



Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, January 09, 2024 at 6:00 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 990 0366 1092 Password: 725933

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, PLEDGE OF ALLEGIANCE, 6:00 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

RECONSIDERATION

CONSENT AGENDA (Items listed below are considered routine and non-controversial by the Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business.)

- [A.](#) Unapproved Minutes for the Regular Meeting on November 14, 2023

VISITORS/PRESENTATIONS (10 minute time limit)

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. January Staff Report - Julie Engebretsen, Economic Development Manager
- B. Chamber Director Report
- [C.](#) Homer Marine Trades Association Report
- D. Kenai Peninsula Economic Development District Report
- E. Port Expansion Report
- F. Guiding Homer's Growth Group Report
- G. HERC Update Report

PUBLIC HEARING

PENDING BUSINESS

- [A.](#) Short Term Rentals
- [B.](#) Strategic Plan
- [C.](#) Housing
- [D.](#) Winter Survey

Memorandum from Commissioner Kim as backup.

NEW BUSINESS

INFORMATIONAL MATERIALS

- [A.](#) City Manager's Report for January 8, 2024
- [B.](#) City of Homer Newsletter for January 2024
- [C.](#) EDC 2024 Meeting Calendar & Commissioner Attendance at Council Meetings

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE MAYOR/COUNCIL (If Present)

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Tuesday, February 13, 2024 at 6:00 p.m.** A work session will be held prior to the meeting at **5:00 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

CALL TO ORDER

Session 23-09 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:00 p.m. on November 14, 2023 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS MARKS, AREVALO, BRENNAN, HASCHE, KIM & PITZMAN

ABSENT: COMMISSIONER BROWN & STUDENT REPRESENTATIVE PEARSON

STAFF: ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

KIM/PITZMAN MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Scott Adams, city resident, spoke briefly to Ordinance 23-61. He commented on the fee for the proposed permit and the nuisances within the code regarding public safety and capacity. He also brought up parking and his concerns about other ordinances that aren't currently enforced.

Jonathon Young, city resident, raised the question of what the dangers are when it comes to fires for short-term rentals, and whether or not that will be applied to long-term rentals as well if passed.

Marcia Kuzmaul, city resident, informed the Commission that she is the president of the Homer Bed & Breakfast Association. She shared some of her concerns which included businesses not having business licenses, businesses not registering and collecting sales tax and businesses not having appropriate liability insurance. She added that her association is looking forward to working with the appropriate commissions as well as the City to further investigate the ordinance.

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Minutes for the Regular Meeting of October 10, 2023

PITZMAN/KIM MOVED TO APPROVE THE REGULAR MEETING MINUTES ON THE CONSENT AGENDA.

Commissioner Arevalo pointed out a few corrections that she suggested should be made to the minutes.

AREVALO/PITZMAN MOVED TO AMEND THE REGULAR MEETING MINUTES ON THE CONSENT AGENDA BY MAKING THE FOLLOWING CHANGES:

- On page 4 of the minutes, last sentence of the first paragraph – changed “Commission” to “Council.”

- On page 5 of the minutes, third sentence of the third to last paragraph – changed “that” to “than.”
- On page 6 of the minutes, second sentence of the third to last paragraph – changed “agreeance” to “agreement.”
- On page 6 of the minutes, in the second to last paragraph – insert “(streetscape)” after the portion that reads “dying trees...”

There was no discussion.

VOTE (AMENDMENT): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VOTE (MAIN MOTION): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

A. Nine Star Education & Employment Services, Rhapsody Soderberg

Rhapsody Soderberg with Nine Star Education & Employment Services took to the podium to deliver her presentation. Ms. Soderberg stated that Nine Star’s mission is to help all Alaskans get a job, keep a job and advance on the job through education and employment services. She added that Nine Star has been in Alaska for over 40 years, they are non-profit and they work with all age groups. Nine Star in Homer works within the 16-24 age group specifically. The group is exclusive to out-of-school youth that have dropped out or graduated, but face barriers to employment or educational advancement. Ms. Soderberg listed the basic program elements including tutoring, study skills, training and instruction. She also provided insight on the CyberLYNX program, which allows people to go back to high school and get their diploma through an online program where they’re paired with a coach. She briefly discussed internship opportunities and leader development opportunities, noting that Nine Star just sent two youth to Anchorage where they took a peer-to-peer support specialist two week training. One of the youth that just got back is already applying for a position here in Homer. Nine Star provides adult mentoring, supportive services and follow-up services for the full year after an individual has exited the program. In terms of careers, Nine Star offers the service of career exploration to assist an individual in identifying and understanding what steps to take in order to enter the chosen career. Tuition funding may be rendered to remove the cost barrier to entry. Ms. Soderberg concluded her presentation with a list of all of Nine Star’s locations throughout the state, followed up with a question and answer segment.

Commissioner Pitzman inquired on how Homer was lucky enough to receive the Nine Star Services. Ms. Soderberg answered that it was in response to the opioid crisis. Nine Star in Homer was originally working out of the recreation center, and was largely funded through the Workforce Innovation Opportunity Act (WIOA).

Commissioner Kim asked for clarification that Nine Star covers the compensation for employers that take on interns. Ms. Soderberg confirmed that was accurate and added that Nine Star will cover liability as well. Mr. Kim went on to ask if people that are outside of the 16-24 age range are ineligible for the program in Homer. Eugene Algiene, Director of the Youth Program, stated that the terms of the WIOA

grant only allow them to work with 16-24 year olds. He added that when someone ages out there are other grants that they will refer them to.

Commissioner Arevalo asked if Nine Star was hoping to have other businesses participate in the internship/mentorship as a result of the presentation to the Commission. Ms. Soderberg said they were anticipating that, and added that she has already been approached by some of the City employees about having an intern work with the Parks & Rec Department. She continued, saying that the library is on board to host an intern as well, but she still has to find someone to fill that position.

Chair Marks was curious as to whether there was an upper limit to the numbers of people Nine Star can help at any one given time. Ms. Soderberg inserted that they don't have a limit, and that if it gets out of control they will ask for help. She added that they have 31 active youth they are currently working with, in addition to about 10 others that are in exit/follow-up mode.

B. Homer Chamber of Commerce, Brad Anderson, Executive Director

Brad Anderson, Executive Director of the Homer Chamber of Commerce took the floor for his presentation. He gave a brief introduction, stating that the Chamber of Commerce has a partnership with the City of Homer to help with marketing efforts of the area. Currently, there are 450 active members, 53 of which were just gained this year. Mr. Anderson went on to explain that they've added some new members to the team that grew up in Homer who have relative experience. He emphasized the big focus that the Chamber has on community events, and outlined a few events coming up before the end of the year.

Mr. Anderson spoke briefly on the Homer Relocation Guide and the marketing efforts for the upcoming year, where the Chamber plans to promote the "shoulder months." He described the campaign that the Chamber put together called "It's all Here," which is intended to showcase all the various things that can be done out of Homer that are part of the Alaskan experience. He added that the Homer Visitor Guide has been revamped with major renovations, and further that they plan to continue to update it over the next year.

In terms of social media engagement, Mr. Anderson noted that their social media pages have grown phenomenally, particularly the Facebook page. He noted that Instagram is evolving from photos to more video-oriented content, which he said has been a challenging adjustment for the Chamber. He went on to outline each of the various social media pages that the Chamber manages. He spoke briefly about Food tourism in Homer, the Alaska World Arts Festival, and the 30th Annual Winter King Salmon Tournament taking place in March of 2024.

Mr. Anderson listed Homer's 4 Visitor Centers and their locations. He added that the Chamber is working to promote Homer at trade shows and conferences, claiming that this is a good way to connect and bring more people down here. As far as 2023 economic development support is concerned, Mr. Anderson stated that the Chamber advocated for the Homer Harbor Expansion Plan and worked with a task force on housing solutions. Mr. Anderson concluded his presentation by noting that the Homer Chamber of Commerce is celebrating 75 years of serving the Homer community.

Commissioner Arevalo asked Mr. Anderson to elaborate on the advocating that the Chamber does with Fish & Game for sustainable fisheries around Homer. Mr. Anderson answered that before they do anything that might possibly endanger what's happening with the fisheries, they ask for guidance from Fish & Game on whether what they're proposing might have a negative impact in any way. He added

that they really want to make sure they're not doing anything as an organization that would put any kind of a detrimental impact on some of the things that are happening in Homer.

Commissioner Kim questioned how sustainability factors into the decision-making process from a social, economic and environmental perspective. Mr. Anderson explained that the Chamber is a member-based organization, so the filter they look at things through is what's in the interest of what the members are looking for.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. November Staff Report – Julie Engebretsen, Economic Development Manager

Economic Development Manager Engebretsen informed the Commission that the City has submitted a \$1 million EPA Brownfield grant this past Monday in hopes of obtaining some money for the renovations and remediation for the property at the corner of Sterling Highway and Pioneer Avenue. She added that under the program they applied for, the EPA is only awarding about 20 projects nationwide. Further, she said there aren't high hopes to get funding this year, but nonetheless she stated that it was a great experience to learn how to write the grant. She concluded the staff report by noting that she got to meet some of the EPA Region 10 staff members and some of the state folks.

B. Chamber Director Report

Chair Marks noted that this had been covered by Mr. Anderson's presentation earlier in the meeting.

C. Homer Marine Trades Association Report

There was no new report from the Homer Marine Trades Association.

D. Kenai Peninsula Economic Development District Report

Chair Marks noted that the Kenai Peninsula Economic District (KPEDD) met for their quarterly meeting in October and added that KPEDD is still working to integrate their website. They plan to have the website integrated with all the updated information sometime in the spring.

Chair Marks informed the Commission that the Department of Transportation (DOT) in Alaska has asked KPEDD to be an outreach program for them under contract. The reasoning for this is that there's an understanding that the DOT has a bit of a disconnect with communities throughout Alaska and the people who live in those communities. The hope is to see if the DOT ideas and events can be handled in such a way that there's more positive public feedback.

Chair Marks explained that the Business Outlook Survey will likely be released in December, and stated that KPEDD is continuing its work on mariculture and broadband.

Chair Marks pointed out a change in KPEDD's calendar, noting that although the industrial forum is typically held in January, they're hoping to host the forum on April 25th instead. The thought is that it's hard for certain state employees to make their way down to the peninsula in January given the weather conditions. By moving the forum to April, there are hopes to have more people in attendance. The forum is scheduled to be held in Soldotna.

E. Port Expansion Project

Economic Development Manager noted that City Council had a memorandum on their agenda last night and that there will probably be a resolution for the next steps at their meeting on November 27th. She added that the goal at this point is to keep moving forward with the project.

F. Guiding Homer's Growth Group

Commissioner Kim delivered a brief report, stating that the workshop that had been scheduled for this past Friday and Saturday had been cancelled due to weather in Anchorage that prevented staff members from the humanities forum from leading the workshop. The workshop will be postponed to a future date that's to be determined. Mr. Kim added that they are having another discussion on Wednesday, November 29th at 12 p.m. that's tentatively scheduled to be hosted at the college. The discussion at the workshop will pertain to the short-term rental ordinance. Mr. Kim urged the public to attend the discussion to voice their thoughts and concerns. He concluded by saying that they want to meet together and have an insightful discussion where people can come and have already done research so the group can move forward from there.

G. HERC Update

Economic Development Manager Engebretsen covered the HERC update during her staff report.

PUBLIC HEARING

PENDING BUSINESS

A. Housing Update

Chair Marks began delivering her update by providing the new Commissioners with a brief overview of what Mobilizing for Action through Planning and Partnerships (MAPP) does. She added that the decision was made in the last meeting to make housing one of their two top priorities. The other priority the group decided on was communicating the kinds of resources that are available to help people, particularly in regards to mental health. She stated that the idea is to have the beginnings of the work group to start somewhere in the first 11 days of December, so that there can be some information passed around in order for them to get started first thing in 2024. She made it clear that anyone who has an interest in either of the two priorities is welcome to sign up. She advised any individuals interested in signing up to do so through either the MAPP website, or by emailing MAPP. Commissioner Arevalo clarified that MAPP isn't just hospital based, and that there are various organizations and services providers. She finished by saying that there are different entities around the City that participate within the MAPP board and help to guide certain things.

B. Looking Ahead to the 2024 Strategic Plan
Memorandum from Economic Development Manager

Chair Marks noted that the agenda for this meeting was a bit longer than what it typically is. She advised the group that they could work on it now, or postpone it for a later date.

AREVALO/PIZTMAN MOVED TO POSTPONE THE 2024 STRATEGIC PLAN AGENDA ITEM TO THE JANUARY MEETING.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Winter Survey
Memorandum from Commissioner Kim

Commissioner Kim introduced the idea of a winter business survey. He added that he felt it would be a good to have an idea of the pulse of what the businesses in Homer are like, what they're doing, how they're doing, and what they're succeeding and struggling with. He said that the reasoning for the survey will be to make Homer a place that people can live and thrive year-round rather than people seeing Homer as just a tourist town. Commissioner Brennan said that she was very interest in helping Mr. Kim out with this, given that she's a small business owner herself. She added that November-December is a terrible time for her in terms of doing business, and further that it might be a good idea to try and get a response from businesses after the holidays. Commissioner Arevalo contributed to the conversation, stating that she liked the idea of a winter survey as well. She suggested approving something in the January meeting given that the Commission won't meet in December. She reasoned that the Commission could then do some final tweaking to the survey in February if need be.

Chair Marks noted that a good portion of January and February will be spent working on the short-term rentals, and added that it might be a good idea to handle the survey in March. Economic Development Manager Engebretsen advised Mr. Kim that he and she could meet with City Planner Ryan Foster in mid-December to discuss, and then bring back an update to the EDC in January. Mr. Kim agreed that was a good idea.

Commissioner Pitzman cautioned the Commission that they might be adding too much to the January agenda considering they had already postponed one of this meeting's agenda items to January. He questioned why the survey would only be winter-focused, and suggested broadening it for businesses year-round. He stated that it takes time to write good survey questions, and added that people can be confused by the survey questions if they aren't well thought out. He continued, saying that even if it doesn't happen this winter, it's going to be an ongoing process. His thought was that maybe that would allow the Commission to really refine the survey and publish a survey with well thought out questions rather than rushing it.

Ms. Engebretsen affirmed with Mr. Kim that what he has drafted thus far is a great starting spot, and advised him to not do anything else until they have a time to have a conversation with Mr. Foster. Ms. Arevalo voiced that she felt this is a good idea to try to accomplish this winter while Mr. Kim has the energy for it, rather than pushing it off for 15 months. She suggested removing any redundancies to comprehensive plan questions, and aiming for a small survey that the Commission can easily refine.

There was a general consensus among the Commissioners to revisit this in January.

B. End of Year Report to City Council

Chair Marks noted that the next City Council meeting will be held on November 27th and volunteered herself to give the end of year report to the Council. Commissioner Arevalo suggested mentioning to Council the winter survey that the Commission plans to work on.

C. Amending Homer City Code to Address Short Term Rentals
Memorandum from Economic Development Manager

Economic Development Manager Engebretsen began the discussion by summarizing the ordinance that had been introduced by City Council the night prior. The ordinance, if passed, would require a licensing process for short-term rentals to ensure that sales taxes are being collected. Ms. Engebretsen added that Council is hoping for a response back from the Commission by their second meeting in February, and said that she would like the Commission to discuss possible options for public outreach.

Ms. Engebretsen continued by answering a few questions that had been asked during the public comment at the beginning of the meeting. She first addressed what this meant for long-term rentals. She stated that long-term rentals in a building with 4 or more units are already regulated by the state fire marshal. She used the example of someone who has 6 guest rooms in their house, stating that this is technically a hotel, which requires the building to meet fire marshal regulations, and added that hotels are only allowed in certain parts of Homer due to zoning. In terms of the associated fee that Mr. Adams had inquired about during public comment, Ms. Engebretsen said that her hope is that the first year would be free, and added that she hopes the ordinance won't be in place until August of 2024.

Commissioner Arevalo proposed the idea of the Commission hosting a work session prior to its January 9th meeting scheduled to start at 4:30 p.m., in addition to a work session prior to the Commission's February 13th meeting scheduled to start at 5:00 p.m. The Commission was in agreement that the two proposed work session dates worked for everyone.

Further discussion ensued regarding the Open Meetings Act.

INFORMATIONAL MATERIALS

- A. City Manager's Report for October 23, 2023
- B. City of Homer Newsletter for November 2023
- C. AKSBDC Homer 3rd Quarter Report
- D. EDC 2023 Strategic Plan
- E. EDC 2023 Meeting Calendar & Commissioner Attendance at Council Meetings

Chair Marks noted the informational materials and encouraged the Commissioners to start putting some thought towards their availability next year in regards to delivering monthly reports to City Council.

COMMENTS OF THE AUDIENCE

Scott Adams, city resident, suggested the group run their upcoming work sessions as a charrette, adding that this would permit a more fluid discussion than the three minute public comment period. He voiced his concerns about the lack of affordable housing in Homer and the absence of funding from the government for the Homer Harbor Expansion.

Brian Reid, city resident, shared his concerns regarding the newly proposed ordinance. He described the property that he and his wife purchased and developed in Homer. He cautioned the Commission that developing his property was quite an uphill battle to begin with, and added that the proposed ordinance would make it that much harder. Mr. Reid said that the ordinance feels like a direct attack on short-term rentals under the guise of safety for the public, but that it's a complicated issue.

Richard Perry shared that the vast majority of people he knows that have short-term rentals are not making the margins that are being rumored. He questioned why the ordinance is framed in a way that suggests it will provide more short-term rentals for seasonal workers.

Lizzie Young, city resident, expressed her worries that the proposed ordinance will hinder people from being productive and making a difference. She added that incentivizing is a better way to solve the problem instead of burdening those who are trying to make the community great.

Scott Turkington stated his worry is that by regulating and limiting short-term rentals, the underlying issues that have gotten the community here aren't being addressed. He continued, saying that in the process of limiting the number of short-term rentals, the City would be taking away income from individuals, making it harder for them to live in Homer. He concluded that although the ordinance might solve a problem in one area, it creates more problems in other areas.

Jonathan Young, city resident, shared that through the properties he and his wife have, they've generated 933 stays this year from people outside of Homer bringing money into Homer. He doesn't think that the infrastructure in Homer with hotels and motels will be able to absorb that if local short-term rental hosts don't have a platform to be able to do that here. He finished saying that by making it difficult to be able to be an entrepreneur, this more limits the economic growth that can happen in Homer.

Marcia Kuszmaul, city resident, noted that the Borough is responsible for collecting taxes, and asked what the Borough's role in all of this is. She added that she felt more public education regarding the ordinance would be helpful, but that she was looking forward to providing future input on behalf of the Homer Bed & Breakfast Association.

COMMENTS OF THE CITY STAFF

Economic Development Manager Engebretsen said that she really liked the idea of running the upcoming work sessions as charrettes. She thanked the public that came and spoke for their participation and for also being courteous. Lastly, Ms. Engebretsen welcomed Commissioners Brennan and Hasche.

COMMENTS OF THE COMMISSION

Chair Marks welcomed Commissioners Brennan and Hasche. She encouraged them to reach out to her with any questions. She added that the Commission is fortunate to have Commissioner Kim as the conduit between the Commission and the Guiding Growth group, and suggested any commissioners interested in doing something similar to reach out to her.

Commissioner Kim thanked the public for providing their input. He also welcomed the new commissioners and thanked the Commission for a good meeting.

Commissioner Arevalo thanked the public in attendance for being at tonight's meeting, and urged them to bring their friends to future meetings. Ms. Arevalo added that any local businesses that might

consider taking on interns and training people should reach out to Rhapsody with Nine Star Education & Employment Services.

Commissioner Hasche thanked the Commission for the opportunity for him to give his input on issues that are pertinent to Homer.

Commissioner Pitzman echoed his appreciation to all the audience members that had comments. He thanked the Commission for a great meeting and welcomed the new commissioners.

Commissioner Brennan thanked the public for attending the meeting and gave a brief summary of her background.

ADJOURNMENT

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 8:21 p.m. The next regular meeting is Tuesday, January 9, 2024 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

ZACH PETTIT, DEPUTY CITY CLERK I

Approved: _____

**Homer Marine Trades Association
Regular Business Meeting
November 29, 2023
Harbor Master's Office**

MINUTES

Call to Order: The meeting was called to order by Vice President, Eric Engebretsen at 6:05 p.m.

Officers/Directors present/quorum: Officers and Directors present were Eric Engebretsen, Cinda Martin, Jen Hakala, Kate Mitchell, Adam Smude, Matt Alward, Mark Zieset, Bruce Friend and Communications Director, Amy Woodruff. Aaron Fleenor and George Hall were absent/excused. A quorum was established.

Guest Presentations:

- KPC – Janel Harris, new KPC Marine Technology Coordinator. She reported that the Fall AB course is happening now, they have 9 students. She will be assisting with their certification applications. She is also getting the 100-ton site USCG re-certified as well as re-certifying other courses so that they can continue offering quality certification courses. They continue to look for course suggestions and instructors. Firefighting was suggested and Janel will investigate the new training facility at the HFD.

Approval of Agenda – Motion by Matt Alward to approve the Agenda as presented, 2nd and carried.

Approval of Minutes of October 4, 2023 meeting – Motion by Mark Zieset to approve the minutes of the October 4th meeting with one type error correction, 2nd and carried.

Treasurer's Report –Jen Hakala reported that we currently have \$34,569 in checking with \$2,840 available for scholarships and \$2,454 in A/R. All bills are current with nothing outstanding; bills paid included Odin Mead for \$550 and HHA banner renewal of \$500. QB will be renewing soon at a cost of \$590 but there is an option to drop down to 1-user for less. Boat Show bill will be coming up next. And lastly, the 990N has been filed.

Communication Director's Report – Amy Woodruff reported the following:

- PME raffle – 96 attendees participated, no emails were collected this year as a trial year; it seemed to be effective and perhaps next year we collect emails and send a blast to all participants from HMTA with a link to our site.
- PME booth – thought of offering subsidized booth space for members to try out attendance at PME

Committee Reports:

- Draft Marketing Plan – Amy reported that the committee met to start the draft, just want to check with the board of directors to see if there are other marketing ideas to include in the plan; it was suggested we incorporate some advertising at the Winter King Derby
 - Advertising – Amy/Kate
 - Tide Books should be here by 12/2; Amy will contact advertisers for delivery, she and Bruce will deliver and do some face time with members
 - Website/Social Media –Amy reported that she will connect with Grady regarding website updates
 - Radio – Mark (re-visit spring agenda) Kate reported that she has a contract proposal from KBBI to review/renew if interested; sponsorship, consisting of 73 segments over the course of the next 6 months highlighting KPC Maritime Technology courses is \$1,168 for the period. Motion by Adam to approve up to \$1,250 for KBBI sponsorship for a 6-month period with sponsorships to commence February 1st, 2024, 2nd and carried.
 - Podcast options – Amy reported that she has spoken with Shannon Moore re: hosting potential podcasts based on various stories; a program would need to be developed to be presented to the board for consideration. Shannon was thinking it may start out as a radio show as opposed to a podcast. Next steps would be to formulate a structure of proposed blocks.

- Workforce Development - Aaron
 - FOLs – Amy reported that she has a list of interested presenters and is working on a survey to give the kids to get an idea of what they’d be interested in hearing about. Janel from KPC will do an FOL. We are having an issue with field trips due to lack of transportation. Janel is a certified driver and also has access to KPC vans. She will check on some options to see if she can solve the transportation issue.
 - KPC courses – new Marine Trades Coordinator, Janel Harris jlharris8@alaska.edu
 - Hoodies/shirt status - Amy reported that she has researched the cost of hoodies; potential cost of \$910 - \$1,100 for 36 of various sizes; we had already allocated \$700 to purchase hoodies, some funds were expended on stickers; hoodies are ready to order. Motion by Matt Alward to expend an additional \$500 toward the purchase of hoodies and increase order to 48, 2nd and carried.
- Scholarship – Cinda reported that the HHS is hosting a Financial Aid presentation on 12/5 at 6pm for students and parents; she will attend on behalf of HMTA
- Membership – Amy reported that she has several membership leads that she’ll be following up on and asked board members to let her know if they can contact some prospects. Discussion needed regarding increase to membership fees; add to next Agenda.

Old Business:

- Annual To-Do List – Mark review/action items; good until January
- PME 2023 recap – Jen reported that she renewed 3 booths for 2024; Eric reported that Bay Welding lost their spot and will be next to HMTA. Adam reported that he had a very successful show and had split a booth with one of his suppliers. Amy recommended some set up changes for next year to make the booth a little more open and approachable. Eric recommended adding chairs to the booth which worked well for them this year.
- Anchorage Boat Show – Eric had no report but he and Bruce will coordinate. The presumption is the same space and similar cost from last year; Bay Welding is committed to participating. He has not been able to connect with the show organizer yet.
- Letter to City of Homer in support of continuation of the Harbor Expansion Study ratification – board members reviewed the letter via email and had a chance to respond. All members voted favorably. The letter was submitted by Amy to City Council.

New Business:

- Holiday potluck – Friday, December 15th 6pm at Breakwater Marine (Kachemak Boat Yard). Suggested pizza and BYOB Round “Haul-iday” party 😊
- HMTA support for Harbor Expansion marketing – discussion held regarding creation of harbor expansion marketing to be ready to showcase to public once the feasibility study is complete. Will keep on our radar.

Harbor Notes: Homer Harbor did not get the grant to replace the floats however, they did get an appointment MARID to discuss project and options. The Council also approved the plan to continue with the study even with the 1-year pause.

Action Items for Amy:

FOL survey

Podcast info – connection with Shannon Moore

Next Meeting: Wednesday, January 10th 2024 at Homer Harbor Office

Adjourn: There being no further business to come before the board of directors, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Cinda Martin
Secretary



AGENDA ITEM REPORT

Short Term Rentals

Item Type: Action Memorandum
Prepared For: Economic Development Advisory Commission
Meeting Date: 9 Jan 2024
Staff Contact: Julie Engebretsen, Economic Development Manager

Requested Action:

1. Conduct the work session and discuss the ordinance at the regular meeting.
2. Provide direction to staff on potential changes and problems.
3. Set a time and desired outcome for the EDC work session in February.

Background

The City Council introduced an ordinance on Monday November 13th regarding the regulation of Short Term Rentals (STR's). The ordinance was referred to the EDC for review and comment, with a return date to City Council of February 26th. This ordinance was an agenda item at the November EDC meeting, and members of the public commented. A work session for January and February were scheduled for the EDC. See the city website for a list of meetings where the public can participate (attached). Return to City Council: When comments go to the Council on February 26th for public hearing and second reading, it is likely there will be a substitute ordinance with changes based on Commission and public comments. The Commission can ask for more time to review the ordinance and Council could grant it.

January 9th Work Session and Regular Meeting

Work Session Plan

4:30 EDC Work Session Begins

10 Minute staff presentation

10 Minute Q&A

20 Minutes; break into two groups. Ryan Foster, City Planner, and myself will facilitate. We will need volunteer note takers! *This time will be used to ask public two questions, and for the EDC to listen to comments and concerns.*

1. For Short Term Rental owner/operators: problems do you see with the ordinance? Suggestions?
2. For everyone, what other comments or concerns do you have? Suggestions?

30 Minutes report back and full group facilitated conversation

10 Minutes Public Comments

10 Minute break before start of the regular meeting at 6 pm.

Regular Meeting

The draft ordinance is on the regular agenda and the public can comment. The Commission can have a discussion about the results of the work session, and provide direction to staff on changes to the ordinance.

Items already under review, based on feedback:

1. Lines 53-56. There have been questions about what constitutes a “Dwelling.” The zoning code has a definition, but I will be working with the attorney to fine tune the language here.
2. Line 76: Rather than a permit for each unit, staff suggests per lot or parcel. IE if someone has three rental cabins, they only need one permit for the property. This is how the City and Borough land records are set up and would most reasonable for tracking.
3. Line 84, (and 109) requirement for all advertisements to include the City permit number. There have been questions on if this can be accommodated across all online booking platforms. I don’t have an answer for all platforms; it appears most platforms do have a way to do this.
4. Line 107 – Life Safety inspection form; this is NOT an inspection by any city official or fire department staff or state fire marshal. This is simply a list of checkboxes that the permit holder self certifies they have installed items like fire extinguishers and CO2 detectors.
5. 113: one year permit term. What does the Commission think about a two-year license?
6. Line 133 Nonconforming Uses part a: This section will be revised with attorney guidance.
7. Line 150: Capacity: Do we want to be specific about the number of people per bedroom and the inclusion or exclusion of children?
8. 218: Enactment date: Staff recommends that permits be free and voluntary through 2024, and valid through 2025. If a business waits until 2025 to register, then they would pay a fee and have a permit valid through 2026. This would incentivize early registration, and potentially spread out all the business seeking permits. (No new staff is added to handle the administrative load).

Attachments

1. Draft Short Term Rental Regulations – City of Homer Website
2. Ordinance 23-61
3. Memo 23-260
4. 9 27 22 CC WS memo on Short Term Rentals
5. State of Alaska Property Rental FAQ’s
6. Kenai Peninsula Borough Brochure, Landlords or Lodging Providers



Draft Short Term Rental Regulations

The City of Homer is considering adopting regulations for Short Term Rentals, such as Airbnb and VRBO. You can read the draft regulations and memorandum [here](#).

Some notes based on questions received as of 12/22/23:

*As of 12/23, the concept is for business to be able to register, for free, through 2024, with required registration and fee payment beginning in 2025. Typical fees in the City are \$50-\$300; City Council will determine the final fee and enactment date of the regulations.

* There is NO cap or limitation proposed on the number of short term rentals within the City.

* No life safety inspection is required. Operators will self certify they have appropriate fire extinguishers, etc. A checklist is under development and will be posted here by the end of January.

Draft Meeting Timeline - 2024

There are several opportunities to speak about the proposed regulations. Attend whichever meeting time and date works for you! You can also provide comments on the webform below. As dates and times are confirmed, this page will be updated.

- **January 9th**, Economic Development Advisory Commission (EDC) Meeting. This includes a work session with small group breakout conversations. Work session starts at 4:30 pm. Regular meeting starts at 6 pm.

- **January 17th**, Chamber of Commerce Panel, noon at the college
- ~~**January 24**, Lunch time Q & A at the college, hosted by grassroots group Guiding Growth. (time tbd)~~
- **February 7**, Planning Commission (PC) Meeting (tentative)
- **February 13**, EDC Work Session (time tbd) and Meeting
- **February 21**, PC Meeting
- **February 26**, City Council Public Hearing. * It is likely there will be a substitute ordinance at this meeting, based on public comments received through February 15th.

Past Work

- [Homer Housing Event, March 2023](#)
- [Short Term Rental Report, Fall 2022 - see Council Work Session packet HERE](#)

Resources

- [State law on rentals and business licensing](#)
- [Kenai Peninsula Borough FAQ's on sales tax](#)
- [Kenai Peninsula Borough Brochure "Landlords or Lodging Providers" \(download\)](#)

Questions?

If you have questions, contact 907-435-3119, email planning@ci.homer.ak.us, or use the comment form below.

Please comment on the proposed regulation with the form below.

Name *

Comment *

STR owner or employee? Y/N *

Describe your interest in this topic: STR owner or operator/employee, or general public

Submit



Planning

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[Planning Commission](#)

[Documents](#)

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[Flood Maps, Permits and Flood Protection](#)

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[Long Range Planning](#)

[Map Resources](#)

[Permits](#)

[Signs](#)

[Helpful Links](#)

[How Do I](#)

[FAQs](#)

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planning@ci.homer.ak.us

Fax:

907-235-3118

Office Hours: Monday through Thursday 8 a.m. to 5 p.m.

[View Full Contact Details](#)

Planning Public Hearings

There are no upcoming public notices posted at this time.



City of Homer (907) 235-8121
491 E. Pioneer Avenue Homer, AK 99603

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

Aderhold/Davis

3
4 **ORDINANCE 23-61**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING HOMER CITY CODE TITLE 5 TO ADD CHAPTER 5.48
8 SHORT TERM RENTALS.
9

10 WHEREAS, The Council and the public are very concerned with the impacts of housing
11 availability on seasonal workers and year-round community members; and
12

13 WHEREAS, Short term rentals have been identified as one of many challenges facing
14 housing availability in the City; and
15

16 WHEREAS, The use of private residences has been a very common source of income for
17 property owners in the City which also supports our visitor-serving businesses; and
18

19 WHEREAS, Visitors staying in short term rental have many positive impacts, however,
20 they also consume City services in ways that are difficult to recoup financially when short term
21 rental owners fail to collect existing sales taxes; and
22

23 WHEREAS, The City has no existing regulations for short term rentals; and
24

25 WHEREAS, There is an interest to enact reasonable regulations related to short term
26 rentals to ensure that they are operated safely, not creating public nuisances, and are
27 remitting the appropriate taxes; and
28

29 WHEREAS, The Council intends for this to be an iterative process whereby the short
30 term rental regulations will be adjusted over time to best fit the needs of the community and
31 short term rental operators.
32

33 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
34

35 Section 1. Homer City Code is amended to include Chapter 5.48, entitled “Short Term
36 Rentals”, to read as follows:
37

38 **Chapter 5.48 Short Term Rentals**

39
40 **Sections:**

41
42 **5.48.010 Definitions**

43 **5.48.020 Intent**

44 **5.48.030 Short Term Rental Permits**

45 **5.48.040 Permit Renewals**

46 **5.48.050 Nonconforming Uses**

47 **5.48.060 Public Safety, Noise, and Nuisances**

48 **5.48.070 Violations and Penalties**

49 **5.48.080 Appeal of Decision**

50

51 **5.48.010 Definitions**

52

53 **“Short-term rental” means a dwelling unit, or portion thereof, that is offered or provided**
54 **to a guest for compensation for a period of less than 30 consecutive days. Short-term**
55 **rentals may be in individual rooms in single-family homes, units in apartments,**
56 **condominiums, townhouses, and multifamily dwellings.**

57

58 **“Guest” means an individual, corporation, partnership or association paying monetary**
59 **or other consideration for the use of a short-term rental.**

60

61 **“Operator” means a person, firm, corporation, or other designated legal entity, who**
62 **offers for rent or otherwise makes available in the City dwelling units for monetary or**
63 **other consideration.**

64

65 **“Property” means real estate offered by an operator as a short term rental.**

66

67 **5.48.020 Intent**

68

69 **The intent of this chapter is to protect general health and safety of the public within the**
70 **City of Homer while ensuring short term rentals are operated in such a way that they pay**
71 **any applicable fees or taxes and do not create a public nuisance which decreases quality**
72 **of life for neighboring residences.**

73

74 **5.48.030 Short Term Rental Permits**

75

76 **a. Any owner wishing to make a dwelling unit available for use as a short term rental**
77 **must apply for and receive approval of a short term rental permit for each**
78 **intended unit.**

79

80 **b. An annual short term rental permit application shall be submitted on a specified**
81 **form or platform provided by the City before offering a dwelling unit for rent. The**
82 **application shall include a fee as set by the City Council in the City’s fee schedule.**

83

84 **c. No short term rental operator shall offer, advertise, or facilitate the short term**
85 **rental of property in the City unless the operator possesses a valid short term**

86 **rental permit. Any offer or advertisement for the short term rental of property in**
87 **the City that does not contain a valid short term rental permit number, or which**
88 **the City identifies as illegal, shall be immediately removed.**

89
90 **d. Required Information and Documentation: Applications shall provide:**

- 91
- 92 **1. Name, address, phone number, and email of the property owner, and, if**
93 **different from the owner, the short term rental operator.**
 - 94
 - 95 **2. A general description of the dwelling unit to be used as a short term rental**
96 **to include address, zone district, number of bedrooms, and available**
97 **parking spaces compliant with City code.**
 - 98
 - 99 **3. A 24-hour emergency contact residing within 50 miles of city limits.**
 - 100
 - 101 **4. State business license number.**
 - 102
 - 103 **5. Certification by the Kenai Peninsula Borough Finance Department in a tax**
104 **compliance certificate that the applicant is current in the payment of any**
105 **sales tax to the City and the Kenai Peninsula Borough.**
 - 106
 - 107 **6. Completed fire safety inspection form for the dwelling unit.**

108
109 **e. Permit Number: Short term rental permits will be issued a unique permit number**
110 **which must be displayed in all advertisements and public listings for the short**
111 **term rental.**

112
113 **f. Permit Renewal: Short term rental permits must be renewed annually and are**
114 **valid from January 1 to December 31.**

115
116 **g. Transfer of Permits: Annual short term rental permits are transferrable between**
117 **owners with City Manager or designee approval, provided the use and operations**
118 **remain consistent. Permits are not transferrable between units or parcels.**

119
120 **5.48.040 Permit Renewals**

121
122 **a. Short term rental permits may be renewed starting November 1 each year using**
123 **the form or platform provided by city, and shall include a fee as set by Council in**
124 **City Fee Schedule.**

127 **b. Permits are eligible for renewal if the property and dwelling unit comply with all**
128 **applicable City regulations, taxes, fees are paid, and there are no outstanding**
129 **public safety or public nuisance violations.**

130
131 **c. Expired permits require a new application to resume short term rental use.**

132

133 **5.48.050 Nonconforming Uses**

134

135 **a. Existing short term rentals with proof of operation and sales tax remittance to the**
136 **Kenai Peninsula Borough within the period between January 1, 2020 and**
137 **December 31 2023 will be exempted as non-conforming uses if they meet all other**
138 **short term rental standards, even if they are located in zones no longer principally**
139 **permitting such use.**

140

141 **b. Non-conforming short term rentals not used for 18 months or not permitted by**
142 **[DATE] will cease to be available on the property.**

143

144 **c. Approvals of non-conforming short term rental permits are transferrable to new**
145 **property owners upon request, provided updates are made to the information on**
146 **file with the City.**

147

148 **5.48.060 Public Safety, Noise, and Nuisances**

149

150 **a. Capacity: Maximum occupancy for a vacation rental is two persons per bedroom**
151 **plus an additional two persons (e.g., a two-bedroom unit may have six occupants).**
152 **Children aged 12 and under are not counted toward the occupancy total.**

153

154 **b. Emergency Contact: The Emergency Contact provided on the permit application**
155 **will be shared with the Homer Police Department and all neighboring properties**
156 **within 300 feet of the parcel containing the permitted short term rental unit(s).**
157 **The permit holder must promptly notify the City of any changes to the designated**
158 **emergency contact information.**

159

160 **c. Fire Department Access: Properties with gated entries must have a Fire**
161 **Department approved device that allows emergency response access.**

162

163 **d. Noise: Short term rentals are subject to HCC 21.59.010 (b) regarding noise.**

164

165 **e. Nuisance: Any property with an unresolved nuisance complaint under HCC**
166 **Chapter 5.16 is ineligible for short term rental permit approval or renewal.**

167

168 **f. Parking: Short term rentals must have sufficient off-street parking, validated by**
169 **the City planner or designee.**

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5.48.070 Violations and Penalties

- a. **Operating a short term rental without a permit, or in violation of this chapter, is unlawful.**

- b. **The City Manager, or designee, may revoke a permit for a short term rental upon finding one or more of the following:**
 - 1. **Negligence in responding to emergencies more than two times in a rolling 12-month period.**

 - 2. **More than two documented law enforcement violations related to the short term rental in a rolling 12-month period.**

 - 3. **Chronic non-compliance with the requirements this chapter’s requirements.**

 - 4. **Failure to pay required sales taxes to the Kenai Peninsula Borough.**

 - 5. **Failure to correct noted Building or Fire code violations.**

 - 6. **Documented, significant violations supported by citations, written warning, or other documentation from relevant authorities.**

- c. **The penalty for an offense in this chapter is the fine listed in the fine schedule in HCC 1.16.040. If no fine is listed for the offense in HCC 1.16.040, then the defendant must appear in court, and, if convicted, is subject to the general penalty as provided in HCC 1.16.010 unless another penalty is specifically provided.**

5.48.080 Appeal of Decision

Judicial review by the superior court of a final decision on a short term rental permit issued by the City may be had by filing a notice of appeal in accordance with the applicable rules of court governing appeals in civil matters. The notice of appeal shall be filed within 30 days of notice of the final decision on the permit. Appeals of short term rental permits are heard solely on the administrative record which shall be prepared by the City. A copy shall be filed in the superior court within 30 days after the appellant pays the estimated cost of preparing the complete of designated record or files a corporate surety bond equal to the estimated cost.

Section 2. Homer City Code 1.16.040, entitled “Disposition of scheduled offenses – Fine Schedule” is hereby amended as follows:

213

Chapter 5.46 HCC	Special event – Permit required	\$1000
Chapter 5.48 HCC	Short term rental – Permit required	\$100 per day
HCC 8.08.020	Itinerant or transient merchant – License required	\$300.00

214

215 Section 3. This Ordinance is of a permanent and general character and shall be
216 included in the City Code.

217

218 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2018.

219

220

CITY OF HOMER

221

222

223

224

KEN CASTNER, MAYOR

225

226

227

228 ATTEST:

229

230

231 _____
MELISSA JACOBSEN, MMC, CITY CLERK

232

233

234 YES:

235 NO:

236 ABSTAIN:

237 ABSENT:

238

239 First Reading:

240 Public Hearing:

241 Second Reading:

242 Effective Date:



MEMORANDUM

Ordinance 23-61 An Ordinance of the City of Homer, Alaska Amending Homer City Code Title 5 to Add Chapter 5.48 Short Term Rentals. Aderhold/Davis.

Item Type: Backup Memorandum
Prepared For: City Council
Date: 25OCT23
From: Rob Dumouchel, City Manager

Short term rentals are a very common business operated by property owners in Homer. These businesses support the local tourist economy, and, when in compliance with existing sales tax regulations, create revenue to support City services. Short term rentals are also perceived as creating pressure on the local housing market making it difficult for seasonal workers and year-round community members to find housing within the City. Homer's housing challenges are significantly more complex than this one issue, however, short term rentals are clearly a contributor to the lack of availability and affordability in our local housing market.

Ordinance 23-60 seeks to create a very basic framework for short term regulations with the goal of ensuring these rentals are operated safely, do not create public nuisances, and are contributing their fair share of sales tax as required by existing code. We expect this to be an iterative process where a basic code is put in place in 2024. That code should then be reviewed in future years to adjust and fine tune the short term rental program to best meet the needs of the City and the community.

It is recommended that this ordinance be introduced and then sent down to the Planning Commission and Economic Development Commission for extensive review and commentary. There are many questions which need to be investigated by each Commission. We also have stakeholder groups we'd like to engage with this draft.

A companion ordinance will be required to add short term rentals to Title 21 as a specific use that is either principally or conditionally allowed within specific zone districts. I suggest that the Planning Commission take up the zoning discussion in parallel to the short term rental ordinance and send their recommendations to Council when complete.

RECOMMENDATION: Introduce Ordinance 23-61, refer to the Planning Commission and Economic Development Advisory Commission, and schedule Public Hearing and Second Reading for February 24, 2024.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: September 27, 2022
SUBJECT: Short Term Rentals – Research Findings

The City struggles with a shortage of available housing and short-term rentals (STRs) are perceived as a significant contributor to the problem. STRs, generally defined as rooms and dwellings rented for 30 days or less, have proliferated around the country in recent years. STRs are particularly popular in Homer, and many individuals benefit from the revenues generated by STR opportunities. Unfortunately, there are also negative externalities associated with STRs, the most commonly referenced by the public at this time is that STRs are a perceived to be a major impediment to housing for Homer's workforce.

A deep dive into housing challenges was identified as a Council priority during the 2022 Visioning work session held in March at the Pratt Museum. Since that time, staff have been working to analyze the STR issue to see if the available data matches with the perceptions of the public.

The special projects team is delivering a series of informational memos and work session presentations to get Council up to speed on the current STR context in Homer and showcase solutions that are employed in other parts of Alaska and the Western United States. Here are the steps taken thus far:

1. Background research – Research into the basics of short-term rentals, short-term rentals in Homer, and case studies
2. Public engagement – Economic Development Commission; Chamber of Commerce Luncheon
3. Information work session October 10, 2022: Present foundational data and case studies

We expect that after our first work session, we will reconvene with Council in a follow up session to discuss preferred pathways for moving forward.

Attachments

Background Information Memorandum

Case Study Comparison Matrix

Presentation Slides



City of Homer

www.cityofhomer-ak.gov

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Homer, Alaska 99603

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(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council

FROM: Rob Dumouchel, City Manager; David Parker, Special Projects Coordinator; and Ryan Foster, Special Projects Coordinator

DATE: September 27, 2022

SUBJECT: Short Term Rental Basics

The popularity of short-term rentals (STRs)¹ have exploded in the last decade with the development and proliferation of online and app-based services such as Airbnb and VRBO. STRs are particularly popular in Homer with an estimated 326 units available, a significant portion of the local housing stock. This memo presents the positive and negative impacts of STRs, local context for STRs, and provides case study information regarding STR regulations methods found in other communities.

Impacts of STRs

For many years, the public perceptions around STRs in Homer have been largely positive. Anecdotally, STRs have been a method that many residents have used to enhance their income and ensure that they are able to continue to afford living in Homer as a permanent resident. The problem is that as this “side hustle” has grown more common, STRs are also seen as a force that is displacing potential residents and seasonal workers. While the increase in STR inventory is great for tourists, it appears to be coming at the price of the labor required to service the tourists that flock to Homer every summer.

Potential positive effects from STRs are many, perhaps the most acknowledged is that an increase in available STRs in areas with an established or burgeoning tourist industry can augment the number of hotel rooms, increasing opportunities for both businesses and tourists. For non-corporate STR operators, there is increased revenue from “home sharing” in which they rent a portion of their residence to supplement their income. Investors who purchase properties to generate rental income can often find a more financially lucrative benefit from an STR than a long-term rental, including increased revenue and lower costs. In a 2019 study published in the Harvard Business Review² home sharing through Airbnb contributes to ~20% of the average annual rental increases in the US and approximately 7% of housing cost. Other studies have similarly found that STRs can result in higher property prices and rents for homeowners.³ One public upside

¹ Short-term rentals (STRs) are commonly defined as the rental of all or part of a residential dwelling unit for a duration of occupancy of less than 30 days. There are three basic varieties of short-term rentals: (1) hosted sharing, where the primary occupants of a residence remain on-site with guests; (2) unhosted sharing, where the primary occupants of a residence vacate the unit while it is rented to short-term guests; and (3) dedicated vacation rentals, where there are no primary occupants.

² <https://hbr.org/2019/04/research-when-airbnb-listings-in-a-city-increase-so-do-rent-prices>

³ Zou, Z. (2019). Examining the impact of short-term rentals on housing prices in Washington DC: Implications for housing policy and equity. *Housing Policy Debate*.

to the increased costs is the potential for increased tax revenues for local governments.⁴ Additionally, some researchers have found that there is a correlation between STRs and increases in tourists and tourism jobs.⁵ While many of these factors are positive for landowners, they don't necessarily benefit year-round residents nor seasonal workers.

There are several associated downsides to the proliferation of STRs. The negative externality most feared by those in Homer is that whole unit STRs reduce the number of available rental properties for residents and seasonal workers. This reduction of housing has a ripple effect across the local economic system, impacting businesses who need employees, customers of those businesses who need services and products, and local governments who rely on property taxes. Other negative impacts of STRs can include increased competition for parking; reduced security and increased disruption by noise and steady flow of strangers within neighborhoods⁶; closure of lower end hotels, income disparity among residents;⁷ an undermining of community character and reduction in residents which support community activities;⁸ and gentrification, residential segregation, and inequality.⁹ Research suggests that the density of STRs in any one neighborhood is a major contributor to the level of disruption caused by the land use. Areas with higher owner occupancy rates are less impacted by the influences of STRs, indicating that whole unit rentals are mostly rented by landlords who are not "on site," indicating that most impacts on the community are from STRs resulting from an investment property.¹⁰

Short Term Rental (STR) Context for Homer, AK

The housing market is known to be tight in Homer. Many locals perceive one of the major issues to be an overabundance of STRs versus long-term rentals. Looking at the available non-commercial residential parcels (2,201), the number of active STR listings (~326), and an average of only eight active Craigslist postings per week for long-term rentals, it's not difficult to see how people have come to believe that there is a serious housing problem in Homer.

The City of Homer has approximately 5,922 full-time residents living in 2,261 households, of which 1,415 (62.6%) are owner occupied.¹¹ According to the most recent tax census from the Kenai Peninsula Borough (KPB), the City of Homer includes 4,458 parcels, of which 2,201 (49.4%) are non-commercial residential. Of the residential parcels, 83.5% (1,837) are listed as containing a single residential dwelling, 7.5% (163) are parcels with 2 – 4 residential dwellings, 4.7% (105) are condominiums, 3.6% (79) contain mobile homes (1 – 4), and less than 1 % (17) is a single residential cabin. A common assertion from some members of the public is that corporations are actively buying up residential properties and displacing regular homeowners. At this time, the data does not appear to back that assertion as only 4.4% (96) of residential

⁴ Kasturi, P., & Loudat, T. (2014). Economic impact of transient vacation rentals (TVRs) on Maui County, Hawaii. *Global Journal of Management and Business*, 14(1).

⁵ Jorday, E., & Moore, J. (2018). An in-depth exploration of residents' perceived impacts of transient vacation rentals. *Journal of Travel & Tourism Marketing*, 35(1), 90-101.

⁶ Wegmann, J., & Jiao, J. (2017). Taming Airbnb: Toward guiding principles for local regulation of urban vacation rentals based on empirical results from five US cities. *Land Use Policy*, 69, 494-501.

⁷ Lee, D. (2016). How Airbnb short-term rentals exacerbate Los Angeles's affordable housing crisis: Analysis and policy recommendations. *Harvard Law & Policy Review*, 10.

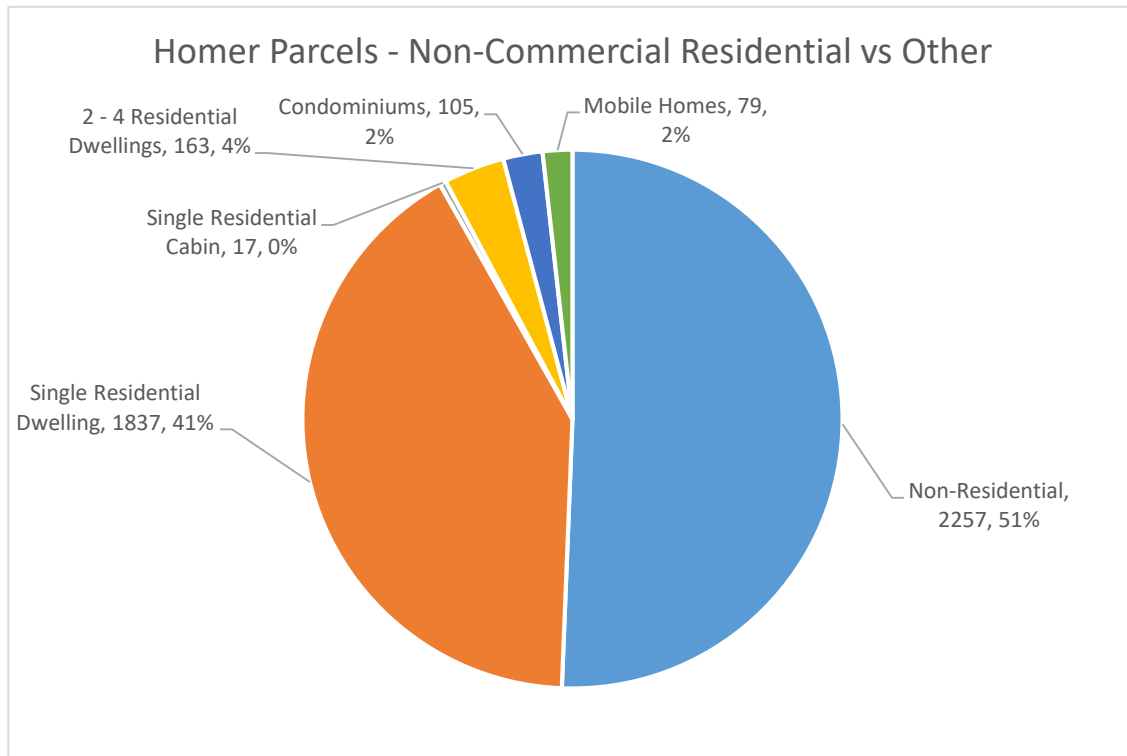
⁸ Jorday, E., & Moore, J. (2018). An in-depth exploration of residents' perceived impacts of transient vacation rentals. *Journal of Travel & Tourism Marketing*, 35(1), 90-101.

⁹ Lee, D. (2016). How Airbnb short-term rentals exacerbate Los Angeles's affordable housing crisis: Analysis and policy recommendations. *Harvard Law & Policy Review*, 10.

¹⁰ <https://hbr.org/2019/04/research-when-airbnb-listings-in-a-city-increase-so-do-rent-prices>

¹¹ <https://www.census.gov/quickfacts/homercityalaska>

parcels are owned by a limited liability corporation (LLC). A further 12.4% (272) are owned by a trust, however, that does not necessarily indicate that the home is not owner-occupied.



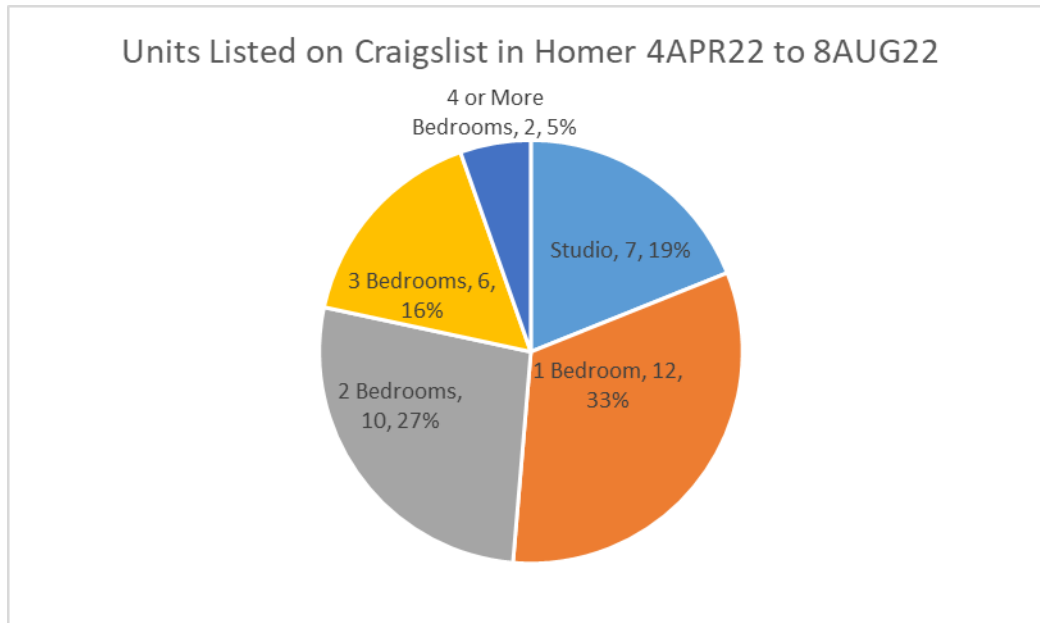
Current estimates on the number of short-term rentals (STRs) listed on Airbnb, VRBO, and other sites for the City of Homer is 326 units, which accounts for almost 15% of all the residential dwellings in Homer and 38.5% of all non-owner-occupied housing (per 2020 US Census statistics)¹². At an average of 2.63 people per household in Homer¹³, STRs may have displaced as many as 769 potential year-round residents. The average daily rent for the high season (May, June, July) is \$295 and \$195 for the low season. During the lower rent season, both the daily average rent and the number of units listed decrease, while the number of available units increases. A conservative estimate on the revenue generated for the high rental season using an average daily rent of \$295 for 326 units at 85% occupancy is \$7,520,494. For the lower rental season, assuming a 30% occupancy of 296 units at a reduced average cost of \$195 per night for half the remaining nights of the year (137) would generate \$2,372,292 in total rent. The total estimated rent for STRs annually is \$9,892,786. Assuming 60% of the units are currently registered as a business and are paying the appropriate tax, this unrealized revenue to the City of Homer would be \$191,920. This represents 4.85% sales tax.

The long-term rental market is difficult to track. People in Homer use Craigslist, Facebook, community message boards, word of mouth, and other methods to find housing. As a representative sample of the health of the long-term rental market, we tracked listings on Craigslist from April 4, 2022, to August 8, 2022. Every Monday, we would visit the site and use the map tool to identify listings that were available within the city. During the 17-week period of observation, only 38 unique listings were recorded. Of those, only 35% were available as year-round rentals and only 62% were available during all, or part, of the summer tourist season. The average price for a rental during this period was \$1,591 and the median was \$1,500. Daily prices

¹² <https://www.census.gov/quickfacts/homercityalaska>

¹³ <https://www.census.gov/quickfacts/homercityalaska>

ranged from \$520 for a dry cabin to \$4,000 for a larger property with six bedrooms. Most of listings were one-bedroom or studio apartments, and 68% of listings came either fully or partially furnished.



When comparing the income potential for a long-term rental (net income of \$19,092 per year) versus the (possible but unlikely) scenario of an STR that is booked daily (net income of \$106,200 at \$295/night average), it's easy to see why so many homeowners are tempted to exit the long-term rental market. Using the more realistic and conservative booking estimate from earlier in this memo of 85% occupancy at \$295/night in May through July and 50% occupancy at \$195/night the rest of the year, the average unit would be on track to generate over \$30,000, a significant increase in annual profit over a traditional long-term rental.

	Daily	Weekly	Monthly	Yearly
Avg. Long Term Rental	\$52.31	\$367.15	\$1,591	\$19,092
Avg. Short Term Rental –	\$295	\$2,065	\$8,850	\$106,200

A Look at STR Regulation

As the STR market increases across the US, there is no reason to believe these trends will decrease. Because of the impact on local communities, it is important for municipalities and units of government to develop guidance, policy, and codes to regulate this industry. The City of Homer is starting with a blank slate, we currently have no regulations related to STRs. As we begin to consider options for regulation, staff is very conscious of the need to balance efforts between maintaining the community, promoting economic opportunity, and ensuring businesses are registered and taxed. This will require an intentional effort to educate and engage the community. It will also require a significant amount of leadership from Council and Administration to carefully change the culture and regulatory structure around STRs.

There are several benefits to short-term rental regulatory programs:

- Life Safety inspections can ensure that rentals are safe for commercial use.
- Ensures short-term rental owners are remitting both city and borough sales tax

- Permitting can provide vital information for policies related to short-term and long-term rentals.
- Permitting that is both easy to understand and transparent.
- Improves management of public nuisances such as noise and parking

Along with benefits, there are challenges to short-term rental regulatory programs:

- May discourage STR small businesses
- Permitting and regulations can be an administrative/cost burden
- Fear of uncertainty
- Unintended consequences, such as leapfrogging STRs outside City limits
- Ensuring regulations fit the community
- Housing is a multifaceted challenge and STR regulations alone cannot fix a housing availability issue

As there is no bed tax in Homer, the taxes charged would be the regular sales tax of 4.85% daily up to \$500 rental per day.

Case Studies

Issues surrounding STRs are not unique to Homer. All over the country different municipalities are struggling to find solutions that fit their cities appropriately. The following provides an analysis of eight similar sized, outdoor oriented communities, each with substantial vacation visitors, and the steps they have taken to create a regulatory framework for short-term rentals. The attached Short-Term Rentals Case Study Comparison Matrix provides a detailed comparison of all eight-case study short-term rental regulatory programs.

Seward, AK

In 2019, Seward introduced a permit application for all short-term rentals and began using automated software that tracks vacation rental apps and websites 24/7 so city staff can compare that information to tax rolls. This ensures vacation rental owners are in compliance with the program, including remitting both city and borough sales tax, as well as the city's local bed tax. The regulatory program for Seward is unique in several aspects:

- A City of Seward and Alaska State Business license is required.
- There is no short-term rental application fee.
- Principal owner is required to be on-site in single family and two-family zoning districts.

Palmer, AK

In 2018, Palmer introduced a permit application for all short-term rentals. This ensures vacation rental owners are in compliance with the program, including remitting both city and borough sales tax, as well as the city's local bed tax. The regulatory program for Palmer is unique in two key aspects:

- There are 5 permit types, the most of eight case studies evaluated.
- Certain permit types and zoning districts require adjacent property notification.

Other Alaska Cases

Sitka, AK is currently considering a one-year moratorium and a short-term rental regulatory program. Juneau, AK is currently considering a short-term rental regulatory program.

Taos, NM

On April 1, 2022, the City of Taos Planning Department began accepting applications for short term rentals, with a maximum of 120 permits available in the City. Applications are submitted through an online portal. The regulatory program for Taos is unique in several aspects:

- A maximum of 120 Short-Term Rental permits available.
- Short-term rentals are explicitly prohibited from the Central Business District and Historic Districts/Overlays.
- Violations can result in a misdemeanor offense.

Aspen, CO

In December 2021, Aspen City Council approved a temporary moratorium on the issuance of short-term rental (STR) permits. Council's decision to impose this moratorium was a direct response to community impacts from under-regulated land use. Ordinance No. 26, Series 2021 was a necessary tool to create space for engagement, analysis, policy development, and decision making. This temporary moratorium on the issuance of STR permits is currently in effect and is scheduled to extend until September 30, 2022, with the City accepting applications in October of 2022. There will be three permit types differentiated based on the permittee's residency, zone district, and usage of the unit, and each permit type has different regulatory and financial requirements:

- *Lodge-Exempt (STR-LE) Permit*
 - Available to lodging and condo-hotel properties which meet the definition of "lodge" and/or "condo-hotel" per Ordinance No. 9, Series 2022.
 - No annual limit on the number of nights per year the STR may operate.
 - Not limited by number in any zone district where STR is a permitted use.
 - One permit may cover the entirety of the lodge and/or hotel.
 - Batch filing of taxes is allowed.
- *Owner-Occupied (STR-OO) Permit*
 - Available to title property owners who reside in their City of Aspen residential property as their primary residence for a minimum of 6 months per year.
 - Limited to 120 STR rental nights per year.
 - Not limited by number in any zone district where STR is a permitted use.
 - Permittee must submit two pieces of documentation indicating that the STR address is the permittee's primary residence.
- *Classic (STR-C) Permit*
 - Available to non-owner occupied OR owner-occupied residential properties.
 - No annual limit on the number of nights per year the STR may operate.
 - Limited by number in certain residential zone districts; new applicants will be subject to a waitlist in zones with capped numbers of available STR-C permits.
 - Property owner name required on the application; LLCs without a verifiable name of a natural person will not be accepted.

Durango, CO

The City of Durango has allowed and regulated 'Tourist Homes' in certain parts of the City since 1989. The rise in popularity of online vacation rentals has led to the adoption of regulations that limit this use to appropriate areas. The goal of Durango's vacation rental program is to provide opportunities for property

owners to pursue this use while reducing potential impacts on neighborhood character and housing availability for City residents.

Vacation rentals are only permitted in the following zones: the Central Business zone, Mixed-Use zones, select Planned Development zones, and Established Neighborhoods (EN) 1 & 2. There is a cap on the number of available permits in the EN zones, with a total of 22 vacation rentals allowed in EN-1 and 17 in EN-2. In the other zones where vacation rentals are permitted, caps are applied on a development-specific basis, so that only a certain number of residential units may be permitted as vacation rentals within a certain building or development. Caps have been reached in most cases and properties must be placed on a wait list before being eligible to apply.

Pacific Grove, CA

Pacific Grove, CA provides two types of short-term rentals: a Short-Term Rental License for renting an entire dwelling unit, and a Home Sharing License for renting individual rooms of a residence. The regulatory program for Pacific Grove is unique in several aspects:

- Rentals are limited to Coastal and Commercial zones.
- The subject property must comply with the 55-foot Zone of Exclusion at the time of application. The zone of exclusion is the distance of fifty-five (55) lineal feet from an existing STR parcel boundary.
- Licenses are capped, with a maximum limit of 250 City-wide.
- Owner or property manager must reside within 30 minutes of property.

Palm Springs, CA

In April 2017 Palm Springs, CA amended the City's adopted Vacation Rental Ordinance. The new Ordinance imposed additional restrictions on occupancy and use of Vacation Rental properties in Palm Springs, and additional enforcement oversight. The regulatory program for Palm Springs is unique in several aspects:

- There are two main permit types: Vacation Rental Owner and Vacation Rental Agency, with an Estate Home Addendum for homes with more than 4 bedrooms.
- No limits on the number of rental nights, but a maximum of 36 contracts annually.
- Owner or property manager must respond to property within 30 minutes.
- Rentals are allowed in all zoning districts, though applications are limited to single family, duplex, and condominiums.

McCall, ID

The City of McCall, ID adopted new codes regarding Short-Term Rentals (STR) within the City on effective March 01, 2020. McCall is the least restrictive of the eight evaluated case studies, with no limits on zoning, the number of rental nights, the number of total rental permits, and no requirement for principal owner or operator to be on-site. McCall has two types of permits, less than 20 persons in a rental requires a declaration of compliance form, and 20 or more persons at a property requires a conditional use permit.

Summary of Case Study Findings

Most case study regulatory programs were created or updated recently, in roughly the 2017-2022 time period, in reaction to a new technology that has been highly utilized in only the last 10 years or so. While each of the case studies created a unique approach to a regulatory framework that fit their community, they generally fell into three categories:

Light Regulation:

- No limits on zoning, the number of rental nights, or total number of permits
- No requirement for life safety inspections
- No requirement for principal owner or operator to be on-site

Moderate Regulation:

- No cap on the number of permits
- Moderate zoning district limitations
- Requires life safety inspections

Robust Regulation:

- Caps the total number of permits
- Limits to the number of rental nights
- Strong zoning district limitations
- Owners or operators must reside within 30 minutes of rental

STR Criteria	Seward, AK	Palmer, AK	Taos, NM	Aspen, CO	Durango, CO	Pacific Grove, CA	Palm Springs, CA	McCall, ID
Population	2,717	5,888	5,950	7,004	19,071	15,090	44,575	3,485
Primary Tourism Draw	Outdoor Recreation/ Fishing	Outdoor Recreation/Alaska State Fair	Skiing/ Art/Outdoor Recreation	Skiing/Outdoor Recreation	Outdoor Recreation/Cultural Sites	Beaches/Outdoor Recreation/Victorian Architecture	Outdoor Recreation/Cultural Events	Skiing/Outdoor Recreation
Types of STR Permits	STR Permit: requires permission of owner/operator	Type 1: Owner Occupied Type 2: Single Family/Duplex and Not Owner Occupied Type 3: Multi-Family and Not Owner Occupied Type 4: Owner Occupied B&B with 5 or fewer rooms Type 5: Resident Managed B&B with up to 15 rooms	STR Permit: requires permission of owner/operator	Lodge-Exempt Owner-Occupied Classic	Vacation Rentals require a Limited Use Permit	Short Term Rental License for entire dwelling unit Home Sharing License for renting rooms	Vacation Rental Owner Operator Certificate Vacation Rental Agency Operator Certificate Estate Home Addendum for homes with more than 4 bedrooms Homershare Certificate	Less than 20 persons in a rental requires declaration of compliance 20 or more persons requires a CUP
# Permits Limit	No limit	No limit	120 permits total City- wide	Limited by number in certain residential districts for Classic Permit	Yes, in 2 districts: EN-1: 22 total permits EN-2: 17 total permits	250 permits total City- wide	No limit	No limit
# Nights per Year	No limit	No limit	No limit	Owner Occupied Permit Limited to 120 nights a year	No limit	No limit	No limits on the number of nights. A maximum of 36 contracts annually	No limit
Principal Owner On-site Required	Yes, in single family and two family zoning districts	Required for Permit Type 1 and 4	Not required, but owner/operator must be available 24/7	Required for Owner Occupied Permit and optional w/ Classic STR Permit	Local designated property manager must be available 24/7	Owner or property manager within 30 minutes of property	Owner or property manager within 30 minutes of property	Not required
STRs Allowed in All Zoning Districts	Limited to certain zoning districts	Limited to certain zoning districts. Some districts require a CUP	Limited to certain zoning districts, prohibited in CBD/Historic Districts	Limited to certain zoning districts	Limited to certain zoning districts	Limited to Coastal and Commercial zones and a 55' parcel boundary exclusion zone	Yes, though applications limited to single family, duplex, and condominiums	No limit
Public Hearing Process	None	Certain permit types and zoning districts require adjacent property notification	Public notice sent to HOA and property owners within 200'	Public notice must be sent to neighbors	Public notice is sent to properties within 300 feet	Notices are sent to neighboring properties	None	Public notice is sent to properties within 300 feet
Inspections for Life Safety	Yes	Must comply with building codes	Yes	Yes	Must comply with building codes	Yes	Yes	Not required
Application Process Administration	Community Development on annual basis	Community Development on annual basis	Planning, Community & Economic Development on annual basis	Community Development on annual basis	Community Development on annual basis	Community & Economic Development on annual basis	Department of Special Program Compliance on annual basis	City Clerk Office and Planning Department on annual basis
Business License Required	Yes, City of Seward and State of Alaska	Yes, City of Palmer and State of Alaska	Not required	Yes, \$150 annually	Yes, City of Durango	Not required, short Term Rentals are licensed	Not required, short Term Rentals are certificates	Yes, \$140 application fee \$70 renewal fee
Application Fee	\$30 for City Business License Application	\$75 STR Permit Application Fee	\$350 for inspections/ application \$525 STR Permit per unit	\$148 per unit annually for Lodge Permit \$394 all other permit types	\$750 application fee	\$413 Application fee \$680 license fee	\$1,009 Vacation Rental Certificate fee \$252 Homershare Certificate fee \$426 Estate Home Addendum fee	\$0 Declaration of Compliance \$600 Conditional Use Permit
Lodging Tax	Bed Tax 4.00%	Bed Tax 5.00%	Lodging Tax 5%	11.3% for all permit types	Lodging Tax 2%	12% Transient Occupancy Tax	11.5% Transient Occupancy Tax 1.0% Tourism Business Improvement District	3% Lodging Tax 3% Streets Tax
Enforcement Mechanism	Inspections, licenses, citizen complaints, permitting, fines/penalties	Permit Registration Suspension or Revocation	Violations can result in misdemeanor and revocation of STR permit	Inspections, citizen complaints, audits, permitting, fines/penalties	Permit Registration Suspension or Revocation	License denial, suspension, and revocation	License denial, suspension, and revocation, criminal sanctions, administrative penalties	Inspections, citizen complaints, licenses, permitting, fines/penalties

been high enough to cover mortgages on single-family homes. You can find that deal on a rare occasion, but it is usually a distressed sale. Most of our single-family home investments were in other areas of the state where rent fees would cover the mortgage with a little left over.

Homer is a destination that many in the world desire to move to, at least for some part of the year, and they are doing just that. So, unless we stop nonresidents from moving to Homer, this will always be a market driver. In addition, the world is trying to recover from the turmoil the pandemic created. As a result, inflation is high, and expenses on most everything are high, including construction costs. So, taxing ourselves into affordable housing will not work. *However, the solution that will help the issues at hand is tax incentives to create long-term rentals.*

Imposing taxes on something makes the costs higher for the consumer. But on the other hand, creating tax incentives gives the free enterprise an incentive to create what is needed. Right now, it does not financially make sense for someone to lease out their home for a fixed long-term rental as current market value rents do not cover the principal payment, interest, taxes, and maintenance on their home. There is currently no incentive to rent your property as a long-term rental. So be cautious about taxing a single sector; you could be next. Let's look at all the possible tax options; a beer tax, a fishing pole tax, a meal tax, a flight tax, a kayak tax, and on and on. These are all possibilities for the City of Homer to tax. **TO BE CLEAR, I DON'T LIKE ANY OF THOSE**, nor am I recommending these additional taxes; I'm just making a point on taxing a single sector.

Some final thoughts:

The City of Homer's recent case study only pulled rental availability data from Craigslist. Craigslist is not the best way to find rentals today; it is outdated, and there are many better options now with endless social media options.

Please don't assume every nice person is qualified to own or rent. As long-term rental owners, we see many unqualified applicants. Yes, this is something that should be considered. Some people do not qualify to live on someone's property: too many dogs or cats, owner of a dangerous breed, a criminal history, no job or not enough income to cover rents, no or bad rental history, no or poor credit, and many other factors. To make a long-term rental work, the owner needs to know that their property will not incur damage, that rents are paid, and that they will make some sort of profit in order to make the trouble of being a landlord financially beneficial.

If Short term rental owners are not paying the required sales tax, then the City needs to enforce the law/rules on the books; not look for ways to create new ones.

I appreciate your consideration of creating tax incentives instead of additional private sector taxation.

Thank you.

Dave Mastolier
Long-time Homer resident.
(907)399-1775

2885 Kachemak Drive
Homer, AK 99603

Department of Commerce, Community, and Economic
Development

DIVISION OF CORPORATIONS, BUSINESS AND PROFESSIONAL LICENSING

[State of Alaska / Commerce / Corporations, Business, & Professional Licensing / Business Licensing / PropertyRentalFAQs](#)

BUSINESS LICENSING

AirBnB, mother-in-law apartments, and property rental FAQs

1. I want to operate an AirBnB. Do I need an Alaska Business License?

Airbnb is an accommodation-sharing online marketplace which lets people rent out their properties or spare rooms to guests.

Yes, if you are collecting rental income then you are engaged in business activity and an Alaska Business License is required.

Per [AS 43.70.020\(a\)](#) a business license is required for the privilege of engaging in a business in the State of Alaska.

Per [AS 43.70.110\(1\)](#) “Business” means a for-profit or non-profit entity engaging or offering to engage in a trade, a service, a profession, or an activity with the goal of receiving a financial benefit in exchange for the provision of services, or goods, or other property.

Per [AS 43.70.020\(f\)](#) a business license may cover multiple lines of business. For more information go to: [Multiple Lines of Business FAQs](#)

In addition, if your business structure is an entity (i.e. corporation, LLC, LLP, LP, etc.), per Alaska Statute Title 10, then you must register your entity prior to obtaining an Alaska Business License; for more information go to: [Corporations Section](#)

TIP: prepare before you begin to get licensed by going to: [How To Get Licensed](#)

2. I have a “mother-in-law” apartment and I want to rent it out. Do I need an Alaska Business License?

A “mother-in-law” apartment is a small apartment attached to or next to a house, ostensibly intended for occupancy by a mother-in-law or other relative, but potentially also rented out to a stranger.

Yes, if you are collecting rental income then you are engaged in business activity and an Alaska Business License is required.

Per [AS 43.70.020\(a\)](#) a business license is required for the privilege of engaging in a business in the State of Alaska.

Per [AS 43.70.110\(1\)](#) “Business” means a for-profit or non-profit entity engaging or offering to engage in a trade, a service, a profession, or an activity with the goal of receiving a financial benefit in exchange for the provision of services, or goods, or other property.

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TIP: prepare before you begin to get licensed by going to: [How To Get Licensed](#)

3. I have a room I want to rent it out. Do I need an Alaska Business License?

Yes, if you are collecting rental income then you are engaged in business activity and an Alaska Business License is required.

Per [AS 43.70.020\(a\)](#) a business license is required for the privilege of engaging in a business in the State of Alaska.

Per [AS 43.70.110\(1\)](#) “Business” means a for-profit or non-profit entity engaging or offering to engage in a trade, a service, a profession 41 an activity with the goal of receiving a

financial benefit in exchange for the provision of services, or goods, or other property.

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TIP: prepare before you begin to get licensed by going to: [How To Get Licensed](#)

4. I have rental property I want to rent out. Do I need an Alaska Business License?

Yes, if you are collecting rental income then you are engaged in business activity and an Alaska Business License is required.

Per [AS 43.70.020\(a\)](#) a business license is required for the privilege of engaging in a business in the State of Alaska.

Per [AS 43.70.110\(1\)](#) “Business” means a for-profit or non-profit entity engaging or offering to engage in a trade, a service, a profession, or an activity with the goal of receiving a financial benefit in exchange for the provision of services, or goods, or other property.

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TIP: prepare before you begin to get licensed by going to: [How To Get Licensed](#)

5. Will I need a business license from my local government, municipality, city, or village?

Check with your local government or agency for any additional business licensing requirements, potential restrictions per local ordinances, and/or sales tax requirements.

6. IMPORTANT – Check with other agencies.

After you have met the requirements of this Division there will be other agencies you need to work with to ensure compliance with local, state, and federal government requirements.

For more information go to: [Business Structure FAQs and click your entity type.](#)

For additional resources, which may provide technical, informational or advisory assistance, go to:

- [Alaska Small Business Development Center](#)
- [IRS Small Business Center](#)
- [Small Business Assistance Center](#)
- [U.S. Small Business Administration](#)
- [Workshops for Small Business](#)

In addition, you may wish to contact a professional association or organization affiliated with your business activity.

If you need further assistance you are advised to seek the services of an attorney or other qualified professional.

7. Where can I find additional information on landlord and tenant rights?

[Landlord and Tenant Information](#)

[The Alaska Landlord & Tenant Act: what it means to you](#)

In addition, landlords and tenants should read and familiarize themselves with the Alaska Uniform Residential Landlord and Tenant Act ([AS 34.03.010 – 34.03.380](#)).

Complaint FAQs

[Complaint FAQs](#)

This Division does not provide legal advice. The information contained within these webpages is provided for your convenience and is not to be interpreted as legal advice. It is

your responsibility to know what your registering, reporting and filing requirements are based on your specific business activities. Not knowing what is expected of you may not preclude you from the legal obligation to meet these requirements and compliance with the law. You are encouraged to seek the advice of a professional, such as a Certified Public Accountant (CPA) and/or Attorney if you need additional assistance.

Contact Us

When contacting this office, please direct your questions to the appropriate Section: Corporations, Professional Licensing, or Business Licensing. Each Section specializes in its own requirements per Alaska statutes and regulations.

Professional Licensing Section

Email: License@Alaska.Gov

Corporations Section

Email: Corporations@Alaska.Gov

Business Licensing Section

Email: BusinessLicense@Alaska.Gov

Mission Statement

Ensure that competent, professional and regulated commercial services are available to Alaska consumers.

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Landlords or Lodging Providers

Helpful Tips Regarding the Sales Tax Code



Sales Tax Division
Finance Department
Kenai Peninsula Borough
Soldotna, Alaska 99669
salestax@kpb.us Email
(907) 714-2170 Office
(800) 478-4441 Toll Free
(within the borough)

Introduction

The Kenai Peninsula Borough Finance Department (Department) is responsible for educating and confirming compliance with the Borough's Sales Tax Code (Code).

Education

Written Material - The Borough makes information available in order to assist sellers in understanding their responsibilities under the KPB Code. This includes: KPB Code publication; jurisdictional calculation charts; return forms; notification of changes in the KPB Code; forms required to claim refunds, to file a protest, or to apply for a resale or exempt certificate. Forms are found on our webpage: kpb.us/finance-dept/salestax

Assisting Sellers - The Staff in the Finance Department are willing and glad to answer any of your questions concerning sales tax. This includes specific questions regarding the KPB Code or help with compilation of returns. Please feel free to call upon the Staff if you have questions.

Confirm Compliance

Random Review of Borough Records - The Department monitors significant account changes, delinquent accounts, and changes in industries to ensure all sellers are treated fairly according to the KPB Code.

Random Audits - The Department performs audits on sellers to: check the correctness of the Borough's records; determine the accuracy of the seller's reported sales versus their bookkeeping records; and to answer the seller's questions.

Confirm Registration - The Department investigates and assists in registering all sellers conducting business in the Borough.

Reminders

As a seller registered to collect sales tax there are a few items you may want to keep in mind.

Landlord - Defined as any seller who is providing rent or leasing services for land, building, or dwelling units regardless of the amount of time (nightly or longer).

Temporary Lodging - The KPB Code requires that all temporary lodging (lodging services provided for less than 30 days to the same party) be taxed on a per room - per night basis subject to the first \$500 maximum per sale transaction, on a per room - per night basis, KPB 5.18.430(D).

Utilizing \$500 Maximum Gross Sale Exemption - Sales tax shall be applied only to the first \$500 of each separate sale, rent, or service transaction except:

- 1) The payment of rent, whether for real or personal property, in excess of \$500 and for more than one month, shall be treated as several separate transactions covering the rental/lease for one month each. This means that a lease agreement needs to be broken down into individual months, KPB 5.18.430(A).

Example: A 3 month rental for \$900 equates to 3 months of \$300 each month, therefore, in a 6% tax jurisdiction, \$54 in tax is collected for the 3 months, or \$18 per month.

- 2) When it relates to temporary lodging (refer to above).

- 3) Recreational sales shall be treated on a per person per day basis and therefore the maximum tax computation shall be calculated on a per person per day basis. For purposes of this subsection, the term "person" means an individual human being.

Using an online marketplace or online travel agency for booking lodging - When landlords utilize online facilitators to market their rental properties whether for monthly rentals or recreational lodging, it is the responsibility of the property owner to properly collect and report the correct sales tax. When creating the online listing, it is incumbent on the landlord to assess sales tax based on the total price of rental; total price includes all additional

charges such as cleaning or pet fees passed on to the tenant. The rate of sales tax is to be based on the total sale, taxing at the jurisdiction rate where the property is located. Recreational lodging is taxed based on the total per unit per night charge, and is only eligible for "Maximum Tax", consideration when the nightly per unit rate exceeds \$500.

- Examples of online market places are: VRBO, AirBnB, Orbitz, Tripadvisor, etc..

Determining Taxing Jurisdiction

The taxing jurisdiction for rentals is the place where the real property is located.

- Restriction on Imposition of Tax - The seller shall, whenever feasible, separately state the tax to the buyer on each taxable transaction, KPB 5.18.410(A).
- Agent - The seller is acting as an agent for the Borough by collecting and remitting sales tax to the Borough. Taxes collected from the buyer are Borough funds.
- Determination of Charging Tax - The seller is responsible for all sales tax collected and those taxes that should have been collected. It is the responsibility of the seller to determine if a sale is exempt or not exempt from sales tax. If there is doubt, collect the sales tax and contact the Borough for a determination. A refund to the buyer is possible.
- Personal Property Tax - All businesses are required to file a Business Personal Property Statement with the Borough Assessing Department prior to February 15th of each year. Business Personal Property consists of items used to operate a business, such as washers, dryers, all types of furniture, etc. For more information on what items are taxable contact the Assessing Department at 262-4441.
- Accounting Records - If the seller's business is audited by the Borough, the seller's accounting records, federal tax returns, and filed sales tax returns will be reviewed to determine if reported gross sales coincide. Therefore keeping accurate and complete records is very important.

Package Deals

If sellers are providing a recreational package by themselves or with another business which offers recreational services (services provided by a seller for amusement, relaxation, diversion of attention, or play), the sales tax is to be calculated on each activity on a per-person per day basis at the rate of the jurisdiction where each day's service is rendered. The lodging component of the package is taxed on a per room per night basis at the rate of the jurisdiction where the lodging facility is located.

- Use of Resale Certificates by the Seller of Recreational Packages.
If any of the services included in the package are provided by other businesses and the seller of the package provides a valid resale certificate to those businesses, then the provider of the services would not charge sales tax to the package seller. If the seller of recreational packages does not have a valid resale certificate, the provider of the services would charge tax to that seller.
- Reporting the Sale of Package Deals – Assuming that no individual activity costs the purchaser of a package more than \$500 per person per day, the seller of the package collects sales tax on the full price of the package for the jurisdictions in which the activities of the package take place. The seller of the package would report the entire sale in gross sales. The provider of the service would report the sale as a sale for resale (a non-taxable item) if a valid resale certificate was provided by the seller of the package deal. If there was no valid resale certificate provided, the provider of the services would report the sale in his gross sales and also report the sales taxes collected.

Your Rights

If the seller disagrees with the Borough's final audit result, estimate result, exemption determination, or other sales tax determination, the seller has the right to appeal the final determination to court within 30 days.

- 1) If the seller disagrees with the written determination of the Borough Auditor, a protest may be filed with the Finance Director, KPB 5.18.580. The Director will review the methods used, documents presented, and results of the audit or estimate. The Director will issue a written decision regarding the validity of the audit or estimate. If the determination involves estimate results, as opposed to audit results, the Borough may require the seller to submit to an audit. If the seller disagrees with the Director's final written decision, the decision may be appealed within 30 days of distribution to the Superior Court in Kenai, Alaska.

- 2) If the seller or consumer believes a sale is exempt, either the seller or the buyer may protest taxing the sale by filing a protest with the Borough within 60 days of the date of the sale. The Mayor will issue a written determination regarding the exemption. The seller must continue to collect the tax until the Borough issues a determination regarding the exemption. If the exemption is allowed, the sales tax paid will be remitted to the consumer with the determination. The determination may be appealed within 30 days of distribution to the Superior Court at Kenai, Alaska, KPB 5.18.250.

- 3) If a written decision has been issued by the Mayor regarding application of the KPB Code to a particular factual situation, the decision may be appealed by the seller or taxpayer within 30 days of distribution to Superior Court at Kenai, Alaska, KPB 5.18.140(C).



City of Homer

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Planning

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(f) 907-235-3118

TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: October 10, 2023
SUBJECT: Strategic Plan

Requested Action: Review the 2022/2023 EDC Strategic Plan

Annually, the EDC prioritizes a list of ongoing short, medium and long-term goals to aid the commission in charting a general course for the year and keeping on-task. Staff uses this document as a guideline to schedule speakers and make agendas. The 2023/24 EDC strategic plan is provided for your review and any edits. We typically review the plan and make comments in October and approve the final version in November.

- Please see staff comments on the draft Strategic Plan. Be ready to remove items that are either resolved or that you don't think the Commission will make progress on. Bring your ideas of what you would like to work on over the next year!
- Staff comment: My work over the next year will continue to focus on the Transportation Plan, continued HERC building discussion, implementing the Wayfinding plan, in addition to having a role with city land management and partnering with the Chamber of Commerce. And more grant writing for federal grants. The City will also be starting on the Comprehensive Plan, which is an ideal way for the EDC to provide input on long term city policies and regulations. If the EDC would like to work in this realm, we can accomplish a lot. If the EDC wants to go a different direction, EDC Commissioners will need to champion a topic.

Attachments

Draft 2023-2024 Strategic Plan

Excerpt of the Business Retention and Expansion Plan (BR&E)

**ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2024 STRATEGIC PLAN & GOALS**

<p>Ongoing Goals</p>	<p>1. Use the Commission’s SWOT analysis to develop strategies to implement policies that support Homer’s quality of life.</p>
	<p>2. Keep our ears to the ground and seek out areas of "lack." Confer with Julie about communicating with City Council and advising them on ways to overcome barriers- "the nexus of economic goals."</p>
	<p>3. Be familiar with smart growth principles and best practices, and also green infrastructure concepts. Have these in our toolbox when development decisions come our way for consideration.</p>
<p>Near Term Goals < 6 Months</p>	<p>1. Become familiar with the Community Health Needs Assessment and Community Health Improvement Plan (CHIP)</p> <p><i>Opportunity:</i> Invite a speaker from MaPp to educate this EDC on these plans and how they relate to community and economic health.</p>
	<p>2. View economic development through the lens of balancing growth with quality of life.</p> <p><i>Task:</i> <u>Pause until comp plan decision (November EDC meeting)</u></p> <p><i>Task:</i> Define positive economic development, and what is the role of the EDC is in balancing growth and quality of life.</p> <p><i>Task:</i> Review the Business Retention and Expansion Plan for quality of life elements</p>
	<p>3. Housing: affordable short and long term housing. Seasonal workers, general work force, seniors, etc. affordable year round housing. (Marks, Kim)</p> <p><i>Task:</i> Stay engaged with the City for all housing conversations</p> <p><i>Task:</i> Have a meeting on housing options and final housing report.</p> <p><i>Opportunity:</i> Stay engaged with the Guiding Homer’s Growth Conversation</p>
	<p>4. Engage in the Comprehensive Plan Process</p> <p><i>Opportunity:</i> Participate in public events</p> <p><i>Opportunity:</i> Encourage business participation at public events</p> <p><i>Opportunity:</i> Host a Commission event targeted to small businesses</p>
	<p>5. ? Respond promptly to Council ordinances and requests for input</p> <p><i>Task:</i> Review and respond to new Short Term Rental regulations</p> <p><i>Task:</i> Review and respond to Council requests for input in a two meeting timeframe</p>
<p>Mid Term Goals 1 - 3 Years (2024 – 2027)</p>	<p>1. NEW idea: Refine how the EDC can work with KPEDD; Economic resiliency planning and other topics as they arise.</p> <p><i>Opportunity:</i> ?</p>
	<p>2 Downtown vitalization momentum and wayfinding/streetscape plan</p>

	<p><i>Status:</i> Wayfinding and Streetscape work ongoing through implementation activities in 2024-2025</p> <p><i>Task:</i> Participate in the Transportation Plan, focusing on a walkable town with greenspace and connected business districts</p> <p><i>Longer term:</i> Consider storefront/Downtown and landscaping improvement program</p> <p>4. Assess jobs training needs, workforce development, availability of workers and workforce supports including child care, housing.</p> <p><i>Opportunity:</i> Invite KBC Director Reid Brewer as speaker, how does the college make course offering decisions? How is work force development part of the planning? What does the KBC Advisory Board do?</p> <p><i>Opportunity:</i> Brief survey to businesses and employees on their needs. (2024?) or in comp plan surveys, include a more business centric set of questions. (divide into economic sectors, combo of on-line and in person conversation. What level of data and what are the outcomes of the survey outcomes?)</p> <p>5.?</p>
<p>Long Term Goals 5 Years or More (2025+)</p>	<p>1. Multipurpose community center (HERC) <u>Pioneer redevelopment vs new facility in a new location</u></p> <p><i>Status:</i> Scoping study has been funded. Demolition of the smaller building has been funded; Task? Opportunity? Staff comment: Status is evolving. Lets talk at the meeting.</p> <p>2. Plan for a new Business Retention and Expansion Plan BR&E (5-year mark was 2022-2023) (JE note- put the annual review of this doc on the calendar)</p> <p><i>Opportunity:</i> Consider a funding request for the FY 2026-27 budget</p>

OVERALL EDC DUTIES AND RESPONSIBILITIES

The Economic Development Advisory Commission will act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer in accordance with Homer City Code Chapter 2.76; www.codepublishing.com/AK/Homer. The EDC also assists with official City planning documents including the following:

- Kenai Peninsula Economic Development District (KPEDD) – Regional Comprehensive Economic Development Strategy (link will bring you to all KPEDD reports): <https://kpedd.org/reports>
- Homer’s Comprehensive Economic Development Strategy (CEDS): www.cityofhomer-ak.gov/economicdevelopment/comprehensive-economic-development-strategy
- Business Retention and Expansion Survey Report (BR&E): <https://www.cityofhomer-ak.gov/economicdevelopment/2017-business-retention-expansion-survey-report>
- Homer Comprehensive Plan: <https://www.cityofhomer-ak.gov/planning/comprehensive-plan>

DUTIES OF COMMISSION/STAFF

Commissioners

- Attend City Council meetings as assigned.
- Attend work sessions and training opportunities.
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information.
- Communicate with City Council members to gain support on EDC-related projects that need sponsorship at the Council level.

Staff (Julie Engebretsen)

- Aid the Chair in setting the agenda.
- Compile packet material from commissioners, write backup memos, and submit to Clerk.
- Provide information on items the commission needs to review annually.
- Inform the Commission of City Council actions and discussion of economic development related issues.

Clerk's Office

- Aid Staff in compiling packet materials and print/distribute them to the Commission.
- Aid Staff and Chair in setting the agenda.
- Tracking yearly items such as reappointments and elections.
- Help the Commission learn to be more efficient and effective in their meetings.
- Support the Commission's ability to communicate with the Mayor and City Council (through Memorandums, Resolutions, and Ordinances).



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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: January 3, 2024
SUBJECT: Housing

Recommendation Action: No action at this time. This is a standing agenda item.

At a recent community meeting, MAPP chose housing as one of two areas of upcoming concentrated work. City Planner Ryan Foster be participating in these efforts. This ties right in with upcoming city regulation as well as the Comprehensive Plan and zoning code rewrite.

Chair Marks will provide an update on any activity on the housing topic.



MEMORANDUM

Winter Survey

Item Type: Action Memorandum
Prepared For: EDC
Date: November 7, 2023
From: Mel Kim

Winter Business Survey

I am writing to suggest the implementation of a Winter Business Survey for Homer. As we approach the colder months, it is crucial to gather insights from our local businesses to better understand their needs, challenges, and opportunities during this time of year.

The objective of this survey would be to:

1. Assess the Impact of Winter on Local Businesses:
 - Understand how the winter season affects sales, customer traffic, and overall business operations.
2. Identify Supportive Measures:
 - Gather feedback on existing support programs and identify areas where additional assistance may be required.
3. Promote Collaboration:
 - Encourage dialogue and collaboration among local businesses, helping them leverage each other's strengths and resources.
4. Inform Economic Development Strategies:
 - Provide valuable data to inform town-wide economic development initiatives and policies tailored to the winter season.
5. Foster a Resilient Business Community:
 - Equip businesses with insights and resources to thrive during the winter months, ultimately contributing to a more robust and sustainable local economy.

I propose that the survey cover areas such as:

- Seasonal Staffing Needs
- Marketing and Promotion Strategies for Winter
- Winter-specific Challenges (e.g., Weather-related issues)
- Suggestions for Community Events or Initiatives

Furthermore, I recommend employing a combination of online surveys and targeted interviews to ensure comprehensive participation.

This initiative aligns with our ongoing efforts to support the local business community and foster a resilient and thriving economy in Homer. I believe that a Winter Business Survey will be instrumental in tailoring our support and resources to meet the unique needs of our businesses during this time.

I would be happy to assist in any way necessary, including drafting the survey questions, collaborating on distribution strategies, or analyzing the collected data.

Thank you for considering this proposal. I look forward to discussing this further and working together to enhance the economic vitality of our town.

RECOMMENDATION:

Discuss conducting a winter survey



City of Homer

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: January 4, 2024
SUBJECT: City Manager's Report for January 8, 2024 Council Meeting

AMMA/AML Conference

In December I attended the Alaska Municipal Management Association (AMMA) and Alaska Municipal League (AML) conferences in Anchorage.

As president of the AMMA, I was responsible for a large part of the conference's coordination and I also delivered two presentations to the group. I gave an interdisciplinary presentation on public engagement and conflict concepts/frameworks from fields such as political science, energy development, and fisheries management. I also co-hosted a session on generative artificial intelligence for local government with the Deputy City Manager of Juneau. I was re-elected president of the association and will continue my leadership role with the organization in 2024.

When the AML conference got underway, I was joined by the Mayor and Councilmembers Aderhold, Davis, Erickson, and Hansen. During the AML conference I attended sessions on topics such as asset management, social determinants of health, TIFIA funding, and cybersecurity. I also attended a meeting of the Alaska Remote Sellers Sales Tax Commission, the Alaska Municipal League Investment Pool (AMLIP) annual meeting, the AML annual business meeting, and I participated in an Alaska Municipal League Joint Insurance Association (AMLJIA) board meeting as a board trustee. I also made time for a meeting with the owner of a mariculture business that operates seasonally in Homer to discuss their operation and the mariculture scene in Alaska at large.

Audit Update

Finance staff had a discussion with our auditors at BDO laying out the tentative plan for wrapping up the audit. Final review is scheduled for the week of the 8th and the week after we should be able to publish and bring the audit to completion at the second meeting in January.

Meetings with State Legislators

Councilmembers Hansen and Lord, along with me, Port Director Bryan Hawkins, and Special Projects Coordinator Jenny Carroll met with Representative Sarah Vance and Senator Gary Stevens to provide updates on the Homer Harbor Expansion general investigation. Both indicated continued support for the general investigation and are looking forward to meeting with the City in Juneau in February.

Comprehensive Plan Kick Off

In late December, City staff from planning, economic development, and engineering met with Agnew::Beck's comprehensive plan project team for a kick off meeting. We had a discussion about the project timeline, Council goals and interests, ideas for public engagement and outreach, etc. We will be meeting with them weekly for operational discussions to keep the project moving towards timely completion. The intent is to plan for a significant number of interactions with elected and appointed officials while also using staff from all over the organization to assist with outreach and data collection efforts.

Fireworks Support

City staff have collaborated closely with organizers of the New Year's Eve fireworks at Mariner Park. As the event has become more popular, coordinating efforts between Police, Fire/EMS, Public Works and the Port & Harbor has become increasingly important to a safe and enjoyable event. This year's fireworks went well from the City perspective and we look forward to continuing to work with the organizers for the continued improvement of future events.

Homer High Government Class Visits City Hall

The Homer High School Government Class visited City Hall on Tuesday, December 12th for a guided tour, followed by a Q&A session in the Council Chambers with Mayor Castner and Council Members Aderhold, Lord, Venuti, and Erickson. The students had an hour to explore the inner workings of local government, gaining insights into the daily operations of City Hall. The Q&A session aimed to provide a firsthand understanding of the roles and responsibilities of local leaders, allowing students to ask questions and engage in meaningful discussions. The goal of this experience was designed to bridge the gap between classroom learning and practical civic engagement. Mayor Ken Castner emphasized, "Homer High grads are disbursed throughout the City. You need to participate, and that begins with talking and communication." The teens were encouraged to care about the community and be aware of what is being discussed, as they are the future of Homer.





MEMORANDUM

Homer Harbor Expansion Study Monthly Written Update

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: December 26, 2023
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Rob Dumouchel, City Manager and Bryan Hawkins, Port Director

Purpose: This memorandum provides the Homer Harbor Expansion Study monthly written update to Homer City Council per Resolution 23-037.

The U.S. Army Corps of Engineers (USACE) Project Development Team (PDT)

Continuing study activities:

- The Vertical Team Alignment Memo is working its way from the Pacific Ocean Division in Hawaii up the chain to the Chief.
- Two-day Ecological Modeling Workshop for environmental specialists is being organized.
- Homer Small Boat Harbor Vessel Economic Survey being routed through the USACE for approval.
- Preparing permit applications to be ready to proceed with geotechnical investigations; discussed advantages of completing the geotechnical survey portion of the investigations in February 2024 so data can be used to inform the geotechnical core sampling plan and be ready to move forward when study activities resume in full.
- Developing plan for the ship simulation component of the study.

HDR – Owner Representative:

- Nearing completion of the Coastal Numerical Modeling (waves, tides/storm surge, sediment transport) of existing (baseline) conditions Report for USACE PDT review; completing the modeling will allow progress on the designs once the study fully starts up again and geotechnical data is gathered.
- Preparing HHE Quarterly Report to present to City Council at a January 22, 2024 in which HDR will provide an overview of the Coastal Numerical Modeling report they are completing.
- Assisting City staff to implement Communications Plan and to maintain and update [HHE website](#).

City of Homer staff:

- Attended monthly USACE Project Development Team meeting and weekly meeting with HDR.
- Distributed Homer City Council Resolution 23-130 to Governor Dunleavy’s office, Jill Schaefer (Governor Dunleavy’s Kenai Peninsula liaison), Representative Vance and Senator Stevens.
- Reported to Council that additional HHE match funding was not included in Governor Dunleavy’s proposed FY25 budget.

- While being hosted in Juneau by the Marine Exchange of Alaska for their Board Meeting, Port Director Hawkins took the opportunity to meet with:
 - Shareen Crosby, Crosby, the Infrastructure Investment Coordinator for the Office of the Governor to brief her on the HHE study and share Resolution 23-130.
 - Coast Guard Commander Torba to discuss the USCG's interests and input in the Homer Harbor Expansion study and the proposal for a USCG Small Boat Station in Homer. More information about this meeting will be included in the January 8, 2024 City Manager's Report.
- Prepared informational materials for Council Champions in support of developing an Ordinance appropriating additional City match funds (for introduction at the January 8 City Council meeting) and for Resolution of Support requests to the Kenai Peninsula Borough Assembly and the State of Alaska.
- At the request of Council Champions arranged meetings with Representative Vance (12/18) and Senator Stevens (12/20) to discuss status of the HHE study and City's request for additional State match funding in the FY25 State budget.
- Met with Council Champions to review HHE Communications Plan and to develop materials to communicate financial progress of the study.
- Met with J&H Consultants to begin planning for advocacy in Juneau during AML's 2024 Winter Legislative Conference, February 20-22, 2024.
- Ongoing Communications/outreach: Information and updates about the study are being disseminated through the Harbor Expansion website, the City's monthly newsletter and the City of Homer Facebook and Instagram pages.

RECOMMENDATION:

Informational Only.

General Fund
Expenditure Report
Actuals through December 2023
50% Fiscal Year Elapsed

Current Fiscal Analysis

	FY24		FY24 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
Revenues				
Property Taxes	\$ 4,115,085	\$ 4,373,562	106%	
Sales and Use Taxes	8,939,282	5,374,976	60%	
Permits and Licenses	43,797	24,600	56%	
Fines and Forfeitures	10,303	1,274	12%	
Use of Money	0	76,227		
Intergovernmental	746,338	257,567	35%	
Charges for Services	396,890	230,537	58%	
Other Revenues	-	53,733		
Airport	198,448	114,241	58%	
Operating Transfers	1,728,989	-	0%	
Total Revenues	\$ 16,179,131	\$ 10,506,717	65%	
Expenditures & Transfers				
Administration	\$ 2,288,320	\$ 894,040	39%	
Clerks/Council	927,024	362,908	39%	
Planning	387,478	125,498	32%	
Library	1,079,132	501,143	46%	
Finance	898,578	352,525	39%	
Fire	1,881,175	798,044	42%	
Police	4,282,603	2,140,498	50%	
Public Works	3,512,438	1,521,719	43%	
Airport	229,618	82,297	36%	
City Hall, HERC	179,040	81,633	46%	
Non-Departmental	179,000	154,000	86%	
Total Operating Expenditures	\$ 15,844,405	\$ 7,014,306	44%	
Transfer to Other Funds				
Leave Cash Out	\$ 221,360	\$ -	0%	
Other	103,366	-	0%	
Total Transfer to Other Funds	\$ 324,725	\$ -	0%	
Transfer to CARMA				
General Fund Fleet CARMA	\$ -	\$ -	0%	
General Fund CARMA	-	-	0%	
Seawall CARMA	10,000	-	0%	
Total Transfer to CARMA Funds	\$ 10,000	\$ -	0%	
Total Expenditures & Transfers	\$ 16,179,131	\$ 7,014,306	43%	
Net Revenues Over (Under) Expenditures	\$ 0	\$ 3,492,411		

These numbers are preliminary and are subject change

Water and Sewer Fund
Expenditure Report
Actuals through November 2023
50% Fiscal Year Elapsed

Current Fiscal Analysis

	FY24		FY24 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
Revenues				
Water Fund	\$ 2,369,005	\$ 1,071,875	45%	
Sewer Fund	1,948,388	930,321	48%	
Total Revenues	\$ 4,317,393	\$ 2,002,196	46%	
Expenditures & Transfers				
<u>Water</u>				
Administration	\$ 309,507	\$ 157,687	51%	
Treatment Plant	684,568	308,630	45%	
System Testing	33,000	18,682	57%	
Pump Stations	115,707	43,957	38%	
Distribution System	372,744	187,632	50%	
Reservoir	19,025	7,857	41%	
Meters	285,597	27,770	10%	
Hydrants	214,533	100,525	47%	
<u>Sewer</u>				
Administration	\$ 303,612	\$ 152,926	50%	
Plant Operations	836,304	353,129	42%	
System Testing	18,000	5,953	33%	
Lift Stations	216,060	93,372	43%	
Collection System	306,884	120,353	39%	
Total Operating Expenditures	\$ 3,715,541	\$ 1,578,472	42%	
Transfer to Other Funds				
Leave Cash Out	\$ 15,769	\$ -	0%	
GF Admin Fees	-	-	0%	
Other	22,945	-	0%	
Total Transfer to Other Funds	\$ 38,714	\$ -	0%	
Transfers to CARMA				
Water	\$ 309,001	\$ -	0%	
Sewer	254,138	-	0%	
Total Transfer to CARMA Funds	\$ 563,138	\$ -	0%	
Total Expenditures & Transfers	\$ 4,317,393	\$ 1,578,472	37%	
Net Revenues Over(Under) Expenditures	\$ 0	\$ 423,724		

Port and Harbor Fund
Expenditure Report
Actuals through November 2023
50% Fiscal Year Elapsed

Current Fiscal Analysis

	FY24		FY24 YTD	
	ADOPTED		ACTUAL	
	BUDGET		\$	%
Revenues				
Administration	\$ 614,164	\$ 394,100	64%	
Harbor	3,961,361	3,084,322	78%	
Pioneer Dock	307,804	161,961	53%	
Fish Dock	578,477	381,886	66%	
Deep Water Dock	182,426	54,578	30%	
Outfall Line	4,800	-	0%	
Fish Grinder	7,390	10,393	141%	
Load and Launch Ramp	130,000	62,829	48%	
Total Revenues	\$ 5,786,422	\$ 4,150,069	72%	
Expenditures & Transfers				
Administration	\$ 1,143,305	\$ 617,432	54%	
Harbor	1,609,487	704,925	44%	
Pioneer Dock	86,345	41,381	48%	
Fish Dock	747,966	316,442	42%	
Deep Water Dock	104,705	49,159	47%	
Outfall Line	13,500	4,015	30%	
Fish Grinder	27,682	23,831	86%	
Harbor Maintenance	533,783	239,622	45%	
Main Dock Maintenance	51,393	22,306	43%	
Deep Water Dock Maintenance	61,893	24,696	40%	
Load and Launch Ramp	138,815	58,161	42%	
Total Operating Expenditures	\$ 4,518,876	\$ 2,101,972	47%	
Transfer to Other Funds				
Leave Cash Out	\$ 73,867	\$ -	0%	
GF Admin Fees	-	-	0%	
Debt Service	0	-	0%	
Other	375,092	-	0%	
Total Transfer to Other Funds	\$ 448,959	\$ -	0%	
Transfers to Reserves				
Harbor	\$ 818,588	\$ -	0%	
Load and Launch Ramp	-	-	0%	
Total Transfer to Reserves	\$ 818,588	\$ -	0%	
Total Expenditures & Transfers	\$ 5,786,422	\$ 2,101,972	36%	
Net Revenues Over(Under) Expenditures	\$ 0	\$ 2,048,097		

WORK SESSION

AGENDA CALENDAR 2024

Council Meeting Dates	Work Session Topic
Monday, January 8	
Monday, January 15 Off-cycle	<i>Joint Session with Parks Art Recreation & Culture Advisory Commission</i>
Monday, January 22	<i>Homer Harbor Expansion Baseline Conditions Report Overview – Ronny McPherson & KC Kent HDR</i>
Monday, February 12	
Monday, February 26	
Monday, March 11	
Monday, March 18 Off-cycle	<i>Joint Session with ADA Advisory Board</i>
Tuesday, March 26	
Monday, April 8	
Monday, April 12 Off-cycle	<i>Joint Session with Port & Harbor Advisory Commission</i>
Monday, April 22	
Monday, May 13	
Monday, May 20 Off-cycle	<i>Joint session with Planning Commission</i>
Tuesday, May 28	
Monday, June 10	
Monday, June 17 Off-cycle	<i>Joint session with Economic Development Advisory Commission</i>
Monday, June 24	
Monday, July 22	

Council Meeting Dates	Work Session Topic
<i>Monday, August 12</i>	
<i>Monday, August 26</i>	
<i>Monday, September 9</i>	
<i>Monday, September 16</i> <i>Off-cycle</i>	<i>Joint Session with Library Advisory Board</i>
<i>Monday, September 23</i>	
<i>Monday, October 14</i>	
<i>Monday, October 28</i>	
<i>Monday, November 12</i>	
<i>Monday, November 25</i>	

CITY OF HOMER NEWSLETTER



VOL. III - ISSUE V | JANUARY 2024

WHAT'S INSIDE?

MONTHLY NEWSLETTER FROM THE OFFICE OF THE CITY MANAGER

Happy New Year

From Homer City Hall

HOLIDAY CELEBRATION

This year, the City of Homer celebrated the Holiday Season at the Elk's Lodge. We enjoyed the time together, relaxing and catching up over a delicious dinner catered by The Tickled Pear. Adding excitement to the evening, we had a prize drawing, with lucky winners leaving with smiles and surprises. Rob and Ralph showcased their stylish sneakers, adding an extra touch of flair to the holiday festivities. We are thankful for our team and look forward to what's to come in the New Year!



City Manager Rob Dumouchel and Ralph Skorski



Officer Tyler Jeffres and Erica Jeffres



Cheryl and Mike Illg



Sarah Baldus and Sarah Cunningham

- Holiday Celebration
- Library Events
- Community Corner
- Homer Public Library
- Community Recreation
- City Hall
- Port & Harbor
- Harbor Expansion Study Update
- Hazard Mitigation – Risk Assessment
- Police Department
- Fire Department
- Public Safety Corner
- Meet City Staff
- Municipal Art Collection
- Stay Connected with City Council

Discover something new today and see the latest City project updates information! Learn about ways community members can get involved at City Hall and in the Homer community.

Follow us on Social Media

- City Hall: [@cityofhomerak](#)
- Parks & Recreation: [@homerparksandrec](#)
- Homer Public Library: [@homerpubliclibrary](#)
- Homer Police: [@homerpolice](#)
- Fire Department: [@HomerVolFireDept](#)

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[Click Here to Subscribe](#)

LIBRARY EVENTS

VIRTUAL AUTHOR TALKS

Zoom in and listen to your favorite authors talk about their latest books. For a complete list of Upcoming Speakers, go to libraryc.org/homerlibrary/upcoming.

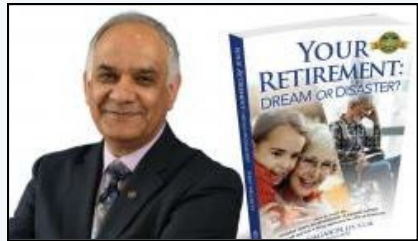
January 10 at 4 pm

Embrace Love in the New Year: A Heartfelt Conversation with **Rebecca Serle**



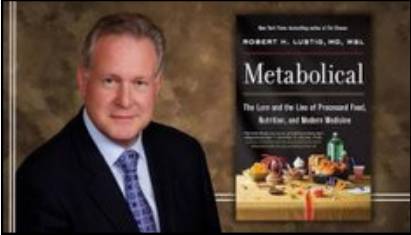
January 23 at 10 am

Your Retirement: Dream or Disaster? How to Avoid the Hidden Traps in Retirement Planning Advice
Rajiv Nagaich



January 30 at 10 am

The Lure and the Lies of Processed Food, Nutrition, and Modern Medicine: An Author Talk with **Dr. Robert Lustig**



SPECIAL & ONGOING EVENTS



Councilmember Conversations

Noon to 1 pm, the second Tuesday of each month, September - May, at the Homer Public Library.

January 9: Shelly Erickson

CHECK OUT MORE LIBRARY PROGRAMS AND EVENTS



Homer Public Library
500 Hazel Street - 907-235-3180
circ@ci.homer.ak.us
www.cityofhomer-ak.gov/library



COMMUNITY CORNER

What's happening around the City of Homer

Community Resource Connect

A one-day event with help for those facing financial instability, homelessness, or at risk of being houseless.

TUESDAY, JANUARY 30 • 11AM-3PM

Community Resource Connect - Located at SPARC

Anyone in need of resources is invited to this **FREE** one-day event! All are welcome. FREE emergency gear, backpacks, comfort packs, food-to-go, sleeping bags, menstrual kits, winter gear, and more.

Get connected with over 20 local vendors offering resources related to food, employment info, health care and mental health, health screenings, and more.

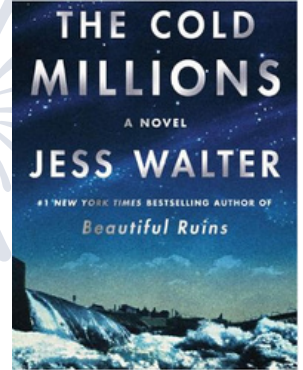
[Click Here for More Information](#)

The Big Read

Kick-Off Event for the NEA Big Read 2024!

Where: Alice's Champagne Palace
When: January 19th, 6pm

[Click here for more details!](#)



Community Recreation

Do you want to stay active and connect with others in the community during the winter months!? There are a lot of options available through our Community Recreation programs. Short on gear? The Homer Public Library has a sports gear lending program. Find more info [here!](#)

- Soccer
- Youth Tumbling Classes
- Pickleball
- Cuong Nhu and Karate Program
- Basketball
- Community Inlet Winds Band
- Volleyball
- Volunteer Opportunities

[Click here to explore all that Community Recreation has to offer!](#)

LIBRARY

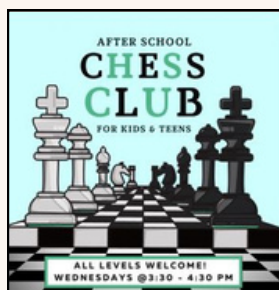
AFTER SCHOOL ACTIVITIES AT THE LIBRARY

Stop Motion Animation with Legos!

Searching for a creative after-school activity for your child? Join us weekly at the Homer Public Library for engaging and educational activities designed for elementary-aged kids every Thursday from 3:30 to 4:00 pm.

Next Event: Thursday, January 11, 3:30pm to 4:30pm

January/February: Intro to Stop Motion Animation! In this series, you'll create a scene, then animate it using Legos. Learn to use Stop Motion Studio on the library's iPads. Please email Cinda if you have any questions: cnofziger@ci.homer.ak.us



After School Chess Club for Kids & Teens

Meet your friends at the library to play chess! Improve your strategy, learn from mentors, and have fun. All skill levels welcome!

Ages 5 and up
Homer Public Library
Every Wednesday, 3:30 - 4:30 pm

Next Event: Wednesday, January 3, 3:30 - 4:30pm

COMMUNITY RECREATION

COMMUNITY INLET WINDS BAND 2024



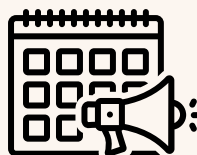
The Inlet Winds Community Band is restarting this spring. Don't forget to **sign up by February 6th!**

Who can be involved: Inlet Winds is geared for two groups of people.

- Adults with previous experience playing in band (to at least a high school level) who know how to read music. It's ok if you are a little rusty- We'll get into shape together!
- Advanced high school students by invitation or with director approval.

FOR MORE INFO
Sign up through the link below
by **February 6, 2023!**

[Community Inlet Winds Band 2024](#)



LOOKING AHEAD

Spring Concert
Saturday April 13 7:00 PM
Homer High School Mariner Theatre

CITY HALL

HOMER, THE BABY OPOSSUM, ARRIVES AT OREGON ZOO

Last month, a baby opossum named Homer arrived at the Portland Zoo in Oregon, safe and sound. Homer has been on quite the adventure in his short life!

Earlier this year, Homer's mom, an opossum known as Grubby, stowed away in a cargo container bound for Homer, AK. When the container was being unloaded, Grubby made a run for it and escaped the crew who tried to trap her. She was able to evade wildlife officials for a couple of months. During that time, she gave birth to at least 5 babies (joeys), whom residents affectionately referred to as 'grublets.'

Finally, in May, Grubby and her joeys were captured and re-homed to the Alaska Zoo in Anchorage. Homer and his siblings will be sent to different zoos, and Grubby will remain at the Alaska Zoo.

Homer is adjusting to his new home and the caring staff. As he acclimates, he will soon have the opportunity to meet visitors. This interaction aims to educate and connect children with an animal they may not encounter in their daily lives, creating a deeper appreciation for wildlife.



DID YOU KNOW?

Opossums are considered invasive in Alaska and the Pacific Northwest as they are a threat to native species.



Lori Pond delivering donations to Homer High



Zach Pettit delivering donations to Homer High



Renee Krause and Lori Pond wrap gifts



City Hall Christmas Tree

SHARE THE SPIRIT

City Hall spread some holiday cheer this year through the Share the Spirit Adopt-A-Family program! We were honored to make a family's wishes come true by providing them with food, warm clothing, toys, and essentials.

You can also bring joy to our community through similar programs and by supporting local charities, helping build a more compassionate and connected community not just during the festive season but throughout the upcoming year!



HOMER HIGH GOVERNMENT CLASS VISITS CITY HALL

The Homer High School Government Class visited City Hall on Tuesday, December 12th for a guided tour, followed by a Q&A session in the Council Chambers with Mayor Castner and Council Members Aderhold, Lord, Venuti, and Erickson. The students had an hour to explore the inner workings of local government, gaining insights into the daily operations of City Hall.



Ryan Foster, City Planner, speaks to students about the city planning process.

The Q&A session aimed to provide a firsthand understanding of the roles and responsibilities of local leaders, allowing students to ask questions and engage in meaningful discussions. The goal of this experience was designed to bridge the gap between classroom learning and practical civic engagement. Mayor Ken Castner emphasized, “Homer High grads are dispersed throughout the City. You need to participate, and that begins with talking and communication.” The teens were encouraged to care about the community and be aware of what is being discussed, as they are the future of Homer.



Homer High students attend a Q&A session with Mayor Castner and Council Members Aderhold, Lord, Venuti, and Erickson.

2024 ELECTIONS

As we step into the new year, it's never too early to start preparing for the upcoming elections! Stay informed about key dates, such as voter registration deadlines and election days.




Register to vote or update your voter registration!

- Visit the Homer City Clerk's Office at 491 E. Pioneer Avenue to fill out a registration form, or
- Conveniently register online at <https://voterregistration.alaska.gov>.

For additional details, contact the Clerk's Office at (907) 235-3130.






In 2024, we gear up for THREE upcoming elections!

 Save the dates:

- Alaska State General Election : **November 5**
- 2024 Kenai Peninsula Borough Regular Election: **October 1**
- 2024 City of Homer Regular Election: **October 1**

Polls open at 7 am, close at 8 pm

Important Deadlines

-  Voter registration/update: September 1, 2024
-  Absentee In-Person Voting: Starts September 16, 2024
-  Absentee By-Mail App Deadline (City): September 27, 2024
-  Absentee App Deadline (Borough): September 24, 2024
-  Absentee by Electronic App Transmission Deadline: September 30, 2024

PORT & HARBOR

PACIFIC MARINE EXPO IN SEATTLE

Port Director Bryan Hawkins recently attended the Pacific Marine Expo in Seattle, sharing a booth with Homer Marine Trades. The expo spotlighted Alaskan coastal communities. The Homer booth stands out because it represents our thriving marine commercial support industry.

During his visit, Bryan joined the Cordova Harbormaster for a day trip to Anacortes, touring the Transpac float manufacturing operation. Witnessing the floats during their various stages of construction, physically interacting with the materials, and acquiring knowledge about the intricate engineering involved in these harbor float systems was truly remarkable and helps us in our planning for future float replacement projects.



Bryan Hawkins and Jen Hakala of the Homer Marine Trades Association working Homer's Pacific Marine Expo booth.

Events like the Pacific Marine Expo highlight local industry strengths, foster community collaboration, and address crucial topics such as vessel maintenance and sustainability. Attending these expos is an important investment in the growth and success of the marine trade sector.

ANNUAL BOARD MEETING FOR THE MARINE EXCHANGE OF ALASKA



Bryan Hawkins, Port Director, attended the Marine Exchange of Alaska annual board meeting.

Port Director, Bryan Hawkins, serves as the President of the Alaska Association of Harbormasters and Port Administrators (AAHPA) and represented AAHPA on the Marine Exchange of Alaska (MXAK) board this past month. Both organizations collaborate closely to support maritime transportation in Alaska.

The Marine Exchange of Alaska (MXAK) tracks commercial vessels in Alaskan waters. One of their primary functions is the exchange of vessel information, which serves as a critical resource for vessel owners, fleet managers, families, and state and federal authorities. The Exchange acts as a 24-hour vessel safety and security watch keeper, ensuring the timely availability of accurate and relevant information including vessel tracking, communication services, and weather and ice information.

Attending their annual board meeting offered valuable insights. The collaboration opportunities allowed for the exchange of information and the advancement of Homer's critical projects and priorities.



HOMER HARBOR EXPANSION



STUDY UPDATE



**Join us Monday, January 22 at
City Council's 4 pm Worksession!**

Ronny McPherson and KC Kent of HDR will provide an overview of the Baseline Conditions Report they are completing. The report uses new and existing field data along with existing studies, to model the waves, tides, storm surge and analyze sediment transport in the study area.

Understanding the existing marine and coastal physical processes is one of the important first steps to get done before moving into alternatives development. This information, together with data from the geophysical investigation and environmental review, is instrumental in informing the design process; it allows the project development team to tailor designs to the specific conditions of the proposed site to best meet project objectives. The information also serves as a reference point to compare the relative effectiveness of the alternatives harbor design.

Homer City Council will also discuss the progress of the study and introduce an Ordinance to commit additional match funds at their Regular meeting on January 8, 2024, which begins at 6 pm.

Mark your calendar

6 pm Monday, January 8, 2024



4 pm Monday, January 22, 2024



Cowles Chamber, Homer City Hall
491 E. Pioneer Avenue in Homer



or via [Zoom!](#)

For more information go to: www.homerharborexansion.com



QUICK TIP

PORT & HARBOR BILLING ABBREVIATIONS

What does that stand for? Are you looking at your harbor bill or receipt and can't figure out what the description means? Here's a breakdown of those cryptic abbreviations that will make you a pro in no time. Click this link to see a list of abbreviations and what they mean. [Port & Harbor Billing/Charges Info](#)



FIRST RESPONDERS CLASS



Sammantha Cunningham leading the ETT training class.

During the final week of November, Port & Harbor staff from operations, maintenance, and the fish dock participated in a 40-hour Emergency Trauma Technician (ETT) training and certification. The training was led by Homer EMS coordinator Samantha Cunningham and organized by Deputy Harbormaster Aaron Glidden.



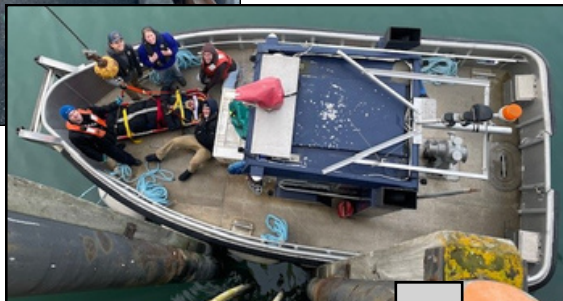
Isaiah Nevak, Kurt Read (as the 'patient'), and Rose Riordan

The ETT course is primarily for professionals requiring advanced medical skills beyond basic first aid and is specifically designed for those without immediate access to professional emergency services. This training equips individuals with essential skills for a rapid response in critical situations.

Successful completion of this training course is mandatory every two years. The training provides our Port & Harbor staff with essential skills to respond effectively to emergencies when necessary.



Del Masterhan and Thomas Gilbert participate in rescue training, which involves loading a stretcher onto a pulley and lowering it down into a boat.



HOMER HAZARD MITIGATION PLAN

RISK ASSESMENT

The City of Homer has thoroughly evaluated natural disaster risks and devised strategies to safeguard lives and property. A hazard impact risk assessment predicts how hazards may affect the community, aiding in prioritizing risk reduction actions.

The 2022 Local Hazard Mitigation Plan (LHMP) specifically assessed risks in Homer, focusing on land, the population center, and critical facilities like emergency services.

With a Federal Emergency Management Agency (FEMA) approved plan in place, the community is eligible for nonemergency disaster assistance, including funding for risk reduction projects outlined in the plan.

As a resident of Homer, we want you to be aware of the potential risks and inform you of the plan in place to ensure everyone's safety.

Risks Assesed

Climate Change

Earthquake

Erosion

Flood

Landslide

Severe Weather

Tsunami

Volcano

Wildfire



Find the Local Hazard Mitigation Plan on the City's website: [City of Homer Local Hazard Mitigation Plan](#)

POLICE DEPARTMENT

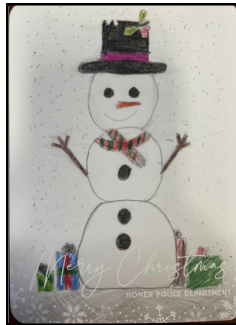


CHRISTMAS CARD CONTEST 2023



Homer Police Department with Christmas Card Contest participants, Aubrey and Kyra.

The Homer Police Department (HPD) was thrilled to host a Christmas Card Contest again this year. Young Homer artists had the opportunity to submit vibrant Christmas card designs. The 2023 winner was Kyra (11), who drew a beautiful snowman! The runner up was Aubrey with a festive 'Crismis' scene showing a police officer with K-9 dog next to a Christmas tree. Great job girls!!



Snowman, by Kyra

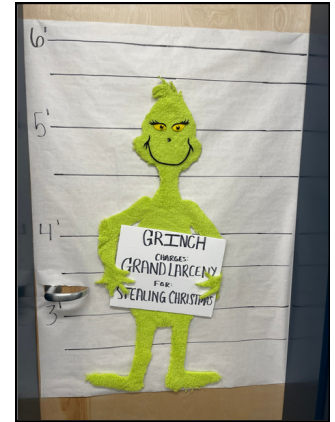


Crismis, by Aubrey

DOOR DECORATING CONTEST

We saw a whole new side to our police officers and staff at HPD this year! They brought out their creative side with a door decorating contest. Winner gets bragging rights!

Our newest hire, Kaitlyn Dawson, won with the Grinch Door that leads into the jail.



The Grinch Door, by Kaitlyn Dawson



FIRE DEPARTMENT

NEW FIRE HOSES AT HVFD

The Homer Volunteer Fire Department (HVFD) recently acquired upgraded fire hoses. A total of 147 boxes, weighing 5,638 pounds, were unboxed by our awesome crew: Jaclyn Arndt, Paige Jones, Galina Orlova, and Barrett Moe!

This new supply replaced outdated hoses that no longer met National Fire Protection Association safety guidelines. The old hoses were made of extruded nitrile rubber, which would easily ice up in cold weather, making them slippery to handle and heavier. The new style of hoses performs better in cold weather and is easier for firefighters to maneuver. They have a rubber-lined polyester double jacket that does not freeze up and is two pounds lighter than the old hoses, enhancing grip, maneuverability, and reducing the risk of injury and fatigue for our firefighting crews. This significant improvement ensures that HVFD maintains a safer and more efficient fire response.



Barrett Moe and Paige Jones

Galina Orlova



In this section, we aim to keep readers informed about the latest developments in public safety in the community. Whether it's news about crime prevention, emergency preparedness, or updates on local law enforcement activities, we've got you covered. Our goal is to promote a safe and secure environment for all community members and visitors of Homer, and we believe that staying informed is a crucial part of achieving that. Read on to learn more about what's happening in public safety in Homer.

HEATING YOUR HOME SAFELY

The cold weather has arrived, and we all want to stay warm! Remember to take a few simple steps to keep yourself and your family safe while heating up your home. Using heating systems safely is crucial in preventing accidents, fires, and health hazards.

FOLLOW THESE TIPS TO STAY SAFE!

Heating Systems



Keep the area around fireplaces, wood stoves, and space heaters clear, at least 3 feet around.



Schedule regular inspections and cleaning of heating unit and replace air filters regularly.



Ensure proper ventilation to prevent the buildup of carbon monoxide.



Never leave a heating unit unattended while in use.

LEARN MORE



[StaySafe.org](https://www.staysafe.org)

[Red Cross Home Heating Safety Tips](#)



Be Prepared

Educate family members, especially children, about fire safety.

Have an escape plan and practice the route.

Keep a working fire extinguisher in an accessible location, and make sure everyone knows how to use it.

Install smoke detectors and carbon monoxide detectors on every floor of your home and test them monthly.



December Anniversaries

Thanks to the following staff members for your dedication, commitment and service to the City and to the taxpayers of Homer!

Mark Robl	Police	39 Years
Bryan Hawkins	Port	24 Years
Todd Cook	Public Works	14 Years
Sean Perry	Police	9 Years
Mike Zelinski	Public Works	9 Years
Josh Mershon	Port	4 Years
Regina Johanos	Library	3 Years
Jenna Luchaco	Public Works	2 Years
Del Masterhan	Port	2 Years
Matt Dominquez	IT	1 Year

WELCOME



Greg Trail

Welcome aboard, Greg Trail! Greg is a Maintenance Tech I at Public Works who began his journey with us in July. Hailing from Homer and the surrounding area, he brings valuable experience from his previous work in the fishing industry.



Wesley Breshears



Welcome to Wesley Breshears, our Heavy Mechanic at Public Works, who joined us in November. Having relocated to Homer about a year ago to be closer to family, we are thrilled to have him as part of our team.

EMPLOYEE HIGH FIVES!

WAY TO GO ANDREW!

Andrew Williamson just got his CDL license! He joined the Public Works crew as a seasonal employee for the operators from May to October 2022. He was rehired in 2023 as a full-time employee, starting out as an apprentice. With his newly acquired CDL license and on-the-job training, he has now become an Equipment Operator. Andrew is a valuable addition to the team, and we are glad to have him on board.



Andrew Williamson

KUDOS TO SNOW PLOW CREWS



Snow Removal- Lead Mike Gilbert and operator- Jenna Luchaco

Kudos to the City crews who have been working hard to keep Homer roads clear and safe this winter season! These dedicated teams work tirelessly to clear the snow and ice, ensuring our safe travels.

Be sure to give them your support and be patient while they work through the snow clearing process, especially during heavy snowfall. They are an essential part of our community, and we are very thankful for them!

CITY OF HOMER ROSTER

Mayor - Ken Castner (2024)

City Council

Donna Aderhold (2024)

Jason Davis (2025)

Shelley Erickson (2024)

Storm P. Hansen (2025)

Rachel Lord (2026)

Caroline Venuti (2026)

City Staff Leadership

Rob Dumouchel, City Manager

Melissa Jacobsen, MMC, City Clerk/Deputy Director of Administration

Mark Robl, Chief of Police

Bill Jirsa, Chief Technology Officer

Julie Engebretsen, Economic Development Manager

Elizabeth Walton, Finance Director

Mark Kirko, Fire Chief

Dave Berry, Library Director

Andrea Browning, Personnel Director

Bryan Hawkins, Port Director

Jan Keiser, Public Works Director/City Engineer

Ryan Foster, City Planner

Mike Illg, Community Recreation Manager

Commissions and Boards

ADA Advisory Board

Economic Development Advisory Commission

Library Advisory Board

Parks, Art, Recreation and Culture Advisory Commission

Planning Commission

Port and Harbor Advisory Commission

MUNICIPAL ART COLLECTION

Learn more about the municipal art collection at:

www.cityofhomer-ak.gov/prac/city-homer-municipal-art-collection



“Horses in a Winter Storm”
Watercolor by Diana Tillion
City Hall

STAY CONNECTED TO CITY COUNCIL

Go to cityofhomer-ak.gov/cityclerk/stay-connected-city-council to find instructions on how to listen, provide testimony, and participate in the meetings via Zoom.

UPCOMING MEETINGS

January

- | | | |
|----|---------|---|
| 3 | 5:30 pm | CANCELLED - Planning Commission Worksession |
| 3 | 5:30 pm | Planning Commission Special Meeting |
| 9 | 6:00 pm | Economic Development Advisory Commission Regular Meeting |
| 16 | 5:30 pm | Library Advisory Board Regular Meeting |
| 17 | 5:30 pm | Planning Commission Worksession |
| 17 | 6:30 pm | Planning Commission Regular Meeting |
| 18 | 5:30 pm | Parks, Art, Recreation & Culture Advisory Commission Special Meeting |
| 24 | 5:30 pm | Port & Harbor Advisory Commission Regular Meeting |



JOIN OUR TEAM

- Find current job listings for the City of Homer
- Sign up for Job Alerts
- Apply Online at: cityofhomerak.applicantpro.com/jobs

ABOUT THIS NEWSLETTER

The City of Homer Newsletter is published monthly. For questions or comments, please contact the Office of the City Manager at citymanager@ci.homer.ak.us.

City of Homer

491 E. Pioneer Avenue, Homer, Alaska 99603
907-235-8121

www.cityofhomer-ak.gov

ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2024 Calendar

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	Wednesday 1/3 5:00 p.m.	Tuesday 1/9 6:00 p.m.	Monday 1/22 6:00 p.m.	<ul style="list-style-type: none"> • City Budget Review/Develop Requests *may be n/a during non-budget years • Land Allocation Plan Review • KPEDD Industry Outlook Forum
FEBRUARY	Wednesday 2/7 5:00 p.m.	Tuesday 2/13 6:00 p.m.	Monday 2/26 6:00 p.m.	<ul style="list-style-type: none"> • KPC Job Fair
MARCH	Wednesday 3/6 5:00 p.m.	Tuesday 3/12 6:00 p.m.	Tuesday 3/25 6:00 p.m.	<ul style="list-style-type: none"> • Clerk Reappointment Notices Sent Out • Update from Public Works Director • KPEDD CEDS Review
APRIL	Wednesday 4/3 5:00 p.m.	Tuesday 4/9 6:00 p.m.	Monday 4/22 6:00 p.m.	<ul style="list-style-type: none"> • Terms Expire April 1st • Advisory Body Training Worksession
MAY	Wednesday 5/8 5:00 p.m.	Tuesday 5/14 6:00 p.m.	Tuesday 5/28 6:00 p.m.	<ul style="list-style-type: none"> • Annual Review of Commission's Bylaws • Election of EDC Officers
JUNE	Wednesday 6/5 5:00 p.m.	Tuesday 6/11 6:00 p.m.	Monday 6/24 6:00 p.m.	<ul style="list-style-type: none"> • Comprehensive Plan Review
JULY	No Regular Meeting			
AUGUST	Wednesday 8/7 5:00 p.m.	Tuesday 8/13 6:00 p.m.	Monday 8/26 6:00 p.m.	<ul style="list-style-type: none"> • Capital Improvement Plan Review • Update from Public Works Director
SEPTEMBER	Wednesday 9/4 5:00 p.m.	Tuesday 9/10 6:00 p.m.	Monday 9/23 6:00 p.m.	<ul style="list-style-type: none"> • Workforce Development Speaker
OCTOBER	Wednesday 10/2 5:00 p.m.	Tuesday 10/8 6:00 p.m.	Monday 10/14 6:00 p.m.	<ul style="list-style-type: none"> • Annual Review of EDC's Strategic Plan/Goals & BR&E
NOVEMBER	Wednesday 11/6 5:00 p.m.	Tuesday 11/12 6:00 p.m.	Monday 11/25 6:00 p.m.	<ul style="list-style-type: none"> • Chamber's Annual Presentation to EDC • Approve Meeting Schedule for Upcoming Year
DECEMBER	No Regular Meeting			

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports.