



FROM THE DESK OF ASSEMBLY MEMBERS

RANDY SULTE | DISTRICT 6, SOUTH ANCHORAGE

MEG ZALETEL | DISTRICT 4, MIDTOWN

Federation of Community Councils

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sent via email

Dear Community Council Members,

At the most recent Regular Assembly Meeting on October 10, we introduced AO 2023-110, an ordinance that would establish a permitting process for short-term rentals throughout the Municipality. We invite your review of and comments on the proposal.

Anchorage is experiencing a housing shortage crisis. Last year, rents in Alaska jumped by more than 7% on average, the highest increase in more than a decade. In the same year, Anchorage built only 1 unit of housing for every 1,000 residents while the Matanuska-Susitna Valley built 7 units by the same measure. Demand is high and supply is low; Anchorage does not have enough housing options for everyone who wants to live here.

Over the last 18 months, the Assembly has focused intently on understanding this problem and considering solutions that work for Anchorage. Some have asked how the popularity of short-term rentals influences our local housing market, but very little data is available to understand the answer.

AO 2023-110 aims to establish a permitting process to register and license short-term rentals in the Municipality of Anchorage, effective May 1, 2024. We invite your feedback in advance of the public hearing scheduled on December 5, 2023, as we consider the following potential changes:

- Changing the license period from annual (one every year) to biannual (one every two years).
- Amending the requirements for property owner availability while enhancing a process for tenant complaints.
- Removing or revising occupant capacity limitations.

We invite your feedback on AO 2023-110 to inform the substitute version and welcome public testimony on or before December 5: [ancgov.info/testify](https://www.ancgov.info/testify).

Thank you,

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