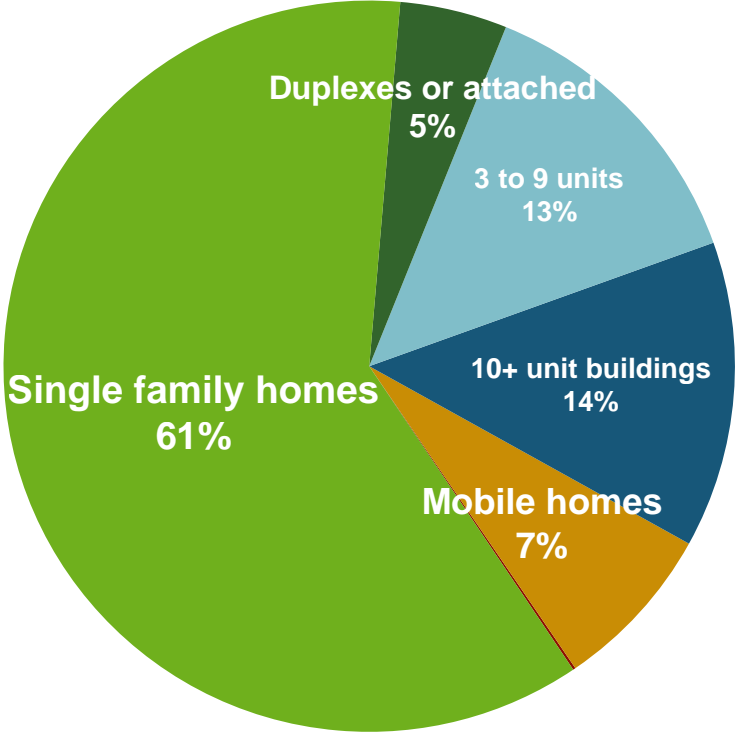


Housing is #1 economic obstacle

Slides from Chamber presentation

JUNEAU HOUSING

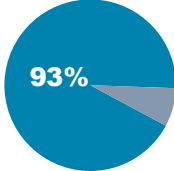


Housing stock by type

In Juneau, 61% housing units are single family homes. This is similar to the state as a whole, which is 63% single family home. Juneau's percentage of mobile homes are slightly high. Statewide just 4.6% of all housing stock is made up of mobile homes. In Southeast that figure is 6.3%.

Housing Units = 14,170

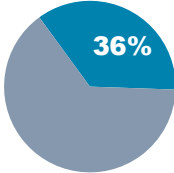
Occupied
= 13,138



Occupied Housing

In Juneau there are 1,000 vacant housing units, or 7% of total housing units, which is extremely low. The state as a whole has a vacant housing rate of 19%. Coastal Alaska is also 19%. Vacant housing units is measured in April and includes homes that are used in the summer-only.

Renters
= 4,676



Housing Tenure

Of the occupied housing units in Juneau, 36% are renter occupied, while 64% are homeowner occupied. Typically, the occupied housing tenure ratio is 1/3rd rentals and 2/3rds homeowners, so Juneau has normal/healthy proportion of rental housing.

10 Years of Juneau Population Change

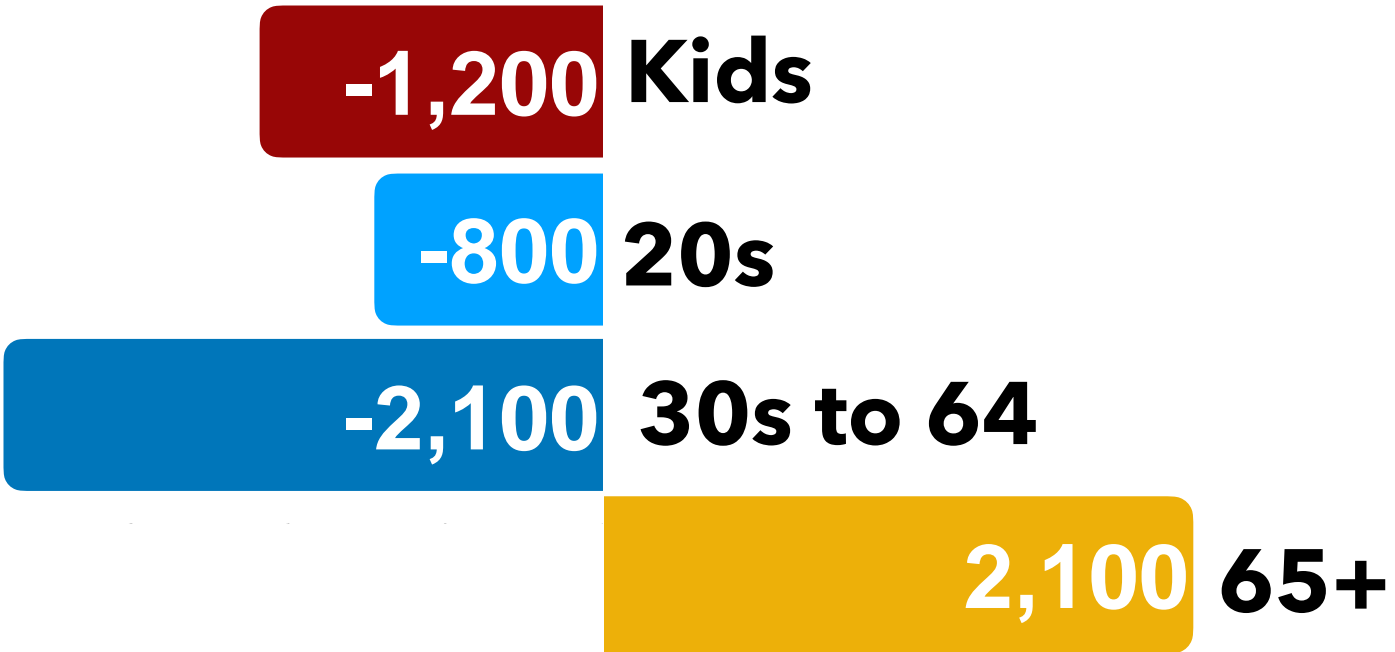
-2,000 people **-6%**

-1,200 Kids

-800 20s

-2,100 30s to 64

2,100 65+

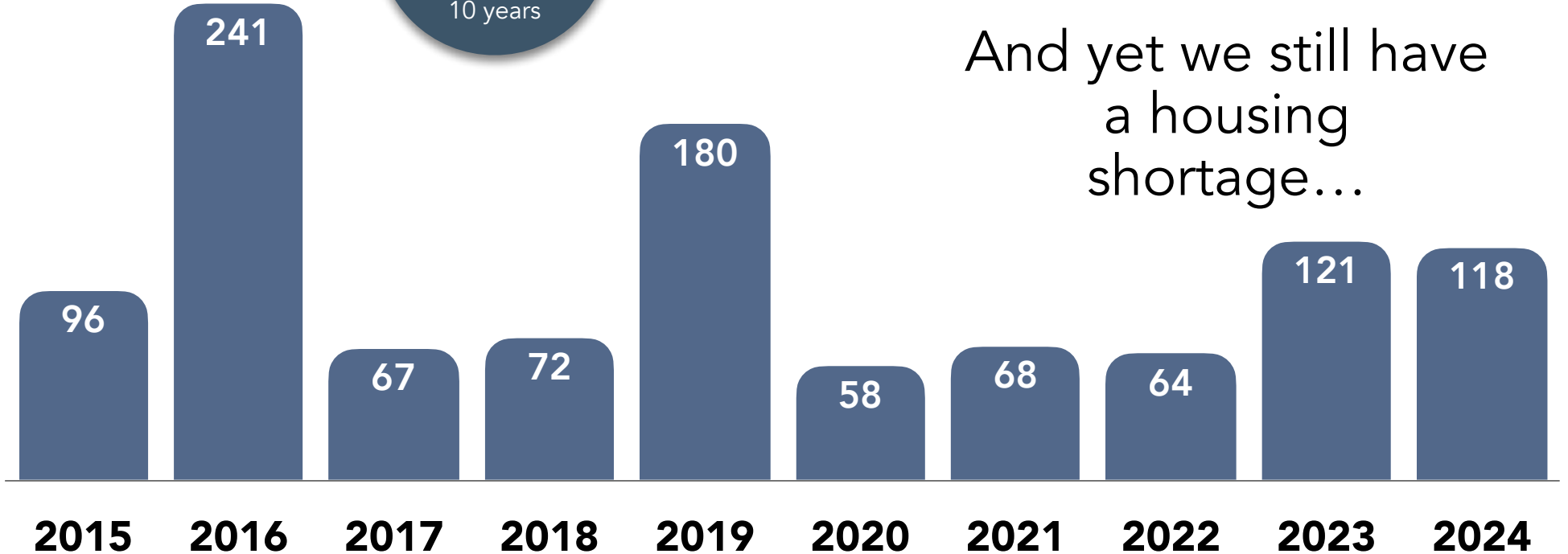


JUNEAU NEW HOUSING

1,085
new housing units
built in Juneau
10 years

Population down
2,000

And yet we still have
a housing
shortage...



JUNEAU NEW HOUSING

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new housing units
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2,000

And yet we still have
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shortage...

10 Years of Juneau Population Change

-2,000 people -6%

-1,200 Kids

Kids don't need
their own homes

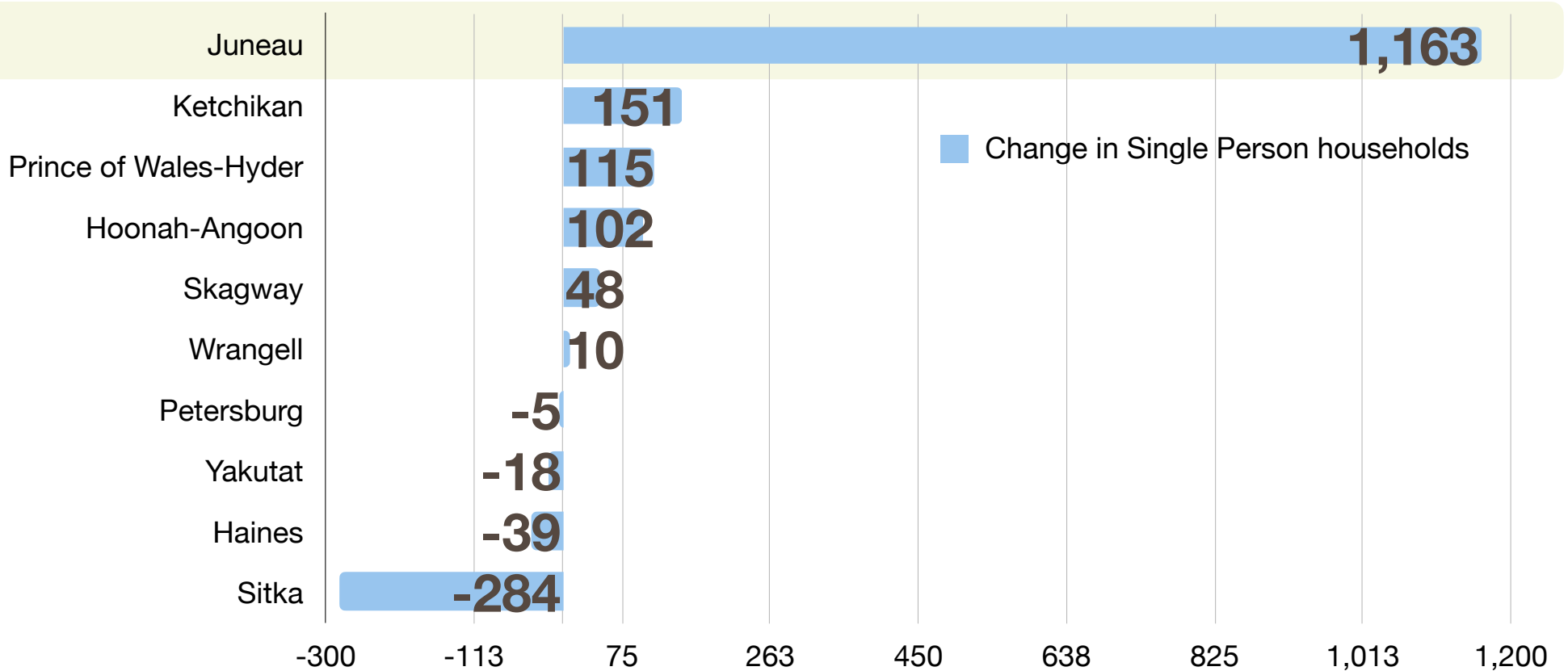
-800 20s

-2,100 30s to 64

2,100 65+

And seniors are much
more likely to live alone

THE LIVING ALONE SHIFT 2015-2023



Key housing need = more 1-person housing units

THE LIVING ALONE SHIFT 2015-2023

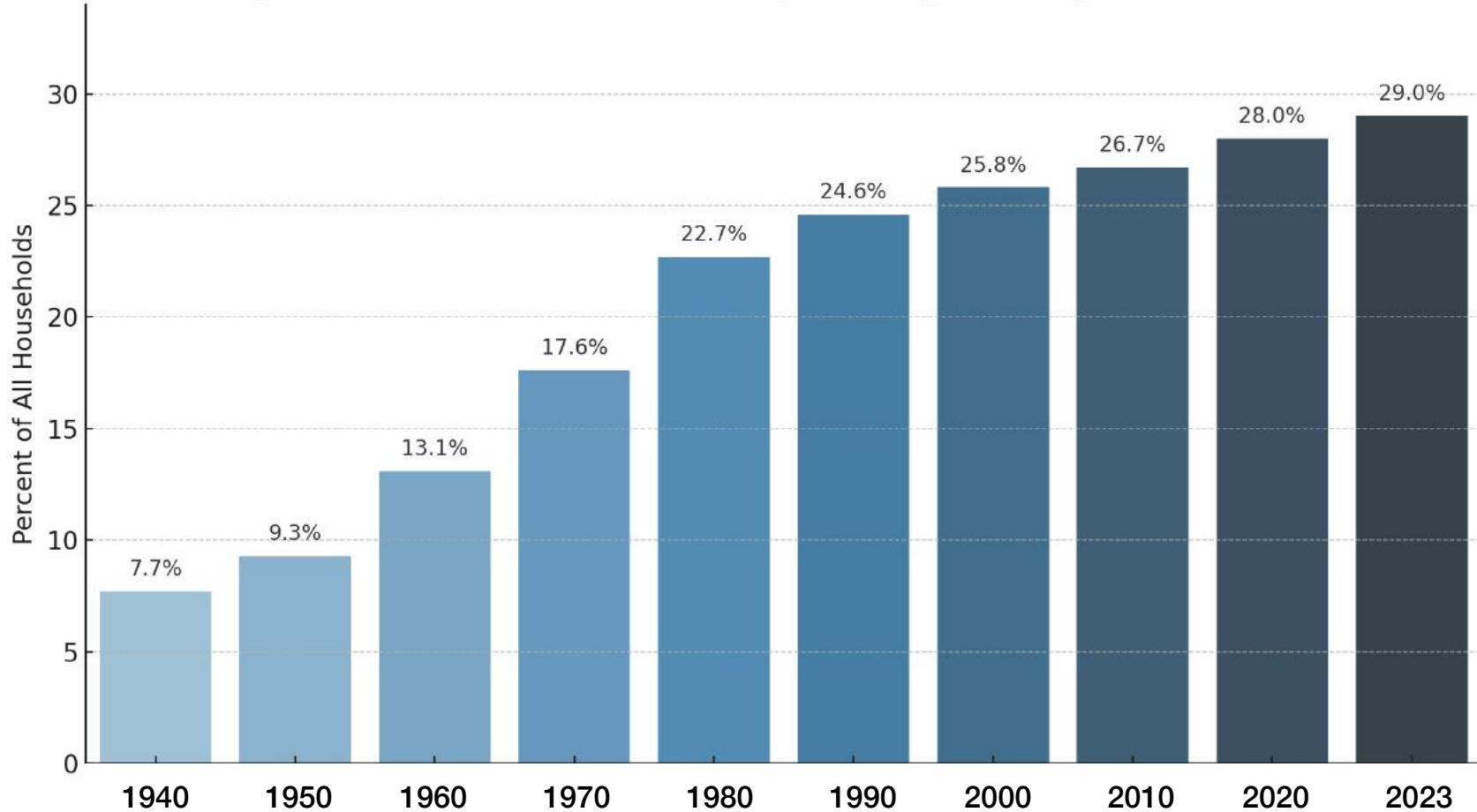
Juneau Residents Living Alone 2015-2023

Year	Total Juneau Residents Living Alone	Total Juneau Seniors Living Alone	% of Juneau "Living Alone" Households
2023	4,336	1,452	33%
2015	3,173	706	26%
Change 2015-2022	1,163	746	37%

As more people live alone, it **reduces the available housing stock** for young families, workers, and others—even as the number of housing units grows.

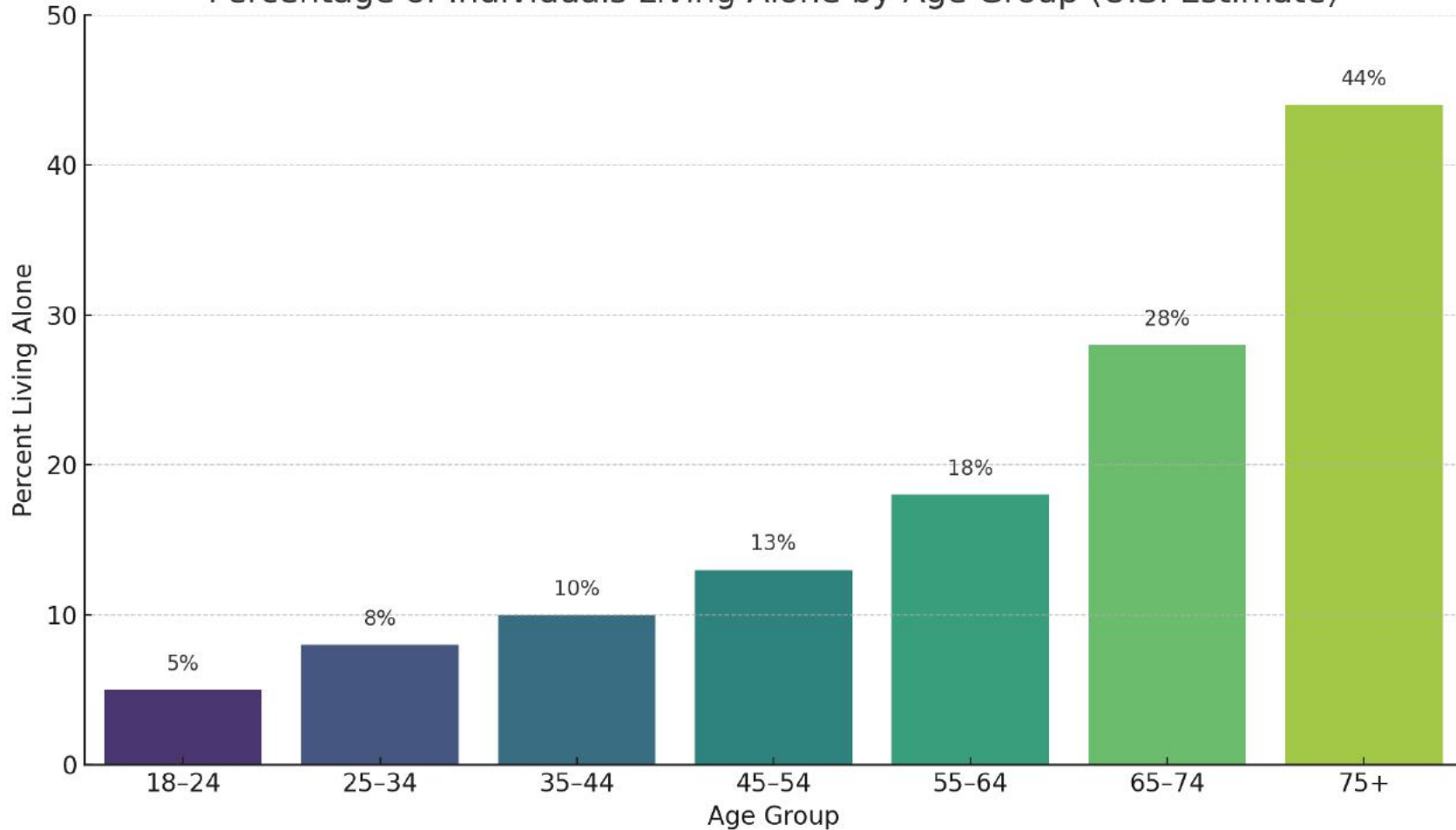
THE LIVING ALONE SHIFT US

Percentage of U.S. Households with People Living Alone by Decade (1940–2023)

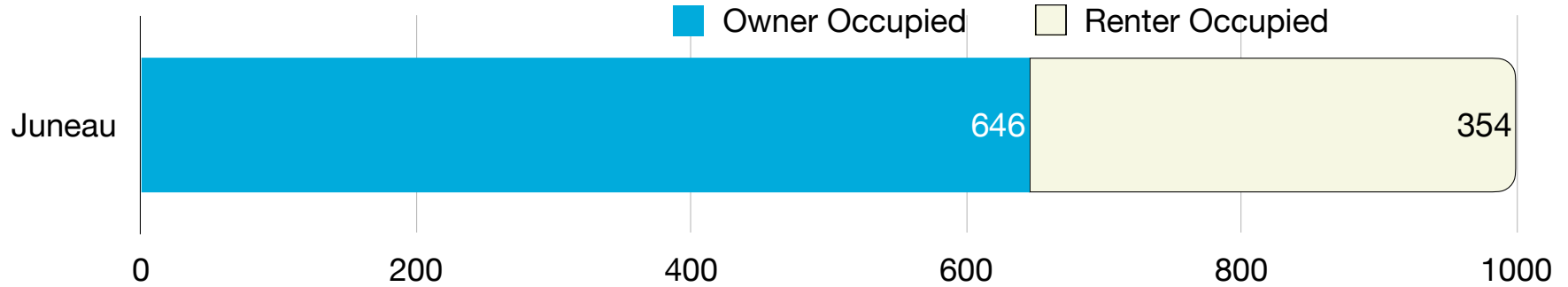


LIVING ALONE BY AGE IN THE US

Percentage of Individuals Living Alone by Age Group (U.S. Estimate)



JUNEAU OCCUPIED HOUSING 10 YEARS

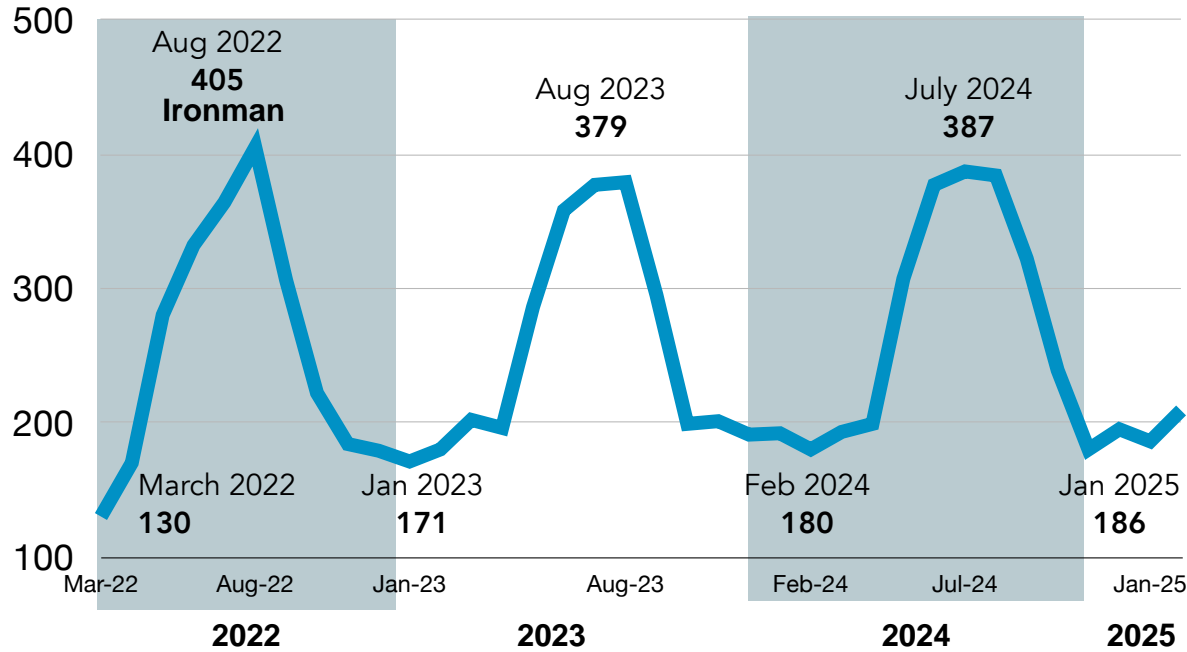


Juneau

New units built = **1,000**

Occupied = **1,000**

Short Term Rental Units Booked in Juneau (Airbnb, VRBO etc.)



Total registered = 510
Total max unit rentals = 387
 (Compare: Kaua'i had 7,000 units, pop is 2 X JNU)

Listings by Annual Availability



- 1-90 nights (34%)
- 91-180 nights (31%)
- 181-270 nights (20%)
- 271-365 nights (15%)

Listings by Rental Type



- Entire Home (89%)
- Private Room (11%)

A total of 510 Juneau units or rooms are currently registered with either Airbnb or VRBO, although many are inactive. Of the active listings, the majority (65%) of these short-term housing listings offered availability on a seasonal basis only (available for a few days to six months of the year only). **Just 79 of Juneau listings were available all or most of the year** (more than 270 days). Assuming the listings that offer an "entire home" are also counted among Juneau's overall rental market, this means that approximately 1.5% of the Juneau rental housing stock is being diverted to short-term rentals year-round **70** year-round, entire home short-term rental units, across **4,676** total Juneau rental units.

Total 270 days+ & entire home = **70**

47,000 nights booked last year
 (equivalent to a hotel with 131 rooms fully booked)

Total revenue 2024 = \$12.6M
 Total CBJ taxes = \$1.77M