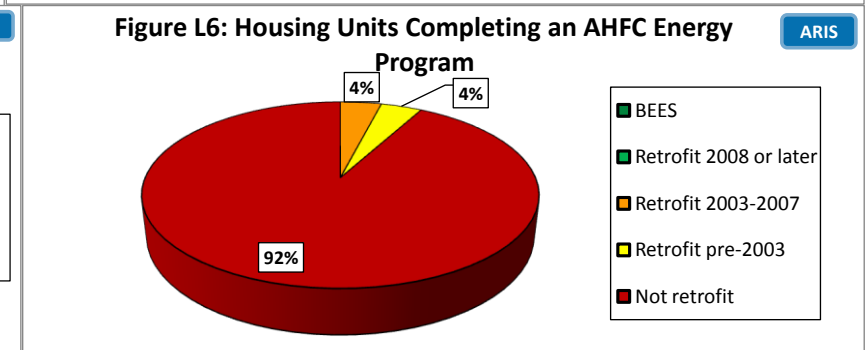
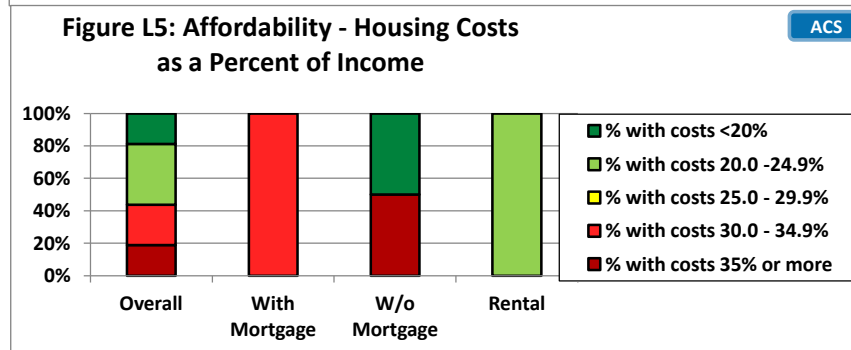
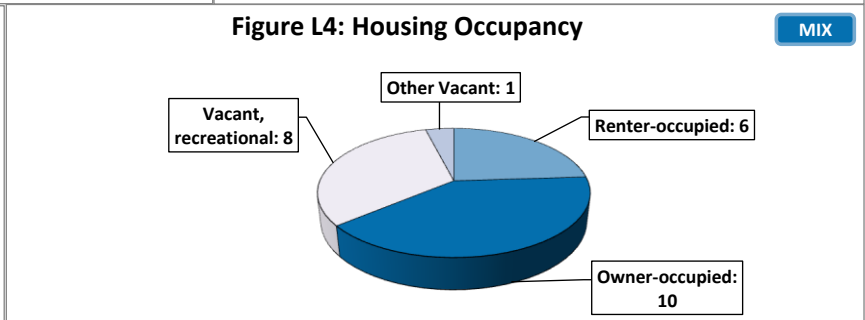
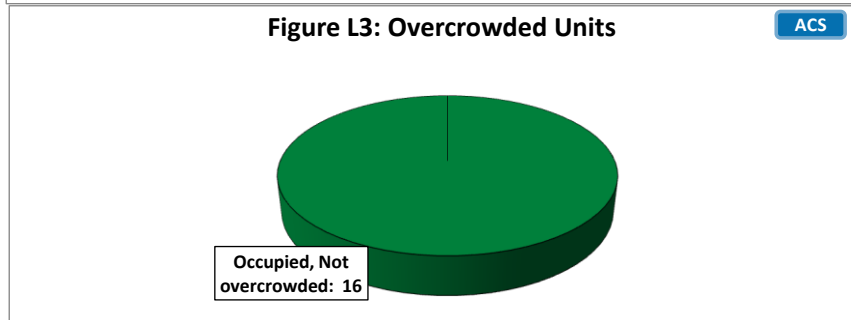
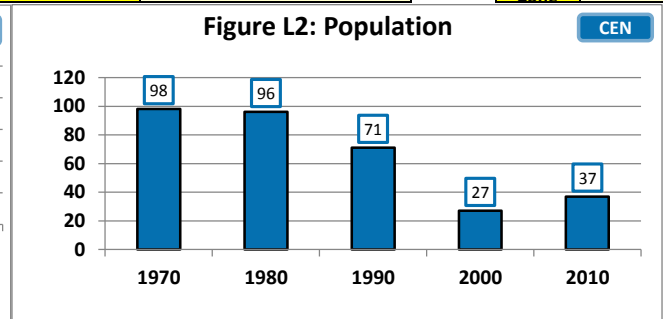
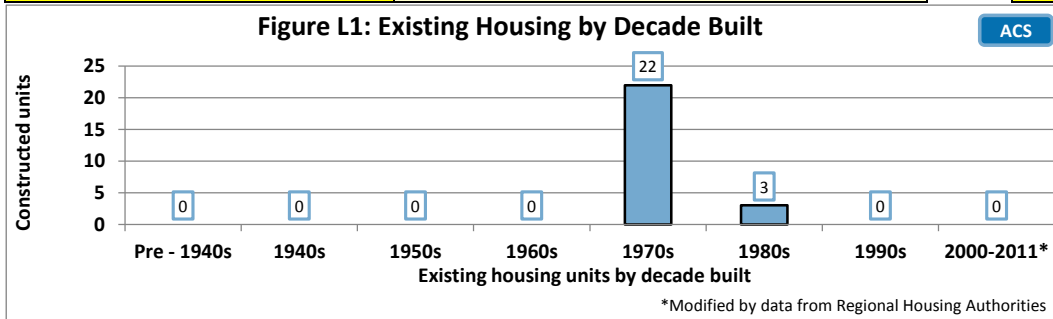
Housing Stock Estimates	
Housing Units	Number of Units
All Housing	22
All Occupied Housing	22
All Vacant housing	0

Median Housing Costs		
	Monthly	Annual
All-occupied	NR	NR
Gross rent	NR	NR
Owner-occupied	NR	NR
Housing units w/ mortgage	NR	NR
Housing units w/out a mortgage	NR	NR

Community Profile for: Karluk CDP

ANCSA Region: Koniag

Climate Zone: 7



Owner-occupied House with Mortgage, Median Value
NR

Owner-occupied House without a Mortgage, Median Value
\$137,500

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	\$ 5.00
Electricity with PCE (\$/kWh)	No PCE
Electricity without PCE (\$/kWh)	\$ 1.00

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 37,083
Renter-occupied	NR
Owner-occupied	\$ 43,214
w/ mortgage	NR
w/o mortgage	\$ 31,250

Housing Stock Estimates	
	Number of Units
All Housing	25
All Occupied Housing	16
All Vacant housing	9

Median Housing Costs		
	Monthly	Annual
All-occupied	\$ 717	\$ 8,604
Gross rent	NR	NR
Owner-occupied	\$ 683	\$ 8,196
Housing units w/ mortgage	NR	NR
Housing units w/out a mortgage	NR	NR

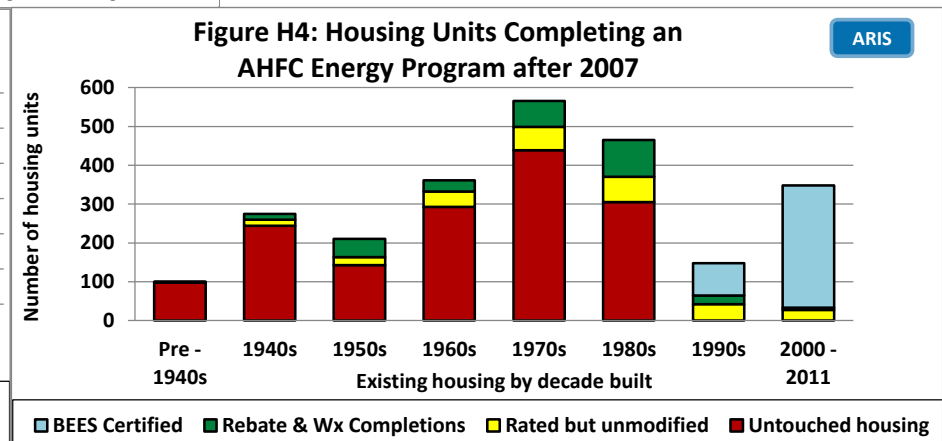
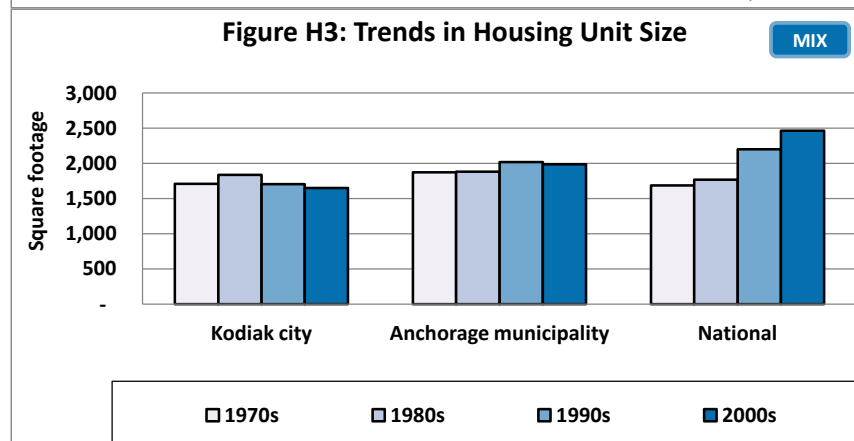
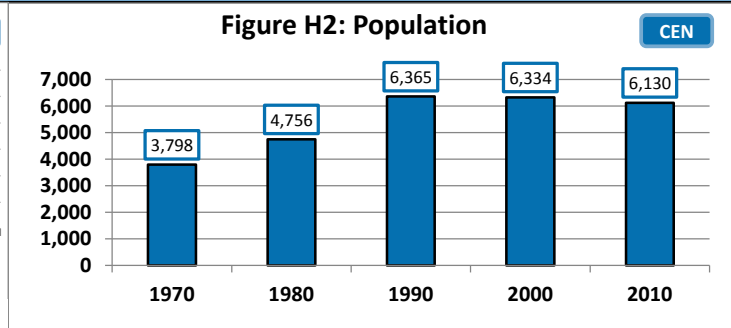
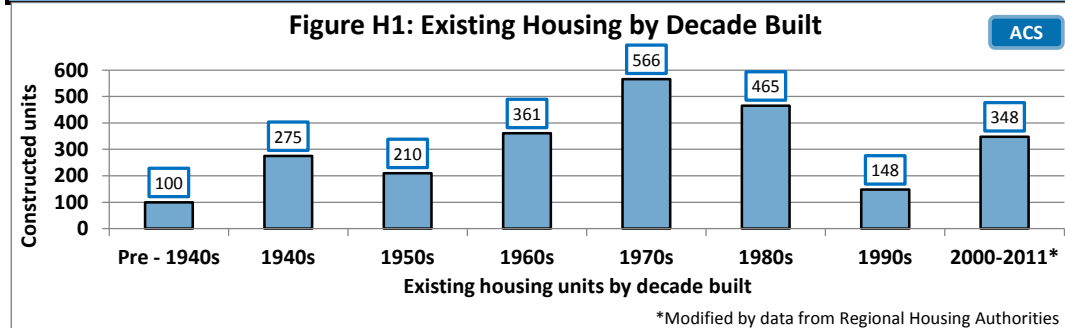
Community Profile for: Kodiak city

ANCSA Region: Koniag

Regional Housing Authority: Kodiak Island Housing Authority

BEES Climate Zone (Heating Degree Days): Zone 7 (8,539 HDD)

COMMUNITY - Kodiak city



Houses Lacking Complete Plumbing or Kitchen Facilities	Households	
	Number	Percent
Lack complete plumbing	42	2%
Lack complete kitchen	36	2%

Avg Annual Energy Cost with PCE	NO PCE
Avg Annual Energy Cost without PCE	\$6,156

Weatherization Program Retrofits (funding increased in 2008)	
Date Range	Units
2008-2011	90
2003-2007	24
1990-2002	84

Estimated Total Annual Community Space Heating Fuel Use		
Fuel Oil	1,732,901	(gallons)
Nat Gas	-	(ccf)
Electricity	1,246,112	(kWh)
Wood	1,914	(cords)
Propane	982	(gallons)
Coal	-	(tons)

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	\$4.26
Electricity with PCE (\$/kWh)	No PCE
Electricity cost without PCE (\$/kWh)	\$0.18

Housing Stock Estimates	Number of Units
All Housing	2345
All Occupied Housing	2102
All Vacant housing	243
Vacant Housing for Sale or Rent	77

OVERCROWDING & VENTILATION - Kodiak city

Figure H5: Overcrowded Units

ACS

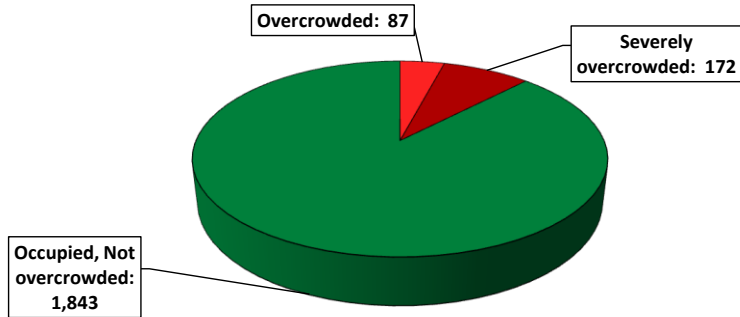


Figure H6: Housing Occupancy

MIX

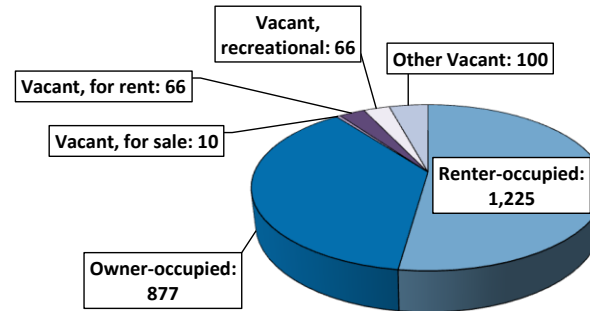


Figure H7: Average Air-Tightness of Current Homes by Decade Built

ARIS

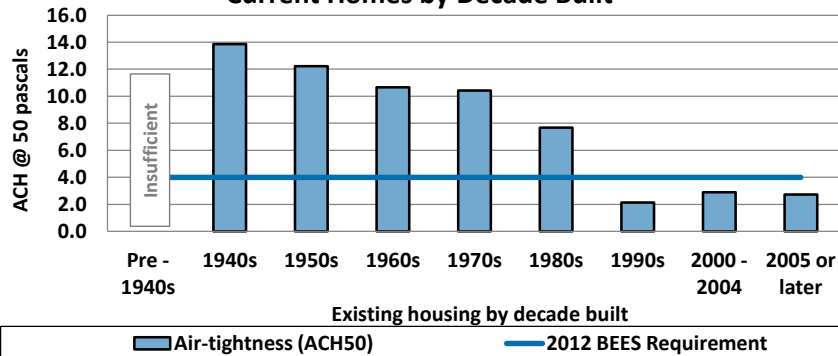


Figure H8: Existing Ventilation Type by Decade Built

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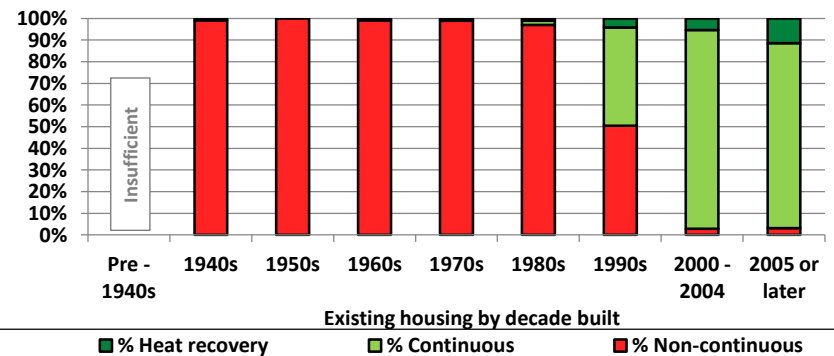


Figure H9: Percent of Housing Stock at High Risk of Moisture and Air Quality Problems

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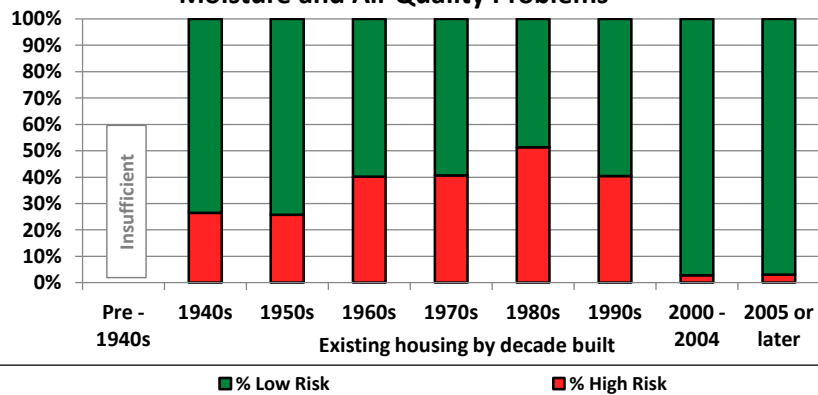
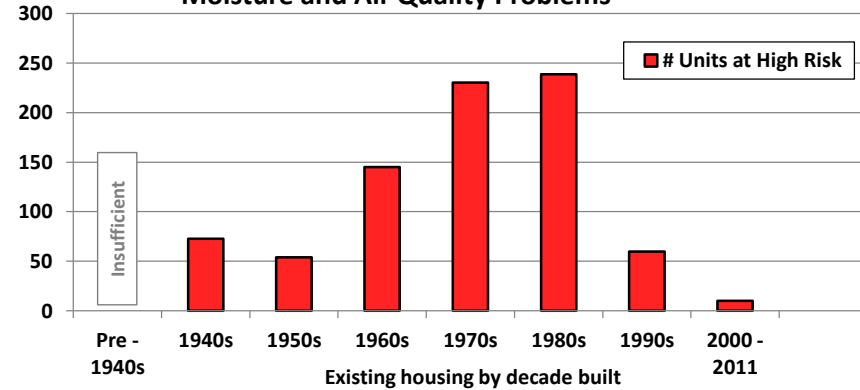


Figure H10: Quantity of Housing Stock at High Risk of Moisture and Air Quality Problems

ARIS



ENERGY - Kodiak city												
Current Kodiak city Housing Energy Characteristics By Decade Built												
Current Residential Units by Year Built	Number of Records	Avg Energy Rating Stars	Avg Energy Rating Points	Avg Sq. Feet	Avg. Annual Energy Cost	Avg. Annual Energy Use (million BTUs)	Avg Ann Energy by End Use (million Btus)			Avg. EUI (kBtUs/SF)	Avg. ECI (\$ / SF)	Avg. Home Heating Index
							Space Heating	DHW	Appliances			
OVERALL	1,144	2-star plus	67.4	1,660	\$ 6,156	184	118	31	29	110	\$ 3.73	8.8
Pre- 1940	3	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
1940- 49	47	2-star	50.5	1,248	\$ 6,255	186	134	25	27	163	\$ 5.49	14.3
1950- 59	112	2-star	59.0	1,435	\$ 6,368	196	137	31	28	142	\$ 4.79	12.1
1960- 69	97	2-star	59.5	1,683	\$ 6,933	215	154	31	30	135	\$ 4.49	11.7
1970- 79	196	2-star plus	62.9	1,710	\$ 6,873	208	147	32	29	131	\$ 4.40	11.2
1980- 89	254	3-star	71.5	1,836	\$ 6,241	189	128	31	31	107	\$ 3.51	8.8
1990- 99	171	4-star plus	87.2	1,706	\$ 4,544	124	28	11	10	74	\$ 2.69	4.6
2000- 2004	250	5-star	91.6	1,652	\$ 3,634	98	40	32	25	61	\$ 2.26	3.0
2005 or later	106	5-star	91.3	2,009	\$ 4,267	117	56	32	28	61	\$ 2.24	3.4

Figure H11: Current Average Energy Use Intensity and Average Square Footage by Decade Built

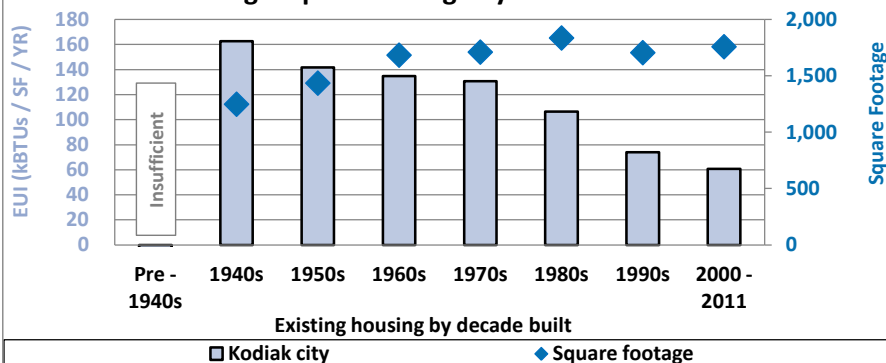
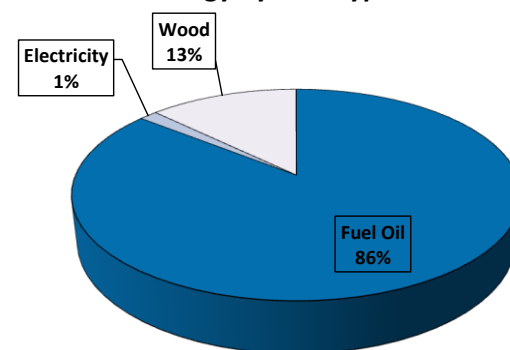


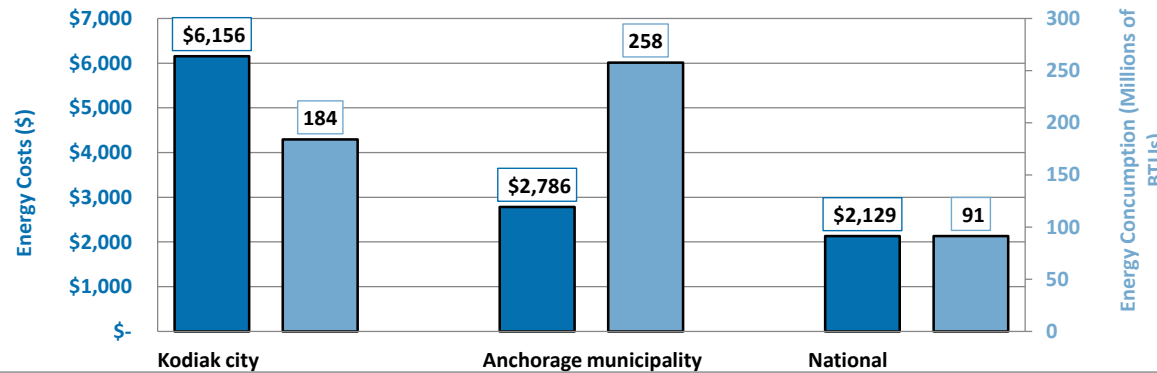
Figure H12: Percent of Total Residential Space Heating Energy by Fuel Type



Current Kodiak city Housing Envelope Characteristics By Decade Built											
Current Residential Units by Year Built	Number of Records	ACH 50	Ceiling R	Above Grade Wall R	Below Grade Wall R	Above Grade Floor R	On Grade Floor R	Below Grade Floor R	Door U	Garage Door U	Window U
OVERALL	1,144	8.2	25	13	5	17	3	3	0.31	0.27	0.50
Pre- 1940	3	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
1940- 49	47	13.9	18	10	3	13	2	2	0.37	NR	0.57
1950- 59	112	12.2	21	11	3	17	2	3	0.35	NR	0.54
1960- 69	97	10.7	18	10	3	14	2	2	0.34	0.33	0.61
1970- 79	196	10.4	19	12	4	16	3	3	0.35	0.28	0.56
1980- 89	254	7.7	28	15	5	16	3	3	0.32	0.32	0.54
1990- 99	171	2.1	91	44	23	59	7	7	0.10	0.08	0.18
2000- 2004	250	2.9	47	18	11	33	3	3	0.23	0.19	0.33
2005 or later	106	2.7	51	18	11	28	4	4	0.24	0.18	0.33
BEES 2009 - Climate Zone 7		7.0	38	21	15	38	15	15	0.33	0.33	0.33
BEES 2012 - Climate Zone 7		4.0	43	25	15	38	15	15	0.30	0.30	0.30

AFFORDABILITY - Kodiak city

Figure H13: Average Annual Home Energy Costs and Use



Housing Information	Avg Household Size (# of people)
All-occupied	2.8
Owner-occupied	3.5
renter-occupied	2.3

Owner-occupied House with Mortgage, Median Value
\$189,400

Owner-occupied House without a Mortgage, Median Value
\$205,400

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 58,670
Renter-occupied	\$ 48,839
Owner-occupied	\$ 83,304
w/ mortgage	\$ 94,917
w/o mortgage	\$ 43,281

Median Housing Costs		
	Monthly	Annual
All-occupied	\$ 1,108	\$ 13,296
Gross rent	\$ 923	\$ 11,076
Owner-occupied	\$ 1,705	\$ 20,460
Housing units w/ mortgage	\$ 1,970	\$ 23,640
Housing units w/out a mortgage	\$ 574	\$ 6,888

Avg % of Median Income Spent on Energy	10.5%
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Figure H14: Affordability - Housing Costs as a Percent of Income

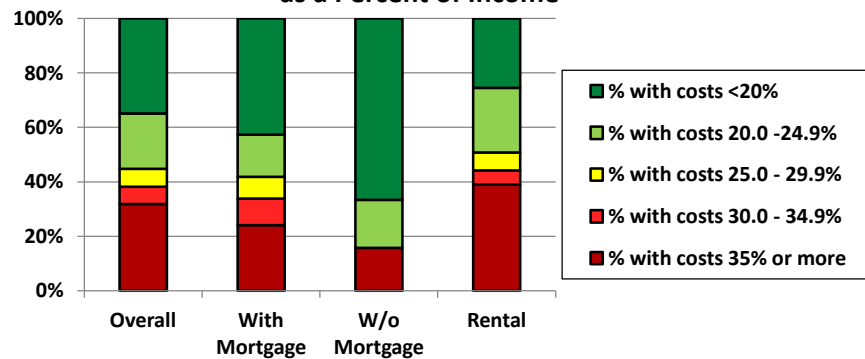
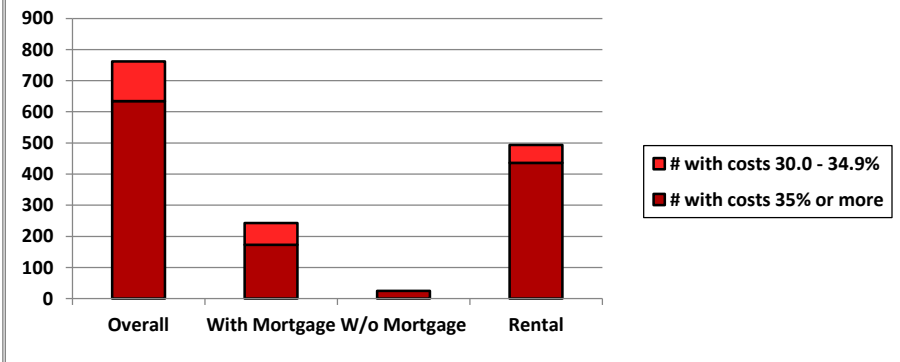


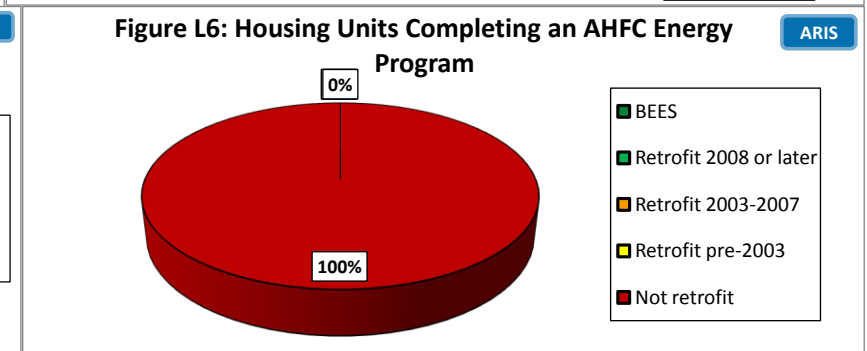
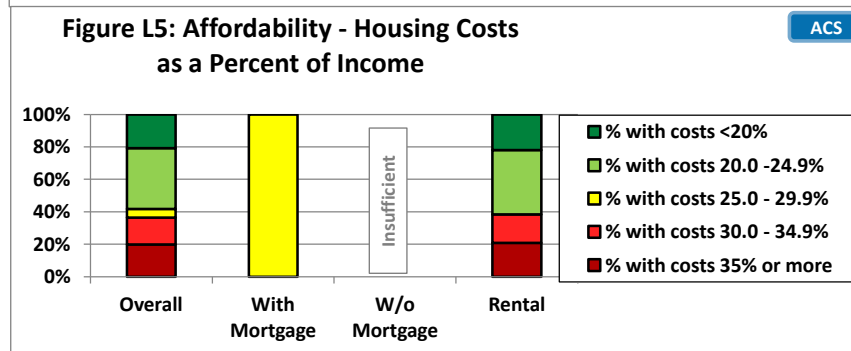
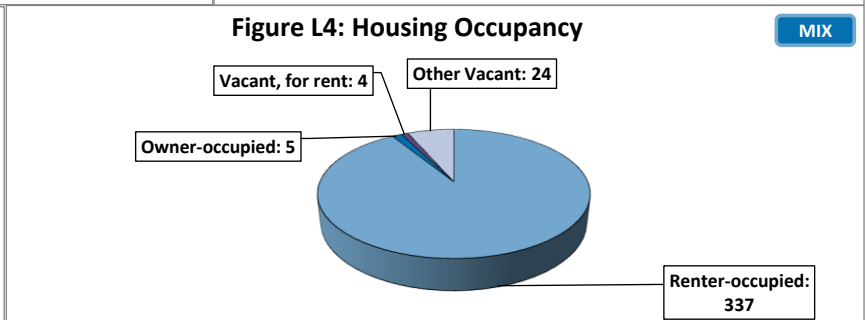
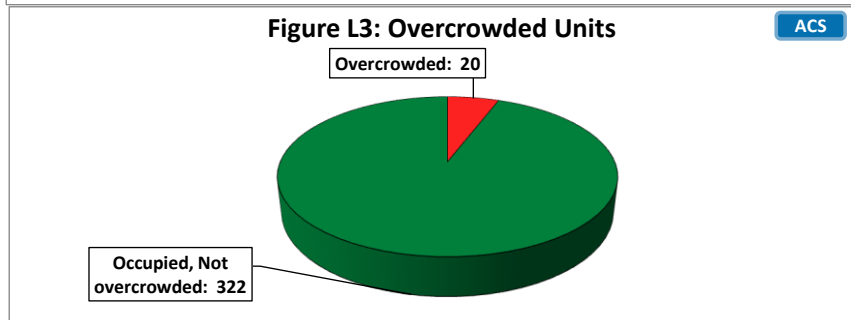
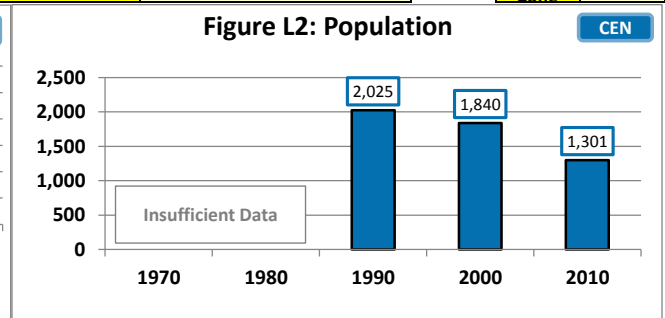
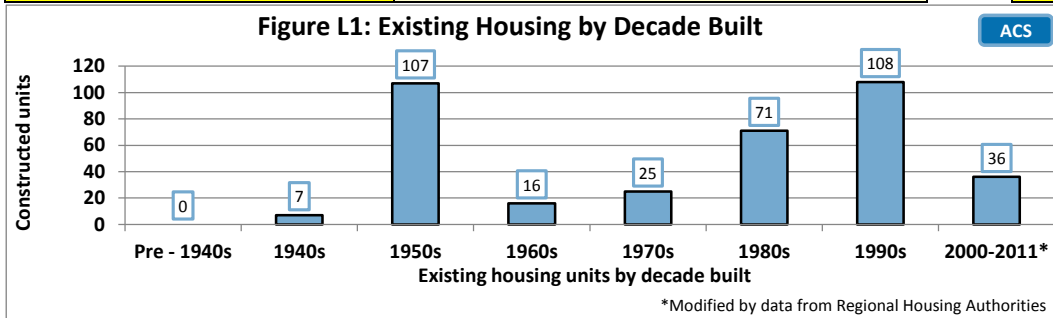
Figure H15: Number of Cost-Burdened Housing Units



Community Profile for: Kodiak Station CDP

ANCSA Region: Koniag

Climate Zone: 7



Owner-occupied House with Mortgage, Median Value
NR

Owner-occupied House without a Mortgage, Median Value
NR

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	No Data
Electricity with PCE (\$/kWh)	No Data
Electricity without PCE (\$/kWh)	No Data

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 66,176
Renter-occupied	\$ 65,809
Owner-occupied w/ mortgage	NR
w/o mortgage	NR

Median Housing Costs		
	Monthly	Annual
All-occupied	\$ 1,350	\$ 16,200
Gross rent	\$ 1,325	\$ 15,900
Owner-occupied	NR	NR
Housing units w/ mortgage	NR	NR
Housing units w/out a mortgage	NR	NR

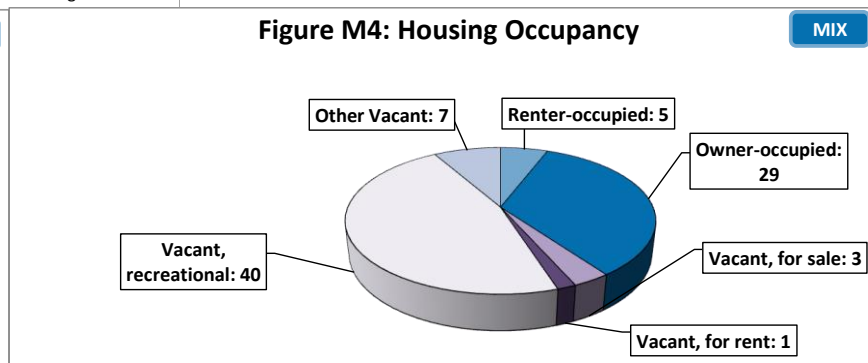
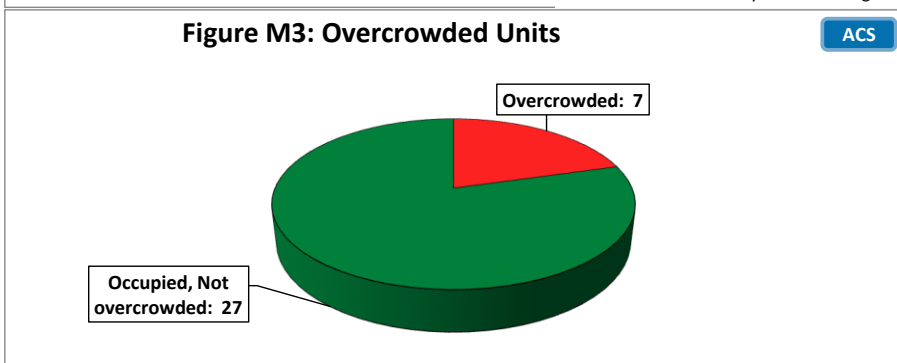
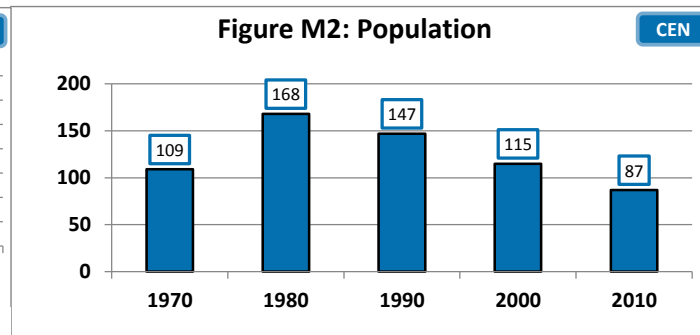
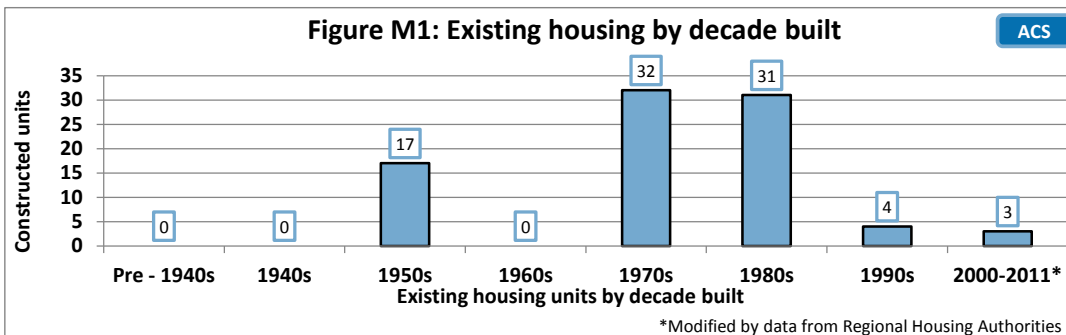
Housing Stock Estimates	Number of Units
All Housing	370
All Occupied Housing	342
All Vacant housing	28

Community Profile for: Larsen Bay city

ANCSA Region: Koniag

Regional Housing Authority: Kodiak Island Housing Authority

BEES Climate Zone (Heating Degree Days): Zone 7 (9,065 HDD)



Residential Unit Categories	Number of records	Avg Energy Rating Stars	Avg Energy Rating Points	Avg Sq. Feet	Avg. Ann Energy Cost	Avg. Ann Energy Use (million BTUs)	Avg. EUI (kBtus/SF)	Avg. ECI	Avg. Home Heating Index	% Tight Homes, No Ventilation
Pre-retrofit units	0	NR	NR	NR	NR	NR	NR	NR	NR	NR
Retrofit units	0	NR	NR	NR	NR	NR	NR	NR	NR	NR
New construction	3	5-star plus	92.2	1,114	\$ 3,783	72	65	\$3.40	2.0	0%

Residential Unit Categories	Number of Records	ACH 50	Ceiling R	Above Grade Wall R	Below Grade Wall R	Above Grade Floor R	On Grade Floor R	Below Grade Floor R	Door U	Garage Door U	Window U
Pre-retrofit units	0	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Retrofit units	0	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
New construction	3	3.9	46	22	NR	35	NR	NR	0.19	NR	0.31

BEES 2009	7.0	38	21	15	38	15	15	0.33	0.33	0.33
BEES 2012	4.0	43	25	15	38	15	15	0.30	0.30	0.30

Figure M5: Average Annual Home Energy Costs and Use

MIX

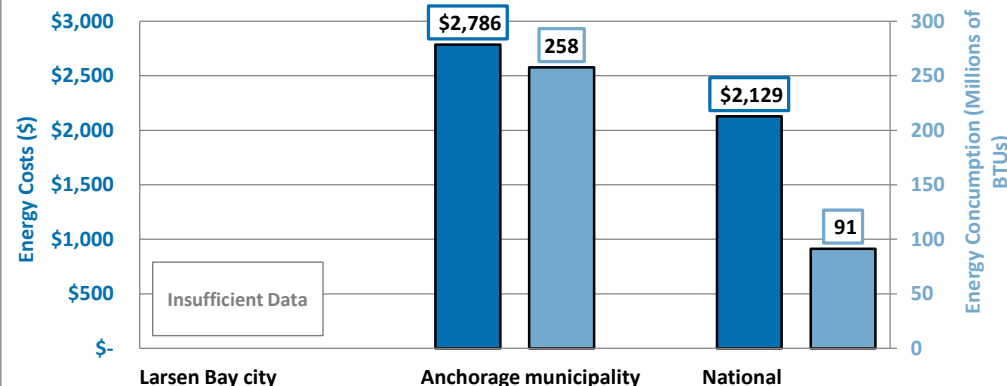
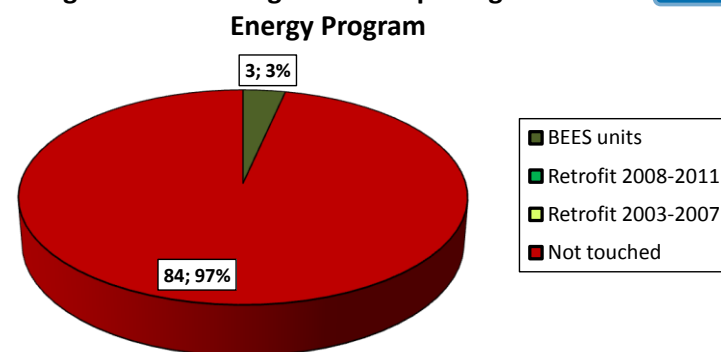


Figure M6: Housing Units Completing an AHFC Energy Program

ARIS



AFFORDABILITY - Larsen Bay city

Owner occupied House with Mortgage, Median Value
\$98,900

Owner-occupied House without a Mortgage, Median Value
\$53,800

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	\$ 5.74
Electricity with PCE (\$/kWh)	\$ 0.25
Electricity without PCE (\$/kWh)	\$ 0.41

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 71,000
Renter-occupied	\$ 35,417
Owner-occupied	\$ 72,250
w/ mortgage	\$ 83,750
w/o mortgage	\$ 71,750

Average Annual Energy Cost	
With PCE	NO PCE
Without PCE	\$168

Avg % Median Income spent on Energy	0.2%
-------------------------------------	------

Median Housing Costs		
	Monthly	Annual
All-occupied	\$ 775	\$ 9,300
Gross rent	\$ 642	\$ 7,704
Owner-occupied	\$ 917	\$ 11,004
Housing units w/ mortgage	\$ 1,188	\$ 14,256
Housing units w/out a mortgage	\$ 538	\$ 6,456

Housing Stock Estimates	Number of Units
All Housing	85
All Occupied Housing	34
All Vacant housing	51
Vacant Housing for Sale/Rent	4

Figure M7: Affordability - Housing Costs as a Percent of Income

ACS

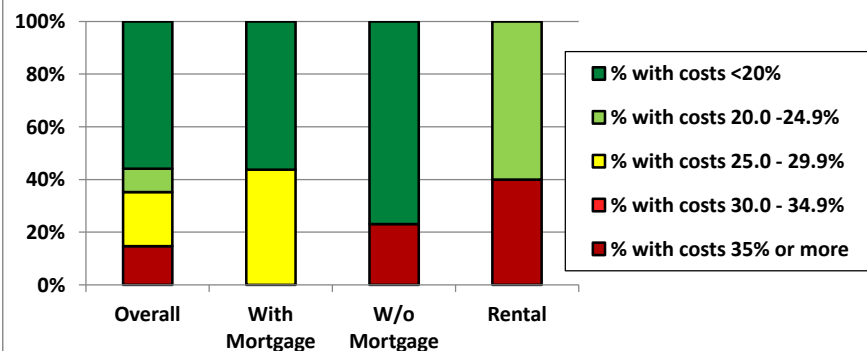
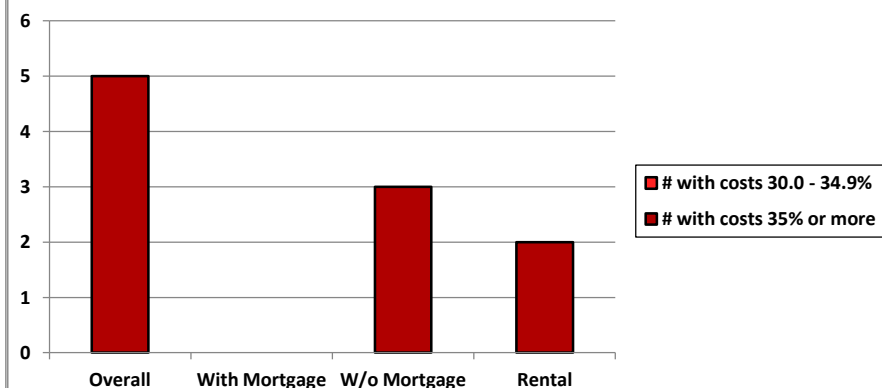


Figure M8: Number of Cost-Burdened Housing Units

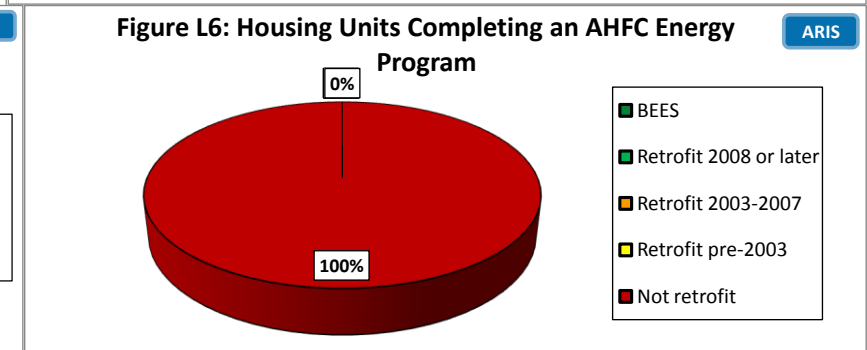
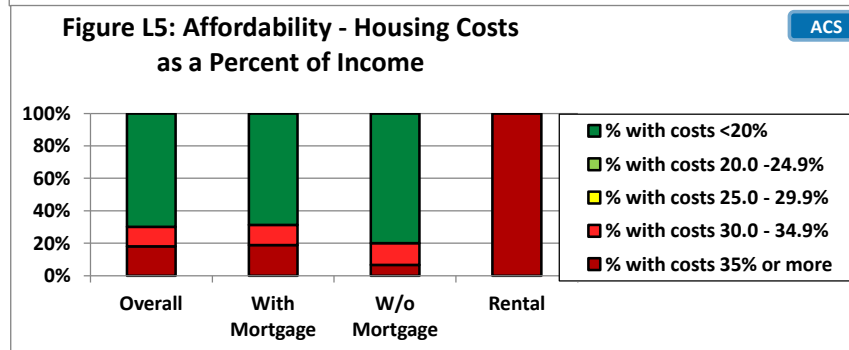
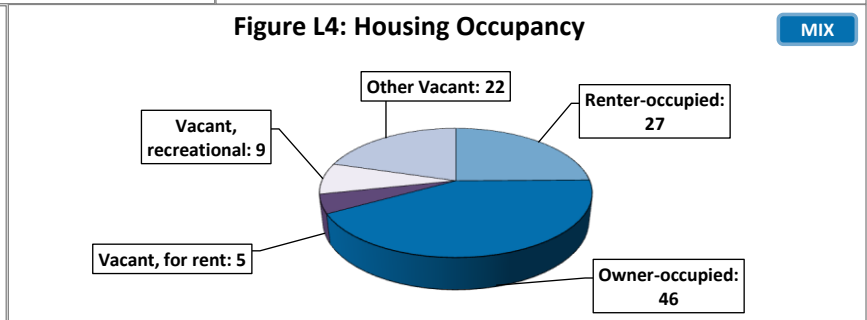
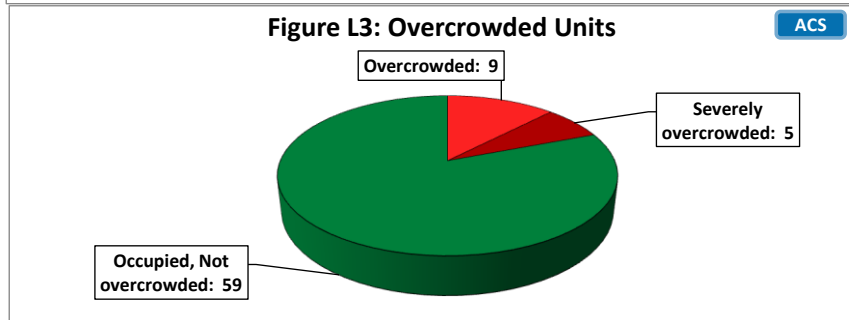
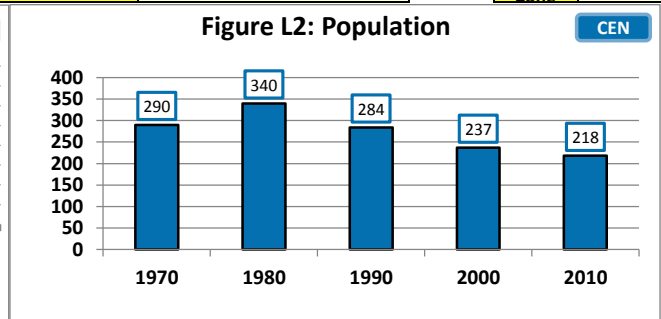
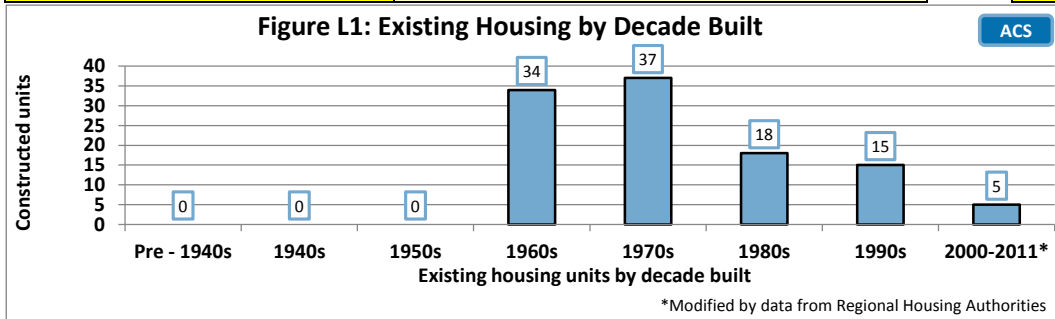
ACS



Community Profile for: Old Harbor city

ANCSA Region: Koniag

Climate Zone: 7



Owner-occupied House with Mortgage, Median Value
\$75,000

Owner-occupied House without a Mortgage, Median Value
\$66,000

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	\$ 5.92
Electricity with PCE (\$/kWh)	\$ 0.21
Electricity without PCE (\$/kWh)	\$ 0.55

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 50,179
Renter-occupied	\$ 35,417
Owner-occupied	\$ 63,500
w/ mortgage	\$ 59,000
w/o mortgage	\$ 64,500

Housing Stock Estimates	
	Number of Units
All Housing	109
All Occupied Housing	73
All Vacant housing	36

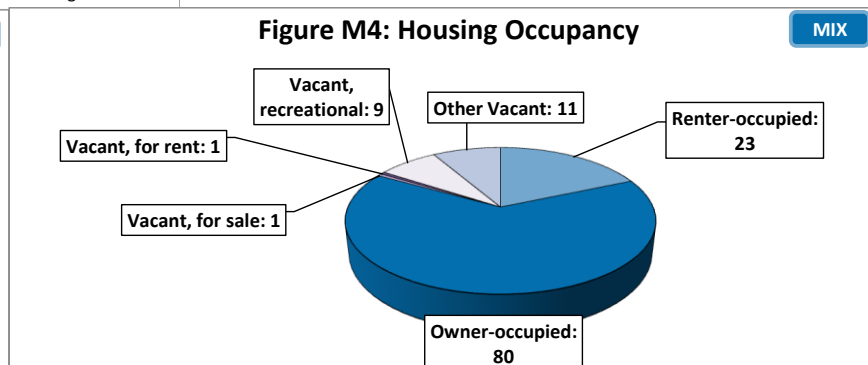
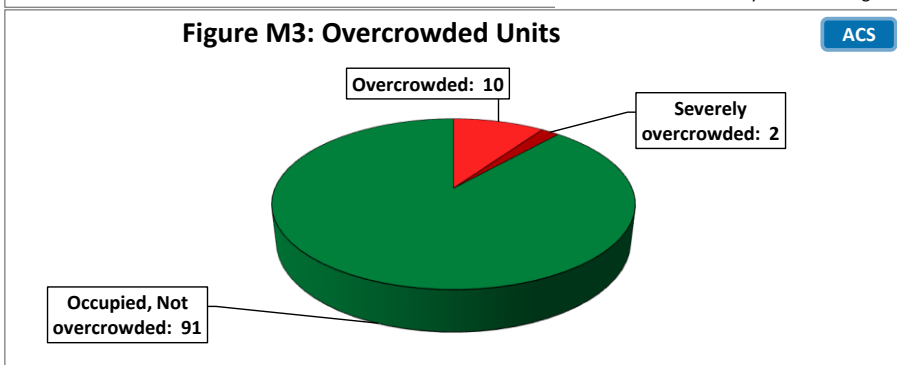
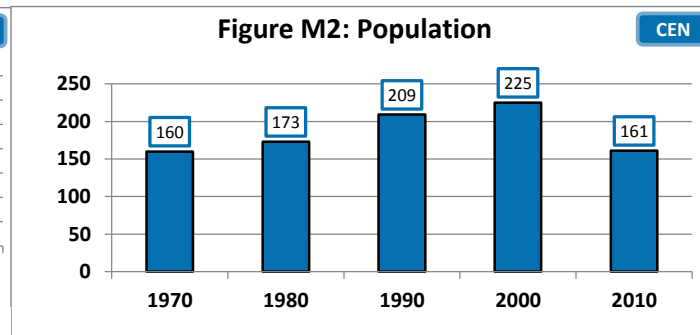
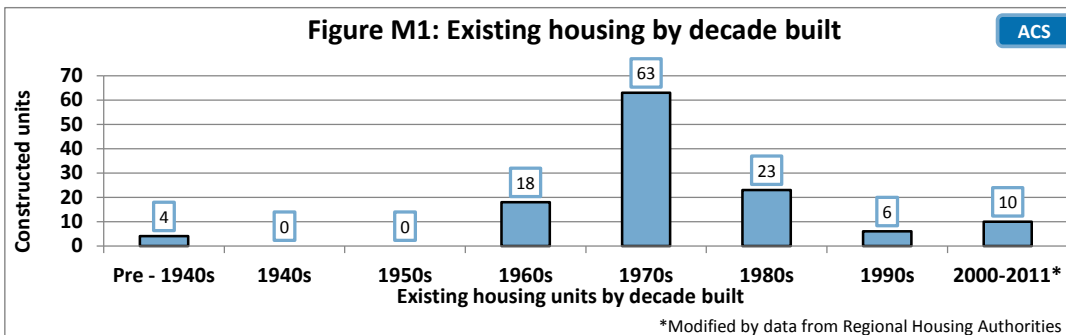
Median Housing Costs		
	Monthly	Annual
All-occupied	\$ 667	\$ 8,004
Gross rent	NR	NR
Owner-occupied	\$ 611	\$ 7,332
Housing units w/ mortgage	\$ 720	\$ 8,640
Housing units w/out a mortgage	\$ 600	\$ 7,200

Community Profile for: Ouzinkie city

ANCSA Region: Koniag

Regional Housing Authority: Kodiak Island Housing Authority

BEES Climate Zone (Heating Degree Days): Zone 7 (8,539 HDD)



Ouzinkie city Housing Energy Characteristics

Residential Unit Categories	Number of records	Avg Energy Rating Stars	Avg Energy Rating Points	Avg Sq. Feet	Avg. Ann Energy Cost	Avg. Ann Energy Use (million BTUs)	Avg. EUI (kBtus/SF)	Avg. ECI	Avg. Home Heating Index	% Tight Homes, No Ventilation
Pre-retrofit units	0	NR	NR	NR	NR	NR	NR	NR	NR	NR
Retrofit units	0	NR	NR	NR	NR	NR	NR	NR	NR	NR
New construction	6	5-star	89.3	1,332	\$ 3,548	85	65	\$2.68	2.6	0%

Ouzinkie city Housing Envelope Characteristics

Residential Unit Categories	Number of Records	ACH 50	Ceiling R	Above Grade Wall R	Below Grade Wall R	Above Grade Floor R	On Grade Floor R	Below Grade Floor R	Door U	Garage Door U	Window U
Pre-retrofit units	0	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Retrofit units	0	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
New construction	6	4.5	47	17	NR	37	NR	NR	0.19	NR	0.39

BEES 2009	7.0	38	21	15	38	15	15	0.33	0.33	0.33
BEES 2012	4.0	43	25	15	38	15	15	0.30	0.30	0.30

Figure M5: Average Annual Home Energy Costs and Use

MIX

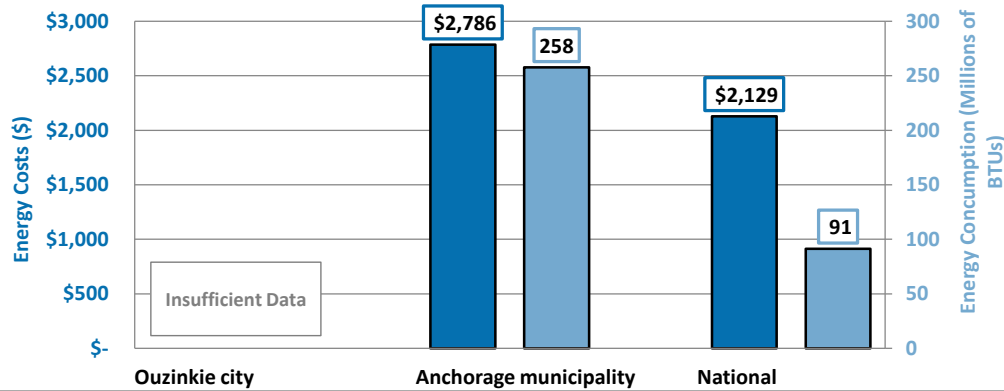
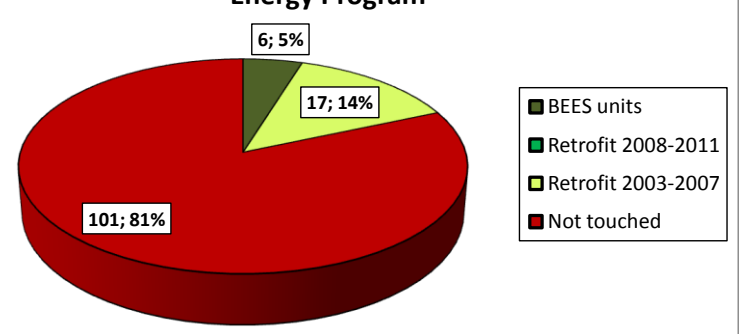


Figure M6: Housing Units Completing an AHFC Energy Program

ARIS



AFFORDABILITY - Ouzinkie city

Owner occupied House with Mortgage, Median Value
\$160,600
Owner-occupied House without a Mortgage, Median Value
\$103,800

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 34,375
Renter-occupied	\$ 31,250
Owner-occupied	\$ 46,250
w/ mortgage	\$ 49,375
w/o mortgage	\$ 43,125

Median Housing Costs		
	Monthly	Annual
All-occupied	\$ 570	\$ 6,840
Gross rent	\$ 730	\$ 8,760
Owner-occupied	\$ 491	\$ 5,892
Housing units w/ mortgage	\$ 1,297	\$ 15,564
Housing units w/out a mortgage	\$ 392	\$ 4,704

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	\$ 4.86
Electricity with PCE (\$/kWh)	\$ 0.15
Electricity without PCE (\$/kWh)	\$ 0.39

Average Annual Energy Cost	
With PCE	NO PCE
Without PCE	\$240

Housing Stock Estimates	Number of Units
All Housing	124
All Occupied Housing	103
All Vacant housing	21
Vacant Housing for Sale/Rent	1

Avg % Median Income spent on Energy	0.7%
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Figure M7: Affordability - Housing Costs as a Percent of Income

ACS

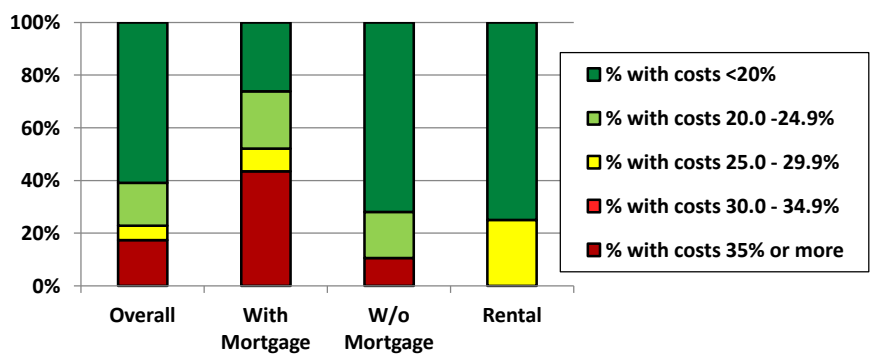
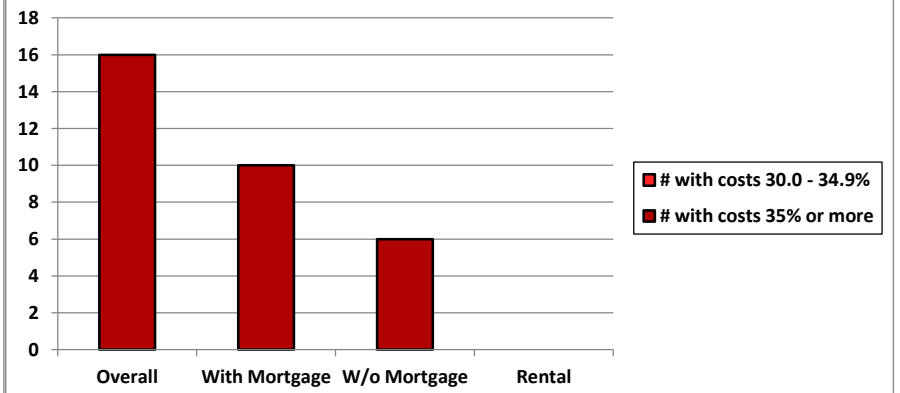


Figure M8: Number of Cost-Burdened Housing Units

ACS

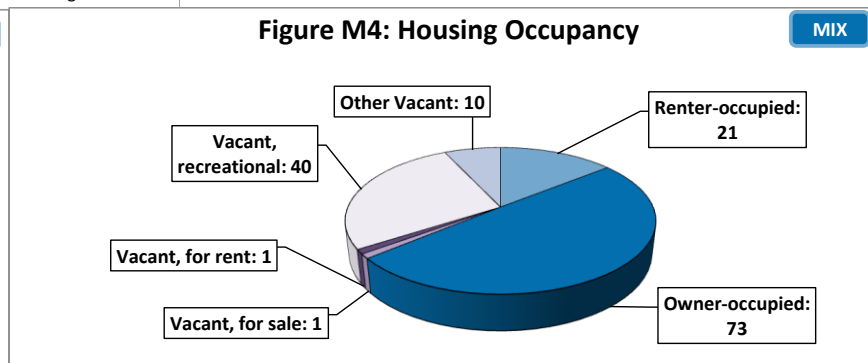
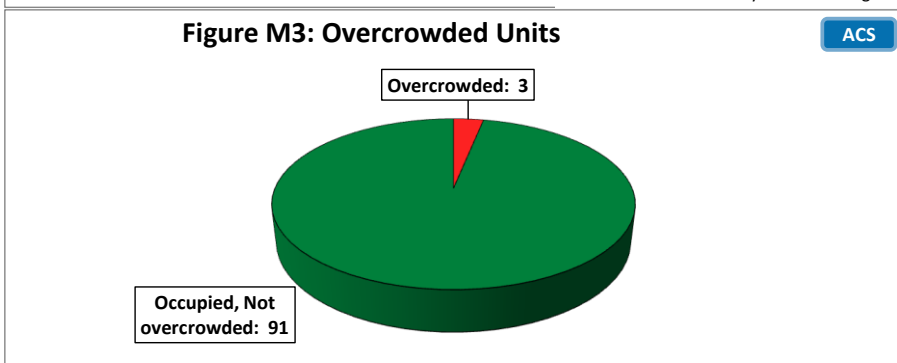
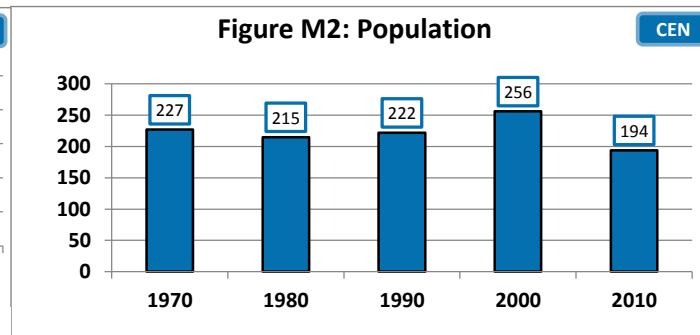
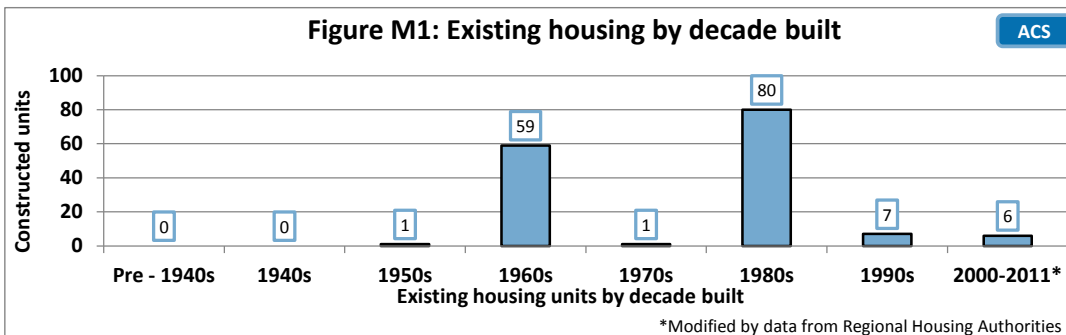


Community Profile for: Port Lions city

ANCSA Region: Koniag

Regional Housing Authority: Kodiak Island Housing Authority

BEES Climate Zone (Heating Degree Days): Zone 7 (8,539 HDD)



Port Lions city Housing Energy Characteristics											
Residential Unit Categories	Number of records	Avg Energy Rating Stars	Avg Energy Rating Points	Avg Sq. Feet	Avg. Ann Energy Cost	Avg. Ann Energy Use (million BTUs)	Avg. EUI (kBtus/SF)	Avg. ECI	Avg. Home Heating Index	% Tight Homes, No Ventilation	
Pre-retrofit units	1	NR	NR	NR	NR	NR	NR	NR	NR	NR	
Retrofit units	0	NR	NR	NR	NR	NR	NR	NR	NR	NR	
New construction	6	5-star	91.9	1,237	\$ 3,037	70	59	\$2.59	2.1	17%	

Port Lions city Housing Envelope Characteristics											
Residential Unit Categories	Number of Records	ACH 50	Ceiling R	Above Grade Wall R	Below Grade Wall R	Above Grade Floor R	On Grade Floor R	Below Grade Floor R	Door U	Garage Door U	Window U
Pre-retrofit units	1	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Retrofit units	0	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
New construction	6	3.3	45	22	NR	35	NR	NR	0.19	NR	0.31

BEES 2009	7.0	38	21	15	38	15	15	0.33	0.33	0.33
BEES 2012	4.0	43	25	15	38	15	15	0.30	0.30	0.30

Figure M5: Average Annual Home Energy Costs and Use

MIX

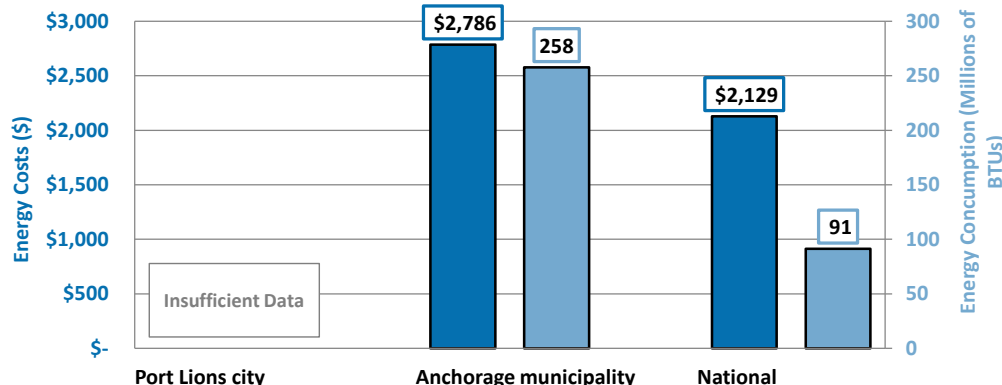
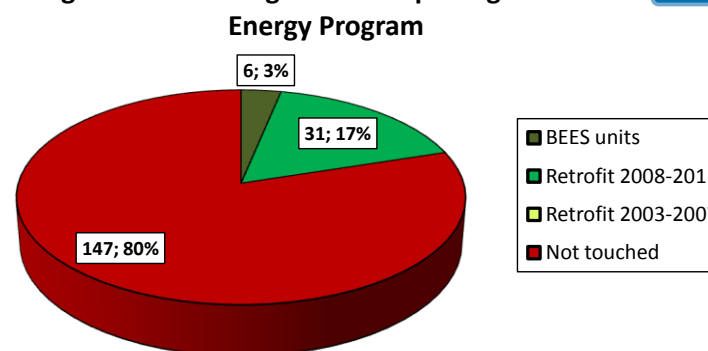


Figure M6: Housing Units Completing an AHFC Energy Program

ARIS



AFFORDABILITY - Port Lions city

Owner occupied House with Mortgage, Median Value
\$154,200

Owner-occupied House without a Mortgage, Median Value
\$151,600

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	\$ 5.13
Electricity with PCE (\$/kWh)	No PCE
Electricity without PCE (\$/kWh)	\$ 0.18

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 95,259
Renter-occupied	\$ 95,625
Owner-occupied	\$ 47,188
w/ mortgage	\$ 41,250
w/o mortgage	\$ 95,250

Average Annual Energy Cost	
With PCE	NO PCE
Without PCE	\$1,327

Avg % Median Income spent on Energy	1.4%
-------------------------------------	------

Median Housing Costs		
	Monthly	Annual
All-occupied	\$ 536	\$ 6,432
Gross rent	\$ 532	\$ 6,384
Owner-occupied	\$ 531	\$ 6,372
Housing units w/ mortgage	\$ 920	\$ 11,040
Housing units w/out a mortgage	\$ 459	\$ 5,508

Housing Stock Estimates	Number of Units
All Housing	147
All Occupied Housing	94
All Vacant housing	53
Vacant Housing for Sale/Rent	3

Figure M7: Affordability - Housing Costs as a Percent of Income

ACS

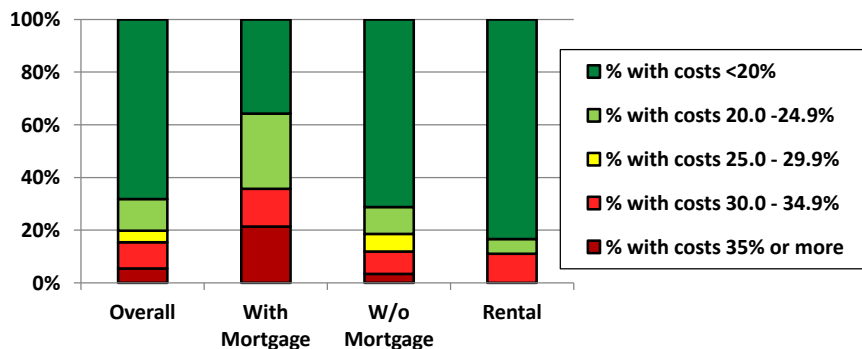
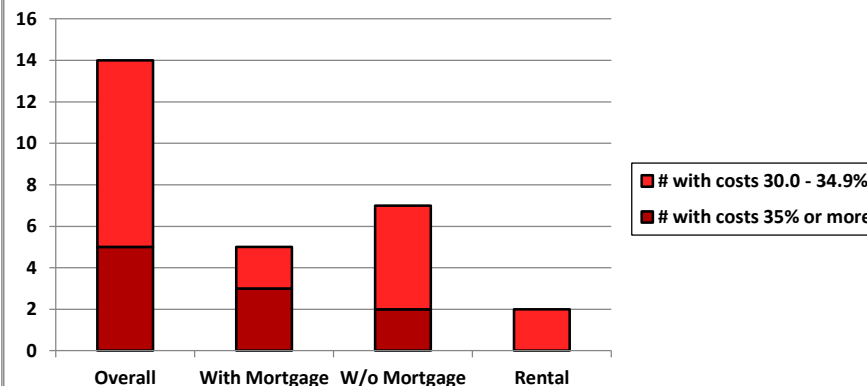


Figure M8: Number of Cost-Burdened Housing Units

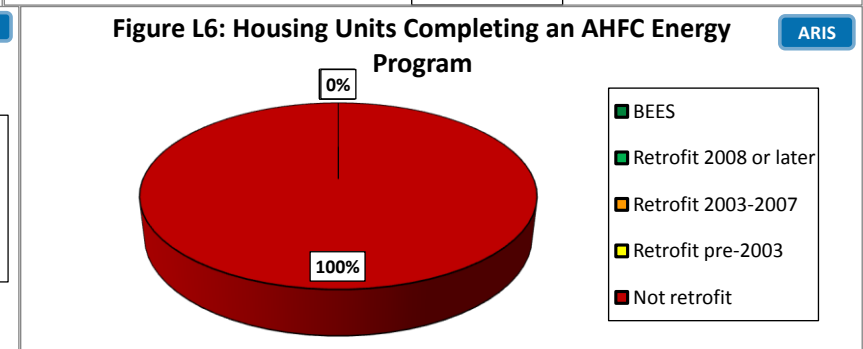
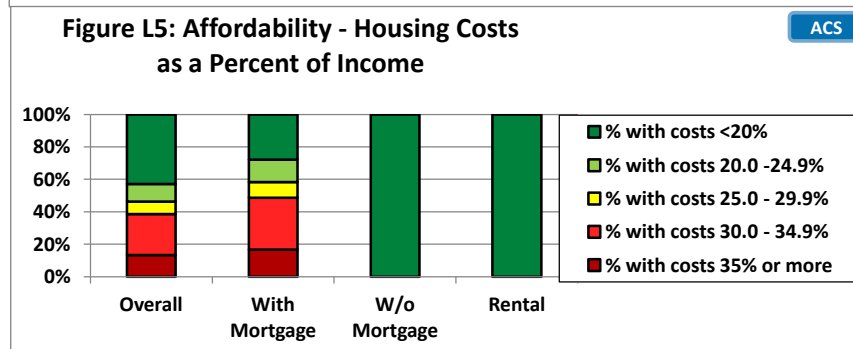
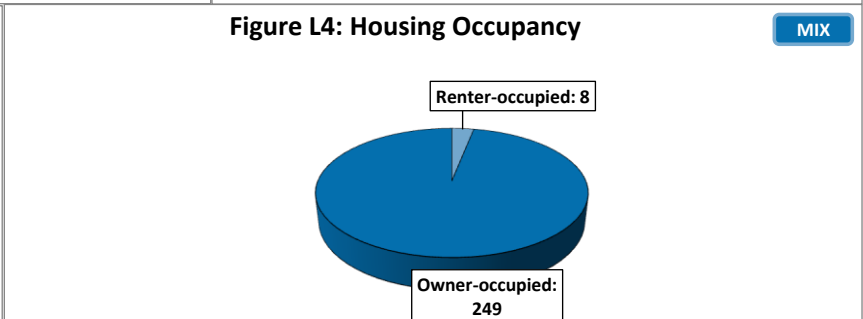
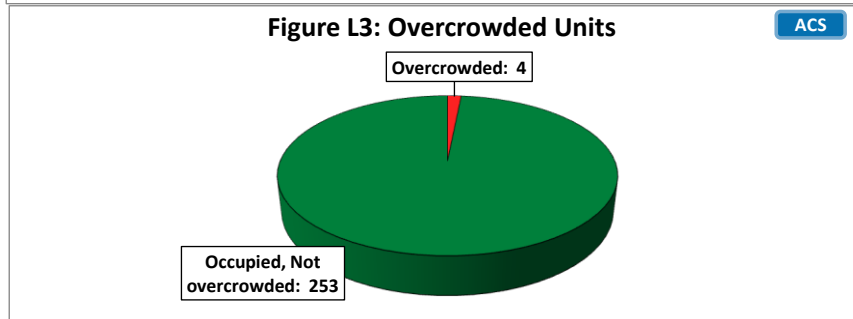
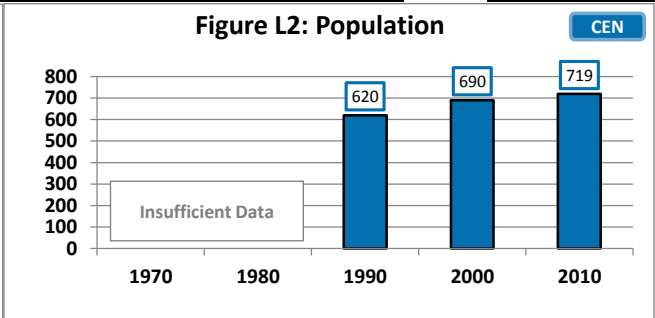
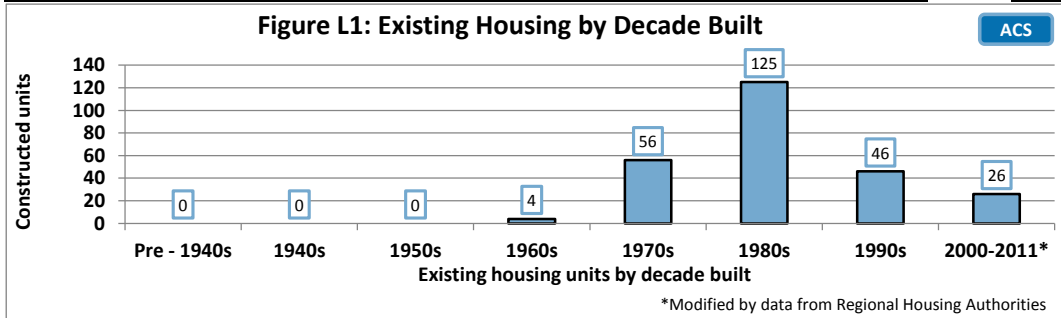
ACS



Community Profile for: Womens Bay CDP

ANCSA Region: Koniag

Climate Zone: 7



Owner-occupied House with Mortgage, Median Value
\$298,800

Owner-occupied House without a Mortgage, Median Value
\$223,100

Estimated Energy Prices as of January 2013	
#1 Fuel oil cost (\$ / gallon)	No Data
Electricity with PCE (\$/kWh)	No Data
Electricity without PCE (\$/kWh)	No Data

Median Annual Household Income	
Housing Units	Household Income
All-occupied	\$ 90,481
Renter-occupied	\$ 92,500
Owner-occupied	\$ 90,481
w/ mortgage	\$ 84,875
w/o mortgage	\$ 90,865

Housing Stock Estimates	
Housing Stock Estimates	Number of Units
All Housing	257
All Occupied Housing	257
All Vacant housing	0

Median Housing Costs		
	Monthly	Annual
All-occupied	\$ 1,813	\$ 21,756
Gross rent	\$ 1,375	\$ 16,500
Owner-occupied	\$ 1,818	\$ 21,816
Housing units w/ mortgage	\$ 1,940	\$ 23,280
Housing units w/out a mortgage	\$ 446	\$ 5,352