



CITY OF BISHOP

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August 26, 2021

Colin Cross
Land Use & Planning Analyst
Housing Policy Development
Housing & Community Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

Re: City of Bishop 2021-2029 Housing Element

Dear Mr. Cross,

Please find enclosed the City of Bishop 2021-2029 Housing Element update. The 2021-2029 Housing Element was adopted by resolution of the Bishop City Council on August 23, 2021.

We very much look forward to receiving your certification of the Housing Element update. and we genuinely appreciate your help in our efforts to fully and timely comply with the State's requirements.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elaine Kabala".

Elaine Kabala
Associate Planner, City of Bishop



The City of
BISHOP *California*



Small Town...
with a BIG Backyard

GENERAL PLAN HOUSING ELEMENT 2019-2027 UPDATE

City of Bishop General Plan
Chapter Four
HOUSING

BISHOP 2019-2027 HOUSING ELEMENT

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I. INTRODUCTION, LOCATION AND BACKGROUND

The Housing Element is one of seven mandatory elements of the General Plan. The purpose of the Housing Element is to identify and analyze existing and projected housing needs, and to set forth the City's goals, policies and implementing actions for the preservation, improvement and development of housing in the City of Bishop. Housing Elements are required by California law to be regularly updated. The current update covers the period extending from 2019-2027.

The California Government Code (CGC) requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development (HCD), and that the HCD's findings be incorporated prior to adoption, or that specified findings be made in response to the HCD's comments.

The 2019-2027 Housing Element Update was prepared by City staff and the Bishop City Council with planning consultant assistance. It is based on guidelines originally set forth as part of the overall Bishop General Plan Update, during which the City Council held a series of public workshops.

A. LOCATION

The City of Bishop is located at the far northern end Inyo County, and is the County's only incorporated City (note that the County seat is located in Independence about 40 miles to the south of Bishop). The Mono County line is roughly 5 miles north of Bishop, and the Town of Mammoth Lakes is 42 miles north of Bishop. A Regional Location Map is provided as Exhibit 1 below. A detailed map of the City of Bishop is provided as Exhibit 6 in Section V

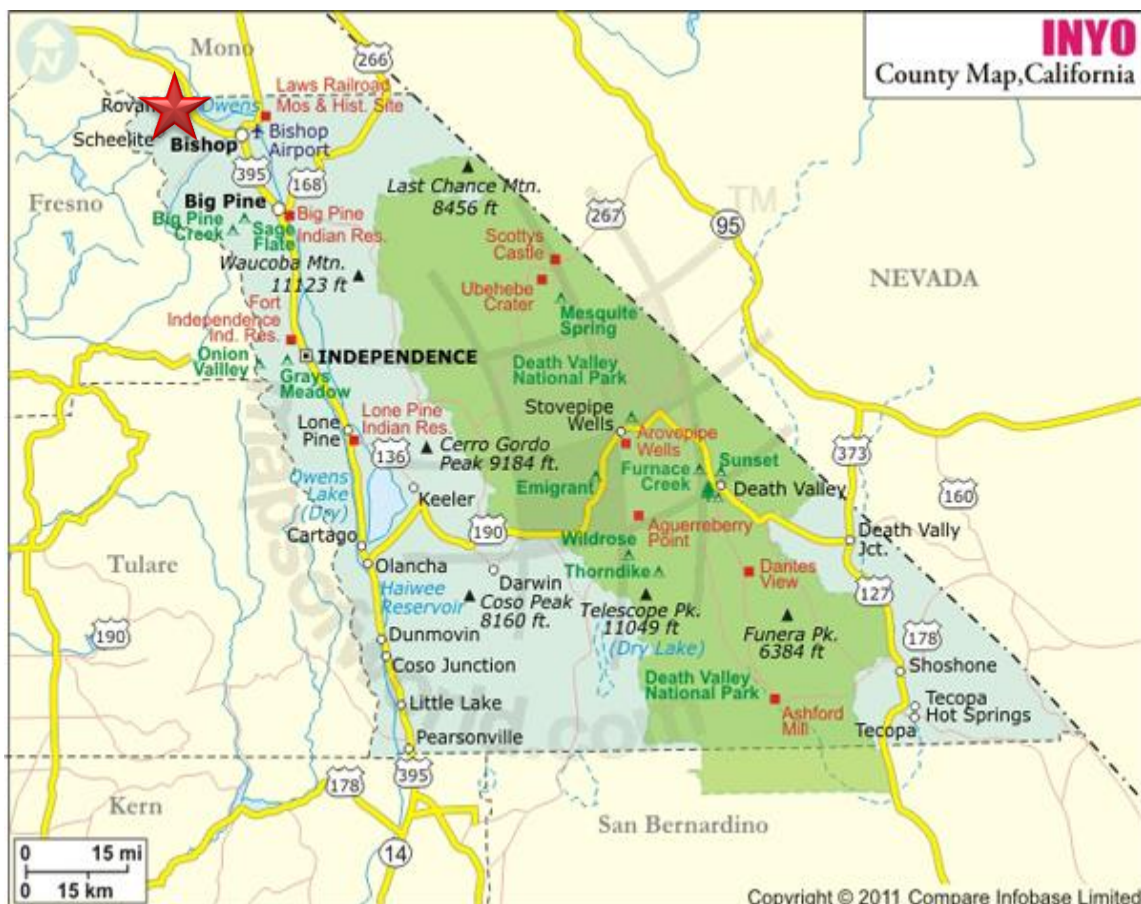


EXHIBIT 1. Regional Location Map

B. BACKGROUND

In 1967, the Housing Element became the third mandated part of a General Plan in California. During the ensuing years, numerous revisions were made to the required contents of community housing elements. Article 10.6 of the Government Code was enacted in 1981 and now describes the content requirements of local housing elements. The legislation, commonly referred to as the Roos Bill, requires local housing elements to offer an assessment of housing needs, an inventory of resources and constraints, a statement of goals, policies and objectives and a 5-year housing program. The

Housing Element is one of 7 required elements included in the Bishop General Plan. The Housing Element, in complying with the letter and spirit of Article 10.6, responds to the four major issues listed below:

- What are the housing needs of the City of Bishop?
- What can the City realistically do about meeting these needs?
- What are the housing goals and policies of the City?
- What specific actions can the City take to meet housing needs?

C. AUTHORIZATION AND PURPOSE

California Government Code (CGC) §65302(c) requires all California cities and counties to prepare a Housing Element as part of the General Plan. CGC Article 10.6 requires that Housing Elements (a) identify and analyze existing and projected housing needs and goals, policies, objectives and programs to preserve, improve and develop housing, (b) identify sites for housing (including rental and factory-built housing and mobile homes), and (c) provide housing to meet the existing and projected needs of all economic segments in the community.

Consistent with these requirements, the City of Bishop 2019-2027 Housing Element is organized to present information according to the principal topics listed below:

- Progress under the prior 2014-2019 Housing Element
- Current Opportunities and Constraints
- Housing Needs Assessment
- Housing Resources and Constraints
- Statement of Goals, Policies and Actions

D. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires the Housing Element to be consistent with other elements of the General Plan. Residential land uses identified in the Land Use Element provide a basis for identification of adequate residential sites in the Housing Element. The City's 2012 Mobility Element describes circulation improvements for future development. The Noise Element sets standards to protect areas designated for housing use from inappropriate noise levels. The Safety Element addresses a range of environmental issues. The Bishop Conservation & Open Space Element provides open space and recreational areas for community use.

The City's 2015 Economic Development Element outlines policies for supporting, strengthening and diversifying the Bishop economy. The economic development policies include broad goals for modern housing concepts and infill development, and are shaped by the overriding Economic Development Element vision statement (see inset below):

During 2020 the City of Bishop initiated preparation of a Downtown Specific Plan ('DTSP') that focuses on enhancing the downtown area by creating a new mixed-use zoning designation ('MU-Z') that will permit increased residential development densities and an expanded range of uses in a pedestrian-friendly setting. Development of the Draft DTSP involved extensive public input. Following CEQA documentation (expected to be completed in 2021) the City anticipates approval of the Final DTSP followed by the Municipal Code amendment to reflect the new MU-Z designation. Goals identified in this Housing Element update will align with policies in the General Plan upon adoption of the final DTSP and Zoning Code amendments.

To maintain compliance and consistency between the General Plan elements, the City conducts an annual review of the General Plan and reports to the City Council on the findings of the review. The General Plan 2020 Annual Progress Report included the following comments:

City of Bishop Economic Development Element Vision Statement

To be a regional economic and commercial hub with a multitude of services for both residents and visitors. Bishop strives to be a diverse, well-rounded, welcoming, sustainable, vibrant community that collaboratively promotes its unique Eastern Sierra location and provides year-round business and outdoor recreation opportunities.

Land Use Element: Progress during 2020 included (a) leveraging of Caltrans' Sustainable Communities, SB 2, and Regional Early Action Planning grants for preparation of a mixed-use overlay zoning district and a downtown Specific Plan, (b) continued conversations with the Los Angeles Department of Water and Power regarding land releases, culminating in the purchase about 2.9 acres of land for the 72-unit Silver Peaks project and continued discussion for additional properties; (c) collaboration with Inyo County and IMACA to identify strategies to address housing needs, particularly for low income persons and veterans; (d) collaboration with IMACA and the Wounded Warrior project to find a suitable Bishop location for a Wounded Warriors center and veterans housing; (d) working with investors to permit vacant transition of commercial units to new residential units in appropriate areas; (e) Proposition 68 funding for green infrastructure projects in Bishop's commercial core; (f) partnership with the Chamber of Commerce and Eastern Sierra Sustainable Recreation Partnership to

“coordinate tourist and recreational activities”; (g) participation on the Local Transportation Commission (LTC) to participate in transportation Planning for Highway 395; and (h) Approval of new housing units through infill and redevelopment of existing private land.

Economic Development: Progress during 2020 included (a) working with owners of vacant properties to encourage more productive uses “supporting the vision of a vibrant downtown”; (b) securing grant funding to strengthen Zoning Code provisions for the downtown overlay zone to allow increased density (height); mixed-use buildings (e.g., retail first floor, housing above); and updated planning goals as established through the General Plan; (c) promoting “infill redevelopment of vacant or underutilized commercial sites” through Planning Commission consideration of adaptive reuse projects; (d) participation in the LTC to reassess potential for a truck route to reroute truck traffic from downtown while ensuring private motorist traffic remains; (e) participation in Eastern Sierra Council of Governments (ESCG) subcommittees to achieving regional broadband access and reliable commercial air service; (f) participation in the ESCG Recreation Partnership to implement a strategic, regional plan to market the Eastern Sierra as a year-round destination; (g) coordination with Inyo County, the Small Business Administration (CSU Bakersfield), the Bishop Chamber of Commerce, and the Sierra Business Council to procure a location and develop a business plan to establish a small business development center in downtown Bishop; (h) information to interested entrepreneurs related to available commercial sites, existing businesses, and free small business development consulting services available through the Small Business Development Center located at CSU Bakersfield; (i) assistance to business owners transitioning to outdoor seating for COVID-19 safe operations; and (j) partnering with the Bishop Chamber of Commerce to administrator small business COVID-19 assistance grants.

What is a Housing Element?

A Housing Element analyzes a community's housing needs for all income levels, and identifies strategies to respond

Mobility Element: Progress during 2020 included: (a) completion of the ~\$1 million Spruce Hanby Yaney Sidewalks project, to increase neighborhood sidewalk continuity and pedestrian-oriented features such as landscaping and benches; (b) partnering with Inyo County and the City of Los Angeles to extend Jay Street, consistent with the General Plan Mobility Element; (c) coordination with Caltrans to address Americans with Disabilities Act (ADA) compliance concerns within the Caltrans right-of-way on Bishop’s two largest transportation corridors; (d) collaboration with the City of Los Angeles to identify opportunities for a multi-use trail loop around and through Bishop, and expand bike facilities to trail networks outside of Bishop; (e) collaboration with the LTC Commission to identify future project funding priorities; (f) collaboration with Inyo County to secure regional air service at the Bishop Airport; (g) continued planning for a walking tour, with a wayfinding information station; and (h) expanded tree planting in Main Street sidewalks to encourage walkability.

Housing Element: The City’s growth is constrained on the north, east and south by properties owned by other public entities; and on the west by the Bishop Paiute Indian Reservation. Bishop has about 400 acres of undeveloped land of varying zoning designations, but most of these lands are owned by the City of Los Angeles; only 2.72 acres of private, residentially zoned land are available for development in the City of Bishop. These constraints require the City to emphasize compact development. Activities since the 2014 Housing Element include: (a) approval of an application to subdivide a 2.75 acre parcel into 15 residential parcels to be developed as single family residences; this approval will allow the property developer to keep an existing nursery on site as a mixed-use development, and will also reduce the net new housing by two units. Construction on this project is underway; (b) in 2018, the City negotiated an agreement with the City of Los Angeles for release of about 3 acres of land that was subsequently transferred to a non-profit limited partnership in 2020 for construction of 72 affordable units (the 2.9-acre Silver Peaks project); (c) Bishop is currently developing an ordinance to allow for mixed-use development in commercial zones; the effort is being funded by an SB 1 Sustainable Communities grant and an SB2 Housing grant, and is expected to be completed in 2021; (d) In 2021, the City leveraged a Local Early Action Planning (LEAP) grant to procure consultants to update the Housing Element in 2021. Table 1 summarizes RHNA allocations and the City’s accomplishments during the period from 2014 to 2020:

HOUSING AFFORDABILITY LEVEL	2014-2019 RHNA ALLOCATION	UNITS PROVIDED IN BISHOP 2014-2020	NET HOUSING RELATIVE TO RHNA
Extremely Low Income	7	4	- 3
Very Low Income	8	1	- 7
Low Income	10	6	-4
Moderate Income	12	11	- 1
Above Moderate Income	28	1	- 27
TOTALS	65	23	- 42

Five of the credits shown in Table 1 resulted from qualified rehabilitation efforts made by IMACA during 2020 to the Valley

Apartments. The Valley Apartments provide sixteen units for residents earning less than 30% AMI (i.e., extremely low income [ELI]), and 3 units for residents earning less than 50% AMI (very low income [VLI]). The rehabilitation included weatherization, insulated window replacement, energy efficient hot water heaters and space heating units, electrical and plumbing repairs. In accordance with HCD provisions, these rehabilitation efforts are reflected in Table 1 at a ratio of 1 credit for each 4 units rehabilitated. IMACA anticipates additional rehabilitation activities at the Valley Apartments in the coming period to provide solar photovoltaic panels and associated electrical system modifications and repairs.

Other Elements and Building Permits: The 2020 General Plan review also discussed progress toward implementation of the Conservation/Open Space Element, the Noise Element, the Safety Element, the Public Facilities and Services Element, the Parks/Recreation Element, and summarized building permit activity. With respect to building permits, the Summary noted that there were 215 building permits application reviewed and issued in 2020, up 12 permits from 2019 (about a 5.6% increase). In addition to new housing and ADUs, permits consisted of residential remodel improvements, re-roofing, electrical / plumbing / mechanical improvements, and commercial occupancy permits (tenant improvements). There were 89 commercial plan checks, which is equivalent to 2019. There were five commercial permits and nine residential permits for solar installation.

E. PUBLIC PARTICIPATION AND HCD REVIEW

Public engagement is an important component of the Housing Element preparation process. State law requires that the Housing Element incorporate public comments, and also requires that the public comments are provided to elected officials prior to Housing Element adoption. The Housing Element must demonstrate a strong relationship to other general plan elements, and consider the relationship between adopted goals and public issues of topical interest including community health, climate change, and other relevant considerations.

E1. Public Meeting #1 – 24 March 2021

Public outreach and participation during the current Housing Element update has encompassed several elements, beginning with a virtual public meeting held on March 24, 2021 to discuss and invite public input concerning the forthcoming Housing Element Update. The first meeting was attended by 13 Bishop residents. Participants’ comments covered a range of issues as summarized below in Table 2:

TABLE 2. Participant Comments shared during the first Public Meeting	
PARTICIPANT QUESTIONS	RESPONSES
<i>Will the Housing Element include an inventory of vacant homes?</i>	The Housing Element will include an inventory of vacant lands, but will not identify existing homes that are vacant.
<i>Will the Inventory identify the number of homes owned by second homeowners?</i>	The inventory will not identify residential properties that are owned by people whose primary residence is outside of Bishop.
<i>Does IMACA intend to purchase a parcel next to Von’s grocery store?</i>	The City recently purchased a parcel from the City of Los Angeles, about ¼ mile south of Vons, and transferred ownership to a non-profit limited partnership that plans to construct 72 affordable units on the site as part of the Silver Peaks project.
<i>Will the Housing Element discourage wealthy people from buying housing in Bishop?</i>	The Housing Element will focus on meeting the housing needs of extremely low, very low, low, moderate and above-moderate residents, and will not specifically address housing needs outside of these categories.
<i>Will the Housing Element place added emphasis on need for the City of Los Angeles to sell or lease vacant properties to the City?</i>	The Cities of Bishop and Los Angeles have initiated a long-term collaborative process for identifying LA-owned lands that can potentially be released for housing development, and the agencies are exploring the possibilities of sharing RHNA credits for such projects.
<i>Why doesn’t HCD pressure the City of Los Angeles to build housing in Bishop?</i>	During 2019 Governor Newsom issued Executive N-06-19 ordering HCD and the General Services Dept. to identify and prioritize surplus state-owned property for sustainable, innovative, cost-effective housing projects. AB 1486 (2019) broadens the definition of ‘surplus lands,’ and requires public agencies to disclose to HCD the planned sale of surplus properties, to publicize available properties on a list to be maintained by HCD, and to make the properties available to housing sponsors who have notified HCD of their interest.
<i>Can the online Housing Survey deadline be extended past 26 March?</i>	In response to this question, the deadline for completing and submitting the online Housing Survey was extended from March 26 to March 30.

E2. Public Survey of Housing Issues and Opportunities – March 16 through March 30, 2021

The online Housing Survey was posted on the City’s website on March 16, to invite residents’ input concerning housing issues and priorities. The response deadline was originally set for March 26, but was extended to March 30 in response to a request during the first Public Meeting. A complete copy of the survey results is provided in Appendix A.

In whole, 77 responses were received (about 2% of overall Bishop population). Residents aged 30-49 comprised the largest group of respondents (41.7%), followed by residents aged 50-64 (31.9%), 18-29 (13.9%), and 65 and older (12.5%). The largest group of respondents had income ranging from \$100,000-\$200,000 per year (41.1%), followed by \$50,000-\$100,000 (31.5%), \$25,000-\$50,000 (16.4%). Overall, 8.2% had incomes above \$200,000, and 2/7% had incomes below \$25,000. Couples living together with no children comprised 43.8% of respondents, followed by residents living with children under 18 (23.3%), single living alone (12.3%), single living with roommates (11.0%), and multiple generations living together (9.6%). A majority of survey respondents own their own home (63.5%), while 32.% of respondents rent and 4.1% living with friends or family and do not pay rent.

Housing Concerns: Residents’ biggest concerns about housing opportunities in Bishop focus on two issues: the lack of sufficient affordable housing (the number one concern, expressed by 78.9% of respondents), and the potential for existing residents to be displaced due to the rising cost of housing (expressed by 77.5%). The third most frequently cited concern pertains to neighborhoods with concentrated poverty and lack of enrichment opportunities (46.5%), followed by insufficient housing for persons with disabilities (26.8%) and the distance between home and resources (22.5%). Results are shown in Exhibit 2 on the following page.

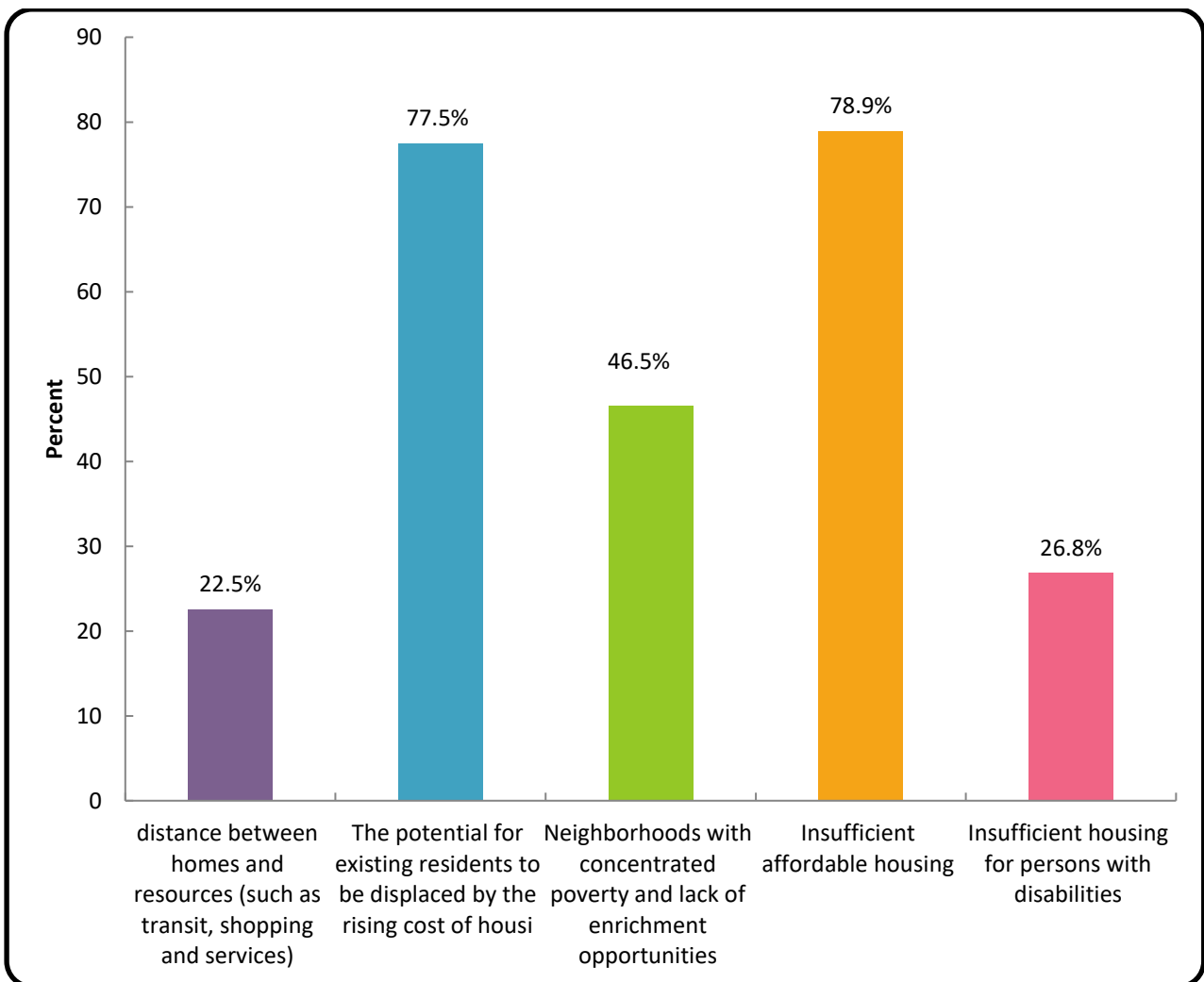
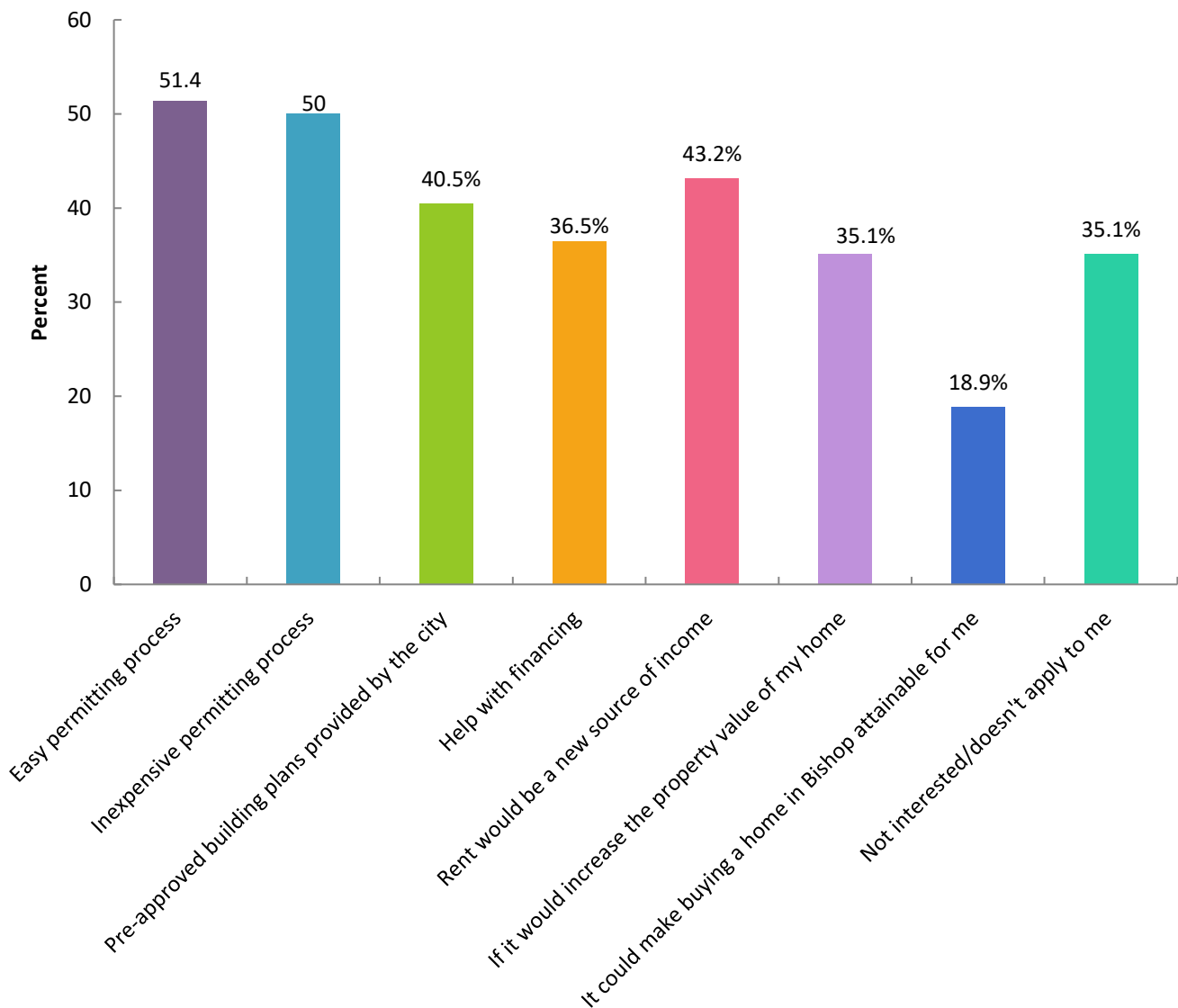


EXHIBIT 2. HOUSING SURVEY RESPONDENTS’ CONCERNS

ADU Incentives: In response to a question asking about the types of programs that would best encourage residents to add an accessory dwelling unit, easy permitting was the most often cited response (51.4%), followed by inexpensive permitting (50.0%). The potential for added rental income was cited by 43.2% of respondents, followed by pre-approved building plans (40.5%), help with financing (36.5%), potential for increased property value and not of interest (both were cited in 35.1% of responses). Exhibit 3 on the following page shows respondents' recommendations concerning ADU incentives.

EXHIBIT 3. HOUSING SURVEY RESPONDENTS' PREFERRED ADU INCENTIVE



Housing Locations: Respondents were also asked to rate the locations where housing could potentially be located in Bishop. Four of the responses were rated as "very important" or "important" by 75% or more of respondents, including (1) on vacant land that is zoned for housing development, but not yet developed (77.8%), (2) at vacant commercial or industrial sites that have been converted to residential use (91.8%), (3) near commercial locations, creating "life-work" neighborhoods (78.9%), and (4) on lots that are underutilized (i.e., older buildings that have additional potential) (87.7%). Overall responses to this question are shown in Exhibit 3.

EXHIBIT 4. Where should new housing be located? Please rate the ideas below based on what you think are the best locations in Bishop overall for new housing:

	Very Important	Important	Moderately Important	Slightly Unimportant	Unimportant
In areas that are already developed but could be made denser by increasing the number of units allowed.	39.4%	28.2%	11.3%	14.1%	7.0%
On vacant land that is zoned for housing development, but not yet developed.	52.8%	25.0%	8.3%	5.6%	8.3%
On existing single-family properties as accessory dwelling units (granny flats).	30.6%	29.2%	16.7%	20.8%	2.8%
At vacant commercial or industrial sites that have been converted to residential use.	68.5%	23.3%	4.1%	4.1%	%
Near commercial locations, creating "life-work" neighborhoods.	60.6%	18.3%	12.7%	4.2%	4.2%
On lots that are underutilized (i.e., older buildings that have additional potential).	64.4%	23.3%	6.8%	5.5%	%
On undeveloped LADWP properties.	37.5%	12.5%	16.7%	13.9%	19.4%

Open-Ended Recommendations: Most respondents took advantage of the opportunity to respond to an open-ended question about what else the City should consider in the Housing Element Update. Table 3 summarizes the wide range of issues and suggestions made in response to this question.

TABLE 3. Housing Survey Respondents Suggestions for Issues to consider in the Housing Element Update
Growth Patterns: Plan development and mobility together. Define and make growth patterns known. Develop infrastructure that promotes and encourages growth. Solve homelessness, don't promote it. Expand business opportunities to promote and support growth.
Housing Supply & Costs: Home stability is the #1 stress in our lives! Please do something! There are literally no homes for rent, and few houses available for purchase in Bishop. Home prices and rents are skyrocketing--if you can find a rental or home. We are being priced out of the Eastern Sierra, not just Bishop. We live under the threat of the landlord moving back into his home, all the while suffering regular rent increases that exceed income. We are professionals who have lived in the area for more than a decade. We are an eviction notice away from being literally homeless.
Affordable Housing for Locals: Creating various buying opportunities for locals. Improve already developed housing. Many housing throughout Bishop is not maintained to any standard. Working with Mammoth community to minimize influx of those seeking housing due to lack of housing in Mammoth.
Retain Open Space: Please use that land for open spaces, parks, natural areas. These spaces are becoming more and more encroached upon and a sorely needed by all human beings.
Timely: This is timely as we are considering adding a unit to our house and not sure what it will take. Great ideas to get more housing.
Thank you: Our current situation is beyond sad.
Seasonal Housing: Seasonal housing (1 month, 3 months, etc.) Opportunities for communal shower & restrooms
Housing Costs: Just trying to manage cost of housing. I am someone who has a good income but can't afford to purchase in a town I've lived in for 20 years. Bishop will lose its charm if new homes and especially existing home sales are only attainable by LA millionaires who buy for a second home which is exactly what is happening now
Bishop's Appeal: Bishop is more desirable than local residents seem to think. The downtown area of the city is great and access to world class outdoor activities is unique. Reduce land use regulations, make it easy to build densely, encourage mixed use as widely and freely as possible. The demand exists to make Bishop a vibrant and interesting community. City government just needs to make it easy.
Dogs: Allow dogs
Infrastructure: Infrastructure needs for development should be environmentally friendly and disaster averse (buried power, drought resistant landscapes, etc.). Also daycares could be part of low income housing developments.
Small Town: 1) Do not want more apartment buildings. Bishop does not need more apartments or condos. Those neighborhoods are

typically overcrowded, over populated, and over parked. 2) keep Bishop a small town. Part of the appeal of Bishop is being a small and quaint town. It is landlocked by the City of Los Angeles, but that keeps Bishop small. 3) low income housing often times also mean low neighborhood appeal and a higher crime rate. We do not want that in Bishop. 4) if we wanted to live in larger town then we would move. We would go to the multiple other cities that are overpopulated. Please don't do that to Bishop.

Rental Opportunities: Allow for more room rentals in all zones.

Trees: PLANT MORE TREES based on the number of additional occupants

No Sprawl: Keep new housing within the city of Bishop. No leap frogging please. Thanks for this survey!

Retain Open Space: Use only existing properties. Do not develop any new lands of any sort.

Truck Route: Considering supporting an alternate route for Semi-Trucks.

Scale of Development: Please do not make large apartment complexes (or even moderate ones). One of the main things that brought us back to Bishop is that we do not look like or behave like a large city. When I lived down south I lived in apartments the entire time in Costa Mesa, Pasadena, Gardena and Santa Clarita. All had looks that detracted from the area (even if they were nicer), were not maintained well (rat infestations, cockroaches, dog poop on all grass areas, people piling trash on top of dumpsters that would spill out into the parking lots because there were too many people living in the complex and the owners did not want to pay for more dumpsters), caused parking issues where I would have to park over 6 city blocks from my apartment if I got home after 5pm and much more. I really like the idea of making it easier for people to build secondary units or perhaps building duplex or triplexes that keep the look of primarily single family homes. Even using some commercial spaces in a limited fashion by maybe allowing apartments over businesses would be nice. But please don't turn us into something that looks like any of the countless overcrowded cities down south. It's nice driving down streets that are not stacked with cars. I know we need places for people to live but expanding or crowding more into the area would take away from the small town charm that we all know and love.

Use Empty Buildings: Utilizing some of the many empty existing buildings in town

Mixed Use: Revising current zoning laws to allow mix use (residential and retail), buildings that are taller than 2 stories, reduce the parking requirement, allowing commercial zoned properties to allow residential and ease/encourage residential or any development. Give a profit motive for developers to resolve the housing crisis.

Residential Conversions: Permit the conversion of commercial spaces into living spaces

Mixed Use Zoning: Support conversion of existing buildings including vacant county office buildings and spaces) to apartments.

Retain Open Space: Rather than focusing on purchasing vacant/undeveloped City of Los Angeles land, I wish the city and county would prioritize rezoning, and developing currently abandoned commercial properties and sites. The acreage abandoned by vons and Kmart alone could solve most of the affordable housing problem, imo!

Retain Open Space It is extremely important to try to develop mostly on existing lands. There are a few City of Los Angeles lands that could potentially be developed, but most of the adjacent Los Angeles lands should be converted to open space. LA owning most of the adjacent lands is a bit of a blessing in disguise as it has kept Bishop dense and walkable, and prevented sprawl. There is so much empty space devoted too private automobile storage in town that could be converted to housing. We should abolish parking minimums city wide. I like the idea of allowing mixed use zoning, but let's go even further and abolish single family zoning in the whole town. ADUs are a great idea! Overall we also need to ensure that new development does not lead to gentrification. Mammoth has completely failed to do this. Let's put a vacancy tax on second home owners, and generally try to achieve higher local rates of homeownership. Large distant landlords have a very negative effect on our community. Every effort should be made to preserve trailer parks as a source of cheap market rate housing, and potentially let people buy the land that they live on as well.

Safe Parking for Homeless: Please consider implementing a permanent Safe Parking Program for people experiencing homelessness and living in their cars. It's important for service providers to be able to meet people where they are, and they can most easily help people if they are within city limits in as stable an environment as possible. This would be the best and most efficient way to help these people find permanent housing.

Short-Term Rentals: Perhaps this is the wrong place to gripe about it (apologies if it is) but the number of single-family homes that are being listed on AirBnb/VRBO as full-time rentals is too high. These are homes that people could live in and instead they are housing itinerant (recreational) visitors who do not contribute to our community.

Short-Term Rentals: Eliminate all short-term rentals completely. They're making affording housing, or any housing at all, unobtainable for many in our community. Hotels exist for a reason, visitors should use them.

Vacant Residences: Limiting vacant 2nd homes and incentivizing 2nd homeowners to rent or sell their properties at reasonable prices.

Vacant Commercial: Old Kmart building; Old Vons Building, 2nd story empty spaces in town.

Vacant Commercial: The most effort should be toward tearing down/renovating existing empty buildings which we have an excessive amount of in the downtown area before building out or on new plots. This would beautify the city, allow people to live walking/biking distance to amenities and work and create the ability to provide lots of extra housing on already developed plots.

Residential Conversion: our priority for new housing in bishop is to use existing structures and infrastructure to create new housing from old commercial spaces. we'd love to see the newer old-k-mart building turned into residential units [with internal courtyard and roof decks and parking lot covered in solar panels]. also, as county offices are moved into their new building next to grocery outlet,

many commercial spaces they were renting in town will become vacant. we'd love to see some incentives for those land owners to convert some of that commercial space to residential so the properties become more mixed-use. Use what we have - that is what we should do. We should not break ground on any new developments until we have put into good use the buildings we already have.

Rent Costs: Rent has skyrocketed to more than double in the space of 2 years.

ADU Incentives: Primarily interested in incentivizing ADUs and additional units on property. For example, revising the city guidelines that stipulate that a home owner cannot put a tiny home on a property in downtown bishop. Tiny homes (not 5th wheel trailers) could make it substantially more adorable to create an ADU on a property vs a permanent structure. Thereby, also allowing the rent to be cheaper. Please do consider.

Second Homeowners & Vacant Homes: we need to prohibit second-home owners who treat bishop as a vacation home -- no more vacant second homes!!!!

Careful Planning: Development plans are important. However, please be sensitive to existing residents and preserve their pride in the area. High-density housing complexes erected in neighbors with long-term residents may deplete the very reason that people chose to live here. Keep Bishop authentic and preserve the character and livability here.

Short-Term Rentals: I would like the city to consider the impact of AirBnb, second homes, and vacation rentals on the housing for locals who live and work here. These types of luxury housing directly contribute to the housing shortage.

Community Balance: Affordable and accessible and all throughout Bishop not concentrated in one area. Create sidewalks and build Community.

City Limits: I'd like to see this housing plan be radically inclusive, reflective of the interests of the diversity of existing stakeholders, and even if not now ultimately extend beyond the city limits.

Planning Process: Don't let Hooper present a plan for affordable housing without clear requirements for how it will develop. Development is important for the health of our community. Affordable and reliable housing benefits all of us.

Multimodal Access: better ways for people to move around Bishop without having to drive. Also, spreading out new housing opportunities across both east and west Bishop. Lastly, easy code restrictions on zoning on a case by case basis because many of us own homes that were built in a manner that does not satisfy current zoning and code rules.

Housing Trade-offs: Respondents also rated the trade-offs associated with different approaches to providing housing. The trade-off receiving the highest approval rating was to locate housing where it will least impact the environment (50.7%), followed by locating housing in areas that are already developed (45.7%), and in locations close to transit, shops and services (32.9%), and ensuring that new housing blends with the character of surrounding neighborhoods (31.5%), Other tradeoffs included new housing in locations that will least impact traffic (16.4%), new housing spread evenly across the city (13.9%), and new housing in lieu of parking standards as in the DTSP (8.5%).

Housing Program Effectiveness: The survey asked residents to rank the helpfulness of various programs and strategies in meeting future housing needs. Responses to this question are summarized below in Table 4.

TABLE 4. Ranking of Programs and Strategies to address Bishop's Future Housing Needs

Ranking	Strategy/Program to Address Housing Needs in Bishop	% Supporting
1	Incentivizing mixed-use housing in downtown commercial areas	66.7%
2	Programs that help people experiencing homelessness find permanent housing	42.5%
3	Incentives for developers to build more affordable housing.	41.1%
4	Purchasing Los Angeles property for housing development	38.4%
5	Encouraging development of accessory dwelling units (ADUs)	37.0%
6	Financial aid for people who can't afford housing (subsidized rent, down payment loans	26.0%
	Reducing parking requirements to allow for more housing development	26.0%

Summary: This 2019-2027 Housing Element Update substantially incorporates the input received from Survey respondents, most particularly through the development of Action Items to implement survey findings. These include Actions to (a) consider limits on vacant lands, (b) require that homes be used for nightly rentals only when the owner is in residence and all parking confined to the property, (c) provide added incentives for ADUs, possibly including a free blueprint plan and construction plans that Bishop residents can use to build an ADU, (d) the many DTSP provisions that increase density and create life-work opportunities, and others.

E3. City Council Presentation/Public Hearing #2 – 12 April 2021

The draft Housing Element was sent to HCD on 30 April 2021 for a 60-day State review and comment period. Shortly thereafter, on May 3, the draft Housing Element was provided to the public for a 30-day review and comment period. Prior to these document releases, the Draft Housing Element was presented to the Bishop City Council at a virtual public hearing

on 12 April 2021. During that meeting, the Council considered each of the proposed Housing Element Actions. Based on their review and discussion, the Council directed staff to incorporate a new action item to expand notification of surplus lands from additional area agencies), and modified the wording of several action items. The Council then authorized staff to release the document for public review and comment. The April 12 Council meeting was a public hearing, but no public comments were received.

E4. Initial Study/Negative Declaration Public Review and Public Hearing #3 – 18 May 2021

The Draft Negative Declaration for the proposed 2019-2027 Housing Element Update was released on 3 May 2021 for a 30-day public and agency review and comment period. To strengthen community outreach, a copy of the Negative Declaration was sent directly (via email) to each of the 77 individuals who responded to the Housing Survey. On May 18 (roughly the mid-point of the review period), the City held a virtual public hearing to present the Draft Housing Element recommendations, and the Draft Negative Declaration findings and conclusions. Participants’ comments covered a range of issues as summarized below in Table 5:

TABLE 5. Participant Comments shared during the Public Meeting on the Draft Negative Declaration, 18 May 2021

PARTICIPANT QUESTIONS	RESPONSES
<i>One commenter noted their desire to construct 15 new units on a site behind the bowling alley (off Main Street), but would require density bonuses for the housing to qualify as affordable. Would the bonus provisions apply?</i>	The City offered to review the development concept to determine eligibility for density bonus provisions.
<i>How do the new Fair Housing policies mesh with developer goals?</i>	The Housing Element will include an inventory of vacant lands, but will not identify existing homes that are vacant.
<i>Do the Fair Housing policies provide leverage for the City to address long-term vacant parcels?</i>	It is not expected that the Fair Housing policies would help Bishop address issues associated with long-term vacant properties.
<i>Do State policies governing Accessory Dwelling Units override local ordinances?</i>	Yes, the adopted California legislation addressing ADUs does override local policies and ordinances.
<i>Would the Housing Element require the City to undertake infrastructure improvements and associated CEQA requirements?</i>	Future housing improvements may require infrastructure improvements. Requirements would be analyzed when proposed to determine the scope of work and whether CEQA exemptions may apply.
<i>Describe the Qualified Opportunity Zone (QOZ) benefits.</i>	The QOZ is intended to spur economic growth and job creation in lower income communities while providing tax benefits to investors who do not take capital gains until at least 10 years have passed.

The Negative Declaration public review period ended on 2 June 2021. No written comments on the Draft Negative Declaration or the Draft Housing Element were received from the public or agency recipients, and the City received no response to the Tribal Consultation letter sent out by the City.

E5. Forthcoming Planning Commission and City Council Hearings

The final draft Housing Element and Negative Declaration will be presented to the Planning Commission on 27 July 2021. Following their review of both documents, the Commission will make and forward recommendations to the City Council. On Based on the full record of information received, the Council on 23 August 2021 will determine whether to adopt the Negative Declaration and approve the Housing Element Update. Materials provided to the Commission and to the Council will include complete copies of written comments on the Draft Housing Element and Draft CEQA document, as well as thorough responses to issues raised in comment letters and in the public meetings and hearings held throughout this process. All of the Planning Commission and City Council meetings will be held as public hearings, and all components of the public outreach effort will be reviewed and carefully considered by the Bishop Planning Commission and by the Bishop City Council before deciding whether to approve the Housing Element update and associated CEQA documentation.

F. DATA SOURCES

Multiple sources contributed information used in this City of Bishop Housing Element Update for 2019-2027. The Department of Housing and Community Development (HCD) provided the full set of housing and population demographic data used in this update. HCD also provided substantial information and assistance used in Housing Element preparation.

Staff at the City of Bishop (Associate Planner Elaine Kabala, City Administrator Rondall Phillips, the Bishop Planning Commission and the Bishop City Council, as well as Bishop residents) had primary responsibility for the Housing Element Update including data compilation, analysis of housing issues and obstacles and accomplishments, establishing housing goals for the 2019-2027 planning period, participating in the public outreach efforts, and many additional tasks. Additional important contributions were made by Larry Emerson (Housing and Planning Director, Inyo Mono Advocates for Community Action-IMACA), and Adelina Rico (Executive Director of Inyo Mono Association for the Handicapped-IMAH). In addition to the acknowledgements above, reference materials are cited in footnotes throughout the Housing Element.

G. ACRONYMS USED IN THIS HOUSING ELEMENT

AB	California Assembly Bill
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADU	Accessory Dwelling Units
AFFH	Affirmatively Furthering Fair Housing
APA	American Planning Association
BEGIN	Building Equity and Growth in Neighborhoods
Caltrans	California Department of Transportation
CBC	California Building Code
CCR	California Code of Regulations
CGC	California Government Code
CDBG	Community Development Block Grant
CDP	Census Designated Place
CEQA	California Environmental Quality Act
CESA	California Emergency Solutions and Housing
CalHFA	California Housing Finance Agency
CGC	California Government Code
CHP	California Housing Partnership
CLUP	Comprehensive Land Use Plan
CoC	Continuum of Care (HUD program)
CoG	Council of Governments
CSD	California Department of Community Services and Development
CUP	Conditional Use Permit
DOE	U.S. Department of Energy
DDS	California Department of Developmental Services
DTSP	City of Bishop Downtown Specific Plan
DU	Dwelling Unit
ECIP	Energy Crisis Intervention Program
ELI	Extremely Low Income
ESCG	Eastern Sierra Council of Governments
ESTA	Eastern Sierra Transit Authority
FEMA	Federal Emergency Management Agency
FHEO	Equal Opportunity Fair Housing
HAMFI	HUD Area Median Family Income
HCD	California Housing and Community Development Department
HCV	Housing Choice Voucher Program
HDC	Housing Development Corporations (non-profit)
HE	Housing Element
HEAP	Homeless Emergency Aid Program
HHAP	Homeless Housing, Assistance and Prevention Program
HHS	U.S. Department of Health and Human Services
HUD	U.S. Housing and Urban Development Department

IMACA	Inyo Mono Advocates for Community Action
IMAH	Inyo Mono Association for the Handicapped
JADU	Junior Accessory Dwelling Unit
LADWP/DWP	City of Los Angeles Department of Water and Power
LEAP	Local Early Action Planning (grant)
LIHEAP	Low Income Home Energy Assistance Program
LIHTC	Low Income Housing Tax Credit
LTC	Local Transportation Commission
MLH	Mammoth Lakes Housing Authority
MPROP	Mobile Home Park Resident Ownership Program
MOU	Mixed Use Overlay zone
MU-Z	Mixed Use Zone
NOFA	Notice of Funding Availability
OEHHA	California Office of Environmental Health Hazard Assessment
OTC	Over-the-County application process
QOZ	Qualified Opportunity Zone
RCAA	Racially concentrated areas of affluence
RECAP	Racially/ethnically concentrated area of affluence
RHNA	Regional Housing Needs Assessment
SB	California Senate Bill
SCE	Southern California Edison
SF/sf	Square Feet
SRHA	Stanislaus Regional Housing Authority
SRO	Single Room Occupancy
TCAC	California Tax Credit Allocation Committee
TIRZ	Tax Increment Reinvestment Zone
USDA	U.D. Department of Agriculture
VLI	Very Low Income

II. PROGRESS MEETING GOALS IN THE 2014-2019 HOUSING ELEMENT

The Housing Element is required to review and analyze differences between planned goals, as stated in the prior Housing Element, and what was actually achieved. Provided below is a summary of the 2014-2019 Housing Element goals, and the City's accomplishments toward meeting each goal since 2014.

A. CITY OF LOS ANGELES LANDS

2014-2019 Housing Element Goal: Continue to work with City of Los Angeles towards purchase, transfer or long-term lease of vacant City of Los Angeles land to the City of Bishop for residential development, including affordable housing. Establish a dialogue with the Los Angeles Mayor and administration to facilitate renewed opportunities for this key housing element goal. Timeline: Ongoing. Anticipated number of units: 75-100.

Progress since 2014: The City of Los Angeles during 2020 did release the parcel of land (near the intersection of Spruce and Yaney) that Bishop had previously identified for residential development. With assistance from the City of Bishop, IMACA is as of 2021 in the process of securing entitlements to construct the Silver Peaks project, with 72 affordable housing units on this site. All of the units will be deed restricted to maintain affordability over time. The City and IMACA anticipate that all entitlements will be in place during summer 2021, and construction will get underway during 2023. The units are expected to begin leasing during 2024. The 72-unit Silver Peaks project is expected to contribute substantially to meeting the City's 118-unit RHNA allocation for the current Housing Element planning period (through 2027). This Housing Element update includes a new Action 1.6, to investigate potential eligibility of the Silver Peaks project for a density bonus pursuant to AB 2345 and/or AB 1763.

The City's efforts working with Los Angeles staff based in Inyo County have also been fruitful, resulting in identification of five additional properties that will be evaluated and considered for future sale or lease to Bishop by the City of Los Angeles. The newly identified Los Angeles-owned properties include a 3.5-acre portion of APN 008-010-41 zoned R-3 and open space, and a 3.06-acre portion of APN 008-010-41 zoned R-1.

B. HCD LEASE TERMS

2014-2019 Housing Element Goal: Seek case-by-case waiver for HCD funding on property leased for 40 years (max allowed by City of LA) instead of 55 years (current HCD minimum) and seek help to resolve incompatible loan terms where federal/state agencies will consummate a grant only after the other agency makes the first loan commitment. Seek HCD help to allow LA & Bishop to share affordable housing credits where Los Angeles lands are sold or leased through Bishop to provide affordable housing. Timeline: Ongoing.

Progress since 2014: HCD provided the loan that facilitated purchase by Bishop of the LADWP parcel that will be used for the Silver Peaks Project. Incompatible loan terms have remained an obstacle, however, and the City has kept this goal for the 2019-2027 planning period with the intent to continue efforts that may benefit future project opportunities.

C. GRANT FUNDING

2014-2019 Housing Element Goal: Maximize value of 2013 CDBG funds for rehabilitation of the Valley Apartments with IMACA, and for updating the Bishop Economic Development Element; continue to pursue all suitable and applicable grant/funding opportunities to assist in further affordable housing development and jobs for current/future Bishop residents. Timeline: Grant to be expended in 3 years; grant review to be annual and ongoing with goal of submitting at least one application during the planning period.

Progress since 2014: Between 2014-2019, the City and IMACA successfully applied CDBG grant funding to rehabilitate the Valley Apartment complex with rewiring of the electrical system and the addition of new solar energy panels and to prepare a City of Bishop Economic Development Element that was approved in 2015 and is now providing guidance for development of a new Downtown Specific Plan that will include increased residential densities in the planning areas. Approval and implementation of the DTSP and ongoing efforts to obtain grant funding are expected to facilitate compliance with RHNA goals for the 2019-2027 planning period and beyond.

D. GENERAL PLAN LAND USE ELEMENT & ECONOMIC DEVELOPMENT UPDATES

2014-2019 Housing Element Goal: The City is in early stages of updating the General Plan Land Use Element and Economic Development Element. The updated Land Use Element and Economic Development Element will explore the value and feasibility of establishing an expanded range of residential designations compatible with mixed land uses, similar to the range now in the downtown overlay zone. Timeline: Updates to be completed within 3 years (depending on funding).

Progress since 2014: The City's new Economic Development Element was approved in 2015. Shortly after, the City began preparation of a new Downtown Specific Plan ('DTSP') that was completed in draft form during 2021. The City is currently preparing CEQA documentation for DTSP, and anticipates that CEQA documentation will be completed along with Plan adoption during 2021. The DTSP will establish a formal mixed use district throughout the downtown area (extending from South Street to Sierra on the north), with a particular focus on increasing affordable housing opportunities through increased building heights and a mix of compatible uses and structures, combined with 'unbundling' parking from development standards to provide other public amenities including bicycle parking and outdoor space. Upon approval of the final DTSP, the City plans to update zoning standards in the Municipal Code to correspond to the range of uses allowed in the Specific Plan area. These steps are seen as a primary tool for meeting RHNA allocations for the 2019-2027 planning period and beyond. The City subsequently sought assistance through the Building Blocks program to identify short term strategies to support implementation of the Economic Development Element. That effort resulted in a series of action items to achieve its vision of a revitalized downtown, with increased housing options and a stronger local economy. Key opportunities cited in that effort, as summarized in the 2017 "Next Steps Memorandum for Bishop" prepared by the U.S. Environmental Protection Agency (EPA)¹ included (a) updating the Municipal Code to create new housing options and a strategy for expanding high density areas and provisions for mixed use development.

E. WARREN ST IMPROVEMENT PROJECT

2014-2019 Housing Element Goal: With the GP updates, consider whether Warren St Improvement Project may be expanded to support and extend uses, especially residential uses, of the downtown mixed use overlay zone. Timeline: Expanded uses to be considered as part of GP update over 3 years (depending on funding availability).

Progress since 2014: The Warren Street beautification project (completed in 2015) provided new street pavement, improved drainage and continuous sides as well as street trees and landscaping, pedestrian lighting, seating areas and small parks, improved overhead utilities, and space for public art and gatherings to provide a more enjoyable experience. Although the improvement project initially drew mixed reactions, this corridor is now beginning to attract a wider range of new tenants. Warren Street is also included inside the DTSP planning area boundary, and part of the area designated for future high-intensity mixed uses. Along with the remainder of the DTSP planning area, future changes along Warren Street are expected to facilitate Bishop's goal to meet RHNA allocations for the 2019-2027 planning period and beyond.

F. MUNICIPAL CODE UPDATE

2014-2019 Housing Element Goal: When the City nears completion of the General Plan updates, the City will evaluate a zoning update to incorporate (as appropriate) land use/planning mods developed in the GP process. City will also consider ways in which zoning can encourage higher density housing to support goals of the LUE & EDE. Timeline: Complete within 4 years of the General Plan updates (depending on funding).

Progress since 2014: As noted above, the City plans to update zoning standards in the Municipal Code to correspond to the range of uses allowed in the DTSP, once the final plan (and associated development intensity) is approved. The updated Municipal Code will include a broad mix of allowed uses with increased densities, an increase in allowed building heights, unbundled parking requirements and other provisions in support of the overriding objective to increase the supply of affordable housing and offer a more varied range of housing choices in close proximity to services.

G. PERSONS WITH DIABILITIES

2014-2019 Housing Element Goal: With IMACA, strengthen programs to inform Bishop families about housing and services for those with developmental disabilities.

Progress since 2014: The Inyo-Mono Association for the Handicapped (IMAH) plays a primary role in providing services to adults with intellectual disabilities. Their program includes a wide range of services that focus on housing assistance, job skills, and services to support independent living. Inyo-Mono Association for the Handicapped ('IMAH') is funded through their Thrift Store (Sierra Thrift Mall), and contracts with the Department of Developmental Services and with the Kern Regional Center to provide services to adults with intellectual disabilities. The City of Bishop maintains communication with IMAH regarding lands and City policies that may potentially impact or benefit IMAH services. Twelve of the 72 units to be constructed at Silver Peaks will be managed by IMAH for disabled residents.²

¹ USEPA, Next Steps Memorandum for Bishop, August 2017

² IMAH Executive Director Adelina Rico, 11 March 2021.

H. DENSITY BONUSES

2014-2019 Housing Element Goal: Continue to offer density bonuses to developers of infill projects as a way to optimize housing availability & facilitate the set-aside of affordable/senior/disabled housing units. Timeline: Ongoing.

Progress since 2014: The City continues to support the use of density bonuses to optimize affordable housing development, and has also continued to expand infrastructure and public facilities since the 2014 Housing Element was adopted. There were no opportunities to use the density bonus option during 2014-2019 Housing Element planning period. However, the City anticipates that new opportunities will arise with near-term approval and implementation of the DTSP, and through forthcoming discussions with the City of Los Angeles to identify 1-2 parcels for sale or long-term lease to the City for the purpose of affordable housing development. One of the City's criteria for identified parcel/s will be the potential to increase the number of affordable units through density bonus provisions. The City will also explore eligibility of the Silver Peaks project for a density bonus, and will proactively seek additional opportunities as developers submit applications and make inquiries about land use standards for future projects located within ½ mile of the three transit stops inside or near the City limits (including an ESTA stop at 703 Airport Rd; a Caltrans stop at 500 S Main, and a stop at the Sinclair Dino Gas Mart on 586 N. Main).

I. MOBILE HOME PARK RESIDENT OWNERSHIP PROGRAM (MPROP)

2014-2019 Housing Element Goal: Advertise program availability to mobile home park residents & serve as co-applicant for resident organizations applying for HCD funding to support MPROP objectives. Timeline: Ongoing

Progress since 2014: The City continues to advertise and promote MPROP.

J. MONITOR HOUSING STOCK

2014-2019 Housing Element Goal: Maintain inventory of trailer parks, MH parks & apartments that provide housing for disadvantaged; monitor stock to ensure it remains affordable for low income/disadvantaged residents.

Progress since 2014: The City continues to monitor the status of trailer parks, MH parks & apartments that provide housing for disadvantaged residents. There were no conversations to non-residential uses between 2014-2021; the entire 2014 inventory remains available and affordable for low income/disadvantaged residents.

K. AFFORDABLE HOUSING ASSISTANCE PROGRAM

2014-2019 Housing Element Goal: Support IMACA and Mammoth Lakes Housing to identify grants & prepare applications for low- and extremely-low income housing projects, (b) prioritize the processing and waiver/deferral of building/remodel permit fees for projects that provide affordable housing assistance to extremely low, very low, low, and moderate income housing, and (c) incentivize developers to build for households earning 30% or less of Inyo Co med family income. Ongoing; grant review annual, with the goal to help IMACA/MLH submit two or more applications.

Progress since 2014: *The City continues to support IMACA and Mammoth Lakes Housing Authority (MLH) in actively seeking grant opportunities and housing assistance for low- and extremely-low housing. The City also supports the use of density bonuses and other incentives to encourage developers to build housing for residents earning 30% or less of the Inyo County median family income. Creation of the DTSP will provide new opportunities to achieve these priorities in the 2019-2027 planning period. IMACA, in collaboration with the City and MLH, will continue to work with Stanislaus Housing Authority on new Mainstream Voucher Programs in Inyo, Mono and Alpine counties.*

L. PUBLIC EDUCATION

2014-2019 Housing Element Goal: Continue to help IMACA prepare and distribute literature about equal housing opportunities. Provide information about weatherization assistance and utility cost reduction programs.

Progress since 2014: IMACA continues to prepare and distribute literature about equal housing opportunities, weatherization and utility cost reduction programs, and rental assistance for individuals permanently experiencing homelessness (PEH) and at imminent risk of homelessness. IMACA now uses their website and Facebook pages to publicize programs.

M. TRANSITIONAL AND SUPPORTIVE HOUSING

2014-2019 Housing Element Goal: Consider amending Ordinance 544 (Transitional & Supportive Housing) to reflect new definitions and requirements for Transitional/Supportive Housing per SB 745, and SB 2. Timeline: within 2 years of 2014 Housing Element adoption.

Progress since 2014: The City in 2013 adopted the ES Emergency Shelter Combining District (Ordinance 544). The district allows emergency shelters, supportive housing and transitional housing by right (in addition to uses permitted in the underlying district), establishes standards as provided in the underlying district (underlying districts include C-1, R-3, and/or R-3-P), and is located in areas of Bishop with a range of services including public transportation, basic goods and grocery stores, and social welfare facilities. Ordinance 544 has not at this time been formally amended to meet the new definitions and requirements for Supportive housing or Transitional housing, though this is subject to ongoing discussion at the City Council level. IMACA currently provides three transitional housing units in Bishop for PEH and households at imminent risk of homelessness. Wild-Iris provides 11 units of transitional housing to victims fleeing domestic violence (the project is located outside City limits, but serves Bishop residents). The Silver Peaks project will include 5 units of permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services.

III. SUMMARY OF OPPORTUNITIES AND CONSTRAINTS

A. ADDRESS LAND AVAILABILITY CONSTRAINTS

The City of Los Angeles has long owned many of the vacant buildable parcels within the Bishop City limits, and this continues to be true. Over the years, the City of Bishop has conducted ongoing negotiations with the City of Los Angeles with the goal to acquire parcels for use in building affordable/senior/disabled housing projects. For varied and complex reasons, largely due to the land lease and sale requirements embodied in the Los Angeles City Charter, most of the past negotiations have been unsuccessful. The scarcity of available land has been a significant and ongoing constraint to affordable housing construction in the City of Bishop.

Only 2% of the land in Inyo County is privately owned; the rest is owned by governmental or tribal entities.

In a recent (2021) communication, the City of Los Angeles indicated that it is willing to work proactively with the City of Bishop to identify City of Los Angeles-owned parcels that can be considered for transfer to the City of Bishop for the purpose of affordable housing construction. Following on the recent communications, the City of Bishop plans to work closely with the City of Los Angeles during 2021 to identify potentially available parcels. Goals of the City of Bishop in these discussions will be to prioritize parcels that may be eligible under new legislation for density bonuses and other incentives in exchange for dedicated affordability. As of 2021, two Los Angeles-owned parcels are under consideration for future lease or sale. After a preferred site is identified, Los Angeles will initiate steps for a lease or transfer of ownership to Bishop (with subsequent transfer to a partner), and the City and partner will seek grant funding to support housing development on the selected site(s). The City of Bishop and the City of Los Angeles also agreed to explore the possibility of sharing RHNA credits for City of Bishop projects that are implemented on City of Los Angeles lands as discussed in III.C below. For these reasons, the potential for additional available land that can be used to meet the City's RHNA allocations is now identified as a significant opportunity.

B. RESOLVE INCOMPATIBLE TERMS OF GRANTS AND LEASES

Incompatible lease terms have in the past been an obstacle to the use of City of Los Angeles vacant properties, and may again pose issues in the current joint effort with Los Angeles (described in IIIA above) to identify 1-2 parcels for lease or sale to the City of Bishop for the purpose of affordable housing development. For this reason, the City will more proactively seek assistance from HCD and from the City of Los Angeles to reconcile lease terms wherein the City of Los Angeles will generally lease for a maximum of 40 years, but affordable housing funding agencies generally require a minimum 55-year lease.

The City will also seek HCD assistance in clarifying how Los Angeles land sales and leases can best be structured within the identified constraints. LADWP property leases are conducted in accordance with the City Charter, the Charles Brown Act (CGC 50300-50308), and City Policies. As a result, Los Angeles properties that are vacant may nonetheless be unavailable for sale or lease to the City of Bishop. The Charles Brown Act requires lands that are leased by LADWP must be offered to the leaseholder before they may be sold (lease holder has first right of refusal) and the property must sit without use for one year after the lease is expired before it may be transferred. The Los Angeles City Charter requires properties that are not leased that may be sold to be sold at auction (for at least fair market value). All property sales must be approved by the Los Angeles Department of Water and Power Commission, the Energy, Climate Change, and Environmental Justice Committee, and the Los Angeles City Council.

The City will also seek HCD assistance in resolving incompatible grant terms, where federal and state agencies will consummate a grant only after the other agency makes the first loan commitment.

C. STRENGTHEN LAND USE POLICY ISSUES

The City has considered how the General Plan and Zoning policies can be strengthened to encourage adequate and safe housing opportunities for all residents, and has determined that these goals can best be served through five measures. The measures are outlined below along with a brief discussion of steps that have been taken to implement the measures and thereby achieve the underlying goals:

- 1. Identify one or two neighborhoods of increased densities in existing residential neighborhoods or redesignation of other land uses to residential uses in order to meet affordable housing needs in Bishop:** Following adoption of the 2009-2014 Housing Element, the City identified a downtown neighborhood and established an overlay zone that permits mixed uses and densities in a location near to transportation and services. The overlay area was expanded (following completion of the 2014-2019 Housing Element) to include lands west of Main Street, including Warren Street. The City thereafter implemented the Warren Street Improvements Project that included new paving,

improved drainage, street and pedestrian lighting, seating areas, and continuous pedestrian pathways to more safely accommodate the disabled and other pedestrians; the improvements extended the full length of Warren Street (from South Street to north of Elm Street) as well as South, Lagoon, Church, Academy, Pine, and Elm Streets between Warren and Main Street.

The 2014-2019 Housing Element goal to expand the mixed use overlay zone was further supported through completion during 2020 of the Draft DTSP, which covers the entire central Bishop downtown area. Over time, the DTSP is expected to transform the core downtown area into a mixed use zone that extends most of the length of Main Street (from South Street to Sierra Street), includes much of Line Street (from east of Whitney Alley to Sunland Drive on the west), and includes 1-2 blocks on either side of the two main corridors. The DTSP planning area is currently the most densely developed area of Bishop, and is also the area where most of the future growth will be directed.

A goal of the current 2019-2027 Housing Element is to complete the Draft Specific Plan and CEQA assessments, followed by an update to bring the Municipal Code zoning designations into conformance with the new DTSP and Mixed Use Zone (MU-Z) MU-Z land uses and development standards. The City anticipates that these steps can be completed during 2022. Although potential densities and building standards vary between the DTSP alternatives, all of the alternatives share the common goals of increasing housing opportunities, 'unbundling' parking standards from zoning, and allowing and encouraging a broader mix of development uses in the Downtown area. The DTSP is anticipated to significantly expand the City's options for meeting future housing needs in the City of Bishop. The DTSP is anticipated to significantly expand the City's options for meeting future housing needs in the City of Bishop.

2. Employment Housing and Eased Restrictions on Mixed Residential/Commercial use of Commercial Land: Bishop has made substantial progress toward the issuance of CUPs for on-site housing at employment sites. Goals of the Draft DTSP include increased housing opportunities in the Downtown area (among other goals), and the draft text includes a new zoning designation for R-2000-P, (to be located primarily along Line Street) that will allow multiple-family residential structures and/or rental units in a medium high-density district for professional and administrative offices.

Additionally, during the 2014-2019 planning period, Bishop was approached by the owner of the Cottonwood Plaza (a commercial complex on Main Street in downtown Bishop) to convert the rear structures from commercial to residential use. This request was granted under the existing mixed use overlay zoning provisions, with City approval for up to 21 units on the Cottonwood Plaza site. To date, 12 of the commercial spaces have been converted to residential use, and one additional commercial-to-residential conversion is planned which will result in an overall 13-unit addition to the City's housing stock.

Bishop recently approved an additional mixed use conversion on Line Street that resulted in 4 new apartment units (in addition to 3 existing apartments) above an existing medical facility, and the City is reviewing entitlements that will allow conversion of existing professional office units into 6 new residential units. In total, the 1 additional unit at Cottonwood Plaza and the 6 proposed units on Line Street have potential to increase available housing by 7 units during the current Housing Element planning period.

The City anticipates that this trend will accelerate during the 2019-2027 planning period, since other local employers have expressed interest in employee housing as a means to attract and retain employees, and the Bishop Airport is scheduled to begin commercial air service during 2021.

3. Monitor conversion of duplex/triplex/quadruplex/mobile units to single family units: in concert with IMACA, the City has continued to monitor its inventory of multiplex and mobile home units to ensure that this affordable housing resource remains available to Bishop residents. Since the prior Housing Element was adopted, four trailer park units were replaced by two modular units at a facility that had been rated as 'dilapidated' during the 2003 housing survey and is now rated as good under all criteria; the 2013 survey indicates that there have been improvements at several additional facilities as well (as has been true for permanent housing), but no further inventory reductions.

4. Consider Interface Zoning Overlay that allows a CUP for nonconforming residential uses: The 2014 HE stated Bishop was evaluating CUP requirements for certain residential uses, particularly onsite housing at employment sites. The Draft DTSP implements this 2014 goal with a proposed CUP requirement for single-family dwellings, 2-family dwellings, townhomes, row-houses, and assisted living facilities in the DTSP planning area. The DTSP would allow several additional residential uses as a permitted use, including ground-floor and second-floor dwellings, and live-work spaces. A central goal of this 2019-2027 Housing Element update is to complete the DTSP and associated CEQA review, and update the Municipal Code to reflect the new overlay and development standards, including the provision allowing a CUP for nonconforming residential uses in the downtown planning area. The RHNA compliance summary for the period

from 2014-2022 includes ADUs that were built during that period of time.

5. Change the Zoning policies to permit construction of emergency shelters without a CUP or other discretionary approval in one or more zones: The 2014-2019 Housing Element noted that City zoning policies had been previously been modified to permit construction of emergency shelters by right in 3 zones (C-1, R-3, and R-3-P).

6. Eliminate the existing Zoning Code CUP requirements for (a) large group homes (7+residents) in the R-1 Zone, and for (b) small group homes (up to 6 residents) in the Mixed Use Overlay zone. Revisions will identify both uses as 'allowed by right.'

IV. EXISTING CONDITIONS – HOUSING NEEDS ASSESSMENT

A. EXISTING POPULATION AND HOUSING STATISTICS

Housing element law requires a quantification and analysis of existing population and housing data and needs. The Housing Needs Assessment provided in this section is based on a *Housing Element Data Package* provided by HCD. The package addresses the statutory requirements for the quantification of existing housing needs, including:

- Identification of population and employment trends;
- Household characteristics (i.e., existing households, existing extremely low income households, lower and extremely low income households overpaying, overcrowded households);
- Special needs (persons with disabilities, persons with developmental disabilities, female headed households);
- Projected housing needs; and
- Inventory of at-risk units

Agencies that use the HCD-prepared *Data Package* are not be subject to further HCD review of the existing conditions data as part of the housing element update process. As required, however, this section of the Housing Element offers an analysis of information provided in the HCD *Housing Element Data Package*.

A1. Population

The robust 8% growth that marked the decade from 2000-2010 dwindled to a flat 0% in Inyo County during the 2010s and a negative growth of -0.2% in Bishop. While the decrease seems precipitous, the spike to 8% may be the anomaly, as the years 1990-2000 saw only 3% growth. As in previous years, the population of Bishop comprises about 20% of the Inyo County total (20.6%).

While the number of housing units has increased only slightly—a total increase of 12 units in Bishop and 58 in Unincorporated Inyo County, adding up to a county-wide increase of 70—this 0.7% increase outpaces growth in population over the last decade. What’s more, the highest growth in Bishop (a rise of 2.7%) occurred in multifamily buildings with 2-4 units, suggesting that construction in the county is responsive to constraints imposed by both income and limited space. This continues the trend from 2000-2010, though the recent increase does not match the 3% total growth that marked the previous decade, or the 20.9% increase in multifamily housing.

The vacancy rate in Bishop stands at 6.96%, and the rate is 15.3% in Inyo County as a whole. Half of all vacancies (49.3%) in Inyo County are reserved for seasonal or occasional use. Only 10.8% of vacant units in the county are available for rent. In the city of Bishop, where the pool of available units is much smaller, 70% of vacant units are available for rent but ACS estimates from 2014-2018 suggest a tight squeeze as the number of units rented but unoccupied, for sale, sold but not occupied, or held vacant for seasonal use or migrant workers stands at 0.

TABLE 6. Population Growth Trends³

County/City	Population							Average Annual Change	
	4/1/10 (Census)	1/1/15	1/1/16	1/1/17	1/1/18	1/1/2019	1/1/2020	#	%
Inyo County	3,879	3,845	3,842	3,835	3,820	3,815	3,821	-6	-0.2%
Bishop	14,667	14,719	14,791	14,760	14,759	14,757	14,763	9	0.1%
Unincorporated Inyo County	18,546	18,546	18,633	18,595	18,579	18,572	18,584	3	0.0%
County Total									

³ HCD Data, Population. Sourced from CA Dept. of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2020, with 2010 Census Benchmark. <http://dof.ca.gov/forecasting/demographics/estimates/e-4/2010-20/documents/E-42020InternetVersion.xlsx>

County/City	Date	Total	Single Detached	Single Attached	Multiple (2-4)	Multiple (5+)	Mobile Homes
Bishop	2010	1,926	766	83	367	340	370
	2019/2020	1,938	767	84	377	340	370
% change		0.6%	0.1%	1.2%	2.7%	0.0%	0.0%
Unincorporated Inyo County	2010	7,552	4,850	128	229	139	2,206
	2019/2020	7,610	4,879	137	229	139	2,226
% change		0.8%	0.6%	7.0%	0.0%	0.0%	0.9%
Total	2010	9,478	5,616	211	596	479	2,576
	2010/2020	9,548	5,646	221	606	479	2,596
		0.7%	0.5%	4.7%	1.7%	0.0%	0.8%

Geography	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacant-For Rent	Rented, not Occupied	For Sale	Sold, not occupied	Vacant for recreational, seasonal or occasional use	Vacant, For migrant workers	Vacant, Other
Inyo County	9,540	8,083	1,457	157	6	3	29	719	4	539
Bishop City, CA	2,080	1,935	145	98	0	0	0	0	0	12
West Bishop CDP	1,164	1,022	142	0	0	0	0	93	93	12
Unincorporated Inyo County	7,460	6,148	1,312	59	6	3	29	719	4	527

A.2 Employment Trends

While the data indicates full employment both in Inyo County as a whole and in the City of Bishop, it is difficult to draw conclusions. For one thing, while the population of the city has changed by only a fraction of a percent, the number of people who are employed in the city has decreased by more than 22%.

In the 2007-2011 survey, 1,955 of the city's residents were employed. According to the ACS 2014-2018 survey, only 1,518 residents are employed. This is 22.4% drop. In Inyo County as a whole, employment in the 2007-2011 survey stood at 8,737 individuals. In the 2014-2018 ACS survey that number has decreased to 8,090, a 7.4% drop. This indicates that the majority of the persons missing from the survey are in Bishop.

This relatively brief span of time has also seen a seemingly dramatic change in the city's primary industries. In the previous survey, only 1.5% of the county's residents (0.8% in Bishop and 1.7% in Unincorporated Inyo County) worked in Agriculture, Forestry, Fishing and Hunting, and Mining. In the current survey, 5% of the county works in this industry—including 8% of Bishop—an apparent increase for the city of 800%. Other notable changes in Bishop include a dramatic increase in the workers employed in construction (from 7% to 14%), a doubling of the workers employed in manufacturing (from 1.5% to 3%), in transportation, warehousing, and utilities (from 4.1% to 9%), in the dominant educational services, health care, and social assistance industry (From 23.1% to 39%), and the complete eradication of several industries, including wholesale (from 1.6% to 0%), information, and professional, scientific, management administrative, and waste.

A balanced community would generally have a ratio of about 1.1 per household.⁶ As of 2018, there were a total of 1,935 occupied housing units in Bishop and 1,518 employed individuals, indicating a jobs/household ratio of 0.785 jobs per household. The lower jobs/household ratio may be associated with increased work commuting, longer commuting distances, and lowered efficiency in use of public infrastructure and services.

⁴ HCD Data, Housing Stock. Source : State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2020

⁵ HCD Data Package, Housing Stock. From ACS 2014-2018 B25002 Occupancy Status & B25004 Vacancy Status

⁶ APA Planning Advisory Service, *Jobs Housing Balance*, 2003, authored by Jerry Weiss: http://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-516.pdf

TABLE 9. Employment by Sector and Industry – Inyo County, Bishop, and Unincorporated Area

Employment by Industry (Estimate) ⁷	Inyo County		Bishop		Unincorporated Area	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	8,090	100%	1,518	100%	6,572	100%
Agriculture, forestry, fishing and hunting, mining	406	5%	121	8%	285	4%
Construction	753	9%	206	14%	547	8%
Manufacturing	209	3%	48	3%	161	2%
Wholesale trade	75	1%	0	0%	75	1%
Retail trade	928	11%	253	17%	675	10%
Transportation and warehousing, and utilities	621	8%	131	9%	490	7%
Information	110	1%	0	0%	110	2%
Finance, insurance, real estate, rental and leasing	256	3%	0	0%	256	4%
Professional, scientific, management, administrative, waste	362	4%	0	0%	362	6%
Educational services, health care, social assistance	2,069	26%	586	39%	1,483	23%
Arts, entertainment, recreation, accommodation and food	1,230	15%	134	9%	1,096	17%
Other services, except public administration	411	5%	0	0%	411	6%
Public administration	660	8%	39	3%	621	9%

A.3 Overcrowding and Household Size

Overcrowding and household size are important housing indicators. Household size is defined as the number of people per dwelling, and overcrowding exists where there are more than 1.01 persons per room (the 1.01 factor is established by the federal government as a standard or measure of overcrowding). Both factors indicate whether the existing housing stock meets occupant space needs.

Overcrowding appears to be a function of household size, income and tenure. Information from the 1970 Census indicated that 5% of Bishop planning area households encountered overcrowded conditions. Census data for 1980 put the percentage at 4.4%, the 1990 census at 5.5%, and both the 2000 and 2010 census at 5%. According to the 2014-2018 ACS survey, there is no overcrowding in Bishop. Inyo County as a whole registers 1.9% overcrowding, comprising 3.2% overcrowding among renters and 1.1% overcrowding among owners.

TABLE 10. Overcrowded Households⁸

			Inyo County	Bishop	Unincorporated Inyo Co.
			Estimate	Estimate	County-sum of cities
Total:			8,083	1,935	6,148
Owner occupied			5,110	676	4,434
0.5 or less occupants per room			4,149	558	3,591
0.51 to 1.00 occupants per room			900	118	782
1.01 to 1.50 occupants per room			61	0	61
1.51 to 2.00 occupants per room			0	0	0
2.01 or more occupants per room			0	0	0
Renter Occupied			2,973	1,259	1,714
0.5 or less occupants per room			2,043	892	1,151
0.51 to 1.00 occupants per room			835	367	468
1.01 to 1.50 occupants per room			85	0	85
1.51 to 2.00 occupants per room			10	0	10
2.01 or more occupants per room			0	0	0
Owner occupied	Overcrowded	1.01 or more	61	0	61
Renter occupied	Overcrowded	1.01 or more	95	0	95
Total overcrowded		1.01 or more	156	0	156
Owner occupied	Severely Overcrowded	1.5 or more	0	0	0
Renter occupied	Severely Overcrowded	1.5 or more	10	0	10
Total severely overcrowded			10	0	10

⁷ HCD Data, from American Community Survey DP-03 2014-2018.

⁸ HCD Data. From ACS 2014-2018 Table B25014

A.4 Overpayment

In addition to statistical data on total households and vacancy rates, it is useful to analyze data on housing overpayment to understand the housing situation in Bishop, particularly for lower income households. The HCD considers housing costs over 25% of income to be overpayment. The HCD data show that 655 owner and renter households (combined) are paying more than 30% of income on housing, and 325 households pay more than 50% of income on housing. Overpayment affects 48% of all Bishop renters, and 22.9% of all Bishop owners-households. This is a decrease from the decade ending in 2010, when 73.8% of all renters and 37.7% of all owners met the HCD criteria for overpayment of housing costs. It is anticipated that an increased supply and range of housing opportunities would further reduce overpayment in the area.

Overpayment is a burden that falls disproportionately upon renters, a disparity that is especially severe at lower income levels. 100% of Extremely Low Income and Very Low Income households are paying more than 30% of their income in rent. 57.9% of all Extremely Low Income renters and 82.4% of Very Low Income renters are paying more than 50% of their income. The situation shifts for low and moderate income households, with significant percentages of each paying more than 30% of their income into housing but very few paying over 50%.

TABLE 11. Cost-Burdened Households, City of Bishop⁹

Cost Burden by Tenure	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Total Lower Income Overpaying
	Household income <= 30% HAMFI	Household Income >30% to <=50% HAMFI	Household income >50% to <=80% HAMFI	Household income >80% to <=100% HAMFI	Household Income >100% HAMFI		
Cost burden > 30% - Owner and Renter Occupied	250/83.3%	170/85%	155/33.7%	70/41.2%	10/1.5%	655	575
Cost burden > 30% - Owner Occupied	60/54.5%	0/0.0%	60/57.1%	55/42.3%	0/0.0%	175	120
Cost burden > 30% - Renter Occupied	190/100%	170/100%	95/26.8%	15/37.5%	10/3.7%	480	455
Cost burden > 50% - Owner and Renter Occupied	170/56.7%	140/70.0%	15/3.3%	0/0.0%	0/0.0%	325	325
Cost burden > 50% - Owner Occupied	60/54.4%	0/0.0%	15/14.3%	0/0.0%	0/0.0%	75	75
Cost burden > 50% - Renter Occupied	110/57.9%	140/82.4%	0/0.0%	0/0.0%	0/0.0%	250	250

HAMFI=HUD Area Median Family Income.

TABLE 12. Cost Burdened Households, Unincorporated Inyo County¹⁰

Cost Burden by Tenure	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Total Lower Income Overpaying
	Household income <= 30% HAMFI	Household Income >30% to <=50% HAMFI	Household income >50% to <=80% HAMFI	Household income >80% to <=100% HAMFI	Household Income >100% HAMFI		
Cost burden > 30% - Owner and Renter Occupied	390/64.5%	435/53.0%	330/28.6%	90/13.8%	310/10.5%	1,555	1,155
Cost burden > 30% - Owner Occupied	210/60.9%	240/48.0%	170/22.4%	70/17.9%	285/11.7%	975	620
Cost burden > 30% - Renter Occupied	180/69.2%	195/60.9%	160/40.5%	20/7.7%	25/4.9%	580	535
Cost burden > 50% - Owner & Renter Occupied	350/57.9%	190/23.2%	110/9.5%	10/1.5%	35/1.2%	695	650

⁹ HCD Data, HUD CHAS dataset from 2012-2016 (ACS): https://www.huduser.gov/portal/datasets/cp.html#2006-2016_data.

¹⁰ HCD Data, HUD CHAS dataset from 2012-2016 (ACS): https://www.huduser.gov/portal/datasets/cp.html#2006-2016_data

Cost burden > 50% - Owner Occupied	180/52.2%	120/24.0%	100/13.2%	10/2.6%	25/1.0%	435	400
Cost burden > 50% - Renter Occupied	170/65.4%	70/21.9%	10/2.5%	0/0.0%	10/2.0%	260	250

A.5 Housing Tenure

The estimated number of owner-occupied units in Bishop as of 2016 was 765, an increase over the 2011 total of 730 and the 2000 total of 701. The number of renter-occupied units has declined recently, from 1,156 in 2011 to 1,025 in 2016. The 2016 figure is only a 7% increase over the 2000 figure of 958; compare to the 9% increase in owner-occupied households over the same 16-year period.

While the 2016 data suggested that owner occupied households were growing at a faster rate than renter occupied households, a 2018 survey identifies the opposite trend, estimating the number of owner occupied households in Bishop at 676 and renter occupied at 1259, while allowing for a significant margin of error. This would equal a 3.6% decrease in the number of owner-occupied households between 2000 and 2018 and a 31.4% increase in the number of renter-occupied households over the same period. However, the margin of error in the 2018 survey is large enough to reconcile the conflicting figures with room to spare.

	ELI	VLI	Low	Mod	Mod/Above Mod	Total
Bishop-Owner and Renter	300	200	460	170	660	1,790
Bishop-Owner	110	30	105	130	390	765
Bishop-Renter	190	170	355	40	270	1,025
Unincorporated County-Owner and Renter	605	820	1,155	650	2,955	6,185
Unincorporated County-Owner	345	500	760	390	2,445	4,440
Unincorporated County-Renter	260	320	395	260	510	1,745

TABLE 14. Existing Households by Tenure¹²

Existing Households by Tenure (County/City)	Inyo County	Inyo County	Bishop City	Bishop City	Unincorporated Area
Year	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total Households	8,083	+/-212	1,935	+/-179	6,148
Owner Occupied	5,110	+/-242	676	+/-174	4,434
Renter Occupied	2,973	+/-221	1,259	+/-195	1,714

Bishop household size varies between owner- and renter- occupied units. The majority of householders living alone (80%) rent. 100% of all large households are owner-occupied. Households of 2-4 persons split more evenly between owner and renter occupied units, 58.7% vs 41.3%, with owner occupied households taking the larger share.

The median age in Bishop as of 2018 is 45 years, with 33% of Bishop's population age 60 or over. 58% of owner-occupied units fall into the 60+ group, a marked increase over the 2014 figure of 40%, while as in previous years renters are a comparatively younger proportion of the overall Bishop population. 13% of renters are 34 or younger, 33% are 44 or younger, and 59% are 54 or younger.

Some localities have established density bonus programs for developers who build units that can accommodate large families (i.e., households with 5 or more persons). Other jurisdictions have reduced parking requirements, waived fees or expedited processing of permits for projects providing some additional units with three or more bedrooms. This does not appear warranted for Bishop, since there were no rental households in Bishop with 5 or more persons as of 2018, and there were only 54 owner-occupied units with 5 or more persons. Overall, household sizes continue to reflect societal changes, including reduced family size and lower birth rates. These factors result in continued need for new housing formation since smaller households require a greater number of dwelling units to house an equivalent size population.

Population by Age	Inyo County	Bishop	Unincorporated Inyo County
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¹¹HCD Data, HUD CHAS dataset from 2012-2016 (ACS): https://www.huduser.gov/portal/datasets/cp.html#2006-2016_data

¹²HCD Data, taken from [ACS B25004 2014-2018](#)

¹³HCD Data, taken from DP05, 2014-2018 ACS

Under 5 years	1,011	263	748
5 to 9 years	1,108	324	784
10 to 14 years	888	0	888
15 to 19 years	1,055	298	757
20 to 24 years	779	114	665
25 to 34 years	2,047	370	1,677
35 to 44 years	2,018	483	1,535
45 to 54 years	2,120	464	1,656
55 to 59 years	1,404	197	1,207
60 to 64 years	1,507	284	1,223
65 to 74 years	2,321	536	1,785
75 to 84 years	1,247	215	1,032
85 years and over	580	217	363
Median age (years)	45.7	46	

TABLE 16. Households by Tenure and Age¹⁴

	Inyo County Total		Bishop	City of Bishop-Unincorporated Area	
	Estimate	Margin of Error		Estimate	Margin of Error
Total	8,083	+/-212	1935	+/-179	6,148
Owner Occupied	5,110	+/-242	676	+/-174	4,434
Householder 15 to 24 years	17	+/-23	0	+/-12	17
Householder 25 to 34 years	251	+/-67	46	+/-46	205
Householder 35 to 44 years	602	+/-113	117	+/-84	485
Householder 45 to 54 years	764	+/-108	94	+/-96	670
Householder 55 to 59 years	602	+/-103	24	+/-36	578
Householder 60 to 64 years	787	+/-117	83	+/-65	704
Householder 65 to 74 years	1,155	+/-92	242	+/-91	913
Householder 75 to 84 years	681	+/-128	0	+/-12	681
Householder 85 years and over	251	+/-85	70	+/-72	181
Renter occupied	2,973	+/-221	1,259	+/-195	1,714
Householder 15 to 24 years	200	+/-78	49	+/-62	151
Householder 25 to 34 years	622	+/-148	119	+/-70	503
Householder 35 to 44 years	572	+/-122	245	+/-105	327
Householder 45 to 54 years	575	+/-128	325	+/-119	250
Householder 55 to 59 years	195	+/-101	97	+/-96	98
Householder 60 to 64 years	202	+/-95	85	+/-80	117
Householder 65 to 74 years	374	+/-105	175	+/-91	199
Householder 75 to 84 years	101	+/-59	54	+/-52	47
Householder 85 years and over	132	+/-102	110	+/-101	22

TABLE 17. Household Size by Tenure (Including Large Households)¹⁵

	Inyo County Total		Bishop City, California		Unincorporated Inyo Co.	
	#	%	#	%	#	%
Owner						
Householder living alone	1499	46.3%	209	19.9%	1,290	58.9%
Households 2-4 persons	3,350	78.6%	413	58.7%	2,937	82.5%
Large households 5+ persons	261	65.6%	54	100.0%	207	60.2%
Rental						
Householder living alone	1742	53.7%	840	80.1%	902	41.1%
Households 2-4 persons	913	21.4%	291	41.3%	622	17.5%
Large households 5+ persons	137	34.4%	0	0.0%	137	39.8%
Total						

¹⁴ HCD Data, taken from ACS 2014-2018, 5 year (B25007)

¹⁵ HCD Data, from ACS B25009, 5 year (2014-2018)

Total Householder living alone	3,241	100%	1,049	100%	2,192	100%
Households 2-4 persons	4,263	100%	704	100%	3,559	100%
Large households 5+ persons	398	100%	54	100%	344	100%

A.6 Housing Stock

There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock. The quality of the individual housing units or structures may be defined as sound, deteriorating or dilapidated. Housing improvements, on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs, and rehabilitation.

The 2014-2018 ACS Community survey identified a total of 2,080 dwellings in the City of Bishop. This marks a 1.9% increase from the 2010 census total of 2,041. The ACS calculates that single family units make up 63% of Bishop's housing stock. The California Department of Finance 2020 data, provided in the HCD Data Package along with the ACS figures, estimates a 2020 total of 1,938 total dwelling units in Bishop City, a 7% decrease from the 2018 ACS estimate and a 5% decrease from the 2010 census data. The Department of Finance puts the percentage of single-family homes in Bishop at 44% of the total housing stock, with the remainder divided fairly evenly between structures housing two to four families, units housing 5+ families, and mobile homes. At present, 62% of Bishop's housing stock is 50 or more years old. Only 3% of Bishop's housing stock is 20 or fewer years old. As Bishop's housing stock ages, new concerns about its condition arise.

County/City	Total			Single Detached			Single Attached			Two to Four			Five Plus			Mobile Homes		
	2010	2020	%	2010	2020	%	2010	2019	%	2010	2019	%	2010	2019	%	2010	2019	%
Inyo County	1,926	1,938	0.6	766	767	0.1	83	84	1.2	367	377	2.7	340	340	0.0	370	370	0.0
Bishop	1,926	1,938	0.6	766	767	0.1	83	84	1.2	367	377	2.7	340	340	0.0	370	370	0.0
Unincorporated Inyo County	7,552	7,610	0.8	4,850	4,879	0.6	128	137	7.0	229	229	0.0	139	139	0.0	2,206	2,226	0.9
Total	9,478	9,548	0.7	5,616	5,646	0.5	211	221	4.7	596	606	1.7	479	479	0.0	2,576	2,596	0.8

	Inyo County		Bishop		Unincorporated County	
Total:	9540	+/-90	2080	+/-206	7460	
Built 2014 or later	58	+/-38	0	+/-12	58	
Built 2010 to 2013	156	+/-75	0	+/-12	156	
Built 2000 to 2009	631	+/-117	64	+/-71	567	
Built 1990 to 1999	893	+/-156	149	+/-105	744	
Built 1980 to 1989	1588	+/-202	279	+/-139	1309	
Built 1970 to 1979	2024	+/-196	291	+/-124	1733	
Built 1960 to 1969	1249	+/-201	204	+/-111	1045	
Built 1950 to 1959	1103	+/-177	504	+/-170	599	
Built 1940 to 1949	1033	+/-201	336	+/-143	697	
Built 1939 or earlier	805	+/-162	253	+/-119	552	

A.7 Housing Stock Condition

As part of the 2009-2014 Housing Element, Bishop conducted a survey of the condition of housing units. The entire housing stock was surveyed on foot or by car to determine conditions as could be witnessed from the outside of housing structures. As shown below in Table 19, 77% of the housing stock was considered sound or in need of minor repair. Moderate repairs were found to be needed in 21% of the units, and substantial repairs needed in another 2%. Only 4 units surveyed (0.2% of total) were considered to be dilapidated. The 2008 Survey results showed a decrease in the number of substantial and dilapidated units from the prior Housing Element, reflecting the City's success in meeting its rehabilitation goals, and the City has (and will) continue to monitor the housing stock to ensure that units in the minor and moderate categories do not move into lower categories. Although the City did not update the Windshield Survey for the current 2019-2027 Housing Element, the earlier results were reviewed by both the Planning and Public Works divisions and found to be representative of current conditions. The City plans to conduct a complete Windshield Survey for the next Housing Element update.

¹⁶ HCD Data, from CA Department of Finance, E-5 Population & Housing Estimates for Cities, Counties & the State – 2011-2020

¹⁷ HCD Data, taken from ACS B25034: Year Structure Built.

Condition Category	2003 Survey		2008 Survey	
	Number of Units	Percentage	Number of Units	Percentage
Sound/Minor	1,604	95.6	1,362	76.9
Moderate	24	1.5	370	20.9
Substantial	50	3.0	35	2.0
Dilapidated	10	0.6	4	0.2
TOTAL	1,678	100	1,771	100

A.8 Vacancy Rates

The U.S. Department of Housing and Urban Development (HUD) considers a housing market with a vacancy rate of three percent or less to have a shortage of housing. An overall vacancy rate of about five percent is considered desirable to assure an adequate selection of reasonably priced housing without discouraging investment in housing. More specifically, a minimum vacancy rate of 2% for dwellings for sale is desirable while a minimum vacancy rate for rental units is 6%.

The current vacancy rate in Bishop is 6.97%, down from 9.24% in 2010. The vacancy rate for rental units is 4.7%, a drop from the 2010 rate of 5.8%. The percentage of vacant units for sale is 2%, increased from 0.3% in 2010. Previous figures of 1.8% in 2007 and 1.0% in 2004 reflect the variations of a tight, volatile market.

A.9 Special Households

Disabled Persons and Households including persons with Developmental Disabilities: As of 2018, 20.7% of Bishop's population qualified as disabled. This is an increase from the 2011 ACS survey, which identified 11% of the population as disabled, but in line with the 2000 Census, which indicated that 18.6% of the Bishop population was disabled. Among residents between 5 and 64 years, cognitive disability was the most common at 58.6%. Independent living difficulty (46.9%) and ambulatory difficulty (32.2%) followed. Among residents 65 and over, ambulatory difficulty was by far the most common with 89.5% of disabled seniors falling into this category. Independent living difficulty followed, at 70.8%.

The US Census does not compile information regarding persons with developmental disabilities, but this information is available through each nonprofit regional center operating under contract with the California Dept. of Developmental Services (DDS). According to the DDS, as of 2019 the great majority of residents who make use of services at their Regional Centers or their Early Start program reside at the home of a parent, other family, or guardian. Most of the remainder live independently, with some support. According to the California Housing Partnership Corporation, there is no record of any HUD, LIHTC, USDA, or CalHFA affordable developments in Inyo County.

	Inyo County		Bishop		Unincorporated Inyo Co.	
	Number	Percent	Number	Percent	Number	Percent
Total	10,007	+/-118	2,004	+/-209	8,003	+/-100.0%
In the labor force	7,957	+/-269	1,524	+/-205	6,433	+/-80.4%
Employed	7,556	+/-288	1,464	+/-206	6,092	+/-76.1%
With a disability	289	+/-72	37	+/-47	252	+/-3.1%
No disability	7,267	+/-294	1,427	+/-210	5,840	+/-73.0%
Unemployed	401	+/-96	60	+/-50	341	+/-4.3%
With a disability	40	+/-35	19	+/-31	21	+/-0.3%
No disability	361	+/-99	41	+/-43	320	+/-4.0%
Not in labor force	2,050	+/-244	480	+/-182	1,570	+/-19.6%
With a disability	565	+/-165	241	+/-127	324	+/-4.0%
No disability	1,485	+/-219	239	+/-122	1,246	+/-15.6%

¹⁸Survey conducted by BPES on 26 September 2008. Only exteriors were rated. Sound or minor is defined as having no poorly maintained elements or only aesthetic deficiencies; moderate is having up to 4 poorly maintained elements; substantial is 5 poorly maintained elements; dilapidated requires a poor rating on all measures (foundation, roof, siding, windows and doors.)

¹⁹HCD Data, taken from ACS 2014-2018 C18120.

	Inyo County		Bishop		Unincorporated Inyo Co.	
	Number	Percent	Number	Percent	Number	Percent
Total Disabilities Tallied	2,489	100%	781	100%	1,708	100%
Total Disabilities for Ages 5-64	994	39.94%	360	46.09%	634	37.12%
Hearing Difficulty	149	5.99%	42	5.38%	107	6.26%
Vision Difficulty	122	4.90%	43	5.51%	79	4.63%
Cognitive Difficulty	536	21.53%	211	27.02%	325	19.03%
Ambulatory Difficulty	427	17.16%	116	14.85%	311	18.21%
Self-Care Difficulty	241	9.68%	50	6.40%	191	11.18%
Independent Living Difficulty	479	19.24%	169	21.64%	310	18.15%
Total Disabilities for Ages 65 and Over	1,495	60.06%	421	53.91%	1,074	62.88%
Hearing Difficulty	604	24.27%	194	24.84%	410	24.00%
Vision Difficulty	201	8.08%	37	4.74%	164	9.60%
Cognitive Difficulty	501	20.13%	200	25.61%	301	17.62%
Ambulatory Difficulty	1,153	46.32%	377	48.27%	776	45.43%
Self-Care Difficulty	435	17.48%	136	17.41%	299	17.51%
Independent Living Difficulty	828	33.27%	298	38.16%	530	31.03%

ZIP	City	Home of Parent/ Family/Guardian	Independent/ Supported Living	Community Care Facility	Intermediate Care Facility	Foster/ Family Home	Ot her	Total Res
93514	Bishop	82	17	0	0	<11	<11	>99
93515	Bishop	<11	0	0	0	0	0	>0

Zip	City	00-17 yrs.	18+ yrs.	Total (All Ages)
93514	Bishop	52	48	100
93515	Bishop	<11	0	>0

Farm Workers. The USDA Agricultural Census collected figures for Inyo County as a whole, supplemented by employment data regarding residents with occupations pertaining to “agriculture, forestry, fishing and hunting.” In Bishop, that accounts for 8% of all civilian employment. This is an increase from the 2007, when the figure was 0%.

The City’s Zoning Ordinance complies with the Employee Housing Act, specifically Health and Safety Code §§17021.5 and 17021.6. Section 17021.5 requires that employee housing for six or fewer employees to be treated as a single family structure and permitted in the same manner as other single family structures of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

Hired Farm Labor			
	Farms	Workers	\$1,000 payroll
Inyo County	58	193	3,062

150 Days or More	
Farms	34
Workers	82
Farms with 10 or more workers	
Farms	0
Workers	0
Fewer than 150 days	

²⁰ HCD Data, Taken from 2014-2018 ACS S1810.

²¹ HCD Data, DDS–Consumer Count by Zip Code. https://www.dds.ca.gov/wpcontent/uploads/2019/04/FactsStats_ZIPCodes.xlsx

²² HCD Data, DDS – Consumer Count by Zip Code. https://www.dds.ca.gov/wp-content/uploads/2019/04/FactsStats_ZIPCodes.xlsx

²³ HCD Data, DDS - Consumer Count by Zip Code. https://www.dds.ca.gov/wp-content/uploads/2019/04/FactsStats_ZIPCodes.xlsx

Farms	33
Workers	111

Homeless Residents. HUD’s Continuum of Care (‘CoC’), Homeless Assistant Programs, Housing Inventory Count (HIC) Reports profile CoC’s HIC, an inventory of housing conducted annually during the last ten days of January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing. The reports also include data on beds dedicated to serve specific sub-populations of persons. Inyo County is a participating member of the Alpine/Inyo/Mono Counties CoC. The 2019 snapshot counted 170 homeless households in the CoC area, 5% of which included children.

TABLE 27. Facilities for Homeless²⁴

Facility Type	Family Units	Family Beds	Adult-Only Beds	Seasonal
Emergency Shelter	1	11	11	0
Transitional Housing	1	6	5	n/a
Permanent Supportive Housing	0	0	21	n/a
Rapid Rehousing	2	5	2	n/a

*Note: Numbers are provided for the Alpine/Inyo/Mono Counties Continuum of Care. Numbers represent homeless needs for the total Continuum of Care area. Please supplement with local data sources for each jurisdiction in county.

TABLE 28. Homeless Point-in-Time Count Results²⁵

	Emergency Shelter	Sheltered Transitional Housing	Unsheltered	Persons in Families Total
Households without children	4	2	158	164
Households with at least 1 adult and 1 child	2	1	3	6
Households with only children	0	0	0	0
Total Homeless Households	6	3	161	170

*Note: Numbers are provided for the Alpine/Inyo/Mono Counties CoC (for which Inyo County is a participating member) and represent homeless needs for the total CoC area.

Female Heads of Household. The most recent ACS survey identified 256 female headed households in Bishop, 33% of the total. This marks an increase from the 2010 census, when 234 female-headed households made up 27.8% of the whole. 59% of Bishop’s female headed households include children. Although female-headed households have a higher probability of falling into poverty, there are at present no female-headed households living under the poverty level. This is a significant improvement from the 2010 census, when 30% of all female-headed households fell below the line.

TABLE 29. Female Headed Households²⁶

Householder Type	Inyo County		Bishop		Unincorporated County	
	Number	Percent	Number	Percent	Number	Percent
Female Headed Householders	806	19%	256	33%	550	16%
Female Heads with Own Children	453	10.53%	152	19.59%	301	8.54%
Female Heads without Children	353	8.2%	104	13.4%	249	7.1%
Total Householders	4,300	100%	776	100%	3,524	100%
Female Headed Households Under Poverty Level	188	4%	0	0%	188	5%
Total Families Under the Poverty Level	574	13%	106	14%	468	13%

A.10 At-Risk Units

The California Housing Partnership (CHP) annually assesses the historical loss and conversion risk of federally- and state-subsidized affordable rental properties throughout the state of California. The 2019 annual assessment prepared by CHP in

²⁴ HCD Data, HUD Continuum of Care HIC 2019 & <https://www.hudexchange.info/programs/coc/coc-housing-inventory-count-reports/>

²⁵ HCD Data, from CoC Homeless Populations and Subpopulations Reports.

²⁶ HCD Data, taken from the ACS 2014-2018 B17012.

February 2021 indicates that there were no affordable rental homes in Inyo County during 1997-2018 that were lost to market-rate pricing, and the 2021 report indicates that there are no affordable homes in Inyo County that are at risk of conversion to market-rate housing as of 2021.²⁷

A.11 Energy and Water Conservation

Energy used for space heating, air conditioning, and water heating is the major utility cost faced by renters and homeowners. Electricity, propane, firewood and oil are the main sources of energy used. The surrounding national forest lands allow wood cutting for home use for a small fee. Firewood also may be purchased from local suppliers. However, many households rely on other forms of energy for a number of reasons. These include personal preference, lack of wood cutting/gathering equipment, lack of wood-burning stoves, no wood storage areas, ash disposal problems, etc. Many rely on electricity for water heating, water heating being second only to space heating/air conditioning in total household use. Water heating by electricity is the most expensive water heating energy source and can run well over \$100 per month.

The large number of older homes in Bishop adds to cost of energy for heating and cooling. Insulating poorly insulated homes could markedly decrease energy costs given the cold winters and hot summers in this area. Weatherization of homes is the most effective way to reduce energy costs. The most effective weatherization activities include caulking, weather stripping of windows and doors, installing gaskets behind switch-plates, replacing broken window panes, rehabilitating window frames and sashes, building and installing storm windows, installation of proper siding, and adding wall or ceiling insulation. Potential savings due to reduced heating costs may range from 25% to 50% or more depending upon the extent of weatherization activities.

IMACA administers the Low Income Home Energy Assistance Program (LIHEAP) on behalf of the State of California. Eligibility is 80% of state median income. About half of Inyo County's funds are expended in serving an average of 350 Bishop households in the Energy Crisis Intervention Program (ECIP) and an additional 20 in weatherization. ECIP is available each year as *either* \$300 for electricity *or* 2 cords of wood, *or* \$700 in propane *or* \$700 in wood pellets. The Weatherization Program assists about 20 Bishop households each year with up to \$3,000 in energy conservation/home repairs. The SCE programs assist some 30 households in Bishop each year with energy efficient refrigerators.

Use of solar energy, such as solar water heating systems, can conservatively save 50% or more on annual hot water costs when properly designed and installed. Another affordable energy saving program involves the enclosure of south facing porches during winter with thermo-pane glass or other similar material. Such installations can prove cost effective in reducing overall energy costs.

To remain current with evolving energy conservation standards, the City of Bishop utilizes the most current California Energy Building Code during plan check review for new building construction and remodel of existing structures. Replacement of older wood burning stoves with new and efficient models is among the energy standards addressed and recommended during applications to remodel older homes. In addition, Southern California Edison offers free online energy audits, summer discounts for air conditioner cycling, and a direct install program that includes free energy conserving equipment in some areas.²⁸ LADWP also provides a comprehensive Energy Efficiency Program that includes refrigerator exchanges and free lighting upgrades to qualifying companies,²⁹ and the City encourages residents to take advantage of these programs.

As noted earlier in the discussion of progress Section F (progress under the previous Housing Element), 121 housing units (fully 6% of the entire housing stock) were rehabilitated over the past 5-years, all of which fell within the very low, low, moderate and above moderate income levels. Many of the rehabilitation efforts involved significant activities including reroofs, mechanical upgrades, and plumbing repairs. An even larger number of rehabilitation activities (many of which were not eligible for Housing Element credit) involved resource and energy efficiency improvements including weatherization, insulated window replacements, energy efficient appliances and electrical repairs. It is anticipated that energy and conservation activities will continue to represent a significant percentage of home improvements in the City of Bishop over the coming 5 years.

A.12 Environmental Constraints

Consistent with requirements of the California Environmental Quality Act (CEQA), the City prepared a Negative Declaration to assess potential impacts of the 2019-2027 Housing Element update on environmental resources in the City. The

²⁷ California Housing Partnership, *California's Affordable Rental Homes At-Risk*: <https://1po8d91kdoco3rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2021/02/Affordable-Homes-At-Risk-Report-2021.pdf>

²⁸ SCE website: www.sce.com/NR/rdonlyres/B*B1D6C9-AO87-4359-9AO6CCDD4C96/o/090529_June_Business_GS.pdf.

²⁹ Inyo Register, *Head of DWP spotlights city's greener policies*, 11 November 2008.

Negative Declaration concluded, overall, that Housing Element Update is a policy document that will not in itself cause any environmental impacts. Further, all future actions resulting from Housing Element Update policies would be subject to CEQA review. The potential impacts of specific future development projects would be assessed when the projects are actually proposed, and mitigation measures would be adopted if and as necessary, in conformance with CEQA. Based on the above, the Housing Element Update would have a less than significant impact: At the same time, the Negative Declaration noted that there are areas in the City with known environmental resources and/or environmental constraints and that such resources and constraints could potentially be impacted by future projects resulting from the 2019-2027 Housing Element Update, including:

- **Biological Resources:** Important biological resources are present in certain areas of the City, and mapped on a public environmental constraints analysis that is available at City Hall;
- **Cultural Resources:** The entire planning area is considered to be sensitive for archaeological, paleontological and historic resources, as well as Tribal Cultural Resources;
- **Seismic Hazards:** Four Earthquake Zones of Required Investigation extend inside the Bishop City limits, including two zones on the south end of the City, one zone extending from southwest of the Bishop Airport to Line Street, and one zone extending north of Wye Road along US Highway 6;
- **Transportation:** Bishop is located on two major truck routes (US 395 and US 6) that are part of the national truck transportation network and accommodate trucks that transport hazardous materials through central Bishop (and within ¼ mile of the Bishop Union High School);
- **Airport Activities:** Commercial service to Bishop Airport is expected to begin in the fourth quarter of 2021. The airport is entirely located outside of the Bishop City Limits, and separated by ½ mile or more from areas discussed in the Housing Element, but future land use compatibility impacts may occur;
- **Wildfire Risk:** The City of Bishop has an overall moderate level of wildfire hazard risk. However, some areas (especially on the north and west sides of Bishop) have moderate to heavy fuel loads, and parcel-level analyses are recommended to identify areas with higher wildland fire risk;
- **Flooding:** Portions of Bishop are designated by FEMA as Special Flood Hazard Areas, with additional lands designated with a 100-year flood zone³⁰;
- **Water Quality:** The middle and lower reaches of Bishop Creek are impacted by fecal bacteria. The Lahontan Regional Water Quality Control Board is developing a regulatory action plan to address the fecal bacteria impairment to the waters of Bishop Creek, and guide restoration and protection efforts in the Bishop watershed;
- **Land Use:** The majority of vacant land is owned by LADWP, and generally unavailable for development. Increased congestion on US 395 is expected to impact the City’s circulation system, and limited potential for residential growth will constrain commercial, business and industrial development and the labor force; and.
- **Noise:** noise levels may increase due to long-term increased use of US 395, US 6, and SR 168, from increased use of Bishop Airport associated with commercial service.

B. HOUSING NEEDS

This section of the Housing Element discusses various factors that influence housing demand. The factors include a review of population and employment trends as well as Bishop’s share of regional housing need. The Bishop population has held fairly steady over the past 40 years. Between January 1970 and January 2008, the City’s population increased by 52 persons. The housing stock had a net positive change of 444 dwelling units (from 1,450 units to 1,926) between 1970 and 2008, but has since remained fairly stable with a current housing inventory total of 1,938 units. Table 30 summarizes population and housing stock changes from 1970 to 2020. These data indicate that housing formation has generally been on par with population growth over the 40-year period.

TABLE 30. Bishop Population and Housing Trends, 1970-2020 ³⁰				
YEAR	POPULATION	NUMERIC CHANGE	HOUSING INVENTORY	NUMERIC CHANGE
1970	3,499	--	1,450	--
1980	3,333	-165	1,712	+262
1990	3,475	+142	1,779	+67
2000	3,575	+100	1,867	+98

³⁰Source: U.S. Census Bureau, *American Factfinder*.

2008 ³¹	3,551	-24	1,894	+27 ³²
2013 ³³	3,877	+326	1,926 (2010)	+32
2020 ³⁴	3,821	-56	1,938	+12

Consistent with CGC §65584.06, HCD prepared a determination of the Regional Housing Need for Inyo County. The purpose of the needs determination is to ensure that each local government is allocated a proportional share of responsibility for meeting the housing needs of very-low, low, moderate and above-moderate income residents. The assessments are guided by four statewide objectives that include:

- **Supply:** increasing the housing supply and mix of housing types
- **Infill:** promoting infill and socioeconomic equity, environmental protection and efficient development
- **Balance:** promoting an improved intraregional balance of jobs and housing
- **Proportionality:** allocating a lower proportion of housing need to a category when the jurisdiction already has a disproportionately large share of households in that category.

C. 2014-2019 RHNA COMPLIANCE

Table 31 shows the City of Bishop’s RHNA housing allocations for the prior planning period (2012-2018). As shown, HCD’s goal for new housing construction in Bishop during that period was set at 65 units (about 11 units each year). Also shown in Table 31 are the RHNA allocations for Bishop for the current planning period (2018-2029), which includes an overall goal for new construction of 118 housing units (also about 11 units per year). Data for both planning periods includes the RHNA allocations for other areas of Inyo County, and Inyo County as a whole, by income group.

Income Group	TOTAL NEED PER REGIONAL HOUSING ALLOCATION MODEL					
	Bishop 2012-2018 RHNA	Bishop 2018-2029 RHNA	Other Inyo Co. 2012-2018 RHNA	Other Inyo Co. 2018-2029 RHNA	TOTAL INYO CO. 2012-2018 RHNA	TOTAL INYO CO. 2018-2029 RHNA
Very Low	15	24	35	46	50	70
Other Lower	10	20	25	40	35	60
Moderate	12	21	28	39	40	60
Above Moderate	28	53	72	80	100	133
TOTAL	65	118	160	205	566	323

Note that 50% of the 46 unit 2018-2029 RHNA allocation for Very Low income housing units is presumed to be for ‘Extremely-Low Income’ housing, and the remaining 50% for “Very-Low Income Housing.” As of 2019, Bishop had 80 residents classified as earning 50% of poverty level (very low income), which would include 40 residents earning 30% or less of poverty level (extremely low income). Table 32 summarizes the extent to which the City of Bishop accomplished the numeric objectives for each of the primary categories during the period from 2014-2019.

Income Level ³⁵		RHNA by Income Level	2014	2015	2016	2017	2018	2020	Total (all years)	Total UNMET RHNA by Income Level
Very Low	Deed Restricted	15						5 ³⁶	5	10
	Non-Deed Restricted									
Low	Deed Restricted	10		1					6	4

³¹Source: California Department of Finance Demographic Research Unit.

³²Note that the State’s data do not appear to include the 32 new assisted living units.

³³Source: HCD Data Package Tables 1 and 1a.

³⁴HCD Data Package 2021.

³⁵Units serving extremely low-income households are included in the very low-income permitted unit totals.

³⁶The 5 credits are for rehab of 19 Valley Apartment units during 2020 (1 credit for each 4 units rehabilitated) as discussed in Table 1.

	Non-Deed Restricted							5		
Moderate	Deed Restricted	12							11	1
	Non-Deed Restricted			2	6			3		
Above Moderate		28					1		1	27
Total RHNA		65								
Total Units				3	6		1	8	23	42

As shown in Table 32, the City experienced a shortfall in meeting the RHNA objectives for all income levels. Bishop was unable to provide any housing (deed restricted or other) for very-low income residents. The City provided 6 units toward the Low-Income RHNA goal of 10 units, and came very close to meeting the RHNA allocation for Moderate-income units (providing 11 of the 12 unit RHNA goal). Only 1 unit was provided at the Above-Moderate income level, which was 27 fewer units than the RHNA goal of 28 units. In whole, Bishop provided 18 units toward the 65-unit RHNA total allocation for the 2014-2019 planning period. As discussed more fully below, the City’s progress as reflected above, no longer includes credits for housing conservation and rehabilitation. In prior Housing Element updates, these credits were a primary factor enabling the City to achieve substantial compliance with RHNA goals.

The outcomes reflected in Table 31 were largely due to the lack of available privately owned land, and the limitations imposed by the Los Angeles City Charter concerning the long-term sale or lease of surplus properties owned by the City of Los Angeles. Communications with the City of Los Angeles during late February 2021 indicate that the City of Los Angeles is now willing to work with the City of Bishop in a long-range effort to release surplus parcels that can be used for future affordable housing construction. Already, the Bishop and Los Angeles have identified 2 potential parcels that will be evaluated for sale or lease during the term of the 2019-2027 planning period. This potentially significant opportunity is reflected in the Goals and Implementation tasks identified for the current Housing Element update.

Preparation during 2020 of a draft City of Bishop Downtown Specific Plan and potential expansion of the downtown mixed-use overlay zone (‘MU-Z’), represent additional areas of significant progress toward the goal of meeting affordable housing objectives for 2019-2027. The City has seen strong signs of economic revival over the past few years (including commercial air travel into the Bishop Regional Airport, which is expected to begin in 2021 following a Covid-related delay) and anticipates that conditions will continue to improve along with expanded affordable housing opportunities.

Key goals identified in the prior Housing Element included (a) continued work with the City of Los Angeles, (b) zoning code revisions to incorporate provisions for emergency shelters and transitional and supportive housing, (c) adoption of a procedure for reasonable accommodation, (c) density bonuses for affordable housing developers, (d) strengthening the mobile home park resident ownership program, (e) mixed land use areas the permit residential and commercial uses, (f) continued monitoring of the housing stock, (f) a strengthened relationship with HCD to resolve conflicting lease provisions and enhance grant opportunities for IMACA, Mammoth Housing and the City, (g) continuing public education and public involvement in planning, (h) development of a more thorough inventory of affordable housing, and (i) strengthened efforts to assist IMACA with grants, prioritize the processing of affordable housing projects, and outreach to incentivize development of affordable housing. Although economic constraints have slowed the success of many efforts, the prior since 2014 has been characterized by steady progress on the identified goals, and very successful in creating conditions that will foster RHNA compliance in the future.

Rehabilitation Credits. As briefly noted above, earlier City of Bishop Housing Element updates had taken RHNA credits for housing conservation and rehabilitation projects (the credit was taken at a ratio of 1 credit for 4 rehabilitations). HCD has subsequently modified the process to require that the rehab improvements be tied to a process that specifically identifies housing in need of repair. The City has not yet established a tool for identifying specific rehab properties. However, the 19 Valley Apartments are managed by IMACA, and provide extremely low and very low-cost apartments to income-eligible individuals aged 62 or older. In May of 2018, the City and IMACA completed electrical repairs at the Valley Apartments.. The completed electrical repairs were the first phase of a rehabilitation project that will include future building repairs, modifications to the three single-story multifamily residential buildings, and site improvements on the property. The scope of work for this next phase consists of sewer and water system repairs, site improvements, exterior elastomeric painting and building fascia replacement. HCD has indicated that the IMACA sponsored improvements at Valley Apartments would qualify for rehabilitation credits, and the credits are reflected above in Table 31.

V. HOUSING RESOURCES AVAILABLE TO BISHOP RESIDENTS

The following summary describes the programs available to residents of Bishop, as well as the goals and objectives that have been achieved since the 2009 Housing Element Update was prepared. Please see §III.F for a discussion of programs that will facilitate achievement of the goals for 2014-2019.

A LAND USE

A.1 Vacant Land Inventory

In keeping with AB 686, Housing Elements are now required to prepare the land inventory and identification of sites through the lens of Affirmatively Furthering Fair Housing. The analysis requires consideration of whether there are adequate sites zoned for development of housing at each RHNA income level.

HCD recommends that the identified properties be (a) generally free of significant environmental constraints, (b) adequately served by existing utilities, (c) reasonably close to services and facilities, (d) zoned to allow for the estimated densities, (e) suitably sized and (f) free of other restrictions that would prohibit use of the land for affordable housing. The City of Bishop Housing Element Sites Inventory of Available Sites list (see Table 34, next page) and map (see Exhibit 5) identify the parcels in Bishop that meet these criteria. Housing Inventory sites that are anticipated to be developed in the current 2019-2027 cycle are detailed below in Table 33:

TABLE 33. Available Sites Inventory and Assessment of Bishop Housing Capacity and Costs 2019-2027 Housing Element Cycle						
Project, Assessor's Parcel Number (APN), Location	INVENTORY NUMBER (see Exh. 5)	Acres	Anticipated Unit Capacity	Resident Income Capacity		
				Extremely Low (ELI), Very Low (VL)	Low (L)	Moderate / Above Moderate / Other
Silver Peaks, APN 008-010-41 (so. corner Maclver/Spruce)	#2	2.9	72 ³⁷	14 ELI and 40 Very Low	16	2 Unrestricted Manager Units
Private Devt., APN 001-020-15 (711 Hammond St.)	#1	0.79	15			15 (incomes to be determined)
Veterans Housing (APN/ location to be determined)	NA	NA	17			17 (incomes to be determined)
Bishop Nursery, APN 008-090-04 (Home St.; entitled)	#7	~1.4	14			14
Commercial to Residential Conversions (APNs/locations tbd)	NA	NA	7			7 (incomes to be determined)
New ADUs (4/ year, 2021-27) (APNs & locations to be determined)	NA	NA	28	28		
Qualified Rehab (Valley Apts., Ph. 2)	NA	NA	4	4		
2019-2027 HE TOTALS		4.49	147	86	16	55 (other)
2019-2027 RHNA Allocation			118	44		21 53
RHNA Compliance?				YES – exceeds RHNA ELI/VL/L total (44) by 58 units		NO - falls short of RHNA Moderate/Above Mod by 19 units

The capacity estimates provided in Table 33 indicate that Bishop is well-positioned to meet the 2019-2027 RHNA, primarily as a result of the acquisition of land for the 72-unit Silver Peaks project. Upon completion, Silver Peaks will accommodate 70 residents with extremely low, very low, and low incomes, plus 2 units for moderate income managers. During the same period, an additional 75 units are expected to be built as part of other anticipated projects including a private development, the Veterans' Housing project, development of the nursery site, and residential conversions. The City will also receive RHNA credits each year for construction of ADUs; based on experience to date this will add approximately 24 units during 2021-2027. In whole, the known projects will enable Bishop to meet and exceed its overall RHNA allocation of 118 units on existing residentially-zoned lands. The new supply is expected to be disproportionately concentrated toward the lower income brackets (ELI, very low and low), and to fall short of RHNA allocations for moderate and above-moderate residents.

³⁷ Per Action 1.5, the City intends to explore feasibility of the Silver Peaks project for a density bonus pursuant to AB 2345 and/or AB 1763, and anticipates that the unit total may exceed 72.

TABLE 34. Overall City of Bishop Available Sites Inventory³⁸

INVENTORY SITE # (Exhibit 5)	LOCATION	APN	GENERAL PLAN	ZONING	Allowed Density		ACRES	EXISTING USE	INFRA-STRUCTURE AVAILABLE	PUBLICLY OWNED	STATUS	IDENTIFIED IN LAST 2 HE CYCLES?	HOUSING CAPACITY				NOTES
					MIN	MAX							LOW	MOD	ABOVE MOD	TOTAL	
#1	Hammond Street	001-020-15	Medium High Density Residential	R-2000	10	22	0.79	vacant	YES - Planned	NO - Privately-Owned	Available			15		15	
#2	Spruce St & Maclver St.	008-010-41	High Density Residential	R-3	22.1	35	3.06	vacant	YES - Potential	YES - Other Publicly-Owned	Available	YES	30	15		45	LADWP
#3	725 Home St.	001-011-08-03	Medium Density Residential	R-1	5.1	9.9	3.79	Abandoned house	YES - Current	YES - Other Publicly-Owned	Available	YES		15		15	LADWP
#4	910 North Main St.	008-120-16	General Commercial	C-1	10	22	4.71	Vacant Kmart building	YES - Current	NO - Privately-Owned		NO	3	27		30	Will be included as an opportunity site in DTSP
#2	Yaney St. and Spruce St.	008-010-41	Medium Density Residential	R1	5.1	9.9	2.73	vacant	YES - Current	YES - Other Publicly-Owned	Available	YES			13	13	LADWP
#5	Home St.	001-012-02	Medium Density Residential	R-1	5.1	9.9	7.17	vacant	YES - Potential	YES - Other Publicly-Owned	Available	YES		15	30	45	LADWP
#6	E. Line St.	001-150-03	Medium Density Residential	R-1	5.1	9.9	8.04	vacant	YES - Potential	YES - Other Publicly-Owned	Available	YES	16	32	24	72	LADWP
#7	789 Home Street	008-090-04	Medium Density Residential	R-1	5.1	9.9	1.84	vacant	YES - Current	NO - Privately-Owned	Pending Project	NO	2		13	15	Entitled for 15 units
#2	Spruce St & Maclver St. (Silver Peaks)	008-010-41	High Density Residential	R-3	22.1	35	2.9	vacant	YES - Current	NO - Privately-Owned	Pending Project	YES	72			72	Silver Peaks parcel purchased from LADWP.

³⁸ All parcels are in the City of Bishop, Zip Code 93514.

Inventory sites that are anticipated to be developed during the following Housing Element cycle (2027-2035) are detailed below in Table 35.

TABLE 35. Available Sites Inventory and Assessment of Bishop Housing Capacity and Costs 2027-2035 Housing Element Cycle							
Project	INVENTORY NUMBER (See Exh. 5)	Acres/ Zoning	Maximum Unit Capacity	Resident Income Capacity			Notes
				ELI, Very Low	Low	Moderate/Above Moderate / Other	
Downtown Specific Plan		50 ac. / MXD	310-500	100 (estimate)	100 (estimate)	100 (estimate)	The 310-500 units represent 10-200 more units than allowed under existing zoning.
Kmart (now part of DTSP & MUZ) APN 008-120-16	#4	~2 ac. C1	14-30	1	2	27	
LADWP parcel APN 009-010-41	#2	3.06/R-3	35	10	20	15	
LADWP parcel APN 009-010-41	#2	2.73/R-1	9-9			13	
DWP Parcel APN 001-011-08-03	#3	3.79/R-1	9-9			15	
DWP Parcel APN 001-012-02	#5	7.17/R-1	9-9			45	
DWP Parcel APN 001-150-03	#6	8.04/R-1	9-9	16	32	24	
2027-2035 HE TOTALS				27	54	139	
2027-2035 RHNA Allocation				2027-2035 RHNA Yet To Be Determined			

Table 35 indicates that Bishop is well positioned to meet RHNA allocations into and beyond the 2027-2035 Housing Element cycle, primarily due to expanded housing opportunities that will arise with the DTSP and the two prioritized LADWP parcels. Implementation of the 2019-2027 Housing Action Plan will strengthen the City’s ability to achieve the anticipated long-term housing projects and initiatives. Exhibit 5 shows the location of the Assessor’s Parcel Numbers listed in Tables 33, 34 and 35.

B. EVALUATION OF GOVERNMENT CONSTRAINTS

Housing elements must analyze existing and potential governmental constraints on the maintenance, improvement or development of housing for all income levels, including consideration of the potential and actual constraints below:

- Fees and Site Improvement Costs
- Processing and Permit Procedures
- Building Codes
- Land Use Controls
- Applicable State Laws

Article 10.6 requires that these factors be analyzed to determine if any constrain the maintenance, improvement or development of housing in a community. As described in the discussion below, the procedures and standards and fees and controls adopted by the City of Bishop pose no substantive obstacles to development in comparison with other agencies in California. The primary factors supporting this conclusion include:

(a) Site improvement costs and municipal fees (shown below in Table 34) remain at or below the level of comparable jurisdictions. The recently adopted fee structure is now consistent with the fee schedule used by Inyo County, and well below the fee structure used by the Town of Mammoth Lakes;³⁹

³⁹ Town of Mammoth Lakes: www.townofmammothlakes.ca.gov/DocumentCenter/View/10782/BldgDivFeeSched-FY20-21?bidId=

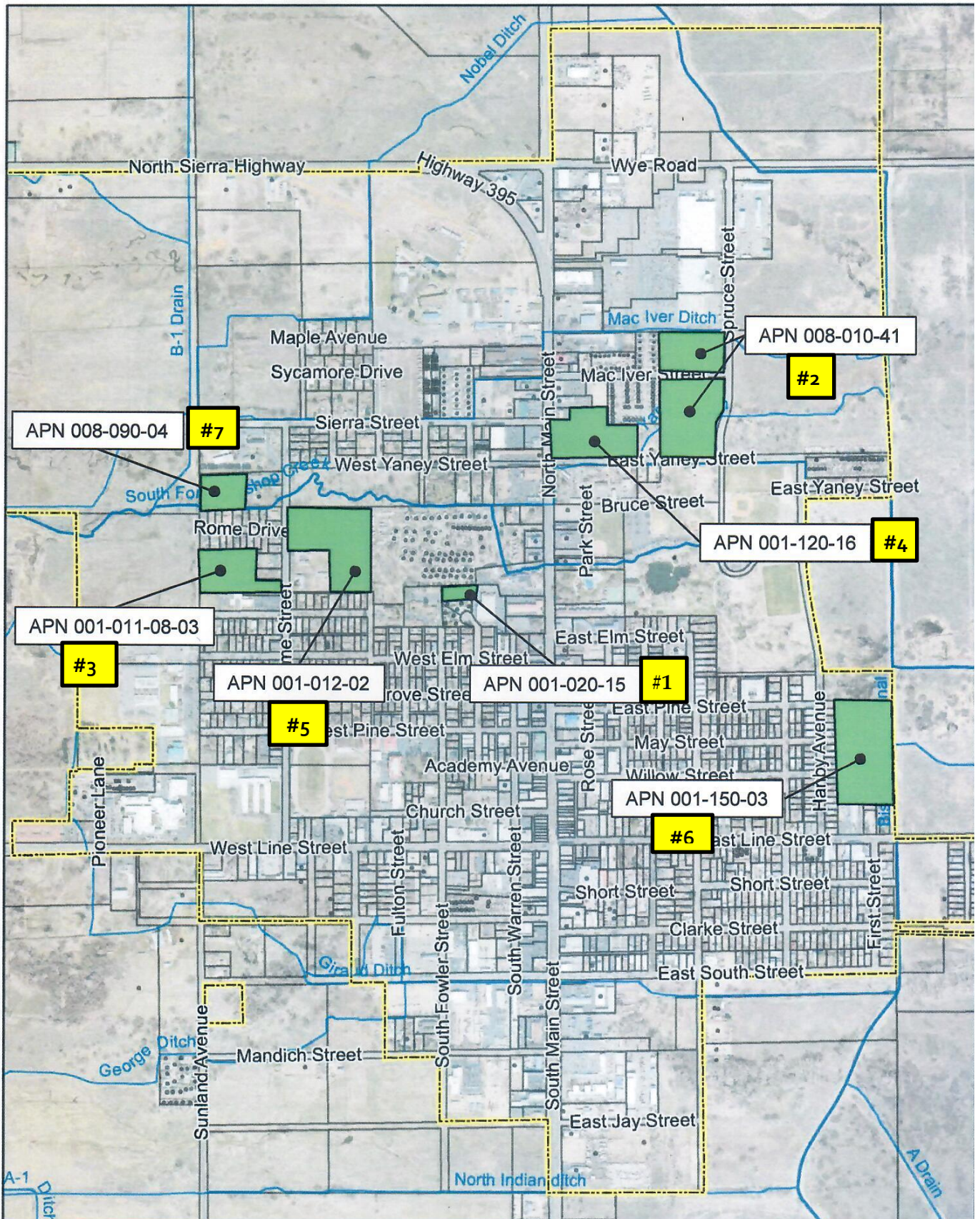


EXHIBIT 5. Bishop Available Sites Inventory Map

- (b) The City is efficient in the processing of various applications and handles such applications in a single department;
- (c) Residential zoning categories are permissive (allowing all densities up to the category limit);
- (d) Zoning restrictions contain no unusual or prohibitive requirements, except as identified in this Housing Element and addressed as Goals in §VI;
- (e) The City uses the California Building Code (CBC) standards, with no local amendments;
- (f) There are no governmental policies or requirements that impede the development, maintenance and/or improvement of housing for persons with disabilities;
- (g) There are no lot coverage requirements; only setbacks are used to determine building placement within lot boundaries.
- (h) The City complies with transparency and public information requirements by posting the City's zoning and General Plan elements and maps, development fees and standards, Planning Commission and City Council agendas and minutes, and other City information on the City website.

The City of Bishop provides direct access to all persons regarding the development process, including those who have concerns about policies and practices for persons with disabilities or special needs, as well as advocates and opponents of special projects. With a planning staff of one person, the City is able to give full and individual attention to each person facing constraints on housing for persons with disabilities or and other special needs. Residents' concerns are considered individually, and decisions are contingent upon the full range of circumstances found to affect each case.

As discussed throughout this Housing Element, constraints on the availability of private land sharply limit the number of new development projects in the City of Bishop. However, no restrictions apply to new developments and all proposals are handled individually, often by a request for special use permits. In 2001, the City of Bishop adopted a Building Code based on the Universal Building Code. In August 2008, the Municipal Code was amended to adopt by ordinance the California Code of Regulations (CCR), Title 24, parts 1 through 10 and 12 (i.e., California Administrative, Building, Construction, Electrical, Mechanical, Plumbing, Energy, Elevator Safety, Historical Building, Fire, Existing Building & Referenced Standard Codes). The City addresses permits, policies and processing with regard to group homes strictly on a discretionary basis, with community input and all extenuating circumstances taken into account. The R2000 zone is used as a guide for policies regarding group housing and often requires conditional use permits. Changes in policies are also considered on a case by case basis and standards (such as residential parking requirements) do not differ for persons with disabilities.

B1. FEES AND SITE IMPROVEMENT COSTS:⁴⁰

The City of Bishop assesses fees for the processing of building permits and land use approvals. As was true in the 2014-2019 Housing Element, the City uses a permit fee schedule to determine the cost of a building permit. The permit fee schedule is based on the valuation of the project at hand. On 12 April 2021 the City approved an updated fee schedule, to become effective as of 1 July 2021. The update includes changes to Community Services (for pool rental, swim classes and lessons, public swimming and parks and recreation), public safety (for fire code plan reviews, response and operations, and fire prevention inspections), and public works (for building permits, and building standards revolving fund charges). The new fees also include a California Building Standards Commission fee that has been collected since 2009.

The public works fee changes are the result of a 5-year effort between the City of Bishop and the County of Inyo to adopt and use a consistent fee schedule and include automatic yearly increases or decreases to reflect changes in the Engineering News Record Construction Code Index for the City of Los Angeles. Table 36 lists the City's Building Permit Fee Schedule before and after the effective date of the July 1 increase; as shown, the fees increased by about 40% across the board.

TABLE 36. CITY OF BISHOP 2021-2022 BUILDING PERMIT FEE SCHEDULE (Effective 1 July 2021)		
TOTAL VALUATION	FEE PRIOR TO JULY 2021	FEE AS OF JULY 2021
\$1 to \$500	\$23.50.	\$37.84
\$500 to \$2000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2000.	\$37.84 for the first \$500 plus \$4.07 for each additional \$100 or fraction thereof, to and including \$2000.
\$2001 to \$25,000	\$69.25 for the first \$2000 plus \$14.00 for each additional \$1000 or fraction thereof, to and including \$25,000.	\$99.95 for the first \$2000 plus \$19.12 for each additional \$1000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1000 or fraction thereof, to	\$551.52 for the first \$25,000 plus \$14.08 for each additional \$1000 or fraction thereof, to

⁴⁰ City of Bishop: <https://www.cityofbishop.com/Document%20Center/Department/Finance/Fees%20and%20Charges/Proposed%20FY%202021-2022%20Fees%20and%20Charges.pdf>

	and including \$50,000.	and including \$50,000.
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1000 or fraction thereof, to and including \$100,000.	\$903.15 for the first \$50,000 plus \$9.76 for each additional \$1000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1000 or fraction thereof, to and including \$500,000.	\$1,391.28 for the first \$100,000 plus \$7.82 for each additional \$1000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3233.75 for the first \$500,000 plus \$4.75 for each additional \$100 or fraction thereof, to and including \$1,000,000.	\$4517.33 for the first \$500,000 plus \$6.61 for each additional \$100 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1000 or fraction thereof.	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1000 or fraction thereof.

Note: Plan review for residential construction equals one-half of the building permit fee, and equals 65% of the commercial building permit fee. Continuing education fee is equal to 0.0002 multiplied by the total valuation for any project.

California Building Standards Commission Fee Schedule

\$1.00 to \$25,000	\$1.00
\$25,001 to \$50,000	\$2.00
\$50,001 to \$75,000	\$3.00
\$75,001 to \$100,000	\$4.00
Every \$25,000 or fraction thereof above \$100,000	Add \$1.00

Plan check fees (when applied) continue to be charged at approximately 5% of the valuation fee (unless actual cost is greater), applied equally to all types of residential construction (single family, multi-family etc.). The Planning Department also recently adopted a \$50 flat fee for review of permit application materials.

The City owns and operates the sewer & water system. The 2020-2021 Fee Schedule includes \$50.00 for a Water Service and/or Sewer Service Permit, and fees to construct service lines from the construction main to the curb stop are charged at actual cost; there is no charge for a water valve box for a Curb Stop Valve. At the high end, the City charges a Water Development Impact Fee of \$2,000 per Equivalent Dwelling Unit, with an equal charge (\$2,000) for a Sewer Development Impact Fee. Common trenching for utilities is encouraged where allowed by state health codes. On-site improvements are the responsibility of the developer of housing projects. These include sidewalks, curb, gutter, street lights and roadway improvements as needed to meet City standards. The standards are typical of small communities. Overall, the City indicates that it has adequate total capacity in its sewer and water systems to accommodate its 118-unit share of the regional housing need over the current planning period (through 2027).

The City has no special requirements such as landscaping, fencing and sprinkler systems, and there are no fees for offsite improvements such as traffic signals, light standards or other roadway improvements. Overall the impact of City-imposed regulations on Bishop housing costs is very limited. School impact fees are charged by the respective school districts. The districts charge the maximum fees allowed by state law. This is the only locally imposed fee that might be considered a constraint on the production of housing. The City does not have authority to change or reduce the fees established by local school districts.

To encourage construction of low-moderate housing, the City offers assistance with the preparation and filing of building and permit applications if requested. In sum, the availability of adequate capacity, coupled with reasonable fees and charges, indicate that fees and site improvement costs do not pose an obstacle to affordable housing development in the City of Bishop. Again, all fees are applied equally regardless of housing type.

To illustrate the impact of fees on housing costs, the City has estimated overall processing costs for the forthcoming Silver Peaks project that will (when completed) provide 72 units for qualified very-low and low-income residents. Although fees are based on property valuation (not yet known), the City estimates approximately \$80,000 for the Building Permit, \$230,400 for School Fees, \$2,000 for each water connection (\$144,000 for the 72 units) and \$2000 for each sewer connection (\$144,000 for the 72 units). The City will explore opportunities to negotiate reduced fees wherever feasible.

For a typical single family housing development in a residential district, the City has estimated that overall processing costs would range between \$35,000 and \$40,000 (including approximately 5% of valuation for the building permit, school fees of about \$7,500, and \$2,000 each for the water and sewer connections). Once the application is complete and fees are paid, the Building Permit would be issued in about 2 weeks.

B.2 Processing and Permit Procedures.

Residential project proposals in the City of Bishop require specific approvals that can involve Planning Commission action, City Council action, permits, and/or inspections. Table 37 indicates average processing times for the various types of approval. As shown, the City maintains a relatively fast processing time for all categories. Although there is no officially designated "one stop" processing of permits, there is in fact only one stop for applicants since the planning, building and public works departments are all housed at the same location and utilize the same staff and the same front counter. The processing time between submittal of a permit application and final approvals averages 31 days.

Process ⁴¹	Time (days)
General Plan Amendment	120
Zone Change	Twice Yearly
EIR	120
Tentative Tract Map	90
Site Plan Review	10
Variance	90
Use Permit	90
Building Permit / Plan Check	15

Table 38 summarizes the range of housing types permitted in residential zones as of March 2021. Note that most of these process elements can be conducted concurrently (for example, the review and approval for a general plan amendment, zone change, EIR and Tract Map are all processed in parallel), and projects that conform to all applicable standards receive ministerial approval. The typical processing time for a new single family attached housing unit in a conforming zone would be about 1 month (longer if the plan submittal is incomplete). The typical processing time for a conforming multi-family development would also be about one month (provided submittal documents are complete).

Housing Types Permitted	R 1	R 2	R 2000	R 3	R M ⁴²	OVERLAY
Single Family Attached		X	X	X	X	
Single Family Detached	X	X	X	X	X	
Duplexes to Fourplexes		X	X	X	X	X
Multifamily (5+ Units)			X	X	X	X ⁴³
Mobile Homes	X	X	X	X	X	C ⁴⁴
Manufactured Homes	X	X	X	X	X	X
Second Units ⁴⁵	X	X	X	X	X	X
Emergency Shelters ⁴⁶	C	C	C	C	C	X
Transitional & Supportive Housing ⁴⁷	*	*	*	*	*	*
Group Homes for Persons with Disabilities (up to 6 residents) ⁴⁸	X	X	X	X	X	C
Group Homes for Persons with Disabilities (7+ people)	C	C	C	C	C	C
Single Room Occupancy	C	C	C	C	C	NO

⁴¹Processing times begin when complete applications are received by the City. Zone changes are reviewed in March and September each year, generally concurrently with General Plan amendment applications.

⁴²The R-M category (residential mobile home district) is strictly for mobile home housing.

⁴³ Multifamily (5+ units) is a permitted use only in the residential portion of the overlay zone.

⁴⁴ A CUP is required for mobile home development in the mixed use overlay zone.

⁴⁵Second units are not governed by specific ordinance, but are permitted in all zones in keeping with state law.

⁴⁶Emergency shelters are permitted in all residential zones with a CUP. The Bishop Zoning Code does not address single room occupancy as a specific type of housing but, as described in this Element, there are 2 single-room occupancy projects in Bishop. One is located in R-3 (MHDR) and the other is in a C-1 zone. Similar requirements would apply to transitional housing. The City of Bishop has adopted an Emergency Shelter Overlay District. Emergency shelters will be allowed by right in the Mixed Use Overlay consistent with state law.

⁴⁷ The City during 2011 adopted the formal terminology for Transitional and Supportive Housing, and will consider adoption of the new revised terminology as part of the 2014-2019 Housing Element Action Plan.

⁴⁸ The City adopted Ord. 543 in March 2013 (see App. C) to ensure that individuals with disabilities receive reasonable accommodation to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. The ordinance was patterned after the Model Fair Housing Ordinance developed by HCD to assist cities in preparing their own ordinances.

X=permitted use; C=conditionally permitted use; *=See Footnote 26

Note: Emergency Shelters provide housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. Transitional housing is designed to facilitate the movement of homeless individuals and families into permanent housing. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

Although the City's existing Zoning Code is outdated requires a CUP in the Overlay Zone for Group Homes with up to 6 residents, the State has removed any City discretion for review of small group homes (6 or fewer residents) for persons with disabilities and also prohibits CUP requirements for large group homes (7+) in single family zones (R-1). The City's actions are governed by adopted law, and Bishop no longer enforces the CUP requirement for small group homes in the Mixed-Use Overlay Zone, or for large group homes in the R-1 single family zone. As part of Housing Element Action 2.3, the Bishop Municipal Code will be amended to formally eliminate these non-compliant CUP requirements. Consistent with ordinances adopted by Bishop during the 2009-2014 Housing Element cycle, emergency shelters, transitional housing and supportive housing are now permitted by right in the mixed use overlay zone and subject only to the same development and management standards that apply to other allowed uses in the identified zone.

The overlay zone was selected for these uses because of its proximity to a wide range of complementary services including public transit facilities, basic goods and grocery stores, and social welfare services. Similarly, all three types of housing will be permitted by right in the DTSP (all alternatives) when approved. Since the proposed DTSP overlay area is generally the same as the existing overlay, uses in the DTSP will also benefit from the complementary services noted above. Because the Municipal Code does not define 'family' or set minimum separation requirements for these uses (except for buildings on the same parcel), it will not impede implementation of these goals. During the past housing element cycle (2014 to date) the City has received no inquiries or applications seeking to reduce residential density below adopted levels.

SB 35 (Streamlining). HCD has determined that the City of Bishop is subject to the provisions of SB 35. SB 35 requires local agencies to use HCD standards (in addition to the previously required form and definitions) when preparing the housing element section of their Annual General Plan Compliance Report. It also requires local agencies to include specific information regarding the number of net new housing units (rental and sale). Under SB 35, development applications for multi-family housing that meet certain standards are to receive a streamlined ministerial approval process that may not include a Conditional Use Permit requirement and the applicant is to be notified in writing if the application conflicts with the specific standards. If the project includes an investment in housing affordability, approvals under the new system will not expire; otherwise, the approvals will expire automatically after 3 years with allowance for a 1-year extension. The local agency may apply no requirements solely on the basis of the streamlined or ministerial approval.

Bishop currently has no process for streamlined processing of eligible projects. New Action 5.4 requires the City to establish a compliant streamlining process by 2024. Implementation of the new process will be overseen by the Planning Director.

B.3 Building Codes.

The City of Bishop has adopted the new construction standards set forth in CCR, Title 24, Parts 1-12. The City has the option to establish more stringent standards but has not done so. Relative to other jurisdictions, there are no special building code constraints that would inhibit housing construction. The City conducts its code enforcement on a complaint basis or as needed through normal field visits.

B.4 Existing Land Use Controls and Other Considerations.

In some jurisdictions, the land use element, zoning code and/or subdivision ordinance impose potential constraints on housing, especially affordable housing. In Bishop, these regulations contain no unusual or stringent provisions that would unduly inhibit housing production. The Land Use Element contains a wide range of residential densities including single family, duplex, triplex, apartments, condominiums, mobile home subdivisions, mobile home parks, and "granny units" on single-family properties.

The City of Bishop has no unusual or prohibitive lot coverage requirements. Unit size is controlled only through the lot coverage requirement and no minimum or maximum unit sizes are required except through the CBC. Height requirements are also not unduly restrictive; there is a 2-story maximum for single-family units and the same for multifamily units. Standards set for the emergency shelter combining district (which is combined with the C-1, R-3 and/or R-3-P districts), where emergency shelters are allowed by right, were also reviewed by the City and not found to be unduly restrictive.

Table 39 ⁴⁹ Zoning and Development Standards-Residential						
	R 1	R 2	R 2000/ R2000P	R3/R3P	R M	OVERLAY
Density Range	2-5 units/ac.	5-10 units/ac.	10-22 units/ac.	22-36 units/ac.	Up to 11 units/ac.	Up to 10 occupants/unit
Setbacks-front/rear	15 feet	15 feet	10 feet	10 feet	10 feet	Per underlying district
Setbacks-side	5 feet	5 feet	5 feet	5 feet	5 feet	Per underlying district
Minimum Lot Size	5,000 sf	5,000 sf	5,000 sf	5,000 sf	4,000 sf	Per underlying district
Parking	2 spaces/du	2 spaces/du	2 spaces/du	2 spaces/du	2 spaces/unit	1 space/2 client beds
Height Maximum	26 feet	26 feet	26 feet	26 feet	26 feet	26 feet

There are neither open space dedication requirements nor design review requirements in Bishop; the free marketplace dictates open space and design. The City allows manufactured housing meeting the CBC requirements. Density bonuses are allowed in the City in accordance with state law. Small lot developments are allowed but few have been proposed. Code enforcement is complaint-driven. Overall, the City imposes no unusual requirements or regulations that would impose constraints on housing production. Compared to most other cities in the state, the City of Bishop has few constraints either through fees, regulations or land use requirements. However, as discussed in the follow section B5 (the Downtown Specific Plan), Bishop is seeking to further ease restrictions that limit housing opportunity in the core area, with a particular focus on reduced parking and height restrictions. Table 39 above summarizes relevant zoning and development standards for the City of Bishop, and Table 40 summarizes street widths, curb and gutter standards, sidewalk requirements and other applicable requirements.

TABLE 40. Zoning Code and Development Standards for Circulation ⁵⁰			
	Collectors	Minor Arterials	Principal Arterials
Required Street Widths	40-feet	40 feet	55-70 feet
Minimum number of lanes	2	2	2-4
Curb and Gutter	Required	Required	Required
Sidewalk Improvements	Required	Required	Required

California has imposed potential constraints on housing through the requirement for a Comprehensive Land Use Plan (CLUP) in relation to airports. Inyo County has adopted the Bishop CLUP which deals with noise and safety issues from the Bishop Airport. Due to the proximity to airport operations, proposed residential development in the vicinity of the designated safety/noise zones in the CLUP would have to be reviewed by the Airport Land Use Commission. The area in question is in the northeast corner of the City limits where the majority of land has been designated for commercial or industrial development. These land uses tend to be more compatible with airport operations than residential uses.⁵¹ The DTSP references anticipated population growth due to the future airport expansion and increased flexibility to work remotely. Although the draft DTSP incorporates significant density increases, the nearest DTSP boundary is more than 1/2 mile from the Bishop Airport, and not anticipated to pose conflicts with the CLUP.

In most respects, the City continues to meet the needs of its lower-income and disabled population. Mobility is enhanced by the City's compact size, close proximity of services, availability of year-round door-to-door transit services, relatively flat topography, and the low cost of municipal services. The cost of living in Bishop remains below the California average.⁵²

The Land Use Element of the Bishop General Plan contains goals and policies that describe the nature, location, extent, and intensity of land uses in incorporated areas of the City. The focal point of the Land Use Element is the Land Use Map. This Map indicates where specific types of land uses will be permitted, thus guiding future development in Bishop. Residential land uses comprise approximately 40% of Bishop land area. Of the ten land use designations identified in the Land Use Element, four deal primarily with residential development. The four existing residential designations are described below.

⁴⁹Source: City of Bishop Zoning Code. Please note: Lot coverage is embodied in the setbacks and parking requirements, but there are no separate standards. Similarly, open space is embodied in the required setbacks, but there are no separate standards.
⁵⁰Some special street standards apply to condos & condo conversions regardless of adjacent street category. No other requirements apply.
⁵¹Note that LADWP during 2011 granted to Inyo County an easement in perpetuity for airport-related uses at the Eastern Sierra Regional Airport in Bishop. The new easement will enable the County to obtain funding from FAA for aviation development.
⁵² Best Places: https://www.bestplaces.net/cost_of_living/city/california/bishop.

- **Low Density Residential (LDR, 2.0 to 5.0 Dwelling Units / Acre)**
This residential category typically consists of single family dwelling situated on individual land parcels ranging in size from 8,700 to 22,000 square feet. The Land Use Element designates 50± acres for low density residential uses.
- **Medium Density Residential (MDR, 5.1 to 9.9 Dwelling Units / Acre)**
This residential category consists of single-family dwellings situated on individual land parcels, two single or attached dwellings (such as duplexes or triplexes) on individual parcels, and mobile home subdivisions. Overall land use requirements average from 4,400 to 8,000 square feet of land per dwelling unit. The Land Use Element designates 211 acres for Medium Density Residential uses.
- **Medium-High Density Residential (MHDR, 10 to 22 Dwelling Units/Acre)**
This residential land use category is characterized by single-family town houses, patio homes, duplexes, triplexes, garden apartments and mobile home parks. Gross site area per unit ranges between 2,000 and 3,500 square feet per dwelling unit. The Land Use Element designates 52 acres for Medium-High Density Residential uses.
- **High Density Residential (HDR, 22.1 to 35.0 Dwelling Units/Acre)**
This residential category is characterized by cluster-dwelling accommodations including multistory apartment houses and condominium developments with 1,250 to 2,000 feet of gross area per dwelling unit. The Land Use Element designates approximately 143 acres for High Density Residential uses.

B5. Downtown Specific Plan - Proposed Uses and Standards

During 2020, the City completed a Draft Downtown Specific Plan that will be followed (after DTSP approval) by an amendment to the Municipal Code to reflect the new MU-Z designation. Standards associated with the new MU-Z designation will depend on the DTSP alternative approved by the City Council. The Draft DTSP outlines three alternatives (Low, Medium and High Intensity), each with a set of proposed building standards. During May 2021, the City Council considered the alternatives and adopted a standard representing a hybrid of the Low Intensity and Medium Intensive Alternatives. Table 41 compares existing standards to the residential standards associated with each of the DTSP alternatives, including the Preferred Alternative identified in May 2021.⁵³

TABLE 41. Selected Downtown Specific Plan Standards for Low, Medium, High and Preferred DTSP Intensity Alternatives

	Existing Standards	Low Intensity Alternative	Medium Intensity Alternative	High Intensity Alternative	PREFERRED ALTERNATIVE	
					Mixed-Use Downtown Zone	Mixed-Use Neighborhood Transition Zone
SETBACKS						
Front Yard Setback	No less than 10'	10 feet	0 feet	0 feet	0 feet	5' minimum, 10' maximum
Side Yard Setback	No less than 5'	5 feet	0 feet	0 feet	0 feet	5' minimum, 15' maximum
Rear Yard Setback	When provided, no less than 10'	10 feet	5 feet	0 feet	0 feet	5' minimum, 10' maximum
DENSITIES						
Minimum Height	NA	2 stories	2 stories	2 stories	12 feet	
Maximum Height	2 stories or 30 feet	3 stories or 36 feet	4 stories or 48 feet	5 stories or 60 feet	48' (with pitched roof height above)	36' (with pitched roof height above)
Minimum Density	2000 sf/DU	7 units/acre	7 units/acre	7 units/acre	7 units/acre	5 units/acre
Maximum Density	2000 sf/DU	7 units/acre	15 units/acre	15 units/acre	15 units/acre	10 units/acre
Lot Area	Minimum 5,000 sf	Minimum 3,500 sf	Minimum 2,500 sf	Minimum 1,500 sf	Minimum 1,500 sf	
Width	Minimum 50' width fronting a dedicated street	50 feet	75 feet	100 feet	Minimum 30' width fronting a dedicated street	

⁵³ City of Bishop: https://downtownbishopplan.com/wp-content/uploads/2021/05/210507Bishop_SPMU_DRAFT.pdf

Depth	Each lot to have minimum 100' depth	100 feet	Minimum 100 feet	Minimum 100 feet	Minimum 100 feet	
Potential Units Capacity	8 units/acre	7 units/acre (=1 unit/acre net)	15 units/acre (=up to +7 units/acre net)	15 units/acre (=up to +7 units/acre net)	15 units/acre (=up to +7 units/acre net)	10 units/acre (=up to +3 units/acre net)
PARKING						
Dwelling Units	At least 2 spaces per dwelling	1 bedroom or studio = 0.75 space/DU 2 bdrms = 1 space/DU 3+ bdrms =1 space/DU	1 bedroom or studio = 1 space/DU 2 bedroom unit= 1.25 spaces/DU 3+ bedroom unit =1.5 spaces/DU	1 bedroom or studio unit= 2 space/DU 2 bedroom unit= 2 spaces/DU 3+ bedroom unit = 2 spaces/DU	1 bedroom or studio = 1 space/DU 2 bedroom unit= 1.25 spaces/DU 3+ bedroom unit =1.5 spaces/DU ⁵⁴	
Unbundled Parking	NA	For affordable units: tenant may choose (a) 1 parking space OR (b) a discount equal to ½ the amount charged for monthly lease of a parking space.	For affordable units: tenant may choose (a) 1 parking space OR (b) a discount equal to ½ the amount charged for monthly lease of parking space.	For affordable units: tenant may choose (a) 1 parking space OR (b) a discount equal to ½ the amount charged for monthly lease of parking space.	For affordable units, tenant may choose to (1) receive 1 parking space which could be included at rent level or (2) receive a discount equal to half the amount charged for monthly lease of a parking space, in exchange for not receiving a parking space.	
Dimensions	Each space not less than 9' wide & 20' deep, paved, with a 24' space to maneuver	Up to 25% of all required parking may be designated for compact vehicles (8' wide; 16' long).	Up to 25% of all required parking spaces may be designated for compact vehicles (8' wide; 16' long).	Up to 25% of all required parking spaces may be designated for compact vehicles (8' wide; 16' long).	Up to 25% of all required parking spaces may be designated for compact vehicles (8' wide; 16' long).	
Miscellaneous						
Public Art	NA	Must be visible from an adjacent public sidewalk or street & easily viewed by pedestrians. One percent of total project cost to be set aside for public art.	Must be visible from adjacent public sidewalk or street & easily viewed by pedestrians. 1% of total project cost to be set aside for public art	Public art must be visible from an adjacent public sidewalk or street and easily viewed by pedestrians. One percent of total cost to be set aside for public art.	1% of the total cost of all construction, improvements, and renovation undertaken by new private development in the DTSP boundaries will be set aside for public art projects in Downtown Bishop. Outdoor public art, as approved by the city, must be visible from an adjacent public sidewalk or street and easily viewed by pedestrians.	

Parking and Height Standards. As shown above in Table 42, the preferred DTSP alternative (like all of the DTSP alternatives) would (1) substantially reduce residential standards pertaining to building heights and parking requirements, (2) allow height increases above the current maximum of 2 stories, and (3) parking from the existing 2 full-sized spaces minimum per dwelling to 1 space per studio/1 bedroom unit with up to 25% compact parking, and unbundled parking options to allow residents of the dedicated affordable unit the option of a parking space or a rent discount. All of the alternatives share a common list of Permitted (P), Conditionally Permitted (C) and Non-Permitted (N) residential uses, as defined in Table 42.

⁵⁴ Exception: Existing lots zoned as R-1 single-family residential shall conform to existing zoning code for parking.

TABLE 42. Permitted, Conditionally Permitted and Non-Permitted Residential Uses (same for all DTSP Alternatives)

PERMITTED Residential Uses	<ul style="list-style-type: none"> • Dwelling units located at ground floor • Dwelling units located above ground floor • Live-Work space
CONDITIONALLY PERMITTED Residential Uses	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Townhouses and Row houses • Accessory dwelling units • Assisted living facilities
NON-PERMITTED Residential Uses	None

Although DTSP acreage varies depending on the Alternative and boundaries selected, the planning area conservatively encompasses 50 acres of land overall. Exhibit 6 (following page) shows the boundaries of the DTSP planning area, including the higher intensity Mixed Use Downtown Zone (which occupies about 60% of the DTSP acreage, or roughly 30 acres) and the lower intensity Neighborhood Transition Zone (about 40%, or 20 acres). Applying the densities allowed in each Alternative would yield overall minimum and maximum residential capacities as shown in Table 43.

TABLE 43. Potential Residential Capacities of Existing Zoning compared to DTSP Alternatives				
Zoning	Minimum Allowed Density	Maximum Allowed Density	Overall DTSP Residential Capacity (Minimum/Maximum)	Change in Residential Capacity compared to Existing Zoning
Existing Zoning	2,000 sf/du (about 6 du/ac)	2,000 sf/DU	300 units minimum/ 300 units maximum	NA
DTSP Low Intensity	7 units/acre	7 units/acre	350 units minimum/ 350 units maximum	+50 additional residential units
DTSP Medium Intensity	7 units/acre	15 units/acre	350 units minimum/ 750 units maximum	+50-450 additional residential units
DTSP High Intensity	7 units/acre	15 units/acre	350 units minimum/ 750 units maximum	+ 50-450 additional residential units
DTSP PREFERRED ALTERNATIVE				
Mixed-Use Downtown Zone	7 units/acre	15 units/acre	210 units minimum/ 300 units maximum	
Mixed-Use Neighborhood Transition Zone	5 units/acre	10 units/acre	100 units minimum/ 200 units maximum	
Preferred Alternative TOTAL			310 units minimum/ 500 units maximum	+ 10 – 200 additional residential units

Table 44 indicates that the residential capacity of the DTSP planning area under the low-intensity alternative as well as the minimum densities for the medium and high intensity alternatives would be about 17% higher than at present (representing potential for 50 residential units that would not be permitted under existing zoning). Residential capacity for the medium and high intensity alternatives would represent potential for up to 450 more residential units than would be allowed under existing zoning. The latter option would more than double the downtown housing inventory, and would increase Bishop housing supply as a whole by about 23% over existing levels.

C. Programs to Assist Bishop Residents with Housing

Provided below is an outline of programs available to facilitate the construction, acquisition, rehabilitation and/or preservation of affordable rental and ownership housing, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for lower income workers.⁵⁵ Several state and federal programs are also designed to assist in the provision of these services. Note that the state Legislature in 2011 approved the dissolution of all California redevelopment agencies, and the agencies were officially dissolved as of February 2012.

⁵⁵Department of Housing and Community Development website, <http://www.hcd.ca.gov/fa/>

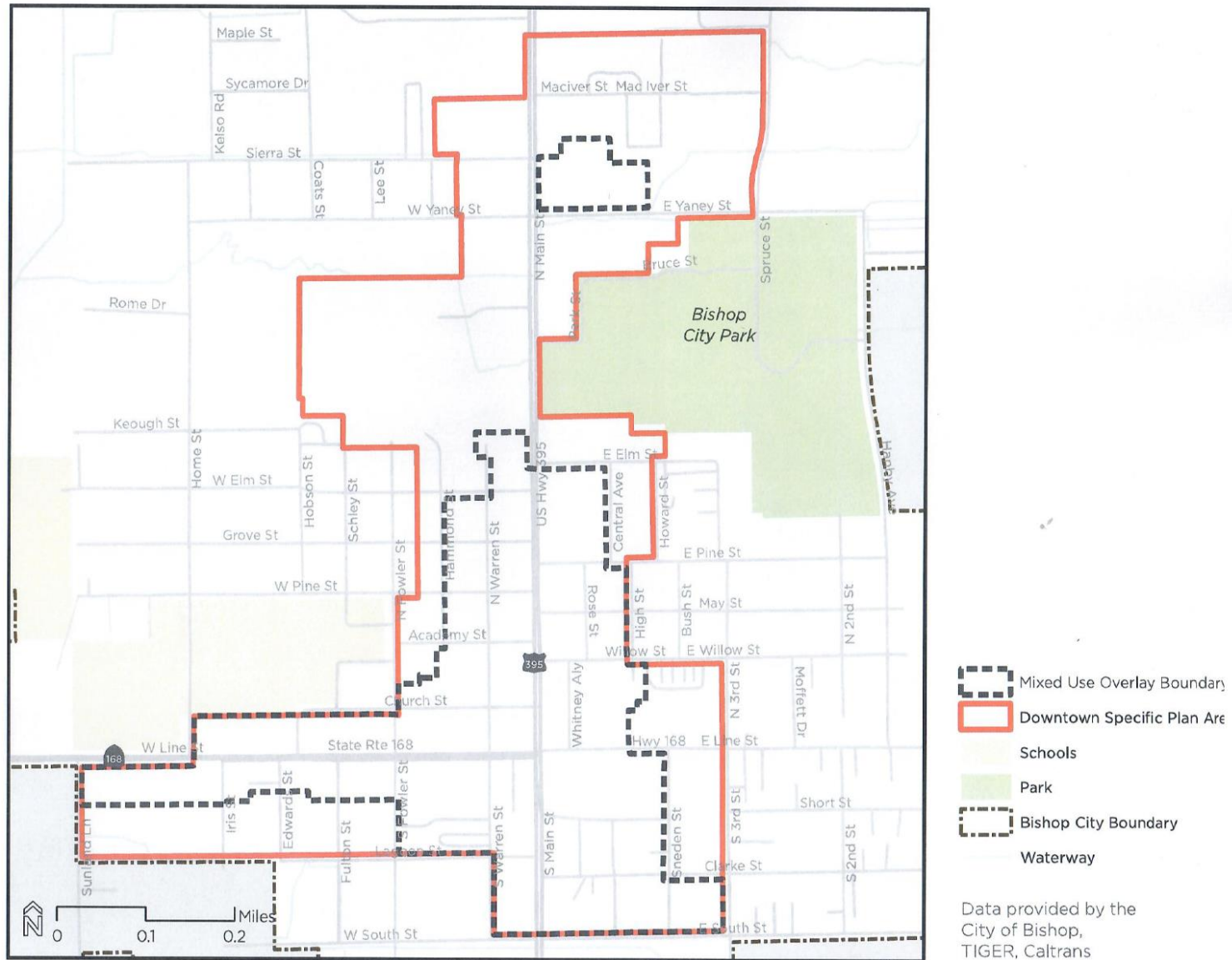


EXHIBIT 6. DTSP and Mixed-Use Overlay Zone Planning Boundaries and Use Zones

As a result, the Redevelopment Set-Aside programs are no longer applicable and have been deleted from the 2014-2019 Housing Element discussion of potential affordable housing resources.

C.1 Development Block Grants (CDBG)

CDBG funds represent another resource to improve the quality of life for residents of Bishop. CDBG monies have in the past been used for a variety of projects benefiting low and moderate income households, including fund for the low-moderate senior housing facility at Sunrise Park. Block grant monies can also be used for rehabilitation, repair and loan programs.

CDBG funding awarded in 2013 was used by the City and IMACA to complete electrical improvements and solar panel installation at Valley Apartments in 2018. IMACA indicates that it will probably not apply for the program during 2021, since the 2021 CDBG NOFA for Capital improvement Projects states that HCD will not be accepting any new Community Development OTC capital improvement (Project) applications for the 2021 funding round. As part of the CDBG redesign, the Department implemented OTC applications for capital improvement Projects for multi-family housing, infrastructure, and public facilities in the 2019-2020 NOFA. Applications received in excess of available funds have been put on a waitlist to be funded through dis-encumbered funds from prior year programs. OTC applications submitted under the 2019-2020 NOFA were required to be 'shovel-ready.' HCD indicates that it will continue to fund down the existing waitlist of shovel-ready projects through the 2021 program year, but no new OTC applications will be accepted for grant year funding in 2021. Community Development Projects funded exclusively with Program Income will still be accepted. IMACA is interested in applying for rehabilitation funds, when they become available, to complete improvements at the Valley Apartments.

- **PROJECT STATUS:** Funds will be sought as they become available to complete rehabilitation improvements at the Valley Apartments. UD allocates 29 vouchers to Inyo County, 10 of which were available as of March 2021. IMACA indicates that there are presently 87 applicants seeking to obtain a voucher. Vouchers continue to be distributed to eligible families as they become available.
- **TIMING:** Ongoing as of March 2021.
- **LEAD AGENCY:** IMACA
- **FUNDING:** CDBG Development Block Grants

C.2 Housing Choice Voucher (HCV) Program

The Housing Choice Voucher Program (formerly Section 8) rental assistance vouchers extend rental assistance to low income families and elderly or disabled which spend more than 30% of their income on housing. The subsidy represents the difference between the excess of 30% of the monthly income and the actual housing cost. Vouchers permit tenants to locate their own housing and, unlike prior programs, participants are permitted to rent units beyond the federally determined fair market rent in an area provided the tenant pays the extra rent increment (vouchers are limited to the standard payment versus fair market rent; standard payment is usually lower than fair market rent).

Stanislaus Regional Housing Authority (SRHA) administers the HCV Program. A new Mainstream Voucher Program will be available in 2021 for people between the ages of 18 and 61 that have a disability as defined in 42 U.S.C. 423. SRHA has informed IMACA that the wait list is currently open for applicants whose landlords will accept the HCV Program (applicants whose landlord accepts the vouchers receive a priority on the waitlist). Online applications are accepted at the SRHA website (www.stancoha.org). As of 2021, the number of Voucher applicants exceeds the available vouchers allocated by HUD, as briefly summarized in Table 44.

COUNTY	HUD Vouchers Allocated 2021	Vouchers Available as of March 2021	Number of Voucher Applicants-March 2021
Inyo	29	10	87
Mono	18	16	17
Alpine	8	7	13

- **PROJECT STATUS:** HUD allocates 29 vouchers to Inyo County, 10 of which were available as of March 2021. IMACA indicates that there are presently 87 applicants seeking to obtain a voucher. Vouchers continue to be distributed to eligible families as they become available.
- **TIMING:** Ongoing as of March 2021.
- **LEAD AGENCY:** Stanislaus Regional Housing Authority
- **FUNDING:** HUD §8 existing Housing Rental Assistance, administered through SHRA

C.3 Mobile Home Park Rehabilitation and Resident Ownership Program (MPROP)

This HCD program provides financial and technical assistance to mobile home park residents who wish to purchase and convert their mobile home park to resident ownership. Loans are made to low income mobile home park residents or public organizations to control housing costs. Low interest short and long term loans are offered to cover the costs of (a) purchase (conversion) of a mobile home park by a resident organization, nonprofit entity or local public agency; (b) rehabilitation or relocation of a purchased park; and (c) purchase by a low income resident of a share or space in a converted park.

With nearly 20% of the City's housing stock comprised of mobile home units, this program allows tenants to control their housing costs. Where the present owner is a willing seller, the City can facilitate use of this program by advertising its availability to mobile home park residents and by serving as co-applicant for resident organizations applying to HCD for funding. The City also provides information to residents about MPROP units that have become available (usually through vacancy) and assists in the sale of MPROP units. The City collaborates with a real estate agent in assisting potential buyers submit offers and obtain loans. All of the MPROP units in Bishop fall within the low or very low income categories.

- **PROJECT STATUS:** IMACA continues to advertise and promote MPROP.
- **TIMING:** Ongoing as of March 2021
- **LEAD AGENCY:** City of Bishop
- **FUNDING:** Through HCD

C.4 Single Room Occupancy (SRO)

The closure of a motel can open up opportunities for conversion of existing units into transitional housing units called SROs. SROs are like apartments with the exception that common kitchen facilities may be used when separate facilities are not available in each unit. SROs are less costly to rent and maintain than full service units. With support from the City of Bishop, IMACA converted a motel into affordable apartments for senior housing; however, in this instance, separate kitchen facilities were provided. This housing is still owned and operated by IMACA. In addition, as noted in §IV.B, the City and IMACA remain interested in acquiring the existing Elm Street Motel located at the corner of West Elm and North Warren Street. IMACA previously made a bid to acquire this site in 1998 and had the funds available to proceed, but the deal fell through due to problems in the real estate transaction. Although the owner has not historically shown an interest in selling, IMACA and partner agencies are currently negotiating with the owner in an effort to agree upon terms, and proceed to convert the hotel to a non-congregate shelter facility.

Starlight Motel is another parcel that was discussed in the 2014-2019 Housing Element. As noted, IMACA has received prior offers for this site, but none was accepted due to the lack of sufficient funds. This site is well suited for conversion as an affordable living unit and IMACA has maintained continued interest as of 2021 in future acquisition if and when a suitable funding opportunity is identified.

- **PROJECT STATUS:** IMACA and the City continue to seek funding to acquire Elm Street Motel and Starlight Motel.
- **TIMING:** Ongoing as of March 2021.
- **LEAD AGENCY:** IMACA
- **FUNDING:** Varied funding sources are under review

C.5 HOME Program

The HOME Program was created under the 1990 National Housing Affordability Act. Under HOME, HUD awards funds to localities on the basis of a formula that considers "tightness" of the local housing market, inadequate housing, poverty, and housing production. HOME funding is provided to assist either rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Assistance is also available for tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing, as well as projects that serve groups identified as having special needs related to housing. The local jurisdiction must make matching contributions to affordable housing under the HOME program. The State administers the HOME program for non-entitlement jurisdictions like Bishop, and has \$44 million in funding to distribute state-wide during each fiscal year. The City will be notified of funding availability by HCD.

IMACA notes that housing in the Bishop market has to date been too expensive to qualify for first-time homebuyer assistance and CDBG funding. However, IMACA and Visionary Home Builders of California may apply for HOME funding during 2021, to be used on the Silver Peaks project. Mammoth Lakes Housing has also participated in Home Program funding opportunities and will assist with future applications as the opportunities arise.

- **PROJECT STATUS:** IMACA and Visionary Home Builders of California are considering applying for HOME funding during 2021, to be used on the Silver Peaks project.
- **TIMING:** Ongoing as of March 2021.

- **LEAD AGENCY:** IMACA

C.6 Non-Profit Housing Development Corporations (HDC)

The non-profit HDCs promote, assist or sponsor housing for low and moderate income persons. An HDC does not build "public housing" but rather builds or rehabilitates housing for people who cannot afford market rate housing but whose incomes are generally above the poverty level; the HDC acts as the applicant for grants and loans. To keep rents affordable, government assistance of some kind is usually necessary. Thus, such housing is often referred to as "assisted housing." An HDC may build rental housing or sponsor housing developments intended for ownership.

IMACA has managed and owned some affordable housing projects county-wide. As of 2021, IMACA Silver Peaks LLC is working on the Valley Apartments LLC. IMACA will continue to seek additional affordable housing opportunities, where available, through the term of the 2019-2027 Housing Element cycle.

- **PROJECT STATUS:** IMACA is currently improving the Valley Apartments through HDC funding.
- **TIMING:** Ongoing as of March 2021.
- **LEAD AGENCY:** IMACA
- **FUNDING:** Primarily through state and federal grants

C.7 Low Income Home Energy Assistance Programs for Weatherization and Energy

The Department of Energy (DOE) and the California Department of Community Services and Development (CSD) both administer weatherization programs. DOE's Weatherization Assistance Program (WAP) and CSD's Low Income Home Energy Assistance Program (LIHEAP) Weatherization reduce the heating and cooling costs for low-income families by improving the energy efficiency, health, and safety of their homes. These improvements may include furnace, water heater, or other appliance repairs or replacements. Eligibility is 60% of state median income. Among low-income households, the programs focus on those with elderly residents, individuals with disabilities, and young children.

IMACA works with and receives grants from the U.S. Department of Health and Human Services (HHS) and California's Department of Community Services and Development (CSD, which operates under HHS). IMACA's Weatherization program helps eligible households offset home energy costs (and become healthier and safer) through insulation, energy-efficient appliance and lighting upgrades, and other measures along with client education on household hazards.

Emergency services are provided as part of the Energy Crisis Intervention Program (ECIP). Eligible households may receive assistance when energy utilities are about to be disconnected or when there is a significant household hazard, such as a combustible appliance needing repair or replacement. IMACA indicates that it does not at this time (2021) have a contract with Inyo County for administering these programs.

IMACA also administers the ECIP as part of the Low Income Home Energy Assistance Program (LIHEAP). This program provides emergency energy bill assistance (where the applicant is at risk of being disconnected or has a significant past due amount) and heating/cooling appliance repairs/replacements for low-income households. The regular LIHEAP (not including the ECIP portion) also helps pay low-income households' energy bills (electricity, propane, fuel oil, wood, or pellets). IMACA notes that LIHEAP is going through some major changes for the next contract period, which starts in October 2021. As noted above, ECIP is designed to assist low-income households in emergency situations; LIHEAP provides general energy assistance. As of 2021, IMACA's Weatherization program is weatherizing approximately 15 homes each year, which saves an average of \$283 in energy costs annually.

- **PROJECT STATUS:** About 15 Bishop homes/year benefit from the weatherization program
- **TIMING:** Weatherization program is ongoing as of March 2021; IMACA plans to pursue LIHEAP funding as of the next contract period beginning in October 2021.
- **LEAD AGENCY:** IMACA
- **FUNDING:** U.S. Dept. of Energy and the California Dept. of Community Services and Development

C.8 Homeless and Emergency Shelter Programs

A number of programs are available to provide funding for Emergency Shelters, Rapid Re-Housing (RRH) and other projects assisting people experiencing homelessness. Funding sources include the Emergency Solutions Grants (ESG) Program, ESG-CV 1 and 2, Homeless Emergency Aid Program (HEAP) Homeless Housing, Assistance and Prevention (HHAP) Program 1 and 2, and California Emergency Solutions and Housing (CESH) Programs 2018 and 2019. Inyo County also provides programs through the Housing and Disability Advocacy Program (HDAP) and Homeless Mentally Ill Outreach and Treatment Program (HMIOT).

- **PROJECT STATUS:** IMACA currently operates an emergency shelter with hotel and motel vouchers, and provides

street outreach, rapid rehousing, transitional housing and several other projects to assist homeless individuals. As of 2021, IMACA funding totals about \$5 million for all projects.

- **TIMING:** Ongoing as of March 2021.
- **LEAD AGENCY:** IMACA
- **FUNDING:** Varied funding sources

C9. Elderly and Disabled Housing Assistance Programs

During the term of the 2014-2019 Bishop Housing Element, a partnership of Visionary Home Builders of California and IMACA submitted a successful purchase offer for the Silver Peaks project. The project will provide 72 senior/disabled apartment units, including 12 units for persons with developmental disabilities (note that the number of units may increase if the project is found eligible under the Density Bonus provisions of AB 2345 and/or AB 1763). IMACA and Visionary Home Builders are working to secure permanent construction financing for this project. It is anticipated that construction will be completed, and the units available for occupancy, in 2023-2024. The 19-unit Valley Apartments are available at this time for occupancy by low-income seniors and people with disabilities. The Inyo Mono Association for the Handicapped (IMAH) continues to provide housing assistance to Bishop residents with developmental disabilities.

- **PROJECT STATUS:** As of 2021, IMACA and Visionary Home Builders of California are working to secure permanent construction financing for the Silver Peaks 72-unit senior/disabled housing project.
- **TIMING:** Ongoing as of 2021.
- **LEAD AGENCY:** IMACA
- **FUNDING:** Various funding sources being sought.

C10. Governmental Constraints Program-SB 520 (Persons with Disabilities)

The City implements multiple reasonable accommodation practices for persons with disabilities. Most notably, the City's Zoning Code §17.82 includes (pursuant to the federal Fair Housing Amendments Act of 1988) specific accommodation procedures including a description of applicability, requirements for posting of notices, a process for residents to request reasonable accommodations, a description of the process, and an appeals process. The Bishop City Hall is fully accessible to persons with disabilities. IMACA also includes written policies for reasonable accommodation in its housing projects, as well as programs designed to assist individuals experiencing homelessness.

- **PROJECT STATUS:** The City complies with requirements of SB 520, and works with IMACA to ensure that housing projects also comply.
- **TIMING:** Ongoing as of 2021
- **LEAD AGENCY:** City of Bishop

C11. Rental Assistance Payment and Homeless Prevention Programs

IMACA notes that it has limited funding for homelessness prevention. As of 2021, the existing homelessness prevention programs are being phased out, and replaced with SB 91 Rental Assistance Payment Program. SB 91 extends the California COVID-19 Tenant Relief Act (AB 3088, 2020) through June 30, 2021 (including local pre-emption provisions), and creates a state government structure to pay up to 80% of past due rent to landlords. The new program will be promoted in Inyo County by IMACA (or Mammoth Lakes Housing), including public outreach to ensure that persons experiencing homelessness are aware of available assistance. IMACA is currently awaiting a response from the Local Initiatives Support Corporation on award of a new contract.

- **PROJECT STATUS:** As of March 2021, IMACA is waiting for a response from the Local Initiatives Support Corporation on award of new contract under the Rental Assistance Payment program.
- **TIMING:** Ongoing as of March 2021.
- **LEAD AGENCY:** IMACA
- **FUNDING:** HCD administers funds awarded to California under the federal Consolidated Appropriations Act of 2021.

C12. Veterans Housing Program⁵⁶

Bishop is home to a Veterans Services Office, located at 207 West South Street. The Office provides assistance with disability and pension claims, Special Monthly Compensation, Survivor and Burial Benefits, aid to housebound veterans, health care enrollment applications, vocational rehabilitation and education benefits, a State College Fee Waiver Program for eligible dependents, information and referral assistance, local resources and outreach, and many additional services. In recent years, Disabled Sports Eastern Sierra has sought funds to build a National Wounded Warrior Center in Mammoth Lakes.⁵⁷ The Center is planned to provide multiple programs to help wounded warriors find housing (including transitional housing with counseling as needed), learn new skills and vocations, and heal physical and psychological wounds. As of 2021, consideration is being given to locating the Wounded Warrior Center in Bishop, possibly in a location near the existing Veterans Services Office. Plans are uncertain at this time, but the concept is expected to provide at least 17 residential units for veterans, including units that would be managed by IMACA for veterans with special needs.

- **PROJECT STATUS:** As of 2021, plans are being developed to provide up to 30 residential units for veterans.
- **TIMING:** Ongoing as of March 2021.
- **LEAD AGENCY:** IMACA.
- **FUNDING:** Multiple funding sources.

C.13 Other Affordable Housing Resources

The following are additional programs currently undertaken by Bishop to provide new housing and improve existing units:

- Continue streamlining all planning procedures to assist developers.
- Encourage use of the Title 1 Loan Program to provide low interest loans to low and moderate income home owners who need to borrow for rehabilitation work.
- Permit mobile and modular housing on residential lots.
- Enforce energy regulations to provide better housing and lower maintenance costs.
- Utilize ongoing programs to assist developers in site selection and utilization of existing federal and state programs to construct or rehabilitate units for low and moderate income housing.
- State/federal loans & grants for public improvements; tax dollars for infrastructure development & maintenance.
- Allow construction of second units on residentially zoned lots consistent with state law.
- Enforce State regulations for disabled residents (Title 24 and SB 520).
- Encourage and support the maintenance and rehabilitation of residential units (even if nonconforming) as a way to conserve the housing stock.
- Maintain the code enforcement to eliminate housing conditions that violate public health, safety and welfare codes.
- Continue working with IMACA, Wild Iris, MLH, IMAH & Inyo County Mental Health Services to obtain grants and loans for at-risk populations including the homeless, disabled, elderly, low-income and those with mental health problems.

D. Evaluation of Local Governmental and Market Constraints and Opportunities

The very limited acreage of private land is by far the most significant constraint to achieving Housing Element objectives. Fees and site improvement costs, processing and permit procedures, building codes, land use controls, availability of public services and environmental considerations are important but do not impose significant constraints to development in Bishop. Nongovernmental and market constraints to housing development are discussed below.

D.1 Limited Land Resources

The City of Los Angeles owns significant land area in the City of Bishop and throughout the Owens Valley. Exhibit 7 shows the location of properties in Bishop that are owned by the City of Los Angeles; these lands represent fully 94% of all potentially available lands in the City. There have been no substantive changes since the 2014 Housing Element, which estimated that the total area of serviceable and residentially designated City of Los Angeles-owned land could accommodate over 3,000 dwelling units inside the Bishop City limits. Over time, the City of Los Angeles has gradually reduced the housing stock in Bishop through the demolition (without replacement) of older dwellings on Los-Angeles-owned land. The purpose of Los Angeles land ownership in the Owens Valley is to maintain water rights that allow supplies to be exported for southland uses. Where the City of Los Angeles has released land for development, it primarily has been for non-residential uses. These land ownership patterns and policies have restricted housing development in Bishop and Owens Valley for more than a century.

⁵⁶ Veterans Services Office: <https://www.inyocounty.us/services/veteran-services>

⁵⁷ Disabled Sports Eastern Sierra, <https://woundedwarriorsmammoth.org/programs/what-we-do/>

Whereas City of Los Angeles lands surround Bishop to the north, east and south, the City’s western boundary adjoins the 877-acre Piute-Shoshone Indian Reservation.⁵⁸ The tribe is a self-directed and nearly autonomous nation that is not subject to City regulations (Bishop cannot develop or govern the development of tribal lands) or to state mandates such as housing elements. It is tribal policy to use tribal lands for tribal purposes. This constraint adds to the limited land resource available to the City in meeting housing requirements. The remaining acreage of privately held, developable property in the City of Bishop is limited to small parcels scattered throughout the City.

The existing zoning density overlays permit a considerable increase in density when land is redeveloped, and the potential for additional redevelopment densities will increase upon approval of the DTSP (all alternatives). The City has incorporated Tribal Consultation into this 2019-2027 Housing Element update; AB 168 tribal consultation requirements for preliminary land use applications are already implemented by the City of Bishop. The Bishop Paiute Tribe Administrator is on the stakeholder group for the DTSP and Zoning Code amendment projects.

D.2 Affordability and Current Trends in Housing Costs

The real estate fluctuations that impacted housing availability for the 2014-2019 Housing Element have abated, and land values in the Bishop housing market have been fair steady over the past three years. A good overview of area trends is provided in Table 45 below, which summarizes total sales for the period from March 2018 through March 2021. These data indicate that real estate values have held fairly steady through the reporting period, with current single family and condo list prices within 15% of prices 3 years and single family prices below the levels reported in the 2014 Housing Element (the average single family list price for 2013 was \$272,447).

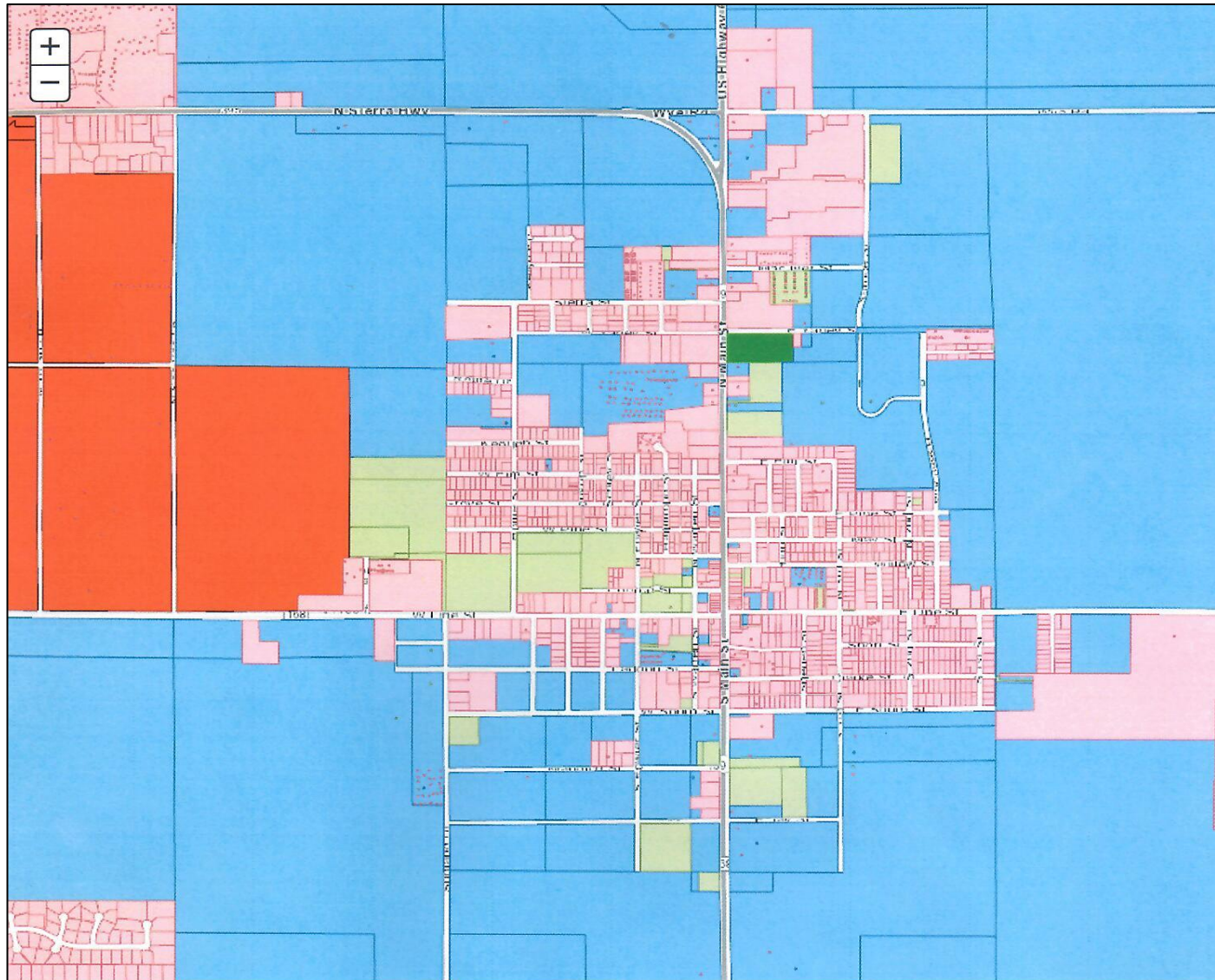
TABLE 45. Bishop Residential Market Activity 2018-2021⁵⁹				
DATE	LISTING INVENTORY	PRICE PER SQUARE FOOT	MEDIAN LIST PRICE	DAYS ON THE MARKET
<i>Single Family Homes</i>				
March 2018	78	\$210	\$394,000	149
March 2019	13	\$238	\$567,000	89
March 2020	21	\$243	\$657,000	121
March 2021	9	\$241	\$462,000	24
<i>Condominiums</i>				
March 2018	4	\$159	\$475,000	231
March 2019	2	\$184	\$349,000	197
March 2020	1	\$274	\$415,000	14
March 2021	3	\$180	\$391,000	70

⁵⁸ https://en.wikipedia.org/wiki/Bishop_Paiute_Tribe

⁵⁹ Rate.com Research: <https://www.rate.com/research/bishop-ca-93514/market-trends>

EXHIBIT 7. CITY OF LOS ANGELES LAND OWNERSHIP IN BISHOP⁶⁰

■ = Lands owned by Los Angeles



⁶⁰ Inyo County Planning Dept., Managed Lands in the OVSES and Inyo County: <https://databasin.org/maps/23b1b3f9f1a14d0d9f19e69347b4976f/>

Table 46 summarizes the percentage of real estate sales by housing type for 2018-2019.

HOUSING TYPE	2018	2019	2018-19 Percent Change
All Homes	192	159	-17.2%
Distressed Homes	8	2	-75%
Mobile Homes	37	44	+19%
Lots and Acreage	28	32	+15%

The data in Table 46 show increased activity in the sale of mobile homes and undeveloped lots, with a decline in the sale of all housing types as a group. Median single family values west of Main Street in 2019 were higher (\$385,000) than median values east of Main Street (\$291,375). Table 47 summarizes rental rates in Bishop from March 2016 through March 2021.

	Studio Units	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	4-Bedroom Units
March 2016	\$650	\$791	\$972	\$1,641	\$1,700 (Nov)
March 2017	NA	\$860	\$975	\$1,600	\$1,750 (Jan)
March 2018	NA	\$912	\$1,257	\$1,762	NA
March 2019	NA	\$1,000 (May)	\$1,368	\$1,750 (Oct)	NA
March 2020	NA	\$1,350	\$1,500 (Feb)	\$1,597 (Dec)	NA
March 2021	NA	\$1,350	\$1,300	\$2,000	NA

D.3 Land Prices

Land costs are a major contributor to overall housing production prices. The very small amount of privately owned vacant land appears to contribute to land costs, at least as compared to a similar community without the constraints noted previously. As a result the "filtering down" process, which can enable lower income or first-time buyers to enter the housing market, is affected. As noted above in Table 42, there were 28 vacant lots sold in Bishop during 2018 (14.5% of total residential sales), and 32 lots in 2019 (20.1% of total residential sales).

D.4 Construction Costs

Construction costs include materials, labor, financing charges and builder profit. These costs will vary depending on structural requirements (such as snow, wind and seismic conditions) and the quality of the construction (roofing materials, carpeting, cabinets, bathroom fixtures and other amenities). Because of these factors, it is hard to establish an absolute measure of construction cost. Notwithstanding these variables, the data presented in Table 43 above indicates that single-family residential properties have sold in the range of \$210-\$243 per square foot (from March 2018 to March 2021), and condominiums sold in the range of \$159-274 per square foot. The current estimates are roughly 20% higher than costs shown in the 2014 Housing Element for 2013 (which ranged from \$153/square foot to \$164/square foot) and on a par with the costs shown for 2009 (\$200/square foot).

D.5 Conclusions

The data presented above indicate that Bishop housing costs have increased, but at modest pace, since the 2014 Housing Element was prepared. Current housing costs remain well below the level outlined in the 2009 Housing Element, and below state and national trends. The National Association of Realtors reports that every U.S. metro area tracked through the fourth quarter of 2020 experienced increased home prices over the prior year, with 88% reporting double digit increases.⁶³ In particular, Bishop housing costs are significantly lower than California statewide, where the median cost of a new home as of September 2020 was \$ 712,430.⁶⁴

In addition to a comparatively low cost of housing, Bishop continues to offer its residents a range of affordable housing opportunities such as HUD's Housing Choice Voucher housing assistance, assistance offered by the California Housing Finance Agency, privately owned mobile home parks, and various programs available through IMACA & MLA. If housing costs return to the levels experienced in the late 1990s, the City may again face challenges associated with a comparatively

⁶¹ Rasmussen & Associates: http://www.bishoprealestate.com/wp-content/uploads/2020/04/BRE_annual_report_2020_FINAL_web.pdf

⁶² <https://www.zumper.com/rent-research/bishop-ca>

⁶³ <https://www.nar.realtor/research-and-statistics>

⁶⁴ <https://www.nytimes.com/2020/11/30/realestate/california-housing-market-price.html#:~:text=Fueled%20by%20low%20interest%20rates,straight%20months%20of%20record%20highs.>

low income job base and high housing costs. An increase in the supply of rental units could help to alleviate this concern as the City continues to work with the City of Los Angeles to obtain lands for lease or purchase that can be used to construct affordable housing projects. Both approaches are reflected in the 5-Year Plan. Additional programs are described in the section below (Affordable Housing Resources).

E. Applicable State and Local Housing Laws and Requirements.

A wide range of legislation important to the Housing Element preparation process has been enacted since adoption of the City of Bishop 2014-2019 Housing Element update, as profiled in the discussion below.

E1. SB 1069 (2016)⁶⁵ Accessory Dwelling Units

SB 1069 modified a range of California provisions to make it easier to develop ADUs. Modifications applied to parking requirements, the allowed conditions for ADU approval or disapproval, ADU location and standards, and other provisions.

Discussion: The City of Bishop allows and encourages homeowners to construct ADUs by right, as a way to increase availability of affordable housing in a land-constrained area. The City currently offers ADU incentives in the form of reduced parking requirements, and plans to seek funding to support the creation of at least one free ADU floor plan and construction plans. The City's goal is have the floor and construction plans available at no cost (or at a low cost) to Bishop residents no later than December 2024 (also see Goal 4 Action 4.1 and Action 4.3).

E2. AB 671 (2019) Accessory Dwelling Units

Housing Elements are required to remove ADU constraints, identify adequate sites, preserve units at risk of conversion to market rates and provide equal housing opportunities. AB 671 expanded the Housing Element compliance process to require that agencies prepare a plan to incentivize and promote ADUs that are affordable to very-low, low, or moderate-income households. AB 671 also requires agencies to post a list of available incentives on their website, including incentives that address the operation, administration and costs of ADU construction.

Discussion: The City will continue to encourage Bishop homeowners to construct ADUs by right, as a way to increase availability of affordable housing despite the constraints on available land in Bishop. The City will continue to offer ADU incentives including reduced parking requirements and in cases of need will consider reduced permit and processing fees (although the City's fees are already low). Bishop also plans to seek funding to support the creation of at least one free ADU floor plan and set of construction plans. The City's goal is to have the plans available at no cost (or at a low cost) to Bishop residents no later than December 2024 (also see Goal 4 Action 4.1 and Action 4.3).

E3. SB 35 (2017)⁶⁶ Streamlining

SB 35 requires cities and counties that have made insufficient Housing Element compliance progress to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process that (a) does not allow public hearings and instead allows only objective design review and public oversight of the development, and (b) provides a 60-90 day timeframe for review of eligible projects (i.e., projects that meet all criteria pertaining to location, parking, etc.).

Discussion: Projects providing affordable housing for low income levels are eligible for the streamlined, ministerial approval process if they are located in an urban area, propose at least two residential units, are located outside of designated resource and/or hazard zones, will not involve demolition of existing housing, and meet other listed criteria. The City of Bishop is not an urban area, and thus not subject to provisions of SB 35.

E4. SB 166 (2017)⁶⁷ Residential Density and Affordability

If a proposed site development is approved for an income category different than indicated in the Housing Element, another site that complies with the Housing Element must be identified or rezoned within 180 days.

Discussion: The Valley Apartments affordable housing project that is now in design stages will proceed on the same site identified for affordable housing development in Bishop's 2014-2019 Housing Element. This 2019-2027 Housing Element update includes a new policy requiring that any person who proposes to rezone a residential property to a lesser density must concurrently up-zone a second property to ensure that the net availability of higher density sites is not reduced through project developer-initiated rezoning efforts (see Goal 1, Policy 1.4).

⁶⁵ California Legislative Information: https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB1069

⁶⁶ League of Cities, 2019: <https://www.cacities.org/Resources-Documents/Member-Engagement/Professional-Departments/City-Attorneys/Library/2019/Spring-2019/5-2019-Spring;-Curtin-Streamlined-Processing-of-Mi.aspx>

⁶⁷ HCD, Housing Element New Laws Updated 3-8-21 (powerpoint presentation) (applies to all legislation unless otherwise shown)

E5. AB 1397 (2017)⁶⁸ Inventory of Available Sites

AB 1397 amends the requirement to provide an inventory of land suitable for development (including vacant sites) to focus on land that is available for residential development, including vacant sites with realistic potential for redevelopment to meet housing needs. AB 1397 requires that the listing (a) be by assessor parcel number, (b) identify the number of units that can be accommodated, (c) that sites have access to water, sewer and dry utilities, and that (d) the analysis consider the City's past history with redevelopment as well as demand for existing site uses and obstacles to redevelopment for housing. Sites less than 0.5 Acres or greater than 10 Acres are not suitable for lower-income RHNA unless the element includes an analysis demonstrating that sites of equivalent size were successfully developed during the prior planning period for lower income housing and evidence that the site is adequate to accommodate lower income housing.

Discussion: The vacant parcel inventory provided in Table 32 (Section V) includes an estimate of the number of units that can be accommodated and assessor parcel numbers, and is limited to sites with access to utilities. The required analyses will be provided for any sites of less than 0.5-acres or more than 10 acres that are proposed for affordable housing.

E6. AB 879 (2017)⁶⁹ Housing Assistance and Homeless Prevention

State law currently requires each city to report annually to HCD on the status of its General Plan and implementation. AB 879 expands the reporting requirement to include the number of units and projects proposed, approved and built during the year. AB 879 also requires analysis of requests to develop at lower densities, the length of time application submittals and approvals, and local efforts to remove nongovernmental housing constraints.

Discussion: An Annual Progress Report is prepared each year to outline the status of the City's implementation of General Plan requirements. No requests have been received to date to develop sites at densities lower than allowed by the City of Bishop General Plan or Municipal Code.

E7. AB 686 (2018)⁷⁰ Affirmatively Furthering Fair Housing

AB 686, the Assessment of Fair Housing (AFH), is California's legislation to implement a 2015 Federal Rule requiring analysis of 'Affirmatively Furthering Fair Housing.' AB 686 incorporates a number of new Housing Element requirements pertaining to fair housing opportunities including (a) an assessment of fair housing issues and efforts to enforce fair housing laws; (b) a Needs Determination to identify goals and policies that promote or limit access to fair housing and equal opportunity, and changes needed to eliminate obstacles; (c) development of Strategies to address significant disparities, eliminate poverty & foster integration; and (d) meaningful Community Outreach as part of the stakeholder participation process.

Discussion: This Housing Element update implements AB 686 requirements through the Fair Housing Assessment provided in Appendix B, as well as a new RHNA Goal 5, which is discussed in §G5 below and included in the Housing Element Goals and Actions set forth in Housing Element Section VI.

E8. AB 101 (2019)⁷¹ Housing Development and Finance

AB 101 requires HCD to annually publish a list of cities that failed to adopt an HCD-certified housing element. Cities that fail to bring their Housing Element into compliance following a specified process are subject to fines and penalties, and may become ineligible for certain grant funding programs including SB2 Year 2, and gaining a 'Pro-housing' designation (cities that adopt 'pro-housing policies' become eligible for extra points and other preferences in certain state funding programs).

Discussion: Due to a late start preparing the 2019-2027 Housing Element update, Bishop is working diligently to meet the established deadlines and comply with both the letter and the spirit of all applicable laws.

E9. AB 1486 (2019) Inventory of Sites and Surplus Lands

AB 1486 requires agencies to send notices to HCD, developers and local entities about surplus lands available for development, to report surplus lands that were disposed, and to indicate if the site is publicly owned. Additionally, AB 1486 requires agencies to make findings prior to the sale of surplus lands including (1) a formal determination that the property is surplus, (2) transmittal of notices of availability to local public agencies and housing sponsors, and (3) good faith negotiations if the entities express interest in purchasing and developing the land, including for affordable housing.⁷²

Discussion: Bishop will comply with the new reporting and noticing requirements of AB 1486.

⁶⁸ California Legislative Information: https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB1397

⁶⁹ Best Best & Kreiger: <https://www.bbklaw.com/news-events/insights/2017/legal-alerts/10/the-governors-housing-package>

⁷⁰ HCD: https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab686summaryhousingelementfinal_04222020.pdf

⁷¹ League of Cities: <https://www.cacities.org/Top/News/News-Articles/2019/July/Housing-and-Homelessness-Budget-Trailer-Bill-Sent>

⁷² Best Best & Kreiger, LLP, New Surplus Land Act Requirements to Take Effect Jan. 1 (2020): <https://www.jdsupra.com/legalnews/new-surplus-land-act-requirements-to-39867/>

E10. AB1255 (2019) Surplus Land

Cities must now create an inventory of surplus and excess lands and share the inventory with HCD by 1 April 2021, with allowance for HCD to authorize a 1-year delay. The inventory include, for each parcel, street address, assessor's parcel number, existing use, whether the site is surplus land or exempt surplus land, and acreage.

Discussion: Bishop has prepared the inventory of vacant lands for inclusion in the current 2019-2027 Housing Element, and for submittal to HCD. None of the vacant parcels are owned by the City of Bishop.

E11. AB 139 (2019) Emergency and Transitional Housing

AB 139 requires agencies to review effectiveness of their Housing Element at meeting special housing needs and to identify gaps. AB 139 also requires that emergency shelter need be determined on the basis of a combined review of the most recent homeless count, the number of shelter beds that go unused, and the percent of shelter residents who move into permanent housing.

Discussion: IMACA currently operates 3 transitional housing units in Bishop, and Wild-Iris provides 11 units of transitional housing to victims fleeing domestic violence. IMACA is currently seeking entitlements to construct the Silver Peaks project, which will include 5 units for permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services. The City's Emergency Shelter Combining District (combined with the C-1, R-3 and R-3-P districts) permits emergency shelters, supportive housing and transitional housing developments by right.

E12. AB 1763 (2020) Density Bonuses

AB 1763 creates a maximum density bonus of 80% (over existing maximum density) for 100% affordable projects, and eliminates density and building height limits for 100% affordable projects located within ½ mile of a major transit stop.

Discussion: Although there are currently no eligible projects, the City and IMACA will consider use of the Density Bonus provisions for the Silver Peaks project, as part of the forthcoming (2021-2022) entitlement process.

F. RHNA Compliance 2014-2019

Five statutory objectives underlie the requirement for Bishop to meet HCD's 2019-2027 *Regional Housing Need Allocation* for Inyo County Local Governments. As discussed in Housing Element Section IV.C, the City experienced a shortfall in meeting the 2014-2019 RHNA objectives for all income levels. Bishop was unable to provide any housing (deed restricted or other) for very-low income residents. The City provided 6 units toward the Low-Income RHNA goal of 10 units, and came close to meeting the RHNA allocation for Moderate-income units (providing 11 of the 12 unit RHNA goal). Only 1 unit was provided at the Above-Moderate income level (27 units fewer than the RHNA goal of 28 units). In whole, Bishop provided 18 units toward the 65-unit RHNA total allocation for the 2014-2019 planning period. In large part, the shortcomings reflected a continuing scarcity of available land; the shortfall are resulted from new policies that RHNA credits shall not be given for housing conservation and rehabilitation, both of which were important contributors toward RHNA compliance in prior Housing Element updates.

Bishop did not meet the numeric RHNA goals for the 2014-2019 housing element compliance period. However, over the course of the past 3 Housing Element updates, the City has undertaken a series of cumulative planning initiatives that are expected to allow for RHNA compliance in the 2019-2027 planning period. These planning initiatives are briefly summarized below:

F1. Mixed Use Overlay Zone and Warren Street Improvements Project

Following adoption of the 2009-2014 Housing Element, the City identified a downtown neighborhood and established an overlay zone that permits mixed uses and densities in a location near to transportation and services. The overlay area was expanded following completion of the 2014-2019 Housing Element to include lands west of Main Street, including Warren Street. The City thereafter implemented the Warren Street Improvements Project that included new paving, improved drainage, street and pedestrian lighting, seating areas, and continuous pedestrian pathways to more safely accommodate the disabled and other pedestrians; the improvements extended the full length of Warren Street (from South Street to north of Elm Street) as well as South, Lagoon, Church, Academy, Pine, and Elm Streets between Warren and Main Street.

F2. Economic Development Element & EPA Building Blocks Sustainable Communities Grant

The 2014-2019 Housing Element goal to expand the mixed use overlay zone was further supported through preparation in 2015 of the Economic Development Element. The plan details a long-term vision for economic development, with special focus on the goals of revitalizing the downtown, exploring incentives for property owners to invest in improvements, encourage redevelopment of vacant and underutilized properties, and updating municipal code to allow for increased

density and mixed-use, promoting infill, and meeting regional housing needs. The City subsequently sought assistance through the Building Blocks program to identify short term strategies to support implementation of the Economic Development Element. That effort resulted in a series of action items to achieve its vision of a revitalized downtown, with increased housing options and a stronger local economic. Key opportunities cited in that effort, as summarized in the 2017 “Next Steps Memorandum for Bishop” prepared by the U.S. Environmental Protection Agency (EPA)⁷³ included updating the Municipal Code to create new housing options and a strategy for expanding high density areas and provisions for mixed use development.

F3. Draft Downtown Specific Plan

In 2020 the City completed the Draft DTSP, which covers the entire central Bishop downtown area. Over time, the DTSP is expected to transform the core downtown area into a mixed use zone extending most of the length of Main Street (from South St. to Sierra St.), includes much of Line Street (from east of Whitney Alley to Sunland Drive on the west), and includes 1-2 blocks on either side of the two main corridors. The DTSP planning area is currently the most densely developed area of Bishop, and is also the area where most of the future growth will be directed. An important corollary to the DTSP is an update to the City’s Municipal Code that will in order to bring the Municipal Code zoning designations into conformance with the new DTSP and Mixed Use Zone (MU-Z) MU-Z land uses and development standards. IMACA too has expressed strong support for residential conversions and mixed use development, and indicated its interest in promoting or partnering with the City on projects in the future.

F4. Final Downtown Specific Plan, Municipal Code Amendments, Collaboration with Los Angeles

A goal of the current 2019-2027 Housing Element is to complete the Draft Specific Plan and CEQA assessments, followed by the Zoning Code update. The City anticipates that these steps can be completed during 2022. Although potential densities and building standards vary between the DTSP alternatives, all of the alternatives share the common goals of increasing housing opportunities, ‘unbundling’ parking standards from zoning, and allowing and encouraging a broader mix of development uses in the Downtown area. The DTSP is anticipated to significantly expand the City’s options for meeting future housing needs in the City of Bishop. The DTSP is anticipated to significantly expand the City’s options for meeting future housing needs in the City of Bishop. As indicated in Table 37, the residential capacity of the DTSP planning area under the low-intensity alternative as well as the minimum densities for the medium and high intensity alternatives would be about 17% higher than at present (representing potential for 50 residential units that would not be permitted under existing zoning). Residential capacity for the medium and high intensity alternatives would represent potential for up to 450 more residential units than would be allowed under existing zoning. The latter option would more than double the downtown housing inventory, and would increase Bishop housing supply as a whole by about 23% over existing levels.

During 2021, Bishop and Los Angeles have agreed to develop a more collaborative process for the City’s acquisition or lease of Los Angeles lands for the purpose of affordable housing construction. Part of this effort will be to explore potential options for sharing RHNA housing credits for affordable housing projects built in the City of Bishop on Los Angeles lands. Clarification of a process for credit sharing is a specific goal of the current 2019-2027 Housing Element update.

G. RHNA Compliance Goals for 2019-2027

The efforts outlined above lay important groundwork for the City to achieve the identified RHNA compliance goals in the 2019-2027 planning period, as detailed in Housing Element Section VI. Each is briefly reviewed below. The RHNA compliance goals and associated policies and actions, as discussed in Housing Element VI, underscore the City’s commitment to the five statutory RHNA objectives, as briefly reviewed below:

G1. RHNA GOAL 1: Provide & maintain adequate sites for development of affordable housing. Increase housing supply and the mix of housing types, with the goal of improving housing affordability and equity.

HCD currently lists 2 affordable rental housing facilities in Inyo County, both of which are located in the City of Bishop: the Valley Apartments on East Clarke, and Willow Plaza Apartments on Willow Street.⁷⁴ Bishop has continued to work closely with IMACA to preserve the affordable facilities, and has also worked with Mammoth Housing and local mobile home park owners to ensure that every possible affordable housing resource is preserved and expanded where possible.

IMACA and Bishop also worked successfully with Los Angeles on transfer of the 2.9-acre Silver Peaks parcel (located near the intersection of Spruce and Yaney) that Bishop had previously identified for residential development. IMACA is currently (2021) securing entitlements to construct 72 affordable housing units on this parcel (the ‘Silver Peaks’ project). All of the units will be deed restricted to ensure long-term affordability. The City and IMACA anticipate that this project will be fully

⁷³ USEPA, Next Steps Memorandum for Bishop, August 2017

⁷⁴ <https://www.hcd.ca.gov/about/contact/affordable-housing-rental-directory/docs/inyo.pdf>

constructed and ready for occupancy as early as 2024. The Silver Peaks project is expected to contribute substantially to meeting the City's 118-unit RHNA allocation for the current Housing Element planning period (through 2027).

G2. RHNA GOAL 2: Allocate housing supply in proportion to housing need. Promote infill development and Socioeconomic Unity, Environmental Protection and Efficient Development.

The 2019-2027 RHNA allocation for Bishop is similar (in terms of the proportion of need at the very low, low, moderate and above moderate income levels) to the allocation in 2014. HCD slightly reduced the City's proportion of very low income units (from 23% to 20% now), and slightly increased the City's proportion of other lower income units (from 15% to 17% now). There was no change in the proportion of moderate income units (18% in both cycles). The most significant change applies to above-moderate income units, which increased from 43% to 50% for the 2019-2027 planning period. A wide range of planning initiatives are addressed in this Housing Element, but with a clear focus on programs that will over time strengthen proximity of housing to jobs and services in the downtown core area. All of the Draft DTSP alternatives incorporate a range of densities that will facilitate housing development at all income levels.

G3. RHNA GOAL 3: Increase housing affordability and accessibility for all Bishop residents. Promote an improved intraregional relationship between jobs and housing.

A chief element of the draft DTSP is the creation of policies and regulations allowing higher density housing types to be constructed in the downtown area which will provide close proximity to commercial and public services and transit), and economic development that maximizes efficient use of infrastructure (including the new fiber optic cable serving the length of Owens Valley). The programs and initiative described above are designed to emphasize sustainable economic development that will reshape land uses and housing opportunities in the context of economic development, job growth, and policies that support and encourage public and private investment in the community.

G4. RHNA GOAL 4: Remove constraints and create incentives for the construction of housing to meet the needs of Bishop residents.

The City of Bishop has engaged multiple efforts over the past decade to strengthen its commitment to consolidate housing development in the core downtown area, rather than expanding into surrounding unincorporated lands. Through these efforts, the City has worked to overcome challenges all cited in the EPA memorandum (including an entrenched fear of development and change, the lack of a city center focal point, downtown parking limitations, 'siloed' social and demographic groups and lack of developable land), and create support for identified opportunities (including allowing mixed uses, focusing on 'community-generated community character guidelines' in preparing the Economic Development Element and draft DTSP, increasing outreach to the City of Los Angeles, and expanding the range of housing types to include new alternatives such as co-housing living facilities. By focusing on the downtown area through successive planning effort, the City has Bishop has laid solid groundwork for established an area of Bishop where infill residential development is permitted by right and encouraged.

G5. RHNA GOAL 5: Affirmatively further fair housing.

This new RHNA goal calls for meaningful actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. HCD has identified 10 fair housing impediments:

1. *Inadequate supply and production of affordable homes for low-income households and protected classes.*
2. *Vulnerable supply of affordable housing options for lower-income and protected households.*
3. *Unequal access to supportive services, shelter, and affordable housing opportunities.*
4. *Limited community awareness of fair housing protections and enforcement resources.*
5. *Lack of uniform enforcement and adequate anti-displacement protections*
6. *Low-income households, rural communities, and protected classes disproportionately experience a lack of adequate housing options, and disparities in infrastructure.*
7. *Low-income households and protected classes are disproportionately impacted by climate change, environmental injustice, or unsustainable land use and development practices.*
8. *Housing choice is often limited to segregated concentrated areas of poverty.*
9. *Local Resistance and Exclusionary Land Use Policies Constrain multifamily housing development, alternative housing strategies, and affordable housing.*
10. *Lack of accessible housing options limits housing choice for low-income households and people with disabilities*

A Fair Housing Assessment for the City of Bishop is provided in Appendix B.

VI. GOALS, POLICIES AND ACTIONS FOR 2019-2027

A. Bishop Housing Element Goals and Implementing Policies

Outlined below are the Housing Element goals and associated implementing policies to achieve the City's RHNA allocation for the planning period through 2027.

GOAL 1 (Create New Housing): Provide and Maintain an Adequate Supply of Sites for the Development of New Affordable Housing. Increase the Housing Supply and the Mix of Housing Types, with the goal of Improving Housing Affordability and Equity.

Action 1.1 (City of Los Angeles Surplus lands): The City of Bishop and the City of Los Angeles have identified five Los Angeles-owned parcels in Bishop that are potentially suitable for purchase or long-term lease and future use for housing development to achieve RHNA allocations. Over the current planning cycle, a schedule will be developed for the parcel transfers (sale or lease) and Bishop will work with IMACA to identify potential funding sources and prepare housing development plans to optimize use of each parcel in achieving long-term housing objectives. The City will seek HCD assistance in clarifying how Los Angeles land sales and leases can best be structured given constraints imposed by the Los Angeles City Charter, the Charles Brown Act (CGC 50300-50308), and Los Angeles City policies.

Action 1.2 (Showcase Mixed Use Potential): Following approval of the DTSP (Action 2.1) and completion of the Municipal Code amendment to incorporate DTSP standards and other code changes addressed in this housing element (Actions 2.2 and 2.3), the City will invite selected affordable housing developers to at least one 'showcase mixed use housing event.' The event will focus on the successful mixed use project at Cottonwood Plaza, the upcoming mixed use project opportunities in the DTSP planning area, and mixed use development incentives and assistance offered by the City (including planning, processing, design, development and marketing assistance and incentives). The City will continue to explore opportunities for residential use at other large underutilized commercial sites, potentially including the old Kmart site.

Action 1.3 (Housing Diversity): Encourage and incentivize construction of modular units, prefabricated units, co-living units and other innovative housing designs that are adapted to limited lot sizes and offer reduce housing costs.

Action 1.4 (Residential Conversions): Continue to support the conversion of vacant commercial property into residential uses in the mixed use overlay zone and larger DTSP planning area.

Action 1.5 (Silver Peaks Project Density): The City will explore feasibility of the Silver Peaks project for a density bonus pursuant to provisions of AB 2345 and/or AB 1763.

Action 1.6 (Silver Peaks Project Construction): With IMACA, the City will work to complete construction and begin accepting resident applications for the Silver Peaks Project prior to the next Housing Element update in 2027.

Action 1.7 (Veterans Housing): Working with its partner agencies, the City will seek to identify a suitable site and funding for the Veterans Housing project (if found to be feasible) no later than December 2024, and to initiate construction no later than December 2026.

Action 1.8 (Other Surplus Lands): In keeping with provisions of AB 1486, Bishop will request notification of surplus land availability from other public agencies that own land in the Bishop Area (in addition to the City of Los Angeles, per Action 1.1), with the intent to acquire additional surplus properties that can be used for housing development.

GOAL 2 (Housing Equity and Balance): Promote infill development, Socioeconomic Equity, Environmental Protection and Efficient Development Patterns Allocate Housing Supply in Proportion to Housing Need in each given category.

Action 2.1: (Finalize and Select DTSP Alternative): Expand and strengthen opportunities for mixed use development and housing types by completing the Final DTSP CEQA and planning documents, and incentivizing higher density, affordable DTSP construction projects. Modify the DTSP to allow ADUs and Junior ADUs as a permitted use, with incentives, and in coordination with the public outreach efforts outlined in Goal 5, Action 5.3.

Action 2.2 (Zoning Code Amendment): Following DTSP approval, the City will amend the Municipal Code to reflect the new MU-Z designation and the standards associated with the approved intensity alternative.

Action 2.3 (Additional Zoning Code Revisions): Concurrently with Action 2.2 (Zoning Code Amendment to reflect DTSP approvals), the City shall conduct a thorough review of the Bishop Municipal Code. Residential standards and parking standards that unnecessarily limit housing supply will be modified or eliminated, and modifications shall be incorporated as needed to conform to current legislative requirements pertaining to housing including (a) definitions and requirements for Transitional and Supportive Housing (per SB 745, and SB 2), (b) provisions to maintain higher density zoning by requiring that any person who proposes to rezone a residential property to lesser density must concurrently up-zone a second property (per SB 166), (c) elimination of the CUP requirement for small group homes (up to 6 persons) in the Mixed Use Overlay Zone, and (d) elimination of the CUP requirement for large group homes (7+) in the R-1 zone, (e) stipulation that Supportive Housing and Low Barrier Navigation Centers are permitted by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones that permit multi-family housing, and any other legislative and local housing regulations in effect at the time of the Code amendment.

Action 2.4 (MPROP): Facilitate success of the Mobile Home Park Resident Ownership Program by advertising its availability to mobile home park residents, by serving as co-applicant for resident organizations applying to HCD for funding in support of MPROP objectives, and by continuing to apply for MPROP funds as they become available.

Action 2.5 (Public education): In concert with IMACA and other partners, prepare and distribute literature about equal housing opportunities, weatherization assistance and utility cost reduction programs, and other programs available to respond to unmet housing needs in the City of Bishop. Establish an online website with at least quarterly information updates about housing programs.

Action 2.6 (Tax Increment Reinvestment Zone, TIRZ): In tandem with Action 2.1 (DTSP approval), the City will consider and decide whether to pursue establishment of a tax increment reinvestment zone. If the City determines to create the TIRZ, the necessary steps shall be completed and the tax increment financing shall be implemented prior to approval of the first DTSP project no later than the next Housing Element update in 2027.

GOAL 3 (Foster Housing Equity and Balance): Improve Intraregional Relationship between Jobs and Housing and Increase Housing Availability and Affordability for all income levels.

Action 3.1 (Pursue Grant Funding): Working with IMACA and other partners as appropriate, continue to pursue all applicable grant and funding opportunities to develop affordable housing for Bishop residents. The City will issue an RFP during summer 2021 inviting proposals from grant application consultants. The selected consultants will work with staff to identify relevant grants and prepare grant applications on behalf of the City and its partner agencies. Applications prepared for the Planning Department⁷⁵ will prioritize grants that support implementation of Housing Element goals, and programs to overcome identified constraints (including high rental cost burden, Census Block 4, and lead testing) to affirmatively furthering fair housing in the City of Bishop.

Action 3.2 (Housing Inventory): Continue to maintain an inventory of trailer parks, mobile home parks, and apartments that provide housing for low income and disadvantaged populations, and monitor this housing stock to ensure that it remains affordable.

Action 3.3 (Credits for Qualified Rehabilitation): With HCD assistance, establish a process to identify Bishop housing units that are in need of rehabilitation and eligible for 4:1 Housing Element credits when repairs are completed.

Action 3.4 (Short-term rentals): The City will continue to vigorously enforce adopted codes that allow use of existing or proposed housing for short-term rentals only when (1) the property owner remains in residence, (2) the property is identified as the owner's primary residence, and (3) all parking requirements are met on site.

Action 3.5 (Opportunity Zone): The U.S. Department of the Treasury has certified all land in Bishop as a Qualified Opportunity Zone (QOZ). As a result, private investments in approved activities may be eligible for capital gains tax incentives. At least one QOZ investment has been completed in Bishop, and the City will seek to draw additional QOZ investments in an effort to create jobs and economic stability.

GOAL 4 (Constraints and Incentives): Remove constraints and create incentives for the construction of additional housing to meet the needs of all Bishop Residents.

Action 4.1 (Incentivize ADUs): Continue encouraging Bishop homeowners to construct ADUs/JADUs by right, as

⁷⁵ The grant writer will be a shared resource for all city departments.

a way to increase housing availability. Continue to offer ADU incentives including reduced parking requirements, and seek funding to support creation of at least one free ADU floor plan and set of construction plans, with the goal of having the plans available at no cost (or at a low cost) to Bishop residents no later than December 2024.

Action 4.2 (Priority Processing): Offer priority processing to assist project applications that propose to develop affordable housing for extremely-low, very low, low and moderate income households.

Action 4.3 (Build Developer Relationships): The City will work to establish relationships with developers outside of Bishop to inform them of development opportunities and incentives available to developers who construct housing projects in the City of Bishop.

Action 4.4 (Reconcile Lease Terms): Determine how HCD can facilitate (1) case-by-case waivers that would allow HCD funding on property leased for 40 years (the maximum allowed by the City of Los Angeles) instead of 55 years (the current minimum period set by HCD). Resolution of this conflict will facilitate the realization of Goal #1 (sale or lease of surplus Los Angeles land to Bishop for housing).

Action 4.5 (Reconcile Loan Terms): Seek HCD assistance to resolve incompatible loan terms wherein federal/state agencies will consummate a grant only after the other agency makes the first loan commitment. Resolution of this conflict will facilitate the realization of Goal #1 (purchase of surplus Los Angeles land by Bishop for housing).

Action 4.6 (Discourage Vacant Parcels): The City will continue to consider and obtain public input for the potential adoption of a new fee to be levied on residential and commercial properties that remain vacant on long-term basis.

Action 4.7 (Low-Income Housing Tools): The City will work with IMACA to identify, implement and publicize programs and tools (in addition to grant funds) to expand affordable housing opportunities.

Goal 5 (Affirmatively Further Fair Housing): Inform Residents of Fair Housing Policies and Requirements. Preserve, Rehabilitate and Enhance existing Housing and Neighborhoods.⁷⁶

Action 5.1 (Fair Housing Brochure): Provide a brochure at City Hall to inform the public about HCD's Affirmatively Furthering Fair Housing policies and requirements and the City's Housing Element Goals and Actions in support of Fair Housing. Provide copies of the brochure in the non-English language of residents who are served by, or likely to be affected by, Fair Housing programs and activities.

Action 5.2 (Fair Housing Web Links): Provide a link on the City of Bishop website (in the 'Residents' section) to HCD's fair housing website (https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab686_summary_housingelementfinal_o4222020.pdf), and to the Housing Element sections that address the City's Fair Housing goals, policies and practices.

Action 5.3 (Fair Housing Information): In concert with Action 2.5 (public education), expand outreach to ensure that residents are informed about the City's fair housing policies, fair housing assistance programs, fair housing rights and remedies, and the range of fair housing incentives available in Bishop. Use multiple outreach pathways (public service announcements, printed materials, web materials, and media exposure) and provide translations to reflect diversity in the local population. Ensure that fair housing outreach efforts occur at least quarterly each year.

Action 5.4 (Streamlining): The City shall establish an SB 35-compliant process that includes streamlined approval of eligible multi-family housing projects, and incorporation of information into the annual General Plan Compliance Report regarding net new housing, and other applicable HCD standards and SB 35 compliance requirements.

B. Schedule and Responsibilities for Implementation of 2019-2027 Actions

Table 48 summarizes the implementation schedule and for all of the above goals and actions

**TABLE 48. Implementation Schedule for 2019-2027 Housing Element Goals and Actions
BY THE END OF DECEMBER 2021**

⁷⁶ Please also see Action 3.1 (Planning Department applications to prioritize grants to overcome fair housing constraints).

GOALS	ACTIONS	RESPONSIBLE PARTY
GOAL 1 (New Housing)	Action 1.8 (Other Surplus Lands): In accordance with provisions of AB 1486, Bishop will request notification of surplus land availability from other public agencies that own land in the Bishop Area (in addition to the City of Los Angeles per Action 1.1), with the intent to acquire additional surplus properties that can be used for housing development.	Planning Department
GOAL 2 (Housing Equity)	Action 2.4 (MPROP): Facilitate success of the Mobile Home Park Resident Ownership Program by advertising and posting online its availability to mobile home park residents, by serving as co-applicant for resident organizations applying to HCD for funding in support of MPROP objectives, and by continuing to apply for MPROP funds as they become available. Action 2.5 (Public Education): With IMACA and other partners, prepare and distribute literature about equal housing opportunities, weatherization assistance and utility cost reduction programs, and other programs available to respond to unmet housing needs in the City of Bishop. Establish an online website with at least quarterly information updates about housing programs.	Planning Dept. and IMACA Planning Dept. and IMACA
GOAL 3 (Preserve Housing)	Action 3.1 (Pursue Grant Funding): With IMACA and other partners, continue to pursue all applicable grant and funding opportunities to assist in the further development of affordable housing for current and future Bishop residents. The City will issue an RFP during summer 2021 inviting proposals from grant application consultants. The selected consultants will work with City staff to identify relevant grants and prepare grant applications on behalf of the City and its partner agencies. Priority will be given to grants that will support implementation of Housing Element goals, and overcome the constraints (including high rental cost burden, Census Block 4, and lead testing) to affirmatively furthering fair housing in the City of Bishop Action 3.3 (Credits for Qualified Rehabilitation): With HCD assistance, establish a process to identify Bishop housing units that are in need of rehabilitation and eligible for the 4:1 Housing Element credits when repairs are completed	Planning Dept. and IMACA Planning Director
GOAL 5 (Fair Housing)	Action 5.1 (Fair Housing Brochure): Provide a brochure at City Hall (including non-English languages as appropriate) to inform the public about HCD's Affirmatively Furthering Fair Housing policies and requirements and the City of Bishop's Housing Element Goals and Actions in support of Fair Housing. Action 5.2 (Fair Housing Web Links): Provide a link on the City of Bishop website (in the 'Residents' section) to HCD's fair housing website (https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab686_summary_housingelementfinal_04222020.pdf), and to the Housing Element sections that address the City's Fair Housing goals, policies and practices. Action 5.3 (Housing Information): Expand outreach to ensure residents are informed of the City's housing policies, housing assistance programs, housing rights, and housing incentives available in Bishop. Ensure that outreach efforts include translations for non-English-speaking residents.	Planning Department Planning Department Planning Department
BY THE END OF DECEMBER 2023		
GOAL 1 (New Housing)	Action 1.1 (Los Angeles Surplus Lands): The Cities of Bishop and Los Angeles will work to initiate the sale or lease of at least one Los Angeles-owned property to Bishop prior to the end of 2023	Planning Director
GOAL 2 (Housing Equity)	Action 2.1 (Finalize DTSP): Expand and strengthen opportunities for mixed use development and housing types by completing the Final DTSP and incentivizing higher density, affordable DTSP construction projects. Modify the DTSP to allow ADUs as a permitted use, with incentives, and in coordination with the public outreach efforts outlined in Goal 5, Action 5.3.	City Council
GOAL 4 (Remove Constraints)	Action 4.4 (Lease terms): Determine by the end of 2023 how HCD can facilitate (1) case-by-case waivers that would allow HCD funding on property leased for 40 years (the maximum allowed by the City of Los Angeles) instead of 55 years (the current minimum period set by HCD), and (2) resolution of incompatible loan terms wherein	Planning Director

	<p>federal and state agencies will consummate a grant only after the other agency makes the first loan commitment. Resolution of this conflict will facilitate the realization of Goal #1 (sale or lease of surplus Los Angeles land to Bishop for housing).</p> <p>Action 4.5 (Loan terms): Seek HCD assistance to resolve incompatible loan terms where federal/state agencies will consummate a grant only after the other agency makes the first loan commitment. Resolution of this conflict will facilitate the realization of Goal #1 (purchase of surplus Los Angeles land by Bishop for housing).</p>	<p>Planning Director</p>
BY THE END OF DECEMBER 2024		
GOAL 1 (New Housing)	<p>Action 1.1 (Los Angeles Surplus Lands): Work with the City of Los Angeles to develop a schedule for transfer of the Los Angeles-owned properties that are eligible for purchase or long-term lease by the City of Bishop for housing development. With IMACA, identify potential funding sources and prepare housing development plans to optimize use of each parcel to meet long-term housing objectives. Seek HCD assistance in clarifying how Los Angeles land sales and leases can best be structured within constraints imposed by the Los Angeles City Charter, the Charles Brown Act (CGC 50300-50308), and Los Angeles City policies.</p> <p>Action 1.5 (Silver Peaks Density): The City will explore feasibility of a density bonus for the Silver Peaks project pursuant to provisions of AB 2345 and/or AB 1763.</p> <p>Action 1.7 (Veterans Housing): Working with its partner agencies, the City will seek to identify a suitable site and funding for the Veterans Housing project (if feasible) no later than December 2024.</p>	<p>Planning Director</p> <p>Planning Director</p> <p>Planning Director</p>
GOAL 2 (Housing Balance)	<p>Action 2.1 (DTSP Development): The City will work to secure and initiate processing for at least 1 DTSP development application by the end of December 2024.</p> <p>Action 2.2 (Zoning Code Amendment): Following DTSP approval, Bishop will amend the Municipal Code to reflect the new MU-Z designation and standards associated with the approved DTSP.</p> <p>Action 2.3 (Additional Zoning Code Amendments): Additional Zoning Code Amendments to conform to current legislative requirements, and to eliminate or modify standards that unnecessarily limit housing supply, shall be completed during the timeframe of the overall Zoning Code Amendment (Action 1.3) to be completed by the end of 2024. Elimination of the existing requirement to obtain a CUP for Group Homes with 7+ residents will be among the Zone Code amendments.</p>	<p>Planning Director</p> <p>City Council</p> <p>City Council</p>
GOAL 4 (Incentives)	<p>Action 4.1 (ADU Incentives): Continue encouraging Bishop homeowners to construct ADUs/JADUs by right, as a way to increase housing availability. Continue to offer ADU incentives including reduced parking requirements, and seek funding to support creation of at least one free ADU floor plan and set of construction plans, with the goal of having the plans available at no cost (or at a low cost) to Bishop residents no later than December 2024.</p>	<p>Planning Director</p>
GOAL 5 (Fair Housing)	<p>Action 5.4 (Streamlining): The City shall (1) establish an SB 35-compliant process for streamlined approval of eligible multi-family housing projects, and (2) incorporate information into the annual General Plan Compliance Report about net new housing and HCD standards and SB 35 compliance requirements.</p>	<p>Planning Director</p>
BY THE END OF DECEMBER 2026		
GOAL 1 (New Housing)	<p>Action 1.2 (Showcase Mixed Use Potential): Following approval of the DTSP and completion of the Municipal Code amendment to incorporate DTSP standards and other code changes addressed in this Housing Element, the City will invite selected affordable housing developers to at least one showcase mixed use housing event. The event will focus on the successful mixed use project at Cottonwood Plaza, the upcoming mixed use project opportunities in the DTSP planning area, and mixed use development incentives and assistance offered by the City (including planning, processing, design, development and marketing assistance and incentives).</p> <p>Action 1.7 (Veterans Housing): Working with its partner agencies, the City will seek to initiate construction on the Veterans Housing project no later than December 2026.</p>	<p>Planning Director</p> <p>Planning Director</p>

PRIOR TO ADOPTION OF NEXT HOUSING ELEMENT UPDATE (2029)		
GOAL 1 (New Housing)	<p>Action 1.2 (DTSP Construction): The City of Bishop will work to ensure that construction has been initiated on at least one DTSP development application prior to adoption of the next Housing Element update in 2029.</p> <p>Action 1.6 (Silver Peaks Project Construction): With IMACA, the City will work to complete construction and begin accepting resident applications for the Silver Peaks Project prior to the next Housing Element update in 2029.</p>	<p>Planning Director</p> <p>Planning Dept. and IMACA</p>
GOAL 2 (Housing Equity)	<p>Action 2.6 (Tax Increment Financing): The City will consider and decide whether to establish a tax increment reinvestment zone in the DTSP planning area concurrently with Action 2.1 (DTSP approval). If the City determines to create a DTSP Tax Increment Reinvestment Zone, the necessary steps shall be completed and the tax increment financing shall be implemented prior to approval of the first DTSP project no later than the next Housing Element update in 2029.</p>	<p>Planning Director</p>
GOAL 3 (Housing Equity)	<p>Action 3.5 (Opportunity Zone): Because the U.S. Dept. of Treasury has certified all land in Bishop as a Qualified Opportunity Zone (QOZ), private investments in approved activities may be eligible for capital gains tax incentives. At least one QOZ investment has been completed, and the City will seek to draw additional QOZ investments in an effort to create jobs and economic stability.</p>	<p>Planning Director</p>
GOAL 4 (Incentives)	<p>Action 4.6 (Vacant parcels): The City will continue to consider and obtain public input for the potential adoption of a new fee to be levied on residential and commercial properties that remain vacant on a long-term basis.</p>	<p>City Council</p>
ONGOING AND ANNUAL ACTIONS		
GOAL 1 (New Housing)	<p>Action 1.3 (Housing Diversity): Encourage and incentivize construction of modular units, prefabricated units, co-living units and other innovative housing designs that are adapted to limited lot sizes and offer reduce housing costs.</p> <p>Action 1.4 (Residential Conversions): Continue to support the conversion of vacant commercial property into residential uses in the mixed use overlay zone and larger DTSP planning area.</p>	<p>Planning Department</p> <p>Planning Department</p>
GOAL 3 (Increase affordability, Maintain Supply)	<p>Action 3.2 (Housing Inventory): Continue to maintain an inventory of trailer parks, mobile home parks and apartments that provide housing for low income and disadvantaged populations, and monitor this housing stock to ensure that it remains affordable.</p> <p>Action 3.4 (Short-term rentals): Continue to vigorously enforce adopted codes that allow use of existing or proposed housing for short-term rentals only when the property owner remains in residence, the property is identified as the owner's primary residence, and all parking requirements are met on site.</p>	<p>Planning Department</p> <p>Planning Department</p>
GOAL 4 (Provide Incentives)	<p>Action 4.2 (Priority Processing): Offer priority processing to projects that provide affordable housing to assist extremely-low, very low, and low income households.</p> <p>Action 4.3 (Build Developer Relationships): Maintain outreach to developers outside of Bishop to inform them of development opportunities and incentives available to developers who construct housing projects in the City of Bishop. to incentivize the development of housing for households earning 30% or less of Inyo County median family income.</p> <p>Action 4.7 (Low-Income Housing Tools): In addition to grant funding, the City with work with IMACA to identify, implement and publicize programs and tools to expand affordable housing opportunities.</p>	<p>Planning & Building Depts.</p> <p>Planning Director</p> <p>Planning Director</p>

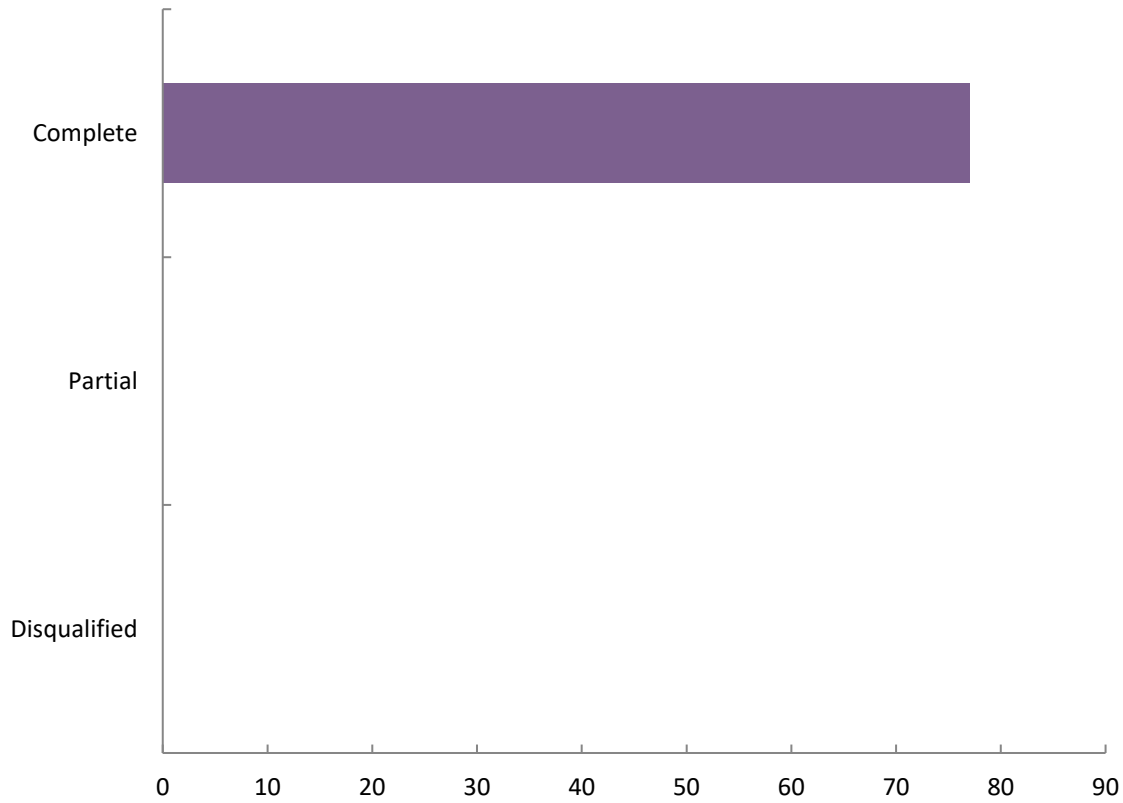
APPENDIX A

HOUSING SURVEY REPORT

Report for 2021 Bishop Housing Survey

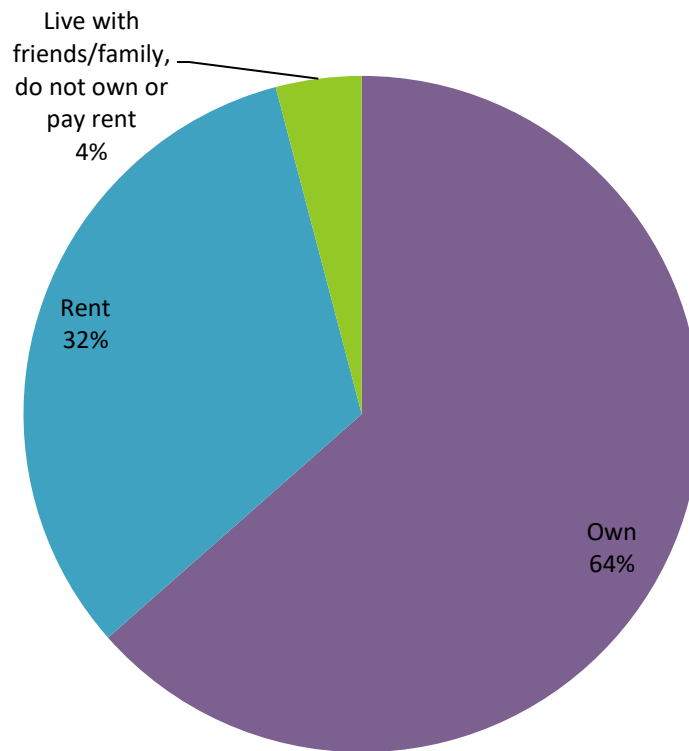
2021 Bishop Housing Survey

Response Statistics



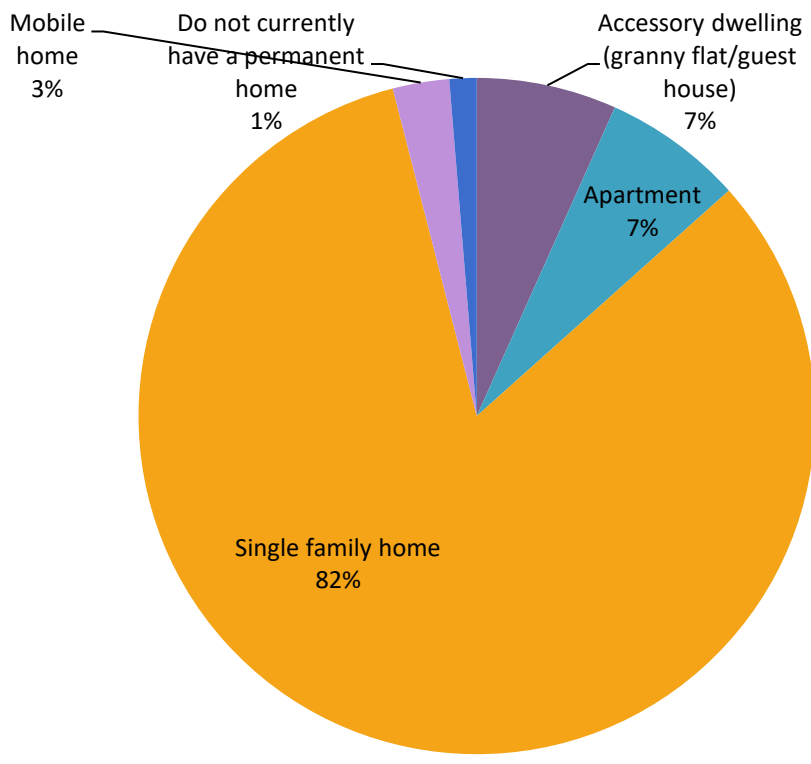
	Count	Percent
Complete	77	100
Partial	0	0
Disqualified	0	0
Totals	77	

1. Which best describes your current housing situation?



Value	Percent	Count
Own	63.5%	47
Rent	32.4%	24
Live with friends/family, do not own or pay rent	4.1%	3
	Totals	74

2. What describes your current living situation?



Value	Percent	Count
Accessory dwelling (granny flat/guest house)	6.7%	5
Apartment	6.7%	5
Single family home	82.7%	62
Mobile home	2.7%	2
Do not currently have a permanent home	1.3%	1
	Totals	75

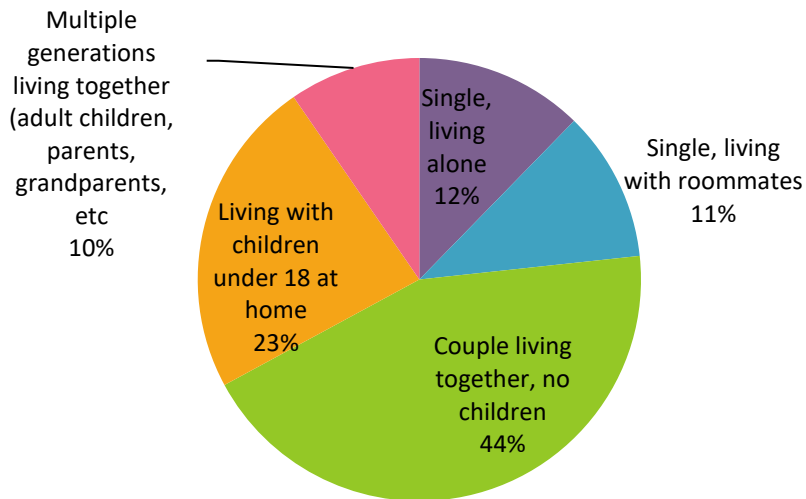
3. Please let us know in which area of Bishop you currently live

Response ID	Response
1	southeast bishop below line street and east of barlow
4	Willow Street
5	Meadow Creek
6	South of Line, East of Main
7	downtown
8	Highlands
9	Manor Market Area
10	Willow St
11	downtown eastside
12	Hanby
13	Hanby
14	Meadow creek II
15	West Bishop
16	West, Manor Market
17	downtown
18	downtown, east side
20	Rome Dr.
21	west bishop
22	west
23	Meadowcreek
24	Grove street
25	south west side
26	West Bishop
27	West Bishop
28	Round Valley
29	Meadowcreek
30	Eastside, just off main. "downtown?"
31	West

32	Near Shools
34	Central city
35	Coats St
36	School Area
37	East Bishop
38	town
39	Northeast part of town
40	east Bishop
41	Round valley
43	I actually live in SoCal and am looking to relocate to the Bishop area
44	downtown
45	City of bishop, west of main
46	near city hall
47	395 Sierra St Apartments
48	West Bishop
49	Manor Market
51	Manor
52	Short St.
53	Grove ST
54	West Bishop Downtown
55	west of main street downtown
56	Grove St
57	Lower Eastside
58	Dixon Lane Area
59	Downtown, east bishop
60	pine street.
61	East side
62	Mustang Mesa
63	North West Bishop
64	Unincorporated west Bishop

65	Downtown
66	Downtown
67	Downtown
68	Wilkerson
69	West Bishop
70	west bishop
71	Meadowcreek
72	Paradise
73	West Bishop—Westridge Manor
74	Westridge Manor neighborhood
75	Downtown
76	East Line St
77	North 3rd st.

4. Which best describes your household composition?



Value	Percent	Count
Single, living alone	12.3%	9
Single, living with roommates	11.0%	8
Couple living together, no children	43.8%	32
Living with children under 18 at home	23.3%	17
Multiple generations living	9.6%	7

together (adult children, parents, grandparents, etc.)		
	Totals	73

5. Where should new housing be located? Please rate the ideas below based on what you think are the best locations in Bishop overall for new housing:

	Very Important		Important		Moderately Important		Slightly Important		Unimportant		Responses
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
5 In areas that are already developed but could be made denser by increasing the number of units allowed.	28	39.4%	20	28.2%	8	11.3%	10	14.1%	5	7.0%	71
4 On vacant land that is zoned for housing development, but not yet developed.	38	52.8%	18	25.0%	6	8.3%	4	5.6%	6	8.3%	72
7 On existing single-family properties as accessory dwelling units (granny flats).	22	30.6%	21	29.2%	12	16.7%	15	20.8%	2	2.8%	72
1 At vacant commercial or industrial sites that have been converted to residential use.	50	68.5%	17	23.3%	3	4.1%	3	4.1%	0	%	73
3 Near commercial locations, creating "life-work" neighborhoods.	43	60.6%	13	18.3%	9	12.7%	3	4.2%	3	4.2%	71
2 On lots that are under-utilized (i.e., older buildings)	47	64.4%	17	23.3%	5	6.8%	4	5.5%	0	%	73

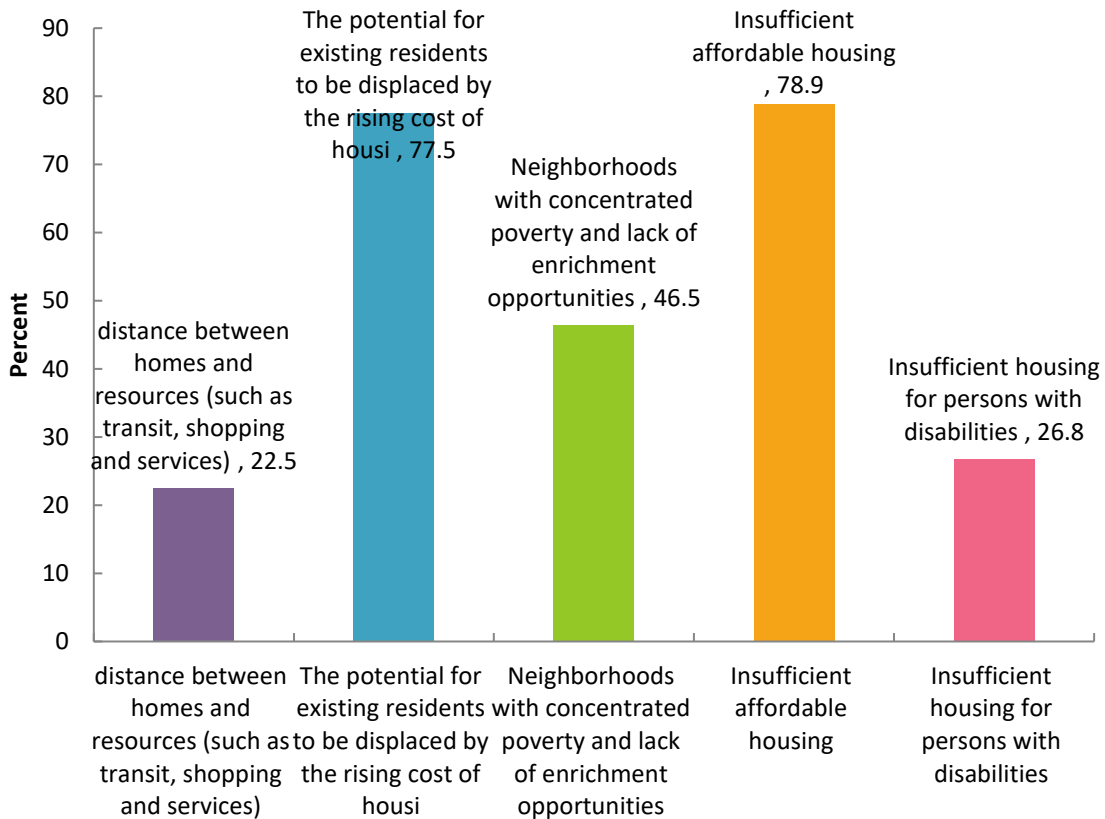
that have additional potential).											
6 On undeveloped LADWP properties.	27	37.5%	9	12.5%	12	16.7%	10	13.9%	14	19.4%	72

6. There are a number of trade-offs associated with different approaches to providing more housing in Bishop. Please rate the trade-offs below.

	Very Important		Important		Moderately Important		Slightly Important		Unimportant		Responses
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
5 New housing should be located where it will have the least impact on traffic in Bishop.	12	16.4%	13	17.8%	18	24.7%	15	20.5%	15	20.5%	73
1 New housing should be located where it will have the least impact on the environment overall.	37	50.7%	17	23.3%	13	17.8%	2	2.7%	4	5.5%	73
2 New housing should be located in areas that are already developed.	25	34.7%	22	30.6%	17	23.6%	5	6.9%	3	4.2%	72
6 New housing should be spread evenly across all parts of the city.	10	13.9%	15	20.8%	13	18.1%	20	27.8%	14	19.4%	72
3 New housing should be concentrated in areas where transit, shops and services already exist.	24	32.9%	19	26.0%	19	26.0%	8	11.0%	3	4.1%	73
4 New housing	23	31.5%	23	31.5%	12	16.4%	8	11.0%	7	9.6%	73

should blend in with the character of surrounding neighborhoods.											
7 Weigh new housing versus parking standards as in the draft Downtown Specific Plan.	6	8.5%	22	31.0%	26	36.6%	5	7.0%	12	16.9%	71

7. What are your biggest concerns about housing opportunities in Bishop? Please select all that apply.



Value	Percent	Count
distance between homes and resources (such as transit, shopping and services)	22.5%	16
The potential for existing residents to be displaced by the rising cost of housing in Bishop	77.5%	55
Neighborhoods with concentrated poverty and lack of enrichment opportunities	46.5%	33

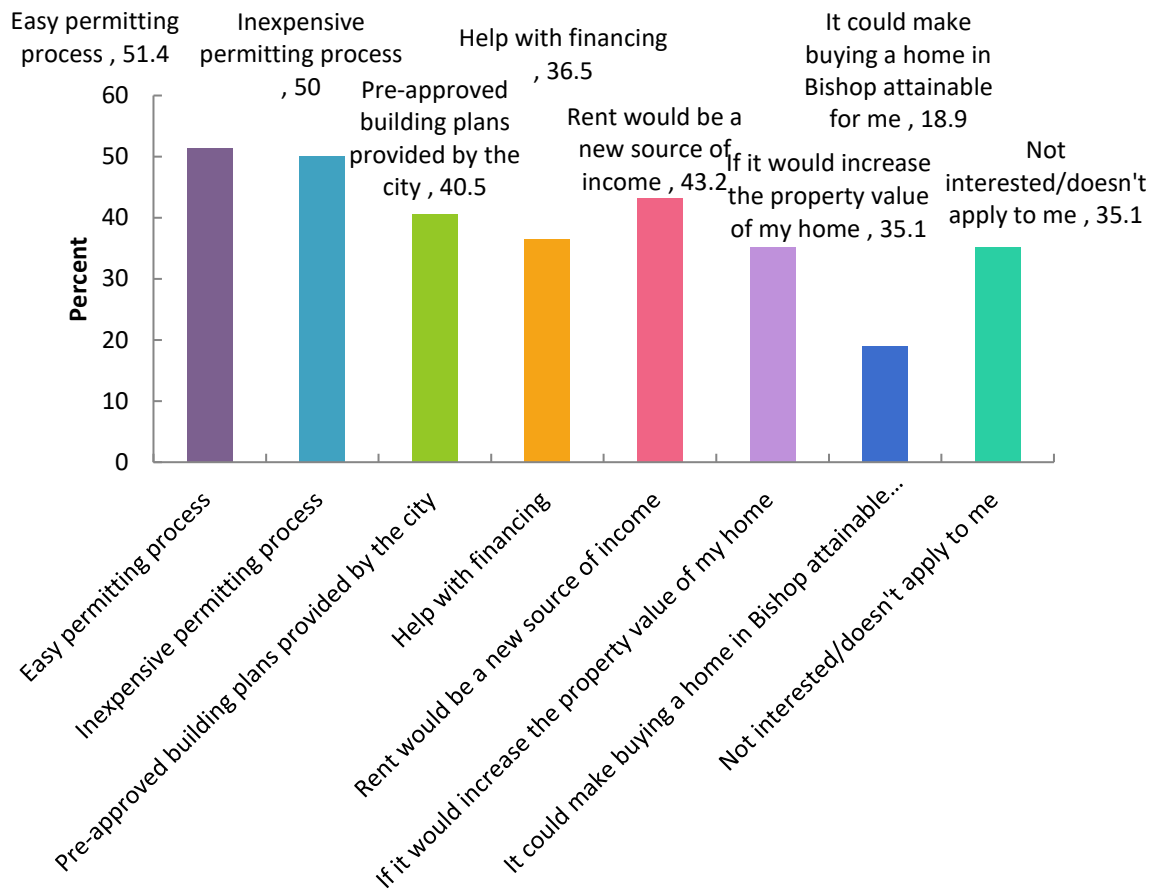
Insufficient affordable housing	78.9%	56
Insufficient housing for persons with disabilities	26.8%	19

8. Next, please rank the following programs and strategies to address the city's future housing needs with a 1 (best strategy) to 7 (least helpful strategy)

	Very Important		Important		Moderately Important		Slightly Important		Unimportant		Responses
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count	Row %	
5 Financial assistance for people who can't afford housing, such as subsidized rent & down payment loans	19	26.0%	26	35.6%	16	21.9%	5	6.8%	7	9.6%	73
3 Incentives for developers to build more affordable housing.	30	41.1%	25	34.2%	11	15.1%	3	4.1%	4	5.5%	73
2 Programs that help people experiencing homelessness find permanent housing.	31	42.5%	22	30.1%	13	17.8%	0	%	7	9.6%	73
4 Purchasing LADWP property for housing development	28	38.4%	12	16.4%	14	19.2%	6	8.2%	13	17.8%	73
1 Incentivizing mixed-use housing in downtown commercial areas	48	66.7%	13	18.1%	6	8.3%	3	4.2%	2	2.8%	72
5 Encouraging development of accessory dwelling units (ADUs)	27	37.0%	18	24.7%	18	24.7%	7	9.6%	3	4.1%	73

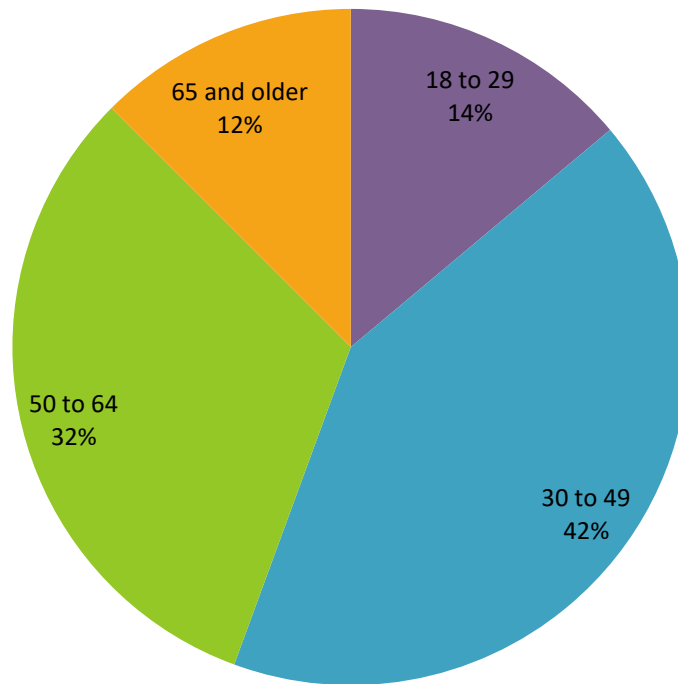
5 Reducing parking requirements to allow for more housing development.	19	26.0%	9	12.3%	26	35.6%	11	15.1%	8	11.0%	73
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9. What types of programs would make you consider adding an accessory dwelling unit (granny flat) to your property? Please select all that apply.



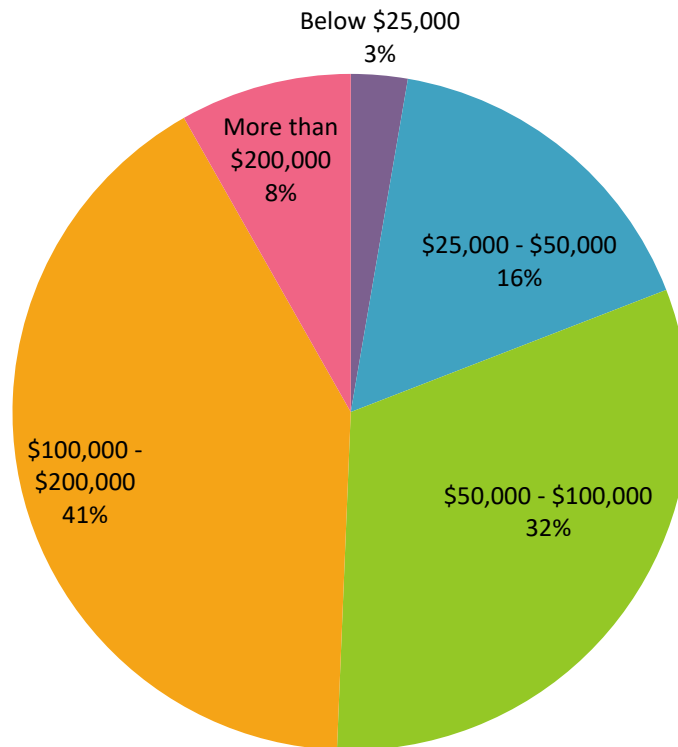
Value	Percent	Count
Easy permitting process	51.4%	38
Inexpensive permitting process	50.0%	37
Pre-approved building plans provided by the city	40.5%	30
Help with financing	36.5%	27
Rent would be a new source of income	43.2%	32
If it would increase the property value of my home	35.1%	26
It could make buying a home in Bishop attainable for me	18.9%	14
Not interested/doesn't apply to me	35.1%	26

10. What is your age group?



Value	Percent	Count
18 to 29	13.9%	10
30 to 49	41.7%	30
50 to 64	31.9%	23
65 and older	12.5%	9
	Totals	72

11. What describes your annual gross household income?



Value	Percent	Count
Below \$25,000	2.7%	2
\$25,000 - \$50,000	16.4%	12
\$50,000 - \$100,000	31.5%	23
\$100,000 - \$200,000	41.1%	30
More than \$200,000	8.2%	6
	Totals	73

12. What else would you like us to consider when updating Bishop's housing plan?

ID	Response
5	Plan development and mobility together. Define and make growth patterns known. Develop infrastructure that promotes and encourages growth. Solve homelessness, don't promote it. Expand business opportunities to promote and support growth.
7	Home stability is the #1 stress in our lives! Please do something! There are literally no homes for rent, and few houses available for purchase in Bishop. Home prices and rents are skyrocketing--if you can find a rental or home. We are being priced out of the Eastern Sierra, not just Bishop. We live under the threat of the landlord moving back into his home, all the while suffering regular rent increases that exceed income. We are professionals who have lived in the area for more than a decade. We are an eviction notice away from being literally homeless.
8	Affordable housing for locals. Creating various buying opportunities for locals. Improve already developed housing. Many housing throughout Bishop is not maintained to any standard. Working with Mammoth community to minimize influx of those seeking housing due to lack of housing in Mammoth.
9	Not developing undeveloped land -- please use that land for open spaces, parks, natural areas. These spaces are becoming more and more encroached upon and a sorely needed by all human beings.
11	This is timely as we are considering adding a unit to our house and are not sure what it will take. Great ideas to get more housing.
13	Thank you!!! Our current situation is beyond sad.
14	Seasonal housing (1 month, 3 months, etc) Opportunities for communal shower & restrooms
16	Just trying to manage cost of housing. I am someone who has a good income but can't afford to purchase in a town I've lived in for 20 years. Bishop will lose its charm if new homes and especially existing home sales are only attainable by LA millionaires who buy for a second home which is exactly what is happening now
19	Bishop is more desirable than local residents seem to think. The downtown area of the city is great and access to world class outdoor activities is unique. Reduce land use regulations, make it easy to build densely, encourage mixed use as widely and freely as possible. The demand exists to make Bishop a vibrant and interesting community. City government just needs to make it easy.
20	Allow dogs
23	Infrastructure needs for development should be environmentally friendly and disaster averse (buried power, drought resistant landscapes, etc). Also daycares could be part of low income housing developments.
24	1) Do not want more apartment buildings. Bishop does not need more apartments or condos. Those neighborhoods are typically overcrowded, over populated, and over parked. 2) keep Bishop a small town. Part of the appeal of Bishop is being a small and quaint town. It is landlocked by LADWP, but that keeps Bishop small. 3) low income housing often times also mean low neighborhood appeal and a higher crime rate. We do not want that in Bishop. 4) if we wanted to live in larger town then we would move. We would go to the multiple other cities that are overpopulated. Please don't do that to Bishop.
25	Allow for more room rentals in all zones.
26	PLANT MORE TREES based on the number of additional occupants
28	Keep new housing within the city of Bishop. No leap frogging please. Thanks for this survey!
29	Use only existing properties. Do not develop any new lands of any sort.

31	Considering supporting an alternate route for Semi-Trucks.
32	Please do not make large apartment complexes (or even moderate ones). One of the main things that brought us back to Bishop is that we do not look like or behave like a large city. When I lived down south I lived in apartments the entire time in Costa Mesa, Pasadena, Gardena and Santa Clarita. All had looks that detracted from the area (even if they were nicer), were not maintained well (rat infestations, cockroaches, dog poop on all grass areas, people piling trash on top of dumpsters that would spill out into the parking lots because there were too many people living in the complex and the owners did not want to pay for more dumpsters), caused parking issues where I would have to park over 6 city blocks from my apartment if I got home after 5pm and much more. I really like the idea of making it easier for people to build secondary units or perhaps building duplex or triplexes that keep the look of primarily single family homes. Even using some commercial spaces in a limited fashion by maybe allowing apartments over businesses would be nice. But please don't turn us into something that looks like any of the countless overcrowded cities down south. Its nice driving down streets that are not stacked with cars. I know we need places for people to live but expanding or crowding more into the area would take away from the small town charm that we all know and love.
41	Utilizing some of the many empty existing buildings in town
42	Revising current zoning laws to allow mix use (residential and retail), buildings that are taller than 2 stories, reduce the parking requirement, allowing commercial zoned properties to allow residential and ease/encourage residential or any development. Give a profit motive for developers to resolve the housing crisis.
43	Permit the conversion of commercial spaces into living spaces
44	mixed use zoning. Conversion of existing buildings (i.e. soon to be vacant county office buildings and spaces) to apartments.
45	Rather than focusing on purchasing vacant/undeveloped dwp land, I wish the city and county would prioritize rezoning, and developing currently abandoned commercial properties and sites. The acreage abandoned by vons and Kmart alone could solve most of the affordable housing problem, imo!
47	It is extremely important to try to develop mostly on existing lands. There are a few LADWP lands that could potentially be developed, but most of the adjacent LADWP lands should be converted to open space. LADWP owning most of the adjacent lands is a bit of a blessing in disguise as it has kept Bishop dense and walkable, and prevented sprawl. There is so much empty space devoted too private automobile storage in town that could be converted to housing. We should abolish parking minimums city wide. I like the idea of allowing mixed use zoning, but lets go even further and abolish single family zoning in the whole town. ADUs are a great idea! Overall we also need to ensure that new development does not lead to gentrification. Mammoth has completely failed to do this. Lets put a vacancy tax on second home owners, and generally try to achieve higher local rates of homeownership. Large distant landlords have a very negative effect on our community. Every effort should be made to preserve the trailer parks as a source of cheap market rate housing, and potentially let people buy the land that they live on as well.
48	Please consider implementing a permanent Safe Parking Program for people experiencing homelessness and living in their cars. It's important for service providers to be able to meet people where they are, and they can most easily help people if they are within city limits in as stable an environment as possible. This would be the best and most efficient way to help these people find permanent housing.
49	AirBnb/VRBO. Perhaps this is the wrong place to gripe about it (apologies if it is) but the number of single-family homes that are being listed on AirBnb/VRBO as full-time rentals is too high. These are homes that people could live in and instead they are housing itinerant (recreational) visitors who do not contribute to our community.
51	Eliminate all short-term rentals completely. They're making affording housing, or any housing at all, unobtainable for many in our community. Hotels exist for a reason, visitors should use them.

52	Limiting vacant 2nd homes and incentivizing that 2nd homeowners rent or sell their properties at reasonable prices.
53	Old Kmart building; Old Vons Building, 2nd story empty spaces in town.
54	The most effort should be toward tearing down/renovating existing empty buildings which we have an excessive amount of in the downtown area before building out or on new plots. This would beautify the city, allow people to live walking/biking distance to amenities and work and create the ability to provide lots of extra housing on already developed plots.
55	our priority for new housing in bishop is to use existing structures and infrastructure to create new housing from old commercial spaces. we'd love to see the newer old-k-mart building turned into residential units [with internal courtyard and roof decks and parking lot covered in solar panels]. also, as county offices are moved into their new building next to grocery outlet, many commercial spaces they were renting in town will become vacant. we'd love to see some incentives for those land owners to convert some of that commercial space to residential so the properties become more mixed-use. Use what we have - that is what we should do. We should not break ground on any new developments until we have put into good use the buildings we already have.
56	Rent has skyrocketed to more than double in the space of 2 years.
59	Primarily interested in incentivizing ADUs and additional units on property. For example, revising the city guidelines that stipulate that a home owner cannot put a tiny home on a property in downtown bishop. Tiny homes (not 5th wheel trailers) could make it substantially more adorable to create an ADU on a property vs a permanent structure. Thereby, also allowing the rent to be cheaper. Please do consider.
60	we need to prohibit second-home owners who treat bishop as a vacation home -- no more vacant second homes!!!!
61	Development plans are important. However, please be sensitive to existing residents and preserve their pride in the area. High-density housing complexes erected in neighbors with long-term residents may deplete the very reason that people chose to live here. Keep Bishop authentic and preserve the character and liveability here.
63	I would like the city to consider the impact of AirBnb, second homes, and vacation rentals on the housing for locals who live and work here. These types of luxury housing directly contribute to the housing shortage.
67	Affordable and accessible and all throughout Bishop not concentrated in one area. Create sidewalks and build Community
68	I'd like to see this housing plan be radically inclusive, reflective of the interests of the diversity of existing stakeholders, and even if not now ultimately extend beyond the city limits.
72	Don't let Hooper present a plan for affordable housing without clear requirements for how it will develop. Development is important for the health of our community. Affordable and reliable housing benefits all of us.
77	Creating better ways for people to move around Bishop without having to drive. Also, spreading out new housing opportunities across both east and west Bishop. Lastly, easy code restrictions on zoning on a case by case basis because many of us own homes that were built in a manner that does not satisfy current zoning and code rules.

13. If you'd like us to keep you informed about the housing plan, please enter your email:

ResponseID	Response
4	curtis@bishoprealestate.com
9	delasmontanas@yahoo.com
11	slisius@hotmail.com
14	garry.oye@gmail.com
17	hr.rabbit@gmail.com
20	chancecallahan@gmail.com
23	kersplat@hotmail.com
27	lallenphoto@msn.com
40	mpoliver@hotmail.com
43	dellwestproperties@yahoo.com
45	lynne_spellbinder@verizon.net
46	dan.urban@gmail.com
47	anthony.ottati@gmail.com
48	tiffany.lau123@yahoo.com
49	taulliraju@gmail.com
51	kwgilpin@gmail.com
52	mata.simone@gmail.com
53	trishmcguire@gmail.com
54	monica.jones526@gmail.com
55	p.a.barni@gmail.com
56	phil.k.wessler@gmail.com
57	annpiersall@gmail.com
59	ilah.cavanaugh@gmail.com
61	tgolden2@gmail.com
62	ahelms1@gmail.com
63	jweissma@gmail.com
64	livingerin@gmail.com

70	gabes126@hotmail.com
72	bmack86@ucla.edu
74	heytherekrobb@yahoo.com
75	iandouglasbell@gmail.com
76	lauren.breitenbach1@gmail.com
77	espressog@gmail.com

APPENDIX B

**CITY OF BISHOP 2019-2027
FAIR HOUSING ASSESSMENT**

INTRODUCTION, OUTREACH, AND OVERVIEW OF AB 686⁷⁷

Assembly Bill 686 (AB 686, 2918) requires that all California public agencies administer their housing and community development programs and activities in a manner to affirmatively further fair housing, and to refrain from actions that are inconsistent with this obligation. AB 686 defines “affirmatively further fair housing” as “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. An assessment of fair housing must include (1) a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; (2) an analysis of segregation patterns and disparities in access to opportunities, (3) an assessment of contributing factors, and (4) an identification of fair housing goals and actions.

IMACA provided substantial data for use in this AFFH including racial equity data developed by CoC (for the Inyo-Mono-Alpine County service area) and a Market Analysis prepared for the Silver Peaks Project in September 2020. Outreach calls were also made to the Bishop Piute Tribe (including a communication with Michael Godbe, attorney with the Indian Legal Services department, an (unreturned) voice message for Ambrosia Stone, Social Services Director of the Bishop Piute Tribe) and an (unreturned) voice message with the Bishop office of Wild Iris.

ASSESSMENT OF FAIR HOUSING ISSUES IN BISHOP

Fair Housing Enforcement and Outreach

The eastern Sierra region is served by one fair housing service provider, the Eastern Sierra Continuum of Care (CoC). CoC seeks to end homelessness through street outreach, emergency shelters, transitional housing, permanent supportive housing, rapid rehousing and other assistance to homeless individuals and families. CoC partners in this endeavor include IMACA, Wild Iris, the Inyo County department of Health and Human Services, Mammoth Lakes Housing, Inyo-Mono Association for the Handicapped, the Mono County Dept. of Social Services, the Alpine County Dept. of Health and Human Services, and the Salvation Army.⁷⁸ CoC is currently working on the Homeless Housing, Assistance and Prevention (HHAP) Program, a 1-time block grant providing local jurisdictions with funds to address homelessness challenges. CoC is seeking HHAP funds to support new and expanded safe parking facilities, a new homeless navigation/crisis center, landlord incentives and new/expanded youth homeless service projects). Information on the AFFH data viewer website (https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae_3c5a1f60) indicates that no Equal Opportunity Fair Housing and (FHEO) cases have been filed in Inyo County as of 2010.

Integration and Segregation

Race and Ethnicity

The whole of the City of Bishop is contained in one Census Tract (Tract #6027000400). Table 1 summarizes City of Bishop data on race and ethnicity as of 2019.

TABLE 1			
Status	Race/Ethnicity	Number	Percentage
POPULATION	TOTAL	3745	100
1 RACE	White	3061	92.4
	Black	41	2.2
	American Indian	0	4.9
	Asian	199	6.2
	Other	46	1.2
2+ RACES	White and Black	41	1.1
	White & American Indian	185	4.9
	White and Asian	34	0.9

⁷⁷ https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=20172018oAB686

⁷⁸ <https://www.easternsierracoc.org/>

Opportunity Mapping

In support of AFFH goals, HCD and the California Tax Credit Allocation Committee (CTCAC) have established the California Fair Housing Task Force, which has developed Opportunity Maps that classify resource levels across the state. The maps provide a composite summary of economic, environmental, and education resources available, and include a “filter” to identify areas with poverty and racial segregation based on the following criteria:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

According to the California Fair Housing Task Force’s 2021 opportunity maps, there are no areas in Bishop of high racial segregation and poverty. Classifications for Bishop include Low, Moderate, and High Resource areas. Opportunity Map rankings for each of the 4 Census Tract Blocks in Bishop are shown Exhibit 1 (next page), and summarized below in Table 2.

	BLOCK 1 060270004001	BLOCK 2 060270004002	BLOCK 3 060270004003	BLOCK 4 060270004004
Opportunity Category	Moderate Resource	High Resource	Moderate Resource	Low Resource
Economic Score	50	86	57	36
Education Score	32	21	21	21
Environmental Score	0	0	0	0

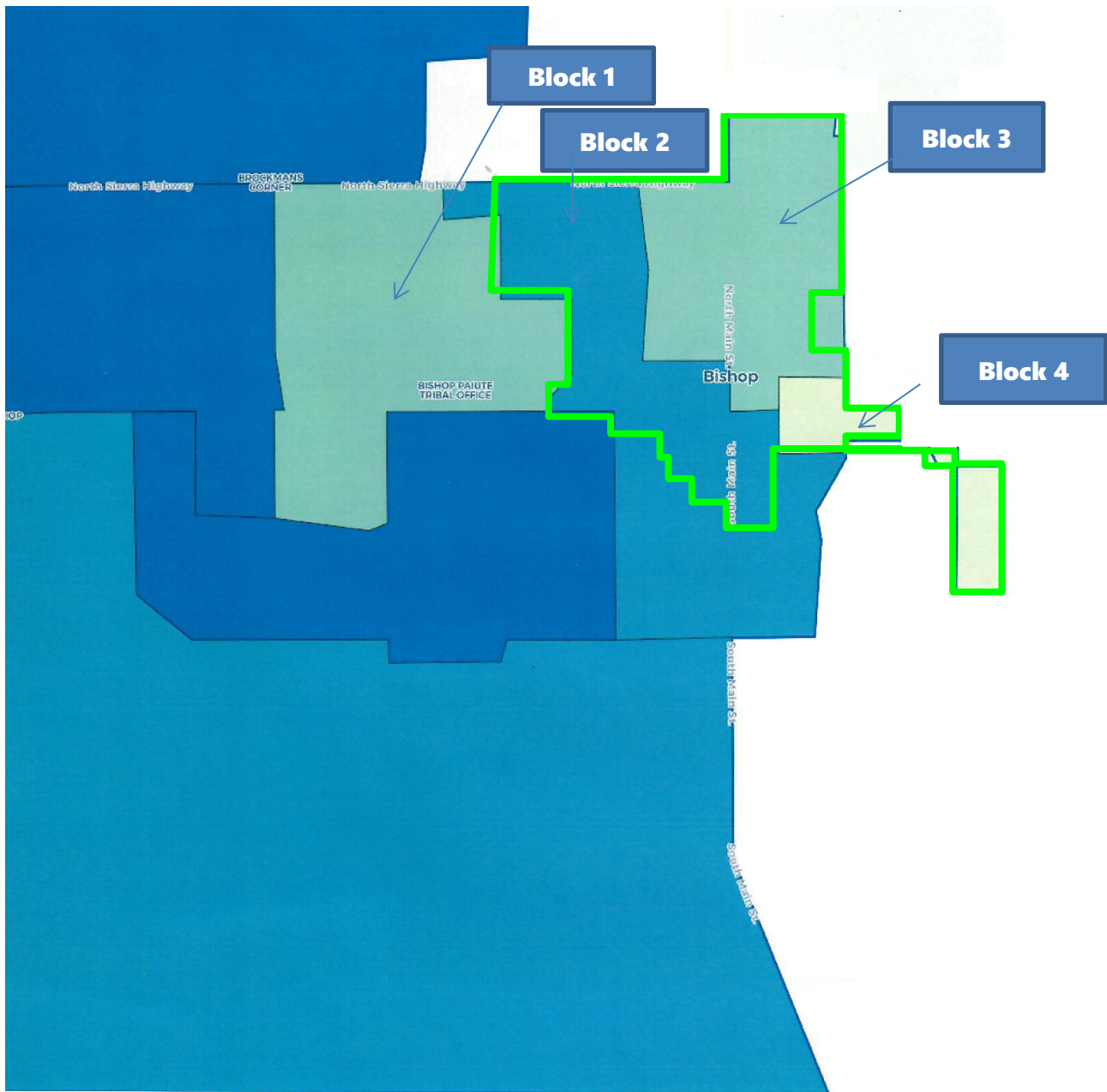
Poverty and Disability Status

The 2019 American Communities Survey includes data for the Food Stamps/Supplemental Nutrition Assistance Program (‘SNAP.’) Table 3 summarizes these data including poverty status, disability status, household income, and work status for residents of Bishop.

	TOTAL	PERCENT	HH RECEIVING FOOD STAMPS/ SNAP	PERCENT
Bishop Totals				
Households	1993	NA	141	7.1
With 1+ 60-years or over	807	40.5	52	37.6
No one 60-years or older	1186	59.5	88	62.4
Household Type				
Married with Family	514	25.8	0	0
Other Family	224	11.2	26	18.4
Non-Family	1255	63.0	115	81.6
Poverty Status				
Below Poverty Level	162	8.1	60	42.6
At or Above	1831	91.9	81	57.4
Disability Status				
1+ with disability	542	27.2	105	74.5
No one with disability	1451	72.8	36	25.5
Household Income				
Median Income	\$62,067	X	\$15,625	X
Work Status - Families				
No Workers past 12 mos.	738	X	26	X
1 worker past 12 months	275	37.3	26	100
2+ workers past 12 months	317	43.0	0	0.0

⁷⁹ <https://belonging.berkeley.edu/2021-tcac-opportunity-map>

⁸⁰ <https://data.census.gov/cedsci/table?q=Bishop%20CA%20SNAP%20data&tid=ACSSST5Y2019.S2201>



Legend



/HCD Opportunity Map

For more information on this tool, including the methodology, please visit:
[Opportunity Mapping Homepage](#)

EXHIBIT 1

As shown in Table 4, 27.2% of Bishop households have one or more occupants with a disability, more than double the rate in California (10.6%) and in the USA generally (12.5%).⁸¹ In contrast, the 8.1% poverty rate in Bishop is below both the 11.8% California average⁸² and the 10.5% rate nationally.⁸³ Table 4 provides a closer look at poverty rates in Bishop.

% of Poverty Level	Estimate (individuals)	Margin of Error
25 % (Extremely Low Income*)	40	NA
50%	80	83
125%	469	215
150%	515	220
185%	591	246
200%	726	276
300%	1400	359
400%	2102	359
500%	2616	294

*The Extremely Low Income estimate represents half of the number earning 50% below poverty level, and reflects the ratio suggested by HCD if direct data is unavailable.

Although detailed poverty ratio data is not available at the block level, information from Table 4 above indicates that incomes below 150% of poverty level are most concentrated in Block 4 (with about 41.7% below 150% of poverty level) and Block 1 (29% below 150% of poverty level). Blocks 2 and 3 each account for just under 15% of individuals earning 150% or less of poverty level income. None of the Bishop census blocks would qualify as a racially/ethnically concentrated area of affluence ('RECAP' -- i.e., a non-White population greater than 50% with a poverty rate that exceeds 40% or is 3 times the average tract poverty rate for the metro/micro area, whichever threshold is lower).

Racially concentrated areas of affluence (RCAs), also integral to fair housing choice, are defined by HUD as affluent white communities. Although no formal definition for an RCA has been published by HCD or HUD, HCD has suggested use of census tracts with a white population over 40%, and high median income levels. Bishop residents are predominantly white (81.7% white alone), with a median household income of \$62,067 (below the California household income average of \$75,235).

Racial Equity

The CoC has developed a Racial Equity Tool⁸⁵ that provides homelessness and poverty counts by race in the CoC area (Inyo, Mono and Alpine counties) and for California as a whole. The Tool is intended to facilitate analysis of racial disparities among people experiencing homelessness, based on data gathered from the CoC Point-In-Time Count, and American Community Survey data. Racial equity data provided in the CoC Tool are summarized in Table 5.

	ALL RESIDENTS ⁸⁶		WHITE		BLACK		NATIVE		ASIAN		OTHER	
	Calif	CoC	Calif.	CoC	Calif	CoC	Calif	CoC	Calif	CoC	Calif	CoC
Population	33,982,847 (100%)	33,457 (.09%)	23,607,242 (61%)	27,498 (82%)	2,263,222 (6%)	266 (1%)	292,018 (1%)	2,730 (8%)	5,655,699 (15%)	602 (2%)	7,164,666 (18%)	2,360 (7%)
In Poverty	5,773,408 (17%)	3,419 (10.2%)	3,183,011 (13.4%)	2,623 (9.5%)	502,610 (22.2%)	66 (24.8%)	62,078 (21.2%)	462 (16.9%)	629,262 (23.7%)	125 (20.7%)	1,396,447 (19.5%)	143 (6.0%)
Homeless	151,378 (4.7%)	214 (0.64%)	92,164 (3.9%)	195 (0.004%)	44,086 (0.019%)	0 (0%)	6,797 (2.3%)	19 (0.7%)	4,783 (0.8%)	0 (0%)	13,448 (0.19%)	0 (0%)

⁸¹ https://www.centerondisability.org/ada_parcc/utills/counties.php?state=CA&table=43&colour=0

⁸² <https://www.census.gov/quickfacts/CA>

⁸³ <https://www.census.gov/library/publications/2020/demo/p60-270.html>

⁸⁴ <https://www.census.gov/cedsci/table?q=Bishop%20city%20income%20and%20Poverty&tid=ACSST5Y2019.S1701>

⁸⁵ CoC, *Racial Equity Analysis Tool*, 2019: <https://www.hudexchange.info/news/new-coc-racial-equity-analysis-tool/>

⁸⁶ In terms of ethnicity, Hispanics represent 39% of the California population, and 23% of the CoC population.

The data summarized in Table 5 indicate that the CoC study area has an overall lower rate of poverty, and an overall substantially lower rate of homelessness, than California as a whole. However, the CoC has a slightly higher rate of poverty for black residents (24.8%) than California as a whole (22.2%). The CoC has a lower rate of homelessness than the state as a whole³ for all populations.

Familial Status

Families with children under the age of 18 comprise about one-quarter of Bishop households (25.8%). The majority of Bishop households are nonfamily (63%), and 11.2% comprise other family households.

Access

The Census Bureau maintains a 'Hard-to-Count' index that provides information about areas that are difficult to enumerate or have high non-response rates, both of which increase the likelihood of an undercount. The Hard-to-Count index ranges from 1-132, where a higher score indicates higher concentrations of attributes that make enumeration difficult. All four of the Bishop Census Blocks have indexes below 50.

The Hard to Count data cover a wide range of block group characteristics, as summarized in Table 6. Data in Table 6 indicate that indicators of potential inequity are evident in all 4 of the census blocks in Bishop. Overall poverty levels are highest in Bishop Census Block 4, which also comprises the block with the highest percent of residents receiving public assistance income, and nonfamily households. Additionally, Census Block 4 has a hard-to-count index of 47 which is slightly higher than the 44 index rating for the other 3 block areas in Bishop.

TABLE 6. Hard-to-Count Index in Bishop California ⁸⁷				
	BLOCK 1 (060270004001)	BLOCK 2 060270004002	BLOCK 3 060270004003	BLOCK 4 060270004004
Population (Estimate)*	1,587	1,664	1,576	639
Vacant Units %	11.01	9.35	12.18	0
3+ units in Multiunit structure %	8.84	41.02	24.83	18.54
Renter Occupied %	43.03	70.81	51.83	63.17
Crowded Units %	0.87	0	0	0
Nonfamily HH** %	33.10	58.26	59.82	78.05
Adults who aren't High-School Grads %	9.96	6.12	9.15	4.75
% with Income < 150% of Poverty Level	24.64	12.43	12.18	35.21
% Receiving Public Assistance Income	5.23	3.17	0	10.24
Persons 16+ years unemployed %	9.11	2.70	4.56	5.37
Limited-English Households %	1.57	0	0	0
Persons who moved in past year	0	0	0	0
Population <5 years %	8.13	2.94	11.93	0
Foreign Born %	10.23	10.23	10.23	10.23
Households without Broadband %	20-40%	20-40%	20-40%	20-40%
Hard-to-Count Variables	HH without broadband; vacant units; unemployed	Non-family HH, HH without broadband; renter-occupied units	Non-family HH, HH receiving public assistance; HH without broadband	Non-family HH, HH receiving public assistance; HH without broadband
Overall Hard to Count Index	44	44	44	47
Census Bureau Low-Response Score	19.0	20.3	12.4	24.7

** The 4 block groups cover areas outside of Bishop and include a non-City resident population of about 1,721 (v. the City population of 3,745).
 ** HH=Household*

⁸⁷ <https://cacensus2020.maps.arcgis.com/apps/webappviewer/index.html?id=48be59de0ba94a3dacff1c9116df8b37>

Block 1 has the highest percent of adults who are not high school grads and unemployed persons 16+ years of age, while Block 2 has the highest percentage of multiunit structures with 3+ units, and the highest rate of renter-occupied units. Block 3 has the highest percentage of foreign-born residents. Households without broadband service are estimated to represent 20-40% of the population in all four of the block areas.

Education^{88, 89}

The three public schools in the City of Bishop include Bishop Elementary, Home Street Middle School, and Bishop Union High School. The City also has one private school (Bishop Seventh Day Adventist Christian School, which serves up to 40 students in grades 1-8), and several preschools.⁹⁰ Apart from the private school, all Bishop school-aged children attend one of the three public noted above.

Bishop Elementary is a Title 1 school that receives supplemental federal funds to assist in meeting educational goals for low income students. Schools must serve a population with a poverty rate of at least 40% to be eligible for Title 1 funding. Neither the Home Street Middle School nor Bishop Union High School are Title 1 schools. The percentage of Title 1 school funding in Bishop is lower than the percentage for Inyo County as a whole, where 17 schools (73.9% of all Inyo County schools) receive Title 1 funding.⁹¹

Employment

As of 2019, the civilian labor force in Bishop comprised 1880 individuals, 71 (3.7%) of whom were estimated to be unemployed.⁹² The City’s unemployment rate was lower than the rate in Inyo County as a whole, where the 2019 labor force was estimated to be 8,593, with 355 unemployed individuals (4.1%).⁹³

Transportation⁹⁴

Transit ratings developed by All Transit for the City of Bishop and for Inyo County as a whole are shown in Table 7.

TABLE 7. All Transit Rankings for the City of Bishop and for Inyo County (2013)									
Rank	Name	Score	TCI+	Jobs+	Trips/Week +	Routes	Transit Shed	% Transit	Population
754 (of 1066)	Inyo Co, CA	0.4	0.1	216	27	1	1 mi ²	1.0%	18,195
5987 of 7318	Bishop, CA	0.7	0.4	59	42	2	1 mi ²	1%	3229

The All Transit indicators for Bishop include 42 transit trips per week within ½ mile, 2 Transit Routes within ½ mile; 59 Jobs Accessible in a 30-minute trip, and 0.98% commuters who use transit. The overall 0.7 (out of 10) performance Score for Bishop reflects the very low combination of trips per week and number of jobs accessible, enabling negligible number of people to take transit to work. Bishop’s transit rating, though low, is nonetheless higher than the 0.4 rating for Inyo County as a whole which also reflected a very low combination of trips per week and number of jobs accessible enabling negligible number of people to take transit to work

Environmental⁹⁵

The California Office of Environmental Health Hazard Assessment (OEHHA) is the lead state agency for assessing health risks posed by environmental contaminants. To assist in identification of communities disproportionately burdened by pollution, OEHHA developed the California Communities Environmental Health Screening Tool (CalEnviroScreen). The OEHHA assessment for Bishop is shown in Table 7. A higher score reflects a higher burden. The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6027000400 relative to other census tracts.

⁸⁸ <http://www.ed-data.org/school/Inyo/Bishop-Unified/Bishop-Elementary>

⁸⁹ <https://nces.ed.gov/blogs/nces/post/a-look-at-how-title-i-funds-are-allocated-in-the-u-s>

⁹⁰ Bishop Adventist Christian School: <https://bishop22.adventistschoolconnect.org/>

⁹¹ <https://www.zipdatamaps.com/counties/state/education/map-of-percentage-of-title-1-status-public-schools-for-counties-in-california>

⁹² <https://data.census.gov/cedsci/table?q=Bishop%20city%20income%20and%20Poverty&tid=ACSST5Y2019.S1701>

⁹³ <https://data.census.gov/cedsci/table?q=Inyo%20County%20CA%20employment&tid=ACSDP5Y2019.DP03>

⁹⁴ <https://alltransit.cnt.org/rankings/>

⁹⁵ <https://oehha.ca.gov/calenviroscreen/report/draft-calenviroscreen-40>

TABLE 8. OEHHA Indicators for Bishop	
Overall Percentiles	
CalEnviroScreen 4.0 Percentile	37
Pollution Burden Percentile	14
Population Characteristics Percentile	59
Exposures	
Ozone	14
Particulate Matter 2.5	1
Diesel Particulate Matter	19
Toxic Releases	
Traffic	23
Pesticides	52
Drinking Water	53
Lead from Housing	64
Environmental Effects	
Cleanup Sites	0
Groundwater Threats	36
Hazardous Waste	41
Impaired Waters	0
Solid Waste	0
Sensitive Populations	
Asthma	74
Low Birth Weight	90
Cardiovascular Disease	61
Socioeconomic Factors	
Education	35
Linguistic Isolation	1
Poverty	54
Unemployment	49
Housing Burden	48

Overall, the City of Bishop is in the 37th percentile, with a low pollution burden percentile of 14, and a relatively high population characteristics percentile of 59. The population characteristics of concern include asthma (74), low birth weight (90), and cardiovascular disease (61), all of which are above the 50th percentile. With the exception of poverty, which is ranked at the 54th percentile in Bishop, socioeconomic factors pose a relatively lower burden. The City has generally low and very low percentile rankings for exposures and environmental effects, but has high rankings for lead from housing (64), drinking water (53), and pesticides (52).

Disproportionate Housing Needs

'Disproportionate housing needs' are defined as 'significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.' (24 C.F.R §5.152). The determination of disproportionate need accounts for housing cost burden (payments exceeding 30% of gross income) and severe burden (payments exceeding 50% of gross income), overcrowding (housing with more than 1 person per room), and

substandard housing (lacking complete kitchen or bathroom facilities), as summarized in Table 9 for the City of Bishop.

TABLE 9. Disproportionate Housing Needs: Overcrowding, Overpayment, and Substandard Facilities^{96, 97, 98}		
Housing Factor	Estimated Number	Percent of total
<i>All Occupied Housing Units</i>	1,993	100%
Occupants per Room		
1.00 or fewer occupants	1,993	100%
1.01 or more occupants	0	0
Gross Rent as a Percentage of Household Income		
<i>All Occupied Units Paying Rent</i>	1,241	
Less than 30% of Gross Income	583	47.0%
30% to 34.9%	235	18.9%
35% or more (no data for 50% or more)	422	34.0%
Substandard Conditions		
Lacking Complete Plumbing	0	0
Lacking Complete Kitchen	63	3.0%
No Telephone Service	16	0.8%

The data are not provided for individual Census Blocks in Bishop, and thus do not indicate the ratio of disproportionate by race. The available data indicate that overcrowding is not present in Bishop (all rental housing has 1 or fewer occupants per room). Similarly, the data indicate no units that lack complete plumbing, and fewer than 1% of rental units are without telephone service.

The data point to one primary and two lesser areas of disproportionate need. Most significant is the high percentage (52.9%) of renter-occupied housing units that are experiencing a cost burden of 30% or more. Data provided by HCD (Housing Element Table 10) indicates that 100% of Extremely Low Income and Very Low Income households in Bishop are paying more than 30% of their income in rent, and 57.9% of all Extremely Low Income renters and 82.4% of Very Low Income renters are paying more than 50% of their income. The two remaining areas of disproportionate need include units that lack complete kitchen facilities (impacting 3% of renter-occupied units) and units that lack telephone service (0.8%). Disproportionate housing problems can also be associated with elderly and large households, data for which is provided in Table 10.

TABLE 10. Disproportionate Housing Needs: Elderly Residents and Large Households⁹⁹		
Housing Residents aged 65+ Years Old		
TOTAL 65+ YEARS	344	8.9% of Bishop population total
Married Family Households	160	21.7% of married family households
Other Family Households	65	29.0% of other family Households
Non-Family Living Alone	119	28.7% of nonfamily living alone
Non-Family Not Living Alone	0	0%
Household Size		
1-person Household	1196	60%
2-person Household	427	21.4%
3-person Household	204	10.2%
4 or more person Household	166	8.3%

⁹⁶ <https://data.census.gov/cedsci/table?q=BISHOP%20CA%20housing&tid=ACSDP5Y2019.DP04>

⁹⁷ <https://data.census.gov/cedsci/table?q=BISHOP%20CA%20housing&tid=ACSST5Y2019.S2501>

⁹⁸ <https://data.census.gov/cedsci/table?q=BISHOP%20CA%20housing&tid=ACSST5Y2019.S2504>

⁹⁹ <https://data.census.gov/cedsci/table?q=BISHOP%20CA%20housing&tid=ACSST5Y2019.S2501>

Bishop residents aged 65+ years of age number 344 individuals and represent 8.9% of the total Bishop population (2010 Census). As shown in Table 9, almost half (46.5% of all elderly in Bishop) live in married family households; 34.6% live alone in nonfamily households, and 18.9% live in other family households. The majority of occupied units in Bishop comprise 1-person households (60%); however, 8.3% of Bishop residents live in households with 4 or more persons.

Displacement Risk

No data were found to indicate the degree or extent of displacement risk faced by Bishop residents. However, 77.5% of Housing Element Survey respondents expressed concern regarding the potential for rising housing costs to displace existing residents. The median rent in Bishop as of 2019 was \$977, while the median mortgage payment was \$1928.¹⁰⁰ These costs were higher than in Inyo County, where the median rent was \$919, and the median mortgage payment was \$1,873.¹⁰¹ However, Bishop rents and mortgage payments were lower than for California as a whole, where the median rent (June 2021) was \$1,436¹⁰² and the median mortgage payment (August 2020) was \$2,282.¹⁰³

Renters comprise just under two thirds of Bishop's population (62.2%), while owner-occupants represent 37.7%. The average size of owner-occupied units is 2.32, while the size of renter-occupied units averages 1.53 persons. The Bishop home-ownership rate is lower than Inyo County as a whole, where 65.5% of units were owner-occupied as of July 2019.¹⁰⁴

Summary of Fair Housing Issues

Information provided in this Fair Housing Assessment points to XX fair housing issues in the City of Bishop. The issues are summarized below.

1. Census Block 060270004004 ('Block 4'): Several of the metrics analyzed in this assessment identify Census Block 4 as disproportionately disadvantaged when compared to the remaining 3 Census Blocks in Bishop. Block 4 is the only 'low resource' opportunity zone. Additionally, Block 4 has the overall highest poverty levels in Bishop, as well as the highest percentage of residents receiving public assistance income, and the highest percentage of nonfamily households. Census Block 4 has a hard-to-count index of 47 which is slightly higher than the 44 index rating for the other 3 block areas in Bishop. Census Block 4 is the smallest of the Block areas in and around Bishop, comprising 639 of the total 5,466 residents in the 4 blocks.¹⁰⁵ A program has been included in the Housing Element to direct special focus to Block 4 when pursuing grants and other fair housing support opportunities.

2. Environmental Exposure to Lead: the City of Bishop is ranked above the 50th percentile for two areas included in the Environmental Health Hazard Assessment (OEHA) including Drinking Water (ranked 53 of 100), and Lead from Housing (64). Concerns associated with drinking water will be addressed through an ongoing program by the Lahontan Regional Water Quality Control Board to address fecal bacteria impairment to the waters of Bishop Creek, and guide restoration and protection efforts in the Bishop watershed (the sole source of Bishop's drinking water supply).¹⁰⁶ However, there are currently no programs in place to address the hazards associated with exposure to lead from older housing in Bishop (the highest rated exposure concern). A program has been included in the Housing Element to pursue grants in support of affirmatively furthering fair housing and other fair housing support opportunities.

3. High Rental Cost Burden: A high percentage (52.9%) of renter-occupied housing units in Bishop experience a cost burden of 30% or more. Although no data was found for extreme cost burden (rental payments exceeding 50% of income), the available statistics show that the percentage paying 35% or more (34%) is higher than those paying 30%-34.9% (18.9%). This suggests that some proportion of renters may be experiencing a severe cost burden. Results of the 'Realistic Capacity Analysis' provided as Table XX in the 2019-2027 Housing Element indicate that known projects will be sufficient to exceed by 41 units the City's RHNA allocation (44 units for Very-Low Income Residents), and to also exceed (by 13 units) the 21 unit RHNA allocation for moderate income residents. The City expects to fall short on construction of

¹⁰⁰ <https://data.census.gov/cedsci/table?q=BISHOP%20CA%20housing&tid=ACSDP5Y2019.DP04>

¹⁰¹ <https://www.census.gov/quickfacts/fact/table/inyocountycalifornia/EDU635219>

¹⁰² <https://www.rentcafe.com/average-rent-market-trends/us/md/california/>

¹⁰³ The Average Mortgage Payment by State, City, and Year, <https://www.businessinsider.com>

¹⁰⁴ <https://www.census.gov/quickfacts/fact/table/inyocountycalifornia/INC110219?>

¹⁰⁵ The 4 block groups include areas outside the City limits and a non-City resident population of 1,721 (v. the City population of 3,745).

¹⁰⁶ City of Bishop, Negative Declaration for the 2019-2027 Housing Element Update, 3 May 2021.

above-moderate income units, providing only 9 of the RHNA allocation of 44 units in total by 2027. The Goals, Policies and Actions outlined in Housing Element Section VI provide substantial and wide-ranging programs to alleviate cost burden, and the City anticipates full RHNA compliance in the current 2019-2027 cycle for extremely low, very low and low income Bishop residents.

**Please Start Here, Instructions in Cell
A2, Table in A3:B15**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	BISHOP
Housing Element Cycle	6th
Contact Information	
First Name	Elaine
Last Name	Kabala
Title	Associate Planner
Email	ekabala@cityofbishop.com
Phone	(760) 873-8458
Mailing Address	
Street Address	<u>Street</u>
City	Bishop
Zip Code	93514

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
Public	Open space, parks, schools, public buildings &
R-1	Single family dwellings, ADUs
R-2000	Medium high residential, single family and m
R-3	High density residential, single family and mu
R-3-P	High density residential and professional/adr
R-M	Single family mobile home residential
A-R	Low density single family residential
C-1	General commerical and retail
C-2	Light manufacturing and wholesale facilities
C-H	Retail sales appurtenant to highway related c
O-P	Offices and professional services, public and
O-S	Open space, parks, public recreation, agricult
M1	Manufacturing, warehousing, and processing

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

ministrative offices, single family and mutli-family units, apartments

RESOLUTION NO. 2021-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, CERTIFYING THE NEGATIVE DECLARATION FOR THE 2021-2029 HOUSING ELEMENT UPDATE AND AMENDING THE GENERAL PLAN TO ADD THE 2021-2029 HOUSING ELEMENT, SUPERSEDING AND REPLACING THE EXISTING HOUSING ELEMENT

The City Council of the City of Bishop makes the following findings:

WHEREAS, the State of California requires that cities and counties adopt a comprehensive long-term General Plan for the physical development of the City; and,

WHEREAS, the Housing Element is one of the seven required elements of the General Plan and must address the existing and projected housing needs of all economic segments of the City; and,

WHEREAS, the state of California requires the Housing Element to be updated and certified by the California State Department of Housing and Community Development (HCD); and,

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), updated Housing Elements are subject to environmental review and an Initial Study was prepared for the updated Housing Element; and

WHEREAS, upon completion of the Initial Study it was determined that a Negative Declaration should be prepared which was reviewed also by the City Council and recommended for approval; and,

WHEREAS, the Initial study/Negative Declaration was circulated for public review and also sent to the State Clearinghouse for review; and

WHEREAS, the State Clearinghouse review ended on June 3, 2021, with no comments received as a result of that review; and

WHEREAS, the Planning Commission reviewed the Negative Declaration for the 2021-2029 Housing Element Update, and the Draft Housing Element Update at a public hearing held July 27, 2021; and

WHEREAS, the Planning Commission adopted Resolution Recommending the City Council of the City of Bishop Certify the Negative Declaration for the 2021-2029 Housing Element Update, and Amend the General Plan to Add the 2021-2029 Housing Element, Superseding and Replacing the Existing Housing Element;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Bishop as follows:

Section 1:

- A. The City Council finds the above recitals to be true and part of the public record and are hereby incorporated into this Resolution.
- B. The City Council finds the Draft Housing Element, attached to this Resolution as Attachment A is consistent with the City of Bishop General Plan and said adoption of the Draft Housing Element constitutes the first amendment of the City of Bishop General Plan in calendar year 2021.
- C. The City Council finds that the Initial Study has determined there will be no significant environmental impacts that will result from adoption of the Draft Housing Element.
- D. The City Council finds the 2021-2029 Housing Element is substantially consistent with the comments made by the HCD in a letter dated June 15, 2021 for the purpose of compliance with the statutory requirements of the State Housing Element law (article 10.6 of the Government Code) and hereby recommends that the City Council adopt the 2021-2029 Housing Element attached as Attachment A.

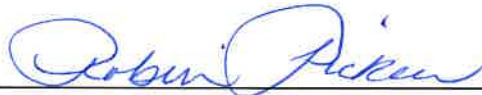
Section 2. The City Council hereby certifies the Negative Declaration for the 2021-2029 Housing Element Update and amends the General Plan to add the 2021-2029 Housing Element, superseding and replacing the Existing Housing Element

PASSED, APPROVED AND ADOPTED this 23rd day of August, 2021.



Stephen Muchovej, Mayor

ATTEST: Robin Picken, City Clerk

By: 



STATE OF CALIFORNIA }
COUNTY OF INYO }
CITY OF BISHOP }

I, Robin Picken, City Clerk for the City of Bishop, do hereby certify that the whole number of members of the City Council of said City of Bishop is five (5); that the foregoing Resolution No. 2021-10 was duly passed and adopted by said City Council; approved and signed by the Mayor of said City; and attested by the City Clerk of said City, all at a regular meeting of said City Council, held on August 23, 2021, and that the same was so passed and adopted by the following roll call vote.

AYES: Kong, Garcia, Ellis, Schwartz, Muchovej

ABSENT: None

NOES: None

DISQUALIFIED: None

WITNESS, my hand and the seal of the City of Bishop this 25th day of August, 2021.



Robin Picken, City Clerk
CITY OF BISHOP





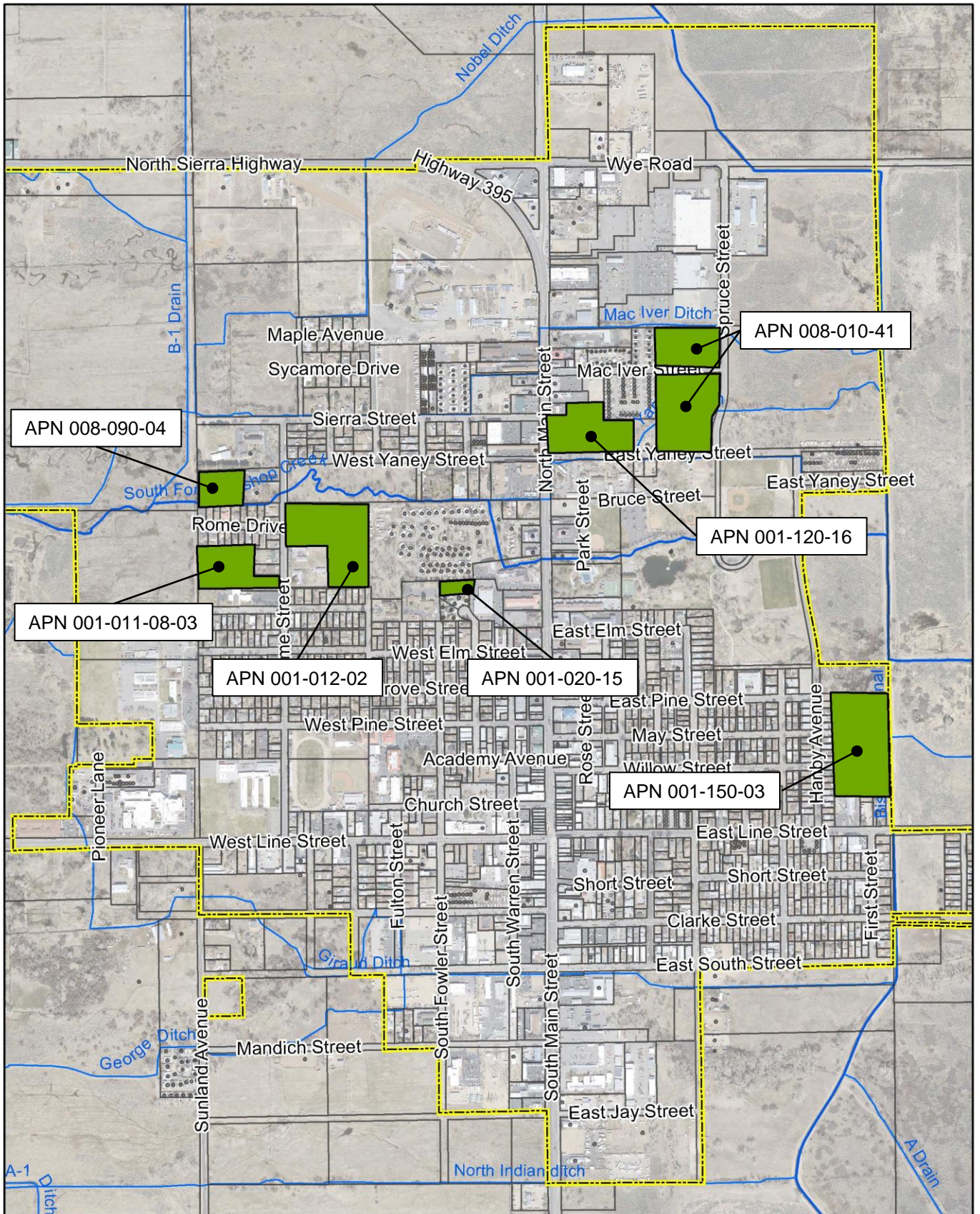
The City of
BISHOP
California



Small Town...
with a BIG Backyard

**GENERAL PLAN
HOUSING ELEMENT
2019-2027 UPDATE**

City of Bishop General Plan
Chapter Four
HOUSING



Available Sites Inventory