

From: [Brian Holst](#)
To: [Borough Assembly](#); [Rorie Watt](#); [Robert Barr](#)
Cc: [Garrett Schoenberger](#); [Wayne Jensen](#)
Subject: 2022 Legislative Satisfaction Survey
Date: Friday, June 10, 2022 2:28:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[2022 06 Legislative Satisfaction Survey Report JEDC.pdf](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Mayor Weldon, Members of the CBJ Assembly, and Managers Watt and Barr:

The Juneau Economic Development Council and the Alaska Committee conducted a survey of Legislators and their staff in Juneau during the 2022 Legislative Session. Please find attached the report on the survey.

If you were interested in a presentation of the results, JEDC and the Alaska Committee would be happy to provide one to you.

Brian

Brian Holst (*he*) | Executive Director

[Juneau Economic Development Council](#)

Direct: 907-523-2333 | 612 West Willoughby Avenue

Invest in Juneau: www.JEDC.org/investors



April 20, 2022

To Yvonne Krumrey, KTOO

Mayor Beth Weldon

RE: KTOO Airbnb

I am writing this letter in regards to the recent KTOO piece (April 18, by Yvonne Krumrey) on Airbnb worsening the housing crisis in Juneau.

I have been a developer and landlord in Juneau for over 20 years and have personally tried to develop affordable houses and have developed a handful of affordable rental units.

First off, Airbnb is a scapegoat and is easy to blame, however the city of Juneau holds much more responsibility and fault for the current crisis.

Fifteen years ago I approached the city to develop a travel trailer park, what one would call a "tiny house". I was informed that the city would in no way approve a trailer park. That is something the city doesn't want. I am not sure if this was city planners, planning, or planning commission, or the assembly or neighbors not wanting it in their backyard.. Several years later I saw someone try to do a similar project near engineer's cutoff. That was shot down and is now the parking lot for miners, etc.

Currently there is a travel trailer park in Auke bay. The city wants access behind the small park. The city has offered concessions for access. This includes multistory zoning for access. Let's picture condos if the trailer park disappears.

Another affordable housing project was the site across from the state troopers office. The city claimed it to be affordable housing. Pushed through the assembly as affordable housing. Nothing even resembling housing for the working class and millions of dollars over budget. These lots were accessed by an appraiser before going on the market and were sold at full value, not an affordable lot for people that need affordable housing.

The city over the last 20 years has attempted to infill with mother-in-law apartments. There has been some success with this program but not enough.

KTOO claimed Airbnb is responsible for the current crisis and did not know the number of current b&bs on the listing. I looked it up in less than 3 minutes. There are 297 active b&bs on the site for Juneau. Many are just for the Iron man August event, so that's about 200 active listings. Basically the size of a large hotel. Many are illegal, not collecting city hotel and sales tax, some are obviously not up to code. This would be easy for the city to address. So probably only 150 or so active legal airbnbs. Is the Baranof Hotel closed? Multiple mom & pop businesses are taking up the slack.

CBJ CLERK

APR 21 2022

RECEIVED

KTOO claims the land is hard to develop due to too many mountains and not enough flat land. The city has lots of land across from the troopers. Utilities and bus lines. I would like to see some real affordable housing rather than the raw land being sold to the highest bidder.

Section 8 housing/travel trailer style/tiny homes/manufactured houses should be developed across from the troopers.

However the city doesn't want this; they have shut down projects and made a fiasco of the "affordable housing" project across from the troopers.

It's too easy to point a finger, however there are systemic problems in city development. This is just the media spinning the story to blame the easy target. Airbnb is a scapegoat for the city's haughty attitude toward housing that is not a typical 3 bedroom.

I am aware of the problem that travel trailer parks, mobile home parks and section 8 brings. I have lived in these. The attitude of not wanting them in the city is wrong. People of all walks of life need a place to live. Good management and social services is the answer.

And yes, I have an Airbnb. I don't want restrictions passed on Airbnb when this is more of a systemic problem.

Restrictions are unnecessary if the city enforces its building codes and hotel taxes on airbnbs.

Sincerely,
Concerned citizen

Cc: CBJ Juneau Assembly, Juneau Empire

March 15, 2023

Beth Weldon
Barbara Blake
Wade Bryson
Maria Gladziszewski
Michelle Bonnet Hale
Alicia Hughes-Skandijs
Greg Smith
Carole Triem
Christine Woll
BoroughAssembly@juneau.gov

Dear Assembly

I'm writing you regarding your oversight of the Assessor's Office. The CBJ has aggressively taxed property owners while continuing to spend irresponsibly. This is the third year of very sharp increases in property taxes, resulting from inflated assessed values. This path is not only irresponsible, it is unsustainable. The citizenry voted against your overreach in the area of privacy laws (mandated disclosures) and still you move forward with no regard for the people you are voted to serve.

Today's economic backdrop does not support the actions you've taken. Our economy is supercharged with inflation at the highest levels in almost 50 years. Consumers are already struggling under the weight of this, and while the Federal Reserve has increased interest rates some 450 basis points, the Fed also just announced last week it will be doubling down in the short months ahead. Interest rate increases have already impacted the housing market. The softening real estate market is expected to continue as interest rates rise. In Juneau, renters, young families, and retirees alike will be especially affected as mortgage rates have reduced their ability to afford purchasing a new home, and property owners either pass the high taxes to renters, or add to the VRBO/short term rental stock to stay ahead. (Potential home sales at reduced pricing will have a lagged effect in the coming years.)

It is alarming to see the CBJ take these heavy-handed actions, given most of you as assembly members campaigned on---and continually trumpet "housing affordability" as your number one concern. The free market will continue to respond in a way that compounds the issue, as more property owners will move to short term rentals as a way to cover the hyper-adjustment to property values as opposed to selling. Others will simply feel the pain too much and choose to leave Juneau. Whatever their individual outcomes, at this point in time you have single-handedly exacerbated the housing problem in Juneau by aggressively raising assessed values. The data assessors are using are stale as price points a year ago are not supported in the marketplace today, given a shrinking buyer pool resulting from a drastically different mortgage rate today.

The irresponsible and unsustainable course you're on will impact the city's budgeting process. You have introduced great volatility in your revenue generation process. As explained above, in a marketplace that is quickly changing, you've peaked out assessments that may need to be retracted in the following few years. Your actions will make it difficult to estimate cash flows and budget accordingly. A better approach would have been to smoothen value increases by using 3-year averages. Instead, the CBJ will benefit from the sharp increases now and crushed later by sharp declines. An averaging along with mill

rate adjustments would provide you more sustainable revenues and better forecasting in preparation for budgetary requirements ahead.

None of what's stated here is very complex, and I'm sure you are fully aware of our current circumstances. So the populace can only assume the actions taken by you, are a result of your disdain or blatant disregard for the voters' repeal of mandated disclosures (proposition 4). Didn't Maria Gladziszewski and Michele Bonnet Hale publicly oppose the repeal? Are we being punished now? Is it as simple as that?

Make no mistake, each of you are accountable in your oversight role of the Assessor's Office and as part of your budgeting process. You are voted to represent us, and in a year where Juneauites struggle with super high heating bills and other increasing household costs--- you show no mercy. Voters also voiced their concern by shooting down your proposition 1 to fund a new city hall. Your excessive spending (Gondola as example when Eaglecrest has historically struggled to remain in black) has also raised alarm and concern, and more importantly led to a loss of trust in your ability to properly represent the bulk of the residents of Juneau.

As I write this, two banks have gone into receivership in the past few days and a different European bank teeters in the balance. Times are so uncertain. There is zero confidence in the direction of the economy. Will the Fed continue on its hawkish course? The European Central Bank raised rates another 50bps just today. Looks like we are heading towards an irrefutable recession.

Please work with the Assessor's Office to reconsider your assessment value approach. Well timed, measured increases should be part of the process. Using 3-year averages would smooth your revenue stream while enhancing your budgetary considerations. It would also give homeowners the ability to absorb the increases without severe fallout, nor unintended consequences and devastating impacts to the already unaffordable housing situation in Juneau. Times are so hard for many right now, it's time for a reset. Evidently, the timing also looks to coincide nicely with your search for a new Finance Director. Do your part to regain the public's trust.

A handwritten signature in black ink, appearing to read "RDuran". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Rosemarie Duran
10656 Misty Lane
Juneau, AK 99801

From: [Megan Behnke](#)
To: [Borough Assembly](#)
Subject: affordable housing fears
Date: Monday, July 11, 2022 3:35:23 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Greetings:

As a Juneau resident, I want to express my fears about the lack of affordable housing in Juneau.

Affordable rentals are the basis of Juneau's ability to serve its tourism industry in summer and its legislative staff in winter. I fear that the lack of available and affordable housing will be used against our community by those who want to move to the capital out of Juneau (and I do not need to explain why this would be devastating to our community). Affordable rentals are also the means for new residents to arrive in Juneau, and are critical to attracting and retaining professionals in our community.

We need local regulations on Airbnbs and short term rentals, such as:

- 1) only letting permanent Juneau residents own and operate short term rentals and Airbnbs;
- 2) permitting short term rentals and Airbnbs; and
- 3) setting quotas for neighborhoods and individuals on short term rental/Airbnb ownership, to keep our neighborhoods local, vibrant, and alive.

I would also like to make sure that there are reporting requirements in place for Affordable Housing Fund grants, to ensure that property owners are held responsible for creating affordable housing for Juneau locals rather than turning those properties into more Airbnbs that eat away at the housing opportunities for real people living or working in Juneau.

Thank you for holding these concerns in mind and for all your work to make our community resilient and vibrant.

Best,
Megan

--

Megan Behnke, PhD
(she/her)
Post Doctoral Fellow
Department of Natural Science
University of Alaska Southeast

megan.i.behnke@gmail.com

I live and work in Lingít Aaní.

From: [Michael Monagle](#)
To: [Borough Assembly](#)
Subject: Affordable Housing in Juneau
Date: Saturday, April 23, 2022 2:36:25 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear City Manager and Assembly Members

I'm writing to add my two cents to the recent [KTOO article](#) on the lack of affordable housing in Juneau. I'm a volunteer with St. Vincent de Paul here in Juneau. As a home visit team (HVT) volunteer, we respond to requests for assistance from people in varying states of need throughout our community. Sometimes it's help paying an electric bill or a heating fuel bill; help with groceries; or help with a move. However, in recent months there has been a noticeable increase in the number of families that are facing homelessness. They face homelessness because their landlord is increasing their rent beyond their ability to pay; because Covid eviction restrictions have been lifted; or because their landlord wants to sell or remarket the property. Unfortunately there is not an adequate inventory of affordable housing available in the area for these families. Most of them either end up in long term hotel rentals; couch surfing with relatives; or leaving town. Employers are running ads and posting notices on social media trying to find housing for seasonal workers. Almost every social service agency in town I've talked to is experiencing the same problem.

CBJ is planning on investing in Eaglecrest by spending over \$1 million on a gondola; investing over \$30 million on a new city hall; and investing millions more on a new cultural arts center. But what is the city planning on investing to help provide affordable housing for those facing homelessness in our community?

As the City prepares to adopt an operating budget for next fiscal year, I strongly encourage the Assembly to dedicate more of its resources to address this critical issue in our community.

Respectfully,

Mike Monagle



From: [Nathan "Nate" Vallier](#)
To: [Borough Assembly](#)
Cc: [Brian Holst](#)
Subject: AirBnB Action?
Date: Saturday, April 1, 2023 12:19:27 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Greetings Assembly & Brian!

I wanted to ask if there's been any movements to STOP the massive growth of AirBnB in our community. In my own building, I've watched 2 units convert from 2 bedroom rentals with ***year round locals*** as neighbors into AirBnBs that have sat empty ***ALL WINTER*** (and the locals have now moved out of Juneau) – and now its my turn. My landlord has increased my rent 25% to an unattainable level, even though my building is a construction zone, and will be converting my unit to an AirBnB as well. Cruise lines just changed how they pay us, so my budget is minimal until summer – and even then, the income isn't enough to justify a \$400k mortgage, so I'm stuck being a renter.

I'm really struggling here – as a local travel agent, I've had NO PROBLEMS finding hotel space for our guests. ZILCH. Even my rate at Aspen Suites is about ½ off their room rate online, so affordable hotel stays in Juneau do exist. Yet AirBnB continues to grow.

Why can't simple solutions be made NOW.

These landlords and REIs are turning a ***residentially zoned*** property into a ***COMMERCIAL*** property. Why aren't these being zoned as such?

Montreal just wiped out 50% of their AirBnBs, why can't Juneau?

Juneau is lucky that the hotel owners here haven't banded together like they have in Jackson Hole, Aspen, Hilton Head, and other places to fight AirBnB. Except, its coming at a cost.

For what its worth, I was given notice by my owners that my unit would be last to get converted, so as a JUNEAU BUSINESS OWNER, I gave up my office space at the Wharf and also resigned my position from the Downtown Business Association since I no longer have a storefront. I figured I'd e looking for a place to live in August, when its actually easier, compared to May 1, which is going to be damn near impossible.

Your lack of movement is causing active citizens AND businesses like me to be forced out of Juneau. Even the owners of a shore excursion can't find a place to live and may not be able to open (they are panicking!).

I've sat on numerous CBJ boards, active in the Chambers, CVBs all over Southeast, and represented Alaska many times. Its been a wonderful 14 years, but sadly it seems I am not going to be staying.

-n



Nate Vallier, VTA
President
Alaska & Yukon Tours – Airline Doctors, Inc
2 Marine Way #203 Juneau AK
Located in the historic Merchant's Wharf
o 907.531.9140 | f 907.313.3070
nate@alaskayukontours.com
www.bookayt.net <http://www.alaskaexcursions.net>
www.belizeexcursions.net



From: [Corey Farkas](#)
To: [Borough Assembly](#)
Subject: Airbnb problem
Date: Wednesday, September 13, 2023 7:36:39 AM

Just posted this on Facebook and someone suggested I send it to this email address.

Hello Juneau, I'm still new here so don't know who to send this to to make change in this town but we should follow New Yorks lead when it comes to air bnb. They pretty much banned it by requiring people who use it to either do a minimum of 30 days at a time or stay with the person that owns the house. They did this cuz rent is out of control and I feel we could do the same thing here. Link is below for article.

<https://www.wired.com/story/airbnb-ban-new-york-city/>

From: [Nathan "Nate" Vallier](#)
To: [Sales Tax Office](#)
Cc: [Borough Assembly](#); rep.andi.story@akleg.gov; senator.jesse.kiehl@akleg.gov; [Andrew Cremata](#)
Subject: Airline Doctors, Inc dba Alaska & Yukon Tours: No longer in Juneau
Date: Tuesday, June 13, 2023 12:49:54 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good afternoon CBJ tax office (and others),

I forgot to send you official notification that Airline Doctors, Inc dba Alaska & Yukon Tours has moved out of Juneau – our last date in Juneau was May 6th, 2023.

This is a direct effect of lack of housing due to the AirBnB crisis... as it IS a crisis. My present landlord promised me I could stay thru the end of August in my condo, however at the end of March, she kept her promise but at a ***significant*** rent increase (after 3 years of renting from her). She and I even sat on 2 CBJ boards together and had a healthy relationship. Finding long term housing at the beginning of our cruise season was impossible, even with all my connections & friends.

However, I was able to find housing in Skagway, along with office space. Which blew my mind. Skagway has traditionally been the hardest spot for housing in Southeast.

While I'm hoping this is just for the summer, the inability to find long term housing for myself (and I don't even have a dog) that is affordable is seeming like a no-go, even in September.

I continue to find hotel space for tourists well under \$200/night this summer, so there IS no hotel shortage in Juneau. We just lack ordinances for residents running business and mini hotels out of their homes, other homes, and of course, all in a residential zone. I hope that instead of trying to count AirBnBs, we get some rationale regulations in place so that my move to Skagway doesn't become permanent.

-n



Nate Vallier, VTA

President

Alaska & Yukon Tours – Airline Doctors, Inc

o 907.531.9140 | f 907.313.3070

nate@alaskayukontours.com

www.bookayt.net <http://www.alaskaexcursions.net>



From: [Emily Kane](#)
To: [Borough Assembly](#); rorie.watt@cbj.org; [Brian Holst](#); [Robyn Mesdag](#)
Subject: annual report from JCOA to the Juneau Assembly
Date: Tuesday, June 28, 2022 8:50:54 PM
Attachments: [2022 annual report from JCOA to CBJ.docx](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

DATE: June 30, 2022
TO: CBJ Assembly and City Manager Watt
FROM: Juneau Commission on Aging
RE: Annual report

Dear members of CBJ Assembly,
Thank you very much for your work and interest in making Juneau a vibrant, safe community for all.

Last year the JCOA commissioners identified via public survey two top impediments for local seniors in committing to stay in Juneau for their “golden years.”

- 1) insufficient direct service providers trained to work with elders and
- 2) insufficient affordable, senior friendly, non-institutional housing

We acknowledge that these issues are not unique to Juneau.

To begin to address the first we partnered with the main state AHEC office in Anchorage to apply for current federal Good Jobs Challenge grant funding representing South East Alaska for this state-wide grant. We recently received word that the feds are requesting a bit more information which we take as a good sign. If funds are awarded to our region, they would specifically fund a PATH training program at SERRC as well as help bolster a nascent coalition to develop the eldercare workforce in South East Alaska which emerged out of our host JEDC's preference to keep their GJC applications local. Please see the exciting work done by the commission, Deb Craig, Brenda Taylor and Brian Holst plus JEDC team members here:

<https://www.jedc.org/southeast-regional-eldercare-coalition>

Substantially more information is available on the Southeast Regional Eldercare Coalition and if

Assembly members would like to dig in further please ask us or the principals listed above.

The second challenging opportunity involves looking broadly at CBJ policies which will lend themselves to increasing appropriate housing for our seniors, or not. The JCOA desires to “bake in” senior needs awareness to all CBJ policies, permitting, procedures, codes and regulations going forward. Kind of like having a 1% for the arts with all public money, we would like this consciousness for our senior population.

Rental housing is very tight in Juneau as you know. The situation has not improved with a recent large uptick in Air B&B type rentals. When Bartlett or Catholic Community Services brings up travelers, at great expense, they have a tough time housing them. Professionals looking to relocate to Juneau can’t find anywhere to live. Seniors needing to leave their homes because the home is not easily retro-fitted for senior safety, cannot find anything affordable.

We were pleased and impressed with Scott Ciambor’s presentation on this subject to COW on June 6, 2022. Understandably, Air B&Bs have mushroomed in advance of being able to lay down ground rules. JCOA commends CBJ for hiring an outside firm to evaluate the situation and make recommendations. We sincerely hope that this firm will be given the directive to specifically consider the need for more senior-friendly, non-institutional housing options in Juneau. For examples:

- 1) Implement a tax break for owners providing long-term rentals to seniors.
- 2) Consider having all property owners in CBJ attest with their property tax payment that they are not providing short term rentals unless they have license to do so, or unless they live on the property. Lack of accurate disclosure would incur a fine.
- 3) Allow for Tiny Homes to hook up to the utilities of the main structure and remain on wheels. Consider creating a list of Alaska-weather-friendly pre-fab Tiny Home kits to help minimize code glitches for property owners considering this rental option. If the Tiny Home will house a senior, allow for some property tax reduction. Tiny Homes for Seniors is huge “down south.” Incentivizing Tiny Homes, like a “mother-in-law” addition, could allow our seniors to age in place, or be more easily cared for by family members.
- 4) More long term, CBJ could provide incentives for developers who build class B senior friendly housing, at the very least on the ground floors of their multi-dwelling projects, if not to create small senior-friendly villages. Our preferred locations for such projects are in the Vintage Park area (walking distance to basic amenities) and the Coast Guard parking lot downtown across from Centennial Hall.

Keeping elder needs in the forefront, let’s look at how to incentivize accessible, senior appropriate buildings with all new development. We envision the possibility of some of the virtually abandoned downtown buildings being converted into multi-use facilities: for example, seniors could have first dibs on renting in 50% of the available units with the other 50% being for legislative staffing in the winter and for tourism workers in the summer. This would keep things lively for our seniors as well as ease some of the seasonal housing crunch.

Thank you for your attention. Please call on us if you would like to brainstorm further on these, or related, ideas. We would like to help you with research on discrete projects of mutual interest.

Respectfully,

Emily Kane

Chair, JCOA

and commissioners:

Jan Beauchamp, Jennifer Carson, Carol Ende, Bobbi Epperly, Linda Kruger, Kathleen Salamon, Ann Stepetin

with enormous and consistent report from JEDC, specifically Robyn Mesdag

From: [Jensen, Darwin A CAPT USCG SEC JUNEAU \(USA\)](#)
To: [Borough Assembly](#)
Cc: [Bloch, Magen G LT USCG SEC JUNEAU \(USA\)](#); [Lucas, Michael S MCPO USCG SEC JUNEAU \(USA\)](#)
Subject: Coast Guard Housing
Date: Tuesday, May 24, 2022 2:14:46 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

To the Juneau Assembly:

First and foremost, thank you for the city's continued support of our Coast Guard families that call Juneau home. We move approximately 70 families in and out of Juneau each summer during our annual transfer season. Each year presents housing challenges that we know are felt from all communities and organizations in Juneau.

This year we face more challenges and have had a harder time securing long term housing for our members. The volatile nationwide housing market and increase in interest rates has made it next to impossible for our junior members to purchase homes in lieu of renting. As you know, the rental market, especially in the summer, can become limited with an influx of summer employees securing rental properties.

Some of the challenges we continue to face are the limited number of rental properties - specifically ones that allow pets - significantly decreasing the options for many Coast Guard members. We have also seen an increase of approximately 30% in rental prices throughout the Juneau area. Also this year, we faced challenges with some long term rental properties transitioning to short term rentals for the Ironman event that is scheduled to be held later this summer in Juneau.

To combat these issues, senior Coast Guard leaders here in Juneau have begun conversations with our Headquarters office to try and notify members of orders to and from Southeast Alaska earlier than in the past. This would give members more time to start researching both

rental and home buying options in the area. Being somewhat secluded, many families do not have the ability to visit Juneau prior to their arrival to look at properties. They typically wait until arrival to secure housing, decreasing available options even more. To minimize this impact we have revamped a program that assigns each family with a local Coast Guard member to assist them with their move, specifically by touring housing options via virtual means.

However, to date, our efforts have not been able to assist some of our families moving to Juneau in the 2022 summer transfer season. I am reaching out to the CBJ Assembly in hopes to provide awareness and ascertain if there may be additional avenues the city can take to assist our members in securing housing. We greatly appreciate your continued support towards our Coast Guard families and hope together we can help advocate for our incoming personnel.

Very Respectfully,

Darwin A. Jensen, CAPT, USCG
Sector Juneau
P. O . Box 25517
Juneau, AK 99802-5517
Phone: 907.463.2836
Cell: 907.957.6707
darwin.a.jensen@uscg.mil

From: [PE](#)
To: [Borough Assembly](#)
Subject: FEEDBACK With regard to your post on FB - McKinley Research Group (formerly McDowell) to gather residents' opinions
Date: Wednesday, October 19, 2022 5:55:01 PM
Attachments: [Screen Shot 2022-10-19 at 9.47.56 PM.png](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Sir / Madam,

RE: With regard to your post on FB - McKinley Research Group (formerly McDowell) to gather residents' opinions, screen shot attached.

May I suggest that the City of Juneau should also survey the opinions of employees who moved up to Juneau at the start of this spring/summer season with the expectations of staying there full-time, and who then decided against it and headed back south at the end of the season?

There are a lot of us, and we have some very definite ideas of what the city and it's employers could do to make Juneau more accessible for new residents to be able to stay there long term.

Commercial companies in Juneau were complaining throughout the summer that they couldn't find enough workers to employ. That's no surprise at all to me, as there are a number of very good reasons why that's happening. A genuine housing crisis (a crisis, not just a 'shortage') is one of the main reasons, and by that I mean a severe lack of good clean accommodation available in attractive neighborhoods at reasonable rental rates. The fact that the city has allowed regular residential property owners to convert their residences into Airbnb's without any apparent restriction or control whatsoever, has wiped out a huge part of the long-term rental pool which used to be available six years ago when I was last up there. Now it's an absolute dogfight to find anything clean in a good neighborhood, and no one, particularly no family, wants to go through that experience. Not to mention most landlords refusing pets of any kind (yes it's their right to do so, but that means about 75% of the few available rentals are not an option for people with pets, particularly dogs), plus many landlords wanting to only give short term leases so they can have the option of converting to an Airbnb or jacking up the rates for the next summer. I had to move three times in the seven months I was up there, and my partner who came up from down south to join me there, wasn't impressed, to put it mildly.

On top of that, new Juneau employees / residents have to deal with a significantly higher cost of living (rent, food, gas, medical services, vet bills) compared to most places in the lower 48, and that sticker shock adds another layer of challenges.

Now add the uncontrollable factor of the weather, which can sometimes (like we had this summer) be beautiful for a month and then absolutely miserable weeks and weeks. That kind of weather alone is enough to put off a huge percentage of the number of people who come up from down south, and if the positives are not enough

to outweigh those negatives, then it's just not worth it at the end of the day, even if one is getting a higher salary than in the lower 48.

There are other issues too like transport, but a lack of acceptable housing, high cost of living, and potentially miserable weather are the Big Three.

This feedback is based not only on my own opinion, but on the opinion of a good number of fellow employees and others I met and who voiced similar views, who all came up to Juneau this summer 2022 with the intention of staying there for at least a few years, but who then bailed out at the end of the season for one reason or another.

Remember that we also have to make sure that our spouse or partner is going to be happy up there, and if they're not, most of us are not going to sacrifice a good relationship to be working in a remote part of the country and supposedly "making good money". In that regard, I personally know of two families that moved up to Juneau at the beginning of the summer, even purchased their own homes, and dragged all their belongings and their spouse and children up here, only to abandon the entire adventure at the end of the summer, packing everything up again, selling up, and moving their families back south. That is enough to ruin a marriage, and what family leader wants to potentially put his family into that situation?

I also felt that employees in Juneau generally, either have no concept of, or have completely forgotten, what a massive upheaval it is for an established person or family to move up to Alaska from down south. They simply don't get it, they trivialize the entire process, and then don't understand why they can't find anybody to work for them.

One example? - not a single employer that I spoke to, had a person on their staff who was designated to be the relocation assistant or manager, offering relocation services to potential employees. We employees were simply expected to figure it all out on our own, adding another considerable burden onto the overall task list of moving to Alaska.

In summary, I absolutely loved almost everyone I met in Juneau, the people there are generally warm, inviting and supportive, and the overall sense of community there is truly unique and admirable. But the challenges for newcomers are significant, and as far as I'm concerned, with the exception of the weather, the city and residents of Juneau can only blame themselves for why they have such an employee shortage, and an employee drain at the end of each summer.

I hope these points are taken as constructive criticism, which is what they are intended to be, thank you.

Sincerely,

Paul Everitt
Pilot, ex-Alaska Seaplanes

From: [Jeff Rogers](#)
To: [Borough Assembly](#)
Cc: [Emily Kane](#)
Subject: FW: Taxing air B&Bs
Date: Wednesday, June 8, 2022 10:15:06 AM

Good morning,

Forwarding an email I received from Dr Kane on the subject of short-term rentals.

My best,
Jeff

Jeff Rogers *he/him*

Finance Director, City and Borough of Juneau
(907) 586-5215 x4057; (907) 723-6907

From: Emily Kane <dremilykane@gmail.com>
Sent: Wednesday, June 8, 2022 9:01 AM
To: Jeff Rogers <Jeff.Rogers@juneau.org>; Robyn Mesdag <rmesdag@jedc.org>; Brian Holst <bholst@jedc.org>; alicia.hughes-skanjdis@cbj.org; jeff.rogers@cbj.org
Subject: Taxing air B&Bs

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Jeff

I read Mark Sabbatini's article in yesterday's Empire.

My lens in this debate, as chair of Juneau Commission on Aging, is how to discern policies which would increase affordable non-institutional senior friendly housing in JNU so our seniors don't have to relocate.

I'm interested not only in disincentivizing Air B&Bs (bad for most locals) by amplifying tax revenue but also looking at how CBJ could incentivize home owners to rent to seniors (or critical workers who are not just seasonal) by giving those property owners a property tax break, similar to the senior property tax discount. In other words not just being a senior owner, but housing a senior (if the owner is not yet a senior) would incur a property tax break. Is this feasible?

Also not sure how it's done elsewhere (Mark's article implied in other communities Air B&B is required to collect taxes on behalf of municipalities??) but could CBJ impose a hefty fine including back taxes for those running Air B&Bs under the table? Would that be legal or enforceable? Maybe when property owners submit their tax payment they would also have to sign an affidavit or similar document attesting to not using their homes commercially.

Seems like both carrot and stick could be useful.

I really appreciate your time to read this and hopefully you can point me towards how to engage with CBJ wrangling on the issue.

Thanks!

Emily

JCOA chair

www.lifewavex39.com/dremilykane
www.DrEmilyKane.com
www.naturopathic.org

Be good to yourself :)

From: [Erik Stimpfle](#)
To: [Borough Assembly](#)
Subject: Fwd:
Date: Friday, April 26, 2024 2:37:53 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear CBJ Assembly members,

There are two urgent issues for Juneau. One is that the cost of both rental housing and home ownership is rising very fast. And the second is a lack of units available for rent. This seems to be a trend that is rapidly occurring in multiple cities across the country.

There is no question that short-stay rentals are impacting our housing market. Apartments get converted into short-stay rentals. Currently, there are no limits on who can operate these units or the number of units that one person can have.

We should consider some restrictions on out-of-town owners operating short-stay rentals. But also, we might consider whether a cap on the total number of short-stay rentals in Juneau. If we don't do these things the housing crisis will worsen. It's not just private owners that are operating short-stay rentals. It's also large corporate entities as well. Also, some companies manage these rentals for others. So owners do not have to reside in Juneau to operate multiple units as short-stay rentals.

The housing market has changed, and it would be foolish not to change rules and regulations that meet today's realities. We can't allow more and more of our residential units to be converted to hotels and continue to take no action on this. Let's prioritize housing for people who live there over housing for visitors.

I would also suggest that we could offer an incentive for hotels that rent their rooms to workers at a long-term monthly rate. Perhaps we could offer a break on their bed or property taxes and fund that program using the taxes on short-stay rentals. Under this scenario, we could ask a hotel to commit a minimum number of rooms to rent as temporary housing at a monthly rate. This would immediately increase supply in our housing market.

And finally, let's try to build some apartments on Telephone Hill. Other municipalities are

selling bonds to build these apartments and the city of Juneau could also do that. There is a huge need for housing for seasonal workers. As the city owns the property, that gives us some leverage for creating affordable housing. We don't need more luxury condos going up there, which very few can afford.

We are well past the tipping point where the lack of housing is having negative impacts on our community. We can do more but must treat this problem with the sense of urgency that it deserves. And we must also recognize that long-term solutions are unlikely to come from the private sector without offering some incentives to build affordable housing.

Sincerely,

Erik Stimpfle
Juneau Voter and homeowner.

From: [Karla Hart](#)
To: [Borough Assembly](#)
Subject: Getting a handle on housing data
Date: Monday, April 18, 2022 3:22:49 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

In reference to the KTOO 4/18 article on airbnbs and housing, I urge you to take a comprehensive look at seasonal housing demands and get real data.

How many units of AirBnB and other vacation rentals of rooms and homes. How many units of hotels and motels? This is information that the Juneau Convention and Visitors Bureau used to have a tight handle on and Travel Juneau has let slide. Without knowing your lodging inventory, and occupancy rates, how do you measure how you are doing in the independent/destination travel market?

How many of those do a lot of month to month rentals? Throughout the year or just outside of summer?

There are non-resident seasonal employees and business owners. I don't know how many, but enough to put pressure on our housing. We should know how many.

We should know how many units are under ownership or lease of non-resident tourism owners who leave them vacant or sublet them between October and April. Pulling those units out of year round housing has an impact. Offering somewhat affordable rents for six low months of the year and then putting people out unhoused at peak demand season exacerbates the housing crisis.

Some are quick to blame the vacation rental market for the tight housing market. Let's look at this another way, so long as the rental unit is owner occupied or serviced and it is a Juneau resident with one or two units, I think it makes economic sense for the community, if serving independent visitors. That is the market we say we want. They spend more in town, plus pay sales and bed tax on their rental. Money directly into local pockets, and likely recirculated back into our economy relatively quickly.

In contrast, renting a unit to a seasonal tourism worker means no sales or bed tax on the rental, less income per rental, yet still a vacancy in the winter. Instead of being a net importer of money to the community, they presumably come out at the end of the summer with more than they arrived and thus are net exporters of money from the community.

If we're going with unfettered capitalism, then don't limit private vacation rentals.

If we're going to start setting limits, then let's get data, and then set limits that maximize the benefits and returns and quality of life for the most Juneau residents. Juneau cannot supply the volume of seasonal workers needed to support the volume of cruise ship traffic we now have. It will get worse as the number of passengers increase.

This won't be easy, but securing good solid data is the first step. We aren't that big of a town that it is impossible, but it will take some concerted digging and calling.

Regards,

Karla Hart

From: [Judy Crondahl](#)
To: [Borough Assembly](#)
Subject: Homelessness Issues
Date: Sunday, March 13, 2022 8:26:25 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Mayor Weldon and Assembly Members:

First of all, thank you for all your work! I am so impressed with how you have handled your responsibilities in the last two years.

I want to draw your attention to an article in today's Empire (page A-3) on urban homelessness. ***Liberal US cities change course, now clearing homeless camps***
https://juneauempire-ak.newsmemory.com/?publink=0134646dd_13483bd

Over the past years, my husband and I have visited a number of cities where, I now realize, we unwittingly contributed to the homelessness problem by taking advantage of short-term rentals. These short-term rentals are not only cheaper than hotels, they offer more amenities (kitchens, outdoor spaces, neighborhoods, etc.). The benefit to the owners is a higher income than with long-term rentals, although with increased work. In some places, we began to notice they also offered more homeless neighbors who couldn't afford to live indoors.

The advantage of short-term rentals when we travel has a flip side — the removal of housing stock in our own community. A search of VRBO.COM shows there are currently 88 short-term rentals in Juneau, ranging from cabins and efficiency apartments to multi-bedroom houses. How long will it take the assembly to add 88 more housing units to make up for this?

Addressing homelessness in Juneau through Housing First has been a real help and has provided stability to a number of Juneau residents. Juneau has always had a housing shortage and high housing costs so that is nothing new and we can't blame it all on VRBO. I would like to ask you to monitor Juneau's situation so that our short-term rentals don't cause an overwhelming homeless issue as it has in other places. One possible way to put a brake on short-term rentals is practiced in Santa Monica. They don't allow housing rentals of less than 30 days.

The travel industry has suffered cataclysmic changes during the pandemic and we don't yet know how it will all shake out. Juneau is a popular destination and, yet, the Baranof Hotel has had an extended closure. We have two "tourist" seasons, centered around summer and the legislative session: both are important. Travelers have different needs and want to address them in different ways. Your dilemma is addressing those needs in such a way that it doesn't adversely impact the needs of our residents.

Thanks again for all your good work.

Judy Crondahl

From: [Alex Burkhardt](#)
To: [Borough Assembly](#)
Subject: Hotel Tax
Date: Thursday, July 28, 2022 1:19:39 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello Assembly Members,

I'm writing to you as a resident concerned with affordable housing. It is frustrating seeing the number of short term rentals of residential properties on AirBnB and VRBO, as well as the reduced number of available rentals, and affordable rentals. I can only imagine that the listings there have taken away from long-term rental opportunities for Juneau residents. I know that the hotel tax applies to AirBnB and VRBO, and I was hoping the revenue from that would do something to offset the reduction in available housing. Unfortunately, when I looked further into it, I learned that about half of the revenue goes to Travel Juneau, which exacerbates the problem by driving visitor demand. I would like to see some amount of the hotel tax go towards affordable housing in some capacity. This could be calculated separately for AirBnB/VRBO vs actual hotels if desired. I don't have any specific suggestions for furthering affordable housing, but I'm sure you can come up with some good ideas.

Thanks,
Alex

From: [Robert Cole](#)
To: [Borough Assembly](#)
Subject: Housing Affordability
Date: Thursday, July 13, 2023 2:21:11 PM

As old Alaskan and Juneauite expatriates we keep in touch with our old hometown via KTOO.

Janice and I now live in Loveland on the "Front Range" of Colorado, which has its own very difficult problems with housing affordability and with homelessness.

In my view you guys are being really smart to begin your short term rental registration program.

Your program should allow you to determine how many AirBNB's you actually have, how many are locally owned, how many are owned by people "Outside" and how many are owned by Outside investment companies. That should get you to a point at which you can understand how many single family homes have been taken off your market, converted to rentals, and are unavailable for sale to new owners.

Another big elephant in the housing room is the phenomenon of hedge funds and other housing investment corporations having purchased millions of units of single family homes, converted them to rentals, thereby taking them off the market for new buyers. Moreover, in almost every instance those hedge funds and private investment corporations have then increased rents to the absolute maximum that the market will bear. This has led to many many Americans being rent poor, and unable to ever be able to afford to buy a home. At worst, the behavior of these hedge fund and similar owners has led to a huge increase in evictions, and a continuing increase in homelessness.

Good luck. Only a few jurisdictions have begun to address these two phenomena. Yet, they have to be thoroughly understood if any real solutions to lack of affordability and increased homelessness are ever to be found.

Bob Cole
Loveland, Colorado

From: [Rich Brenner](#)
To: [Borough Assembly](#)
Subject: housing and revenue for Juneau's future
Date: Friday, May 6, 2022 12:45:14 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Juneau Assembly,

I recently talked with a longtime gallery owner in downtown Anchorage who said that 2021 was "by far" her best year ever for sales. Her stated reason? Independent travels. She went on to describe the typical cruise ship passenger as "empty nesters" who have "downscaled, and don't buy things" while the independent travelers were generally home owners who had room for purchases.

It is often pointed out that Juneau does not have sufficient hotel space for significant numbers of independent travelers. In this respect, I hope that you will find ways to encourage residents to rent rooms on their property. Seasonal rental properties will raise revenues for the Borough and build capacity for independent travelers who stay longer and spend more. Rental properties increase the long-term value of homes and distribute tourism dollars more equitably across our population than money that goes to big corporations (e.g., cruise ships); resulting in many millions of dollars that stay here each year. Seasonal rental properties maintained by homeowners also do not exacerbate the problem of finding and housing service works given a paucity of available housing.

It is true that Juneau faces a serious shortage of affordable housing. Thus, I think it would also be wise for the assembly to offer substantial incentives for building affordable housing.

Tourism, rentals, and affordable housing need not be competing issues. Industries that contribute to problems such as a housing shortage for seasonal workers should contribute to a solution. I suggest that an additional tax on cruise ship passengers, hotels, and seasonal rental properties be applied to incentives that go towards alleviating Juneau's shortage of affordable housing.

Most sincerely,
Rich Brenner

From: [Debbie White](#)
To: [Borough Assembly](#)
Subject: Housing crisis
Date: Monday, April 18, 2022 11:19:49 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I have touched base with 3 families with young children so far today who have been trying to find homes. They have all but given up. Two of these families are leaving Juneau in the next 60 days and the 3rd is weighing options. Between finding child care, and finding housing, too many families are falling through the cracks. These are not low income families.

Our current market consists of 3 mobile homes in parks, 1 townhome (very high end for \$624,900) and 13 single family homes with a median price of \$675,000. Anything under 500K results in multiple offers, many of them cash, by investors.

Temsco is desperate for housing for their pilots, and there are more than 30 USCG families currently searching for housing. Dozens of tour operations are looking for housing, and one company has opted to put tents on their own property to house seasonal employees. If this continues into the fall and winter, it will affect the legislature's ability to meet in Juneau as well.

There are nearly 200 properties listed in our area for AirBNB. Many used to be monthly rentals. I guess the good news is, you should be raking in the bed taxes, but I hope CBJ gets a handle on AirBNB's before it's too late.

Debbie White, Broker/Owner
Southeast Alaska Real Estate
8585 Old Dairy Road #102
Juneau, AK 99801

907-789-5533 Office
907-789-5504 Fax
907-723-9886 Direct/Cell



From: [Shannon Crossley](#)
To: [Borough Assembly](#)
Subject: Housing Crisis: Critical
Date: Thursday, May 19, 2022 9:38:27 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Esteemed Assembly Members,

I know you've been emailed about this issue a lot, but I had to add to the fire because this housing shortage is dramatically affecting Juneau's ability to do business. Every day on the community facebook pages we see posts from people displaced from their long term rentals because the property owner wants to sell because of the extreme high prices or they want to turn the home into a short term rental. I understand you have no control over the price of real estate, but I strongly urge you to:

- Incentivize rehabilitation of our historic downtown Juneau apartments with grants for construction. The loss of the Gastineau apartments was devastating and now we have a comprehensive report on the amount of degraded apartments (Decker, Stocker, Gross, etc) that want to be operational again, but the property owners cannot afford to rehab to current codes.
- Create a conditional use permit clause for short term rental properties and restrict the number available. Also, CBJ needs to be able to enforce illegal rentals with some sort of fine system to deter the practice.
- Sell CBJ land to developers at under market value for apartments, affordable condo construction, and cottages with tax incentives for their investment

We are losing working professionals at an alarming rate. We can't find housing for our incoming families. It was easier before to ignore the calls for more housing because we blamed the renter for having pets or people not able to pay market rental prices, but now non-smoking, pet-less nurses with sufficient income to cover rent can't find an apartment. We don't have enough current population to staff our restaurants, businesses and hospitals, and incoming residents are deterred. We have always had "short term rentals" with the leg and tourism cycles, but this is starting to negatively affect every single sector in Juneau.

We simply do not have the capacity to house everybody who wants to live in Juneau. So let's increase that pool of taxable properties and alleviate this critical housing shortage together!

Thank you for your time,

Shannon Crossley

From: [Jean Alter](#)
To: [Borough Assembly](#)
Subject: Housing Testimony
Date: Monday, June 12, 2023 3:09:36 PM

June 12, 2023
jimjeanalter@hotmail.com

Dear Assembly Member:

I would like to testify in favor of limitations and control of short term vacation rentals in Juneau. I understand the assembly needs to consider the rights of property owners, but these rights need to be balanced against the over all community needs for housing, the effects on the economy, the shortage of employees and impact on property owners and other residents in neighborhoods zoned as residential.

Of course these rentals should be registered for the protection of renters as well as to insure transient rental income for the city. Actually, those who have been renting without paying sales tax should be charged for back taxes.

These short term rentals seem to fall into several categories. Those that are in residences where full time owners are living on the premises are one category and should be allowed, but they should be registered and taxes paid. Renting a room or two in a residence short term may help with costs and allow a family to stay in Juneau.

Owners who live in Juneau at least half the year, but rent their residences while gone should be allowed to do so, but if they rent for less than four months at a time, these rentals should be registered as short term rentals and taxes paid.

Housing that is being built or converted into vacation rentals should be limited to one locally owned rental per owner, registered and taxes paid. In Hawaii property taxes on these rentals are higher than in owner occupied rentals.

Workers are not staying in Juneau because affordable housing cannot be found. The lack of workers exacerbates the lack of child care providers, senior care providers, school employees, restaurant staff etc. None of these employment fields pays enough to afford Juneau housing. This has a negative effect on the economy, school enrollment, and demographics of the community. Downtown parking needs increase because vacation renters with rental cars replace permanent residents who walk or take the bus.

Vacation rentals owned by non resident individuals are another category. When the owners are not Juneau residents, renters have difficulty finding assistance when they need help with the rental. Owners who want to build and rent multiple vacation rentals, should meet standards required for inns or small hotels and meet zoning and client safety guarantees required for this type of rental.

The lack of affordable rentals in Juneau causes families with employment to leave Juneau. The financial incentive to turn one's home into an air b&b, move to another community, and live off the proceeds is real. The Juneau housing crisis is real. It is discouraging families from moving here; it is causing families to leave our community. It is adding a commercial element to residential neighborhoods. The assembly needs to consider the needs of the community first.

Sincerely,

Jean Ann Alter
319 Distin Ave.
Juneau, AK 99801

From: [Chris Prussing](#)
To: [Borough Assembly](#)
Subject: Housing
Date: Saturday, August 6, 2022 7:37:27 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Could something like this be possible in Juneau?
--Chris Prussing

"Social housing can also address many of the objections to new development. Social housing would not be built by profit-seeking developers, which studies show is the most politically potent objection to new housing. Building on state-owned land near the rail line currently under construction in Honolulu means zero land costs along a corridor where car ownership is unnecessary, reducing cost of living, carbon emissions, and traffic. The state can restrict the units only to Hawaii residents who would be owner-occupants, which would ensure that they actually house locals and not be used as vacation rentals or vehicles for speculation."

<https://www.newsweek.com/social-housing-gains-momentum-hawaii-opinion-1731083>

From: [greg capito](#)
To: [Borough Assembly](#)
Subject: How summer overtourism affected Barcelona, Mount Fuji and Airbnbs | AP News
Date: Monday, August 19, 2024 8:39:48 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

<https://apnews.com/article/anti-tourism-barcelona-summer-travel-airbnb-df764ed1c7009fdbbf5a32eacd66ffd5>

From: [Patrick M. Townsend](#)
To: [Borough Assembly](#)
Subject: Is This LEGAL???
Date: Tuesday, July 31, 2018 1:31:33 PM

The new Owner of my building is absolute HORROR!! She has been slowly driving everyone out with all of her nonsense rules. She has the plans of renting out a lot of these apartments as Air BNB just so her greedy @\$\$ can make MORE money. Like she doesn't already. I live in an efficiency, that costs me MORE than my 2 Bedroom with an OCEAN VIEW did in Sitka.

Is it even legal for her to run an Air BNB in a Rental Apartment Building??--

***I am in DESPERATE need of a Power Stair-Climbing Wheel Chair!!
Unfortunatley, I am unable to find a Company here in the USA. PLEASE
help me and make a DONATION at www.youhelp.com/disabled-adult-in-desperate-need***

Have A Wonderful Day!!
Patrick M Townsend

From: [Brian Holst](#)
To: [Borough Assembly](#); [Rorie Watt](#)
Cc: [Robert Barr](#); [Jeff Rogers](#); [Scott Ciambor](#)
Subject: JEDC Research Note: Juneau Housing Stock and Short-Term Rentals
Date: Tuesday, August 30, 2022 4:58:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[JEDC August 2022 Research Note - Juneau Housing Stock and Short-Term Rentals.pdf](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Mayor, Members of Assembly, and Manager Watt,

Please find attached a Research Note on the current Juneau Housing Stock and Short-Term Rentals.

The research question we explore around housing and the increased prevalence of short-term rentals: *Despite increases in Juneau's housing stock relative to our population, why do we continue to experience worsening affordability and availability?*

Regards,

Brian

Brian Holst (he) | Executive Director

[Juneau Economic Development Council](#)

Direct: 907-523-2333 | 612 West Willoughby Avenue

Invest in Juneau: www.JEDC.org/investors



From: [Amy Paige](#)
To: [Rorie Watt](#); [Borough Assembly](#)
Subject: Juneau housing issues and tourism
Date: Saturday, July 29, 2023 11:43:50 AM

Dear City Manger and CBJ Assembly members,

Having recently learned of the appeal of Breckenridge, Colorado to winter sports enthusiasts in my family and having recently read about the troubles of other visitor destinations in the west - and housing problems of the workforce, I thought I'd share these two examples of other communities that are dealing with similar but also different concerns for how to be sure local citizens are not bumped out of long-term housing options during our summer onslaught of visitors and both local and outside businesses bringing outside workers to Juneau for the summer months.

(<https://www.townofbreckhousing.com/>)

(<https://inthesetimes.com/article/vail-colorado-west-gentrification-housing-tourism-mining-resort>)

Perhaps these examples could provide some ideas on how Juneau could better respond to the extreme shortage and inflation of rental prices of year-round housing for our local citizens and seasonal housing for the visiting workforce.

As for here in Juneau at this time the uncontrolled cruise ship visitor traffic leads me and my immediate family to escape town during the summer months.

Thank you for your interest and work for a well-functioning city government working for the citizens of Juneau.

Amy Paige
592 Seater Street
Juneau

From: [Danielle Redmond](#)
To: [Borough Assembly](#)
Cc: [Danielle Redmond](#)
Subject: Juneau needs more hotel space
Date: Monday, November 25, 2024 11:00:58 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello,

I was working on logistics for a conference recently and I needed to book a hotel block for the attendees. As someone who lives in Juneau, I don't usually need to find hotel accommodations here. I was shocked when I started looking into the options and I realized how limited and outdated our options are! We are the Capital, with a booming tourism economy. Why don't we have good hotel options? Or at least something generic like an Embassy Suites? No wonder we have such a problem with Air BnBs! I have recently traveled to other parts of the state for work and have found many more options available in other places. Moreover, I know that several of the hotels in the valley have become overflow for the lack of housing. We had a technical assistance provider come up to Juneau last summer to help us out and the hotel elevator where they were supposed to stay smelled like urine. And that was just the tip of the iceberg.

I know that housing is a desperate need in our community! I'm not usually a big fan of corporate solutions but maybe a large, well run hotel would actually help? Is there a local provider who could take on a large project like that?

Gunalchéesh, Háw'aa, Thank you!

Danielle Redmond

From: [Gina Shirey](#)
To: [Borough Assembly](#)
Subject: Matters before the CBJ Assembly
Date: Friday, June 30, 2023 10:16:01 AM

Dear Assembly Members,

I am not brave enough to voice my opinions during an Assembly meeting so I wanted to write them down and email them to you. I would like to specifically address two topics: 1) short-term rentals and 2) a new city hall.

Short-term rentals

I absolutely believe that something needs to be done about short-term rentals before they ruin our local economy. I have read some about the problems with short-term rentals, specifically in Hawai'i (Honolulu) where local residents can't afford housing because property owners can make more money renting their property via short-term rentals. I don't have any brilliant ideas on how to do that and believe that we need a balance between too many short-term rentals and an individual's need/right to make a living utilizing their property. I am very happy that the Assembly is addressing this topic before it really becomes a problem.

I read in the newspaper someone who commented about the problem being the lack of affordable housing and that the Assembly had other tools to address this problem other than limiting short-term rentals. I believe that the Assembly is doing what it can with the tools that it has, and limiting short-term rentals should be part of the solution. I just finished reading the book *Poverty, by America* by Matthew Desmond. He talks a lot about affordable housing. He doesn't have a magic wand to fix things either, but two items were mentioned that seem to be under the purview of the Assembly: 1) inclusive zoning laws instead of exclusive and 2) tenant-owned cooperatives.

New city hall

I am supportive of idea to get city employees out of the current city hall given it's maintenance needs. I am so sorry that city employees in that building are subject to the work conditions that I've been reading about in the news. There needs to be a balance between spending and saving, but I also believe in investing for the future. We have seen evidence in the past that when the US government has invested in the country, the country has risen.

Thank you for your consideration of my opinions.

Gina Shirey


From: [Debbie White](#)
To: [Borough Assembly](#)
Subject: More interesting on AirBNB
Date: Tuesday, April 19, 2022 9:54:38 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

The National Association of Realtors sent this out. Myth's #1 and #4 are of particular interest.

https://magazine.realtor/for-brokers/network/article/2022/03/what-your-clients-need-to-know-about-short-term-rentals?AdobeAnalytics=ed_rid%3D111850%26om_mid%3D6610%7CRealtorMagNews_2022_04_19%26om_ntype%3DREALTOR%20MAG%20NEWS

Debbie White, Broker/Owner
Southeast Alaska Real Estate
8585 Old Dairy Road #102
Juneau, AK 99801

907-789-5533 Office
907-789-5504 Fax
907-723-9886 Direct/Cell



From: [Shannon Crossley](#)
To: [Borough Assembly](#)
Subject: New Construction turned into Short Term Rentals
Date: Friday, December 13, 2024 9:35:39 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Esteemed Assembly Members,

I'm very concerned about the airbnb situation in Juneau. We need to get a handle on this, and soon, or it will only get worse. If your concern is creating a vibrant community, I urge you to consider limitations on short term rentals in the borough limits.

We know that people aren't selling their "starter" homes and using them as airbnb's, eliminating a critical component to the housing market. Now, I'm hearing Juneau residents are building new construction homes to use as short term rentals through Airbnb and VRBO, eliminating precious zoned land for housing from the market. These businesses are being run out of residential zones, disrupting neighbors and displacing families. I propose you only allow short term rentals in a particular zone, like Mixed Use or higher density like R-15, so it doesn't hurt the Telephone Hill plan to make the new apartments 25% short term rentals.

I hope you can come up with a solution soon, and thank you for your valuable time.

Shannon Crossley (Née Dore)

From: ["domadmin@juneau.org"](mailto:domadmin@juneau.org)
To: [Borough Assembly](#)
Subject: New submission from Assembly Contact
Date: Sunday, August 18, 2019 5:05:17 PM

Select Recipient

Entire Assembly

Your Name

Dale Whitney

Contact Information

Email

Email

dwhitney@gci.net

Subject of Message

Opposed to raising hotel tax

Message

Dear Members of the Assembly:

While I support construction of the new JACC, I oppose an increase in the hotel tax. There are four reasons that I think such a tax would be unfair and unwise:

First, I would like to refute those who say the current tax has not been raised in over 30 years. This is a disingenuous effort to mislead by ignoring simple math. The current tax is a PERCENTAGE tax. The reason to tax by percentage or index is that these taxes increase with inflation. A contrast, for example, is the federal fuel tax. At 18.4 cents per gallon, that tax has not been raised since 1993, leaving the federal highway fund lacking. In the last 30 years, inflation has more than doubled, and Juneau's hotel tax has doubled along with it.

Second, I would like to point out that the hospitality industry already carries a greater share of property tax burden than most other kinds of businesses. The reason is that running a hotel or inn is a property-intensive business. The property IS the business. Some highly profitable businesses can be run out of a home or garage. Computer programming businesses make money but don't pay much property tax. Grocery stores, hardware stores, and gas stations need only an industrial steel building to succeed, and it doesn't need to be new. Customers will shop where the bread and gas are cheapest or most convenient, and if the storekeeper can reduce costs by using cheap buildings, customers don't much care. Hotels and inns are different. The buildings are more expensive, and the property must be kept in good shape in order to compete. Juneau hoteliers and innkeepers are finding it necessary to upgrade their properties to compete with what guests have come to expect in other locales. This pushes up assessments and property taxes.

Third, the two purposes of taxation are to raise revenue and to discourage undesirable behavior. Discouraging independent travelers from staying in Juneau, especially at this point in time, is the last thing we should be doing. Price does matter, and Juneau has competition. Since we opened Hellenthal Lofts a year ago, we have been surprised at the number of people who come from all over the world to get married in Juneau. But for less than a parcel of hotel rooms in Juneau, a bride's parents can rent an entire lodge in Idaho's Sawtooth Mountains or a ranch in Montana. If we are going to keep our local economy running in the state's current climate, we need to be competitive with other destinations.

If one looks around Juneau, besides independent visitors spending money, one will also see a lot of tobacco use, a lot of alcohol use, air that is unfit to breathe because of diesel soot, and carbon emissions everywhere. When implementing taxes, the question is, "which behaviors do we wish to encourage, and wish should be discouraged?" I urge the Assembly to give this question more thought.

Finally, and most importantly, the city is currently not adequately or fairly implementing the hotel tax we already have. Just as the city has been slow to recognize that online retail sales were displacing local business, the city has ignored the explosive and disruptive rise of the sharing economy in the hospitality industry. While many hosts who use Airbnb do collect city tax, there are many who do not. The Finance Department has assured us that it does collect tax from all Airbnb hosts, but the fact is that the number of city tax accounts for Airbnb hosts is substantially less than the number of properties listed for rent on Airbnb. Even this comparison overlooks the fact that many hosts remove their properties from the site as soon as they receive the number of bookings they want for a season. It is impossible to tell from looking at the Airbnb website, or any other sharing site, how many people are actually renting out property in the city at any give time. However, my guests sometimes ask why I charge tax when other Airbnb properties they have stayed at in Juneau do not. I know people personally who rent on Airbnb but do not collect tax. (No, I will not name them). To the extent the CBJ does monitor and enforce the current tax, the methods are ineffective, and they alienate people who probably would collect and remit tax if it were more convenient.

Airbnb, VRBO, and other sharing rentals are good for Juneau's independent visitor economy and should be encouraged. The Municipality of Anchorage has arranged for Airbnb to collect tax on behalf of hosts and remit it directly to the city, thus slashing the amount of paperwork needing to be completed by both city staff and hosts. One result of this move was a substantial and unexpected increase in the amount of hotel tax revenue collected. (See link to ADN story below). Meanwhile, here in Juneau we continue to punish honest people who take the time to open tax accounts with the city and file quarterly returns, even if they only rent a spare room or accessory apartment for a few weeks a year. We reward those who consider filling out all the city's paperwork to be a waste of time, and we are leaving revenue uncollected at a time when we need it.

Increasing the hotel tax is both unfair and bad policy. But I especially object to any increase until the city begins to fairly and competently collect the taxes that are already on the books.

Sincerely,

Dale Whitney
Hellenthal Lofts

<https://www.adn.com/business-economy/2017/06/12/revenue-from-anchorage-airbnb-tax-already-topping-expectations/>

From: [Dale Whitney](#)
To: [Borough Assembly](#)
Subject: Opposing Ordinance 2023-26, short term rental registration
Date: Thursday, June 8, 2023 12:28:03 PM

Dear Assembly Members:

I oppose Ordinance 2023-26, short term rental registration. I will be out of town for a wedding event on June 12, or I would testify in person.

My partner and I own and operate Hellenthal Lofts downtown. We rent six apartments in the Hellenthal Building on Airbnb. Last year, the Hellenthal Building paid over \$25,000 to the city in sales and hotel taxes. This does not include the sales and alcohol taxes that our commercial tenants collect, and is in addition to our substantial property tax bill. The city makes a lot of money from our renovated building, and the renovation would not have been economically feasible without our short-term rentals upstairs.

I do not fear that this ordinance will limit our business. To the contrary, increasing pressure on the people who welcome independent travelers to our city is already pushing nightly rates higher and increasing our profit. We are in the mixed-use zone, where some hotels are already charging more than \$600 per night for a basic room, and the prohibitions being discussed for residential zones would not affect us. In our other building, the MacKinnon Apartments, we offer studio and one-bedroom apartments to long-term tenants, many of whom are elderly, low-income, or handicapped. That building is also in the mixed-use zone, and as pressure on competing Airbnb offerings increases, we see the opportunity to make a lot of money going up every year. Still, I oppose this ordinance just because it is bad policy.

It seems clear that the real purpose behind this ordinance is to generate ammunition for those who want to strictly regulate or prohibit short-term rentals in Juneau, for reasons they have not explained. The city has already paid a consultant to demonstrate that short-term rentals are the root of the housing crisis. That effort failed when the consultant concluded that short-term rentals are not really the problem. The Finance Committee's March 1 presentation shows that the only justification for this ordinance now is to increase compliance with sales and hotel tax collection. But there are far easier and better ways to do that.

A number of years ago, the Municipality of Anchorage, like many other cities, changed its rules and required Airbnb and VRBO, the two main short-term rental companies, to collect the tax on any listings in Anchorage and submit it directly to the Municipality. An ADN story at the time reported that the change eliminated the large bureaucratic burden of processing hundreds of tax returns, made the process easier for the hosts welcoming tourists to Anchorage, and guaranteed one hundred percent sales tax compliance with no extra effort by the Municipality. An unexpected bonus was a windfall of tax revenue that the city had not

anticipated, and more data about the market.

I thought this was a pretty good idea, and I don't like filling out hotel tax returns for the Finance Department, so I contacted Mayor Weldon about implementing the same rule in Juneau. It took a number of meetings, emails and phone calls, but eventually the Mayor ran the idea by the law department and several other city officials. A consensus was reached that Juneau could do the same thing Anchorage did, using a process similar to our arrangements with Uber and other ride-sharing platforms, and that it would have the same positive results Anchorage experienced. The Mayor sent me an email with the threads attached and said the City was going to go ahead and do it, and she thanked me for presenting the idea and for following through.

Some time later I got an email from the Finance Director informing me that the CBJ would not be moving ahead with requiring Airbnb and VRBO to collect tax. The reason given was that, in the Director's view, the responsibility to collect tax is on property owners, and it was more important to educate property owners about their responsibilities than it was to actually collect the tax. The city's responsibilities to small businesses and homeowners trying to afford their mortgages was not mentioned.

I disagree with the Finance Director that the duty to collect sales tax necessarily falls exclusively on property owners. According to sec. 69.07.040, the duty to collect the tax is on "operators." Under sec. 69.07.010, an operator is "a person, firm, corporation or other legal entity who furnishes, offers for rent or otherwise makes available in the City and Borough rooms in a hotel-motel for monetary or other consideration." If I leased a building to Paris Hilton and she decided to rent out rooms or apartments in it, I would be the property owner but she would be the operator.

Many people think Airbnb is merely a bulletin board or advertising platform, and when it comes to compliance with local laws the company would like you to think that too. But Airbnb did not become a \$75 billion corporation by providing a bulletin board service. When I offer a property, I enter into a contract with Airbnb. I tell the company how much I want to make, but when they market my place around the world, they decide how much the customer will pay, they write the rules, they enter into a contract with their customer, who will be my guest, and they collect the money and issue a receipt. My contract is with Airbnb, not my guests. I host my guests because it is my contractual duty to Airbnb. I do not have access to a guest's credit card or bank account information. I do not know how they pay, or in what currency. If I don't get paid after the guest leaves, I have to sue Airbnb. I cannot sue my guests because I do not have a contract with them.

The Finance Committee's presentation shows that 87 percent of listings in Juneau are either on Airbnb or on VRBO, which is part of Expedia Group. The other platforms shown do not do

any significant volume of business. Flipkey, which had 18 listings in Juneau compared to Airbnb's 370, was a largely failed effort by TripAdvisor about ten years ago to compete with Airbnb. Hipcamp, which had 15 listings, lists campsites, including in public parks. Making the two main players collect and pay tax would probably result in more than 87 percent compliance, because their listings are more active than the handful of tiny competitors. If compliance with tax laws was truly the issue, years ago the city could easily have done what Anchorage did and been done with it. The city would have more money now and less work to do, and doing business here would be easier.

I cannot see why the Finance Director thinks it is more important to "educate" a Juneau citizen renting a spare bedroom, or his house for a few weeks while he's on vacation, than it is to make two global corporations follow our laws when the corporations are making a lot of money doing business in our town. The narrative that city government favors Outside industrial tourism corporations at the expense of local citizens holds very true in this case, unfortunately.

I do not lean Libertarian, but I do think if the government plans to implement an entirely new legal burden on certain members of the public, punish those who don't comply, and establish a new corresponding bureaucracy for administration and enforcement at public expense, there should be a compelling reason for doing so. The Finance Committee's presentation has a list of bullet points entitled "What Does It Get Us." Presumably, "us" in this list refers to the people of Juneau, who will be paying for all of this and being punished if they don't comply with the new rules. I would like to respond to every single one of these points, in order:

What Does it Get Us

- *Quality inventory of STRs including Property Type, Room Type, # of Bedrooms, Location*

It's unclear why the city needs this information and what it plans to do with it. This should be explained. All the city needs to know is how much money was paid, so it can make sure it gets its 14 percent.

- *Permits can easily be tied to Sales Tax Accounts to ensure compliance*

As I described above, the city could already have one hundred percent guaranteed compliance by now, if that was a true priority, with a process that would be less burdensome on the city and the public. The Finance Department could have reduced its payroll instead of having to hire more people. Maybe that's the problem.

- *Able to better match up listings to parcels/owners and Sales Tax Accounts, giving us more reliable metrics*

Again, why are these “metrics” needed, and what will be done with them? Do the people of Juneau really want to pay more city employees to gather more “metrics”? What’s the benefit?

- *Requiring the display of permit numbers in listings allows easier compliance monitoring*

Once again, it would not be necessary to monitor compliance at all if platforms were required to collect and submit tax, as I believe is their legal responsibility.

- *Potential ability to monitor STRs for housing/zoning code violations*

There are currently no housing or zoning codes that prohibit short term rentals. Passing new laws to monitor citizens for possible violations of other laws that do not yet exist is a really, really bad idea. Freedom and democracy are on the decline everywhere, but I so hope that here in the City and Borough of Juneau it is not necessary for me to explain the problem with this rationalization.

- *Ensure owners are aware of the STRs. We had at least one identified STR being operated by renters without the knowledge of their landlord.*

On just one occasion a private landlord wasn’t paying attention to what his tenants were doing on his property. Maybe he didn’t care. This is not a good reason to impose an entirely new regulatory system on an entire city. It’s not the public’s responsibility to help landlords monitor their tenants. This shows how deep the Finance Committee is digging to find justifications for this ordinance.

- *Easier to identify and respond to frequent noise or other complaints or party houses in a neighborhood tied to an STR*

If JPD thinks this ordinance will help them, I would like to hear from them. In large cities there have been problems with Airbnb houses being used for large parties. For example, there have been cases of college fraternities renting houses for parties in places like Palm Springs, or commercial raves being held in large houses in Los Angeles and New York City. I have never heard of this happening here. I think JPD, and everyone else, knows where the problem houses are in Juneau and who is involved with them. The people causing frequent noise complaints in Juneau could not afford to rent a house on Airbnb. Airbnb guests in Juneau are here to fulfill their lifelong dreams of seeing a whale and touching a glacier, or maybe having a family reunion or a wedding. They don’t cause problems. They do pump an enormous amount of money into the local economy and they pay a huge amount of sales tax while they are in town.

This ordinance does not solve any problem that could not be solved more easily and effectively in other ways. Even if there were an abundance of surplus cash in town to spend on new bureaucracies, the City has a hard enough time even finding people to

administer and enforce the laws we already have on the books. As a citizen I would like to humbly ask that you refrain from making me do even more paperwork and setting me up for punishment unless you have a good reason. I can't see one.

I apologize for my long-windedness. I am concerned about a misguided current of hostility toward short-term rentals in our city, both among city officials and members of the public. With good public policy, a vibrant short-term rental market could do a lot to energize our economy and go a long way to alleviate, not exacerbate, the housing crisis. I like the short-term rental market, because the benefits tend to spread among individual members of the community, instead of concentrating in the hands of Outside mega corporations. I have seen communities where the short-term rental market has spawned a proliferation of quiet, friendly tourism in quaint little places, rather than generating the soot-spewing convoys of deafening tour buses we get from our industrial approach. We could do so much better.

This ordinance is the wrong approach and I urge you to reject it.

Dale Whitney
3621 McGinnis Drive

From: [Hayden](#)
To: [Borough Assembly](#)
Cc: [Gabe Hayden](#)
Subject: Ordinance 2023-26 An Ordinance Creating a Short Term Rental Registration Program
Date: Friday, June 9, 2023 4:20:55 PM

Juneau Assembly

Re: Ordinance 2023-26 An Ordinance Creating a Short Term Rental Registration Program and Providing for a Penalty

I urge you to **vote against** the ordinance creating a short term rental registration program and providing a penalty.

As a way of introduction, I am not a short-term renter nor do I own a short-term rental. As a private property owner in Juneau for over 45 years I believe the Assembly as a governing body is overreaching to limit the rights of a property owner. As the person who worked, saved money, bought property and pays property taxes, I have the right to make the decision to rent, not rent, short-term or long-term. This decision should not be in the hands of the government.

The proposed ordinance is not necessary.

<!--[if !supportLists]-->1. <!--[endif]--> There are no facts as to why short-term rentals need to have more regulation. The reasons presented are arbitrary and capricious opinions. If a person chooses to do short-term rentals instead of long-term rentals - that is not a government decision and owners should not be forced to rent long-term if they don't choose to do so.

2. CBJ staff can go on line and track down those businesses who are not paying sales tax/hotel tax. The assembly should direct the staff to enforce current requirement not create another requirement.

3. Barr said [according to KTOO article, June 8, 2023] "part of the reason we'd move forward with this registration ordinance to get a better understanding of what our compliance rate is". Yet the same article stated that CBJ City Deputy Manager Barr already did a data analysis this spring and knows exactly how many short-term rental businesses have registered with the city and how many haven't. Doesn't take that much extra accounting and analysis to follow up and contact the businesses- in the same way you would follow up if the business didn't register under the burdensome proposed ordinance. Also in the same way CBJ follows up with all businesses in the borough.

4. Implicit in the ordinance proposal is that "more regulation is coming" just "not at this time". Possible restrictions include, but limited to: the number of rentals one person could run, prioritizing rental for primary residences, sending money to affordable housing fund, and who knows how many more. I am incensed that this Assembly is proposing the increase of government oversight on personal property decisions of which the government has no right to be involved in.

5. If there is a long term rental problem in Juneau it has been created over the years by CBJ action: a] Housing development is overly-restrictive, b] CBJ review and approval staff are not responsive, c] slow to respond to development plans, and d] take many actions to deter development. **If CBJ wants more housing then the Assembly should promote development and direct staff to have a positive approach to land/housing development and not be an impediment.**

6. For CBJ Assembly to regulate now because Barr states "regulation becomes more painful the longer you wait" is not a justifiable reason to decide to make regulations. The regulation is not needed in the first place.

The Assembly should be taking a more proactive approach to creating an atmosphere that fosters creation of housing- not limiting the rights of home owners to choose short-term renting.

Again I urge you to VOTE AGAINST this ordinance. It is intrusive and unnecessary.

Gary Hayden

From: [Marna McGonegal](#)
To: [Borough Assembly](#)
Subject: Ordinance 2023-26 An Ordinance Creating a Short Term Rental Registration Program and Providing for a Penalty
Date: Monday, June 12, 2023 12:56:08 PM

Hello Assembly Members,

I oppose adopting this ordinance at this time. I feel it requires more review since there is so little detail and information provided regarding this ordinance. Other cities have adopted short term rental restrictions, but Juneau is a unique city in that much of our population is transient. I feel there is more discussion required beforehand and input gained from those who work in the rental industry and/or have short term rentals.

With being in property management, I've found there is a need not only for long term but also short-term housing. For example, when an independent traveler books a summer trip to Juneau there may not be the option of a hotel for their stay. Many of the retailers and tourism companies book the hotels prior to the beginning of the tourism season because they also need housing for their staff. This creates a shortage in short-term, furnished housing throughout Juneau.

There is a need for this type of housing, and it is important for the Assembly Members to take a more detailed look at this new trend and the type of housing it does provide.

Thank you for your time.

Respectfully,

Marna McGonegal
Marna.mcgonegal@gmail.com



From: [Judith Hayden](#)
To: [Borough Assembly](#)
Subject: Ordinance 2023-26 An Ordinance Creating a Short Term Rental Registration Program and Providing for a Penalty
Date: Friday, June 9, 2023 12:47:59 PM

I urge you to VOTE AGAINST this ordinance creating a short term rental registration program and providing a penalty.

I have several reasons that I oppose this ordinance and hope you will read and consider them.

I am not a short-term renter nor do I own a short-term rental. My concerns are that of a private property owner who believes the Assembly as a governing body is overreaching to limit the rights of a property owner. A property owner has the right to rent, not rent, short-term or long-term. This decision should not be in the hands of the government.

After trying to research the issue on why the Assembly has decided it needs to create one more bureaucratic step to hassle private property owners, I am not convinced that this ordinance is necessary.

1. There are no facts as to why short-term rentals need to have more regulation. The reasons presented in articles I have found are arbitrary and capricious opinions. If a person chooses to do short-term rentals instead of long-term rentals - that is not a government decision and owners should not be forced to rent long-term if they don't choose to do so.
2. If CBJ can't track down those businesses who are not paying sales tax/hotel tax, etc. - even with the data analysis they conducted this spring, there are other less invasive governmental avenues CBJ can take to inform/make aware they have to pay sales tax. Public Service messages, property-owner mailings, etc. give the tax awareness CBJ seems to be concerned about mitigating.
3. Barr said [according to KTOO article, June 8, 2023] "part of the reason we'd move forward with this registration ordinance to to get a better understanding of what our compliance rate is". Yet the same article stated that CBJ City Deputy Manager Barr already did a data analysis this spring and knows exactly how many short-term rental businesses have registered with the city and how many haven't. Doesn't take that much extra accounting and analysis to follow up and contact the businesses- in the same way you would follow up if the business didn't register under the burdensome proposed ordinance. Also the say way CBJ follows up with all businesses in the borough.
4. Implicit in the ordinance proposal is that "more regulation is coming" just "not at this time". Possible restrictions include, but limited to: the number of rentals one person could run, prioritizing rental for primary residences, sending money to affordable housing fund, I am incensed that this Assembly is proposing the increase of government oversight on personal property decisions of which the government has no right to be involved in.
5. Because other cities & local governments are restricting short-term rentals, adding layers of burdensome requirements is no reason for CBJ to do so.
5. For CBJ Assembly to regulate now because Barr states " regulation becomes more painful the longer you wait" is not a justifiable reason to decide to make regulations.

Again I urge you to VOTE AGAINST this ordinance. It is intrusive and unnecessary.

Judith Hayden
local property owner and taxpayer

From: [kathleen hansen](#)
To: [Borough Assembly](#)
Subject: ordinance 2023-26
Date: Monday, June 12, 2023 12:43:34 PM

Hello

I am writing in response to ordinance 2023-26. I have an apartment in my house that I rent to legislative staff for 30+ day period as well as other Short term 30+ day leases. When it's not for use supporting those industries in Juneau, I use it for short term rentals. The majority of my rental year is comprised of short term 30+ day leases. I'm wondering how this falls into the proposed ordinance 2023-26 for registering short term rentals and the goal of this data collection. If this were to pass and I registered my unit, I want to make sure the city is accurately understanding the use of these rentals in supporting many different industries and housing needs of Juneau.

Thank you

Kathleen Hansen

From: [Liz Perry](#)
To: [Rorie Watt](#); [Robert Barr](#); [Alexandra Pierce](#); [Borough Assembly](#)
Subject: Position statement on STRs
Date: Wednesday, November 23, 2022 8:02:21 AM
Attachments: [Position Statement on STRs - Travel Juneau -11-2022.pdf](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Mr. Watt and Mayor Weldon,

Attached is Travel Juneau's position regarding short term rentals (STRs).

Thank you,

Liz Perry



Liz Perry / President & CEO

Travel Juneau
(907) 586-1761
800 Glacier Ave Ste 201
Juneau, AK 99801
traveljuneau.com



From: [Mini Cherian](#)
To: [Borough Assembly](#)
Subject: Public Comment short term residential rental registration program 2023-26
Date: Monday, June 12, 2023 8:03:34 PM

I oppose this ordinance. this is too cumbersome. I use the Airbnb website to offer the shorttime rental. I have a business license and pay taxes. I dont understand why this is needed. I would be happy to answer questions. We are doing a favor for providing this service. I dont do this part-time only when its convenient for me. Don't complicate this process.

Sent from my iPhone

From: [Justin Pahl](#)
To: [Borough Assembly](#)
Subject: Questions about affordable housing in Juneau
Date: Tuesday, May 17, 2022 8:21:52 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

To Whom It May Concern,

As a resident and homeowner, I am deeply concerned about the lack of affordable housing in Juneau. I am curious what steps the Assembly is taking to address this serious crisis.

First, I'm curious what the Assembly is doing about Airbnb and other short-term rentals (STR). The availability of affordable rentals is critical to all communities, but especially Juneau: both summer tourism and the state legislature require housing for temporary workers. Without adequate supply, the tourism industry might struggle to find adequate staffing; and, more importantly, those who want to move the capital from Juneau have another arrow in their quiver. Affordable rentals are a critical part of preventing capital creep. Lastly, affordable rentals are critical to bringing new residents to Juneau, thus keeping the community we love vibrant and economically healthy.

And yet, to date, Juneau does not seem to have any local regulations for Airbnbs or other STRs. How does the city plan to address the rental crisis in town? Is the city looking at any means of regulating STRs? Is the Assembly considering any best practices, including:

- 1) Only allowing permanent residents to operate STRs;
- 2) Setting neighborhood or owner quotas (i.e., an individual household can only operate one STR); and
- 3) Requiring residents to acquire a permit/license to operate STRs in Juneau?

Secondly, some Assembly members have recently been touting the city's Affordable Housing Fund on social media. However, I think there are some legitimate questions to be asked about whether this Fund will effectively address the housing crisis in Juneau. These questions include:

- 1) How much of the \$5 million will actually be made available to Juneau residents and organizations as opposed to being diverted to address budget shortfalls elsewhere?
- 2) How will low-income residents be made aware of the housing fund and be provided with assistance in their applications? Grant applications are onerous, complicated, and time consuming. Generally, the only individuals and organizations with the know-how, time, and experience to complete and submit a grant application are the individuals and organizations least in need of financial assistance. Most of last year's applicants

were from long-time Juneau non-profits that have, to date, proven incapable of addressing the city's housing crisis.

3) What—if any—reporting requirements are there for the grants? Reading through the RFP, there is no mention of reporting requirements; reading through last year's applications, I didn't find a single applicant who specified how they were going to be reporting on their use of the funds. Reporting requirements are an effective and necessary part of the grant process to ensure that funds are being used for their intended purposes. Without them, what is to stop an individual from using money on a property that is ultimately used as an AirBnb—and not an affordable rental for a Juneau resident?

Without adequately addressing these questions, I fear the Affordable Housing Fund will not do much to address the housing crisis in Juneau and is, instead, a superficial way for the Assembly to avoid making the hard decisions necessary to get housing prices and demand under control—decisions that might anger Juneau residents who already possess significant financial and institutional influence, but who are ultimately contributing to the city's housing crisis.

I look forward to a response.

Sincerely, Justin Pahl

From: [Bryan Olson](#)
To: [Borough Assembly](#)
Cc: [Di Cathcart](#)
Subject: Re: Assembly meeting 12June 2023 item #15
Date: Monday, June 12, 2023 5:36:40 PM

My wife and I operate a city licensed Air B&B, pay quarterly borough tax and hotel tax. We do this part time during the year and you want us to add another item to our operating procedures? We pay 14% of what we make to the city and bring tourism into our community. How do you determine when we are renting or not? By our quarterly tax forms? What happens when I have blocked off times with no renters but relatives? Do I get fined?

If we have to post complaint numbers, who looks into this? What if you already have bad neighbors that use this as a tool to affect your livelihood when there are no repercussions for them. The system needs to be fair with no bias either way. Our customers get graded and evaluated each stay along with us as a host which maintains the good host and renter situation. Rules for the rental and community are posted on the site.

When someone applies for the city business licenses the reference number should be automatically assigned. If there is no business license the city can take action.

I understand there is a housing shortage for lower income folks, my rental isn't a low income option. Also nicer than any hotel in town, why are we being targeted.

Bryan and Cori Olson

On Jun 12, 2023, at 3:18 PM, Di Cathcart <Di.Cathcart@juneau.gov> wrote:

Hello Bryan,

If you are looking at what is on the upcoming Assembly agenda go to the CBJ website: <https://juneau-ak.municodem meetings.com/>

If you would like to provide public testimony there are three options:

1. Email the Borough Assembly your comments directly at the email address you sent this email to – it hits all Assemblymembers, City Manager's Office, Clerk's and Law inboxes.
2. If you wish to provide oral testimony via Zoom during a specific Regular Assembly meeting you need to let the Clerk's Office know by 4pm the day of the meeting that you wish to provide testimony, the Clerk's Office will request your phone number, email and what name to look for on Zoom to allow you give testimony.
3. If you wish to provide testimony in person, there is a public testimony sign-up sheet at the back of the Assembly Chambers and you do not have to sign up ahead of time. Regular Assembly meetings start at 7pm. If you wish to provide testimony on a non-agenda item you'll want to arrive a few minutes before 7pm to sign-up as public testimony on non-agenda items is

From: [Michael](#)
To: [PC Comments](#); [Borough Assembly](#)
Subject: Re: Title 49 Re-write Info
Date: Monday, April 29, 2024 8:29:19 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear CBJ Assembly,

I want to begin by acknowledging and respecting the traditional Tlingit inhabitants of this land. I hope our shared vision for this land is to serve as a central hub for Southeast Alaska, uniting into a community that is connected with the lands, seas, and nature around us.

I appreciate the hard work the Assembly and Planning Commission has performed to create a Title 49 city land use code that works for everyone. However, I must voice my concerns over the proposed \$3 million allocated for its re-write.

Please consider these comments, along with Ms. Marlow's comments to eliminate or reduce this allocation for a Title 49 Re-write during Assembly Finance Committee.

It is evident that CBJ's diverse property types and uses necessitate a flexible code that addresses modern issues. However, the current system is working and any Title 49 changes need to be focused on individually, not through a comprehensive overhaul. At the very least, a plan needs for the re-write should be generated before this line item is approved.

As has been done before, amendments and resolutions can be drafted into this living document without an absolute overhaul. As Ms. Marlow declared, the system is working even if it is difficult to change. If administrative efficiencies and leniencies need to be created, so be it. But taxpayer money doesn't need to be used.

Such a rapid change of Title 49 might lead to unintended consequences, disrupting the community's fabric and creating uncertainty for sustainable and predictable development.

The location of the landfill and addressing affordable housing are critical goals to focus on before spending \$3 million on rewriting Title 49.

Instead of focusing \$3 million on rewriting Title 49, let's focus on more immediate needs:

Property Disposals: I commend the city's efforts in disposals to the Tlingit and Haida Regional Housing Authority on Pederson Hill. Further small auctions, such as additional land areas near Pederson Hill and North Douglas, can continue fostering community development. If short-term regional restrictions need to be placed on new land disposals, this should be addressed with the focus they deserve, not as part of a rapid overhaul, and with due attention to the school district.

Short-term Rentals: These rentals provide jobs, revenue, and housing options, helping Juneau thrive. These rentals support legislative staffing in winter and summer travelers, facilitating

tourism growth and Downtown Juneau's vision. They will help Eaglecrest's gondola thrive and encourage homeowners to continue investing in their housing. There already is a progressive tax rate paid by short-term rentals, including a 5% sales tax and an additional 9% hotel tax, that has contributed significantly to projects like the Centennial Hall campus expansion, promoting arts and cultural events downtown.

Community Facilities: Keeping essential services open, such as schools and public pools, is crucial. With staffing shortages, the pools are not operating at capacity, which should be essential for an ocean-centered town. I moved to Juneau from Golden, Colorado, which has a Community Center and pool that is open continuously throughout the day. To add to this, there is no recommendation by the National Recreation & Parks Association regarding safety breaks. If the pools need staggered lifeguard staffing, let's ensure these facilities continue to operate at capacity.

Juneau needs sustainable infrastructure to support its growth. Future visions for comprehensive community campuses at Diamond Park or Floyd Dryden, a second crossing to connect the town, relocation of the landfill, and sustainable energy leadership are critical goals to achieve before spending millions rewriting Title 49.

In conclusion, we need to keep public services open, address Title 49 issues individually, so as to gather the community input that each issue requires.

Is there a plan for how the \$3 million will be spent? What if a re-write costs more? I bet a different approach could cost less.

CBJ should balance traditional respect, community programs, and future investments to benefit all its citizens. To do so, CBJ should focus on saving this taxpayer revenue for more pressing issues until a more definite plan is detailed.

Thank you for your time and consideration

-Michael Riederer

On Sun, Apr 21, 2024, 10:26 AM Michael <michael.riederer.4@gmail.com> wrote:

Hi CBJ Planning Commission,

I wanted to understand the necessity for a \$3M allocation for Title 49 re-write as discussed at the Assembly Retreat and in the agenda packet of the Assembly Finance Committee's 4/6/24 proposed budget.

Please update with information regarding this proposed spending. With schools closing and city services continually being cut, it's my opinion the public should understand more about these proposed changes. Especially considering the Planning Commission's Title 49 Committee hasn't even met this year.

Is there a lower cost way to approach this issue? Maybe offset with some land disposals as outlined in the 2016 Land Management Plan?

Regards,

From: [Joanie Waller](#)
To: [Borough Assembly](#)
Subject: Regarding the 2% bed-tax increase to fund the JACC
Date: Friday, August 2, 2019 12:14:37 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello Assembly members,

I recently heard that you are well into the process of increasing the bed tax another 2% in order to fund the new JACC building project. This deeply concerns me as it is an additional tax on top of the existing tax that I currently pay on my short-term rental.

First of all, a year or so ago this topic of increasing the bed tax for the JACC was brought up and my understanding is that it did not pass. I received a phone survey and maybe even a mail survey, and I expressed my opinion then. Now I hear it is getting slipped through and well on its way.

This time, has there been any notification to those who rent short-term? If so, I haven't received anything about it.

I know that CBJ has a list of bnb owners because I was contacted by a city employee who posed as a potential renter on my Airbnb account.

(Side note: she didn't identify herself as a government employee in her profile and wasted a lot of my personal and business time in accommodating her request before I understood her motive. I did feel this method was in poor taste and unprofessional. Identifying herself as a CBJ employee would have been more up-front.)

Taking the additional tax from summer visitors seems convenient but not directly related to the JACC per se, as it is a community center and is mostly used by the locals and year-round visitors and not by the visiting summer tourists. The only time I rent my single unit on a short-term basis is during the summer months. The rest of the year I provide monthly accommodations for long-term workers such as legislative employees and new-hires (who usually move out and into year-round contracts). I am told housing is much-needed in downtown Juneau and I, as a property owner, am doing my part in providing one rental unit.

As a self-employed tax payer and property owner, my single rental cottage in downtown Juneau helps with my mortgage payments and ever increasing bills. I have not increased my daily rate since 2012, as there has been ever-increasing rental competition and I feel my \$129 + 12% tax = \$145 is the price range my renters are looking for. The idea of increasing a tax passed on to the summer tourist is not fair to me, the owner/operator.

- Have you explored other ways to find \$\$ for the JACC project?
- Could you find a way to direct a portion of the existing 7% bed-tax to the JACC? I understand you have 2% to play with.
- If this increase is for all hotels and inns, is there a way for an exemption for rentals under, for example, 3 units?
- Can there be an exemption for those businesses who rent short-term (under 30 days) only during the summer season?

Do any of you decision-makers have a short term rental? I welcome any one of you to give me a call to talk about the implications another 2% would have on me, a tax payer who offers a rental on top of my regular job. I would hope this would be rewarded and not further extended. An exemption would be helpful.

I trust there are other creative ways to get that JACC paid for instead of this convenient tax increase. Please consider my suggestions. I welcome an explanation from any of you on how this tax increase has gotten to the stage it is at, this time around.

Thank you for your service and your time.

Joanie Waller

323 Third St

Juneau 99801



From: [Patty Collins](#)
To: [PC Comments](#); [Borough Assembly](#); [Rorie Watt](#); [Robert Barr](#); [Jill Maclean](#); [Scott Ciambor](#); [Irene Gallion](#); [Beth McKibben](#); [Teri Camery](#)
Cc: [Patty Collins](#)
Subject: Residentially zoned properties used as vacation rentals
Date: Thursday, May 19, 2022 7:42:52 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear CBJ Assembly, Management, Planners & Planning Commission,

CBJ has had a tight housing market is not a new thing. The need for affordable housing has been a constant mantra. However, for the first time I have been hearing about Juneau employers unable to fill well paid positions because of the lack of housing. I'm not talking about entry level or seasonal positions but professional well paid positions. We are past the shortage of affordable housing & onto a new level of housing shortage. This is alarming to me. How can we as a community expect to maintain economic viability if our larger employers like the hospital or AK Brewery cannot fill well paid mid-management & professional positions due to a simple lack of housing inventory.

This is happening during a time when the population in Juneau is not growing. According to data on the internet for the last few years our resident population is, in fact, slowly shrinking. Looking around I have seen a significant number of new residential projects that have been completed in the last 5 yrs. How can we have substantially less available residential housing inventory when our resident population is shrinking?

One of the goals stated in the 2015 Economic & Development is "Break down the housing barriers that are dampening economic growth". It goes on to call this objective "Foundational. Lack of "starter" or affordable housing is a critical economic barrier holding back progress on other initiatives". In other words, without housing we are unable to do any meaningful economic growth in any area.

There are multiple reasons for the tight housing market. I believe one that is making a significant impact & has been ignored for too long is the inappropriate use of residential dwelling units on areas zones D-1 through D-18 as *stand alone vacation rentals with no owner or manager on site*. This use has been steadily increasing since the introduction of the online sites that make marketing rooms and dwellings to the public very easy. (Airbnb, VRBO, Home Away, etc) I believe that this use is also contrary to the intent of our current Section 49, land use codes for these zoning areas.

Excerpt of our current Table of Permissible Uses. This is the only section in our Table of Permissible Uses that addresses rentals in any way.

image.png



image.png



image.png



Please note that section 1.610 clearly indicates that a conditional use permit is needed for most zoning areas. Included in the list of items is “temporary residences”. It also clearly says “Owner or manager must live on site”. Our current Land use code does not specifically define “temporary” or “residence” but it does define “residential use” & “dwelling”, which is a term used to explain “residential use”. Excerpt of some of our current definitions:

image.png



It is my understanding that the current interpretation from the CDD is that the entire section applies to rooms that are rented and not to entire dwelling units. I do not believe that that is the spirit or intent of our code. Our code regarding nightly rentals has not been updated since the internet made it explode in use. Prior to this you would need to spend substantial money on marketing to reach potential vacation renters. Due to this it was difficult to make it profitable without substantial effort & multiple rooms in a single building was the norm. The online marketing companies changed all that. When I look over the entire section, knowing that it was written back when the standard was rental rooms, it is clear to me that the intent is for nightly rentals for commercial profit to be focused in mixed use and commercial zones, not our purely residential areas. The use of property in our purely residential areas takes a conditional use permit. I find it hard to believe that our code intent was to only require a conditional use permit when the rental is a room in a residentially zoned area while “exempting” whole dwelling units. I believe the wording “temporary residence” was written as a catch-all for any building identity not specifically listed in which the goal is to provide nightly rentals. It makes sense to have a catch-all phrase when writing zoning code in the attempt to future proof it. We have a code definition for “transient structure” and says that it

is short term rentals measured in rooms vs dwelling units. Section 1.60 does not say “transient residence” or “transient structure”. Our code definition for “motel” says “transient accommodations”. Our code definition for “hotel” says “transient lodging accommodations”. Section 1.610 in our land use code doesn’t say anything about “transient” at all. It says “temporary residence”. The definitions in our code for “residential” & “dwelling” does not support, in my opinion, the idea that the nightly rental of an entire dwelling unit is exempt from all regulation. It is just not specifically listed because the code was written before the current dwelling unit vacation rental explosion.

It is also my understanding that the CDD currently interprets the “Owner or manager must live on site” as “*Only if or When* an owner or manager lives on site”. In other words: If there is someone residing at the property who can monitor things like garbage, parking & noise then that property must have a conditional use permit in order to do nightly vacation rentals. If there is no-one living at the property to monitor these things then it is a complete free for all & there are no permit requirements at all. Come on folks, that’s just silly!

I have done some online data mining specifically on Airbnb in regards to current hosts & properties. The number of hosts who live outside Juneau or host 2 to 5 dwelling units located at different properties is not small. I found one host that had over 25 listings here in Juneau. All individual dwelling units at different locations throughout Juneau. The online sites have made marketing to independent vacationers very easy & there is more money to be earned from someone paying nightly vs monthly. The number of people utilizing dwelling units in purely residential zoning areas (D-1 through D-18) keeps growing. Now we have people:

- Buying homes, apartments & condos & turning them into full time dwelling unit vacation rentals
- Turning rental investment property that was previously available to long term & seasonal renters into full time dwelling unit vacation rentals
- Not selling their starter home, apt or condo or renting to a long term renter when they upgrade into a bigger home. Instead they turn their starter home into a dwelling unit vacation rental.
- Not selling or renting their home, apt or condo to a long term renter when moving out of Juneau and instead turning the property into a dwelling unit vacation rental
- Building homes, even multi-family homes, that is purely investment property, not a primary dwelling, for the owner with the intent to use the property only as dwelling unit vacation rentals.

We are a tourist community. We will always have a seemingly endless supply of people interested in visiting. Unfortunately, every residential dwelling unit turned into a vacation rental is one less rental or one less starter home available to someone who lives here. The lack of inventory increases costs to rent or own. This doesn’t just negatively impact our lower income community. We are now at a point where it is impacting the well paid professionals who would be an asset to our community. At this point I feel these real estate investors are making significant income at a cost to our community as a whole.

I know the assembly has been providing funding to the Affordable Housing Fund. I support funding affordable housing but part of me does think “What’s the point when we are simultaneously allowing real estate investors to turn residential property into full dwelling unit vacation rentals?”. We will never get ahead in the goal to have adequate housing for our seasonal & residential needs if this practice continues at the pace it currently is going.

I also look at the \$10,000 construction reimbursement that CBJ is giving to homeowners who create a grandmother apt in their home. I know of multiple homes where the homeowner received the money and & then listed their new grandmother's apt on Airbnb. In these cases CBJ funded the creation of another dwelling unit vacation rental, not more housing for seasonal or residential needs.

I recognize that currently there is a tax abatement plan for downtown property owners who create dwelling units in the downtown core. Is there a plan in place to make sure these new units are actually used for long term or least seasonal rentals or are we about to provide tax abatement for dwelling unit vacation rentals?

Clearly I believe we need change!

Years back I heard a report that said that it took 2.5 median Juneau incomes to afford 1 median Juneau house. An internet search on current incomes in Juneau & house prices shows that that ratio has not improved. This means a median homeowner needs some kind of additional income in order to afford a home. Due to this I do not support a blanket number cap on vacation rentals in residential areas. This cap will be quickly met. Many of the people who will be among this crowd will be real estate investors who do not live in a portion of the property they are using as a vacation rental. In the long run a blanket number cap makes it more difficult for others to afford to own a primary dwelling. I believe everyone in Juneau deserves the ability to afford their primary dwelling, including future homeowners.

I do believe there should be a limit to how many dwelling units one host can utilize as a vacation rental on a single property ID. I believe this cap should be one dwelling unit per property ID. This means a homeowner is welcome to rent the grandmother's apartment or the other side of the duplex on the property ID which is also their primary residence. However, if it is a 4-plex, & the property owner lives on site, then they can have 1 dwelling unit as a vacation rental and the other 2 of the units need to be seasonal or long term rentals.

I also believe there should be a complete 100% moratorium on real estate investors using residential properties D-1 through D-18 as dwelling unit vacation rentals when it is not the owners primary residence or they do not have a manager living on site. Real estate investors who wish to cater to the nightly rental tourism industry should either purchase property in mixed use or commercial zones (and pay the appropriate property taxes for the zoning) or create a space on that property ID for a resident "manager". This is the only way to ensure that our residential areas are actually providing homes to people that live here either year round or seasonally. I do believe this should only apply to the urban service area. Let's face it, someone doing nightly rentals with their cabin on Shelter island is not a conflict with the need for residential dwellings for folks trying to live & work in Juneau.

I believe that the state regulations regarding B&B's and other nightly rental facilities should also be a minimum requirement here in Juneau. Currently Juneau is exempt from the state regulations, I'm assuming, because the state believes we are regulating these facilities. One state requirement is that anyone proving nightly rentals has an Alaska Business License. It would assist the sales tax office if this was enforced because the state gives Business License information to the sales tax office. That assists CBJ in collecting sales & room taxes. Another regulation the state has is that any establishment with no on-site manager or with 5 or more rooms must have a sprinkler system. Some of you may remember the fire in Sept 2017 downtown at 526 Seward St. At that time the building was renting individual rooms to travelers. The articles I read at the time said the owner lived in Seattle. It operated as a rooming house with no manager living onsite. Two people died in that fire. That means two people died in a fire in a downtown inn that did not meet the minimum state fire regulations.

Within our title 49 land use code I suggest the following definitions be added so that land uses regarding rentals may be more clearly defined:

- *Temporary Residence* - A dwelling unit or room where the tenant pays by the night or by the week with the intent of stay being less than one month. This includes but is not limited to rooming houses, boarding houses, bed & breakfasts, single room occupancies with shared facilities, transitional housing and temporary residences either rooms or entire dwelling units in which the rental is used as a temporary residence.
- *Seasonal Residence* - A dwelling unit or room where the tenant pays rent by the month and has the intent to stay for more that one month but less than one year.
- *Permanent Residence* - A dwelling unit or room which is the primary residence of the owner or a tenant pays rent by the month with the intent to stay for a year or more.

I suggest section 1.600 in the Table of Permissible Uses be expanded to address all residential rental options & regulated by how things are being used vs leaning on labels. Here is my example: (I'm sure it is flawed but you'll get the gist)

1.600	Miscellaneous, dwelling units or rooms for rent																		
1.610	Temporary residences or transient structures inside urban service area where the property is the primary residence of the owner or a manager must live on site. Maximum of 1 dwelling unit and maximum of 5 total rental spaces.	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1	1	1,3	1,3	3n			
1.612	Temporary residence or transient structure inside urban service area where the property is not the primary residence of the owner and there is no manager	3								1,3	1,3	1,3	1,3	1,3	1,3	3n	3n		

		living on site. Maximum of 1 dwelling unit and maximum of 5 total rental spaces.																	
	1.614	Temporary residence or transient structure outside of urban service area. Maximum of 5 total rental spaces.	3	3	3	3	3	3	3	3									
	1.616	Rooms or dwelling units rented as a seasonal or permanent residence.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	1.620	Hotels & Motels	3								1,3	1,3	1,3	1,3	1,3	1,3	1,3	3n	3n
	1.630	Single Room occupancies with private facilities utilized as seasonal or permanent residence in urban service area	3					1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3		
	1.635	Single Room occupancies with private facilities utilized as a temporary residence in urban service area	3								1,3	1,3	1,3	1,3	1,3	1,3	3n	3n	

No amount of regulation matters without meaningful motoring so that there can be enforcement. Once upon a time this was very difficult to do with the online vacation rental sites. Fortunately for Juneau, bigger richer cities have already been to court with the online companies and the precedent has been set. The companies will assist a city through reporting rental & host activity along with not listing rentals that do not meet the cities zoning requirements. In order for them to do this the city must first set up a system to register the

vacation rentals. An example of a community who has done this is San Francisco. When a host registers a rental with AirB&B in San Francisco there is a field in which they are to put their "Business Registration Certificate Number". Next to that field there is a button that says "What is this". If you click that button it leads you to a San Francisco specific help page with links to the San Francisco city website so that a prospective host can learn about & make sure they are complying with the San Francisco regulations. Link to the San Francisco Airbnb help page:

<https://www.airbnb.com/help/article/871/san-francisco--ca>

I suggest that CBJ the two fields that a host must fill out in order to list their rental:

- Alaska State Business License Number
- CBJ Temporary Residence Permit Number (new registration system created by CBJ)

I suggest the issuing of the Temporary Residence Permit Number start with the property owner applying for the conditional use permit. During this process the permit application should specify the number and type of temporary residence rentals that will take place at the property. This way CBJ will know if it is rooms, an entire dwelling unit or a combination of both. Once the conditional use permit is issued the property owner can register with the sales tax office and receive a Temporary Residence Permit Number for each rental. I suggest using a specific number for each property ID and an individual letter for each individual rental unit at that property ID.

For example: Property "X" has been given a conditional use permit that specifies that they will be renting 1 complete dwelling unit along with 2 additional rooms. The Temp. Res. Permit numbers are 100-A, 100-B, 100-C.

This way each rental has a unique permit # making it easy for the online vacation rental companies to prevent duplicates. Each property ID has a single number making it easy for CBJ staff, who are reviewing rental information supplied by the online companies, to spot abuses since all rentals under one number should be coming from the same physical address.

I also suggest that an online database, similar to the assessors database, be added to the CBJ website. This database will provide anyone with the ability to see what properties have a Temporary Residence Permit along with how many rentals, what kind of rentals the property supplies, who the owner is, if it's a resident owner permit or resident manager permit, the name of the resident manager & basic contact info for owner or manager. This provides a point of contact in case of concern along with transparency. In my experience folks are less likely to have negative grumbling about things happening in their neighborhood if they have a full understanding of what is happening.

I recognize that creating the registrations system & having all the current dwelling unit vacation rentals apply for a conditional use permit will create a significant up front work load for the permit & sales tax departments. For this reason, I suggest a temporary citizen task force be created to expedite & assist the processes of conditional use permit review. The task force should logically have a permit specialist and likely a member of the Planning Commission assigned.

I apologize for the length of this letter. I really hope that our assembly, management & planning commission realize that housing available in residential areas for seasonal & long term residents should take precedence over the profits of individual real estate investors. I

hope you realize that the issue, at this point, is not small & there is a real need for change before it is even worse. Please curb the use of our residential properties by the investors as short term vacation rentals!

Thank you for your time,
Patty Collins

pepmntpatty@gmail.com



PS. I am happy to sit down with anyone interested & show you examples of hosts with multiple discontinuous listings or live outside Juneau.

From: [Judy Crondahl](#)
To: [Borough Assembly](#)
Subject: Santa Monica Short Term Rentals
Date: Wednesday, April 20, 2022 1:10:15 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I'm glad to hear that you are seriously looking at the impact of short-term rentals on Juneau's housing crisis. I hope you will look at the Santa Monica, California, ordinance that helps them lessen the impact of short term rentals. I am providing the link here and hope it will guide you to a similar solution in Juneau.

<https://santamonicacityca.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=8568&MeetingID=1192>

Judy Crondahl

From: [Judy Crondahl](#)
To: [Borough Assembly](#)
Subject: Short Term Housing
Date: Thursday, July 13, 2023 7:27:25 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Thank you for passing the ordinance requiring registration of short term housing rentals. Whether or not short term rentals exacerbate Juneau's housing shortage (I believe they do), registration will show if there is an issue and, if so, the extent. This is a small step in prioritizing residents over tourists. There is a long way to go. Thank you for making a start.

Judy Crondahl

From: [Dan Coleman](#)
To: [Borough Assembly](#)
Subject: Short Term Rental Regulation Thoughts and Ideas from an Operator/Owner
Date: Sunday, April 28, 2024 5:03:37 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Members of the Assembly and Administration,

I'm writing as an owner/operator of three short-term rentals in Juneau. One of them is a small apartment attached to our primary home. The other two are a duplex that I've owned for 23 years and is located 3 houses down from our primary residence. My wife, teenage children, and I run the business as a means to support my uncle, a navy veteran and Alaskan resident since 1969 who suffered a debilitating stroke in 2020. We started this business as a means to support his ongoing care and use the proceeds to support his long term care which is very expensive.

We do support regulation of the industry, but encourage you to be cautious when making assumptions about who owns, operates, uses, and benefits from short term rentals in Juneau. We incorporated our business as a means to protect ourselves and uncle from the legal risks of running this business. We aren't a faceless entity. We are residents with kids in school, working jobs in the community, paying property, sales, and lodging taxes, as well as business licensing and operating expenses that we try to keep local as much as possible. We donate funds to the Glacier Swim Club, the youth Nordic ski team, Hooprats, Gastineau Little League, and other local youth programs.

Going into our third season, we've learned a lot about the seasonal cycle of this business. We only make a profit about 4-5 months of the year. We choose to operate year round because we want to keep our housekeeping staff employed year round and ensure they have a steady income for their family.

In addition, we target our offseason pricing to assist families who come to town from throughout the region for longer periods of time. This past winter we hosted 4 families for 3-5 weeks each who came to town to have babies at BRH. We also hosted Canadian families coming to town to enjoy Eaglecrest and preferred to stay together under one roof. We had multiple other couples and families from about a dozen SE communities who came to Juneau for medical procedures and could not afford other housing options. That is of course in addition to the families who come for events like Folk Fest, Celebration, holidays, and other large events.

It's important to remember these stories when thinking about numbers. It's also important to note that some of the numbers you are looking at are very broad measures that don't give a good sense of what the market is really doing. When you hear average income per rental of \$280, this includes everything from a single room in a shared home to a large 5-bedroom house with a beautiful view on the water. These units are not the same, but they get bundled together in some of the data you've been shown. The average daily rate for our units in the summer is \$294, however the revenue per available room (RevPAR) is \$145. In the winter our average daily rates are \$101, but the RevPAR is \$80.

More accurate data would include:

- Average Daily Rate (this takes into account vacancy, not just the advertised nightly rate)
- Adjusted RevPAR (this includes revenue per room, making a better comparison when looking at properties with different numbers of rooms.)
- Occupancy and adjusted occupancy
- Length of Stay (this is often very different for STRs than other lodging options.)

The market is constantly changing. We have seen in our business decreases in occupancy and revenue per room over the past 24 months, as well as an increase in the number of available units throughout the market. We've seen several STRs that were our direct competition shut down over this past winter. The market is getting more competitive and harder to turn a profit. I think we are seeing a plateau in the market right now. They dropped their prices for a time, but just couldn't stay occupied and ended up leaving the market. The market is adjusting and while new units are still coming online there are others that are shutting down.

It's also important to consider the long tail of measuring a closing STR vs. starting a new one. It's easy to count the new units registering, but it can take up to a year before a business or rental falls off the list when they are required to renew registration. Consider this when making assumptions about the total number of STRs as reported by Harmari.

I was born in Alaska, and have lived here for 41 years, with Juneau my home for most of that time. I graduated from JDHS, attended UAS and have worked in several industries in town. I support and love this community. I believe there can be a balance for Juneau that includes STRs and the benefits they bring. For our three rentals we hire local cleaners and paid about \$25,000 last year for those services. We have finally been able to afford to hire contractors to repair and renovate our units. We spent over \$30,000 on local paint and renovation contractors last year. We spend money furnishing, putting in new appliances and keeping up the outside of the property better than it has ever been before.

Regulations I would consider reasonable include:

- Limit the number of new STRs, while grandfathering in existing units.
- Eliminate the transfer of STR registration or STR business licenses. This could reduce the number of units moving forward if new STRs are also limited. Hawaii did this successfully outside the tourist districts.
- Require a manager or owner who lives in Juneau.
- Consider an additional STR tax and assign those dollars to the Juneau Housing Trust.

Regulations that would significantly impact our ability to operate:

- Require hosts to live onsite. We live in the neighborhood, but not on one of our properties.
- Not renewing STR registrations.

Thanks for your time.

Regards,
Dan Coleman
Juneau Getaways

www.juneaugetaways.com

907-419-0270

dan@colemans.me

From: [Betsy Brenneman](#)
To: [Borough Assembly](#)
Subject: Short term rentals - a comment from a long-time Juneau resident
Date: Monday, June 12, 2023 11:10:25 AM

Members of the Juneau Assembly, Mayor Weldon and Manager Watt:
I applaud you for tackling the issue of short term rental properties and am highly supportive of any and every effort you make to gain more understanding and oversight of this market given its impact on the availability of housing in Juneau. I believe it is a critical issue negatively effecting Juneau's well-being in too many ways to name.

I have lived in Juneau for 45 years and have experienced seismic changes in our community, some very good and some very discouraging. Recently, for four years, I volunteered as a steering committee member helping create Blueprint Downtown Juneau, the new 20-year area plan that is now in the hands of the planning commission. I am NOT representing the steering committee or speaking to that plan at this time. However, when you eventually review the plan, you will not be surprised to see that after years of long discussions, lack of housing specifically in the downtown area continually and negatively colored every aspirational vision we discussed during the process.

For now, I want to express my personal hearty support for a number of paths you have discussed to address the impact of short term rentals in Juneau including:

- Collecting data and creating a useful sustainable data base of properties;
- Defining "short term rental" so that property owners have a clear understanding of what that means;
- Creating a mandatory registry for short term rental properties;
- Collecting city sales taxes on the properties;
- Prohibiting those who receive a CBJ allocation for accessory apartments from turning them into short term rentals;
- Limiting the ability to offer short term rentals to local property owners.

Whatever you can do to advance some or all of these approaches I believe would be of great benefit to our city.

I appreciate there is reluctance and will be pushback if the city imposes requirements on private property owners, however, there are already restrictions on property rights when they were found to be in the public interest. I feel it is way past time for the city to set some guidelines and requirements on short term rentals and then, to enforce them, also in the public interest. As you know, many other municipalities in Alaska and around the country have already done this, so there are plenty of examples to follow or avoid.

Thank you for doing this hard work which I believe will help make Juneau more attractive and affordable for all kinds of families, employees and elders to live, work and prosper. And thank you for making hard decisions needed to create reasonable requirements on these properties and to provide the resources to enforce them.

Sincerely,

Betsy Brenneman

1703 Willow Drive, Juneau 99801

From: [Shannon Crossley](#)
To: [Borough Assembly](#)
Subject: Short Term Rentals in Residential Zones
Date: Wednesday, March 22, 2023 3:17:00 PM

Dear esteemed assembly members,

As we come into another tourism season and Juneau ramps up to absorb the hundreds of seasonal workers vital to the economic development of some industries, these housing needs are clashing with our need for permanent housing. This is already being exacerbated by the short term rentals in the city. I strongly urge you to take control of this situation before the greed of our local real estate investors and the success of renting a single family home on a short term basis doesn't expand exponentially to outside investors buying our real estate for the same purposes.

Short term rentals, to me, are businesses run out of residential zones. If you're making 10k in rental fees renting out your starter home in a month, it could conceivably be someone's full time job. There must be something the city government can do, and I would like to see these discussions continue. A higher short term rental tax? A special business license to operate out of a residentially zoned lot? Owner occupied for 3 months out of the year short term rentals only? Every day we see new professionals looking for housing online, and hear stories of people coming for full time employment but unable to find housing. Some look for months living out of hotels, some give up and reject the positions they were offered. These short term rentals must be affecting rental prices as well, and if we don't take control of this issue, our city is going to be handed over to unbridled tourism with a small skeleton crew of locals. I try not to demonize the people running these airbnb's, but this has to stop, and people if given the option are not going to do the right thing. I urge you to consider adopting measures spearheaded by the City and Borough of Sitka. I understand people are just trying to squeeze a dollar wherever they can, but at what expense? They will be unhappy, they will scream about private property, they will act like children, but I'm begging you all to be the adults in the room. It is their job to worry about their families and their side hustle, isn't it the city government's to worry about the vitality of this community?

Thank you for your time.

Shannon Crossley

From: [Mimi](#)
To: [Borough Assembly](#)
Subject: Short term rentals
Date: Saturday, August 6, 2022 2:22:18 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello,

I am a lifelong Juneauite. I own my permanent residence in Juneau, and I also own a property in Bellingham, Washington which I rent as a short term rental. The process to legally operate a short term rental in Bellingham is very difficult, expensive, lengthy, with a lot of rules and regulations, and licenses. I don't own a rental property in Juneau, but having been through the process, and having a potential short term rental next door, I have a few suggestions.

Short term rentals should be registered with the city.

Guests should pay a room tax.

Safety inspections should be mandatory.

There should be a limit on how many units one owner can rent, operate.

A firm set of rules should be mandated as far as events, parties, noise after a certain hour.

Number of guests allowed in a unit dependent on bedrooms.

Curb appeal, yard, etc. maintained.

There are many local short term rentals in Juneau that offer a great experience for tourists. Making sure they follow certain guidelines can make a win win outcome for all.

Kind regards,

Miriam Medenica



mimi.medenica@yahoo.com

Sent from my iPad

From: [Judy Crondahl](#)
To: [Borough Assembly](#)
Subject: Short Term Rentals
Date: Wednesday, March 30, 2022 8:36:01 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

<https://www.kinyradio.com/news/news-of-the-north/short-term-rental-town-hall-to-be-held-in-sitka/>

Short term rentals sound like an issue in Sitka. A chance to work collaboratively on a common issue?

Judy Crondahl

From: [Judy Crondahl](#)
To: [Editor](#)
Cc: [Borough Assembly](#)
Subject: Short Term Rentals
Date: Thursday, June 15, 2023 1:43:50 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Editor
Juneau Empire

I was sorry to read in the paper that the ordinance to register short-term rentals had been sent back to committee instead of being approved. The article did not identify problems with the proposed ordinance other than the number of owners of such rentals who were opposed. This is an indication of the size of the problem, not a reason to send it back to committee. We have a housing problem in Juneau and Juneau's growth will remain stagnant until adult workers can afford housing, children, and child care. When people own multiple housing units and choose to rent surplus units to visitors instead of residents, we are stuck with inflated housing costs, and without enough nurses, daycare providers, carpenters, plumbers, electricians, and store clerks. This ordinance to register short-term rentals won't solve the problem but it would at least allow our policy makers to identify the size of the problem. Shame on those assembly members who are sticking their heads in the sand and refusing to deal with this issue. Bring this ordinance back and pass it. Without registering short-term rentals, you don't even know if you are collecting the required sales tax. That's irresponsible.

Judy Crondahl


From: [Justin Pahl](#)
To: [Borough Assembly](#)
Subject: short-term rentals
Date: Monday, June 12, 2023 5:11:56 PM

I am writing in support of the city requiring short-term rentals to register with the city. This would ensure accountability and help to alleviate the city's housing crisis.

Best, Justin Pahl

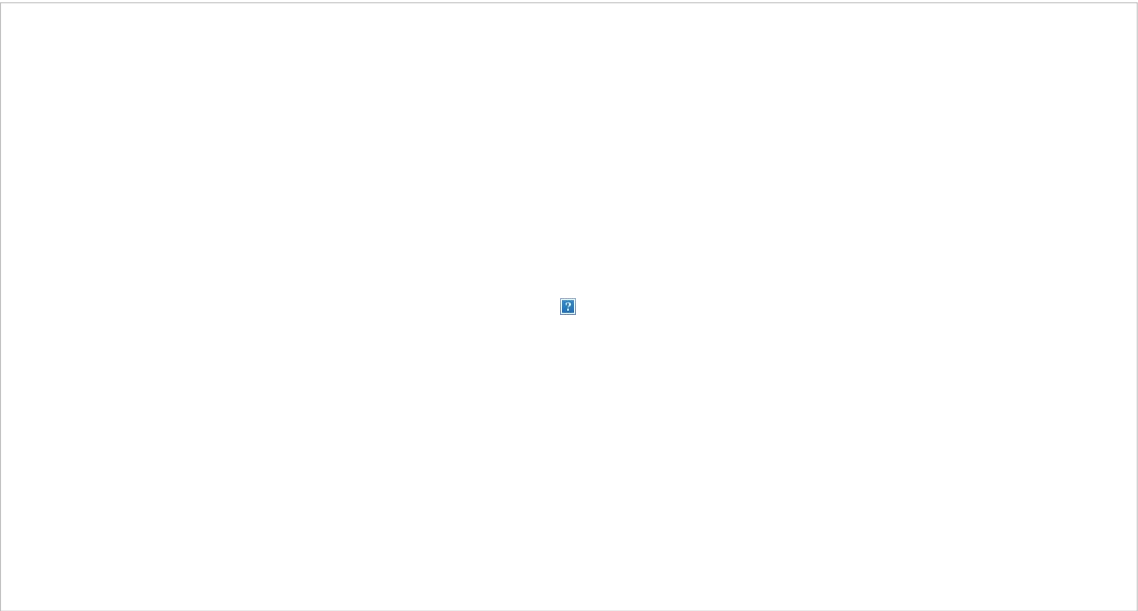
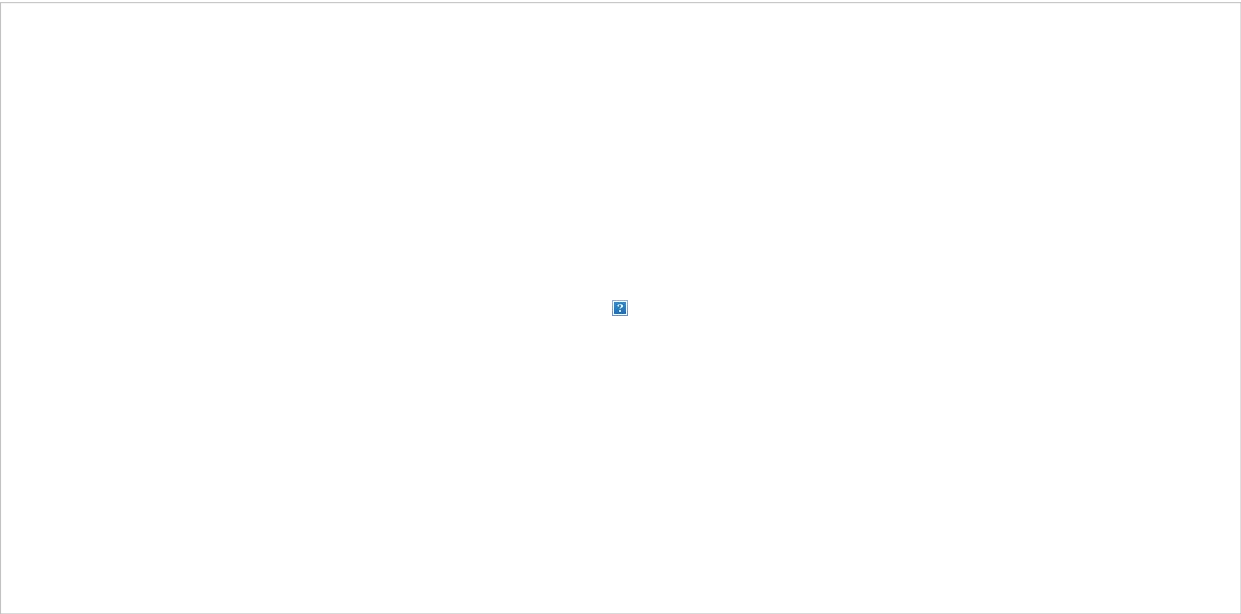
From: Nathan "Nate" Vallier
To: Borough Assembly
Cc: lg.perry@traveljuneau.com; Brian Holst
Subject: Speaking of AirBnB in Juneau.
Date: Tuesday, April 4, 2023 5:34:15 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Greetings,

So another client today sent me a list of AirBnbs for them to look at for rentals – and out of curiosity, I checked to see how many were collecting CBJ head tax.

Out of 10, only 2 were collecting bed tax.

This was after I logged in and tried to book – in the final screen, it will show taxes.



Nate Vallier, VTA
President
Alaska & Yukon Tours – Airline Doctors, Inc
2 Marine Way #203 Juneau AK
Located in the historic Merchant's Wharf
o 907.531.9140 | f 907.313.3070
nate@alaskayukontours.com
www.bookayt.net <http://www.alaskaexcursions.net>
www.belizeexcursions.net



From: [Frankie Pillifant](#)
To: [Borough Assembly](#)
Subject: STR ordinance 2023-23
Date: Sunday, June 25, 2023 4:25:58 PM

Hello All,

I hope this is the appropriate time to weigh in on ordinance 2023-23. We are a 'mom and pop' family business located in Juneau. We choose to operate as a short term rental because we can control when it's available for use. The suite is private, and we are generally open most of the year. We do 'delist' or close it periodically to have the house to ourselves and not worry about noise, or to have it available for visiting family and friends. Or simply not have to operate it during the big holidays. Many times guests are Alaskans visiting Juneau for the first time (and find it quite charming)! Also many international travelers. All are looking for a more homey and comfortable place to lay their heads, clean up after a day of hiking, sightseeing, skiing, etc. I rarely host large cruise ship guests and often the smaller cruise ship guests who are coming for a few days before or after their excursion. We have been registered with the tax office since inception, paid taxes every quarter, and hold a business license with the State of Alaska.

I just read the ordinance and feel you may be trying to apply too broad a brush to all operators though there are different size businesses operating that have different needs. Please consider these thoughts:

On Page 1, line 15: 'WHEREAS, "gig economy" entrepreneurs operating businesses through third-party platforms like Airbnb frequently and typically do not understand that it is their responsibility to register with the sales tax office and collect and remit sales tax and hotel bed taxes; and...'. The tone may be unintentional, but it reads as negative and adversarial towards the gig economy and entrepreneurs. Does that statement lend real any clarity to your reasoning?

It is important to remember that guests pay taxes that are rolled into the city revenue and will be applied to the full functioning of CBJ, not just for projects or expenditures at the docks. If some of the 14% tax guests pay was actually used to promote business in the 21st century manner that the Airbnb platform does, an international scope, then I wouldn't have to use that platform.

Finally, when you say that you already know how many are not paying the taxes why not go after the folks who you say are not paying the tax? Even if some operators have multiple listings isn't the revenue collected attributable to each of those on the books at CBJ accounting office?

I very much appreciate the efforts you are trying to make towards housing solutions in Juneau. In the past I too experienced the inability to find suitable housing. Perhaps your resources will be better spent if you move more of the lands CBJ holds into private developers with a mandate towards building low to middle income housing? And as an added bonus the housing could be built near transit routes.

Thanks for reading this far. I do think the CBJ already has a lot of the basic data that ticks all the boxes of 69.40.020 and passing this is duplicative government.

Frankie Pillifant, Juneau, AK.

From: [Daniel Cornwall](#)
To: [Borough Assembly](#)
Subject: Support for Ordinance 2023-26 An Ordinance Creating a Short Term Rental Registration Program and Providing for a Penalty.
Date: Sunday, June 18, 2023 7:07:30 AM

Dear Assembly Member,

As the Committee of the Whole considers changes to **Ordinance 2023-26** An Ordinance Creating a Short Term Rental Registration Program and Providing for a Penalty, I want to let you know that I support the idea behind this ordinance. I think that if Wasilla can regulate short term rentals, so can we.

In the KTOO article at <https://www.ktoo.org/2023/06/16/short-term-rental-owners-push-back-against-juneau-assemblies-registration-plan/>, one of the people testifying at the hearing stated:

“I’m local, I live here year-round, I work here year-round,” she said. “But when the city takes steps to hinder my income, which is necessary to live in such an expensive city, it reminds me of the actions the city has taken to put seasonal people first by supporting the cruise industry.”

I don't have their full testimony, but I want to make sure that you know that some people don't see this ordinance as solely helping seasonal people. I've had coworkers who were hired out of town spending months looking for permanent housing. I've read about health care workers passing up Juneau because of the lack of housing. And although they're seasonal, legislators and their staffs are finding it harder to find housing for the legislative sessions. The sensible ordinance you're putting forth isn't about protecting the tourism industry.

I'm sympathetic to over-interference with truly "mom and pop" operations, and I'd understand if you adjusted the ordinance to exempt people renting out part of their primary residence that they spend at least six months in. I'm thinking of people who do short term rentals of a single room in their home. I don't believe that separate apartments, duplexes, or second homes should be exempt from registration. At that point, the owners are serving as hoteliers and should be registered and pay the same taxes as hotels. Or ideally, start renting out their properties for longer terms to ease Juneau's housing shortage.

Thanks for your efforts in this area. One of many things I appreciate about Juneau is that you are all problem solvers. You have different philosophies, but you agree on what the problems are and try to work together on solutions.

Take care and be well, Daniel

--

=====

Daniel Cornwall
900 1st St #14, Douglas AK 99824
danielcornwall@gmail.com
<http://godort.libguides.com/alaskadbbs>

From: [Jorden Nigro](#)
To: [Borough Assembly](#)
Subject: Support for Ordinance 2023-26
Date: Monday, June 12, 2023 12:12:47 PM

Dear Assembly Members,

My husband and I have operated a small vacation rental out of our downtown home (where we also live), since 2015. We chose to do short term because with our little house this allows for us to have regular access to the apartment for visiting family and other activities, like using the space for projects, when no one is in it.

When we started doing this eight years ago and have paid sales and bed taxes to CBJ the whole time - which we feel entirely fine doing. Over the years we've had conversations with other hosts who don't pay the quarterly tax, or are annoyed they must.

We encourage you all to pass this ordinance and then we hope you will consider limiting vacation rentals to properties where the owner lives on site. Juneau has a profound lack of housing - both affordable and otherwise. Around the country we have seen whole apartment buildings turned into vacation rental units. In Juneau we have multi bedroom houses that sit empty during the off season that are owned by people who don't even live in Juneau anymore. As hosts, we strongly feel this market needs significant regulation.

Thank you for your work on behalf of our community.

Sincerely,

Jorden Nigro and Bret Connell
6th St.

From: [Anjela Johnston](#)
To: [Borough Assembly](#)
Subject: Tonights vote on short term rentals
Date: Monday, June 12, 2023 5:03:44 PM

Dear Borough Assembly,

Hello! I am sorry that I missed the information about tonight's vote until today.

We have a short term rental that we put on airbnb. We pay our taxes, are happy to pay our taxes and want to be good neighbors.

The proposed requirements seem quite daunting! I do not understand what these burdensome requirements would provide to our city or whether I would be able to meet them. Is this an attempt to move short term rentals into the long term market?

When we started as airbnb hosts, we were required to post a notice on our listing that we would collect CBJ taxes *in person* from the guest on their arrival. We were not allowed to pay it ourselves or to include tax in a full price. Having this crazy requirement on our listing made us sound like creepy scammers. Once the pandemic hit, it wasn't even safe. My point is that there was a CBJ ordinance that didn't benefit CBJ and harmed us. Is this proposal a repeat of that approach?

Could we talk about this a bit more before making any rush decisions? - I know this has been in planning for a few months but that still seems short. Have stakeholders including short term rental hosts been included in the process?

Very respectfully,
Anjela Johnston
321 Highland Dr

From: [Michael Maas](#)
To: [Borough Assembly](#)
Subject: Writing to implore you to action regarding short term rentals in Juneau
Date: Saturday, July 8, 2023 1:51:13 PM

Hi city assembly,

I'm a lifelong Juneauite. I rent out an apartment attached to my home strictly to long-term tenants for reasonable rent.

I'm writing to implore you to take action to monitor and regulate short term rentals in Juneau. We need to act quickly and dramatically. What cities like San Francisco and Sitka have done are an excellent start: require that short term rental landlords live on the same property as the rental a certain amount of the year (SF is 275 nights a year, Sitka is 180). This allows for local landlords to get some extra income from their properties, but ensures that the purely investment properties go to long-term rentals that benefit Juneau residents.

The effects of short term rentals on cities are not a mystery. They're precedented and observable in countless cities across the country including our neighbors in Southeast, and now here.

The rental market in Juneau is absolutely unsustainable but it has only become so in the past few years, right alongside the increase in short term rentals. Our young people cannot start their lives in Juneau, nor can we attract talent from out of town, because there are no available apartments and rent is ludicrously high. Online rentals groups showed listing after listing of apartments and houses just a few years ago. Then the short term rentals exploded and now they are an endless stream of posts from people desperately seeking affordable places to live. I fear the brain drain on our community from people being unable to stay here is going to be felt for a long time.


Many of the short term rentals in Juneau are managed, owned, and operated by out of town people and corporations. It is deeply frustrating and frankly ridiculous that we can't house our own population but we're happy to be an investment opportunity for people who have no connection or personal stake in Juneau or the neighborhoods their properties are located in.

It was disheartening that at a recent assembly meeting a few complaints from short term landlords about paperwork were enough to make you decide to not even begin data collection, let alone any sort of regulation, both of which are desperately needed.

The landlords that testified against registration acted as though short term rentals like AirBnB and VRBO are some kind of special protected legacy sources of income. They are not; most have only been operating a few years. They are a new phenomenon and new phenomena require adaptation and regulation.

The short term landlords love to say that building more housing is the answer, to deflect from the fact that this decline in available housing has happened only recently and at the exact same time the short term rental market boomed. And yes, more housing would be great. But without any regulation there's no guarantee a huge percentage of new housing won't end up being used for yet more short term rentals, or more unaffordable McMansions.

Other cities have provided fantastic templates we can follow, I implore you to have the will to do so for the longterm health of our city.

Thank you for your time,
Michael Maas
320 Gruening Ave
Juneau, AK 99801


Andi Hirsh

From: Nate <haolenate@gmail.com>
Sent: Saturday, January 27, 2024 2:48 PM
To: Borough Assembly
Subject: Fwd: Ridgeview Alaska - We Are Getting Close!

So much for use of the CBJ "Affordable Housing Loan" you all approved.

This is nuts.

Can we please add in a new regulation by CBJ that any/all CBJ loans, including low income, have a caveat that housing can NOT be used or sold to individuals who plan on using the units for short term rentals that exceed 30 days a year? I'll put money down that 1/4 of these units are going to show up on AirBnB, who can afford \$400k for a 900 square foot condo?

Lets also not forget how they started....



(btw I'm back, couldn't get housing locked in for Skagway - due to the big fire last February it wiped out 20 units, and 2 companies are rapidly expanding and bought three duplexes/units)

-Nate Vallier

----- Forwarded message -----

From: **Ridgeview Alaska** <contact@ridgeviewalaska.com>

Date: Fri, Jan 26, 2024 at 7:30 AM

Subject: Ridgeview Alaska - We Are Getting Close!

To: <haolenate@gmail.com>



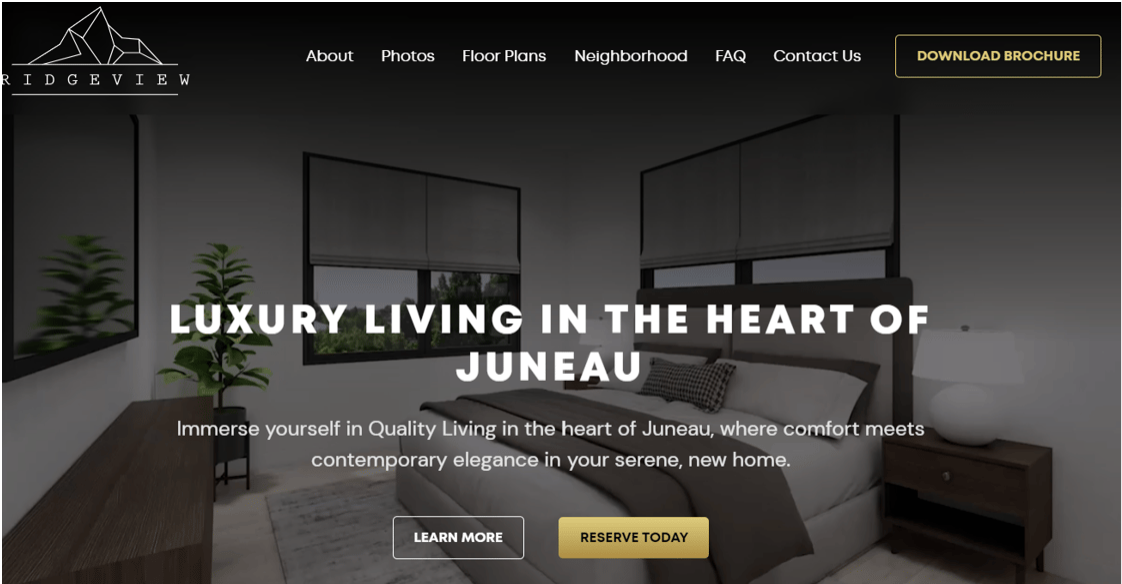
Hi Friends -

Wow!!! What a crazy winter this has been! We hope everyone is safe and ready for a few less snowy days ahead.

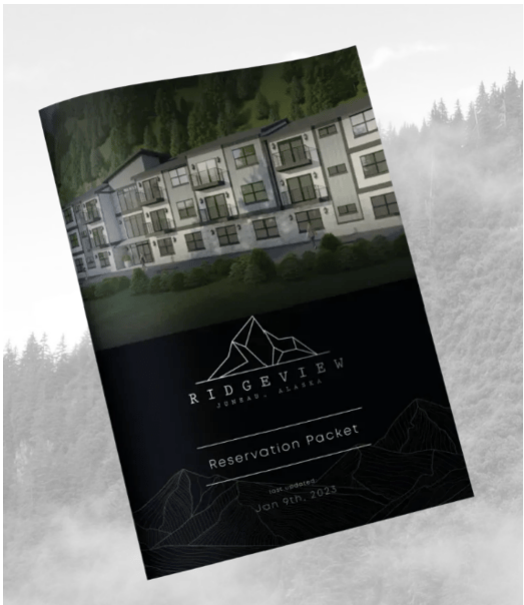
Thank you for your interest in Ridgeview and for joining our waitlist. We want to express our sincere gratitude for your support, excitement, and patience throughout the construction process. Our development is progressing quickly, and we are excited to share some important updates.

The first thing we want to share is our updated website! It has some great photos, floor plans, 3D renderings and more. You can access the brand new website here:

www.ridgeviewalaska.com



On our new website you can download a current version of our brochure. In this brochure you will find information on available units, floor layouts, pricing, square footage, and other helpful insights about our new community. You can also access the brochure directly using this link:

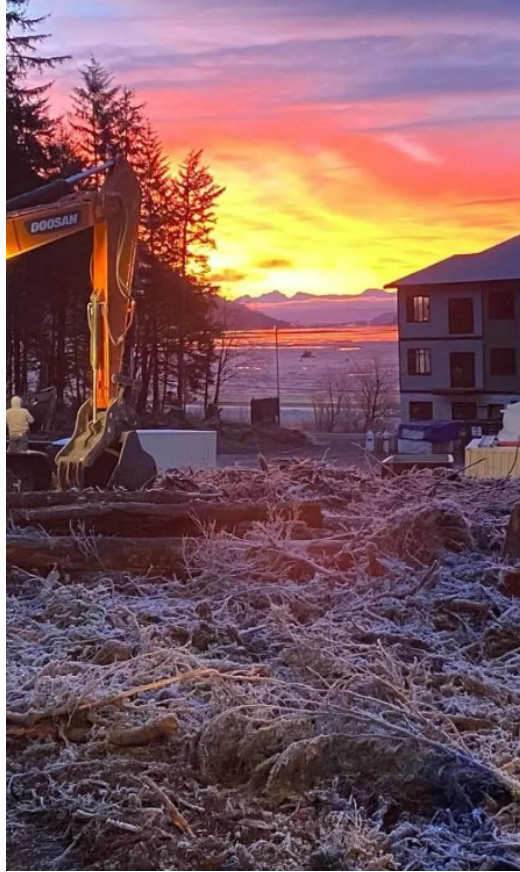


Brochure Download

All of our units are available on a first-come, first-service basis. We will do our very best to ensure our brochure is current with updated availability, but specific units listed as "available" are not guaranteed. Please contact us to confirm availability of specific units.

Are we there yet?

Just like on that long ride to your family vacation, good things come to those that wait. The construction is coming along nicely and we hope to be able to have everyone that is interested come pay us a visit for a tour as soon possible. We also want to keep everyone safe, and an active construction site can be a little crazy at times. So as soon as we are able to lay down the asphalt and get the "all-clear" from the inspection team, we will start sending out invites to come visit us in person. That will likely be later in March, but as we all know Juneau weather can sometimes change all of our plans.



For Sale or Rent?

One of the most common questions we have had is, "Are these units available for sale, or for rent?" Great question! The first set of our 1 and 2-bedroom units at Ridgeview are now on sale, providing a unique opportunity to own a part of Juneau's serene environment. Although the units in the first building are just for sale, some of these units, once sold, will become available for rent, offering future rental possibilities. As we continue to expand the Ridgeview development, we're planning to include more rental options in our upcoming phases, catering to a variety of living preferences and needs. Whether you're in the market to buy right now, or might be interested in renting in the future, we're developing options for both.

Next Steps?

If you are ready to become a part of the Ridgeview community and want to purchase one of these first units, we are sure we can help you settle on the perfect one. To setup a Zoom Call and start the sales process, please click this link:

[Book Your Zoom Meeting Today](#)

If renting is more what you had in mind, please stay tuned and as our project comes together we are sure you will be able to find what you are looking for.



Once again, thank you for choosing Ridgeview. We look forward to continuing this exciting journey together.

Warm regards,

The Ridgeview Team

Call or text: 907-885-0290

<https://www.ridgeviewalaska.com/>

Ridgeview Alaska, 7400 Glacier Highway, Juneau, AK, 907-885.0290

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Andi Hirsh

From: Patty Collins <pepmntpatty@gmail.com>
Sent: Thursday, May 19, 2022 7:42 AM
To: PC_Comments; Borough Assembly; Rorie Watt; Robert Barr; Jill Maclean; Scott Ciambor; Irene Gallion; Beth McKibben; Teri Camery
Cc: Patty Collins
Subject: Residentially zoned properties used as vacation rentals

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear CBJ Assembly, Management, Planners & Planning Commission,

CBJ has had a tight housing market is not a new thing. The need for affordable housing has been a constant mantra. However, for the first time I have been hearing about Juneau employers unable to fill well paid positions because of the lack of housing. I'm not talking about entry level or seasonal positions but professional well paid positions. We are past the shortage of affordable housing & onto a new level of housing shortage. This is alarming to me. How can we as a community expect to maintain economic viability if our larger employers like the hospital or AK Brewery cannot fill well paid mid-management & professional positions due to a simple lack of housing inventory.

This is happening during a time when the population in Juneau is not growing. According to data on the internet for the last few years our resident population is, in fact, slowly shrinking. Looking around I have seen a significant number of new residential projects that have been completed in the last 5 yrs. How can we have substantially less available residential housing inventory when our resident population is shrinking?

One of the goals stated in the 2015 Economic & Development is "Break down the housing barriers that are dampening economic growth". It goes on to call this objective "Foundational. Lack of "starter" or affordable housing is a critical economic barrier holding back progress on other initiatives". In other words, without housing we are unable to do any meaningful economic growth in any area.

There are multiple reasons for the tight housing market. I believe one that is making a significant impact & has been ignored for too long is the inappropriate use of residential dwelling units on areas zones D-1 through D-18 as *stand alone vacation rentals with no owner or manager on site*. This use has been steadily increasing since the introduction of the online sites that make marketing rooms and dwellings to the public very easy. (Airbnb, VRBO, Home Away, etc) I believe that this use is also contrary to the intent of our current Section 49, land use codes for these zoning areas.

Excerpt of our current Table of Permissible Uses. This is the only section in our Table of Permissible Uses that addresses rentals in any way.

EXPAND

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
1.600	Miscellaneous, rooms for rent situations																	
1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1, 3	1, 3	3 ^N		
1.620	Hotels, motels	3								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	
1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		

Key:

1. Department approval requires the department of community development approval only.
- 1, 3. Department approval required if minor development, conditional use permit required if major development.
2. Allowable use permit requires planning commission approval.
3. Conditional use permit requires planning commission approval.
- 2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

Please note that section 1.610 clearly indicates that a conditional use permit is needed for most zoning areas. Included in the list of items is “temporary residences”. It also clearly says “Owner or manager must live on site”. Our current Land use code does not specifically define “temporary” or “residence” but it does define “residential use” & “dwelling”, which is a term used to explain “residential use”. Excerpt of some of our current definitions:

49.80.120 - Definitions

Residential use means the occupation of a building as a dwelling.

Dwelling means a building or portion thereof, used exclusively for human habitation.

Dwelling unit means a residential use consisting of a building or portion thereof, providing independent and complete cooking, living, sleeping and toilet facilities for one family.

Transient structures means all forms of short-term residence, including hotels, motels, boardinghouses, bed and breakfasts, roominghouses, or any other residential use where capacity is measured by rooms rather than dwelling units.

It is my understanding that the current interpretation from the CDD is that the entire section applies to rooms that are rented and not to entire dwelling units. I do not believe that that is the spirit or intent of our code. Our code regarding nightly rentals has not been updated since the internet made it explode in use. Prior to this you would need to spend substantial money on marketing to reach potential vacation renters. Due to this it was difficult to make it profitable without substantial effort & multiple rooms in a single building was the norm. The online marketing companies changed all that. When I look over the entire section, knowing that it was written back when the standard was rental rooms, it is clear to me that the intent is for nightly rentals for commercial profit to be focused in mixed use and commercial zones, not our purely residential areas. The use of property in our purely residential areas takes a conditional use permit. I find it hard to believe that our code intent was to only require a conditional use permit when the rental is a room in a residentially zoned area while “exempting” whole

dwelling units. I believe the wording “temporary residence” was written as a catch-all for any building identity not specifically listed in which the goal is to provide nightly rentals. It makes sense to have a catch-all phrase when writing zoning code in the attempt to future proof it. We have a code definition for “transient structure” and says that it is short term rentals measured in rooms vs dwelling units. Section 1.60 does not say “transient residence” or “transient structure”. Our code definition for “motel” says “transient accommodations”. Our code definition for “hotel” says “transient lodging accommodations”. Section 1.610 in our land use code doesn’t say anything about “transient” at all. It says “temporary residence”. The definitions in our code for “residential” & “dwelling” does not support, in my opinion, the idea that the nightly rental of an entire dwelling unit is exempt from all regulation. It is just not specifically listed because the code was written before the current dwelling unit vacation rental explosion.

It is also my understanding that the CDD currently interprets the “Owner or manager must live on site” as “*Only if or When* an owner or manager lives on site”. In other words: If there is someone residing at the property who can monitor things like garbage, parking & noise then that property must have a conditional use permit in order to do nightly vacation rentals. If there is no-one living at the property to monitor these things then it is a complete free for all & there are no permit requirements at all. Come on folks, that’s just silly!

I have done some online data mining specifically on Airbnb in regards to current hosts & properties. The number of hosts who live outside Juneau or host 2 to 5 dwelling units located at different properties is not small. I found one host that had over 25 listings here in Juneau. All individual dwelling units at different locations throughout Juneau. The online sites have made marketing to independent vacationers very easy & there is more money to be earned from someone paying nightly vs monthly. The number of people utilizing dwelling units in purely residential zoning areas (D-1 through D-18) keeps growing. Now we have people:

- Buying homes, apartments & condos & turning them into full time dwelling unit vacation rentals
- Turning rental investment property that was previously available to long term & seasonal renters into full time dwelling unit vacation rentals
- Not selling their starter home, apt or condo or renting to a long term renter when they upgrade into a bigger home. Instead they turn their starter home into a dwelling unit vacation rental.
- Not selling or renting their home, apt or condo to a long term renter when moving out of Juneau and instead turning the property into a dwelling unit vacation rental
- Building homes, even multi-family homes, that is purely investment property, not a primary dwelling, for the owner with the intent to use the property only as dwelling unit vacation rentals.

We are a tourist community. We will always have a seemingly endless supply of people interested in visiting. Unfortunately, every residential dwelling unit turned into a vacation rental is one less rental or one less starter home available to someone who lives here. The lack of inventory increases costs to rent or own. This doesn’t just negatively impact our lower income community. We are now at a point where it is impacting the well paid professionals who would be an asset to our community. At this point I feel these real estate investors are making significant income at a cost to our community as a whole.

I know the assembly has been providing funding to the Affordable Housing Fund. I support funding affordable housing but part of me does think “What’s the point when we are simultaneously allowing real estate investors to turn residential property into full dwelling unit vacation rentals?”. We will never get ahead in the goal to have adequate housing for our seasonal & residential needs if this practice continues at the pace it currently is going.

I also look at the \$10,000 construction reimbursement that CBJ is giving to homeowners who create a grandmother apt in their home. I know of multiple homes where the homeowner received the money and & then listed their new grandmother’s apt on Airbnb. In these cases CBJ funded the creation of another dwelling unit vacation rental, not more housing for seasonal or residential needs.

I recognize that currently there is a tax abatement plan for downtown property owners who create dwelling units in the downtown core. Is there a plan in place to make sure these new units are actually used for long term or least seasonal rentals or are we about to provide tax abatement for dwelling unit vacation rentals?

Clearly I believe we need change!

Years back I heard a report that said that it took 2.5 median Juneau incomes to afford 1 median Juneau house. An internet search on current incomes in Juneau & house prices shows that that ratio has not improved. This means a median homeowner needs some kind of additional income in order to afford a home. Due to this I do not support a blanket number cap on vacation rentals in residential areas. This cap will be quickly met. Many of the people who will be among this crowd will be real estate investors who do not live in a portion of the property they are using as a vacation rental. In the long run a blanket number cap makes it more difficult for others to afford to own a primary dwelling. I believe everyone in Juneau deserves the ability to afford their primary dwelling, including future homeowners.

I do believe there should be a limit to how many dwelling units one host can utilize as a vacation rental on a single property ID. I believe this cap should be one dwelling unit per property ID. This means a homeowner is welcome to rent the grandmother's apartment or the other side of the duplex on the property ID which is also their primary residence. However, if it is a 4-plex, & the property owner lives on site, then they can have 1 dwelling unit as a vacation rental and the other 2 of the units need to be seasonal or long term rentals.

I also believe there should be a complete 100% moratorium on real estate investors using residential properties D-1 through D-18 as dwelling unit vacation rentals when it is not the owners primary residence or they do not have a manager living on site. Real estate investors who wish to cater to the nightly rental tourism industry should either purchase property in mixed use or commercial zones (and pay the appropriate property taxes for the zoning) or create a space on that property ID for a resident "manager". This is the only way to ensure that our residential areas are actually providing homes to people that live here either year round or seasonally. I do believe this should only apply to the urban service area. Let's face it, someone doing nightly rentals with their cabin on Shelter island is not a conflict with the need for residential dwellings for folks trying to live & work in Juneau.

I believe that the state regulations regarding B&B's and other nightly rental facilities should also be a minimum requirement here in Juneau. Currently Juneau is exempt from the state regulations, I'm assuming, because the state believes we are regulating these facilities. One state requirement is that anyone proving nightly rentals has an Alaska Business License. It would assist the sales tax office if this was enforced because the state gives Business License information to the sales tax office. That assists CBJ in collecting sales & room taxes. Another regulation the state has is that any establishment with no on-site manager or with 5 or more rooms must have a sprinkler system. Some of you may remember the fire in Sept 2017 downtown at 526 Seward St. At that time the building was renting individual rooms to travelers. The articles I read at the time said the owner lived in Seattle. It operated as a rooming house with no manager living onsite. Two people died in that fire. That means two people died in a fire in a downtown inn that did not meet the minimum state fire regulations.

Within our title 49 land use code I suggest the following definitions be added so that land uses regarding rentals may be more clearly defined:

- **Temporary Residence** - A dwelling unit or room where the tenant pays by the night or by the week with the intent of stay being less than one month. This includes but is not limited to rooming houses, boarding houses, bed & breakfasts, single room occupancies with shared facilities, transitional housing and temporary residences either rooms or entire dwelling units in which the rental is used as a temporary residence.

- *Seasonal Residence* - A dwelling unit or room where the tenant pays rent by the month and has the intent to stay for more than one month but less than one year.
- *Permanent Residence* - A dwelling unit or room which is the primary residence of the owner or a tenant pays rent by the month with the intent to stay for a year or more.

I suggest section 1.600 in the Table of Permissible Uses be expanded to address all residential rental options & regulated by how things are being used vs leaning on labels. Here is my example: (I'm sure it is flawed but you'll get the gist)

1.600	Miscellaneous, dwelling units or rooms for rent																		
1.610	Temporary residences or transient structures inside urban service area where the property is the primary residence of the owner or a manager must live on site. Maximum of 1 dwelling unit and maximum of 5 total rental spaces.	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1	1	1,3	1,3	3n			
1.612	Temporary residence or transient structure inside urban service area where the property is not the primary residence of the owner and there is no manager living on site. Maximum of 1 dwelling unit and maximum of 5 total rental spaces.	3								1,3	1,3	1,3	1,3	1,3	1,3	3n	3n		

1.614	Temporary residence or transient structure outside of urban service area. Maximum of 5 total rental spaces.	3	3	3	3	3	3	3	3										
1.616	Rooms or dwelling units rented as a seasonal or permanent residence.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1.620	Hotels & Motels	3								1,3	1,3	1,3	1,3	1,3	1,3	1,3	3n	3n	
1.630	Single Room occupancies with private facilities utilized as seasonal or permanent residence in urban service area	3								1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	
1.635	Single Room occupancies with private facilities utilized as a temporary residence in urban service area	3								1,3	1,3	1,3	1,3	1,3	1,3	1,3	3n	3n	

No amount of regulation matters without meaningful motoring so that there can be enforcement. Once upon a time this was very difficult to do with the online vacation rental sites. Fortunately for Juneau, bigger richer cities have already been to court with the online companies and the precedent has been set. The companies will assist a city through reporting rental & host activity along with not listing rentals that do not meet the cities zoning requirements. In order for them to do this the city must first set up a system to register the vacation rentals. An example of a community who has done this is San Francisco. When a host registers a rental with AirB&B in San Francisco there is a field in which they are to put their "Business Registration Certificate Number". Next to that field there is a button that says "What is this". If you click that button it leads you to a San Fransisco specific help page with links to the San Francisco city website so that a prospective host can learn about & make sure they are complying with the San Francisco regulations. Link to the San Francisco Airbnb help page: <https://www.airbnb.com/help/article/871/san-francisco--ca>

I suggest that CBJ the two fields that a host must fill out in order to list their rental:

- Alaska State Business License Number
- CBJ Temporary Residence Permit Number (new registration system created by CBJ)

I suggest the issuing of the Temporary Residence Permit Number start with the property owner applying for the conditional use permit. During this process the permit application should specify the number and type of temporary residence rentals that will take place at the property. This way CBJ will know if it is rooms, an entire dwelling unit or a combination of both. Once the conditional use permit is issued the property owner can register with the sales tax office and receive a Temporary Residence Permit Number for each rental. I suggest using a specific number for each property ID and an individual letter for each individual rental unit at that property ID.

For example: Property "X" has been given a conditional use permit that specifies that they will be renting 1 complete dwelling unit along with 2 additional rooms. The Temp. Res. Permit numbers are 100-A, 100-B, 100-C.

This way each rental has a unique permit # making it easy for the online vacation rental companies to prevent duplicates. Each property ID has a single number making it easy for CBJ staff, who are reviewing rental information supplied by the online companies, to spot abuses since all rentals under one number should be coming from the same physical address.

I also suggest that an online database, similar to the assessors database, be added to the CBJ website. This database will provide anyone with the ability to see what properties have a Temporary Residence Permit along with how many rentals, what kind of rentals the property supplies, who the owner is, if it's a resident owner permit or resident manager permit, the name of the resident manager & basic contact info for owner or manager. This provides a point of contact in case of concern along with transparency. In my experience folks are less likely to have negative grumbling about things happening in their neighborhood if they have a full understanding of what is happening.

I recognize that creating the registrations system & having all the current dwelling unit vacation rentals apply for a conditional use permit will create a significant up front work load for the permit & sales tax departments. For this reason, I suggest a temporary citizen task force be created to expedite & assist the processes of conditional use permit review. The task force should logically have a permit specialist and likely a member of the Planning Commission assigned.

I apologize for the length of this letter. I really hope that our assembly, management & planning commission realize that housing available in residential areas for seasonal & long term residents should take precedence over the profits of individual real estate investors. I hope you realize that the issue, at this point, is not small & there is a real need for change before it is even worse. Please curb the use of our residential properties by the investors as short term vacation rentals!

Thank you for your time,
Patty Collins

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PS. I am happy to sit down with anyone interested & show you examples of hosts with multiple discontinuous listings or live outside Juneau.