

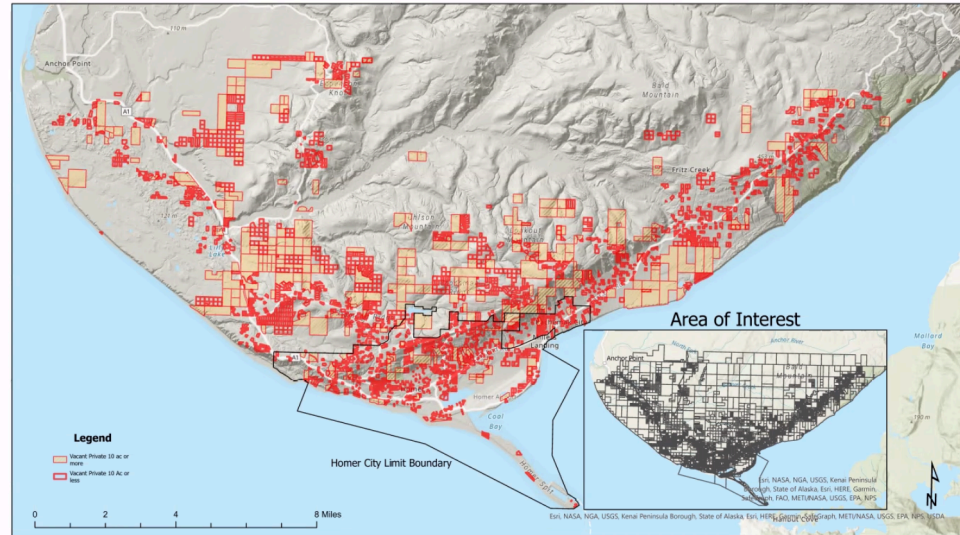
**MAPP Housing Workgroup Meeting**  
 Tuesday, February 6, 2024 1:00 – 2:30pm  
**Via In-Person & Zoom**

Present In-Person: Hannah Gustafson, Annie Garay, Brandy McGee, Charles Anderson, Karin Marks, Ryan Foster, Penny Haus, Paul Dunagan, Brian Partridge, Lorne Carroll, Mel Kim, Sherry Stead, Jonathon Young,  
 Present via Zoom: Jane Dunn, Aaron Hughs, Dorothy (Dots) Sherwood, Samantha Case, Mary Darbonne, Cliff Gill  
 Notetaker: Mary Darbonne

TIME	TOPIC	DISCUSSION	ACTION
1:00-1:15	<b>Welcome, Intros, Check-in Question &amp; Agreements</b>	<p>Please share one word, what comes to mind when you hear “Home”?</p> <p><b>*Group Agreements</b>            To help build trust and momentum, workgroup members commit to make their best efforts to:</p> <ul style="list-style-type: none"> <li>● Attend all scheduled meetings (in person or hybrid)</li> <li>● Be prepared to participate fully in the workgroup sessions</li> <li>● Honor that decisions will be made by consensus</li> <li>● Hear, engage, and represent the community with humility</li> <li>● Understand that solutions will be nuanced, multi-tiered, and may be imperfect</li> </ul> <p>In-Person Intros:            (Check-In Question: What does “Home” mean to you?)</p> <ul style="list-style-type: none"> <li>● Annie Garay, SPH RN: Home=Homer</li> <li>● Brandy McGee, Kenai Pen Housing Initiatives: Homer=Home</li> <li>● Charles Anderson, Story Real Estate, Contracting Business, Home=wood stove</li> <li>● Karin Marks, Business owner, EDAC, Rep for dev district. Home=people</li> <li>● Ryan Foster, City Planner: Home=Family</li> <li>● Penny Haus, Guiding Growth</li> <li>● Paul Dunagan, Community member since 1993. Home=people/security</li> <li>● Brian Partridge, MAPP SC, KPC</li> <li>● Lorne Carroll, PHN MAPP SC, Home=Homer</li> </ul>	

		<ul style="list-style-type: none"> <li>● Mel Kim, associated w/ Guiding Growth, Serve on Economic Development Committee, on Steering Committee for Comp Plan, Struggle w/ housing insecurity.</li> <li>● Sherry Stead, Community member. Home= safety</li> <li>● Jonothan Young, community member</li> </ul> <p>ZOOM Intros:</p> <ul style="list-style-type: none"> <li>● Samantha Case, new position w/ seward prevention coalition (coordinator). Home=Stability/security</li> <li>● Jane Dunn, Choosing Our Roots, Homer for 20yrs: Home=Safety. (Will be transitioning to working at ILC soon)</li> <li>● Dots Sherwood, Non-Clinical Veterinarian. Interested in connection between human and animals and environment. Home=Family (human and non-human)</li> <li>● Cliff Gil, community member since 1995. Home=Comfort</li> <li>● Aaron Hughes, KPB Land management agent</li> <li>● Foot, Youth Alaska Action Board on Housing and Homelessness. Home=Granny square</li> </ul> <p>Group Agreements Read by Mary</p>	
1:15-1:40	Housing Updates	<p><b>City of Homer: Ryan Foster</b></p> <ul style="list-style-type: none"> <li>● Comp Plan Steering Committee had 1st meeting yesterday afternoon.</li> <li>● 5 member Steering Committee + Agnew Beck.</li> <li>● Working on a communication Outreach plan.</li> <li>● Will have a project website in the coming weeks.</li> <li>● Currently planning the first in-person event in late March</li> </ul> <p><b>Kenai Peninsula Borough: Aaron Hughes</b></p> <ul style="list-style-type: none"> <li>● Affordable housing report was conducted as part of the Unit 395 Master Plan. <ul style="list-style-type: none"> <li>○ Report was focused specifically on Chugach forest communities</li> </ul> </li> <li>● Aaron conducted a detailed housing investigation based on interest from general public due to perceived inventory shortage. He compiled the report using Assessment Records and Online Resources</li> </ul>	

- Results: Number of active short term rentals in Homer Area = 475 airbnbs and 260 vrbos ranging from \$43-800/night. Potential income is \$10.6 million in revenues.
- Map shows vacant private properties in Homer area of interest



Greater Homer Area Housing Review  
Vacant Privately Owned Parcels

- 
- 29% of revenue sent to absentee owners
- ~8,000 residential, ~2,000 vacant residential
- 2,690 vacant tax parcels under 10 acres in size
- Totals 8,000 acres of vacant land
- 1,225 parcel tax is sent to absentee owners (may not all be buildable, other variables)
- 1,163 vacant parcels are within City Limits of Homer (38%)
- Looking at creating Lots from Borough land across the Peninsula to generate inventory in an intentional manner
- Mayor would like to see responsible land management w/ a comprehensive land planning project in the coming years
- Question from Karin: Link for report? Aaron: Not posted online - for use internally, but will see if we can get a copy to this group

- Question from Mel Kim: Where were questions and data for this info initiated?  
Aaron: Mostly Borough assessment records, but borough has access to other layers and could leverage that info
- Question from Sherry Stead: Where did the 10.6 million number come from?  
10.6 million is the estimate of \$200/night with a 90 day occupancy
- Group is welcome to forward further questions to Aaron
- Karin Marks: Is there borough land in/near Homer that could be used? Aaron: Borough is working through the process of how to identify the true need, and present the land to be available to accomplish the goals identified. There are borough inholdings within the area of study. Hannah: Take away from Borough meeting is that the mayor is wanting to be intentional and responsible with the land that is available. Trying to figure out what is legal and what is not.

#### **Guiding Growth: Penelope Haas**

- Guiding Growth is reviewing the current (2018) Comp Plan
- Met last night (info on the website <https://www.guidinggrowthhomer.com>)
- Next meeting is Feb. 19th - Mel facilitating with Jan Keisser on Public Facilities and Services)
- Teaming w/ City to help put on a couple of events
  - Event: Charles Rohn, founder of 'Strong Towns', will be at KBC on Feb. 20th
  - Event: Streaming a film - Cruise \_\_\_?
- For more info, join mailing list (see website)
- If you want to be a part of the open Steering Committee, let Penelope know

#### **Open Floor Updates**

- *Any housing updates that this group should be aware of? Any success with extending invites to folks as discussed last meeting?*

- Carles: Using a software that has identified 157 unique operators of short term rentals in Homer. System shows that all are compliant except 32 outliers. 364 identified, 111 are operating as hotels. 258 total short-term rentals (many own multiple) Kathleen is working on this project.

		<p>- Foot: Youth Homelessness System Improvement (YHSI) grant for ages 14-21. Not just specific housing, but other projects. There is a survey you can fill out that is very helpful for development of the application. Big players around the state are coming together to make one application for Alaska for systems improvement specifically (data, coordinated initiatives, equity, etc.). Deadline for the survey is Feb. 9th.</p>	
1:40-2:25	<b>Matrix Exercise</b>	<p>Break out into 4 groups</p> <ul style="list-style-type: none"> <li>- Hannah: Specific Resources</li> <li>- Mary (online group): Infrastructure/Policy</li> <li>- Annie: Education</li> <li>- Brian: Economics</li> </ul> <p>Small group report outs:</p> <ul style="list-style-type: none"> <li>- Hannah: Specific Resources</li> <li>- Mary (online group): Infrastructure/Policy</li> <li>- Annie: Education</li> <li>- Brian: Economics</li> </ul> <p>Summary:</p> <ul style="list-style-type: none"> <li>- All groups (besides Education) only got through 1-2 topics.</li> <li>- Low hanging fruit = Education</li> <li>- Activity was a helpful way to think through the complexity of certain issues</li> <li>- Would like to get the experts at the table for some of these topics</li> </ul>	
2:25-2:30	<b>Closing, Date &amp; Agenda for next meeting</b>	<p>Last month set an intention of meeting every first Tuesday, therefore next meeting will be <b>March 5</b> at 1pm</p> <p>Things to be completed between now and then:</p> <ul style="list-style-type: none"> <li>- Next Tuesday, Feb. 13th at City Hall - Short Term Rental conversation workshop (remote and in person - zoom link on city website)</li> <li>- Wednesday, Feb 21st @ 6:30p - Planning Commission Meeting- will be receiving comments regarding short and long term rentals to pass to counsel</li> </ul> <p>Agenda items for March 6:</p> <p>Group Interested in:</p> <ul style="list-style-type: none"> <li>- Definition of terms/shared terminology</li> </ul>	

		<ul style="list-style-type: none"> <li>- Identifying Group causes</li> <li>- Funding models</li> </ul>	
	<p><b>Zoom Chat</b></p>	<p>12:59:13 From Mary Darbonne to Everyone: Hi, folks! I'll be helping manage the Zoom room. Let me know if you need anything!</p> <p>13:00:29 From Mary Darbonne to Everyone: Welcome, Dorothy! We will begin shortly</p> <p>13:00:59 From Mary Darbonne to Everyone: Hi, Samantha! We'll begin shortly 😊</p> <p>13:13:14 From Foot (they/them) / YAABHH to Everyone: I'll be joining late in person! I just got out of another meeting late. And I'll be listening as I come from out east end!</p> <p>13:13:52 From Mary Darbonne to Everyone: Reacted to "I'll be joining late..." with 👍</p> <p>13:19:03 From Foot (they/them) / YAABHH to Everyone: What is the project called again?</p> <p>13:19:54 From Mary Darbonne to Everyone: Ryan was referring to the City of Homer revamping the Comprehensive Plan</p> <p>13:22:10 From Foot (they/them) / YAABHH to Everyone: YAABHH would like a copy!</p> <p>13:22:12 From Foot (they/them) / YAABHH to Everyone: youthakactionboard@gmail.com</p> <p>13:23:35 From Jane Dunn to Everyone: I'd love a link if anyone has one</p> <p>13:29:48 From Mary Darbonne to Everyone: Here is a link to the 2018 Comp Plan. A new version will be coming in the next year or so! <a href="https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/planning/page/30781/2018_homer_comprehensive_plan_final_adopted_version.pdf">https://www.cityofhomer-ak.gov/sites/default/files/fileattachments/planning/page/30781/2018_homer_comprehensive_plan_final_adopted_version.pdf</a></p> <p>13:30:02 From Dots Sherwood to Everyone: Thanks Mary.</p> <p>13:40:01 From Mary Darbonne to Everyone: Aaron, will you put your info in the chat?</p> <p>13:42:15 From Aaron Hughes, KPB Land Management to Everyone: Aaron Hughes, KPB Land Management Agent ph: 907-714-2205 / aaronhughes@kpb.us</p> <p>13:42:52 From Mary Darbonne to Everyone: Thank you!</p> <p>13:44:38 From Mary Darbonne to Everyone: <a href="https://www.guidinggrowthhomer.com">https://www.guidinggrowthhomer.com</a></p> <p>13:47:44 From Foot (they/them) / YAABHH to Hannah Gustafson(direct message):</p>	

Should I share about YHSI after this? Or later?

13:53:03 From Dots Sherwood to Everyone:

Can we have the link to the survey for YESA?

13:54:55 From Mary Darbonne to Everyone:

Foot's email: youthactionboard@gmail.com

13:57:22 From Mary Darbonne to Everyone:

<https://docs.google.com/spreadsheets/d/1ui9hKZn3yMGndmZyXk0ruhQIL3jZUje539547LEQ9Nk/edit#gid=826270488>

13:57:36 From Mary Darbonne to Everyone:

^^ Here is the spreadsheet that we will be reviewing!

13:57:58 From Hannah Gustafson to Foot (they/them) / YAABHH(direct message):

can you speak for a moment

13:58:23 From Hannah Gustafson to Foot (they/them) / YAABHH(direct message):

I want to ensure that we are not hearing you

13:58:26 From Foot (they/them) / YAABHH to Hannah Gustafson(direct message):

Replying to "can you speak for a ..."

Yes

14:00:09 From Foot (they/them) / YAABHH to Hannah Gustafson(direct message):

Sorry I'm confused. There's a previous message saying you couldn't hear

14:23:25 From Hannah Gustafson to Everyone:

Please wrap it up

14:42:08 From Foot (they/them) / YAABHH to Everyone:

How can I connect with what Penelope is working on?