



# Agenda

## Economic Development Advisory Commission Regular Meeting

Tuesday, May 12, 2026 at 6:00 PM

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

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### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://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

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### 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

### APPROVAL OF THE MINUTES

- [A.](#) April 2026 Minutes

### VISITORS/PRESENTATIONS (10 minute time limit)

- [A.](#) KPEDD Housing presentation from the Industry Outlook Forum 4/23/26

### STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- [A.](#) EDC Staff Report
- B. Clerk's Report
- C. Homer Chamber of Commerce Director's Report
- D. Homer Marine Trades Association Report
- E. KPEDD

### PUBLIC HEARING

### PENDING BUSINESS

- [A.](#) Public Review Draft Title 21
- [B.](#) Short Term Rentals

**NEW BUSINESS**

[A.](#) Elections

[B.](#) EDC Bylaws 2024

**INFORMATIONAL MATERIALS**

[A.](#) City Manager's Reports 4/27/26 & 5/11/26

[B.](#) EDC 2026 Calendar

**COMMENTS OF THE AUDIENCE** (3 minute time limit)

**COMMENTS OF THE CITY STAFF**

**COMMENTS OF THE COMMISSION**

**ADJOURNMENT**

Next Regular Meeting is **Tuesday, June 9th at 6:00p.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 26-04 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:00 p.m. on April 14th, 2026 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 STARK, MARKS, NOOMAH, BAILY & YOUNG

ABSENT: COMMISSIONER AREVALO

STAFF: COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK  
PILLIFANT

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**1. AGENDA APPROVAL**

Chair Marks Noted that there is a supplemental packet with materials related to the pending business item.

Chair Marks requested a motion and second to approve the agenda.

YOUNG/NOOMAH MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**2. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

**3. RECONSIDERATION**

**4. APPROVAL OF MINUTES**

- A. Unapproved Regular Meeting Minutes of  March 10<sup>th</sup>, 2026.

Chair Marks requested a motion and second to approve the meeting minutes.

YOUNG/ZUBEK MOVED TO APPROVE THE MINUTES

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**5. VISITORS/PRESENTATIONS**

## **6. STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

### A. EDC Staff Report

Community Director Julie Engebretsen gave report:

- Comprehensive Plan adopted by the Borough Assembly
- HERC update
- Engebretsen will be out for May meeting , City Manager, Melissa Jacobsen will take her place.
- Commissioner to attend 4/27 Council Meeting-Karin Marks volunteered.

### B. Clerk's Report:

Deputy Clerk Pillifant reviewed the information in the memo titled How to Prepare for a Meeting.

### C. Homer Chamber of Commerce Director's Report-

- KPEDD Report-Local mariculture business has new equipment for oyster production. Also KPEDD Housing Assessments 1 and 2, in digital form. Chair will make sure the information is available to EDC.

### D. Guiding Homer's Growth and Housing-This group is taking a pause or no longer active. Remove from list on next agenda.

## **7. PUBLIC HEARING**

## **8. PENDING BUSINESS**

### A. Short Term Rentals (STR)

Commissioner Young stated a concern that he may have a conflict of interest.

Chair requested a motion stating that Commissioner Young has a conflict of interest.

NOOMAH/BAILY moved that Commissioner Young has a conflict of interest.

Discussion included the following topics:

- city attorney guidance
- benefits of experience from STR owners on issue
- potential financial benefit from any recommendation made by EDC
- importance of being a minor holder of STRs or major-EDC asked for information from Commissioner Young to get a better understanding of his business activities.

- importance of objectivity
- public perception in regards to the EDC and issue
- the letter vs. the spirit of the rule and the value of experienced commissioners on the issue
- example from city attorney of COI on Main Street
- difficulty of foreseeing the \$1-5k gain of loss in current moment

VOTE:

YES: BAILY

NO: ZUBEK, NOOMAH, MARKS, STARK

Motion failed.

Per HCC 1.18.045(d), the ruling on conflict of interest applies to all subsequent occasions on which the same action comes before the commission unless there has been a material change of circumstances.

Chair Marks recommended that 2 people work with Engebretsen. Commissioner Young expressed an interest in including the entire EDC to plan next steps. Chair reminded EDC that all meetings will need to comply with Open Meetings Act.

Discussion on best way to tackle the 10 STR tasks, identify goals, organize work.

Engebretsen explained her request to organize with a couple commissioners to move forward.

Topics discussed:

- importance of starting with what is feasible,
- commissioners can bring back relevant info to discussion
- community can send in relevant info
- host visitors such as the board of realtors, ideally only 2 visitors per meeting, add invite to chamber of commerce, Story Real Estate, B&B Association.
- goal of the EDC work is neighborhood integrity and more housing.

Engebretsen will work with Chair on tasks and timelines for commission.

## **B. NEW BUSINESS**

Public Review Draft Title 21

Commissioner Young left the meeting due to illness.

EDC can comment as individuals on Title 21, Engebretsen noted that the commission may want to comment as a body on some items. She highlighted rules on building setbacks and heights as good ones to review. Additional topics included How the public can comment on the document, definitions, and zoning districts and name changes.

**C. INFORMATIONAL MATERIALS**

Calendar has an error-note to clerk to address

**D. COMMENTS OF THE AUDIENCE**

Karen Murdock -looks forward to the work on STR housing, importance of affordable housing, absentee landlords and the impact of STR's, idea to only allow STRs on owner's primary property, only allow in commercial areas.

Kathy Carssow- the importance of neighborhood, grandfather existing in but make permit non-transferable, request for reporting on the different steps as many are invested in this process. Importance of dovetailing STR discussion into Title 21.

Kate Finn-appreciates the thoughtfulness, agrees with Karen and Kathy, no absentee landlords with STRs, importance of definitions, non-transferability, screening for sexual abuse history.

**E. COMMENTS OF THE CITY STAFF**

Clerk Pillifant-Thank you for great conversation. Friend who is in Sitka and on city planning commission may be a good resource. Happy to connect EDC with her is there is interest.

Director Engebretsen-welcomed new member Baily interested in clerk's Sitka connection.

**F. COMMENTS OF THE MAYOR/COUNCIL MEMBER**

**G. COMMENTS OF THE COMMISSION**

Zubek- Would like to request STR Report that was shared with City Council (Council Member Davis-AI generated), KPEDD CEDS Report, and State of AK short term rentals regs and has an interest in inviting Sitka Planning person.

Noomah-thank everyone for attending long meeting, story of Airbnb in his neighborhood and it's selling point that "neighbors clear snow".

Marks- Welcome to Baily and happy to have the seat filled. Thank you to the staff.

Stark-Appreciated everyone.

Baily-Pleased to be here, values the public attending, Karin's leadership and Julie's work.

**ADJOURNMENT**

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 8:51 p.m. The next regular meeting is Tuesday, May 12th, 2026 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

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MARYA PILLIFANT, DEPUTY CITY CLERK

Approved: \_\_\_\_\_



# AGENDA ITEM REPORT

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## KPEDD Housing Presentation

**Item Type:** Information Memorandum  
**Prepared For:** Economic Development Advisory Commission  
**Meeting Date:** May 6, 2026  
**Staff Contact:** Julie Engebretsen, Community Development Director

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The KPEDD industry Outlook Forum was held in Seward in late April. The forum included a presentation on housing from consultant Andy Wink. The Commission will view his presentation at the meeting (about 30 minutes). The presentation can be viewed on KPEDD's YouTube channel (see "live") at the link below. His presentation starts at about 4:02 and concludes around 4:38.

<https://www.youtube.com/watch?v=V1vE-sSwbLU>



# AGENDA ITEM REPORT

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## May Staff Report

**Item Type:** Information Memorandum  
**Prepared For:** Economic Development Advisory Commission  
**Meeting Date:** May 6, 2026  
**Staff Contact:** Julie Engebretsen, Community Development Director

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1. Title 21 Zoning Code Update: The **Public Review draft** of the code is out, with a 45-day comment period ending May 15. Then later in the year the **Public Hearing draft** of the code will go through the formal public hearing process at the Planning Commission and City Council. Visit the City website or the project website for more information. (Also on the EDC agenda this month). *PLEASE EMAIL your personal comments by Friday for inclusion in this process!* ([Shellywade@agnewbeck.com](mailto:Shellywade@agnewbeck.com))
2. Comprehensive Plan: I have a copy for Commissioners to borrow; just let me know if you want a turn!
3. HERC Update: AK DEC public comment period has closed. Council will consider a resolution about clean up alternatives at the May 27<sup>th</sup> (Tuesday) meeting.
4. May meeting: I have a schedule conflict for the May EDC meeting. The City Manager is going to sit in for me.
5. Summer meeting: I know there is some interest in a July meeting; I have a ton of conflicts. Monday June 29<sup>th</sup> or Tuesday June 30<sup>th</sup> are options if the Commission is willing to meet the week of 4<sup>th</sup> of July. Other choices could be July 28, August 25, September 1. I have not verified any dates with the Clerks (there is another upcoming staffing change). Lets check in at our June meeting. I can also send a doodle poll with some options.

Commissioner to speak at May 11<sup>th</sup> CC meeting \_\_\_\_\_



# MEMORANDUM

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## Title 21 Public Review Draft

**Item Type:** Action Memorandum,  
**Prepared For:** Economic Development Advisory Commission  
**Date:** May 5, 2026  
**From:** Julie Engebretsen, Community Development Director

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### **SUMMARY:**

The Title 21 Public Review Draft is available for public comment. The comment period is 45 days, running from March 31 through May 15. The EDC may submit comments as a group and/or as individuals. Below are three topics to cover, and the requested action for each. There is a lot on the May EDC agenda, so suggested times/duration have been added to this staff report to help the EDC get through everything.

1. **Requested Action:** Finish overall comments on Title 21 from the last meeting. (see below, and this can be quick).
2. **Requested Action:** Review the draft STR registration code and vote on recommendations. If the Commission cannot reach consensus, please submit your individual comments by Friday! Please identify any language that is unworkable as a starting point for future zoning code. By motion, state which sections need clarification/more work.
3. **Requested Action:** Review definitions related to short term rentals/lodging and make a recommendation on the rooming house definition. It does not need to be in formal code language; please plainly state what outcome the EDC would like to see.

### **Section 1 – overall comments on T21 (10-15 minutes)**

The EDC had these comments at the last meeting. Please add any other comments where there is consensus. Please use motions - otherwise its hard to tell what is vs one person's opinion vs Commission agreement. This also allows the clerk to accurately capture the meeting.

**Requested Action:** Finish overall comments on Title 21 from the last meeting. (see below, and this can be quick).

Comments from 4/14 Meeting:

1. Table- *Uses allowed by zoning districts*. Hotels are not a listed use in DMU – they should be! Also not listed in the district text.
2. STR's should be listed in the lodging table, so its very clear where they are allowed. One way would be to add STR's to the list as it appears in code; Rooming house, bed and breakfast, hostel *and STR*. They are also not listed in draft code currently.
3. The spit has STRs- lodging is a defined term that applies to the Spit to allow rental of the units above the stores. This is not included in current draft code.
4. A build-to line of 10 feet is in conflict with our standard 15-foot utility easements along rights of way. (This is a platting requirement in Title 22)
5. The EDC supports a 50 ft building height or 4 stories in the DMU
6. EDC supports worker housing in code.

### **Section 2: Draft Registration Code (15 minutes)**

Please see the attached draft Title 21 code **Chapter 21.50 Short-Term Rentals**. I expect this section of code will have a lot more review as part of the Title 21 process. My request to the EDC is to consider this draft code as the bottom floor or lowest level of regulation. Please identify any language that is unworkable as a starting point for future zoning code. By motion, state which sections need clarification/more work.

**Requested Action:** Review the draft STR registration code and vote on recommendations. If the Commission cannot reach consensus, please submit your individual comments by Friday! Please identify any language that is unworkable as a starting point for future zoning code. By motion, state which sections need clarification/more work.

### **Section 3: Definitions related to STRs/lodging: (T 21 related, but likely an ongoing conversation) (15 minutes)**

**Staff note:** I simplified this list, underlined key phrases and added some discussion under the rooming house definition. This rooming house definition is the crux of the STR regulation issue for staff as far as code language. Please also see Kathy Carssow's comments, particularly page two of her comments. (The Kachemak Board of Realtors has also provided comment under the next agenda item, more related to housing). If this conversation is too big for the May meeting, feel free discuss for a time and postpone to a future meeting. Draft code and definitions will continue to be a topic for several months.

**Requested Action:** Review definitions related to short term rentals/lodging and comment on the rooming house definition. It does not need to be in formal code language; please plainly state what outcome the EDC would like to see.

- a. **“Bed and breakfast”** means a dwelling in which an individual or family resides and rents no more than five bedrooms in the dwelling to overnight guests, if the bed and breakfast use is accessory to the principal use of the dwelling as the primary residence of the operator.
- b) **“Hotel” or “Motel”** means any building or group of buildings containing six or more guest rooms that are used, rented or hired out to be occupied for sleeping purposes by guests. “Hotel” or “motel” also means any building or group of buildings containing five or less guest rooms that are used, rented or hired out to be occupied for sleeping purposes by more than 15 guests. The terms “hotel” and “motel” exclude bed and breakfast, rooming house, dormitory, shelter for the homeless, and hostel.
- c) **“Rooming house”** means a dwelling containing not more than five guest rooms that are used, rented or hired out to be occupied for sleeping purposes by guests. A rooming house shall not accommodate in excess of 15 guests. A rooming house shall also include any structures associated with the dwelling, such as guest cabins; provided, that a conditional use permit was obtained for any associated structures, if a permit is required in order to have more than one building containing a permitted principal use on the lot. “Rooming house” does not include bed and breakfast.
- d) **“Short-term rental”** means a transient lodging establishment, located within a residential structure, engaged in providing temporary accommodations for the general public. Stay duration is less than thirty days. These may include, but are not limited to: entire dwellings, rooms within a dwelling, attached and detached accessory dwelling units, and bed and breakfast establishments. Short-term rentals do not include worker housing as defined in this title, which is strictly for transient workers.

*STAFF COMMENT:* The current definition of “rooming house” in Homer City Code does not clearly distinguish whether the use is intended to function as a form of housing or as a lodging use similar to a hotel or short-term rental (STR). Both situations occur in our community.

Specifically, the code does not address:

- Length of stay (nightly vs. longer-term)
- Whether units may be rented individually or as a whole dwelling
- Whether an on-site resident or manager is required

This ambiguity creates challenges for enforcement and overlaps with STR regulations.

Kathy Carsow's comments (pasted below) summarize one path forward:

- Replace the term “bed and breakfast” with the term “short term rental” throughout the code.
- Allow STRs in all residentially zoned districts only on the premises of the operator’s primary residence.
- Allow STRs, regardless of operator’s residence status, in all other zones and in other than residential structures, e.g., on the second floors of commercial buildings along Pioneer Avenue and on the Spit.
- Grant nontransferable “grandfather rights” to existing absentee-landlord STRs in Residential Districts that terminate upon sale of the property or expiration of operator’s rental rights to the property.
- Define “dormitory,” “hostel,” and “rooming house” so as to be clearly distinct from STRs in terms of length of stay, number of guest rooms and guests, property ownership, etc., and only allowed in Residential Districts as Conditional Uses.
- Require STRs to comply with State of Alaska Requirements for Bed and Breakfasts, including state plan approval regulations for “not owner occupied” bed and breakfasts, which are referred to in our state regulations as “public accommodations.”

**ATTACHMENTS:**

1. Short Term Rental Code 21.50 DRAFT
2. Public comment from Kathy Carsow 5/4/26
3. Use Table from Title 21

## Chapter 21.50 Short-Term Rentals

### 21.50.010 Purpose.

The purpose of this section is to establish rules, regulations, and limitations on housing arrangements which are typically an alternative to traditional lodging/accommodation establishments such as hotels and motels. Short-term rentals provide lodging or housing for terms less than thirty days.

### 21.50.020 Applicability.

The provisions of this section shall be applicable to all short-term rentals that provide accommodations for terms less than thirty days. Motels, hotels, lodges, and inns, rental cabins, and long-term residential rentals (thirty days or more) are not subject to the provisions of this section.

### 21.50.030 Specific Use Standards.

- a. Location. Short-term rentals may be located in any zoning district where dwelling units are a permitted or conditional use.
- b. Review. Short-term rentals shall be established through a short-term rental application and permit. The city may establish or modify a limit on the number of short-term rental permits it allows within the municipal limits, as established by resolution of the city council.
- c. Issuance. Permits will be issued and require renewal on an annual basis. During annual permit renewal period, the applicant must demonstrate that the short-term rental has been active (in both advertising and use) during the prior permit period.
- d. Types of Rental Situations. Short-term rentals may be permitted as one of the following:
  1. Dwelling Units. In these situations, a temporary tenant/guest may rent and occupy an entire dwelling unit which may include a house or apartment. These units typically possess a kitchen, bathroom, and any number of sleeping rooms. Dwelling units may have the capacity to support multiple temporary tenants.
  2. Rooms Within Dwelling Units. In these situations, individual sleeping rooms within a dwelling unit are rented/leased to temporary tenants/guests and the larger dwelling unit may be shared with the permanent resident. Rooms have limited tenant/guest capacity due to their size.
- e. Owner/Caretaker Registration. The owner shall register the name and contact information of the responsible caretakers/property manager with the city so that public safety officials can effectively respond to neighborhood complaints or safety-related events. The owner shall also post the caretaker/property manager contact information within each rental.
- f. Transferability. Short-term rental permits are for specific properties and are not transferable to any other properties. Short-term rental permits are transferable to a new owner, if the property on which the short-term rental is located changes ownership.

## Chapter 21.51 Places of Assembly

### 21.51.010 General.

This section applies to religious, cultural and fraternal assemblies in those zoning districts where they are allowed as permitted or conditional uses.

### 21.51.020 Lot Size.

The minimum lot size is 15,000 square feet or the minimum lot size for the zoning district, whichever is greater.

To: Economic Development Commission  
From: Kathryn Carsow  
Date: May 4, 2026  
Subject: Short Term Rental Zoning Regulations

The April 7, 2026 memorandum to the City Council from Council Davis and Erickson accompanying Resolution 26-028 forwarding the STR issues to the EDC provided a summary of STR approaches. A conclusion from that research stated: “Owner-occupancy requirements are the single most direct tool for separating homeowner hosting from investor-owned vacation rentals — and Sitka’s approach is a usable Alaska model.”

In each phase of the public processes for the comprehensive plan and zoning code rewrites there has been a growing outcry by Homer residents to stop absentee-landlord short-term rentals (STRs) from infiltrating our neighborhoods. “Absentee-landlord STRs” are dwelling units that are rented for less than 30 days on properties that are not the primary residential premises of the operator. Instead of housing for neighbors, these dwelling units are profit-makers for investors.

Over a decade ago, city leaders foresaw this issue and addressed it in the comprehensive plan and the zoning code, Title 21. At that time the term for what we now refer to as “short-term rentals (STRs)” was “bed and breakfasts (B&Bs).” B&Bs are only allowed on the premises of the operator’s primary residence. Even though these two terms continue to be used interchangeably by the hospitality industry, e.g. AirBnB Inc., and the State of Alaska (18AAC 30.400), terminology was given as the reason why absentee-landlord STR entrepreneurs have been allowed to buy up property in our Homer neighborhoods. Further, in our current Title 21, other short-term accommodation uses are inadequately defined and cannot be clearly distinguished from one another or from STRs: “dormitory,” “hostel,” and “rooming house.” Confusion over these has also been an argument for allowing absentee-landlord STRs in residential neighborhoods under the current zoning code. The Title 21 Community Review Draft ignores the intent behind our current zoning code and community input throughout the comprehensive plan and zoning code rewrite processes.

The Title 21 Public Review Draft ignores the socioeconomic burdens absentee-landlord STRs impose on our neighborhoods and community. Simply put, if you have an absentee-landlord STR next door, you have the hospitality industry, not an individual or a family, for a neighbor. Without neighbors, you are no longer living in a neighborhood; you are living in a “hospitality-industry/residential mixed-use zone.” Neighborhoods are essential to the quality of our lives in Homer. Neighborhoods integrate us across generations, races, political persuasions, sexual orientations and religions. The close proximity of our homes to one another binds us in a way that is unique in building and strengthening enduring relationships. It is an investment in healthy social capital. That is what is meant by a fundamental community planning principle: neighborhoods are the building blocks of community.

The permitting system proposed in the Public Review Draft of Title 21 does nothing to protect the integrity of our neighborhoods and does not yield a timely solution to our affordable housing crisis -- another immediate public concern. Individual investors and corporations, who can pay more, but have no vested interest in us as neighbors, will continue to successfully compete for the houses next door to us to use as profit-making public accommodations. People whom we would value as neighbors, including returning adult children, families, down-sizing seniors, and those hoping to fill our job openings, will continue to be pushed out of our housing market – to the detriment of the social and economic health of our community.

A more fitting solution is for the new Title 21 to do the following:

- Replace the term “bed and breakfast” with the term “short term rental” throughout the code.
- Allow STRs in all residentially zoned districts only on the premises of the operator’s primary residence.
- Allow STRs, regardless of operator’s residence status, in all other zones and in other than residential structures, e.g., on the second floors of commercial buildings along Pioneer Avenue and on the Spit.
- Grant nontransferable “grandfather rights” to existing absentee-landlord STRs in Residential Districts that terminate upon sale of the property or expiration of operator’s rental rights to the property.
- Define “dormitory,” “hostel,” and “rooming house” so as to be clearly distinct from STRs in terms of length of stay, number of guest rooms and guests, property ownership, etc., and only allowed in Residential Districts as Conditional Uses.
- Require STRs to comply with State of Alaska Requirements for Bed and Breakfasts, including state plan approval regulations for “not owner occupied” bed and breakfasts, which are referred to in our state regulations as “public accommodations.”

Uses	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (Y = yes applicable)
	RR - Rural Residential	NF - Neighborhood Flex	UR - Urban Residential	M <sup>1</sup> - Medical	DMU <sup>1</sup> - Downtown Mixed Use	GBD <sup>1</sup> - Gateway Business District	LIMU <sup>1</sup> - Light Industrial Mixed Use	MC <sup>1</sup> - Marine Commercial	MI <sup>1</sup> - Marine Industrial	OSR - Open Space Recreation	CO - Conservation	
<b>Residential</b>												
Detached Dwelling	P	P	P	P	P	P						
Dormitory							P					
Duplex Dwelling	P	P	P	P	P	P	A					
Mixed-use building containing both residential and commercial uses					P	P	P		C <sup>2</sup>			
Factory-Built or Manufactured Dwelling	P	P	P	P	P	P						
Group care home	C	C	P	P	P							
Mobile homes	P				P							
Mobile home parks	C						C					y
Multi-unit dwelling	P	P	P	C	P	P						
Planned Unit Development	C	C	C	C	C		C					
Tiny home	P	P	P									
Townhouses		P	P	P	P	P	P					
Worker Housing									A			y
Accessory Dwelling Unit	A	A	A	A	A	A						y
<b>Lodging</b>												
Hotels and motels						P	P					
Rooming house, bed and breakfast and hostel	P	P	P	P	P	P	P					
<b>Commercial</b>												
Auto fueling stations					C	P	P					y
Auto, marine, and RV sales, rental, repair and storage					C	C	P	P	P			y
Building supply and equipment sales and rentals							P					
Commercial greenhouses and tree nurseries offering sale of plants or trees grown on premises	P											
Sale of durable and nondurable medical supplies and equipment				P								
Drive-in car washes					C		P					
Drive-through establishments					P	P	P					y
Dry cleaning and laundry							P					
Entertainment establishments					P	P	P					
Farmer's market					P							
Garden supplies and greenhouses					P	P	P					

Revised Homer City Code | Title 21 Zoning and Planning | Public Review Draft, March 2026  
Proposed Table of Allowed Uses by Zoning District

Uses	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (y = yes applicable)
	RR - Rural Residential	NF - Neighborhood Flex	UR - Urban Residential	M <sup>1</sup> - Medical	DMU <sup>1</sup> - Downtown Mixed Use	GBD <sup>1</sup> - Gateway Business District	LIMU <sup>1</sup> - Light Industrial Mixed Use	MC <sup>1</sup> - Marine Commercial	MI <sup>1</sup> - Marine Industrial	OSR - Open Space Recreation	CO - Conservation	
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)												
Heavy equipment and truck sales, rentals, service and repair itinerant or transient merchants					P	P		P				
Kennels	C											
Large Format Development						C						y
Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities					P							y
Mobile Commercial structures							P					
Outdoor harboring or keeping of livestock		A										
Outdoor harboring or keeping of fowl		A	A									
Planned unit developments, limited to water-dependent and water-related uses								C				
Plumbing, heating and appliance services					P	P						
Private Stables	P	C	C									
Printing, publishing, and bookbinding					P							
Retail businesses				A	P	P	P					
Retail businesses limited to the sale of seafood products, sporting goods, curios, and arts and crafts								P				
Retail and wholesale sales of building supplies and materials					P	P						
Self-service laundries					P	P						
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P											
Wholesale businesses, including storage and distribution services incidental to the products to be sold							P					
<b>Eating and Drinking</b>												
Mobile food services				P	P	P	P	P	P			
Restaurants and clubs					P	P	P	P	A			
<b>Office and Services</b>												
Assisted living home	C	C	P	P								
Business offices for water-dependent and water-related activities such as fish brokers, off-shore oil and gas service companies, and stevedores								P				
Cemeteries	C											
Crematoriums							C					
Day care facilities	C	P	P	P	P	P	P					
Day care homes	P	P	P	P	P	P						
Financial institutions					P	P	P					
Home occupations	A	A	A	A	A	A	A	A				y
Hospitals				P								

Revised Homer City Code | Title 21 Zoning and Planning | Public Review Draft, March 2026  
Proposed Table of Allowed Uses by Zoning District

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (P = yes applicable)
	RR - Rural Residential	NF - Neighborhood Flex	UR - Urban Residential	M <sup>1</sup> - Medical	DMU <sup>1</sup> - Downtown Mixed Use	GBD <sup>1</sup> - Gateway Business District	LIMU <sup>1</sup> - Light Industrial Mixed Use	MC <sup>1</sup> - Marine Commercial	MI <sup>1</sup> - Marine Industrial	OSR - Open Space Recreation	CO - Conservation	
Medical clinics				P	P							
Mortuaries				C			P					
Offices				P	P	P	P					
Offices for tourism-related charter and tour businesses, such as fishing, flightseeing, day excursions and boat charters and tours								P				
Personal Services				P	P	P						
Studios					P	P	P					
<b>Public and Quasi-Public</b>												
Libraries and similar institutions				P	P	P						
Museums					P	P						
Parking garages				C	P		P					
Parking lots				P	P		P	P	P	C	A	
Pedestrian trails, including boardwalks and viewing platforms											C	
Public utility facilities and structures	P	P	P	P	P	P	P	P	P		C	
Schools	P	P	P	C								
Places of Assembly	C	C	C	P	P	P	P					
Shelter for the homeless					C		C					
One small wind energy system per lot having a rated capacity not exceeding 10 kilowatts	A	A	A	A	A	A	A	A	A			
One small wind energy system exceeding 10 kW; provided that it is the only wind energy system of any capacity on the lot	C	P	P	C	C	C	P	P	P			
<b>Recreation</b>												
Campgrounds							C	P	C	C		
Indoor recreational facilities	C	C	C				P	C	C			
Marine-life and wildlife sanctuary or preserve										P	P	
Marine recreation activities such as fishing and boating										P		
Open air businesses							P					
Other open space and recreation uses										C		
Outdoor recreational facilities	C	C	C				P	C	C	C		
Open space	P	P	P		P	P	P			P	P	
Parks	P	P	P	P	P	P	P	P	P	P	P	
Educational and interpretive displays and signs											C	
Recreational vehicles		A										
Recreational vehicle parks							P	P	P	P		y
<b>Industrial, Production and Storage</b>												
Boat storage and boat manufacturing							P		P			

Revised Homer City Code | Title 21 Zoning and Planning | Public Review Draft, March 2026  
Proposed Table of Allowed Uses by Zoning District

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)	Residential			Mixed Use			Commercial/Industrial			Open Space / Conservation		Specific Use Standards (y = yes applicable)
	RR - Rural Residential	NF - Neighborhood Flex	UR - Urban Residential	M <sup>1</sup> - Medical	DMU <sup>1</sup> - Downtown Mixed Use	GBD <sup>1</sup> - Gateway Business District	LIMU <sup>1</sup> - Light Industrial Mixed Use	MC <sup>1</sup> - Marine Commercial	MI <sup>1</sup> - Marine Industrial	OSR - Open Space Recreation	CO - Conservation	
Uses												
Boat and fishing gear storage							C			C		
Bulk petroleum storage (above or underground)							C			C		
Cold storage facilities							P	P				
Extractive enterprises							C			C		
Private exterior storage of occupant's personal noncommercial equipment				A								
Exterior storage of noncommercial equipment	A	A	A									y
Impound Yards							P					
Junkyard							C					
Light or custom manufacturing, fabricating, and assembly						C						
Lumberyard							P					
Manufacturing, fabrication and assembly							P					
Manufacturing, production, processing, cooking, and packing of fish, shellfish, and seafood products;							P	P				
Research and development							P		P			
Storage and distribution services and facilities							P					
Storage of heavy equipment, vehicles or boats	A	A	A				P					
Storage of heavy equipment, vehicles or boats over 36 feet in length	C	C	C									
Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line	A	A	A	A								
Warehousing, commercial storage, mini-storage							P					
Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation									P			
Welding and mechanical repair							P					
<b>Transportation and Aviation</b>												
Air charter and airport operations							P					
Boat launching or moorage facilities, marinas, boat charter services								P		P		
Dry docks										P		
Floatplane tie-up facilities and air charter services							P					
Helipads										C		
Heliports										C		

Revised Homer City Code | Title 21 Zoning and Planning | Public Review Draft, March 2026  
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Railroads	C											
Pipelines	C	C	C		C		C			C		
Port and Harbor Facilities								P				
Private floaplane tie-down	A	A	A									
Wharves and docks, marine loading facilities, ferry terminals, marine railways								P				
<b>Agriculture</b>												
Temporary (seasonal) roadside stands for the sale of produce grown on the premises	P											
Agricultural activity							P					
Agricultural activity, including general farming, truck farming, livestock farming, nurseries, and greenhouses	P											y
Fish and wildlife habitat protection and enhancement										P		
Marine-life raising or production for recreational purposes, but not for commercial fishing purposes										P		
Keeping of larger animals not usually considered pets		C	C									
Private stables	P	C	C				P					
<b>Other</b>												
Other customary accessory uses incidental to any of the permitted uses listed	A	A	A	A	A	A	A	A				
More than one building containing a permitted principal use on a lot;	P	P	P	P	P	P	P	P	P			
Other conservation uses that will enhance the Conservation District											C	

Footnotes:

- 1: Conditional use: Any uses with the following traffic impacts:  
Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;  
Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, Ninth Edition;  
Is estimated to generate an increase in traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or  
Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 20-59(A) § 1, 2020].
- 2: Limited to water-dependent and water-related uses



# AGENDA ITEM REPORT

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## Short-Term Rentals

**Item Type:** Information Memorandum  
**Prepared For:** Economic Development Advisory Commission  
**Meeting Date:** May 7, 2026  
**Staff Contact:** Julie Engebretsen, Community Development Director

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### Introduction

The City Council adopted Resolution 26-028(A) in April. The EDC spoke about STR's at their April meeting with the goal of having a draft schedule and work plan for review at the May meeting. Staff and Chair Marks present the following schedule from Commission approval.

### Requested Actions:

1. Approve proposed project timeline
  2. Approve speakers and information to be presented in the packet/at each meeting
  3. Look at the Resolution Tasks and volunteer to help write a synopsis. Add additional tasks and volunteers as desired.
  4. At the end of the discussion, provide your top two observations. We will use your comments in the response back to Council this fall.
- 

### 1. Proposed Project Timeline.

**Requested Action:** Approve proposed project timeline

- **May:** Discuss Title 21 definitions, read and discuss reports (KPEDD presentation, Kachemak Board of Realtors written report).
  - **June:** Hear from speakers (see list below), read any new information (anticipate additional reports)
  - **August:** Discuss a potential registration system. This could be via comment on the Public Hearing Draft of Title 21. (Most efficient and timely route).
  - **September:** Hear from speakers, wrap up other tasks from Council
  - **October:** Finalize report back to Council.
- 

### 2. Proposed speakers, information and relationship to Council directed tasks.

**Requested Action:** Approve speakers and information to be presented in the packet/at the meeting

*Staff note:* In the interest of efficient use of every 22 minute, staff will conduct some targeted interviews outside of scheduled meetings and report back to the Commission. The relevant Resolution task is

noted.

**May Meeting:**

- View KPEDD Industry Outlook Forum presentation (YouTube) (**Task 1**)
- Read Kachemak Board of Realtors report, outside of the meeting

**June Meeting Speakers:**

- **Charles Anderson** (Kachemak Bay Board of Realtors, 15 minutes): market trends, inventory, STR/LTR (long term rental) dynamics, and buyer constraints. (**Task 1, 3, 5**)  
**Desired output:** Review of KBBR report.
- **Dorothy Duncan 15 minutes** (STR host; also long-term rentals; small-scale builder): practical view across STR/LTR. (**Task 1, 6**)  
**Desired output:** operational realities, what a registration system would need to be workable.
- **Commissioners Noomah, Zubeck and Arevalo** (5 minutes each) (community/EDC members): personal housing experience—difficulty renting/buying; cost and supply changes over time (**Task 1, 5, 6**)  
**Desired output:** concrete examples of housing searches (time, cost, availability), trade-offs they faced, and what they'd want decision-makers to understand.
- Staff speak with and report back:
  - **Rita Joe Schultz** (small seasonal business): housing experience for seasonal employers/workforce (**Task 1**)  
**Desired output:** real-world constraints for seasonal housing.
  - **Homer High School Principal** (Kenai Peninsula Borough School District): year-round employer perspective, recruitment/retention constraints tied to housing.) (**Task 1, 3,5**)  
**Desired output:** Impact of how long-term housing availability affects new employees moving to the area.

**August-September Meetings, flexible depending on availability**

- **Penelope Haas** (Kachemak Bay Conservation Society): community/environment perspective; align timing with Commission's recommendations stage. (**Task 5**)  
**Proposed timing:** September, closer to when the Commission has draft recommendations.  
**Desired output:** feedback on proposed approaches and community impacts to consider.
- **Bed and Breakfast Association (Anna Sampson?) (Task 6)**  
**Proposed timing:** September, closer to when the Commission has draft recommendations.  
**Desired output:** feedback on proposed approaches

### Commissioner request:

- **Commissioner Bailey requested Brandy McGee** (KPHI; longer-term housing provider for specific populations, e.g., low-income and/or developmentally disabled): targeted housing-provider perspective.  
**Proposed timing:** Commission feedback needed, (potential interview and report back?).  
**Desired output:** whether STR regulation intersects with their housing pipeline/availability
  - Any other speakers, or interviews EDC members would like to do and report back?
- 

### 3. Resolution Tasks.

**Requested Action:** Look at the Resolution Tasks and volunteer to help write synopsis as needed. Add additional tasks and volunteers as desired.

1. Gather input from a range of local perspectives, including residents, renters, employers, STR hosts, and others affected by seasonal housing dynamics;  
***(EDC Actions italicized in addition to speakers, above)***
2. Develop a general understanding of STR activity in Homer, including approximate numbers, general distribution, and seasonal patterns of use;  
***(Action needed: Synthesize response from speakers and documents provided; Commissioner help requested here)***
3. Consider how housing availability changes throughout the year, particularly during peak summer months, and how STRs may or may not contribute to those changes; ***(use KPEDD, Kachemak Board of Realtors info, June speakers; Commissioner help with synthesis requested here over the summer/by August meeting)***
4. Review examples of STR approaches used in other Alaska and comparable communities, and consider which elements, if any, may be relevant to Homer (the attached AI-assisted summary of other communities' approaches may be helpful in this regard); ***(Question: what research would the Commission like beyond the AI-generated STR report from resolution; and information from prior work <https://www.cityofhomer-ak.gov/communitydevelopment/short-term-rentals>? Volunteers by August meeting?)***
5. Consider potential effects of STR activity and potential policy responses on housing availability, seasonal workforce needs, local businesses, and the visitor economy; ***(Use KPEDD info, speaker responses, other reports. Commissioner help on write up requested by August meeting)***
6. Consider the potential benefits, costs, and practical implications of a local STR registration approach, including whether registration numbers should be displayed in online listings or advertising, whether registration should be offered at no cost, a nominal cost, or at a level intended to recover administrative expenses, and whether a registration approach would improve the City's understanding of STR activity and support more informed decision-making;  
***(Staff research/comment, August/September)***

7. Provide to the City Council a summary of observations, key takeaways, and a small number of possible near-term steps for Council consideration; ***(Commission to summarize top two takeaways at each meeting; review and edit final list prior to Council submission)***

8. Provide, if appropriate, a broader range of potential future approaches for Council discussion; ***(September/October meetings)***

9. Report back to the City Council within six months. ***(Complete report by October EDC meeting)***

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**4. Requested action:** Each Commissioner reports out their top two takeaways from discussion. (See Tasks 7,8)

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**Staff comment:** I wanted to share what would be necessary to regulate short-term rentals from a staff perspective. We can talk about this at future meetings, but as an administrator, success of city staff relies on a three-legged stool approach:

1. **Registration system (first priority):** Without a registration system, staff has no reliable way to identify STRs, understand occupancy patterns, or administer/track compliance. **(Task 6)**
2. **Zoning code clarification (second priority):** Clarify where STRs are permitted vs. not permitted. Planning and zoning staff need a registration framework in place to make the zoning clarification administrable.
3. **Nonconforming uses approach (third step):** Decide how to treat existing STRs that become nonconforming under new rules.

#### **Attachments**

Kachemak Board of Realtors Report

KPEDD Housing Report (parts 1&2, part 3 not yet available)

Resolution 26-28(A)

# HOMER HOUSING REPORT (2026)

Presented by the Kachemak Board of REALTORS

## 1.0 Definitions and Context

Public discussions surrounding housing in Homer frequently reference terms such as “housing crisis” and “lack of affordable housing.” These terms carry strong emotional weight but are often used without clearly defined or measurable criteria.

For the purposes of this report:

- **Affordable Housing** is defined as housing costs not exceeding 30% of household income
- **Housing Shortage (or Crisis)** is defined as a widespread shortage of affordable housing, driven by a long-term supply-demand gap, rising construction costs, and stagnant incomes.
- STR is defined as a Short term Rental, typically under 30 days.

This report evaluates these conditions using available data and comparative benchmarks.

## 2.0 Housing Supply and Ownership Market

### 2.1 Housing Construction (Starts)

Housing construction data provides insight into whether a community is responding to demand through new supply.

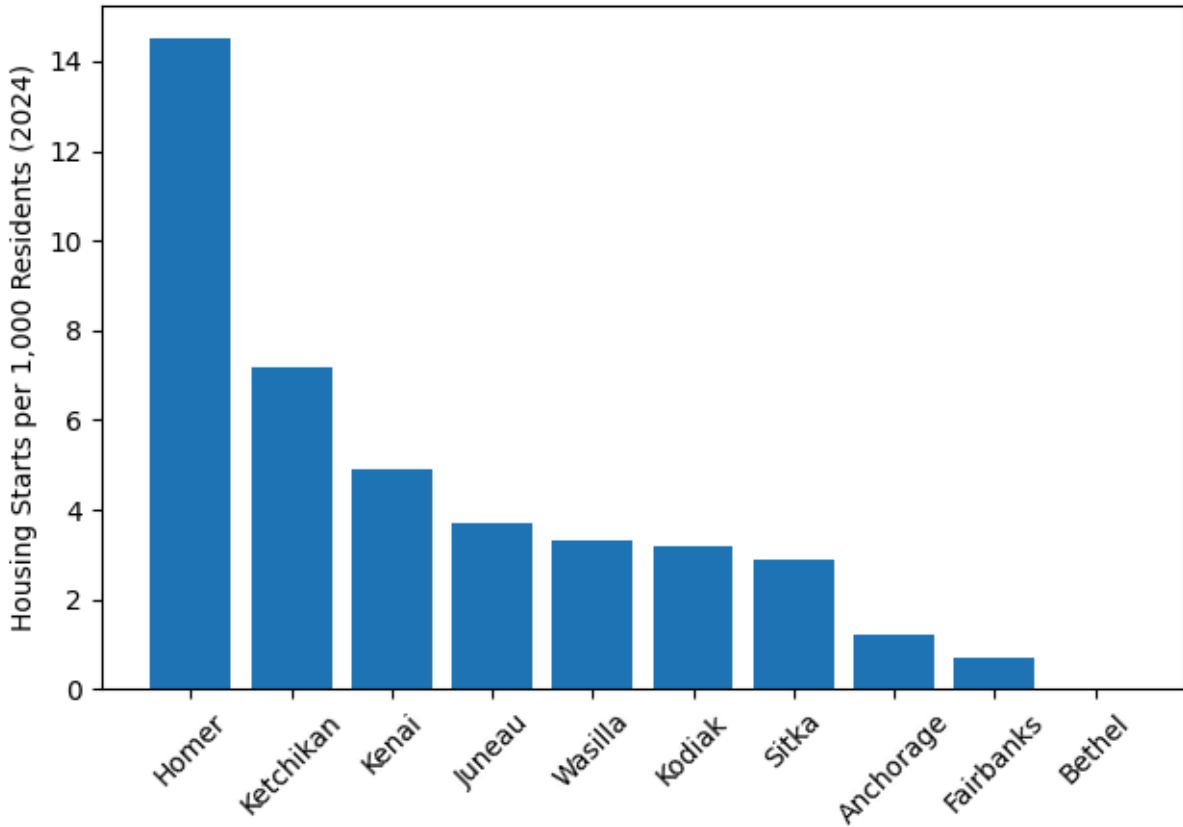
Data from the Alaska Department of Labor & Workforce Development indicates that Homer is producing more new housing starts per capita than any other community in Alaska.

- Homer: ~84 new units (2024) → **~13–15 units per 1,000 residents**
- Anchorage: ~341 units → **~1–2 units per 1,000 residents**

Comparable communities:

- Kenai: ~4–5 units per 1,000
- Soldotna: ~3–4 units per 1,000
- Seward: ~5–6 units per 1,000

Top 10 Most Populous Cities in Alaska – Housing Starts Per Capita (2024)



Source: Alaska Dept. of Labor, Research & Analysis Section

**Figure 1: Housing Starts Per Capita (2024)**

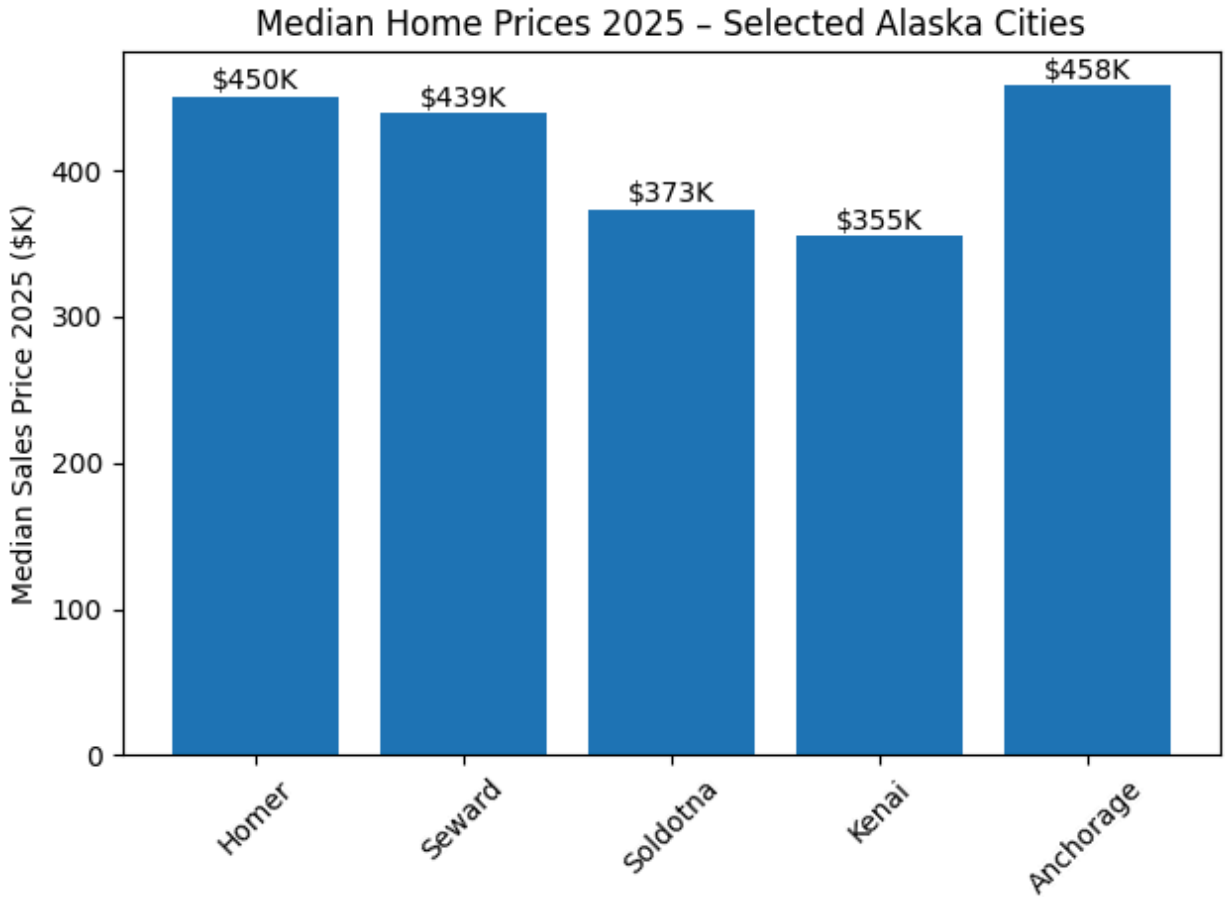
Source: Alaska Department of Labor & Workforce Development

## 2.2 Housing Prices (Sales and Values)

Housing price data provides insight into market demand and overall cost pressures.

- Median home value in Homer (Census): **~\$348,000**

Median sales price In Homer (2025): \$450,000



Source: MLS

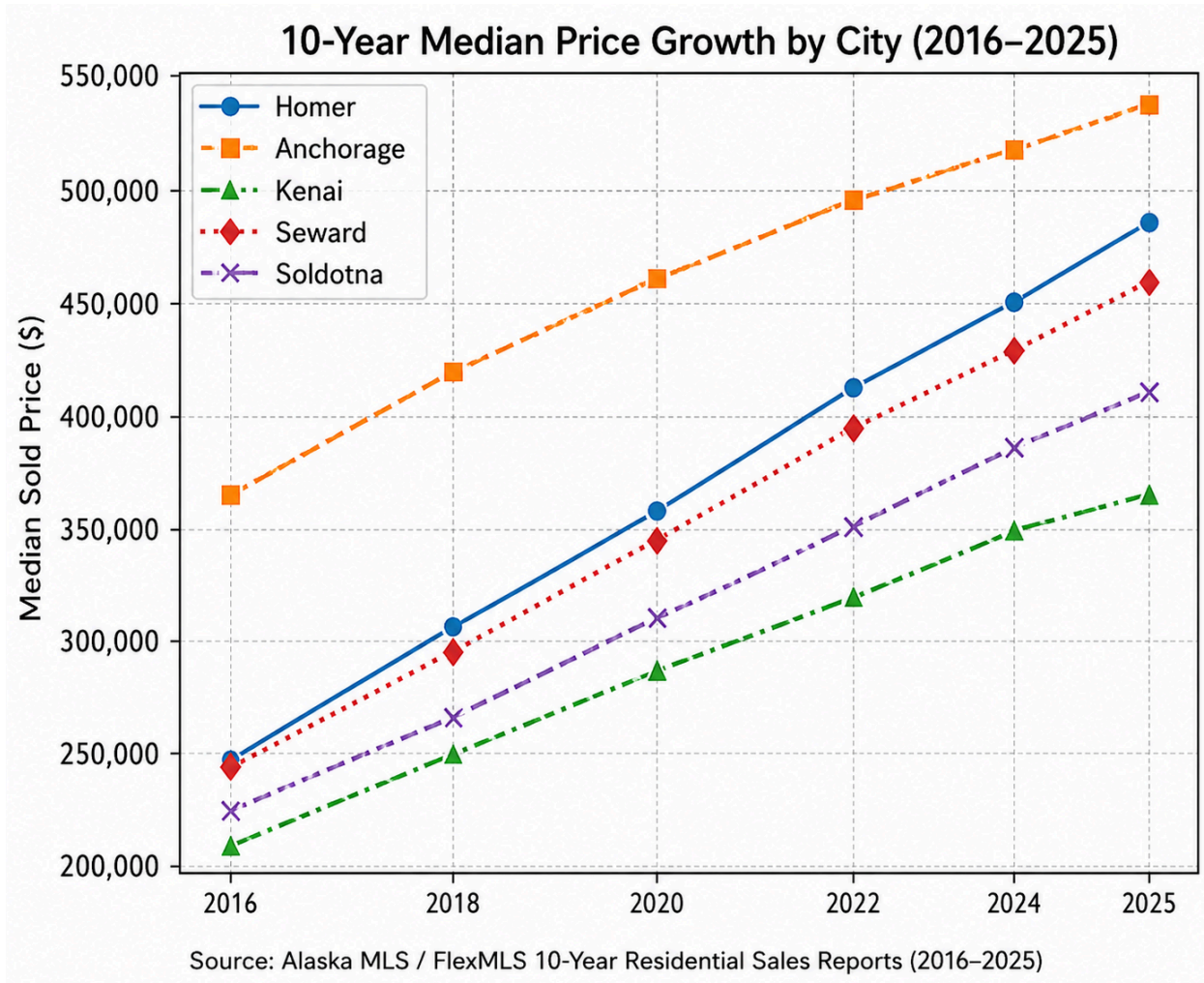
**Figure 2: Median Home prices Housing 2025**

These comparisons indicate that Homer’s median sales price is closely aligned with comparable Alaska markets and does not represent an outlier.

### 2.3 Long-Term Price Trends

While median sales prices provide a snapshot of current market conditions, long-term trends are best evaluated using average sales price data, which is consistently available across all markets over time.

#### Housing Prices (2016–2025)



**Figure 3: 10 year price Growth by city 2016 to 2025**

Homer’s average sold price increased significantly over the decade, but the timing of price increases aligns with broader regional market movements rather than appearing as an isolated local trend.

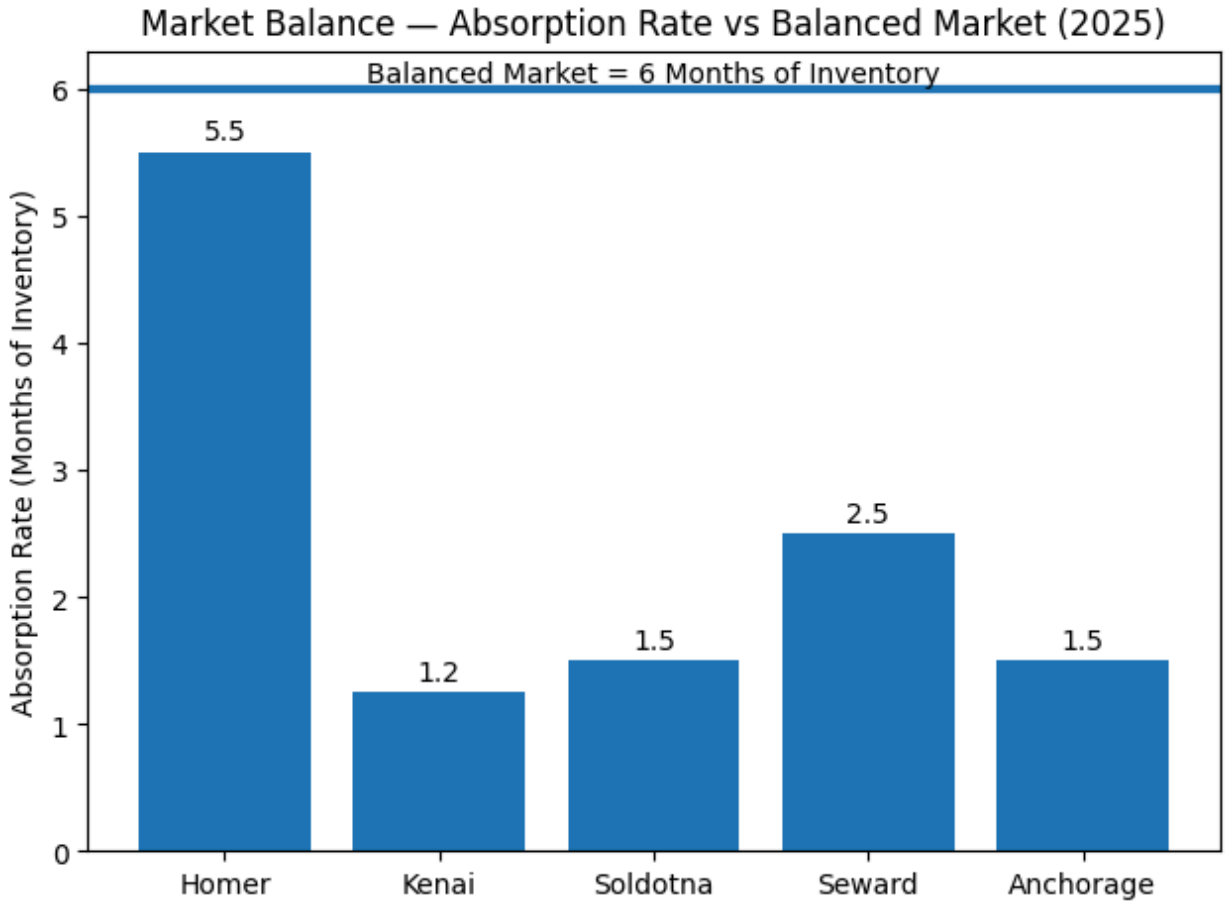
## 2.4 Supply vs Price Interpretation

- Price increases are consistent across all comparison markets
- The timing of price increases aligns across communities, particularly during 2020–2022
- Homer maintains a comparatively strong level of housing production
- Recent data suggests stabilization or modest correction in multiple markets

These observations indicate that Homer’s housing market is functioning within broader economic trends and does not indicate a uniquely supply-constrained environment.

## 2.5 Market Activity and Price Comparison

Market activity indicators provide context for how housing supply is being absorbed across different communities, while median sales prices provide a direct comparison of typical housing costs.



Source: MLS (2025)

Figure 4: Absorption Rate 2025

Absorption rate measures how long it would take to sell current inventory at the current pace of sales.

Homer's absorption rate indicates more balanced or buyer-favorable conditions. It also indicates supply is stable and keeping up with demand, especially when compared to other Alaska markets.

## 2.6 Ownership Affordability and Market Availability

Using median home prices and median household income, ownership affordability can be evaluated using the same 30% standard applied to rental housing.

- Median home price (Homer, 2025): **\$450,000**
- Median household income: **\$69,757**
- Monthly income: **\$5,813**
- Affordable housing threshold (30%): **\$1,744/month mortgage-only payment**

Estimated affordable purchase price, using a mortgage-only basis:

**~\$330,000 to \$345,000**

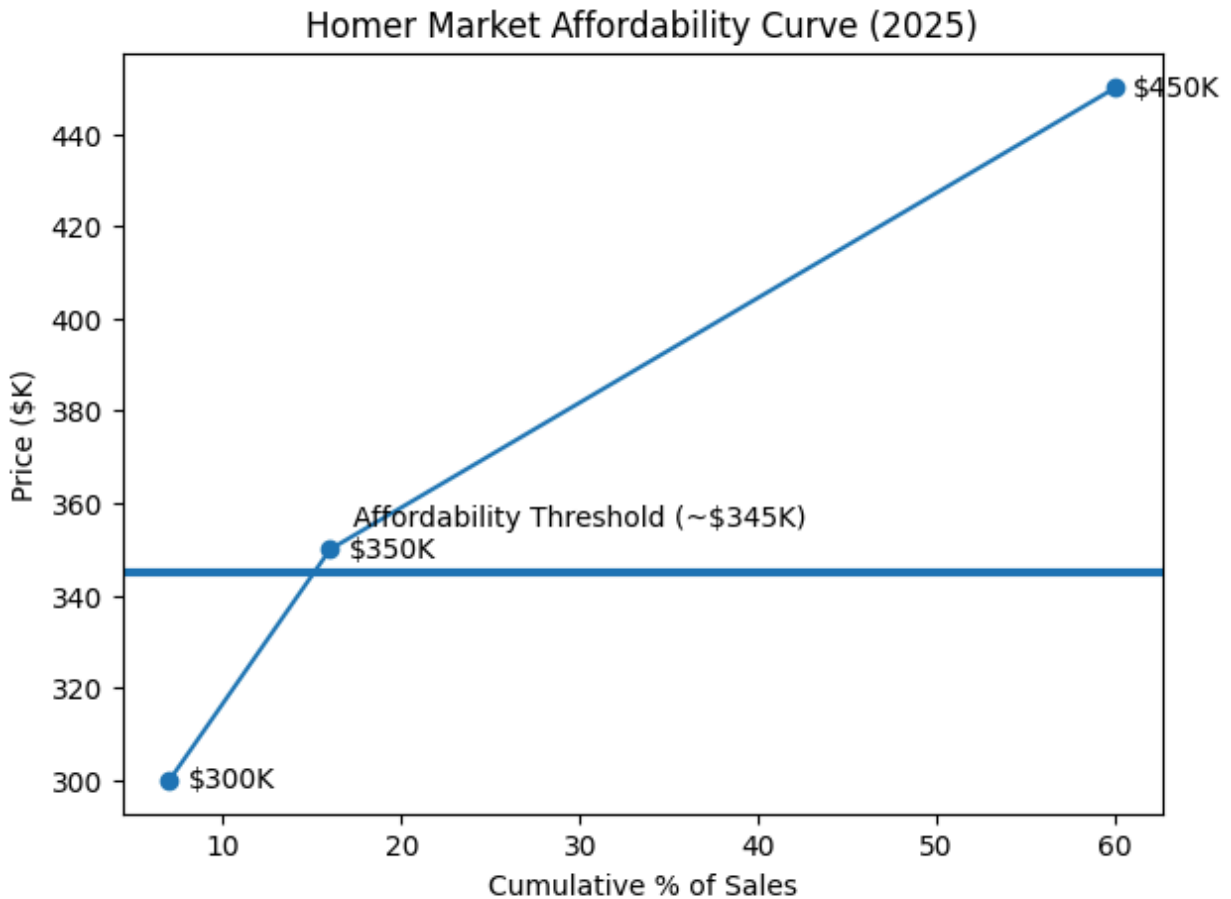
### Market Availability — Sales Distribution

A review of MLS sales data over the previous 12 months shows:

- Total homes sold: **68**
- Homes sold under \$350,000: **11**
- Homes sold under \$300,000: **5**

This represents:

- **~16% of total sales** within the affordability range
- **~7% of total sales** significantly below the affordability threshold



Source: MLS (2025)

**Figure 5: Homer Affordability Curve**

**Interpretation**

Housing inventory does exist within the affordability range. However, such properties represent a relatively small portion of total market activity.

The majority of housing transactions occur above the affordability threshold for median-income households.

This suggests that ownership affordability constraints in Homer are more closely related to the **distribution of available housing across price ranges**, rather than an absolute absence of housing supply.

## 3.0 Rental Market Conditions

### 3.1 Rental Pricing

- Median gross rent (Census): **~\$1,180/month**
- Observed market: **~\$1,350–\$1,420 average**

Additional data was compiled from three professional property management companies operating in Homer — Story Real Estate, Bay Realty, and Berkshire Hathaway — representing a combined inventory of approximately **190 long-term rental units**.

Within this dataset:

- **57 units were priced at or below \$1,000 per month**

This represents approximately **30% of professionally managed rental inventory**

### 3.2 Income vs Affordability

- Median household income: **~\$69,757**
- Monthly income: **~\$5,813**

Affordable threshold at 30%:

**\$1,744/month**

Comparison:

- Median gross rent: **~\$1,180/month → ~20% of income (Census Data)**
- Observed market rent: **~\$1,350/month → ~23% of income**

Both fall below the 30% affordability threshold.

### 3.3 Rental Availability

A survey of property management companies in Homer indicates that demand for professionally managed rental units is consistently strong, with most units remaining occupied.

It has been observed that long-term rental listings appear regularly in online marketplaces and are typically rented within a relatively short timeframe.

There are also indications that a portion of the rental market operates through informal channels, including word-of-mouth arrangements, and may not be fully represented in publicly advertised listings.

Additional observation:

Property management companies and individual landlords report that the most common reason for rental application denials is a mismatch between a tenant's needs or lifestyle—such as pets—and the specific characteristics or limitations of the property. This is followed by factors such as negative rental history and criminal background.

### 3.4 Interpretation

- Rental pricing aligns with affordability standards
- Inventory exists, though it is variable
- Market conditions reflect typical peak summer demand and seasonal fluctuation, rather than clear evidence of systemic rental shortage

## 4.0 Short-Term Rental Composition (STR Stats)

### 4.1 Methodology and Data Collection

The STR dataset was developed through a manual review of Airbnb listings within Homer city limits.

Each listing was individually reviewed and recorded in a database.

Listings were categorized by:

- Structure type
- Ownership information, where available
- Seasonal availability
- Likely suitability for long-term housing
- Whether the unit appeared to be accessory, subordinate, owner-occupied, or otherwise unlikely to convert to long-term rental use

A VRBO audit was also conducted.

The VRBO review found:

- VRBO contained approximately **20%** of the Airbnb listing volume

- Nearly all VRBO listings were duplicate listings already found on Airbnb
- Only **2 unique VRBO listings** were identified

Airbnb was therefore used as the primary dataset given its near-total dominance in the local STR market.

## 4.2 STR Inventory Breakdown

- Total STR listings identified within Homer city limits: **414**
- Non-convertible units: **158**

Non-convertible units include listings such as:

- Boats
- Sheds
- Hotel rooms
- RVs
- Yurts
- Spit boardwalk units
- Seasonal or utility-limited units
- Other units that would not reasonably function as year-round long-term housing

Remaining potential housing units:

**256 units**

## 4.3 Unit Characteristics

The following categories overlap and do not sum to 256.

- Year-round availability: **175**
- Winter-only availability: **25**
- Studio units: **42**
- Homer owners: **128**
- Alaska owners outside Homer: **27**
- Out-of-state owners: **44**
- Unknown ownership: **56**
- Business-managed units: **20**

## 4.4 Special Use Units

\* Owner-displaced primary residences: \*\*29 (11.3%)\*\*

\* Accessory or subordinate units: \*\*14 (5.5%)\*\*

These units are unlikely to convert to long-term housing if STR activity were restricted.

This is not the total number of Special Use units, it is just the ones that could be positively identified with the available Data.

## 4.5 Convertible Estimate

The estimate of 188 potentially convertible units was developed by starting with the 256 units remaining after clearly non-convertible listings were removed, then applying additional reductions for units with characteristics indicating they would be unlikely to enter the long-term rental market if STR activity were restricted.

Starting point:

- Remaining potentially relevant units after initial screening: **256**

Less units with characteristics suggesting low likelihood of long-term conversion:

- Winter-only / seasonal-use units: **25**
- Owner-displaced primary residences: **29**
- Accessory or subordinate units: **14**

This produces an adjusted estimate of:

**188 units,**

Total housing stock in Homer: ~3,071 (Census data)

**~6.1% of housing stock**

## 5.0 STR Context Within the Housing Market

Short-term rentals represent a portion of the overall housing inventory and are often discussed in relation to housing availability.

Analysis within this report indicates:

- Approximately **256 units** are potentially relevant to long-term housing supply

- Of those, approximately **188 units (~6.1% of total housing stock)** could reasonably be considered convertible

It is important to note that:

- Not all units would enter the long-term market if STR use were restricted or banned
- Some units would remain in alternative uses or exit the market

Concerns are sometimes raised that housing in Homer is being acquired by outside investors with no ties to the community, with the intent of extracting income without local participation.

As part of this analysis, ownership patterns were reviewed using publicly available listing information, host identification, and property management data associated with short-term rental activity.

This review did not identify any large-scale short-term rental operators or investment groups acquiring properties in Homer solely for passive investment purposes without local ties.

Identifiable property management companies and operators were found to be primarily Alaska residents or individuals with established connections to the state, many of whom appear to have purchased property for personal use in addition to rental activity.

One entity was identified that could be interpreted as fitting an “outside investor” profile; however, it represents approximately **0.35%** of the identified STR inventory. **(most of which falls in the non-Convertible category)** Further review indicates that this entity maintains an active presence in the community, including local investment and sponsorship of community events.

While it is not possible to conclusively state that no such ownership exists, the available data does not indicate that non-local, investment-only ownership represents a meaningful share of the short-term rental market in Homer.

## **6.0 Market Impact Modeling (STR Conversion Scenario)**

If all short-term rentals were eliminated and approximately half of the 188 potentially convertible units returned to the long-term housing pool, roughly 94 units **could** re-enter the market. Based on Homer’s housing stock of 3,071 units, that represents an increase of about 3%. Applying the current tenure split, approximately 62 units would enter the for-sale market and 32 units would enter the rental market.

This level of new supply **may** place modest downward pressure on pricing, with rents declining by approximately 2.5% (about \$34 per month on a median rent of \$1,350) and home prices by about 2% (roughly \$9,000 on a \$450,000 median home). This suggests improved availability more than a significant shift in overall affordability.

These estimates are consistent with broader housing research. Studies examining the impact of short-term rentals on housing markets (e.g., Barron, Kung, and Proserpio, 2021; Diamond, McQuade, and Qian, 2019) find that STR activity influences rents and home prices at the margin, with policy changes typically producing modest, single-digit percentage shifts rather than large-scale price corrections.

These estimates reflect a full elimination of short-term rentals and a strong rate of conversion back into long-term housing. In more moderate regulatory scenarios—such as reducing STR inventory by one-third to one-quarter—impacts would likely be negligible. Additionally, because a significant portion of Homer’s housing market extends beyond city limits, a full ban would likely dilute these effects further across the broader area.

## 7.0 Regional Context

Housing outside city limits provides:

- Additional supply
- Lower-cost options
- Functional integration with the Homer economy

These are not reflected in city-only data but positively impact real-world availability.

## 7.1 Lodging Tax Registration and Compliance

The issue of tax compliance is frequently raised in discussions regarding short-term rentals, with concerns that some operators may not be properly registered or remitting required lodging taxes.

Available data from the Kenai Peninsula Borough provides clear context for evaluating this issue.

### 2023 STR-Specific Data

In 2023, detailed information was obtained directly from borough sales tax administration staff regarding short-term rental activity within Homer city limits.

Identified STR operators, independent dataset: 171

Registered STR taxpayers, borough data: 154

Additional potential STR operators identified by the borough: 32

These additional accounts had been identified through borough enforcement efforts and were in the process of verification. Borough staff indicated that many of these were likely already compliant under different business names or registrations.

Even at that time, the number of registered operators was broadly aligned with the number of active STR listings, with enforcement efforts actively identifying and resolving remaining discrepancies.

### **2026 Lodging Registration Data**

A 2026 public records request to the Kenai Peninsula Borough reported:

251 total lodging-related tax registrations reporting Homer activity  
(includes STRs, hotels, motels, and bed & breakfasts)

27 new lodging accounts registered in 2024–2025

*Source: Kenai Peninsula Borough, Records Request #R000370-033126, March 31, 2026.*

It is important to note that this figure represents all lodging-related businesses and is not limited to STR operators alone. Homer has approximately 15–20 traditional hotels and inns, which account for a portion of these registrations.

### **Comparative Context**

Current STR analysis for this report identified:

191 unique STR operators within Homer, based on the Airbnb dataset

When compared to the borough's total lodging registrations:

Registered accounts (251) exceed identified STR operators (191)

After accounting for approximately 15–20 traditional lodging establishments, the number of remaining registered accounts still closely aligns with—or exceeds—the number of identifiable STR operators.

This difference is further explained by:

Accounts that remain registered but may no longer be active  
Seasonal or intermittent operators  
Operators registered under multiple business names or entities

### **Interpretation**

Taken together, these data points indicate that the borough has an established and functioning system for identifying and registering lodging operators. Registered accounts meet or exceed the number of identifiable STR operators, and earlier enforcement efforts were already identifying and resolving potential gaps.

Based on available administrative records and observed market data, there is no evidence of a meaningful population of unregistered STR operators or systemic tax non-compliance within Homer.

The increase in total registered accounts over time likely reflects both improved identification efforts and normal turnover within the lodging market.

## **8.0 Conclusions**

Based on available data:

- Homer housing prices follow statewide trends
- Rental market meets affordability benchmarks
- Housing construction rates are high relative to population
- Homer produces housing at a higher per-capita rate than comparable Alaska communities
- Ownership affordability is more limited than rental affordability
- Housing affordability constraints are primarily related to the distribution of housing across price ranges, rather than an overall lack of housing supply
- Market activity indicators show that housing inventory is present and actively transacting
- The portion of housing stock potentially affected by short-term rentals represents a small share of total housing inventory 6.1%
- STR impact on supply is limited
- Market dynamics reflect broader economic conditions such as building costs and inflation as primary drivers of housing costs

This report does not identify evidence that Homer's housing market is uniquely constrained relative to comparable Alaska communities.

2026

# HOUSING ASSESSMENT

KENAI PENINSULA REGION



KENAI  
PENINSULA  
ECONOMIC  
DEVELOPMENT  
DISTRICT



WINK  
RESEARCH &  
CONSULTING

*An in-depth review of current Kenai Peninsula housing stock,  
community-specific options for development, and  
recommendations to increase availability and affordability*

[www.KPEDD.org](http://www.KPEDD.org)

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# BACKGROUND



A lack of affordable housing severely limits the Kenai Peninsula Borough's economic potential, including the ability to attract new talent for key job openings, contributes to out-migration, and stunts business growth. Data and anecdotal input confirm the area has a relative lack of available, affordable housing. This report examines regional housing challenges and possible solutions to formulate a Strategic Action Plan aimed at resolving the Peninsula's most pressing housing needs.

Research and input for this report was compiled by staff from the Kenai Economic Development District (KPEDD) and Wink Research & Consulting. KPEDD is grateful to all those who provided input for this report and especially to those who will use its insights to make the KPB an even better place to call home.

## Section 1

Supply & Demand Drivers for KPB Housing provides data and analysis on the Borough's current housing situation, examining the current housing stock, availability, affordability, and demand-side drivers. This section provides critical information, a data-driven outlook, and context pertaining to KPB's housing market.

## Section 2

Capabilities & Opportunities for KPB Housing summarizes feedback from local officials, real estate experts and other stakeholders about current housing needs, local challenges, opportunities, and zoning details specific to KPB communities.

## Section 3

A Strategic Action Plan for KPB Housing draws on the previous sections to lay out pragmatic actions which can be undertaken at a Borough and community level to meet the area's biggest housing challenges.



# SUMMARY - SECTION 1

The Kenai Peninsula Borough (KPB) is experiencing a housing constraint due to local and region-specific factors which require proactive solutions to avoid economic losses. The KPB has been one of Alaska’s fastest growing areas over the past five years and most of the gains have come from people migrating into the area. However, migration data for the most recent year (2024) shows a sharp reversal in the number of new KPB residents (either moving in or being born).<sup>1</sup> Given input from local residents, it is likely that a lack of affordable housing is a key reason for this recent outflow.

The regional economy has been relatively strong in recent years, ranking 5th in job growth and 3rd in business creation among all Alaska borough and census areas since 2019. However, we see a potential canary in the mineshaft as job growth slowed to 1.1% in 2024, finishing simply in line with the state average instead of well ahead.<sup>2</sup> Quantitative and anecdotal input compiled for this report suggest finding housing for seasonal tourism workers is a major issue, and could be a limiting factor in growing the Borough’s largest economic sector. Job growth in key tourism-dependent categories was flat to down in 2024.<sup>3</sup> And in fact, many residents rightly point to vacation rentals as a contributing factor to the region’s housing squeeze. Despite the economic cooling in the KPB, massive development projects are on the horizon. If projects like Alaska LNG go forward, it would likely make a tough housing situation much worse for residents and businesses. If even a few of the large proposed construction projects are approved, how much more difficult will it be to fill jobs for retiring teachers or increase medical staff?





# SUMMARY

Alaska and the KPB did not see the same home building boom during 2010-2020 as many other parts of the U.S.<sup>4</sup> As a result, most of the housing stock was built during the 1970s and 1980s, and may lack the appeal of newer homes which are more plentiful in the lower 48. In terms of affordability, the KPB is not unique in that home prices and mortgage payments in particular have skyrocketed in recent years. Due to the Borough’s higher rate of population turnover, this means more people have more expensive new mortgages or face similar but additional challenges in the rental market. On average, home prices and rental rates in the KPB are lower than those in Anchorage or Mat-Su, but so too are average incomes making homes in the KPB relatively less affordable than they may appear.

Meeting the Borough’s housing challenge requires action to address several factors, such as:

- More senior housing units to accommodate the expected 133% growth in the senior citizen population over the next 10 years,<sup>5</sup>
- More availability of affordable homes for existing residents or those seeking to fill jobs in the Borough,
- Better housing options for seasonal workers,
- An adequate number of summer rentals for summer visitors without taking away homes that could otherwise house residents, and finally
- Strategic planning to maximize economic benefits from large construction projects while minimizing the strain on the area’s housing market.





# DEMOGRAPHICS

The KPB is one of the fastest growing places in Alaska. In fact, it ranked 4th highest in population growth since 2020 among all borough and census areas and has nearly doubled the rate of national population growth in recent years.<sup>6</sup> Much of this population growth has been fueled by people moving to the Peninsula, as opposed to “natural increases” (birth minus deaths). Since 2020, the number of new (net) incoming residents to the KPB outnumbered the natural increase 4.5 to 1, and 10% of the population is made up of “new residents” who either moved to the area in the previous year (or were recently born).<sup>7</sup> This population growth, fueled mostly by migration, has contributed to both a stronger economy and a tighter housing market in the KPB.

Population Growth <i>Change since 2020</i>		2020	2023	2024
<b>Kenai Peninsula Borough</b>	<b>4.3%</b>	<b>58,799</b>	<b>61,003</b>	<b>61,350</b>
Anchorage	-0.2%	291,247	290,247	290,761
Mat-Su Borough	8.6%	107,081	114,254	116,313
Alaska	1.1%	733,391	738,873	741,147
U.S.	2.6%	331,577,720	336,806,231	340,110,988

Figure 1: Population Growth. This table lists the population growth of the Kenai Peninsula Borough, Anchorage, Mat-Su, Alaska, and United States from 2020 to 2024. Source: AKDOLWD (*Alaska Population Estimates*).



# MIGRATION TO THE PENINSULA

Year	Resident Population Change	Net Migrating Children*	Seniors Migrating In	Net Migration Earnings (in \$M)
2015	702	177	354	\$16.9
2016	13	70	360	\$8.7
2017	-33	107	347	\$6.5
2018	154	120	459	\$25.7
2019	575	118	510	\$27.7
2020	812	176	510	\$17.6
2021	508	150	564	\$30.3
2022	57	254	552	\$18.1
2023	1,446	338	627	\$51.3
2024	-386	11	536	N/A

Figure 2: Net Migration to the Kenai Peninsula. This table identifies factors driving demand for housing in the Kenai Peninsula Borough. Using PFD and employment records provided by the Alaska Department of Labor’s Research and Analysis section, we see that net (inward) migration into the KPB accelerated from 2019-2023. The Borough gained more new workers, children, and seniors, as well as resident income. However, in 2024 the number of new residents dropped sharply, and the resident population actually declined. Seniors migrating into the KPB in 2024 declined as well. One year doesn’t make a trend, but it is very possible that a challenging housing market contributed to a sudden decline in workers and families moving into the KPB.



# SENIORS

Year	Seniors Aging In	Seniors Migrating In	Senior Exits & Deaths	New Net Seniors
2015	974	354	660	668
2016	1,005	360	651	714
2017	1,027	347	788	586
2018	1,030	459	805	684
2019	1,039	510	809	740
2020	1,016	510	837	689
2021	1,013	564	950	627
2022	1,018	552	1,037	533
2023	995	627	976	646
2024	966	536	1,060	442

Figure 3: Changes to KPB Senior population. This table lists the yearly number of senior citizens aging into the 65+ group, number of seniors migrating into the Kenai Peninsula, Senior exits, and the new annual net from 2015 to 2024. The KPB has been called the retirement community of Alaska, as residents tend to be older and many Alaskans choose to settle on the Peninsula after leaving the workforce. The KPB is gaining between 400-700 new seniors each year on a net-basis, either from those moving in or aging into senior citizen-hood. State demographers estimate the KPB’s senior population will grow by 133% in just the next 10 years. Source: AKDOLWD (*Custom PFD data query*) & Wink Research estimates.



# SENIORS

Migration trends have profound implications for the area’s housing market, health care industry, and other services vital to seniors. If these trends continue - and they likely will - the KPB will need to expand its supply of both senior-tailored housing and affordable housing. Incoming seniors are more likely to have the financial ability to purchase existing homes, which leaves fewer homes for other residents. In the near future, many older seniors will require some form of assisted living (which may include living with family members).

KPB Population by Age Group	2023	2030	2035	Projected Growth Rate 2023-2035
0-19	14,507	14,433	14,402	-0.7%
20-34	9,784	10,305	10,252	4.8%
35-49	11,240	12,279	12,293	9.4%
50-64	12,195	10,721	11,197	-8.2%
65-79	11,054	11,909	10,512	-4.9%
80+	2,118	3,491	4,925	132.5%
<b>TOTAL</b>	<b>60,898</b>	<b>63,138</b>	<b>63,581</b>	<b>4.4%</b>

Figure 4: Population Projections By Age Group. This table lists the Kenai Peninsula Borough population by age group and growth rates in 2023 - projected out to 2035. Source: AKDOLWD (*Alaska Population Estimates*).



# SENIORS

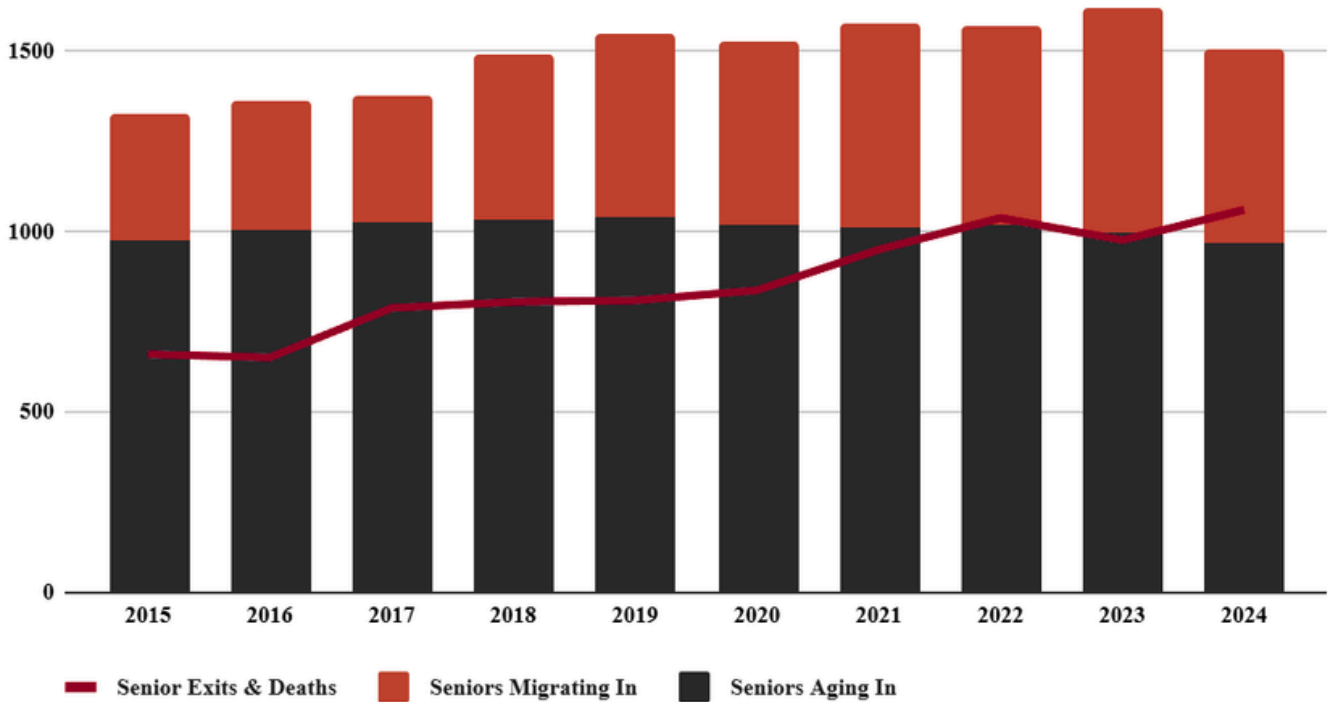


Figure 5: Senior Net Growth Graph. The chart above illustrates the rising net migration pattern for the Kenai Peninsula Borough between 2015 and 2024. The number of seniors exiting the population is dwarfed by the increasing rate of residents entering into the 65+ category and the number of seniors migrating to the Peninsula for retirement. Source: AKDOWLD & Wink Research estimates.





# HOUSING STOCK & AFFORDABILITY

The Kenai Peninsula Borough has approximately 31,000 housing units, mostly consisting of single-family homes. The number of housing units has grown slightly faster than the region’s population over the past 10 years. However, most residents surveyed by KPEDD believe the Borough suffers from a significant lack of affordable housing. Building costs in the Borough tend to be high and there have been relatively few homes built since 2010.

<b>KPB Housing Profile</b> <i>Number of Housing Units</i>			
Housing Type	2016	2025	% Change
Single Family Homes	20,143	22,983	14.1%
Multi-Unit & Condos	4,249	4,576	7.7%
Apartments (5+ Units)	136	145	6.6%
Mobile Homes	2,219	1,398	-37.0%
Senior Housing Facilities	18	19	5.6%
Cabins	1,894	1,838	-3.0%
<b>TOTAL</b>	<b>28,804</b>	<b>31,093</b>	<b>7.9%</b>
KPB Population	57,995	61,350	5.8%

Figure 6: KPB Housing Profile. 2025 population figure is sourced from a July 2024 estimate (most recent available). Source: KPB Certified Parcel Database (extracted June 2025).



# HOUSING STOCK & AFFORDABILITY

The Kenai Peninsula Borough has a smaller percentage of multi-unit housing than Anchorage and Mat-Su. Mobile homes are more common on the Peninsula, which is likely due to its location as a popular vacation spot for railbelt Alaskans. In terms of housing age, homes in the Kenai Peninsula Borough tend to be newer than Anchorage but older than Mat-Su.

Occupied Housing Units by type			
Housing Type	KPB	MSB	ANC
Single Family Homes	81.7%	81.0%	49.4%
Multi-Unit (2-4)	9.5%	10.7%	30.0%
Apartments (5+ Units)	5.6%	5.7%	17.0%
Mobile Homes & Other	3.2%	2.5%	3.7%

Figure 7: Occupied Housing Units by Type. This figure shows the number of single family, multi-unit, apartments, and mobile homes on the Kenai Peninsula compared to the Mat-Su Borough and Anchorage. Source: American Community Survey (2023, 5-year estimates).

Housing availability has been further constrained by tourism in recent years. Roughly 8% of the Borough’s housing units are either rented out (many as short-term rentals) or serve as second homes.<sup>8</sup> Areas like Seward and Homer have an exceptionally high percentage of secondary-use homes. Many communities also struggle to house seasonal workers, limiting the region’s economic potential.



Like the rest of the U.S., housing affordability is a major challenge in the KPB. A typical mortgage payment on a median home more than doubled from 2020 to 2024 (see Figure 8). While sales prices for existing homes in the KPB tend to be lower than Anchorage and Mat-Su, lower median incomes in the KPB and a surge of incoming retirees make it difficult for younger buyers to afford housing.

Housing Stock Age			
Year Built	KPB	MSB	ANC
2020 or Later	1.2%	1.1%	0.2%
2010 to 2019	10.9%	18.0%	6.9%
2000 to 2009	20.6%	29.1%	12.3%
1980 to 1999	39.6%	35.9%	37.1%
1960 to 1979	23.3%	13.5%	35.9%
1940 to 1959	3.5%	1.8%	6.7%
1939 or earlier	0.9%	0.5%	0.8%
Pre- 1980	27.7%	15.8%	43.4%

Figure 8: Housing Stock Age. This table lists the age of Kenai Peninsula homes compared to the Mat-Su Borough and Anchorage. Source: American Community Survey (2023, 5-year estimates).



# ECONOMIC FACTORS DRIVING HOUSING DEMAND



Housing demand is driven by a range of macroeconomic and local factors. In the Kenai Peninsula Borough, a growing population, an expanding local economy, and an expanding tourism industry are each having profound effects on the area's housing market.

The tables on pages 13 - 22 identify additional factors affecting the Borough's housing market, and to what extent the area's housing challenges may pose an impediment to economic growth.



Employment and earnings in the KPB grew relatively faster than the rest of Alaska from 2019 to 2023. In fact, the Peninsula was one of Alaska’s brightest spots of economic growth during that period. However, employment and earnings growth slowed down considerably in 2024, and began lagged behind the rest of Alaska in the first quarter of 2025. Fewer people migrating in and slower employment growth suggests the area’s economic potential is being limited by multiple factors, with the supply of affordable housing as a key limiting factor. Although, it is possible that the link between economic performance and housing is a complex issue. In a more extreme cause-and-effect situation, residents might expect to see the average wage per worker increase with poorer workers being priced out of the area. That was not the case in 2024, as average wages per KPB worker increased slightly less than the statewide average. Still, data analyzed for this report suggests that the lack of affordable housing in the region is limiting further economic growth.

Employment & Earnings Growth				
Area	Average Monthly Employment		Wage & Salary Earnings (\$M)	
	2019-2023	2023-2024	2019-2023	2023-2024
Kenai Peninsula Borough	6.8%	1.9%	24.9%	6.4%
Anchorage	-2.2%	1.6%	15.2%	6.8%
Mat-Su Borough	16.8%	3.0%	42.6%	9.0%
Balance of Alaska	-2.1%	2.0%	19.1%	6.5%
Alaska Total	-0.2%	1.9%	18.9%	6.8%

Figure 9: Employment & Earnings Growth between 2019 and 2024. Source: AKDOWLD (Quarterly Census of Employment & Wages), compiled by Wink Research.



Median Single Family Home Sale Price - 2025				
Area	Q1	Q2	Q3	Q4
KPB	\$377,750	\$350,000	\$335,000	\$379,750
ANC	\$435,000	\$478,425	\$479,950	\$458,000
MSB	\$402,353	\$429,500	\$415,000	\$415,000
Other AK	\$362,900	\$351,000	\$340,000	\$340,000
AK	\$410,000	\$430,000	\$435,000	\$425,000

Area	CY2025	\$/SqFt.	Home Age	# Sales
KPB	\$364,750	\$244	27	728
ANC	\$470,000	\$252	42	2,224
MSB	\$416,500	\$258	18	1,773
Other AK	\$360,000	\$226	40	514
AK	\$425,530	\$251	31	5,239

Figure 10: Median Single Family Home Sale Price. This table lists the quarterly and 2025 annual median sale price for a single family home in the Kenai Peninsula, Anchorage MatSuu Borough, outside areas and Alaska as a whole. The Median sales price is used to find the price per square foot, median home age, and number of sales during the year. Source: 2025 Alaska MLS Data.



Median Single Family Home Sale Price - 2025					
Area	Q1	Q2	Q3	Q4	CY2025
Kenai	\$308,748	\$356,000	\$363,000	\$365,250	\$355,000
Soldotna	\$375,000	\$339,000	\$370,000	\$425,000	\$373,000
Homer	\$462,000	\$451,250	\$400,000	\$469,000	\$450,000
Seward	\$469,000	\$462,450	\$425,000	\$351,000	\$439,000
Ninilchik	\$118,000	\$195,000	\$207,000	\$110,000	\$165,000
Anchor Point	\$299,000	\$350,000	\$250,000	\$250,000	\$282,500
Seldovia	-	\$149,250	\$325,000	\$299,000	\$250,000
Clam Gulch	\$289,000	\$252,450	\$202,250	\$178,000	\$202,250
Halibut Cove	-	-	\$299,900	-	\$299,900
Moose Pass	-	-	-	\$170,000	\$170,000
NIKOLAEVSK	-	-	\$40,000	\$425,000	\$232,500
North Kenai	\$310,000	\$268,000	\$322,500	\$344,450	\$321,500
Sterling	\$393,500	\$275,000	\$350,000	\$365,000	\$350,000
Cooper Landing	\$900,000	\$537,500	\$740,000	\$470,000	\$675,000

Figure 11: Median Single Family Home Sale Price by Community. This table identifies MLS 2025 quarterly data where available. Source: Alaska MLS 2025.



Median Single Family Home Sale Price & Metrics - 2025				
Area	CY2025	\$\$/Sq Ft.	Med Home Age	# Sales
Kenai	\$355,000	\$246	36	135
Soldotna	\$373,000	\$245	28	205
Homer	\$450,000	\$287	22	109
Seward	\$439,000	\$276	41	27
Ninilchik	\$165,000	\$157	23	25
Anchor Point	\$282,500	\$214	22	50
Seldovia	\$250,000	\$301	40	5
Clam Gulch	\$202,250	\$250	38	6
Halibut Cove	\$299,900	\$600	40	1
Moose Pass	\$170,000	\$443	48	1
Nikolaevsk	\$232,500	\$166	29	2
North Kenai	\$321,500	\$201	28	64
Sterling	\$350,000	\$233	25	56
Cooper Landing	\$675,000	\$284	23	5

Figure 12: Median Single Family Home Sale Price. This table identifies the annual average sales price in Kenai Peninsula Communities (where data is available), the average price per square foot, the median home age (in years), and the number of recorded sales during the year. Source: Alaska MLS 2025.



Median "Starter" Family Home Sale Price - 2025*						
Area	Q1	Q2	Q3	Q4	CY2025	# Sales
<b>Kenai Peninsula</b>	<b>\$280,000</b>	<b>\$296,750</b>	<b>\$315,000</b>	<b>\$295,450</b>	<b>\$289,000</b>	<b>227</b>
Anchorage	\$320,000	\$335,000	\$327,000	\$336,500	\$330,000	414
Mat-Su	\$315,000	\$334,000	\$334,000	\$330,000	\$329,000	440
<b>Alaska</b>	<b>\$315,000</b>	<b>\$324,000</b>	<b>\$325,000</b>	<b>\$325,000</b>	<b>\$320,000</b>	<b>1,245</b>
Kenai	\$267,450	\$320,000	\$309,500	\$312,500	\$309,000	49
Soldotna	\$242,500	\$296,750	\$315,000	\$302,250	\$298,000	62
Homer	\$412,500	\$382,000	\$371,000	\$410,000	\$386,500	30
Seward	\$469,000	\$321,000	\$359,000	\$351,000	\$351,000	5
Ninilchik	-	\$195,000	\$165,000	\$157,500	\$165,000	11
Anchor Point	\$349,500	\$189,500	\$245,000	\$195,000	\$240,000	15
North Kenai	\$241,250	\$255,000	\$330,250	\$280,000	\$274,000	22
Sterling	\$250,250	\$200,000	\$324,000	\$270,000	\$275,100	18

Figure 13: Median Starter Family Home Sales Price in 2025. This table highlights the sale price and number of sales in major Alaskan regions and Kenai Peninsula communities. \*A "Starter" home is defined here as a single family home between 800-1,400 square feet. Source: Alaska MLS 2025.



# ECONOMIC FACTORS DRIVING HOUSING DEMAND

Employment routinely spikes during the summer months across Alaska. However, the relative influx of seasonal employment in the KPB is roughly double what the rest of the state experiences. The Kenai Peninsula is a popular summer tourist destination causing an influx of nonresident workers needed to fill employment gaps in the visitor industry. Nearly 4,000 workers additional workers arrive during the Borough's summer employment.<sup>9</sup> However, it should be noted that this figure does not include self-employed guides, commercial fishermen, or other self-employed and 1099 workers.



Seasonal workers are a vital component to the region's visitor industry, and becomes necessary for nonresidents fill many of the temporary positions considering that these positions are closed out for 7-8 months of the year. However, it is becoming increasingly challenging to find adequate housing for seasonal workers. Having adequate housing for seasonal workers, especially those in the tourism sector, is critical for the region's economic future. Better living quarters attract better staff, who in turn provide better experiences for visitors. The number of seasonal workers in the KPB has increased only slightly since the pre-COVID days, despite other data suggesting visitor trips are up. Anecdotal and quantitative evidence of housing challenges highlight limitations in the Kenai Peninsula Borough's economic growth.





<b>Seasonal Worker Analysis - Average Monthly Workers</b> <i>Total Average Monthly Workers in KPB (2015-2025)</i>					
Year	Jan-Mar	Apr-Sep	Difference	Peak	Difference
2015	19,126	21,750	2,624	22,649	2,523
2016	18,508	21,330	2,822	22,155	3,647
2017	18,194	21,097	2,903	22,338	4,144
2018	18,153	21,012	2,859	21,940	3,787
2019	18,450	21,301	2,851	22,317	3,867
2020	18,701	18,954	253	20,368	1,667
2021	18,334	21,269	2,935	22,146	3,812
2022	19,047	22,182	3,135	23,324	4,277
2023	19,649	22,730	3,081	22,595	3,946
2024	20,039	23,074	3,035	23,963	3,924
2025	20,342	N/A	-	N/A	-

Figure 14: Seasonal Worker Analysis - Average Monthly Workers. This table lists the number of total average monthly workers in the Kenai Peninsula Borough between 2015 and 2025. Source: AK-DOLWD (QCEW), compiled by Wink Research.



# ECONOMIC FACTORS DRIVING HOUSING DEMAND

Like many tourist destinations, short-term rentals (STRs) have been a popular way for residents to realize additional cash-flow from second homes, spare rooms, or homes they no longer occupy. Others rent out homes during the summer months and then re-occupy them the rest of the year. Obtaining data on the number of STRs is challenging, but inferences can be made regarding their prevalence from assessment data. In 2024, roughly 8% of single-family homes in the KPB were not occupied by the property owner, and thus could be functioning as STRs. The prevalence of these homes was much higher in Seward and Homer, which anecdotally are cities commonly cited as having a higher number of STRs or second-homes. STRs and second homes can be a benefit for the region's economy, as they bring in tourists and affluent part-time residents.

However, they also reduce the housing supply and exacerbate market tightness, making it more difficult for new residents to find homes or existing residents to climb the property ladder as their family and financial situation matures. Consider a situation where a young family needs to move their family out of a one-bedroom apartment, but can't find any suitable housing in areas, due in part to a majority of homes being rented out as STRs. They may leave the KPB altogether. Or perhaps it's a teacher the school district wants to hire from somewhere else, but is unable to find adequate housing. The position may either go unfilled or be filled with a lesser candidate.





Potential Short-Term Rentals in the KPB			
City	Potential 2 <sup>nd</sup> Home owners & Rented Houses	Total Housing Units	Percentage
Seward	219	831	26%
Homer	423	2,670	16%
Soldotna	205	1,589	13%
Kenai	283	2,643	11%
<b>KPB Total</b>	<b>2,423</b>	<b>31,093</b>	<b>8%</b>

Figure 15: Potential Short-term Rentals in the Kenai Peninsula Borough. This table depicts the potential number of second homes compared to the total housing stock in major communities (where data is available). These homes have been identified based on a difference between the owner’s residential address and the listed property address. Source: KPB Assessors Department (data pulled in December 2024).





# ECONOMIC FACTORS DRIVING HOUSING DEMAND

The Alaska LNG Project is nearing a final investment decision and many of the puzzle pieces are in place for the mega-project. With regional gas production in decline, the Alaska LNG Project would provide a major boost to the KPB's economy by lowering energy costs, providing more cost stability for electricity, generating tax revenue, and create additional high-wage positions. Project developers estimate that 10,000 jobs will be created during the 5-year construction phase, in addition to roughly 1,000 jobs stemming from its operational activities (including multiplier effects). Many, if not most of these operational job gains would likely occur in the Kenai Peninsula Borough. A final investment decision is expected in the beginning of 2026, and construction is expected to begin in late 2026 if the project moves forward. While the Alaska LNG project would provide a strong economic boom for the region, it could also make a tight housing market more challenging for existing residents or those considering relocating to the area.<sup>10</sup>





# MUNICIPAL CAPABILITIES & OPPORTUNITIES - SECTION 2

City planning and zoning play a critical role in shaping how communities grow, function, and thrive. Through thoughtful planning, cities balance residential, commercial, industrial, and public spaces to promote safety, economic development, environmental sustainability, and quality of life. Zoning regulations guide land use by determining where different activities can occur, helping to reduce conflicts between incompatible uses while preserving neighborhood character. Together, city planning and zoning support orderly development, ensure efficient infrastructure and transportation systems, protect natural and historic resources, and provide a framework for long-term community goals and equitable growth.



Incorporated cities on the Kenai Peninsula include Homer, Kachemak, Kenai, Seldovia, Seward and Soldotna; each with their own planning and zoning regulations. The following pages outline individual capabilities and opportunities for housing development within their respective city limits.



# CITY OF HOMER

**2024 Population: 5,648**

**Population Change since 2010: +12.9%**

**Median Single Family Home Sale Price (CY2025): \$450,000**

## Local Housing Situation

The lack of housing availability and affordability is a well-known topic in Homer. Local home values and average household incomes among Homer residents confirms that affordability is stretched, compared to many other areas. Housing issues have been discussed in the community at length via workshops, meetings, commissions, and council meetings. Homer is currently in the process of updating its Comprehensive Plan and Zoning Code, and housing will be a key topic in the new Comprehensive Plan.

### The City of Homer has many housing challenges:

- Existing housing stock tends to consist of single-family homes, which are relatively expensive creating affordability challenges for younger and seasonal workers.
- Zoning codes are rather restrictive for housing that is not single-family or duplexes.
- A long history of vacation rentals.
- Geographical and topographical challenges such as steep slopes and poor draining soils.
- Lack of available land/acreage for development.
- High cost of land, financing, and building.
- Short construction season in Alaska.
- Obtaining financing for older homes that do not meeting building codes.



# CITY OF HOMER

## Opportunities for Housing Expansion

Opportunities to improve the availability of affordable housing in Homer could include:

- Changing zoning codes.
- Pre-approved ADU plans
- Reducing or preventing further growth of short-term rentals.
- Modular or dorm-style housing to house seasonal workers.
- Allow for live-work units on commercial properties.
- Increasing the number of local homeowners renting rooms to seasonal workers.

## Short Term Rentals & ADUs

Homer does not have a regulatory framework for short-term rentals (STRs). However, there are zoning codes for traditional Bed & Breakfasts. Attempts to more tightly regulate STRs (like mandatory registration) have failed at council, even though STRs are clearly part of the pressure on long-term housing. The current zoning code allows for one ADU in most/all residential zoning districts as a by-right use. This process requires a zoning permit for construction and costs \$300.





# CITY OF KENAI

**2024 Population: 7,555**

**Population Change since 2010: +6.2%**

**Median Single Family Home Sale Price (CY2025): \$355,000**

## **Local Housing Situation**

New construction and well-kept homes sell quickly. Even many homes that need significant maintenance or rehabilitation often sell within a few months after being listed. Most listings are 2-3 bedrooms. Most city residential lots require 20-foot setbacks (with 10 feet being for utility easements), and are restricted to 30-40% lot coverage (depending on zoning). There has been some pushback from landowners in older neighborhoods who have grown accustomed to limited development nearby.

## **Other challenges:**

- Private investment companies buying up homes with cash offers
- Nonresidents buying second homes or holding land for speculation
- Deferred maintenance on existing homes, which suppresses sales
- Lack of marketing
- Number of higher-paying jobs versus service jobs

## **Opportunities for Housing Expansion**

The City is seeking to rezone areas to allow for higher density housing and has placed a renewed focus on expanding housing in the City's "core" – primarily the area between Evergreen Street and Tinker Lane. The City also has extensive land holdings, some of which could be prime for residential development. It has donated land to nonprofits in the past for senior housing and low-income housing. The City is pursuing grant funds to extend utilities into strategic areas that could trigger more housing development.

## **Short Term Rentals & ADUs**

The City has no limitations on short term rentals (e.g. AirBnb's), though they may require Conditional Use permits depending on zoning. Residential areas do allow for ADUs but the municipal code is murky at best. Permitting to build or install ADUs are similar to other structures.



# CITY OF SELDOVIA

**2024 Population: 419 (includes City & Seldovia Village)**

**Population Change since 2010: -0.2%**

**Median Single Family Home Sale Price (CY2025): \$250,000**

## Local Housing Situation

Seldovia features many housing units which are used for seasonal occupancy. Statistics in the City's Comprehensive Plan allude to 50% of Seldovia's housing being vacant; however, it is likely that the vast majority are for seasonal use. Anecdotal information suggests that incoming teachers have expressed concern about the availability and quality of housing, and multiple local business owners have had difficulty housing seasonal workers. The area's largest apartment building, The Seldovia House, currently has no vacancy, which supports claims of a tight housing market.

## Housing Development Challenges

- Being off the road system makes building more expensive.
- Need for a shared vision to define a housing plan that meets community needs today and into the future, this is a key goal of the City's Comprehensive Planning effort.
- As a small, rural community, Seldovia typically has few units available for sale and relatively low in/out migration of permanent residents.

## Opportunities for Housing Expansion

There is an undeveloped subdivision near the airport on Malcolm Street, with several lots for sale. The Alaska Housing Finance Corporation offers \$10,000 rebate program for new home construction and has loan programs for developers. Previously, the City of Seldovia and the Borough attempted to reach a deal on a land transfer but it fell through. While the idea is not new, it may be worth exploring if seasonal homes could be rented out to teachers or other residents outside of the summer months.



# CITY OF SELDOVIA

## Short Term Rentals & ADUs

Seldovia has no restrictions on short term rentals; however, units on a property rented out for more than 30 consecutive days must obtain an administrative use permit. The local Planning Commission is just beginning to explore ADU development. City staff is benchmarking other communities' ADU zoning codes to bring back to the Commission for review, discussion and potential local code development.





# CITY OF SEWARD

**2024 Population: 2,483**

**Population Change since 2010: -7.8%**

**Median Single Family Home Sale Price (CY2025): \$439,000**

## Local Housing Situation

Seward has a shortage of affordable, multi-unit housing, sometimes called the “missing middle.” Strong demand and relatively few houses coming up for sale have resulted in significant price appreciation, putting home ownership out of reach for more residents in recent years.

## Housing Development Challenges

- Some houses and buildings in Seward are relatively old and dilapidated; however, the cost to demolish them and build a new property is often too high to make economic sense.
- Short-term vacation rentals are common in Seward and generally more financially viable for owners than longer-term rentals, which reduces housing supply and pushes up costs for residents.
- Push back from local property owners from efforts to build higher density housing developments.
- Cost of installing utilities or building new roads to utilize vacant land is very high.

## Opportunities for Housing Expansion

The City of Seward offers a Developer Reimbursement Program, which pays 50% towards of costs for utilities and roads in a new development. Seward has approved a special assessment district, allowing owners to install wells and septic systems to reduce development costs. The City owns land which could be used for housing, though the costs of running utilities and building roads are substantial barriers.



# CITY OF SEWARD

## Short Term Rentals & ADUs

Short-term rentals must be owner-occupied in all residential zoning districts, while owners may operate whole-house short-term rentals in commercial districts. All short-term rental operators are required to obtain a business licenses, a short-term rental permit, and pay a city bed tax of 4%.

Any property with a single-family home may also construct an ADU. The ADU is only required to be smaller in size than the single-family home. There are no land use permits; only a building permit is required.





# CITY OF SOLDOTNA

**2024 Population: 4,552**

**Population Change since 2010: +9.3%**

**Median Single Family Home Sale Price (CY2025): \$373,000**

## Local Housing Situation

With a growing population, demand for affordable housing is high. City officials and community members have noted a lack of affordable and diverse housing options, particularly for younger residents, workers, and multi-family needs, alongside a scarcity of apartments and attainable rental units advertised at public hearings in 2024 and 2025.

## Housing Development Challenges

There is undeveloped land within City limits, but much of it is zoned for single-family use and lacks the necessary infrastructure. Without the economy of scale provided by multi-family zoning, the cost for a private developer to bring these utilities to a site often makes the final housing price-point unaffordable for the average household. Lack of undeveloped land zoned for multi-family use is a key challenge; however, there is some push back from existing home owners.

Soldotna's building code standards, while ensuring long-term safety and energy efficiency, are perceived as cost-prohibitive by some. This leads to "leakage," where developers may seek to build lower-quality housing outside City limits to reduce costs, which in turn places a greater burden on City infrastructure and services without the corresponding residential tax base.





# CITY OF SOLDOTNA

## Opportunities for Housing Expansion

Soldotna’s Downtown Riverfront Redevelopment plan projects near-term demand for an additional 265 housing units. There are approximately 10 city-owned parcels currently identified as suitable for new development. While these represent significant opportunity, their immediate "shovel-ready" status is constrained by a lack of critical infrastructure (i.e., Municipal water and sewer extensions and improved road access). The City will be introducing a legislation to rezone approximately seven city-owned parcels plus a few privately owned parcels from low-density to a multi-family residential zoning district.

The City is actively prioritizing capital and policy frameworks designed to attract developers while addressing community needs. Current efforts are focused on reducing development friction by streamlining its review process with new permit software and eliminating cost-prohibitive code requirements that do not impact public safety. Looking forward, the City is evaluating 'gap-filling' tools such as Tax Increment Financing and property tax deferrals, as well as regulatory incentives like density bonuses for affordable or workforce-attainable units.

## Short Term Rentals & ADUs

ADUs are permitted in residential areas, provided they meet specific standards outlined in the City’s zoning code. Presently, ADU’s are generally capped at 750 square feet and are only allowed on lots with a single-family home. However, the City is considering amendments to make ADU standards less restrictive.

Soldotna has no limitations on the areas where STRs are allowed. However, a permit is required for the operation of STRs for certain operators based on the zoning district and owner-occupancy status, provided they meet specific standards outlined in the city’s zoning code. The City has a pending legislation, under Ordinance 2025-039 to the STR zoning code to require an STR permit for all STRs operators to maintain a comprehensive list of STRs in the City. The City has a contract with Host Compliance to monitor STRs for compliance and is working on finalizing the implementation of the software.



# WHAT WE LEARNED

The KPB's economic growth and in-bound migration slowed down substantially in 2024, the most recent year with available data. It is likely that the region's lack of affordable housing is a key factor. Virtually every county in the U.S. is dealing with similar challenges when it comes to housing affordability, so the KPB is not in a unique position. However, areas which have seen more economic growth over the past decade, more homes converted to short-term vacation rentals, and those areas which have not added a significant supply of new houses tend to struggle the most. Additionally, the KPB's housing market will need to accommodate a rapidly growing senior population.

KPEDD has already surveyed local planning officials to gather ideas for expanding the supply of affordable housing on the Peninsula. Examples of ideas include:

- Using Borough or City owned land for new housing developments
- Encouraging infill housing development
- Creating pre-approved ADU plans to encourage more ADU units
- Reducing or preventing further growth of short-term rentals
- Expanding utilities to encourage housing development, ideally via grant funding
- Encouraging higher-density property developments.
- Allow for live-work units on commercial properties
- Increasing the number of local homeowners renting rooms to seasonal workers
- Modular or dorm-style housing for seasonal workers

# THE NEXT STEPS

KPEDD will be holding a series of collaborative meetings with City officials and housing market professionals in coming weeks to develop a strategic plan tailored to the challenges and opportunities faced by various communities across the Peninsula. This strategic plan will serve as the final section of this report. The final report will be made available prior to KPEDD's 2026 Industry Overview Forum on April 23<sup>rd</sup>.



# Work Cited

- 1 - AKDOLWD. *Custom PFD data query.*
- 2 - AKDOLWD. *Quarterly Census of Employment and Wages.*
- 3 - AKDOLWD. *Quarterly Census of Employment and Wages.*
- 4 - U.S. Census Bureau. *New Private Housing Units Authorized by Building Permits - Federal Reserve Bank of St. Louis.*
- 5 - AKDOLWD. *Alaska Population Projections.*
- 6 - AKDOLWD. *Alaska Population Estimates.*
- 7 - AKDOLWD. *Custom PFD data query.*
- 8 - Based on data from KPB Certified Parcel Database and KPB Assessor's Department.
- 9 - AKDOLWD. *Quarterly Census of Employment and Wages.*
- 10 -Alaska LNG. *Economic Benefits*

# Abbreviations

ADU	Accessory Dwelling Unit
AKDOLWD	Alaska Department of Labor and Workforce Development
ANC	Municipality of Anchorage
KPB	Kenai Peninsula Borough
MLS	Multiple Listing Service
MSB	Matanuska-Susitna Borough
STR	Short-Term Rental



2026



**KENAI PENINSULA  
ECONOMIC DEVELOPMENT  
DISTRICT**

**WWW.KPEDD.ORG  
907-283-3335**



**CITY OF HOMER  
HOMER, ALASKA**

Davis/Erickson

**RESOLUTION 26-028(A)**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
ASKING THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION  
(EDC) TO REVIEW SHORT-TERM RENTALS (STRs), GATHER  
COMMUNITY INPUT, AND PROVIDE FINDINGS AND  
RECOMMENDATIONS TO THE CITY COUNCIL

WHEREAS, Short-term rentals (STRs) are one of several factors that may influence housing availability, seasonal workforce needs, and the local economy in Homer; and

WHEREAS, Homer experiences significant seasonal variation in population, housing demand, and visitor activity, particularly during peak summer months; and

WHEREAS, The availability of both long-term and seasonal summer and winter housing is an ongoing concern for residents, employers, and employees in the community; and

WHEREAS, STRs may provide economic benefits to property owners, local businesses, and the broader visitor economy; and

WHEREAS, Policy approaches to STRs vary widely across Alaska and other tourism-based communities, including registration approaches, zoning tools, owner-occupancy requirements, and other local measures; and

WHEREAS, The City Council recognizes the importance of maintaining a level playing field among lodging types, and between STR activity occurring within and outside City limits, including consideration of tax collection and related requirements; and

WHEREAS, The City Council would benefit from a clearer understanding of local conditions in Homer, including community perspectives and how STRs may interact with housing availability and economic activity; and

WHEREAS, The City Council desires to consider both potential benefits and potential unintended consequences of any future policy direction;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby directs the Economic Development and Advisory Commission to:

1. Gather input from a range of local perspectives, including residents, renters, employers, STR hosts, Kachemak Board of Realtors, the Kenai Peninsula Economic Development District and others affected by seasonal housing dynamics;

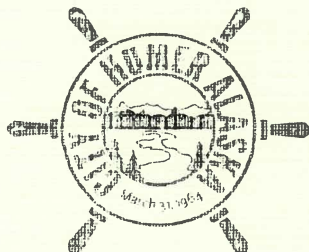
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2. Consider definitions of STR's, hotels, hostels, bed and breakfasts, hotels and apartments in conjunction with the Title 21 rewrite project;
3. Develop a general understanding of STR activity in Homer, including approximate numbers, general distribution, and seasonal patterns of use;
4. Consider how housing availability changes throughout the year, particularly during peak summer months, slower winter months and how STRs may or may not contribute to those changes;
5. Review examples of STR approaches used in other Alaska and comparable communities, and consider which elements, if any, may be relevant to Homer (the attached AI-assisted summary of other communities' approaches may be helpful in this regard);
6. Consider potential effects of STR activity and potential policy responses on housing availability, seasonal workforce needs, local businesses, and the visitor economy;
7. Consider the potential benefits, costs, and practical implications of a local STR registration approach, including whether registration numbers should be displayed in online listings or advertising, whether registration should be offered at no cost, a nominal cost, or at a level intended to recover administrative expenses, and whether a registration approach would improve the City's understanding of STR activity and support more informed decision-making;
8. Provide to the City Council a summary of observations, key takeaways, and a small number of possible near-term steps for Council consideration;
9. Provide, if appropriate, a broader range of potential future approaches for Council discussion;
10. Report back to the City Council ~~on or before~~ **between August 1<sup>st</sup> and** October 15, 2026.

PASSED AND ADOPTED by the Homer City Council this 13th day of April, 2026.

CITY OF HOMER

  
RACHEL LORD, MAYOR



86 ATTEST:

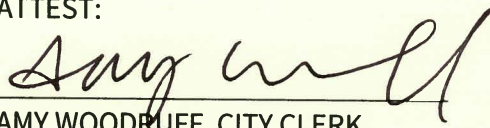
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AMY WOODRUFF, CITY CLERK

Fiscal Note: N/A



# MEMORANDUM

CC-26-085

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**Resolution 26-028, a Resolution of the City Council of Homer, Alaska Asking the Economic Development Advisory Commission (EDC) to Review Short-Term Rentals (STRs), Gather Community Input, and Provide Findings and Recommendations to the City Council.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** April 7, 2026  
**From:** Julie Engebretsen, Community Development Director; Councilmembers Shelly Erickson and Jason Davis  
**Through:** Melissa Jacobsen, City Manager

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**SUMMARY:**

This resolution asks the Economic Development Advisory Commission (EDC) to take a focused look at short-term rentals (STRs) and how they may relate to housing conditions in Homer. This is not a proposal to regulate STRs. It is a step toward getting a clearer, shared understanding of local conditions before making decisions.

**BACKGROUND:**

Short-term rentals are frequently discussed in connection with housing availability, seasonal workforce needs, and economic activity. At the same time, they are also part of Homer’s visitor economy and may contribute to local income and tax revenue.

Homer also has a distinct seasonal pattern, with peak demand concentrated in the summer months. Understanding how housing availability shifts during those periods—and how STRs fit into that picture—is an important part of the conversation.

At present, much of the discussion locally is based on partial information, individual experiences, or comparisons to other communities. There are also residents and groups who have already gathered information or developed their own perspectives. This effort is intended to bring those viewpoints together and consider them alongside broader community input.

The resolution asks the EDC to focus on practical steps: hearing from people directly affected, developing a reasonable picture of STR activity in Homer, considering how housing availability

changes through the year, reviewing how other communities have approached similar questions, and thinking through the potential role and structure of a basic registration approach.

It also encourages a balanced view, including consideration of both potential benefits and unintended consequences for housing and the local economy.

The goal is for the EDC to come back with a clear summary of what it heard and observed, key takeaways, a short list of possible near-term steps, and, if useful, a broader set of potential approaches.

An initial report is anticipated within six months.

Also attached is a summary of STR approaches used in other Alaska and tourism-based communities. This document is intended as background only and should not be viewed as prescriptive.

**RECOMMENDATION:**

Adopt Resolution 26-028

**ATTACHMENTS:**

Summary of STR approaches

# SHORT-TERM RENTAL REGULATIONS

## Caps, Zoning, and Ownership Rules in Alaska and Comparable Tourism Communities

*Research survey of approaches in Alaska, Oregon, and Washington | 2025–2026*

### At a Glance: Community Comparison

The table below summarizes the regulatory approaches of the communities researched. Detail on each follows in subsequent sections.

Community	Approach	Key Details
Seward, AK	Zoning + Permit	Residential zones: 50% of bedrooms, max 3; commercial zones: max 5. Annual life safety inspection required. STRs banned in boat harbor.
Soldotna, AK	Tax + Permit	4% lodging tax effective Jan 2025. New permit ordinance (2025): all STRs require administrative permit; owner-occupied units previously exempt.
Sitka, AK	Owner Occupancy	New STRs require owner to live on property as primary residence ≥6 months/year. Effectively bans investor-owned vacation rentals.
Anchorage, AK	Licensing (Data-First)	Municipal STR license required as of Sept 2024 (\$400/yr). No cap or zoning restriction. Primary goal: data collection. Vetoed once by mayor.
Juneau, AK	Registration Only	Free CBJ registration; listing must display registration number. 14% lodging tax. No caps, no zoning limits, no owner-occupancy requirement.
Bend, OR	Spacing + Type Tiers	Type II (non-owner-occupied whole house): must be 500 ft from nearest Type II. Type I (owner-occupied, ≤2 rooms): no spacing limit. Effective cap via distance rule.
Newport, OR	Neighborhood Caps	Hard caps by district: Nye Beach ~100 licenses; Oceanfront ~75; other residential ~30. Plus 250-ft spacing rule.
Chelan County/Leavenworth, WA	Hard Housing Stock Cap	County-wide cap at 6% of housing stock. Leavenworth area at ~16% and closed to new permits. Non-transferable permits (expire on sale).

## 1. Alaska: The Regulatory Landscape

Alaska has no statewide STR registration, licensing, or cap system. There is also no statewide lodging tax — Alaska is the only state in the nation without one. All regulation is municipal. This creates a patchwork where approaches vary widely even between neighboring communities on the Kenai Peninsula. A 2023 Alaska House bill (HB 184, Rep. Andrew Gray) proposed a statewide registry and a limit of one STR per owner, but it did not advance out of committee. As of early 2026, no statewide framework has passed.

### Soldotna

Soldotna has been actively tightening its STR framework since 2023. In December 2023, the city council adopted a 4% lodging tax on stays under 30 days, effective January 1, 2025, with revenue directed to a Tourism Enhancement Fund. The ordinance was amended in December 2024 to add quarterly reporting requirements, a \$25 penalty for failure to file, and a \$250/day fee for unlawful operation.

A second ordinance (2025-039), under consideration as of early 2025, would require all STRs — including owner-occupied units currently exempt — to obtain an administrative permit and meet operational requirements. Non-owner-occupied units already require a local point of contact, occupancy limits, and parking/signage restrictions; the proposed change would bring owner-occupied units into the same framework. As of the time of this research, the ordinance had not yet been adopted.

**Note:** *Soldotna currently has no hard cap on STR numbers, no zoning restrictions by district, and no owner-residency requirement — but the pending permit ordinance would close the exemption for owner-occupied units.*

### Seward

Seward has one of the more developed STR frameworks on the Kenai Peninsula, shaped by its acute housing shortage and heavy summer tourism. Key features of the current code:

- Residential zones: STRs limited to 50% of bedrooms per unit, with a maximum of 3 bedrooms rentable. This effectively ensures that in a whole house, at least half the bedrooms remain in residential use.
- Commercial zones: up to 5 bedrooms permitted for STR use.
- Annual permit required (\$50 application fee + \$45 life safety inspection fee), renewable each January.
- Listing must display the STR permit number.
- STRs are not permitted in the Seward Boat Harbor.

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Seward's Planning and Zoning Commission considered more aggressive measures in 2022, including a ban on new whole-house rentals in residential zones and a 4-year waiting period for non-Seward-area residents seeking commercial-zone permits. These proposals met resistance from the City Council and as of 2022 had been postponed. Community Development Director Jason Bickling noted that residents rejected an outright cap: "People did not want an actual cap because there were some downsides... but to see if we could come up with some other ways to reach our goals of protecting residential housing, keeping land speculation out."

**Note:** *Seward's bedroom-ratio rule is a notable alternative to a hard cap — it limits STR intensity per property without setting a ceiling on the total number of permitted STRs. The proposed non-resident waiting period would be a significant tool against outside land speculation if enacted.*

## Sitka

Sitka has Alaska's most restrictive STR policy for investor-owned properties. Following a 2022 ordinance tightening, new STRs are only permitted if the owner occupies the property as a primary residence for at least six months of the year. This effectively prohibits investor-owned whole-house vacation rentals while still allowing homeowners to host guests seasonally. Sitka also maintains a Planning Commission permitting process to control STRs in residential neighborhoods.

## Anchorage

Anchorage's path to STR regulation has been contentious. The Assembly passed a licensing ordinance in March 2024 on a 7-5 vote; Mayor Bronson vetoed it within 24 hours, calling it "meddling" with property owners. The Assembly overrode the veto, and the licensing program went into effect September 15, 2024. Requirements include:

- Municipal STR license per unit: \$400/year (renewable every 2 years). Fee waived to \$50 if the unit is the owner's primary residence or rented long-term for more than 180 days — explicitly designed to incentivize return to long-term rental market.
- Minimum \$500,000 liability insurance (waived if major platform provides equivalent coverage).
- 24/7 on-call contact who can respond to issues within 24 hours.
- 12% room tax on stays under 30 days.

Notably, Anchorage's program was framed primarily as a data-collection exercise — to understand how many STRs exist, who owns them, and whether they are materially affecting the housing market. No caps, no zoning restrictions, and no owner-occupancy requirements have been adopted. Assembly member Zaletel: "We need to figure out: Is it a problem? If it is, how big is it?"

## Juneau

Juneau takes the lightest-touch approach of Alaska's major cities. Registration with the CBJ Sales Tax Office is required and is free. Every listing must display its CBJ registration number. The 14% combined tax (5% sales + 9% lodging) is substantial. But Juneau has imposed no caps, no zoning

## A.I.-Generated Content

restrictions, and no owner-occupancy requirements. As of July 2025, platforms like Airbnb and VRBO are required to collect and remit Juneau's taxes on behalf of hosts.

### State-Level Proposal: HB 184 (2023)

In May 2023, Representative Andrew Gray (D-Anchorage) introduced HB 184, which would have established a statewide STR registry and limited each owner to one registered STR unit. The bill was grounded in research showing that ownership-limit policies have a larger effect on STR market size than registration-only policies. UAA economist Brett Watson stated: "It seems that the policies that are enforcing strict rules have some bite, and they decrease the size of the market." The bill did not advance past committee. No comparable statewide measure has passed as of early 2026.

## 2. Oregon: Sophisticated Density Controls

### Bend

Bend has one of the most carefully engineered STR frameworks in the Pacific Northwest, developed in response to explosive STR growth (over 1,000 listings by 2022 in a city of ~100,000). The core mechanism is a two-tier permit system tied to owner occupancy and a geographic spacing rule:

- Type I (Owner-Occupied or Infrequent Use): Covers owner-occupied rentals of up to 2 bedrooms, or whole-house rentals limited to 4 periods or 30 days per year. No spacing requirement — anyone may obtain this permit. Application fee: ~\$1,315.
- Type II (Non-Owner-Occupied Whole House): Requires that no other Type II rental exists within 500 feet, measured radially from the property boundary. This 500-foot buffer was increased from 250 feet in 2022. Application fee: ~\$3,657. Minimum \$500,000 liability insurance required.

In practice, the 500-foot rule effectively functions as a density cap without being a numeric cap — as STRs fill in a neighborhood, the 500-foot bubble around each one prevents new permits from being issued nearby. Practitioners note that as of 2023, "the regulations put an effective stop on new short-term rentals" in much of Bend. Pre-2015 permits are grandfathered and transferable, making those properties significantly more valuable.

The land use permit is property-specific and non-transferable for post-2015 Type II permits. Operators also need a separate annual operating license (\$205/year renewal). Occupancy is capped at 2 per bedroom plus 2 additional (e.g., 8 guests maximum for a 3-bedroom home).

**Note:** Bend's spacing rule is a highly replicable model for communities wanting density control without a hard numeric cap. It avoids the legal vulnerability of numeric caps (see Idaho section) while achieving a similar result geographically.

## Newport

Newport (pop. ~11,000, home of the Oregon Coast Aquarium) enacted a significant STR ordinance in 2019. Newport uses hard numeric caps by neighborhood district — an unusual approach among Oregon cities:

- Nye Beach historic district: capped at approximately 100 STR licenses.
- Oceanfront area: capped at approximately 75 licenses.
- Other residential zones: smaller district caps of approximately 30.
- Total city cap set initially around 200 licenses, with a goal of reducing to ~170 through attrition.
- 250-foot spacing buffer between STRs in certain zones.

Newport's approach is directly relevant for communities that want to limit STR concentration in particular neighborhood types — distinguishing, for instance, between a historic downtown or touristy waterfront zone and quieter residential areas. Enforcement tightened in 2023.

## 3. Washington: Hard Housing-Stock Caps

### Chelan County / Leavenworth

Chelan County (home to the tourist destination of Leavenworth) enacted comprehensive STR rules in July 2021 after a moratorium. The county uses a hard housing-stock cap approach:

- County-wide cap: STRs may not exceed 6% of the total housing stock in most areas. In the immediate Leavenworth, Lake Wenatchee, and Plain areas, the cap has been exceeded (the area is at approximately 16% of housing stock) and is closed to new permits indefinitely.
- Owner-occupancy tiers: Tier 1 (owner within 200 feet of property at all times during guest stays) is allowed in most zones. Non-owner-occupied properties face stricter zoning requirements (Rural Residential/Resource, 5+ acres minimum in some categories).
- Non-transferable permits: STR permits expire when a property is sold. New owners cannot inherit the STR permit and must reapply — but since the cap has been exceeded, they cannot get a new one. This effectively means STR-permitted properties in Leavenworth sell at a premium and that the permitted inventory shrinks over time through attrition.

The city of Leavenworth itself takes an even harder line: STRs are largely prohibited in residential zones within city limits, with exceptions only for owner-occupied bed-and-breakfast operations (conditional use permit required, owner must be on premises during all guest stays). Non-owner-occupied STRs within city limits are prohibited in all residential districts.

*Chelan County's non-transferable permit design is worth particular attention: it allows existing operators to continue while ensuring that permits don't become a tradeable commodity, and that over time the total inventory declines through natural turnover.*

## 4. Synthesis: What Works, What Doesn't, and What Alaska Communities Can Learn

### On Caps and Limits

Numeric hard caps — a fixed ceiling on the number of permitted STRs across a community or zone — are the most direct tool. Alaska has no court precedent or state preemption statute limiting their use, and the communities in this report that have adopted them have done so without successful legal challenge to date. Alternatives to a hard cap exist and are worth knowing about, as they can achieve similar density-control results through different mechanisms:

- Geographic spacing rules (Bend's 500-foot buffer between non-owner-occupied whole-house rentals) — effectively create scarcity without a numeric ceiling.
- Housing-stock percentage caps (Chelan County's 6%) — frame the limit as a proportion of the housing market, not an absolute number, which may be more defensible as a legitimate land-use regulation.
- Bedroom-ratio rules (Seward's 50% of bedrooms) — limit intensity at the property level without capping total numbers.
- Neighborhood/district caps (Newport's tiered district approach) — target high-tourism areas specifically.

### On Zoning Approaches

Limiting STRs by zoning district — allowing them in commercial or resort zones while restricting or banning them in residential zones — is among the most widely used and legally durable approaches. Leavenworth prohibits STRs in residential zones entirely; Seward limits STR intensity by bedroom ratio within each zone. For Alaska communities, a zoning-based approach has several advantages: it aligns with existing land-use planning frameworks, it is spatially targeted, and it preserves residential neighborhoods for long-term housing without eliminating tourism accommodation capacity in appropriate commercial zones.

The key implementation challenge is enforcement: rules on paper without dedicated staffing produce large illegal markets. Communities that have added a dedicated STR enforcement officer — funding the position through licensing fees — have seen materially better compliance.

### On Owner Occupancy and Ownership Limits

Owner-occupancy requirements are among the most effective tools for preserving residential housing stock. The core logic: a homeowner renting spare rooms or hosting while away is a fundamentally different activity from an outside investor converting a home into a de facto hotel. Sitka (Alaska) has adopted this directly, requiring new STR operators to be primary residents for at least six months annually — the most directly usable Alaska model for other communities considering this approach.

## A.I.-Generated Content

One-per-owner limits (the approach proposed in Alaska's HB 184) target the commercial multi-STR investor rather than the homeowner supplementing their income. Research from UAA suggests ownership-limit policies have a larger effect on market size than registration requirements alone.

Non-transferable permits (Chelan County) achieve a similar result indirectly: by ensuring that STR permits don't survive property sales, the policy discourages pure investment acquisition while allowing existing operators to continue. This approach may be more legally defensible than ownership limits because it regulates the permit, not the person.

### Key Takeaways

- Registration and taxation alone (the Juneau model) generate revenue and data but do not limit STR growth or protect housing stock. They are a starting point, not a complete policy.
- Geographic spacing rules and zoning restrictions — alongside hard caps — each have a track record of effectiveness; the right tool depends on community goals and political context.
- Owner-occupancy requirements are the single most direct tool for separating homeowner hosting from investor-owned vacation rentals — and Sitka's approach is a usable Alaska model.
- Non-transferable permits (Chelan County model) are an underused tool that naturally limits permit inventory over time without requiring enforcement of a hard cap.
- Dedicated enforcement staffing is essential — regulations without an enforcement mechanism produce large illegal markets. Self-funding enforcement through licensing fees is a proven model.
- A pre-resident or local-residency waiting period (Seward's proposed 4-year waiting period for non-Seward-area residents) is a creative tool specifically targeted at outside land speculation.
- The Anchorage model of data-first licensing before additional restrictions is sensible for communities that don't yet know the scale of the problem — but should include a stated timeline for evaluating whether additional measures are needed.

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— End of Report —



# MEMORANDUM

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## Election for Economic Development Advisory Commission Officers

**To:** Economic Development Advisory Commission  
**From:** Amy Woodruff, City Clerk  
**Meeting Date:** May 12, 2026

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### Summary Statement:

Per Article IV, Sec. 1 of the Bylaws: “A Chairperson and Vice-Chairperson shall be elected from among the appointed board members at the regular April meeting of the Board.”

### Recommended process for Election of Vice Chair:

- 1) A board member will make a motion to determine the LAB’s method of voting for the elections. Voting is commonly done by a Show of Hands or a Voice Vote (yes/no).
- 2) Once the election method is decided, the Chair will open the floor for nominations.
- 3) Board members are free to call out nominations, they don’t need to be recognized by the Chair.
  - **These are not motions and do not require a second.**
  - It’s ok for a board member to nominate themselves.
  - If a board member calls out a nomination and that individual is fully against serving, it is acceptable for that nominated board member to speak up and say they would not be willing to accept the seat if elected. They have still been nominated though and should still go through the voting process; the rest of the board members at least now knows who of the nominees is/is not interested in serving.
- 4) Once all nominations are called out, the Chair will close the floor to nominations.
- 5) Chair will then call out each nominee’s name for voting. For each name called out, board members will vote using the selected method (Show of Hands/Voice Vote).
- 6) As soon as one of the nominees receives the majority of votes, the Chair will declare them elected. If only one person is nominated, the Chair simply declares the nominee elected.

### Recommended process for Election of Chair:

- 1) It is preferred that the gavel be handed over to the newly elected Vice Chair to conduct the vote.
- 2) Election is conducted in the same manner as it was for the Vice Chair (see steps 2-6 above).
- 3) The gavel/meeting will be turned over to the newly elected (or re-elected) Chair to conduct the remainder of the meeting. The newly elected Chair will conduct the remainder of the meeting.

**CITY OF HOMER ECONOMIC DEVELOPMENT ADVISORY COMMISSION  
BYLAWS**

**ARTICLE I - NAME AND AUTHORIZATION**

The Economic Development Advisory Commission was established October 25, 1993 with the adoption of Ordinance 93-15(S)(A). The Commission was inactivated on January 24, 2000 and reactivated February 27, 2006 by Resolution 06-20. The following bylaws were adopted on August 26, 2024 and shall be in effect and govern the procedures of the Economic Development Advisory Commission.

**ARTICLE II - PURPOSE**

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 2.76.040.

**ARTICLE III - MEMBERS**

Section 1. The Commission shall consist of seven members comprised of at least five (5) members that reside inside city limits and shall be registered voters in the Kenai Peninsula Borough or the City of Homer. Members shall be nominated by the Mayor and confirmed by City Council to serve for three-year terms to expire on April 1<sup>st</sup> of designated years.

Section 2. Notice of term expirations will be delivered to members by the City Clerk's Office. Members wishing to continue services upon the completion of a three-year term must submit a reappointment application to the City Clerk's Office, which is subject to review by the Mayor and confirmed by City Council. There are no limits on the number of terms a member may serve.

Section 3. Members may not have alternates. If a position is vacated during a term, it shall be filled for the unexpired term by an appointee selected by the Mayor and confirmed by City Council.

Section 4. A member's appointment is vacated under the following conditions:

- A member fails to qualify to take office within 30 days after their appointment;
- A member resigns;
- A member is physically or mentally unable to perform the duties of the office;
- A member is convicted of a felony or of an offense involving a violation of their oath of office; or
- A member has three consecutive unexcused absences, or misses half of all meetings within an appointment year, whether excused or unexcused.

Section 5. The Mayor may appoint, subject to confirmation by the City Council, one City Council member and one Homer area high school Student Representative to serve as consulting, non-voting members. The Mayor, the City Manager, a representative of the Homer Marine Trades Association, and the Director of the Homer Chamber of Commerce shall serve as non-voting, consulting members.

**ARTICLE IV - OFFICERS**

Section 1. A Chairperson and Vice-Chairperson shall be elected from among the appointed commissioners at the regular April meeting of the Commission.

Section 2. Officers shall serve a term of one year from the April meeting at which they are elected, and until their successors are duly elected. Officers may be re-elected in subsequent years.

Section 3. The Chairperson shall preside at all meetings of the Commission, authorize calls for any special meetings, execute all documents authorized by the Commission, serve as ex officio/voting member of all committees, and generally perform all duties associated with that office.

Section 4. In the event of the absence, or disability of the Chairperson, the Vice-Chairperson shall assume and perform the duties of the Chair. If both the Chairperson and Vice-Chairperson are absent, and a quorum of four members are present, the senior member shall assume and perform the duties and functions of the Chair.

#### **ARTICLE V – CITY STAFF ROLES**

Section 1. The Community Development Director shall serve as a staff liaison to the commission. The staff liaison shall assist the Chairperson in setting meetings, preparing agendas, and other documentary material, and coordinating the acquisition of needed materials and training. The staff liaison shall submit reports and recommendations for those agenda items requiring decisions or recommendations by the Commission. Other staff having experience, education, and professional training in the subject matter may provide input into the reports and recommendations, or may provide supplemental information. The information submitted may be oral, written or graphic, or some combination of all.

Section 2. The City Clerk shall designate a recording clerk to take minutes for the Commission and serve as the Commission’s parliamentary advisory pursuant to AS 29.20.380(10) and HCC 2.12.010, and assist the Chairperson with the conduct of the meeting.

#### **ARTICLE VI – MEETINGS**

Section 1. Regular meetings shall be open to the public and held on the second Tuesday of each month at 6:00 p.m. in the designated location and shall be posted for public information as required by Homer City Code and Alaska State Statutes.

Section 2. Special meetings and Worksessions may be called by the Staff Liaison, Chair, or a majority of the Commission. Notice of such meetings shall be posted in the same manner as that for regular meetings.

Section 3. A quorum for the transaction of business at any meeting shall consist of four members. For purposes of determining the existence of a quorum, consulting members shall not be counted. Worksessions require a quorum, however, no action may be taken at a worksession; items on the agenda are for discussion only.

Section 4. Any member who is unable to attend a meeting, whether regular or special, shall contact the Clerk in advance no later than two hours prior to the scheduled meeting time for excusal.

Section 5. Meeting agenda deadline is at 5:00 p.m. the Wednesday preceding the meeting. Allowances will be made for holidays.

Section 6. The order of business for the regular meetings shall include, but not be limited to, the following items, which shall be covered in the sequence shown, as far as circumstances permit. Agenda shall be posted for public information as required by Homer City Code and Alaska State Statutes.

CITY LOGO	NOTICE OF MEETING REGULAR MEETING AGENDA NAME OF BODY DAY OF WEEK, DATE, AND TIME OF MEETING PHYSICAL LOCATION OF MEETING & MEETING ROOM	DEPT. CONTACT INFO (City Clerk’s Office)
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1. CALL TO ORDER
2. AGENDA APPROVAL
3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minute time limit)
4. RECONSIDERATION
5. APPROVAL OF MINUTES
6. VISITORS/PRESENTATIONS (Chair set time limit not to exceed 20 minutes. Public may not comment on the visitor or the visitor's topic until audience comments. No action may be taken at this time.)
7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS
8. PUBLIC HEARING (3 minute time limit)
9. PENDING BUSINESS
10. NEW BUSINESS
11. INFORMATIONAL MATERIALS (No action may be taken on these matters, for discussion only.)
12. COMMENTS OF THE AUDIENCE (3 minute time limit)
13. COMMENTS OF THE CITY STAFF
14. COMMENTS OF THE COUNCILMEMBER (If one is assigned)
15. COMMENTS OF THE COMMISSION (includes Comments of the Chair since they are part of the commission.)
16. ADJOURNMENT Next regular meeting is scheduled for \_\_\_\_\_. (Note any other worksessions, special meetings, committee meetings etc.) All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. (The meeting may be scheduled for the Conference Room or virtually.)

Section 7. Per Resolution of the City Council (Resolution 06-115(A)), Public Testimony shall normally be limited to three minutes per person. Exceptions may be provided for at the Chairperson’s discretion or by a majority vote of the members in attendance.

Section 8. Recorded minutes shall be made available by the City Clerk’s Office to the Commission prior to the next meeting and a record of all voting will be included in the minutes of each meeting. Minutes shall be available to the public as required by Homer City Code and Alaska State Statutes.

Section 9. Teleconference participation is allowed per the rules and limitations set forth in Homer City Code 2.58.060.

**ARTICLE VII – GENERAL OPERATING PROCEDURES**

Section 1. The Commission shall abide by the current edition of Robert’s Rules of Order insofar as it is consistent with the Commission’s bylaws, other provisions of Homer City Code, or standing rules. In all other cases, bylaws, the code, or the standing rule shall prevail. This includes, but is not limited to, HCC

1.18 Conflicts of Interest, Partiality, and Code of Ethics; HCC 2.58 Boards and Commissions; HCC 2.76 Economic Development Advisory Commission; and the Open Meetings Act – AS 44.62.310-312.

Section 2. Each member, including the Chairperson, shall vote, and shall not abstain from voting, unless such member claims a conflict of interest, or has an excused absence, in which event the member shall be excused from voting. The member shall then state for the record the basis for the abstention. Four affirmative votes are required to pass a motion. Voting will be by a roll call vote, the order to be rotated; or by unanimous consent if no objection is expressed. Voting by proxy or absentee is prohibited.

Section 3. Any rule or resolution of the Commission, whether contained in these Bylaws or otherwise, may be suspended temporarily in connection with business at hand; and such suspension to be valid; may be taken only at a meeting at which at least four of the members of the Commission shall be present, and two-thirds of those present shall so approve.

Section 4. Training sessions developed or arranged by the City Clerk and approved by the City Manager shall be mandatory unless a member's absence is excused by the Chairperson. The City Manager and/or City Clerk, in their discretion and in consultation with the City Attorney as needed, may develop model procedures to be used as a guide for the Commission.

#### **ARTICLE VIII - COMMITTEES**

Section 1. Committees of one or more members for such specific purposes as the business of the Commission will only become active upon approval of Council. A memorandum and resolution will go before Council outlining the reason, tasks assigned and termination date. Committees shall be considered to be discharged upon completion of the purpose for which it was appointed, and after its final report is made to and approved by the Commission.

Section 2. All committees shall make a progress report to the Commission at each of the Commission's regular meetings.

#### **ARTICLE IX - BYLAW AMENDMENTS**

The Bylaws may be amended at any meeting of the Commission by a majority plus one of the members, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced at one meeting and action shall be taken at the next Commission meeting. Amendments to bylaws shall be effective upon approval of the amendments by City Council via resolution.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

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(p) 907-235-8121 x2222

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## Memorandum

TO: Mayor Lord and Homer City Council  
FROM: Melissa Jacobsen, City Manager  
DATE: April 22, 2026  
SUBJECT: City Manager's Report for April 27, 2026 Council Meeting

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### **Homer Volunteer Fire Department Awards Banquet**

On Friday, March 20, 2026, Homer Volunteer Fire Department proudly hosted its Awards Banquet at Land's End. Chief Jager presented awards, letters of appreciation, and challenge coins honoring the exceptional service, leadership, and dedication of the recipients. The ceremony recognized promotions, years of service, and individual achievements that reflect the commitment, professionalism, and genuine care our team brings to serving the community. Sincere appreciation is extended to all members, their families, and community partners for their continued support throughout the year. We are preparing for a recognition of award recipients at the May 11<sup>th</sup> Council meeting.

A few other HVFD updates-

- As of 4/22/26 HVFD has a total of 43 paid and volunteer members. This is an increase of 15 volunteer members since October 2025.
- April 2026 HVFD hosted and completed a Firefighter-1 Academy with 8 participants from HVFD, KESA and Western Emergency Services. We are waiting for test results from the State for certification status.
- September 2026 HVFD is hosting a EMT-1 course and Captain Chelsea Marsh is lead on that program. We have about 12 signed up, with potential for that number to increase by end of summer. Again, this is open to other area fire departments as well.

### **HVFD Rural Health Transformation Program Letter of Inquiry**

On March 11, 2026, HVFD Staff submitted a Letter of Inquiry to the Alaska Department of Health (DOH) Rural Health Transformation Program (RHTP) for funding to acquire a new ambulance, with the goal of increasing capacity to respond to emergency calls. If invited to proceed with a full application, staff will seek Council approval through a resolution.

### **ISO Report**

The City's Insurance Services Office (ISO) Public Protection Classification (PPC) report is in, and I'm pleased to say that we have retained our Community Classification of 4 out of 10. In the case of ISO, the lower the classification, the better! ISO's PPC plays an important role in the underwriting process at insurance companies, as each insurance company factors in the PPC as it independently determines the premiums it charges its policy holders. The PPC is important to communities and fire departments. In addition to potential insurance savings, it provides fire departments with a valuable benchmark for planning, budgeting, and justifying fire protection improvements.

### **Airport Terminal Update**

The City is continuing the discovery work for the March 22<sup>nd</sup> Airport flooding event. Ground penetrating radar work was completed last week and we are awaiting the final report. As we await findings on the damage and a determination on the amount of work to be done to re-open the terminal, staff is looking ahead at ways to accommodate our airport tenants and customers when work on the building begins. Consideration is being given to securing a mobile restroom unit, like the ones we recently installed at Jack Gist and Karen Hornaday Park, and ATCO-type work trailers to accommodate each of the airport tenants Aleutian Air, Pioneer Car Rental, and Alaska Bus Company. Port Director Hawkins, Public Works Director Kort, Finance Director Fischer and I are participating in bi-weekly meetings with our APRA insurance adjusters who have been very responsive and great to work with.

### **Draft Feasibility Report Public Comment Period**

At our last meeting Council adopted Resolution 26-024 Endorsing Alternative 2 as the Tentatively Selected Plan for the Homer Harbor Expansion General Investigation Study. This is an important milestone in the project, and we expect the US Army Corps of Engineers Draft Feasibility Report in late May, as they are aiming for a May 22<sup>nd</sup> release. The report's release will kick off the 30-day public comment period. The City and our partners at HDR will be working to support community outreach and engagement through the usual channels that include social media through our Facebook and Instagram pages, the City's website, newspaper and radio, and City Council and Port and Harbor Advisory Commission meetings. The team is also working on scheduling space at upcoming events. Stay tuned for more information!!

### **City Council Oaths of Office**

With the change in the City's election date to November, City Clerk Woodruff will take updated oaths of office from Mayor Lord and all councilmembers to reflect that the expiration date for terms of office is in November rather than October.

### **Public Outreach Conducted at Democracy Fair**

On Saturday, April 18<sup>th</sup>, staff from the Clerk's office provided information at the Democracy Fair hosted by community organizations. Content included relevant dates for the City elections now that they will be held in November, information on City boards and commissions, and information on how to provide public comment for City meetings. We would also like to acknowledge Mayor Lord, Planning Commissioner Heath Smith, and Library Director Dave Berry for participating in the event as panelists.

### **Attachment:**

ISO Report

April Employee Anniversaries

**Public Protection Classification  
(PPC®)  
Summary Report**

**Homer**

**ALASKA**

**Prepared by**

**Insurance Services Office, Inc.  
1000 Bishops Gate Blvd., Ste. 300  
P.O. Box 5404  
Mt. Laurel, New Jersey 08054-5404  
1-800-444-4554**

**Report Created: February 2026  
Effective June 1, 2026**

## Background Information

### Introduction

ISO collects and evaluates information from communities in the United States on their structure fire suppression capabilities. The data is analyzed using our Fire Suppression Rating Schedule (FSRS) and then a Public Protection Classification (PPC®) grade is assigned to the community. The surveys are conducted whenever it appears that there is a possibility of a PPC change. As such, the PPC program provides important, up-to-date information about fire protection services throughout the country.

The FSRS recognizes fire protection features only as they relate to suppression of first alarm structure fires. In many communities, fire suppression may be only a small part of the fire department's overall responsibility. ISO recognizes the dynamic and comprehensive duties of a community's fire service, and understands the complex decisions a community must make in planning and delivering emergency services. However, in developing a community's PPC grade, only features related to reducing property losses from structural fires are evaluated. Multiple alarms, simultaneous incidents and life safety are not considered in this evaluation. The PPC program evaluates the fire protection for small to average size buildings. Specific properties with a Needed Fire Flow in excess of 3,500 gpm are evaluated separately and assigned an individual PPC grade.

A community's investment in fire mitigation is a proven and reliable predictor of future fire losses. Statistical data on insurance losses bears out the relationship between excellent fire protection – as measured by the PPC program – and low fire losses. So, insurance companies use PPC information for marketing, underwriting, and to help establish fair premiums for homeowners and commercial fire insurance. In general, the price of fire insurance in a community with a good PPC grade is substantially lower than in a community with a poor PPC grade, assuming all other factors are equal.

ISO is an independent company that serves insurance companies, communities, fire departments, insurance regulators, and others by providing information about risk. ISO's expert staff collects information about municipal fire suppression efforts in communities throughout the United States. In each of those communities, ISO analyzes the relevant data and assigns a PPC grade – a number from 1 to 10. Class 1 represents an exemplary fire suppression program, and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum criteria.

ISO's PPC program evaluates communities according to a uniform set of criteria, incorporating nationally recognized standards developed by the National Fire Protection Association and the American Water Works Association. A community's PPC grade depends on:

- **Needed Fire Flows**, which are representative building locations used to determine the theoretical amount of water necessary for fire suppression purposes.
- **Emergency Communications**, including emergency reporting, telecommunicators, and dispatching systems.
- **Fire Department**, including equipment, staffing, training, geographic distribution of fire companies, operational considerations, and community risk reduction.
- **Water Supply**, including inspection and flow testing of hydrants, alternative water supply operations, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires up to 3,500 gpm.

## Data Collection and Analysis

ISO has evaluated and classified over 39,000 fire protection areas across the United States using its FSRS. A combination of meetings between trained ISO field representatives and the dispatch center coordinator, community fire official, and water superintendent is used in conjunction with a comprehensive questionnaire to collect the data necessary to determine the PPC grade. In order for a community to obtain a grade better than a Class 9, three elements of fire suppression features are reviewed. These three elements are Emergency Communications, Fire Department, and Water Supply.

A review of the **Emergency Communications** accounts for 10% of the total classification. This section is weighted at **10 points**, as follows:

- Emergency Reporting 3 points
- Telecommunicators 4 points
- Dispatch Circuits 3 points

A review of the **Fire Department** accounts for 50% of the total classification. ISO focuses on a fire department's first alarm response and initial attack to minimize potential loss. The fire department section is weighted at **50 points**, as follows:

- Engine Companies 6 points
- Reserve Pumpers 0.5 points
- Pump Capacity 3 points
- Ladder/Service Companies 4 points
- Reserve Ladder/Service Trucks 0.5 points
- Deployment Analysis 10 points
- Company Personnel 15 points
- Training 9 points
- Operational considerations 2 points
- Community Risk Reduction 5.5 points (in addition to the 50 points above)

A review of the **Water Supply** system accounts for 40% of the total classification. ISO reviews the water supply a community uses to determine the adequacy for fire suppression purposes. The water supply system is weighted at **40 points**, as follows:

- Credit for Supply System 30 points
- Hydrant Size, Type & Installation 3 points
- Inspection & Flow Testing of Hydrants 7 points

There is one additional factor considered in calculating the final score – **Divergence**.

Even the best fire department will be less than fully effective if it has an inadequate water supply. Similarly, even a superior water supply will be less than fully effective if the fire department lacks the equipment or personnel to use the water. The FSRs score is subject to modification by a divergence factor, which recognizes disparity between the effectiveness of the fire department and the water supply.

The Divergence factor mathematically reduces the score based upon the relative difference between the fire department and water supply scores. The factor is introduced in the final equation.

### **PPC Grade**

The PPC grade assigned to the community will depend on the community's score on a 100-point scale:

<b>PPC</b>	<b>Points</b>
1	90.00 or more
2	80.00 to 89.99
3	70.00 to 79.99
4	60.00 to 69.99
5	50.00 to 59.99
6	40.00 to 49.99
7	30.00 to 39.99
8	20.00 to 29.99
9	10.00 to 19.99
10	0.00 to 9.99

The classification numbers are interpreted as follows:

- Class 1 through (and including) Class 8 represents a fire suppression system that includes an FSRs creditable dispatch center, fire department, and water supply.
- Class 8B is a special classification that recognizes a superior level of fire protection in otherwise Class 9 areas. It is designed to represent a fire protection delivery system that is superior except for a lack of a water supply system capable of the minimum FSRs fire flow criteria of 250 gpm for 2 hours.
- Class 9 is a fire suppression system that includes a creditable dispatch center, fire department but no FSRs creditable water supply.
- Class 10 does not meet minimum FSRs criteria for recognition, including areas that are beyond five road miles of a recognized fire station.

## New PPC program changes effective July 1, 2014

We have revised the PPC program to capture the effects of enhanced fire protection capabilities that reduce fire loss and fire severity in Split Class 9 and Split Class 8B areas (as outlined below). This new structure benefits the fire service, community, and property owner.

### New classifications

Through ongoing research and loss experience analysis, we identified additional differentiation in fire loss experience within our PPC program, which resulted in the revised classifications. We based the differing fire loss experience on the fire suppression capabilities of each community. The new PPC classes will improve the predictive value for insurers while benefiting both commercial and residential property owners. Here are the new classifications and what they mean.

### Split classifications

When we develop a split classification for a community — for example 5/9 — the first number is the class that applies to properties within 5 road miles of the responding fire station and 1,000 feet of a creditable water supply, such as a fire hydrant, suction point, or dry hydrant. The second number is the class that applies to properties within 5 road miles of a fire station but beyond 1,000 feet of a creditable water supply. We have revised the classification to reflect more precisely the risk of loss in a community, replacing Class 9 and 8B in the second part of a split classification with revised designations.

### What's changed with the new classifications?

We've published the new classifications as "X" and "Y" — formerly the "9" and "8B" portion of the split classification, respectively. For example:

- A community currently displayed as a split 6/9 classification will now be a split 6/6X classification; with the "6X" denoting what was formerly classified as "9".
- Similarly, a community currently graded as a split 6/8B classification will now be a split 6/6Y classification, the "6Y" denoting what was formerly classified as "8B".
- Communities graded with single "9" or "8B" classifications will remain intact.

Prior Classification	New Classification
1/9	1/1X
2/9	2/2X
3/9	3/3X
4/9	4/4X
5/9	5/5X
6/9	6/6X
7/9	7/7X
8/9	8/8X
9	9

Prior Classification	New Classification
1/8B	1/1Y
2/8B	2/2Y
3/8B	3/3Y
4/8B	4/4Y
5/8B	5/5Y
6/8B	6/6Y
7/8B	7/7Y
8/8B	8/8Y
8B	8B

**What's changed?**

As you can see, we're still maintaining split classes, but it's how we represent them to insurers that's changed. The new designations reflect a reduction in fire severity and loss and have the potential to reduce property insurance premiums.

**Benefits of the revised split class designations**

- To the fire service, the revised designations identify enhanced fire suppression capabilities used throughout the fire protection area
- To the community, the new classes reward a community's fire suppression efforts by showing a more reflective designation
- To the individual property owner, the revisions offer the potential for decreased property insurance premiums

**New water class**

Our data also shows that risks located more than 5 but less than 7 road miles from a responding fire station with a creditable water source within 1,000 feet had better loss experience than those farther than 5 road miles from a responding fire station with no creditable water source. We've introduced a new classification —10W — to recognize the reduced loss potential of such properties.

**What's changed with Class 10W?**

Class 10W is property-specific. Not all properties in the 5-to-7-mile area around the responding fire station will qualify. The difference between Class 10 and 10W is that the 10W-graded risk or property is within 1,000 feet of a creditable water supply. Creditable water supplies include fire protection systems using hauled water in any of the split classification areas.

**What's the benefit of Class 10W?**

10W gives credit to risks within 5 to 7 road miles of the responding fire station and within 1,000 feet of a creditable water supply. That's reflective of the potential for reduced property insurance premiums.

**What does the fire chief have to do?**

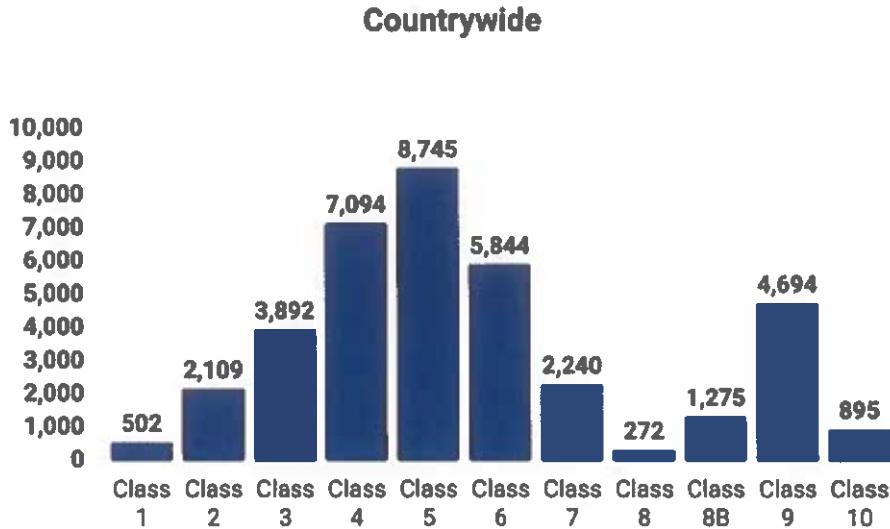
Fire chiefs don't have to do anything at all. The revised classifications went in place automatically effective July 1, 2014 (July 1, 2015 for Texas).

**What if I have additional questions?**

Feel free to contact ISO at 800.444.4554 or email us at [PPC-Cust-Serv@iso.com](mailto:PPC-Cust-Serv@iso.com).

## Distribution of PPC Grades

The 2025 published countrywide distribution of communities by the PPC grade is as follows:



## Assistance

The PPC program offers help to communities, fire departments, and other public officials as they plan for, budget, and justify improvements. ISO is also available to assist in the understanding of the details of this evaluation.

The PPC program representatives can be reached by telephone at (800) 444-4554. The technical specialists at this telephone number have access to the details of this evaluation and can effectively speak with you about your questions regarding the PPC program. What's more, we can be reached via the internet at [www.isomitigation.com/talk/](http://www.isomitigation.com/talk/).

We also have a website dedicated to our Community Hazard Mitigation Classification programs at [www.isomitigation.com](http://www.isomitigation.com). Here, fire chiefs, building code officials, community leaders and other interested citizens can access a wealth of data describing the criteria used in evaluating how cities and towns are protecting residents from fire and other natural hazards. This website will allow you to learn more about the PPC program. The website provides important background information, insights about the PPC grading processes and technical documents. ISO is also pleased to offer Fire Chiefs Online — a special, secured website with information and features that can help improve your PPC grade, including a list of the Needed Fire Flows for all the commercial occupancies ISO has on file for your community. Visitors to the site can download information, see statistical results and also contact ISO for assistance.

In addition, on-line access to the FSRS and its commentaries is available to registered customers for a fee. However, fire chiefs and community chief administrative officials are given access privileges to this information without charge.

To become a registered fire chief or community chief administrative official, register at [www.isomitigation.com](http://www.isomitigation.com).

## PPC Review

ISO concluded its review of the fire suppression features being provided for Homer. The resulting community classification is **Class 04/10**.

If the classification is a single class, the classification applies to properties with a Needed Fire Flow of 3,500 gpm or less in the community. If the classification is a split class (e.g., 6/XX):

- The first class (e.g., "6" in a 6/XX) applies to properties within 5 road miles of a recognized fire station and within 1,000 feet of a fire hydrant or alternate water supply.
- The second class (XX or XY) applies to properties beyond 1,000 feet of a fire hydrant but within 5 road miles of a recognized fire station.
- Alternative Water Supply: The first class (e.g., "6" in a 6/10) applies to properties within 5 road miles of a recognized fire station with no hydrant distance requirement.
- Class 10 applies to properties over 5 road miles of a recognized fire station.
- Class 10W applies to properties within 5 to 7 road miles of a recognized fire station with a recognized water supply within 1,000 feet.
- Specific properties with a Needed Fire Flow in excess of 3,500 gpm are evaluated separately and assigned an individual classification.

FIRS Feature	Earned Credit	Credit Available
<b>Emergency Communications</b>		
414. Credit for Emergency Reporting	3.00	3
422. Credit for Telecommunicators	2.40	4
432. Credit for Dispatch Circuits	1.20	3
<b>440. Credit for Emergency Communications</b>	<b>6.60</b>	<b>10</b>
<b>Fire Department</b>		
513. Credit for Engine Companies	6.00	6
523. Credit for Reserve Pumpers	0.50	0.50
532. Credit for Pump Capacity	3.00	3
549. Credit for Ladder Service	3.91	4
553. Credit for Reserve Ladder and Service Trucks	0.00	0.50
561. Credit for Deployment Analysis	4.72	10
571. Credit for Company Personnel	5.64	15
581. Credit for Training	4.08	9
730. Credit for Operational Considerations	2.00	2
<b>590. Credit for Fire Department</b>	<b>29.85</b>	<b>50</b>
<b>Water Supply</b>		
616. Credit for Supply System	17.76	30
621. Credit for Hydrants	3.00	3
631. Credit for Inspection and Flow Testing	4.00	7
<b>640. Credit for Water Supply</b>	<b>24.76</b>	<b>40</b>
<b>Divergence</b>	<b>-0.44</b>	<b>--</b>
<b>1050. Community Risk Reduction</b>	<b>4.41</b>	<b>5.50</b>
<b>Total Credit</b>	<b>65.18</b>	<b>105.50</b>

## **Emergency Communications**

Ten percent of a community's overall score is based on how well the communications center receives and dispatches fire alarms. Our field representative evaluated:

- Communications facilities provided for the general public to report structure fires
- Enhanced 9-1-1 Telephone Service including wireless
- Computer-aided dispatch (CAD) facilities
- Alarm receipt and processing at the communication center
- Training and certification of telecommunicators
- Facilities used to dispatch fire department companies to reported structure fires

	<b>Earned Credit</b>	<b>Credit Available</b>
414. Credit Emergency Reporting	<b>3.00</b>	<b>3</b>
422. Credit for Telecommunicators	<b>2.40</b>	<b>4</b>
432. Credit for Dispatch Circuits	<b>1.20</b>	<b>3</b>
<b>Item 440. Credit for Emergency Communications:</b>	<b>6.60</b>	<b>10</b>

### **Item 414 - Credit for Emergency Reporting (3 points)**

The first item reviewed is Item 414 "Credit for Emergency Reporting (CER)". This item reviews the emergency communication center facilities provided for the public to report fires including 911 systems (Basic or Enhanced), Wireless Phase I and Phase II, Voice over Internet Protocol, Computer Aided Dispatch and Geographic Information Systems for automatic vehicle location. ISO uses National Fire Protection Association (NFPA) 1221, *Standard for the Installation, Maintenance and Use of Emergency Services Communications Systems* as the reference for this section.

<b>Item 410. Emergency Reporting (CER)</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<p><b>A./B. Basic 9-1-1, Enhanced 9-1-1 or No 9-1-1</b></p> <p>For maximum credit, there should be an Enhanced 9-1-1 system, Basic 9-1-1 and No 9-1-1 will receive partial credit.</p>	<b>20.00</b>	<b>20</b>
<p><b>1. E9-1-1 Wireless</b></p> <p>Wireless Phase I using Static ALI (automatic location identification) Functionality (10 points); Wireless Phase II using Dynamic ALI Functionality (15 points); Both available will be 25 points</p>	<b>25.00</b>	<b>25</b>
<p><b>2. E9-1-1 Voice over Internet Protocol (VoIP)</b></p> <p>Static VoIP using Static ALI Functionality (10 points); Nomadic VoIP using Dynamic ALI Functionality (15 points); Both available will be 25 points</p>	<b>25.00</b>	<b>25</b>
<p><b>3. Computer Aided Dispatch</b></p> <p>Basic CAD (5 points); CAD with Management Information System (5 points); CAD with Interoperability (5 points)</p>	<b>15.00</b>	<b>15</b>
<p><b>4. Geographic Information System (GIS/AVL)</b></p> <p>The PSAP uses a fully integrated CAD/GIS management system with automatic vehicle location (AVL) integrated with a CAD system providing dispatch assignments.</p> <p>The individual fire departments being dispatched <u>do not</u> need GIS/AVL capability to obtain this credit.</p>	<b>15.00</b>	<b>15</b>
<b>Review of Emergency Reporting total:</b>	<b>100.00</b>	<b>100</b>

**Item 422- Credit for Telecommunicators (4 points)**

The second item reviewed is Item 422 "Credit for Telecommunicators (TC)". This item reviews the number of Telecommunicators on duty at the center to handle fire calls and other emergencies. All emergency calls including those calls that do not require fire department action are reviewed to determine the proper staffing to answer emergency calls and dispatch the appropriate emergency response. The 2013 Edition of NFPA 1221, *Standard for the Installation, Maintenance and Use of Emergency Services Communications Systems*, recommends that ninety-five percent of emergency calls shall be answered within 15 seconds and ninety-nine percent of emergency calls shall be answered within 40 seconds. In addition, NFPA recommends that eighty percent of emergency alarm processing shall be completed within 60 seconds and ninety-five percent of alarm processing shall be completed within 106 seconds of answering the call.

To receive full credit for operators on duty, ISO must review documentation to show that the communication center meets NFPA 1221 call answering and dispatch time performance measurement standards. This documentation may be in the form of performance statistics or other performance measurements compiled by the 9-1-1 software or other software programs that are currently in use such as Computer Aided Dispatch (CAD) or Management Information System (MIS).

<b>Item 420. Telecommunicators (CTC)</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<b>A1. Alarm Receipt (AR)</b> Receipt of alarms shall meet the requirements in accordance with the criteria of NFPA 1221	<b>20.00</b>	<b>20</b>
<b>A2. Alarm Processing (AP)</b> Processing of alarms shall meet the requirements in accordance with the criteria of NFPA 1221	<b>20.00</b>	<b>20</b>
<b>B. Emergency Dispatch Protocols (EDP)</b> Telecommunicators have emergency dispatch protocols (EDP) containing questions and a decision-support process to facilitate correct call categorization and prioritization.	<b>0.00</b>	<b>20</b>
<b>C. Telecommunicator Training and Certification (TTC)</b> Telecommunicators meet the qualification requirements referenced in NFPA 1061, <i>Standard for Professional Qualifications for Public Safety Telecommunicator</i> , and/or the Association of Public-Safety Communications Officials - International (APCO) <i>Project 33</i> . Telecommunicators are certified in the knowledge, skills, and abilities corresponding to their job functions.	<b>20.00</b>	<b>20</b>
<b>D. Telecommunicator Continuing Education and Quality Assurance (TQA)</b> Telecommunicators participate in continuing education and/or in-service training and quality-assurance programs as appropriate for their positions	<b>0.00</b>	<b>20</b>
<b>Review of Telecommunicators total:</b>	<b>60.00</b>	<b>100</b>

### **Item 432 - Credit for Dispatch Circuits (3 points)**

The third item reviewed is Item 432 "Credit for Dispatch Circuits (CDC)". This item reviews the dispatch circuit facilities used to transmit alarms to fire department members. A "Dispatch Circuit" is defined in NFPA 1221 as "A circuit over which an alarm is transmitted from the communications center to an emergency response facility (ERF) or emergency response units (ERUs) to notify ERUs to respond to an emergency". All fire departments (except single fire station departments with full-time firefighter personnel receiving alarms directly at the fire station) need adequate means of notifying all firefighter personnel of the location of reported structure fires. The dispatch circuit facilities should be in accordance with the general criteria of NFPA 1221. "Alarms" are defined in this Standard as "A signal or message from a person or device indicating the existence of an emergency or other situation that requires action by an emergency response agency".

There are two different levels of dispatch circuit facilities provided for in the Standard – a primary dispatch circuit and a secondary dispatch circuit. In jurisdictions that receive 730 alarms or more per year (average of two alarms per 24-hour period), two separate and dedicated dispatch circuits, a primary and a secondary, are needed. In jurisdictions receiving fewer than 730 alarms per year, a second dedicated dispatch circuit is not needed. Dispatch circuit facilities installed but not used or tested (in accordance with the NFPA Standard) receive no credit.

The score for Credit for Dispatch Circuits (CDC) is influenced by monitoring for integrity of the primary dispatch circuit. There are up to 0.90 points available for this Item. Monitoring for integrity involves installing automatic systems that will detect faults and failures and send visual and audible indications to appropriate communications center (or dispatch center) personnel. ISO uses NFPA 1221 to guide the evaluation of this item. ISO's evaluation also includes a review of the communication system's emergency power supplies.

### **Item 432 "Credit for Dispatch Circuits (CDC)" = 1.20 points**

## Fire Department

Fifty percent of a community's overall score is based upon the fire department's structure fire suppression system. ISO's field representative evaluated:

- Engine and ladder/service vehicles including reserve apparatus
- Equipment carried
- Response to reported structure fires
- Deployment analysis of companies
- Available and/or responding firefighters
- Training

	<b>Earned Credit</b>	<b>Credit Available</b>
513. Credit for Engine Companies	<b>6.00</b>	6
523. Credit for Reserve Pumpers	<b>0.50</b>	0.5
532. Credit for Pumper Capacity	<b>3.00</b>	3
549. Credit for Ladder Service	<b>3.91</b>	4
553. Credit for Reserve Ladder and Service Trucks	<b>0.00</b>	0.5
561. Credit for Deployment Analysis	<b>4.72</b>	10
571. Credit for Company Personnel	<b>5.64</b>	15
581. Credit for Training	<b>4.08</b>	9
730. Credit for Operational Considerations	<b>2.00</b>	2
<b>Item 590. Credit for Fire Department:</b>	<b>29.85</b>	<b>50</b>

## Basic Fire Flow

The Basic Fire Flow for the community is determined by the review of the Needed Fire Flows for selected buildings in the community. The fifth largest Needed Fire Flow is determined to be the Basic Fire Flow. The Basic Fire Flow has been determined to be 3500 gpm.

### Item 513 - Credit for Engine Companies (6 points)

The first item reviewed is Item 513 "Credit for Engine Companies (CEC)". This item reviews the number of engine companies, their pump capacity, hose testing, pump testing and the equipment carried on the in-service pumpers. To be recognized, pumper apparatus must meet the general criteria of NFPA 1901, *Standard for Automotive Fire Apparatus* which include a minimum 250 gpm pump, an emergency warning system, a 300 gallon water tank, and hose. At least 1 apparatus must have a permanently mounted pump rated at 750 gpm or more at 150 psi.

The review of the number of needed pumpers considers the response distance to built-upon areas; the Basic Fire Flow; and the method of operation. Multiple alarms, simultaneous incidents, and life safety are not considered.

The greatest value of A, B, or C below is needed in the fire district to suppress fires in structures with a Needed Fire Flow of 3,500 gpm or less: **3 engine companies**

- a) **2 engine companies** to provide fire suppression services to areas to meet NFPA 1710 criteria or within 1½ miles.
- b) **3 engine companies** to support a Basic Fire Flow of 3500 gpm.
- c) **3 engine companies** based upon the fire department's method of operation to provide a minimum two engine response to all first alarm structure fires.

The FSRS recognizes that there are **3 engine companies** in service.

The FSRS also reviews Automatic Aid. Automatic Aid is considered in the review as assistance dispatched automatically by contractual agreement between two communities or fire districts. That differs from mutual aid or assistance arranged case by case. ISO will recognize an Automatic Aid plan under the following conditions:

- It must be prearranged for first alarm response according to a definite plan. It is preferable to have a written agreement, but ISO may recognize demonstrated performance.
- The aid must be dispatched to all reported structure fires on the initial alarm.
- The aid must be provided 24 hours a day, 365 days a year.

FSRS Item 512.D "Automatic Aid Engine Companies" responding on first alarm and meeting the needs of the city for basic fire flow and/or distribution of companies are factored based upon the value of the Automatic Aid plan (up to 1.00 can be used as the factor). The Automatic Aid factor is determined by a review of the Automatic Aid provider's communication facilities, how they receive alarms from the graded area, inter-department training between fire departments, and the fire ground communications capability between departments.

For each engine company, the credited Pump Capacity (PC), the Hose Carried (HC), the Equipment Carried (EC) all contribute to the calculation for the percent of credit the FSRS provides to that engine company.

**Item 513 "Credit for Engine Companies (CEC)" = 6.00 points**

**Item 523 - Credit for Reserve Pumpers (0.50 points)**

The item is Item 523 "Credit for Reserve Pumpers (CRP)". This item reviews the number and adequacy of the pumpers and their equipment. The number of needed reserve pumpers is 1 for each 8 needed engine companies determined in Item 513, or any fraction thereof.

**Item 523 "Credit for Reserve Pumpers (CRP)" = 0.50 points**

**Item 532 – Credit for Pumper Capacity (3 points)**

The next item reviewed is Item 532 "Credit for Pumper Capacity (CPC)". The total pump capacity available should be sufficient for the Basic Fire Flow of 3500 gpm. The maximum needed pump capacity credited is the Basic Fire Flow of the community.

**Item 532 "Credit for Pumper Capacity (CPC)" = 3.00 points**

**Item 549 – Credit for Ladder Service (4 points)**

The next item reviewed is Item 549 "Credit for Ladder Service (CLS)". This item reviews the number of response areas within the city with 5 buildings that are 3 or more stories or 35 feet or more in height, or with 5 buildings that have a Needed Fire Flow greater than 3,500 gpm, or any combination of these criteria. The height of all buildings in the city, including those protected by automatic sprinklers, is considered when determining the number of needed ladder companies. Response areas not needing a ladder company should have a service company. Ladders, tools and equipment normally carried on ladder trucks are needed not only for ladder operations but also for forcible entry, ventilation, salvage, overhaul, lighting and utility control.

The number of ladder or service companies, the height of the aerial ladder, aerial ladder testing and the equipment carried on the in-service ladder trucks and service trucks is compared with the number of needed ladder trucks and service trucks and an FSRs equipment list. Ladder trucks must meet the general criteria of NFPA 1901, *Standard for Automotive Fire Apparatus* to be recognized.

The number of needed ladder-service trucks is dependent upon the number of buildings 3 stories or 35 feet or more in height, buildings with a Needed Fire Flow greater than 3,500 gpm, and the method of operation.

The FSRs recognizes that there are **1 ladder companies** in service. These companies are needed to provide fire suppression services to areas to meet NFPA 1710 criteria or within 2½ miles and the number of buildings with a Needed Fire Flow over 3,500 gpm or 3 stories or more in height, or the method of operation.

The FSRs recognizes that there are **0 service companies** in service.

**Item 549 "Credit for Ladder Service (CLS)" = 3.91 points**

**Item 553 – Credit for Reserve Ladder and Service Trucks (0.50 points)**

The next item reviewed is Item 553 “Credit for Reserve Ladder and Service Trucks (CRLS)”. This item considers the adequacy of ladder and service apparatus when one (or more in larger communities) of these apparatus are out of service. The number of needed reserve ladder and service trucks is 1 for each 8 needed ladder and service companies that were determined to be needed in Item 540, or any fraction thereof.

**Item 553 “Credit for Reserve Ladder and Service Trucks (CRLS)” = 0.00 points**

**Item 561 – Deployment Analysis (10 points)**

Next, Item 561 “Deployment Analysis (DA)” is reviewed. This Item examines the number and adequacy of existing engine and ladder-service companies to cover built-upon areas of the city.

To determine the Credit for Distribution, first the Existing Engine Company (EC) points and the Existing Engine Companies (EE) determined in Item 513 are considered along with Ladder Company Equipment (LCE) points, Service Company Equipment (SCE) points, Engine-Ladder Company Equipment (ELCE) points, and Engine-Service Company Equipment (ESCE) points determined in Item 549.

Secondly, as an alternative to determining the number of needed engine and ladder/service companies through the road-mile analysis, a fire protection area may use the results of a systematic performance evaluation. This type of evaluation analyzes computer-aided dispatch (CAD) history to demonstrate that, with its current deployment of companies, the fire department meets the time constraints for initial arriving engine and initial full alarm assignment in accordance with the general criteria of in NFPA 1710, *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*.

A determination is made of the percentage of built upon area within 1½ miles of a first-due engine company and within 2½ miles of a first-due ladder-service company.

**Item 561 “Credit Deployment Analysis (DA)” = 4.72 points**

**Item 571 – Credit for Company Personnel (15 points)**

Item 571 “Credit for Company Personnel (CCP)” reviews the average number of existing firefighters and company officers available to respond to reported first alarm structure fires in the city.

The on-duty strength is determined by the yearly average of total firefighters and company officers on-duty considering vacations, sick leave, holidays, “Kelley” days and other absences. When a fire department operates under a minimum staffing policy, this may be used in lieu of determining the yearly average of on-duty company personnel.

Firefighters on apparatus not credited under Items 513 and 549 that regularly respond to reported first alarms to aid engine, ladder, and service companies are included in this item as increasing the total company strength.

Firefighters staffing ambulances or other units serving the general public are credited if they participate in fire-fighting operations, the number depending upon the extent to which they are available and are used for response to first alarms of fire.

On-Call members are credited on the basis of the average number staffing apparatus on first alarms. Off-shift career firefighters and company officers responding on first alarms are considered on the same basis as on-call personnel. For personnel not normally at the fire station, the number of responding firefighters and company officers is divided by 3 to reflect the time needed to assemble at the fire scene and the reduced ability to act as a team due to the various arrival times at the fire location when compared to the personnel on-duty at the fire station during the receipt of an alarm.

The number of Public Safety Officers who are positioned in emergency vehicles within the jurisdiction boundaries may be credited based on availability to respond to first alarm structure fires. In recognition of this increased response capability the number of responding Public Safety Officers is divided by 2.

The average number of firefighters and company officers responding with those companies credited as Automatic Aid under Items 513 and 549 are considered for either on-duty or on-call company personnel as is appropriate. The actual number is calculated as the average number of company personnel responding multiplied by the value of AA Plan determined in Item 512.D.

The maximum creditable response of on-duty and on-call firefighters is 12, including company officers, for each existing engine and ladder company and 6 for each existing service company.

Chief Officers are not creditable except when more than one chief officer responds to alarms; then extra chief officers may be credited as firefighters if they perform company duties.

The FSRs recognizes **3.24 on-duty personnel** and an average of **7.17 on-call personnel** responding on first alarm structure fires.

**Item 571 “Credit for Company Personnel (CCP)” = 5.64 points**

**Item 581 – Credit for Training (9 points)**

<b>Training</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<p><b>A. Facilities, and Use</b> For maximum credit, each firefighter should receive 18 hours per year in structure fire related subjects as outlined in NFPA 1001.</p>	<b>3.85</b>	<b>35</b>
<p><b>B. Company Training</b> For maximum credit, each firefighter should receive 16 hours per month in structure fire related subjects as outlined in NFPA 1001.</p>	<b>15.25</b>	<b>25</b>
<p><b>C. Classes for Officers</b> For maximum credit, each officer should be certified in accordance with the general criteria of NFPA 1021. Additionally, each officer should receive 12 hours of continuing education on or off site.</p>	<b>5.27</b>	<b>12</b>
<p><b>D. New Driver and Operator Training</b> For maximum credit, each new driver and operator should receive 60 hours of driver/operator training per year in accordance with NFPA 1002 and NFPA 1451.</p>	<b>5.00</b>	<b>5</b>
<p><b>E. Existing Driver and Operator Training</b> For maximum credit, each existing driver and operator should receive 12 hours of driver/operator training per year in accordance with NFPA 1002 and NFPA 1451.</p>	<b>5.00</b>	<b>5</b>
<p><b>F. Training on Hazardous Materials</b> For maximum credit, each firefighter should receive 6 hours of training for incidents involving hazardous materials in accordance with NFPA 472.</p>	<b>0.00</b>	<b>1</b>
<p><b>G. Recruit Training</b> For maximum credit, each firefighter should receive 240 hours of structure fire related training in accordance with NFPA 1001 within the first year of employment or tenure.</p>	<b>5.00</b>	<b>5</b>
<p><b>H. Pre-Fire Planning Inspections</b> For maximum credit, pre-fire planning inspections of each commercial, industrial, institutional, and other similar type building (all buildings except 1-4 family dwellings) should be made annually by company members. Records of inspections should include up-to date notes and sketches.</p>	<b>5.98</b>	<b>12</b>

**Item 580 “Credit for Training (CT)” = 4.08 points**

**Item 730 – Operational Considerations (2 points)**

Item 730 "Credit for Operational Considerations (COC)" evaluates fire department standard operating procedures and incident management systems for emergency operations involving structure fires.

<b>Operational Considerations</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<b>Standard Operating Procedures</b> The department should have established SOPs for fire department general emergency operations	50	50
<b>Incident Management Systems</b> The department should use an established incident management system (IMS)	50	50
<b>Operational Considerations total:</b>	<b>100</b>	<b>100</b>

**Item 730 "Credit for Operational Considerations (COC)" = 2.00 points**

**Water Supply**

Forty percent of a community's overall score is based on the adequacy of the water supply system. The ISO field representative evaluated:

- the capability of the water distribution system to meet the Needed Fire Flows at selected locations up to 3,500 gpm.
- size, type and installation of fire hydrants.
- inspection and flow testing of fire hydrants.

	<b>Earned Credit</b>	<b>Credit Available</b>
616. Credit for Supply System	17.76	30
621. Credit for Hydrants	3.00	3
631. Credit for Inspection and Flow Testing	4.00	7
<b>Item 640. Credit for Water Supply:</b>	<b>24.76</b>	<b>40</b>

**Item 616 – Credit for Supply System (30 points)**

The first item reviewed is Item 616 "Credit for Supply System (CSS)". This item reviews the rate of flow that can be credited at each of the Needed Fire Flow test locations considering the supply works capacity, the main capacity and the hydrant distribution. The lowest flow rate of these items is credited for each representative location. A water system capable of delivering 250 gpm or more for a period of two hours plus consumption at the maximum daily rate at the fire location is considered minimum in the ISO review.

Where there are 2 or more systems or services distributing water at the same location, credit is given on the basis of the joint protection provided by all systems and services available.

The supply works capacity is calculated for each representative Needed Fire Flow test location, considering a variety of water supply sources. These include public water supplies, emergency supplies (usually accessed from neighboring water systems), suction supplies (usually evidenced by dry hydrant installations near a river, lake or other body of water), and supplies developed by a fire department using large diameter hose or vehicles to shuttle water from a source of supply to a fire site. The result is expressed in gallons per minute (gpm).

The normal ability of the distribution system to deliver Needed Fire Flows at the selected building locations is reviewed. The results of a flow test at a representative test location will indicate the ability of the water mains (or fire department in the case of fire department supplies) to carry water to that location.

The hydrant distribution is reviewed within 1,000 feet of representative test locations measured as hose can be laid by apparatus.

For maximum credit, the Needed Fire Flows should be available at each location in the district. Needed Fire Flows of 2,500 gpm or less should be available for 2 hours; and Needed Fire Flows of 3,000 and 3,500 gpm should be obtainable for 3 hours.

**Item 616 "Credit for Supply System (CSS)" = 17.76 points**

**Item 621 – Credit for Hydrants (3 points)**

The second item reviewed is Item 621 “Credit for Hydrants (CH)”. This item reviews the number of fire hydrants of each type compared with the total number of hydrants.

There are a total of 427 hydrants in the graded area.

620. Hydrants, - Size, Type and Installation	Number of Hydrants
A. With a 6 -inch or larger branch and a pumper outlet with or without 2½ -inch outlets	427
B. With a 6 -inch or larger branch and no pumper outlet but two or more 2½ -inch outlets, or with a small foot valve, or with a small barrel	0
C./D. With only a 2½ -inch outlet or with less than a 6 -inch branch	0
E./F. Flush Type, Cistern, or Suction Point	0

**Item 621 “Credit for Hydrants (CH)” = 3.00 points**

**Item 630 – Credit for Inspection and Flow Testing (7 points)**

The third item reviewed is Item 630 “Credit for Inspection and Flow Testing (CIT)”. This item reviews the fire hydrant inspection frequency, and the completeness of the inspections. Inspection of hydrants should be in accordance with AWWA M-17, *Installation, Field Testing and Maintenance of Fire Hydrants*.

**Frequency of Inspection (FI):** Average interval between the 3 most recent inspections.

Frequency	Points
1 year	30
2 years	20
3 years	10
4 years	5
5 years or more	No Credit

**Note:** The points for inspection frequency are reduced by 10 points if the inspections are incomplete or do not include a flushing program. An additional reduction of 10 points are made if hydrants are not subjected to full system pressure during inspections. If the inspection of cisterns or suction points does not include actual drafting with a pumper, or back-flushing for dry hydrants, 20 points are deducted.

**Total points for Inspections = 4.00 points**

**Frequency of Fire Flow Testing (FF):** Average interval between the 3 most recent inspections.

<b>Frequency</b>	<b>Points</b>
5 years	40
6 years	30
7 years	20
8 years	10
9 years	5
10 years or more	No Credit

**Total points for Fire Flow Testing = 0.00 points**

**Item 631 “Credit for Inspection and Fire Flow Testing (CIT)” = 4.00 points**

**Divergence = -0.44**

The Divergence factor mathematically reduces the score based upon the relative difference between the fire department and water supply scores. The factor is introduced in the final equation.

**Community Risk Reduction**

	<b>Earned Credit</b>	<b>Credit Available</b>
1025. Credit for Fire Prevention and Code Enforcement (CPCE)	<b>1.63</b>	2.2
1033. Credit for Public Fire Safety Education (CFSE)	<b>1.79</b>	2.2
1044. Credit for Fire Investigation Programs (CIP)	<b>0.99</b>	1.1
<b>Item 1050. Credit for Community Risk Reduction</b>	<b>4.41</b>	<b>5.50</b>

<b>Item 1025 – Credit for Fire Prevention Code Adoption and Enforcement (2.2 points)</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<b>Fire Prevention Code Regulations (PCR)</b> Evaluation of fire prevention code regulations in effect.	10.00	10
<b>Fire Prevention Staffing (PS)</b> Evaluation of staffing for fire prevention activities.	1.21	8
<b>Fire Prevention Certification and Training (PCT)</b> Evaluation of the certification and training of fire prevention code enforcement personnel.	3.38	6
<b>Fire Prevention Programs (PCP)</b> Evaluation of fire prevention programs.	15.00	16
<b>Review of Fire Prevention Code and Enforcement (CPCE) subtotal:</b>	29.59	40

<b>Item 1033 – Credit for Public Fire Safety Education (2.2 points)</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<b>Public Fire Safety Educators Qualifications and Training (FSQT)</b> Evaluation of public fire safety education personnel training and qualification as specified by the authority having jurisdiction.	5.00	10
<b>Public Fire Safety Education Programs (FSP)</b> Evaluation of programs for public fire safety education.	27.50	30
<b>Review of Public Safety Education Programs (CFSE) subtotal:</b>	32.50	40

<b>Item 1044 – Credit for Fire Investigation Programs (1.1 points)</b>	<b>Earned Credit</b>	<b>Credit Available</b>
<b>Fire Investigation Organization and Staffing (IOS)</b> Evaluation of organization and staffing for fire investigations.	8.00	8
<b>Fire Investigator Certification and Training (IQT)</b> Evaluation of fire investigator certification and training.	4.05	6
<b>Use of National Fire Incident Reporting System (IRS)</b> Evaluation of the use of the National Fire Incident Reporting System (NFIRS) for the 3 years before the evaluation.	6.00	6
<b>Review of Fire Investigation Programs (CIP) subtotal:</b>	18.05	20

**Summary of PPC Review**

**for**

**Homer**

FSRS Item	Earned Credit	Credit Available
<b>Emergency Communications</b>		
414. Credit for Emergency Reporting	3.00	3
422. Credit for Telecommunicators	2.40	4
432. Credit for Dispatch Circuits	1.20	3
<b>440. Credit for Emergency Communications</b>	<b>6.60</b>	<b>10</b>
<b>Fire Department</b>		
513. Credit for Engine Companies	6.00	6
523. Credit for Reserve Pumpers	0.50	0.5
532. Credit for Pumper Capacity	3.00	3
549. Credit for Ladder Service	3.91	4
553. Credit for Reserve Ladder and Service Trucks	0.00	0.5
561. Credit for Deployment Analysis	4.72	10
571. Credit for Company Personnel	5.64	15
581. Credit for Training	4.08	9
730. Credit for Operational Considerations	2.00	2
<b>590. Credit for Fire Department</b>	<b>29.85</b>	<b>50</b>
<b>Water Supply</b>		
616. Credit for Supply System	17.76	30
621. Credit for Hydrants	3.00	3
631. Credit for Inspection and Flow Testing	4.00	7
<b>640. Credit for Water Supply</b>	<b>24.76</b>	<b>40</b>
<b>Divergence</b>		
	<b>-0.44</b>	<b>-</b>
<b>1050. Community Risk Reduction</b>	<b>4.41</b>	<b>5.50</b>
<b>Total Credit</b>	<b>65.18</b>	<b>105.5</b>

**Final Community Classification = 04/10**

INSURANCE SERVICES OFFICE, INC.  
**HYDRANT FLOW DATA SUMMARY**

Community Homer      State ALASKA      Witnessed by: Insurance Services Office      Survey Date: August 4, 2025  
 County Alaska/Kenai/Penninsula      (54)

TEST NO.	TYPE DIST.*	TEST LOCATION	SERVICE	FLOW - GPM $Q = (29.83(C(d)^{0.87}))$		PRESSURE PSI		FLOW -AT 70 PSI		REMARKS***	MODEL TYPE	FLOW TEST DATE
				INDIVIDUAL HYDRANTS	TOTAL	STATIC	RESID.	NEEDED **	AVAIL.			
1		Homer Spnt Rd & Freight Dock Rd	Homer Public Works, Zone 5	0	850	78	20	4000	850		CNMP	07/21/2025
1.1		Homer Spnt Rd & Freight Dock Rd	Homer Public Works, Zone 5	0	850	78	20	2500	850		CNMP	07/21/2025
2		Ocean Drive Loop & Lake Street	Homer Public Works, Zone 1 - 4	0	2100	66	20	3500	2100		CNMP	07/21/2025
3		East End Road & Kachemak Dr	Homer Public Works, Zone 1 - 4	0	1000	113	20	2250	1000		CNMP	07/21/2025
4		Sterling Hwy & W Pioneer Ave	Homer Public Works, Zone 1 - 4	0	2400	107	20	5000	2400	(D)-(3652 gpm)	CNMP	07/21/2025
4.1		Sterling Hwy & W Pioneer Ave	Homer Public Works, Zone 1 - 4	0	2400	107	20	4000	2400	(D)-(3652 gpm)	CNMP	07/21/2025
4.2		Sterling Hwy & W Pioneer Ave	Homer Public Works, Zone 1 - 4	0	2400	107	20	2500	2400		CNMP	07/21/2025
5		East Hill Rd & East End Rd	Homer Public Works, Zone 1 - 4	0	3300	98	20	2500	3300		CNMP	07/21/2025
6		East Pioneer Ave & Heath St	Homer Public Works, Zone 1 - 4	0	2750	90	20	5500	2800	(D)-(3652 gpm)	CNMP	07/21/2025
6.1		East Pioneer Ave & Heath St	Homer Public Works, Zone 1 - 4	0	2750	90	20	3500	2800		CNMP	07/21/2025
7		Soundview Ave & Bartlett St	Homer Public Works, Zone 1 - 4	0	1450	56	20	3500	1500		CNMP	07/21/2025
8		Svedlund St & Hornidon St	Homer Public Works, Zone 1 - 4	0	1550	74	20	3500	1600		CNMP	07/21/2025
9		Approx. 1400 Hillside Pl	Homer Public Works, Zone 1 - 4	0	900	63	20	500	900		CNMP	07/21/2025
10		Approx 259 Mountain View Drive	Homer Public Works, Zone 1 - 4	0	1550	46	20	750	1600		CNMP	07/21/2025
11		Fireweed Ave east of E. Hill	Homer Public Works, Zone 1 - 4	0	1450	94	20	500	1500		CNMP	07/21/2025
12		169 Sterling Hwy	Fire Department Supply	0	700	0	0	5000	700		CTR	09/03/2025

THE ABOVE LISTED NEEDED FIRE FLOWS ARE FOR PROPERTY INSURANCE PREMIUM CALCULATIONS ONLY AND ARE NOT INTENDED TO PREDICT THE MAXIMUM AMOUNT OF WATER REQUIRED FOR A LARGE SCALE FIRE CONDITION.  
 THE AVAILABLE FLOWS ONLY INDICATE THE CONDITIONS THAT EXISTED AT THE TIME AND AT THE LOCATION WHERE TESTS WERE WITNESSED.

\*Comm = Commercial; Res = Residential.  
 \*\*Needed is the rate of flow for a specific duration for a full credit condition. Needed Fire Flows greater than 3,500 gpm are not considered in determining the classification of the city when using the Fire Suppression Rating Schedule.  
 \*\*\* (A)-Limited by available hydrants to gpm shown. Available facilities limit flow to gpm shown plus consumption for the needed duration of (B)-2 hours, (C)-3 hours or (D)-4 hours.





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: MAYOR LORD AND CITY COUNCIL  
FROM: Andrea Browning  
DATE: April 27, 2026  
SUBJECT: April Employee Anniversaries

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I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

<b>Joe Young</b>	<b>Public Works</b>	<b>19</b>	<b>Years</b>
<b>Jean Arno</b>	<b>Public Works</b>	<b>12</b>	<b>Years</b>
<b>Jaclyn Arndt</b>	<b>Fire</b>	<b>10</b>	<b>Years</b>
<b>Dave Berry</b>	<b>Library</b>	<b>7</b>	<b>Years</b>
<b>Ricky Borland</b>	<b>Port</b>	<b>7</b>	<b>Years</b>
<b>Aaron Yeaton</b>	<b>Public Works</b>	<b>7</b>	<b>Years</b>
<b>Will Kern</b>	<b>Public Works</b>	<b>5</b>	<b>Years</b>
<b>Hunter Dixon</b>	<b>PW</b>	<b>2</b>	<b>Years</b>
<b>Derek Haws</b>	<b>Fire</b>	<b>2</b>	<b>Years</b>
<b>Chelsea Marsh</b>	<b>Fire</b>	<b>2</b>	<b>Years</b>
<b>Phillip Hillstrand</b>	<b>Fire</b>	<b>1</b>	<b>Year</b>



# City of Homer

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Office of the City Manager

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## Memorandum

TO: Mayor Lord and Homer City Council  
FROM: Melissa Jacobsen, City Manager  
DATE: May 6, 2026  
SUBJECT: City Manager's Report for May 11, 2026 Council Meeting

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### **Federal PIDP Funds to Replace Float System Four**

We at the City sincerely thank Senators Lisa Murkowski and Dan Sullivan and Congressman Nick Begich for their strong support of our Harbor infrastructure, and their role in the award of \$11.2 million from the U.S. Department of Transportation's Port Infrastructure Development Program (PIDP). The funding will be used to replace the critically deteriorated Float System 4 in Homer Harbor. Replacing System 4 helps safeguard critical marine transportation infrastructure that sustains essential freight shipping networks in southcentral and western Alaska, provides non-road connected communities access to healthcare facilities and Homer's regional airport, and supports economic and recreational activity.

The Homer Port and Harbor award was one of seven Alaska port projects funded through the FY2025 PIDP grants announced April 22. In total, Senators Lisa Murkowski and Dan Sullivan and Congressman Nick Begich secured over \$115.4 million in federal funding for ports across Alaska. The Float System 4 replacement project has additionally benefited from Denali Commission funding and a fiscal year 2026 federal appropriation championed by Congressman Begich.

### **Homer Harbor Expansion General Investigation Update**

Be sure to read the Homer Harbor Expansion monthly update attached as part of my City Manager's Report. The Homer Harbor Expansion study is approaching a significant milestone. The USACE will release the Draft Feasibility Report on May 22, 2026, which kicks off a 30-day Public Comment period. The USACE will notify the public through news releases, and City staff will expand that outreach both prior to and during the public comment period to ensure the community, harbor users and stakeholders are informed and encouraged to participate. See the attached monthly update for full details.

### **Land Acquisitions**

In March, the Homer City Council approved the purchase of four properties in the Bridge Creek watershed. We are pleased to share that these transactions are now complete, and the City of Homer owns four additional parcels within the watershed. Also on the land acquisition front, the Kenai Peninsula Borough Assembly approved the sale of five properties in the Kachemak "sponge" area to the City for long-term conservation and stormwater filtration. These borough properties will now proceed through the NOAA review process, which is expected to take approximately four to six months before closing. We'll share another update when the deal is finalized.

Up next: we will continue negotiations to acquire additional property in the Bridge Creek watershed using NOAA funds, in partnership with the Kachemak Bay National Estuarine Research Reserve and the Kachemak Heritage Land Trust. Staff anticipates effort on the Kachemak Sponge and Bridge Creek NOAA grants will continue over the next 18-24 months.

### **Raw Water Transmission Main Replacement Project Update**

Work is progressing steadily on the water line replacement project. In April, the contractor completed site preparation, welded the new 12-inch HDPE pipe into 500-foot sections, staged it along the project alignment, and disconnected and drained the existing cast iron water line. The contractor is currently excavating the trench, removing the old pipe, and installing the new 12-inch HDPE raw water line with fiber optic cable conduit, starting from the pump house and immediately backfilling as work progresses. The new pipe's minimum bury depth is 7-ft to the top of the pipe (our minimum standard bury depth). As of May 5, the new pipe was nearing the water treatment facility and is expected to reach the building early next week, around the time of the council meeting.

Spring conditions have been favorable for construction. While most of the Homer area experienced 7 to 8 feet of frost penetration due to lack of snow cover this winter, the project site is encountering only approximately 3 feet of frost depth. The top of Diamond Ridge maintained snow cover for most of the winter, which insulated the soil and reduced frost penetration. These frozen ground conditions are beneficial—they minimize wetland damage and provide stable support for heavy equipment, preventing it from sinking into the wetland soils.



### **City Surplus Sale Report**

The City's initial surplus auction on the Public Surplus website was a success. 64 items were listed on the Public Surplus site and sold for a total of \$35,215.48. Items that did not sell were approved for disposal through donation by the City Manager as authorized under HCC 18.30.040(a). The online system streamlined the process of disseminating information and collecting payments, and the City will be opening another surplus auction soon.

### **Airport Update**

As of the writing of this report the final structural engineer's report on the damage to the building is still pending and I hope to have a verbal update at the meeting. In the meantime, staff have been able to locate a mobile restroom unit that is available for purchase without any lead time. The cost of purchasing a unit is significantly less expensive than a longer-term rental, and the team at APRA was supportive of this cost saving measure.

### **Attachment:**

Homer Harbor Expansion Monthly Report

Homer Harbor Expansion Draft Feasibility Study Public Notice Flyer



## Homer Harbor Expansion General Investigation Update

**Item Type:** Informational Memorandum  
**Prepared For:** Homer City Council, Port & Harbor Advisory Commission  
**Date:** May 5, 2026  
**From:** Jenny Carroll, Special Projects & Communications Coordinator  
**Through:** Melissa Jacobsen, City Manager

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

**Update:** Since confirming Alternative 2 as the Tentatively Selected Plan, the USACE Project Development Team has been finalizing the Draft Feasibility Report, which has recently been submitted for internal USACE review and approval.

The Draft Feasibility Report summarizes the full body of work completed during the feasibility study — including the engineering, environmental, and economic analysis of each alternative considered, the factors that led to the selection of Alternative 2 as the Tentatively Selected Plan, and the proposed project's estimated costs and benefits.

### Save the Date! Draft Feasibility Report Release — May 22, 2026

The USACE anticipates releasing the Draft Feasibility Report on May 22, 2026, opening a 30-day public comment period. The report will be publicly available on the USACE Alaska District website under Reports and Studies at <https://www.poa.usace.army.mil/Library/Reports-and-Studies/>. Hard copies will also be available at the Homer Public Library and the City Clerk's office at City Hall. The City will share the direct link and submission instructions through the HHE mailing list, website, and other media as soon as the report is released.

**Public Comment Period:** Comments on the Draft Feasibility Report must be submitted directly to the USACE by email or U.S. mail. Detailed submission instructions will be provided upon the report's release and shared widely by the City. All community members, harbor users, and stakeholders are encouraged to review the report and submit comments — all feedback is important and will be considered by the USACE. Comments that identify gaps or missing information, address how well Alternative 2 meets navigational or operational needs, or raise

additional navigational or operational factors that warrant consideration are particularly valuable to the process.

**Outreach and Public Engagement:** The USACE will issue news releases announcing the report's availability and the opening of the public comment period. The City will broadly amplify that outreach through the HHE mailing list, HHE website, and other channels before and throughout the public comment period to ensure the community, harbor users, and stakeholders are informed and encouraged to participate. In addition, the following events are planned and others are in the works:

- Joint Worksession — Homer City Council and Homer Port and Harbor Advisory Commission: Scheduled for [June 8, 2026](#), beginning at 4:00 p.m. in Cowles Chamber, Homer City Hall, 491 E. Pioneer Avenue. The worksession will provide an opportunity to review pertinent components of the Draft Feasibility Report and for City leadership to ask questions of City and HDR staff involved in study development. The public is welcome to attend in person or virtually.
- KBBI AM 890 Coffee Table Discussion — June 10 from 9:00 to 10:00 am.
- Community Events: Informational presence at LSF/Kachemak Gear Shed Customer Appreciation Day May 14 and HarborFest June 5-6.

**Study Schedule — Remaining Milestones**

Draft Feasibility Report Released / 30-day Public Comment Opens	May 22, 2026
Command Validation Milestone	August 18, 2026
District Final Report Submitted	November 27, 2026
Signed Chief's Report (End of Feasibility Study)	March 29, 2027

# Coming soon! May 22



**U.S. Army Corps  
of Engineers**

## **30-day Public Comment Period on the Draft Feasibility Report**

The draft report summarizes the work completed during the study and why Alternative 2 was recommended to address overcrowding and safety issues.

Community members, harbor users, and stakeholders are encouraged to review the report and submit comments — all feedback is important.

**Go to [HomerHarborExpansion.com](http://HomerHarborExpansion.com) for more info!**



April 27, 2026

City of Homer  
491 E. Pioneer Ave  
Homer, AK 99603

Dear Homer Community,

This letter serves as our quarterly report for the period of January 1 to March 31, 2026. We regret to share that longtime Homer Business Advisor Robert Green departed from the Alaska SBDC during the quarter. The Alaska SBDC moved quickly to post the position and received a strong pool of qualified candidates. We anticipate hiring a new Homer Business Advisor during the first half of the upcoming quarter. Kenai Peninsula Center Director Cliff Cochran, the longest-tenured advisor at the Alaska SBDC, will lead training efforts for the new hire and provide co-advising support until they are fully established in the role. Here is a summary of deliverables to the Homer community during the quarter:

Advising Hours: 90.4	Jobs Supported: 35
Clients Advised: 22	Capital Infusion: \$2,200,000
New Businesses Started or Bought: 3	Client Surveys: 100% positive

The next section provides lists of the top advising topics and top industries obtaining technical assistance from the Alaska SBDC in Homer. This quarter, financing and capital remained at the top of the topics list, with business planning and legal issues joining the list. For industries, food services remained atop the list for a sixth consecutive quarter, by a wide margin, followed again by manufacturers, with service, professional, and administrative business models joining the list.

**Topics**

1. Financing/Capital: 27.1 hrs (30%)
2. Business Planning: 24.5 hrs (27%)
3. Startup Assistance: 17.3 hrs (19%)
4. Buy/Sell Business: 9.0 hrs (10%)
5. Legal Issues: 4.0 hrs (4%)

**Industries**

1. Food Services: 41.8 hrs (46%)
2. Manufacturers: 13.5 hrs (15%)
3. Services: 9.8 hrs (11%)
4. Administrative and Support: 6.5 hrs (7%)
5. Professional and Technical: 5.5 hrs (6%)

We would like to thank the City of Homer for its continued support of the Homer Business Advisor position. We appreciate this partnership and look forward to welcoming a new Homer Business Advisor soon. Please do not hesitate to contact us if you have any questions.

Sincerely,

Signed by:

D3BE7A15D8D7402...

Kendra Conroy  
Acting State Director  
Alaska SBDC



5151 Fairbanks Street  
Anchorage, AK 99503  
PO Box 190288  
Anchorage, AK 99519-0288  
[www.enstarnaturalgas.com](http://www.enstarnaturalgas.com)

April 30, 2026

Regulatory Commission of Alaska  
701 West Eighth Avenue, Suite 300  
Anchorage, Alaska 99501

Re: 2026 First Quarter Homer Surcharge Reconciliation

Dear Commissioners:

In compliance with Order No. U-19-014(9), ENSTAR Natural Gas Company, LLC. submits its Homer Surcharge Reconciliation to the Commission for the quarter ending March 31, 2026.

Please contact me at 334-7620 if you have any questions concerning this filing.

Sincerely,

A handwritten signature in cursive script that reads "Chelsea Guintu".

Chelsea Guintu  
Manager of Regulatory and Planning  
Phone: 907-334-7620  
Fax: 907-334-7657  
[Chelsea.Guintu@enstarnaturalgas.com](mailto:Chelsea.Guintu@enstarnaturalgas.com)

Enclosures:  
Homer Surcharge Reconciliation ending March, 2026

## CERTIFICATE OF SERVICE

I hereby certify that on April 30, 2026, a true and correct copy of the foregoing document was served by electronic mail on the following:

Fiona Yiu  
[Fiona.yiu@alaska.gov](mailto:Fiona.yiu@alaska.gov)

Jeff Waller  
[Jeff.waller@alaska.gov](mailto:Jeff.waller@alaska.gov)

City of Homer Clerks  
[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

Kachemak City Clerks  
[kachemak@xyz.net](mailto:kachemak@xyz.net)

Kenai Peninsula Borough Clerks  
[assemblyclerk@kpb.us](mailto:assemblyclerk@kpb.us)



---

Nathan Enslow  
Regulatory Financial Analyst

**ENSTAR Natural Gas Company**  
**Homer Line Extension Surcharge**  
**Calculation Example Schedule**

<b>Updated Homer Extension Surcharge Example</b>				Funded by	Funded by	Amount over	
<u>Line #</u>		<u>Total Cost</u>		<u>State Grant</u>	<u>Surcharge</u>	<u>TA 226-4 Est</u>	<u>TA 226-4 Est</u>
1	Cost of Pipeline as of 10/31/2013	\$ 11,710,421.39	\$	8,150,000.00	\$ 3,560,421.39		
2	Final Cost of Pipeline	\$ 11,780,072.22	\$	8,150,000.00	\$ 3,630,072.22	\$ 2,550,000.00	(1,080,072.22)
				<u>Rate of Return</u>	<u>Income Tax Recovery Rate</u>		
3	Prior to Oct 2017 (From Docket U-99-69)			9.25%	4.50%		
4	Effective Oct 2017 (Order U-16-066(19) issued on 9-22-2017)			8.59%	4.29%		
5	Federal Tax Rate Change Effective Jan 2018 (2017 TCJA)			8.59%	2.44%		
6	Proposed methodology change Effective January 1, 2019			5.06%	1.04%		
7	Line Extension Surcharge =	\$ 1.00					
8	Balance at 12/31/18	\$ 5,862,076					
9	Final Cost Funded by Surcharge	\$ 3,630,072					
10	Unrecovered Carrying Costs at 12/31/18	\$ 2,232,004	\$	467,177	\$ 336,098.50		
11	Excess ADIT-Grossed Up	\$ 1,074,827					
	Unrecovered Net of Excess ADIT	\$ 1,157,177					
	Adjustment	\$ (400,000)					
12	Adjusted Unrecovered Net of Excess ADIT	\$ 757,177		Est. Amort. Period (Years)	13.5	Monthly Amort. =	\$ 4,673.93

		<u>Beginning Balance</u>	<u>Additional Costs</u>	<u>Rate of Return</u>	<u>Income Tax Recovery</u>	<u>Total Carrying Cost</u>	<u>Mcf Sales</u>	<u>Surcharge Receipts</u>	<u>Amortization of Unrecovered Carrying Cost Net of Excess ADIT</u>	<u>Ending Balance</u>
		<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
91	4/30/2025	\$ 1,604,697.88	\$ -	6,706.45	\$ 1,379.96	\$ 8,086.41	28,469.87	\$ (28,470)	\$ 4,673.93	\$ 1,588,988.36
92	5/31/2025	\$ 1,588,988.36	\$ -	6,632.38	\$ 1,364.72	\$ 7,997.10	32,183.46	\$ (32,183)	\$ 4,673.93	\$ 1,569,475.93
93	6/30/2025	\$ 1,569,475.93	\$ -	6,563.87	\$ 1,350.62	\$ 7,914.49	25,655.60	\$ (25,656)	\$ 4,673.93	\$ 1,556,408.75
94	7/31/2025	\$ 1,556,408.75	\$ -	6,536.39	\$ 1,344.97	\$ 7,881.36	12,555.36	\$ (12,555)	\$ 4,673.93	\$ 1,556,408.68
95	8/31/2025	\$ 1,556,408.68	\$ -	6,526.71	\$ 1,342.98	\$ 7,869.69	17,143.67	\$ (17,144)	\$ 4,673.93	\$ 1,551,808.63
96	9/30/2025	\$ 1,551,808.63	\$ -	6,516.47	\$ 1,340.87	\$ 7,857.34	12,800.23	\$ (12,800)	\$ 4,673.93	\$ 1,551,539.67
97	10/31/2025	\$ 1,551,539.67	\$ -	6,504.46	\$ 1,338.40	\$ 7,842.86	17,957.82	\$ (17,958)	\$ 4,673.93	\$ 1,546,098.65
98	11/30/2025	\$ 1,546,098.65	\$ -	6,433.11	\$ 1,323.72	\$ 7,756.83	40,919.36	\$ (40,919)	\$ 4,673.93	\$ 1,517,610.05
99	12/31/2025	\$ 1,517,610.05	\$ -	6,310.60	\$ 1,298.51	\$ 7,609.11	42,050.61	\$ (42,051)	\$ 4,673.93	\$ 1,487,842.48
100	1/31/2026	\$ 1,487,842.48	\$ -	6,136.21	\$ 1,262.63	\$ 7,398.84	65,228.21	\$ (65,228)	\$ 4,673.93	\$ 1,434,687.05
101	2/28/2026	\$ 1,434,687.05	\$ -	5,946.43	\$ 1,223.58	\$ 7,170.01	48,931.26	\$ (48,931)	\$ 4,673.93	\$ 1,397,599.73
102	3/31/2026	\$ 1,397,599.73	\$ -	5,790.09	\$ 1,191.41	\$ 6,981.50	48,909.95	\$ (48,910)	\$ 4,673.93	\$ 1,360,345.22

## ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2026 Calendar

	<b>AGENDA DEADLINE</b>	<b>MEETING</b>	<b>CITY COUNCIL MEETING FOR REPORT*</b>	<b>ANNUAL TOPICS/EVENTS</b>
<b>JANUARY</b>	Wednesday 1/7 5:00 p.m.	Tuesday 1/13 6:00 p.m.	Monday 1/26 6:00 p.m.	<ul style="list-style-type: none"> <li>• City Mid-Biennium Budget Review/Develop Requests</li> <li>• Land Allocation Plan Review</li> <li>• KPEDD Industry Outlook Forum</li> </ul>
<b>FEBRUARY</b>	Wednesday 2/4 5:00 p.m.	Tuesday 2/10 6:00 p.m.	Monday 2/23 6:00 p.m.	<ul style="list-style-type: none"> <li>• KPC Job Fair</li> </ul>
<b>MARCH</b>	Wednesday 3/4 5:00 p.m.	Tuesday 3/10 6:00 p.m.	Monday 3/23 6:00 p.m.	<ul style="list-style-type: none"> <li>• Clerk Reappointment Notices Sent Out</li> <li>• Update from Public Works Director</li> <li>• KPEDD CEDS Review</li> </ul>
<b>APRIL</b>	Wednesday 4/8 5:00 p.m.	Tuesday 4/14 6:00 p.m.	Monday 4/27 6:00 p.m.	<ul style="list-style-type: none"> <li>• Terms Begin April 1st</li> <li>• Advisory Body Training Worksession</li> </ul>
<b>MAY</b>	Wednesday 5/6 5:00 p.m.	Tuesday 5/12 6:00 p.m.	Tuesday 5/26 6:00 p.m.	<ul style="list-style-type: none"> <li>• Annual Review of Commission's Bylaws</li> <li>• Election of EDC Officers</li> </ul>
<b>JUNE</b>	Wednesday 6/3 5:00 p.m.	Tuesday 6/9 6:00 p.m.	Monday 6/22 6:00 p.m.	<ul style="list-style-type: none"> <li>• Comprehensive Plan Review</li> </ul>
<b>JULY</b>	No Regular Meeting			
<b>AUGUST</b>	Wednesday 8/5 5:00 p.m.	Tuesday 8/11 6:00 p.m.	Monday 8/24 6:00 p.m.	<ul style="list-style-type: none"> <li>• Capital Improvement Plan Review</li> <li>• Update from Public Works Director</li> </ul>
<b>SEPTEMBER</b>	Wednesday 9/2 5:00 p.m.	Tuesday 9/08 6:00 p.m.	Monday 9/21 6:00 p.m.	<ul style="list-style-type: none"> <li>• Workforce Development Speaker</li> </ul>
<b>OCTOBER</b>	Wednesday 10/7 5:00 p.m.	Tuesday 10/13 6:00 p.m.	Monday 10/26 6:00 p.m.	<ul style="list-style-type: none"> <li>• Annual Review of EDC's Strategic Plan/Goals &amp; BR&amp;E</li> </ul>
<b>NOVEMBER</b>	Wednesday 11/4 5:00 p.m.	Tuesday 11/10 6:00 p.m.	Monday 11/23 6:00 p.m.	<ul style="list-style-type: none"> <li>• Chamber's Annual Presentation to EDC</li> <li>• Approve Meeting Schedule for Upcoming Year</li> </ul>
<b>DECEMBER</b>	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. If you are unable to attend your assigned meeting to give a report in person, you can submit a written report to the Clerk's office for inclusion in the Council packet.