General Plan for the City of Bishop
HOUSING ELEMENT

Chapter Four
HOUSING
2009

Chapter Four

CITY OF BISHOP HOUSING ELEMENT

2009 UPDATE

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I. INTRODUCTION

The Housing Element consists of the identification and analysis of existing and projected housing needs as well as statements of goals, policies and implementing actions for the preservation, improvement and development of housing within the City of Bishop. A Regional Location Map for the City of Bishop is provided as Figure 1.

A. 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?

What is a Housing Element?

The State of California helps identify local housing needs and requires an action plan from the city to meet those needs.

B. PURPOSE

The purpose of the Housing Element is to identify local housing problems and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. General statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following description of the legislative intent in enacting the most recent revisions to the housing element law:

> *"To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal."*
>
> *"To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goals and regional housing needs."*
>
> *"Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provisions for the housing needs of all economic segments of the community."*
>
> *"The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."*

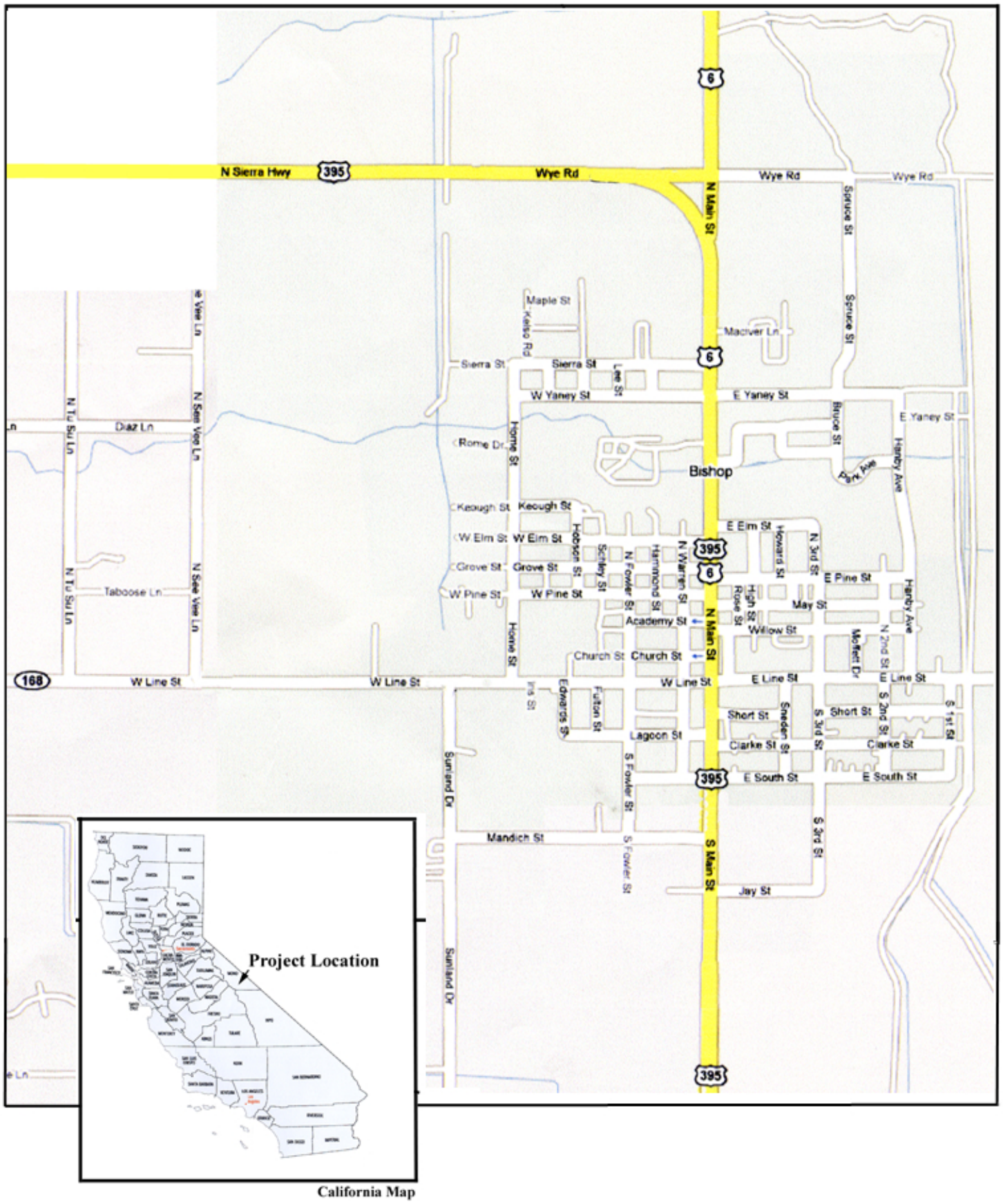
The Housing Element is organized to present information according to the **four** principal topics listed below:

- **Housing Needs Assessment**
- **Inventory of Resources and Constraints**
- **Statement of Goals and Policies**
- **Actions - Five Year Housing Program**

C. AUTHORIZATION

As noted above, housing elements were mandated by legislation enacted in 1967. In 1977, "Housing Element Guidelines" (the "Guidelines") were published by the Dept. of Housing and Community Development (HCD). The Guidelines spelled out not only the content requirements of housing elements, but also gave the HCD a "review and approval" function over this element of the General Plan. Passage of the Roos Bill in 1981 enacted Article 10.6 of the Government Code. This bill, in effect, placed the guidelines into statutory language and changed HCD's role from "review and approval" to one of "review and comment" on local housing elements.

The legislation also requires an update of the housing element every five years. This 2009 update complies with the provisions of SB 2, which was signed into law on October 15, 2007, amending GC Sections 65582, 65583, and 65589.5 of State Housing Element Law. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. After adoption of this update by the Bishop City Council, another revised element is mandated every five years. As with each 5-year update, the next Bishop Housing Element will address the progress made on achieving the goals and objectives stated in the previous Housing Element. The current Housing Element update has been widely published in Bishop to notify concerned and interested agencies and citizens about the process and invite comment and participation.



California Map

Regional Location Map

BAUER PLANNING & ENVIRONMENTAL SERVICES, INC.

City of Bishop 2009 Housing Element

FIGURE 1

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 Circulation Element describes traffic system 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. And the Conservation & Open Space Element provides open space and recreational areas for community use. No internal inconsistencies have been identified between the goals of this Housing Element and the goals and policies contained in the remaining elements of the General Plan. In order to maintain compliance and consistency between elements, City conducts an annual review of the General Plan and report to the City Council on the findings of the review.

E. HOUSING ELEMENT CREATION/PUBLIC PARTICIPATION

The 2009 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.

Public participation during the current 2007-2008 Housing Element update included a public hearing and workshop during preparation of the draft Element, and two additional public hearings and workshops prior to final approval. All public hearings and workshops were advertized in the Inyo Register, which is the local newspaper most widely circulated in the project area, as well as posting of public notices at City Hall. No written comments were received in response to these notices. However, IMACA played a key role throughout the Housing Element preparation process. In addition to ongoing verbal communication, the City also met with IMACA twice during preparation of this Housing Element including a meeting during initial stages and a second meeting following receipt of HCD comments on the Draft Housing Element.

The Planning Commission held a Public Hearing and Workshop on April 23, 2009 to review and consider components of the Draft Housing Element. Though attendance was low (two members of the public were present), this meeting was characterized by discussion and input to facilitate Housing Element revisions. The discussion centered on the importance of suitable landscaping in reducing housing costs associated with irrigation and cooling, and the importance of energy conservation in reducing housing costs associated with utilities. On the afternoon of September 14, 2009, the City Council held a Public Workshop that was attended by approximately ten members of the public. This workshop was followed by a Public Hearing the same evening that was attended by approximately 30 members of the public and characterized by discussion and input that included the importance of public involvement in developing housing element policies. The City Council will hold one additional Public Hearing on the Housing Element, most likely during March or April of 2010, with the goal of approving the Housing Element. The Planning Commission and the City Council have signified their goal to substantially broaden the public outreach and participation effort in tandem with the current Housing Element Action Plan.

In addition to public review, the draft Housing Element was submitted to HCD for review. After comments and recommendations were received, the Housing Element was revised and resubmitted to HCD, the Planning Commission and the City Council for public hearings and final action, along with environmental documentation in accordance with CEQA Guidelines.

F. PROGRESS UNDER PREVIOUS GENERAL PLAN

Unlike most other General Plan elements, the Housing Element must contain a summary of the progress achieved under the previous Element. The 2004 City of Bishop Housing Element contained a number of goals and policies related to the provision of adequate housing for all segments of the population. The 2004 Housing Element also contained specific quantified objectives. The policy goals and the quantified objectives were organized according to six primary categories of action as identified below:

1. **City of Los Angeles Department of Water & Power (City of Los Angeles or Los Angeles DWP) Lands**: Complete the transfer of 15 acres of City of Los Angeles DWP-owned land to the City of bishop for residential development, including affordable housing. *Anticipated number of housing units: 75-100*
   ***Outcome**: Not completed. Funding source (Community Development Block Grants) lapsed. No agreement with the City of Los Angeles DWP was reached.*
2. **Code and Ordinance Review**: Complete a thorough review of the City of Bishop Zoning Code and Ordinances to remove elements that constrain affordable housing development and incorporate new provisions that promote affordability and implement applicable state laws.
   ***Outcome**: Completed. The City removed restrictions on second unit construction in all residential zones.*
3. **Infrastructure Improvements:** Undertake additional improvements to the sewer and water systems in order to better serve

existing and future residential development, and restructure water and sewer rates as a financing source.
***Outcome**: Completed. The planning report has been completed and the funding and construction of identified projects are underway.*

4. **Senior Housing:** Provide full support for completion of the public-private effort to develop additional low and moderate income senior housing through the McIver Street/Pacifica Project. *Anticipated number of affordable senior housing units: 55*
***Outcome:** Not completed. Could not reach agreement with the City of Los Angeles; developer out of business; land no longer available*
5. **Assisted Living:** Provide full support to IMACA for development of an assisted living project at the intersection of Hanby and Spruce Streets. *Anticipated number of affordable units for disabled residents: 36*
***Outcome:** Not completed. Although the project is still under consideration, anticipated federal & state funding is currently unavailable.*
6. **Public Education:** Assist IMACA in the preparation and distribution of literature that describes equal housing opportunities and promotes public access to this resource.
***Outcome:** Continuing.*

The 2004 Housing Element identified specific objectives for each income category. The objectives were developed through review of population and employment trends and a housing needs assessment (including the total number of households and gains in income categories including very low, other low, moderate, and above moderate). Table 1 summarizes objectives set forth in 2004 based on the factors cited above:

Table 1
CITY OF BISHOP 2004 HOUSING ELEMENT
SUMMARY OF 5-YEAR ACTION PLAN GOALS

RECOMMENDED ACTION	TOTAL NEED (2003-2008)
New Housing Construction	72
Extremely Low Income Units	5
Very Low Income Units	4
Other Lower Income Units	8
Moderate Income Units	12
Above-Moderate Income Units	43
Housing Replacement/ Substantial Rehab	10
Housing Rehab/Refurbishment[1]	130

The current update reviews the City's progress in achieving goals set forth in 2004. Table 2 summarizes the extent to which the numeric objectives were accomplished for each of the primary categories during the period from 2004-2008.

Table 2
CITY OF BISHOP 2004 HOUSING ELEMENT
SUMMARY OF 5-YEAR ACTION PLAN ACHIEVEMENTS

RECOMMENDED ACTION	TOTAL NEED (2004-2008)	ACTUAL	SURPLUS (SHORTFALL)
New Housing Construction	**72**		
Extremely Low Income Units	**5**	**6**	**1**
Very Low Income Units	**4**	**9**	**5**
Other Lower Income Units	**8**	**35**	**27**
Moderate Income Units	**12**	**15**	**3**
Above-Moderate Income Units	**43**	**2**	**(41)**
Housing Replacement/Substantial Rehabilitation	**10**	**17**	**7**
Housing Rehabilitation/Refurbishment	**130**	**244**	**114**

As shown, the City exceeded the goals set for all income categories except Above Moderate income housing. The supply of extremely

[1]This category is not recognized by HCD, but was established in the 2004 Bishop HE to improve housing identified as substandard or dilapidated.

low-income housing was increased through a conversion of the 8-unit Grove Street Motel to an affordable housing project with 6 units all priced for extremely low income residents. This private project was accomplished through the efforts of a local Bishop family. The City also increased the stock of low and moderate income housing by 27 units, including 12 workforce housing units, more than meeting the targets in those categories. An apartment building was converted to moderate income condominiums, providing additional opportunities for home ownership in this category. And the goals for Very Low and Low income housing were met through efforts of a local trailer park (the Elm Tree Trailer Park) that was selected by Inyo County during 2007 as the site of a new Wellness Center. The Elm Tree Trailer Park provides 33 living units, all of which qualify as affordable housing as reflected in Table 2 above, and the on-site Wellness Center provides a wide range of services to children, transitional age youths and adults, with a special focus on homeless populations.[2] Additional achievements reflected in Table 2 include an increase in condominium units and mobile home units during a concomitant reduction in the City's population, as discussed in §III.A.2 below.

As noted in Table 2 above, the City continues to experience a shortfall in Above-Moderate income housing opportunities. Among the tasks to be undertaken by the City in preparation for the 2014 Housing Element update is a comprehensive review of other mobile home and apartment facilities that provide affordable housing but have not been identified as such, and as-yet unidentified programs to assist disadvantaged populations in Bishop. As discussed in §IV.D.1 of this Housing Element, the lack of available privately owned land and the unwillingness of the City of Los Angeles to sell or lease land on a long-term basis continue to be significant obstacles to new housing development. However, the City has been able to achieve significant success in meeting identified affordable housing goals and anticipates continued strong success over the next 8-year period.

Key goals identified in the prior Housing Element included a reassessment of housing need to more closely reflect the goals identified in the County of Inyo Regional Housing Allocation Model, redoubled efforts to expand the acreage of land available for new housing construction, and continued emphasis on existing goals and programs. The following summary describes those programs as well as the goals and objectives that have been achieved since the 2004 Housing Element Update was prepared. Please see §III.F for a discussing of current programs available to facilitate affordable housing.

F.1 Housing Choice Voucher (HCV) Assistance Program

The HCV Assistance program (formerly Section 8) provides vouchers that eligible families can apply to rental costs at the housing units of their choice. In 2004 there were 29 vouchers allocated to Inyo County residents as a whole. Of these, 15 vouchers were allocated to City of Bishop residents. Currently, there are 29 vouchers allocated to Inyo County and 19 allocated to the City of Bishop.

- Project -Currently, 19 vouchers are available to Bishop residents
- Status – Vouchers have been distributed to eligible families
- Timing – Ongoing as of 2009
- Lead Agency -Inyo-Mono Advocates for Community Action (IMACA)
- Funding – U.S. Dept of Housing and Urban Development, §8 existing Housing Rental Assistance through HCD

F.2 Land Banking-Pre-development Acquisition

- Objective -Provide housing options for low to moderate income households
- Timing – Ongoing through the Eastern Sierra Land Trust
- Responsibility – IMACA
- Funding -The HCD Rural Land Purchase Funds
- Status –The executive director of IMACA is on the Board of the California Coalition for Rural Housing. In this capacity, he is able to monitor and respond promptly to statewide programs and funding opportunities that may benefit Bishop and other IMACA service areas.

27 new units of affordable housing have been constructed since the 2004 Housing Element.

F.3 Elderly /Disabled Housing Assistance Programs

- Objective -To provide housing opportunities to special needs households
- Timing -Ongoing
- Responsibility – Varies depending on program (could include the City, IMACA, Salvation Army, and/or Inyo County)
- Status – IMACA obtained a $1.5 million grant for extending water and sanitation to a proposed 36-unit project for senior/disabled residents. However, negotiations with the City of Los Angeles for the property were delayed, and the grant could not be utilized.

[2] Based on an inventory of units and rents provided by Judy Northrup, owner of the Elm Tree Trailer Park, on 8 July 2009.

F.4 Housing Rehabilitation -HCD/CDBG/RECD

- Objective -To preserve the supply & quality of housing in the planning area and rehabilitate as many homes as possible
- Timing -1985 to present
- Responsibility – Varies (could include Bishop, IMACA, or the County of Inyo)
- Status - Funding has been pursued as projects become available; no projects have been completed since the 2004 Housing Element.

F.5 Energy Crisis Assistance / Weatherization Program

- Objective -Provide weatherization and emergency energy assistance to low income Bishop households
- Timing -Continuous Responsibility -IMACA
- Status – Inyo County received $250,000 in grant funding since 2002, of which roughly one-quarter was set aside for weatherization. About half of Inyo County's funds were spent in serving an average of 350 Bishop households in the Energy Crisis Intervention Program (ECIP), and an additional 20 households in Weatherization. Funds can be used for electricity, wood, propane or wood pellets. Additionally, SCE programs assist some 30 Bishop households each year with energy efficient refrigerators.

F.6 Emergency Crisis Assistance

- Objective -Provide emergency housing assistance to low income Bishop households
- Timing -Continuous Responsibility - IMACA with assistance from other agencies (e.g., Salvation Army)
- Status -Assistance as needed for eviction prevention, temporary housing, homeless assistance, first month rental and utility deposits funded through FEMA and TFAP, vouchers for 1-2 night stays at local hotels (The Trees and El Rancho), as well as assistance to programs available at the County-run Wellness Center at the Elm Tree trailer park.

F.7 Program to Assist in Development of Low-Moderate Housing

- Objective – To assist in the development of housing affordable to lower-and moderate-income households by establishing and maintaining a list of developers with the capacity to do so. Developers will be annually apprised of the City's efforts to identify parcels for affordable housing, funding sources that can subsidize construction of affordable housing, and any incentives/concessions associated with the application for such funding.
- Timing -Ongoing
- Responsibility – City of Bishop with assistance from IMACA and other agencies
- Status –The City regularly consults with developers and IMACA to ensure that affordable housing opportunities are included in new projects.

F.8 Governmental Constraints Program: SB 520 (Persons with Disabilities)

- Objective – To ensure that local land use regulations do not unnecessarily constrain the development, maintenance and improvements of housing for persons with disabilities.
- Program Description – The City will provide a formal reasonable accommodation procedure for its zoning, land use, permit processing and building codes to ensure local land use regulations do not unnecessarily constrain the development, maintenance and improvement of housing for persons with disabilities.
- Timing – Ongoing.
- Responsibility – Bishop Planning Department.
- Status – The City has updated and streamlined codes and the permit process to facilitate development, maintenance and improvement of housing for persons with disabilities.

F.9 Fair Housing Program

- Objective – Refer Fair Housing complaints to IMACA for resolution including landlord/tenant mediation & fair housing investigations. The City will assist IMACA in distributing materials from the Dept. of Fair Housing & Employment throughout the community including public locations such as City Hall, the post office and library, and shopping areas.
- Timing – Ongoing.
- Responsibility – Bishop Planning Department.
- Status—Ongoing

Results of this analysis have been utilized to refine and strengthen the Goals, Policies and Actions of the 2009 City of Bishop Housing Element. The Goals, Policies and Actions of this updated Housing Element will support prior accomplishments and form the basis for meeting future needs of residents of the City of Bishop.

G. DATA SOURCES

The 2000 Census provided baseline population and household information. More current estimates of population and housing characteristics were obtained from the HCD and California Dept. of Finance statistical reports. Other sources included Rick Pucci (City Manager of Bishop); Daniel Steinhagen (Executive Director of IMACA); Wild Iris (including staff member 'Adriana' and the Wild Iris website); Nancy Lowthorp and Erin Grant (Leeann Rasmuson & Associates); Tiffany Lawler (Salvation Army); Inyo County Mental Health Services Act and Community Services and Supports Plan, www.inyo.county.us/MHSA/MHSA_SS_Report_2007.pdf) and Cheryl Weller (Inyo Mono Area Agency on Aging).

II. SUMMARY OF OPPORTUNITIES & CONSTRAINTS

A. LAND AVAILABILITY ISSUES

As of 2009, the vast majority of vacant buildable parcels within the city limits are owned by the City of Los Angeles. Over the years the City has conducted ongoing negotiations with the City of Los Angeles to acquire parcels for use in building affordable/senior/disabled housing projects. At times the City of Los Angeles has issued letters of intent to sell parcels; negotiations have been derailed for various reasons, including change of management at Los Angeles DWP. The City will continue to work with the City of Los Angeles DWP in an effort to secure sale or long-term lease of parcels. Additionally, the City will seek HCD assistance to reconcile incompatible lease terms (wherein the City of Los Angeles will lease for a maximum of 40 years[3] but affordable housing funding agencies require a minimum 55-year lease), and incompatible grant terms (where federal and state agencies will consummate a grant only after the other agency makes the first loan commitment). The City will also seek HCD assistance to establish provisions where the City of Los Angeles and the City of Bishop can share affordable housing credits in cases where LADWP lands are sold or leased through the aegis of the City of Bishop for the purposes of providing affordable housing opportunities.

B. LAND USE POLICY ISSUES

How can General Plan and Zoning policies be strengthened to encourage adequate and safe housing opportunities for all residents?

- 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
- Consider easing restrictions on mixed residential/commercial use of commercial land
- Monitor conversion of duplex/triplex/quadriplex units to single family units to ensure this continues not to be a problem
- Consider Interface Zoning Overlay that allows CUP for nonconforming residential uses in R-1 zones
- Change the Zoning policies to permit construction of emergency shelters without a CUP in one or more zones

C. OPPORTUNITIES

Less than one half acre of developable land in the City limits is not owned by the City of Los Angeles. However, the City should:

- Consider density bonuses to optimize new development opportunities. Existing infrastructure and public facilities have been readied to meet the needs of new development since the 2004 Housing Element.
- Have the Redevelopment Agency consider a Plan that supports a range of Housing Element programs.
- Consider conditional use permits for on-site housing at employment sites, since a number of local employers have expressed interest in assisting with housing development activities in order to attract and retain employees[4].
- Investigate tax incentives that support affordable housing development.
- Seek HCD assistance to reconcile incompatible lease terms wherein the City of Los Angeles will lease for a maximum of 40 years but affordable housing funding agencies require a minimum of 55-year leases)
- Seek HCD assistance to establish provisions where the City of Los Angeles and the City of Bishop can share affordable housing credits in cases where LADWP lands are sold or leased through the aegis of the City of Bishop to provide affordable housing opportunities.

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

D. CONSTRAINTS

Virtually all the vacant residential land located within the planning area is controlled by the City of Los Angeles, whose policies limit the ability for new growth and development.

III. EXISTING CONDITIONS - NEEDS ASSESSMENT

The Housing Needs Assessment encompasses the following four factors:

---

[3]There is a single pending exception for a 50-year lease for a potential City Park property.

[4]The City has collaborated on the Willow Street workforce housing project, but negotiations with Los Angeles DWP to acquire land are still ongoing.

- Analysis of population & employment trends, and projections & quantification of existing & projected housing needs for all income levels. Existing & projected needs shall include the City's share of the regional housing need (Code §65583 (a)(1))
- Analysis of household characteristics including payment level compared with ability to pay, overcrowding and housing stock condition (§65583 (a) (2)).
- Analysis of any special housing needs such as those of the disabled, the elderly, large families, farm workers, families with female heads of household, and families and persons in need of emergency shelter (§65583 (a)(6)).
- Analysis of opportunities for residential energy conservation (§65583 (a) (7)).

A. EXISTING POPULATION AND HOUSING STATISTICS

A.1 Population

Based on 2000 Census data and updates from the State of California, the Bishop population increased by less than 3% in the decade between 1990-2000, increasing from 3,475 to 3,575, and has since dropped by about 3%, ending at 3,457 (below the 1990 level). The City's growth paralleled that of Inyo County as a whole: Bishop comprised just below 20% of County population for 2000 and 2008.

Table 3 - Population Growth Trends[5]

Year	Population	Numerical Change	Percent Change	Housing Units	Numerical Change	Percent Change
1990	3,475	--	--	1,779	--	--
2000	3,575	+100	+2.8	1,867	88	+4.9
2005	3,522	-53	-1.5	1,875	8	+0.4
2009	3,536	+14	+0.4	1,894	19	+1.0

As shown in Table 3 and discussed in §A.2, while the population declined by 118, the number of housing units actually rose by 27 units, nearly all apartments and mobile home units. ***Despite the constraints listed in §II above, the City has continued to provide affordable housing options to its residents.***

Table 4
CITY OF BISHOP AGE DISTRIBUTION 2000/2008

AGE	2000 NUMBER/PERCENT	2008 NUMBER/PERCENT[6]
0-9	947/26.6%[7]	355/10.3%
10-19		464/13.4%
20-44	1,125/31.5%	883/25.5%
45-59	700/19.6%	865/25.0%
60-74	417/11.6%	542/15.7%
75+	386/10.8%	349/10.1%

Ethnically, the City's population continues to be predominantly white, accounting for 85% of the total population; the proportion has dropped in comparison with 1990, however, when white residents comprised 93% of total population. The Hispanic population increased during this period. In 1990, Bishop was home to 395 Hispanic residents (of any race), whereas the City's Hispanic population (any races) had increased to 621 by 2000 representing a 57% increase.

[5]California Department of Finance, Demographic Research Unit
[6]Ibid.
[7]The 2000 numbers for ages 0-4 and 5-19 were combined.

Table 5: ETHNICITY OF BISHOP RESIDENTS 1990-2000[8]				
	YEAR 1990		YEAR 2000[9]	
RACE	NUMBER	PERCENT	NUMBER	PERCENT
White	3226	92.8%	3025	84.6%
Black	8	0.2%	7	0.2%
American Indian	53	1.5%	73	2.0%
Asian/Pacific Islands	59	1.7%	46	1.3%
Other	129	3.7%	232	6.5%

Table 6 summarizes 2000 Census data for the disabled residents of Bishop, including the number of disabled residents by age group and type of disability.

Table 6: 2000 Census Data for Disabled Bishop Residents

	AGES 5-15	AGES 16-64	AGES 65+
Sensory Disability	--	52	133
Physical Disability	15	115	211
Mental Disability	8	79	56
Self-Care Disability	13	39	74
Go-Outside-Home Disability	--	89	115
Employment Disability	--	217	--
TOTAL	36	591	589

As noted above, many residents of Bishop have at least one disability. To address the special housing needs of the disabled population, this Housing Element includes in its action plan the adoption of steps for the reasonable accommodation of disabled residents. The disabled population has a wide range of special needs that often make it difficult to find suitable housing. Many initiatives emphasize housing modifications that will allow disabled persons to stay in their homes as long as possible. Such modifications can range from minor changes such as door levers instead of knobs, to major modifications such as residential elevators. To meet these needs, the City will undertake the timely adoption of reasonable accommodation procedures for persons with disabilities. It is anticipated that this procedure will include, at a minimum, expedited permit processing and exceptions in zoning and land use regulations to facilitate residential modifications intended to meet the needs of disabled residents.

A.2 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. As of January 2008, the City of Bishop had a housing stock comprised of 1,894 dwelling units, representing a 1.4% increase in total housing inventory from 2000. Single family dwellings continued to represent a majority of the City's housing units and the average household size grew very slightly, from 2.01 to 2.03 persons per unit. The complete breakdown is presented in Table 7.

[8] Hispanic is listed because it is a place of origin, and not a race; 621 persons in Bishop who listed their origin as Spanish, Hispanic or Latino.
[9] 2000 ethnicity data are drawn from Census data for respondents listing one race only (94.6% of all respondents). The Census Bureau began in 2000 to acquire data for respondents listing 2+ races but because some individuals reported multiple categories the total percentage reporting exceeds 100% (and also exceeds total population of Bishop); the combined-race category cannot be compared with 1990 data.

Table 7 CITY OF BISHOP HOUSING STOCK COMPOSITION 2000-2008				
	2000 Census		2008 Estimates[10]	
Type of Dwelling Unit	**Number**	**Percent**	**Number**	**Percent**
Single Family	924	49.4	925	48.8
Multiple Family (2-4 units)	262	14.0	262	13.8
Apartment (5+ units)	323	17.3	335	17.7
Mobile Homes	363	19.4	372	19.6
TOTAL UNITS	**1,872**	**100%**	**1,894**	**100%**

Unlike the state as a whole (where housing growth lagged behind population growth), Table 7 indicates that the housing stock increased while the population decreased between 2000 and 2008. The largest gain occurred in apartments with 5 or more units, which increased from 323 to 335 units, with a somewhat smaller increase in mobile homes. These data are consistent with long-term trends: as noted in the 1995 Housing Element, housing growth has outpaced or matched population growth in the City since 1980.

A.3 Housing Tenure

The vacancy rate is estimated at 9.71 percent of households in 2007, or 184 units, virtually unchanged from the 183 vacant units in the City of Bishop as of the 2000 Census. The estimated number of owner-occupied units was 701 units (41.5%) in 2000, while the number of renter-occupied units was 983 (58.4%), which outpaced the percentage of renters statewide (about 43%).[11] In 2000, seasonal units comprised many of the vacant units, representing 71 (38.8%) of the total in 2000. The remaining vacant units were either for sale, for rent, or in categorized as "other vacant" units.

The increase in rental occupied units is consistent with the growth of employment opportunities in the City. To an extent, this reflects the seasonal nature of employment for those who work in the recreational based service industries found in Bishop. However, it also reflects the inability of service industry workers to afford home ownership due to lower pay scales compared to other industries. As stated in the 2004 HE, the City will need to exercise ongoing care to ensure that an adequate supply of rental units is available in the community. In particular, the City will continue to resist conversion of existing apartments and mobile home parks to condominiums unless condo ownership is made accessible to those who would otherwise be renting those units or similar units. Ownership opportunity at cost levels equivalent to rental housing is generally desirable. Table 7 shows the number and percentage of owner versus renter occupied units as shown in the 2000 Census and the 2007 HCD estimates.

A.4 Vacancy Rates

City of Bishop vacancy rates for 2000 and 2007 are presented in Table 8 on the following page. Table 8 shows that the overall vacancy rate for all housing in the City decreased slightly between 2000 and 2007. The increase did not, however, ease housing availability for all sectors. As noted in the 2004 Housing Element, the US Department of Housing and Urban Development considers a housing market with a vacancy rate of three percent or less to have a "shortage" of housing. Some households in a housing market with a vacancy rate of three percent or less for a sustained period of time can be expected to experience an "overpayment problem." 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 2007 homeowner vacancy rate remained tight at 1.8%, but improved from 2004 at 1.0%. The rental vacancy rate fell since 2000 and is still below the 6% minimum level deemed desirable by HCD.

A.5 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. Table 9 compares housing costs as a percentage of income for both Owner and Renter households, as well as total "Specified" households, as of the 2000 Census. Note that HCD considers housing costs over 25% of income to be “overpayment.”

[10]Table 2: E-5 City/County Population and Housing Estimates, 1/1/2008, California Department of Finance Demographic Research Unit.
[11]Source: California Senate Office of Research, *The Right Home in the Right Place at the Right Time*, October 1999

Table 8 CITY OF BISHOP HOUSING VACANCY PERCENTAGES 1990-2000		
TYPE OF VACANCY	**2000 (%)**	**2007 (%)**
Overall Vacancy Rate	9.8%	9.7%
Rental Vacancy Rate	5.7%	5.0%
Homeowner Vacancy Rate	1.0%	1.8%
Seasonal Vacancy Rate	3.8%	3.8%[12]

Table 9 CITY OF BISHOP HOUSING COSTS AS A PERCENTAGE OF TOTAL HOUSEHOLD INCOME[13]						
% of Household Income	**Owner Households**		**Renter Households**		**Total Households**	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
< 15%	158	34.8	95	9.7	253	17.6
15 – 19%	65	14.3	184	18.8	249	17.4
20 – 24%	101	22.2	92	9.4	193	13.4
25 – 29%	22	4.8	89	9.1	111	7.7
30 – 34%	58	12.2	92	9.4	150	10.5
35%+	40	8.8	348	35.5	388	27.0
Not Computed	10	2.2	81	8.3	91	6.3

Table 9 indicates that more than half of all renter households (54%) met the HCD criteria for overpayment for housing costs, compared with 25.8% of owner households. Since 2004, the cost of housing has outstripped household income in all areas of California, in all probability worsening the overpayment problem. At the time of preparation of this Housing Element, housing costs and rents are undergoing a significant correction; information from the 2010 Census will be available for a more accurate assessment by the time of the 2014 Housing Element revision. However, as discussed in §III(A.2) above, the population of Bishop has decreased, while the supply of apartment and mobile home units has increased, which would suggest that the problem is diminishing.

Table 10 compares 1990 and 2000 overpayment rates for renters and owners. As shown, the percent of total households paying 25+% of household income for housing decreased slightly between 1990 -2000, from 46.6% in 1990 to 45.2% in 2000. The decrease was reflected in both owner and rental households, although renters continue to overpay at a rate approximately twice that of homeowners. Housing overpayment rates are particularly high among lower income households. Of the 538 households overpaying, more than two-thirds (361 households) had annual incomes below $20,000. Lower income renters had an even higher incidence of overpayment: fully 85.2% (328 households) of all renter households with annual incomes below $20,000 were found to overpay.

Table 10 CITY OF BISHOP OVERPAYMENT FOR RENTAL & OWNER HOUSING, 1990 AND 2000[14]						
% of Household	**Owner Households**		**Renter Households**		**Total Households (#/%)**	
Income	**1990**	**2000**	**1990**	**2000**	**1990**	**2000**
< 20%	221	223	204	279	425/31.5%	502/35.0%
20 – 24%	97	101	139	92	236/17.5%	193/13.4%
25 – 29%	41	22	84	89	125/ 9.3%	111/ 7.7%
30 – 34%	50	58	63	92	113/ 8.4%	150/10.5%
35%+	40	40	352	348	392/29.0%	388/27.0%
Not Computed	11	10	49	81	60/ 4.4%	91/ 6.3%
TOTAL	460/28.5%	454/26/4%	891/56%	981/53.9%	1,351	1,435

[12]Source: U.S. Census Bureau, American Fact Finder Quick Tables, Data for 1999. No more current information is available until the 2010 Census.
[13]Source: U.S. Census Bureau, American Fact Finder Quick Tables, Data for 1999.
[14]Source: U.S. Census Bureau, American Fact Finder Quick Tables, Data for 1999 and 1989.

A.6 Housing Age and Condition

Age and condition are important and often inter-connected factors in determining housing needs and problems. Both factors help determine the extent of replacement, rehabilitation or redevelopment needs. In addition, housing condition is a direct indicator of the quality of the housing stock. Table 11 depicts housing in the City of Bishop according to age. The median age range of dwellings in the City of Bishop is estimated at 40-45 years. This information also indicates that only 111 units were constructed between 1990 and 2000; an additional 25 units were constructed between 2004 and 2008. Housing units over 40 years old number 806 and comprise 43 percent of the housing stock. The condition of the existing housing stock is a factor in helping determine replacement and rehabilitation needs as well as the degree to which the existing housing stock provide adequate housing for the present population.

Table 11
BISHOP HOUSING STOCK AGE DISTRIBUTION AS OF 2000

Housing Age Categories	Number of Units	Percentage
Less than 1 year old	14	0.8
2-5 years old	50	2.7
6-10 years old	47	2.5
11-20 years old	196	10.6
21-30 years old	368	19.8
31-40 years old	374	20.2
41-60+ years old	594	32.0
61+ years old	212	11.4
TOTAL	1,855	100

The entire housing stock was surveyed by car to determine conditions as could be witnessed from the outside of housing structures. The specific survey results are on file with the City of Bishop. As shown above, the housing stock was considered sound or in need of minor repair in 77% of the cases. Moderate repairs were found to be needed in 21% of the units, and substantial repairs needed in another 2%. Only 4 units surveyed were considered to be dilapidated. The decrease in the number of substantial and dilapidated units represents the City's success in meeting rehabilitation goals of the prior Housing Element. The City will need to monitor the housing stock to ensure that units in the minor and moderate categories do not move into lower categories.

Table 12
BISHOP HOUSING STOCK CONDITION[15]

	2003 Survey		2008 Survey	
Condition Category	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**

Private redevelopment and rehabilitation efforts in the City of Bishop have helped improve the quality of housing. Although poor quality can be found in nearly every neighborhood, rehabilitation and redevelopment efforts should focus on those areas with concentrations of poor quality housing. Throughout the life span of a dwelling, many normal maintenance items such as painting, re-roofing and other house repairs are required. To address present housing quality problems, a program to maintain the housing stock in standard condition has been implemented in the highest need area of southeast Bishop. This is being conducted by primarily by IMACA. Efforts focus on maintenance and conservation of affordable housing supply as described previously in §I.F.2.

A.7 Special Households

The HCD has explained how special housing needs differ from other housing needs in the following terms: *"Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farm workers, or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four bedroom apartments."*[16]

[15]Survey 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.)

[16]HCD, Housing Element Questions and Answers, March, 1984.

- ***Disabled Persons and Households***

Households with one or more members with some physical disabilities may require special housing design features and may also have housing assistance needs. The primary focus of disabled residents as a special need segment is on their number and economic situation. The major housing problems of disabled people are the lack of affordable accommodations and inadequate accessibility. These basic problems are caused by a variety of factors: a) subtle, or not so subtle, discrimination; b) lack of financial resources and incentives available to those who want to make their buildings accessible; and d) lack of knowledge as to how accessibility can be improved. General solutions include: a) public recognition and commitment to correcting the problems; b) education and dissemination of information to the public and building owners; c) modifications to existing codes and regulations; d) enforcement of existing laws and regulations; and e) increased financial assistance for housing programs.[17]

The proportion of disabled persons is increasing nationwide due to increased longevity and lower fatality rates, as confirmed by census data for the Bishop area. The 2000 Census indicates that 18.6% of the Bishop population over age 5 was disabled, and 19.1% of the Inyo County population as a whole.[18] Housing opportunities for disabled residents can be addressed through the provision of affordable, barrier-free housing. The Housing Element sets forth policies to implement state standards for provision of disabled accessible units. These statistics will be updated in the 2014 Housing Element revision when 2010 Census information is available. The City's zoning code does not define 'family' or identify special concentration or permitting requirements for this type of use, and will not constitute a hindrance to the provision of housing for disabled persons.

- ***Elderly Households***

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner. According to the 2000 Census, there were 688 persons who were 65+ years of age in Bishop, representing 19.2% of the City's total population. HCD projects there are now 720 people aged 65+, or 20.3% of the population. Table 13 compares the age distribution of all persons 60+ years of age in 2000 with the estimated distribution as of 2008. As shown, the population experienced increases in all categories over age 60 except for those 85 years of age or older, which decreased slightly.

Table 13
DISTRIBUTION OF ELDERLY BY AGE

Age Group	2000 CENSUS		2008 ESTIMATE[19]	
	Number	Percent	Number	Percent
60-64	115	3.2	235	6.6
65-74	302	8.4	346	9.7
75-84	258	7.2	263	7.4
85+	128	3.6	111	3.1
Total	803	22.5	955	26.9

The 2000 Census identified 321 persons 65 years and older living alone, the majority of whom were female. Data for Inyo County as a whole indicated that 70% of all seniors living alone in the County as of 2000 were female. Although Census data do not specify the number of elderly residents living in assisted care facilities, the data do report a total of 55 seniors aged 65+ years who were living in institutional group quarters as of 2000.[20] Of the 1,670 households in Bishop as of 2000, almost one third (499 households, or 30% of the total) were headed by a person age 65 or over (see Table 14 below). Of this group, more than one-third (187) live alone, including 90 females and 97 males. Some of these households may be on limited income and may not have the resources to keep the unit in good repair. The low income elderly are a logical group for consideration of some form of housing program or rehabilitation assistance. As shown in Table 13, most of these households are owner-occupied.

[17]The Center for Independent Living, Inc., Berkeley and the Northern Section, California Chapter of the American Planning Association, "*A Guidebook on the General Plan and Disabled*," June, 1981.
[18]Source: American Factfinder, Summary Table 3, Disability Status by Sex: 2000.
[19]HCD Inyo Population by Age, Sex, Ethnicity, 2000-2050 projections
[20]American Factfinder Table P11, Household Type by Relationship for the Population 65 Years & over.

Table 14 HEADS OF HOUSEHOLDS AGE 65 OR OVER IN 2000						
HOUSEHOLD	ALL HOUSEHOLDS		RENTER HOUSEHOLDS		OWNER HOUSEHOLDS	
HEAD AGE	Number	Percent	Number	Percent	Number	Percent
65-74 years	245	14.7	74	4.4	171	10.2
75+ years	254	15.2	82	4.9	172	10.3
TOTAL	499	29.8	156	9.3	343	20.5

Almost two-thirds of Bishop residents aged 65+ years live alone, and this number increases to almost 80% for seniors aged 75 years and over. Slightly more than half of these residents are men, as shown in Tables 15 and 16

Table 15
SENIORS LIVING ALONE AGE 65 OR OVER IN 2000

AGE OF HOUSEHOLD HEAD	ALL HOUSEHOLDS		RENTER HOUSEHOLDS		OWNER HOUSEHOLDS	
	Number	Percent	Number	Percent	Number	Percent
65-74	117	7.0	58	3.4	59	3.5
75+	201	12.0	73	4.4	128	7.7
TOTAL	318	19.0	131	7.8	187	11.2

Table 16 POPULATION AGE 65+ YEARS LIVING ALONE BY GENDER IN 2000		
Age Group	Number of Persons	Percentage
Female	151	47
Male	167	53
TOTAL	318	100

Another consideration for the Bishop area is the influx of elderly and retired persons. In general, the Bishop region has much to offer for these in-migrants including comparatively low housing costs, good weather, little crime and many senior services. Those able to move to Bishop usually have sufficient housing equity or incomes to afford the move and to afford comfortable living conditions. The near-doubling of the 60-64 year old age group demonstrates that Bishop continues to attract new retirees.

There is little evidence that a housing problem exists for seniors. Nevertheless, as this group continues to grow, there may be long term implications, such as maintenance of housing quality. Housing needs for Bishop seniors also are addressed through housing policies and programs for rental subsidies, tenant purchase of mobile home parks, housing rehabilitation and weatherization.

- ***Overcrowded Households***

In addition to the housing stock, condition and affordability, household size and overcrowding are important housing indicators. Household size is defined as the number of people per dwelling unit. Overcrowding conditions exist when 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.

Household size varies between dwelling types, ranging from 2.7 to 2.8 for single family dwellings to 1.3 for apartments. In the year 2000, the City had an average household size of 2.08, whereas in 2007 HCD estimates an average household size of 2.03. This represents a modest continuation of a long-standing trend towards smaller household sizes in the City (the average household size in 1960 was 3.0 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.

Overcrowding appears to be a function of household size, income and tenure. Information from the 1970 Census indicates that 5% of Bishop planning area households encountered overcrowded conditions. Census data for 1980 put the percentage at 4.4%, the 1980 Census at 5.5%, the 1990 Census at 5.5% and the 2000 Census at 5.0%. These data indicate that overcrowding is a relatively stable and minor problem for area households.

Although overcrowding does not appear to be a problem among owner households, there continues to be a higher incidence of overcrowding among renter households. Table 17 profiles renter and owner-occupied households in terms of minor (1.01-1.5 occupants per room), moderate (1.51-2.0) and severe (2.01+) overcrowding.

Table 17
OVERCROWDED HOUSEHOLDS BY TENURE IN 2000

STATUS	ALL HOUSEHOLDS	RENTER HOUSEHOLDS		OWNER HOUSEHOLDS	
		Number	Percent	Number	Percent
<1.01 persons/room	1,586	906	54.2	680	40.7
1.01-1.5 persons/room	22	22	1.3	0	0
1.51-2.0 persons/room	49	40	2.4	9	0.5
2.01+ persons/room	13	13	0.8	0	0
TOTAL	**1,670**	**981**		**689**	

Some localities that need rental units with additional bedrooms have established density bonus programs for developers who build units that can accommodate large families. 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. Of the 109 large families in 2000, 40 (36.7%) were found to be owner-occupied units and the remaining 69 (63.3%) were renter occupied. Again, updated information from the 2010 Census will be available for the 2014 Housing Element revision.

- ***Farm Workers***

Farm workers are 1 of 7 special needs groups referenced in state law. According to the Census Bureau, 50 workers in Inyo County in November of 2008, as opposed to 51 residents of Bishop alone in 2000, were employed in "agriculture, forestry, fishing and hunting" occupations. Data developed for prior Housing Elements indicated that the majority of persons within this category represent businesses in the field of veterinary medicine, horticulture, and landscaping—not farming. This broad-based group of agriculture-related workers constituted 3.1% of all employed residents of Bishop in 2000, but has since fallen. The City of Bishop has a large retail trade sector and no farming, forestry or fishing businesses are known to operate in the City at this time.

The Draft Allocation Plan for Inyo County[21] notes that the majority of farm workers (115 of a total of 145 Countywide in 2000) worked fewer than 150 days in 1997. These data suggested to HCD that farm worker housing need not be located exclusively near farms, but can be accommodated in other locations. Residents of Bishop who are employed in farming work outside the City and share the same housing stock as all other community workers with residences in Bishop. Given the small number of farm workers within Bishop and the seasonal, dispersed nature of their employment, the City has chosen to address this special needs group as part of the overall City Housing Program.

- ***Female Heads of Household***

2000 Census data identified that 179 renter-occupied households and 148 owner-occupied households were headed by females in Bishop, compared with 152 female-headed households in 1990. Table 18 summarizes poverty status for female-headed households based on 2000 census data.

Table 18
Female Heads of Household

Householder Type	Number	Percent
Total Households*	1,435	100
Total Female Headed Households	327	22.3
Female Heads with Children under 18	125	8.7
Female Heads without Children under 18	202	14.1

[21]HCD, Draft Allocation Plan for Inyo County's Regional Housing Needs, 1 January 2001 to 30 June 2008. June 2002.

Total Families Under the Poverty Level	347	24.2
Female Headed Households Under the Poverty Level (Percentage of Total Families under the Poverty Level)	109	31.4
*Source: Census Bureau (2000 Census SF 3: P10 and P90); *Households not reporting income and head of household information are not included.*		

In 2000, a total of 125 female-headed households had children younger than 18 years of age. Of these, 35 had incomes below the poverty level. These statistics reflect improvements since the 1990 Census, when Bishop was home to 114 female-headed households with children, half with incomes below the poverty level. Nearly a third of female-headed households were under the federal poverty level, compared with nearly a quarter of all households in Bishop. Affordable housing for female heads of households in the City has been provided through existing programs. The rental rate structure and rental assistance programs currently available in Bishop are adequately addressing housing needs of this group.

- ***Large Families***

Large families are defined as households with five or more persons. There were 68 families of 5+ persons living in Bishop as of the 1990 Census. This number increased to 109 families by the 2000 Census, representing 6.5% of occupied households. In comparison 8% of Inyo County households, and 16% of California households as a whole have 5+ members. Given the limited number of large families, the City has chosen to address this special needs group as part of the overall City Housing Program. This may change if the proportion of large families continues to increase as it did between 1990 and 2000.

Table 19
HOUSEHOLD SIZE 1990 & 2000

Persons per Household	1990		2000	
	Number	Percent	Number	Percent
1	795	47	726	43
2	503	30	497	30
3-4	315	19	338	20
5+	68	4	109	7
TOTAL	**1681**	**100**	**1670**	**100**

- ***Homeless Residents***

There are many social, economic and physical conditions which have combined to increase the homeless populations throughout the state of California. In September 1984, state law added "families and persons in need of emergency shelter" to the special needs groups to be considered in the housing element of each jurisdiction. Housing element law requires the "identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of emergency shelters and transitional housing."

According to the Inyo County Mental Health Director,[22] at any point in time in 2004, there were approximately 25 homeless individuals in Inyo County. The Federal Task Force on Homelessness and Severe Mental Illness estimates that 33% of those that are homeless have a serious mental illness (SMI); of these, 40-60% have a co-occurring substance abuse disorder. In Inyo County, this would result in approximately 8 homeless individuals per year who require mental health/co-occurring disorder services. While this population is mostly adult, there may be some transition age youth and older adults in the homeless population. Using the City's 19.5% share of population in the county, Bishop can expect approximately 5 homeless individuals, of whom 2 would have a co-occurring SMI and/or substance abuse disorder. The County operates a Wellness Center at the Elm Tree Trailer Park in Bishop that provides a wide range of services and facilities available for use by the homeless. These include laundry facilities, a lounging area with television, a morning coffee hour, and social workers to provide assistance. The Bishop Salvation Army provides assistance to the County in maintaining services at the center and the trailer park provides affordable spaces as discussed in this Housing Element.

IMACA also provides services to homeless persons in the City of Bishop. IMACA indicates that the homeless population peaks during the warm summer months when roughly 30-40 individuals can be found living along the river, and another 30-40 individuals in area campgrounds. Most leave the region for warmer climates as winter months approach. IMACA regularly visits areas with homeless populations in order to distribute various supplies, including food, sanitation items, clothing and blankets. Additional services are provided by Wild Iris. Wild Iris is a community-based nonprofit agency that provides services to victims/survivors of

[22]Inyo County Mental Health, Mental Health Services Act Community Services and Supports, 3-Year Program and Expenditure Plan, March 5, 2006.

domestic violence, child abuse, or sexual assault. Services include a shelter program that offers safe haven to agency clients, the details of which depend upon individual client circumstances and agency resources. Emergency shelters are neither allowed nor prohibited in any zone within the City of Bishop, and the City's development standards are the same for emergency shelters as for any other use subject to a conditional use permit. As noted, the CUP requirement is waived for emergency and transitional housing projects that require confidentiality and the current Housing Element includes a goal to identify, before the next update, at least one residential zone in which emergency and transitional housing is allowed without a CUP or other special review.

A.8 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. Contracts for calendar years 2002-2008 provided approximately $250,000 for the residents of Inyo County with 25% of the LIHEAP total set aside for weatherization. Approximately 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 LIHEAP Weatherization Program assists an average of 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.

Weatherization, especially in older houses, leads to significant energy conservation. There are government programs available to help pay for weatherization.

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.[23] The City of Los Angeles Department of Water and Power also provides a comprehensive Energy Efficiency Program that includes a refrigerator exchange program and free lighting upgrades to qualifying companies,[24] And the City encourages residents to take advantage of these programs.

A.9 Employment Trends

A total of 1,635 residents of Bishop were employed as of the 2000 census, out of a workforce of 1,800[25], a 9.2% unemployment rate. In November 2008, 1800 residents out of a workforce of 1,930 were employed, or a 6.7% unemployment rate, a decline of nearly a third.[26]

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[23] SCE website: www.sce.com/NR/rdonlyres/B*B1D6C9-AO87-4359-9AO6CCDD4C96/0/090529_June_Business_GS.pdf.

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

[25] California Employment Development Department, Labor Market Information Division, Historical Labor Force Data for Cities, 2000.

[26] Calif. Employment Devt. Dept., Labor Market Info. Div, Monthly Labor Force Data for Cities and Census Designated Places, Nov. 2008 – Prelim.

Table 20 summarizes employment by sector for Inyo County in November 2008. This change may reflect the reduced population of working-age residents relative to a stable employment base.

Table 20[27] EMPLOYMENT BY SECTOR FOR INYO COUNTY, NOVEMBER 2008	
Total, All Industries (2)	**7,970**
Total Farm	50
Total Nonfarm	7,920
Total Private	**4,690**
Goods Producing	520
Natural Resources & Mining	20
Construction	250
Manufacturing	250
Durable Goods	100
Nondurable Goods	150
Service Providing	**7,400**
Private Service Producing	4,170
Trade, Transportation & Utilities	1,290
Wholesale Trade	80
Retail Trade	1,050
Transportation, Warehousing & Utilities	160
Information	210
Financial Activities	120
Professional & Business Services	470
Educational & Health Services	410
Leisure & Hospitality	1,440
Other Services	230
Government	**3,230**
Federal Government	420
State & Local Government	2,810
State Government	390
Local Government	2,420

One measure of the balance between employment opportunities and residents' needs is a "jobs -housing balance" test. Generally, a balanced community would have a ratio of one job for every housing unit, theoretically enabling most residents to also work in the community. As of 2008, there were 1,710 occupied households in Bishop, and 1,800 employed individuals. This yields a ratio of 1.05 jobs per household for the City as a whole. This represents an improvement from the 2000 Census results of 0.97 jobs per household. As noted in prior Housing Elements, the findings are not surprising given the distance from most Inyo County towns to workplaces outside the County. ***In whole, the data reflect a satisfactory "jobs-housing balance" in Bishop and the greater Bishop community.***

B. PROJECTED 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 the City's housing assistance need, also known as "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. Concurrently, the housing stock had a net positive change of 444 dwelling units between 1970 and 2008. Table 21 on the following page summarizes population and housing stock changes from 1970 to 2008. These data indicate that housing formation has met or outstripped population growth (assuming an average of 2.1 occupants per unit) for every decade over that nearly 40-year period.

[27] Calif. Employment Devt. Dept., Labor Market Info. Division., Industry Employment & Labor Force, Inyo County, Nov 20008 – Preliminary.

Table 21[28] BISHOP POPULATION & HOUSING TRENDS 1970 TO 2008				
YEAR	POPULATION	INCREMENTAL CHANGE	HOUSING INVENTORY	INCREMENTAL 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
2008[29]	3,551	-24	1,894	+27[30]

B.1 Housing Development Needs

As noted, the number of dwelling units in Bishop increased from 1,779 units in 1990 to 1,855 units in 2000 and 1,894 in 2008. This represents a 4.2% increase (76 units) from 1990 to 2000 and a 2.1% increase (39 units) from 2000 to 2008. Increases in housing inventory outstripped population gains during these same periods. Population increased 2.9% from 1990 to 2000 and decreased 0.7% between 2000 and 2008. In fact, the population has been relatively stable since at least 1970, when 3,498 persons resided in Bishop.

As part of each Housing Element update, the County of Inyo prepares revised assessments of requirements to maintain an adequate supply of housing in the City of Bishop and the County as a whole. During April of 2008, the County of Inyo updated its Regional Housing Needs Assessment for the City of Bishop and unincorporated County lands. The assessment assumed that Bishop would maintain a consistent share of total County population (19.5%) and occupancy rates (2.3 persons per unit based on Dept. of Finance data); group quarters would continue to be occupied by 3% of the population, and rental vacancy rates would remain around 5%.

As a result of state policy that recognizes the differing housing demands on urban and rural areas, HCD has applied "rural county adjustments" to counties with a population under 70,000 as part of the 2007 Regional Housing Needs Assessment (RHNA) allocation process. As a result of this adjustment, Inyo County's projected housing need allocation was held at 150% of the previous period's allocation (thus a Countywide RHNA of 378 in 2002 became a Countywide RHNA of 567 in 2007). Based on these assumptions, HCD identified a need for 72 new housing units in Bishop between 2003-2008 and an additional 111 units between 2007 and 2014, as shown in Table 21. The Plan includes a Regional Housing Allocation Model developed by HCD to identify the number of units required to meet housing demand for specified income groups. HCD's Regional Housing Allocation Model for 2008 allocates more housing needs to Bishop in all categories than did the allocation plan developed in 2002.

Construction of the 14 Low Income and 17 Moderate Income living units more than satisfied the 2002 requirements in those categories. However, land constraints will continue to make it difficult to achieve the total new housing need identified by HCD.

Table 22 COMPARISON OF 2002 AND 2007 REGIONAL HOUSING NEEDS ASSESSMENT[31]						
Income Group	Bishop 2002	Bishop 2007	Inyo Co. 2002	Inyo Co. 2007	TOTAL 2002	TOTAL 2007
Extremely Low	4.5	14	43	57	48	71
Very Low	4.5	14	43	57	47	71
Other Lower	8	17	54	68	62	85
Moderate	12	20	51	82	63	102
Above Moderate	43	46	115	192	158	238
TOTAL	72	111	306	456	378	567

B.2 Quantified Objectives

The objectives developed in the current City of Bishop *Housing Element Update* reflect the guidelines set forth by HCD in the most recent Regional Housing Allocation Model. Thus, the overall goal for new housing construction between 2007 and 2014 is set at 111 units, which would call for about 16 new units each year. This Housing Element Update maintains the objectives set forth in 2004 for conservation of housing. It expands on the goals set in 2004 for rehabilitation of existing housing, reflecting the increased number of

[28]Source: U.S. Census Bureau, *American Factfinders*

[29]Source: California Department of Finance Demographic Research Unit.

[30]Note that the State's data do not appear to include the 32 new assisted living units.

[31]Estimates of extremely low-income housing are based on use of 50% of the very low income category, as slowed by §65585(a)(1) of the Govt. Code.

permits issued by the City for home improvements at all income levels. Finally, the Housing Element identifies a goal for replacement of 4 housing units. This recommendation is based on findings obtained during the September 2008 housing survey, in which 4 units were rated as dilapidated. In the case of replacement and rehabilitation the recommendations are allocated across income groups in the same proportion shown by HCD in the Regional Housing Allocation for new construction. Table 23 shows the objectives for construction, rehabilitation and conservation by income group.

Table 23
QUANTIFIED HOUSING OBJECTIVES FOR THE CITY OF BISHOP BY INCOME GROUP 2008-2014

Income Group	New Construction	Replacement	Rehabilitation	Conservation	TOTAL
Extremely Low	14	1	13	4	32
Very Low	14	1	12	4	31
Other Lower	17	1	15	5	38
Moderate	20	1	18	5	44
Above Moderate	46	0	42	12	100
TOTAL	111	4	100+	30	245

As noted previously, the objectives shown in Table 22 represent goals through 2014. On an annual basis, these goals would average construction, replacement, rehabilitation and/or conservation of about 5.5 units each for the "extremely low" and "very low" categories, 6 units for the "other lower" category, 8 units for the "moderate" category, and roughly 16 units for the "above moderate" income category.

In addition, AB 1233 (Jones), Chapter 614, Statutes of 2005, requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the RHNA for which the jurisdiction failed to identify or make available sites in the prior planning period. As described in §II.A above, the City is stymied in its attempts to acquire or annex land for construction of housing. Intense good-faith efforts to acquire land from the City of Los Angeles were unsuccessful.

However, as discussed in §IV.A below, of the approximately 456 acres zoned for residential development in Bishop, approximately 195 acres (43%) are already zoned at 16 dwelling units per acre or higher. As shown in Table 2, the City met 80% of the 2004 RHNA for new construction, including all of the Moderate and Low Income allocation; 40% of the RHNA for housing replacement, and 188% of the RHNA for housing rehabilitation. In addition the City met its burden of removing obstacles to high-density, affordable housing, and has worked with IMACA and other groups to develop senior and low-cost housing whenever possible.

IV. HOUSING RESOURCES AND CONSTRAINTS

This section provides an inventory of resources and constraints relevant to residential land supply and development in the City of Bishop. Under present law, the Element must include an inventory of resources and constraints, including land suitable for residential development, vacant sites and sites having potential for redevelopment. It also should analyze the relationship of zoning and public services to potential residential sites.

A. LAND USE

The Land Use Element of the Bishop General Plan contains goals and policies that describe the nature, location, extent, and intensity of land uses within the 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 percent of Bishop land area. Of the ten land use designations identified in the Land Use Element, four deal primarily with residential development. These four are described below.

- **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.

B. *VACANT LAND INVENTORY*

- ***Land Currently Available***
  As shown in Table 24, Bishop has a total 440.55 acres of undeveloped land within city limits. Of this, 95.5% is owned by the City of Los Angeles Department of Water and Power. There are currently only 2.72 acres of undeveloped, utility serviceable, residentially designated land in Bishop. Applying current zoning and assuming 80% of maximum allowed density, the realistic capacity of these 2.72 acres is approximately 45 units. The remaining undeveloped acreage is either designated for non-residential uses (such as commercial or industrial) or is not serviceable with utilities.

Table 24
VACANT PARCELS IN BISHOP 2009

PARCEL NO.	ADDRESS	ZONE[32]	ACRES	OWNERSHIP
008-060-01	End of Kelso Rd.	P	5.64	LADWP
008-020-03	N. Sierra Hwy.	P	0.20	LADWP
008-020-02-03	1650 N. Sierra Hwy.	P	9.07	LADWP
011-290-07	NSF	P	9.69	LADWP
011-290-03-03	Hwy. 295 & See Vee	P	1.27	LADWP
001-042-12	W. Elm St.	R-1	0.12	Private
001-043-01	W. Elm St.	R-1	0.12	Private
001-053-06	662 Schley St.	R-1	0.13	Private
001-150-10	Hanby Av.	R-1	0.13	LADWP
001-053-10	463 W. Elm St.	R-1	0.13	Private
001-192-16	E. South St.	R-1	0.17	Private
001-192-17	331 E. South St.	R-1	0.17	Private
001-044-15	Keough St.	R-1	0.19	Private
001-162-18	Iris St.	R-1	0.73	LADWP
008-162-01-02	Lagoon St.	R-1	1.83	LADWP
001-011-08-03	725 Home St.	R-1	3.79	LADWP
001-161-05-02	Iris Street	R-1	5.25	LADWP
001-221-11	E. Line St.	R-1	5.69	LADWP
008-102-01	Yaney St.	R-1	7.00	LADWP
001-012-02	Home St.	R-1	7.17	LADWP
001-222-10	E. Line St.	R-1	8.35	LADWP
001-150-30	E. Line St.	R-1	8.04	LADWP
008-010-41	Yaney and Spruce	R-1	3.06	LADWP
008-050-01	Kelso & Sierra St.	R-1	8.66	LADWP

[32] P=public; R-1=single family residential; R-2000=medium high density residential; R-3=multiple residential; R-3-P=multiple residential & professional/administrative offices; A-R= low density residential; C-1=general commercial & retail; C-2=general commercial; C-H=commercial highway services; C-H BP= commercial highway & business; M-1=general industrial; O-P=office & professional; O-S=open space; R-M=mobile home; NSF=No Street Frontage; properties without addresses are contained inside larger parcels that are not fully developed and therefore lack formal addresses.

008-010-40	End Yaney St.	R-1	4.01	LADWP
011-390-03-03	Hey 395 & See Vee	R-1	8.99	LADWP
011-390-03-03	Hwy. 395 & See Vee	R-1	13.45	LADWP
001-213-09	Sneden & Clarke	R-2000	0.09	Private
001-071-27	Home St.	R-2000	0.11	Private
001-104-02	Hanby Av.	R-2000	0.45	Private
001-066-19	Howard St.	R-3	0.13	Private
001-172-08	Fulton St.	R-3	0.16	Private
001-066-15	Howard St.	R-3	0.25	Private
008-180-02	S. Third St.	R-3	1.49	LADWP
008-220-05	Jay & S. Third St.	R-3	3.70	LADWP
008-080-01	Sierra St.	R-3	4.91	LADWP
008-020-03	N. Sierra Hwy.	R-3	7.77	LADWP
008-010-41	Yaney & Spruce	R-3	6.97	LADWP
008-010-40	End Yaney St.	R-3	16.20	LADWP
011-390-03-03	Hwy. 395 & See Vee	R-3	69.89	LADWP
001-056-13	Hammond St.	R-3-P	0.13	Private
001-057-03	Hammond St.	R-3-P	0.14	Private
001-057-05	Hammond St	R-3-P	0.24	Private
008-250-01-06	640 S. Main St.	R-M	8.52	LADWP
011-390-07	NSF	A-R	0.29	LADWP
011-390-07	NSF	A-R	7.94	LADWP
008-050-01	Kelso & Sierra St.	A-R	13.05	LADWP
011-390-03-03	Hwy. 395 & See Vee	A-R	9.60	LADWP
001-086-11	Academy & N. Warren	C-1	0.06	Private
001-094-03	Rose St.	C-1	0.10	Private
001-086-14	Academy Av.	C-1	0.11	Private
001-173-09	110 S. Fowler St.	C-1	0.16	Private
001-182-10	168 E. Line St.	C-1	0.22	Private
008-130-08	E. Yaney St.	C-1	0.31	LADWP
008-120-20	106 MacIver St.	C-1	0.74	Private
008-130-07-02	219 Yaney St.	C-1	1.02	LADWP
008-360-12		C-1	0.54	Private
008-130-10	E. Yaney St.	C-1	0.65	LADWP
008-250-01-06	640 S. Main St.	C-1	4.27	LADWP
001-134-40	194 Willow St.	C-2	0.25	Private
008-360-11		C-2	0.49	Private
008-360-14		C-2	0.50	Private
008-360-13		C-2	0.63	Private
008-360-12		C-2	1.85	Private
008-163-10-02	S. Fowler St.	C-2	2.56	LADWP

008-162-01-02	Lagoon St.	C-2	0.74	LADWP
008-360-06-04	Behind 218 Wye Rd.	C-2	2.79	LADWP
008-360-09	Spruce St.	C-2	5.55	Private
001-150-30	E. Line St.	C-2	0.44	LADWP
010-480-06	N. Hwy. 6	C-H	1.33	LADWP
011-390-04-04	1940 N. Sierra Hwy.	C-H	5.91	LADWP
008-020-02-03	1650 N. Sierra Hwy.	C-H	5.37	LADWP
010-480-07	North of Wye Rd.	C-H	2.52	LADWP
011-390-03-03	Hwy. 395 & See Vee	C-H	30.80	LADWP
010-390-08-02	Hwy. 6	C-H BP	5.76	Private
010-480-11	Wye Rd.	M-1	6.57	LADWP
008-010-40	End Yaney St.	M-1	2.48	LADWP
008-360-03	Spruce St.	M-1	24.70	LADWP
010-480-10	Wye Rd.	O-P	1.32	LADWP
010-480-07	North of Wye Rd.	O-P	2.31	LADWP
010-480-10	Wye Rd.	O-S	0.69	LADWP
011-390-04-04	1940 N. Sierra Hwy.	O-S	0.81	LADWP
008-010-41	Yaney & Spruce	O-S	0.75	LADWP
011-390-07	NSF	O-S	2.30	LADWP
008-010-40	End Yaney St.	O-S	4.31	LADWP
008-630-03	Spruce St.	O-S	3.92	LADWP
010-480-07	North of Wye Rd.	O-S	2.85	LADWP
011-390-03-03	Hwy. 395 & See Vee	O-S	12.49	LADWP
011-390-03-03	Hwy. 395 Y See Vee	O-S	7.68	LADWP
TOTAL VACANT LAND AREA: 440.55 ACRES **TOTAL OWNED BY LADWP: 420.89 ACRES** **TOTAL PRIVATELY OWNED: 19.66 ACRES**				

The information provided in Table 24 underscores the importance of goals that focus on working with LADWP to acquire land for affordable housing, and the importance of HCD assistance in reconciling lease terms and loan terms and exploring the feasibility of sharing affordable housing credits with the City of Los Angeles,

- ***Additional Vacant Land that May Become Available to the City (City of Los Angeles-Owned Properties)***
  Historically, the land held by the City of Los Angeles has not been available for development of residential uses and this continues to be the case at present. Taken in whole, it is estimated that the City of Los Angeles-owned lands within the City could support 3,000 dwelling units.[33] At the time of the prior Housing Element, the City was in negotiation with the City of Los Angeles for two specific properties: a 15-acre parcel which would have provided 75-100 housing units, and the McIver Street/Pacifica project which would have provided 55 senior housing units. If this land was released by the City of Los Angeles for development, the additional housing would be more than adequate to meet the City's fair share allocation of regional housing needs. However, the City is constrained in planning for their future use because these lands are owned by another public entity. The City continues to negotiate with the City of Los Angeles for purchase or long-term lease of vacant land a cornerstone of their efforts toward constructing affordable housing.

[33]City of Bishop 2004 Housing Element Update.

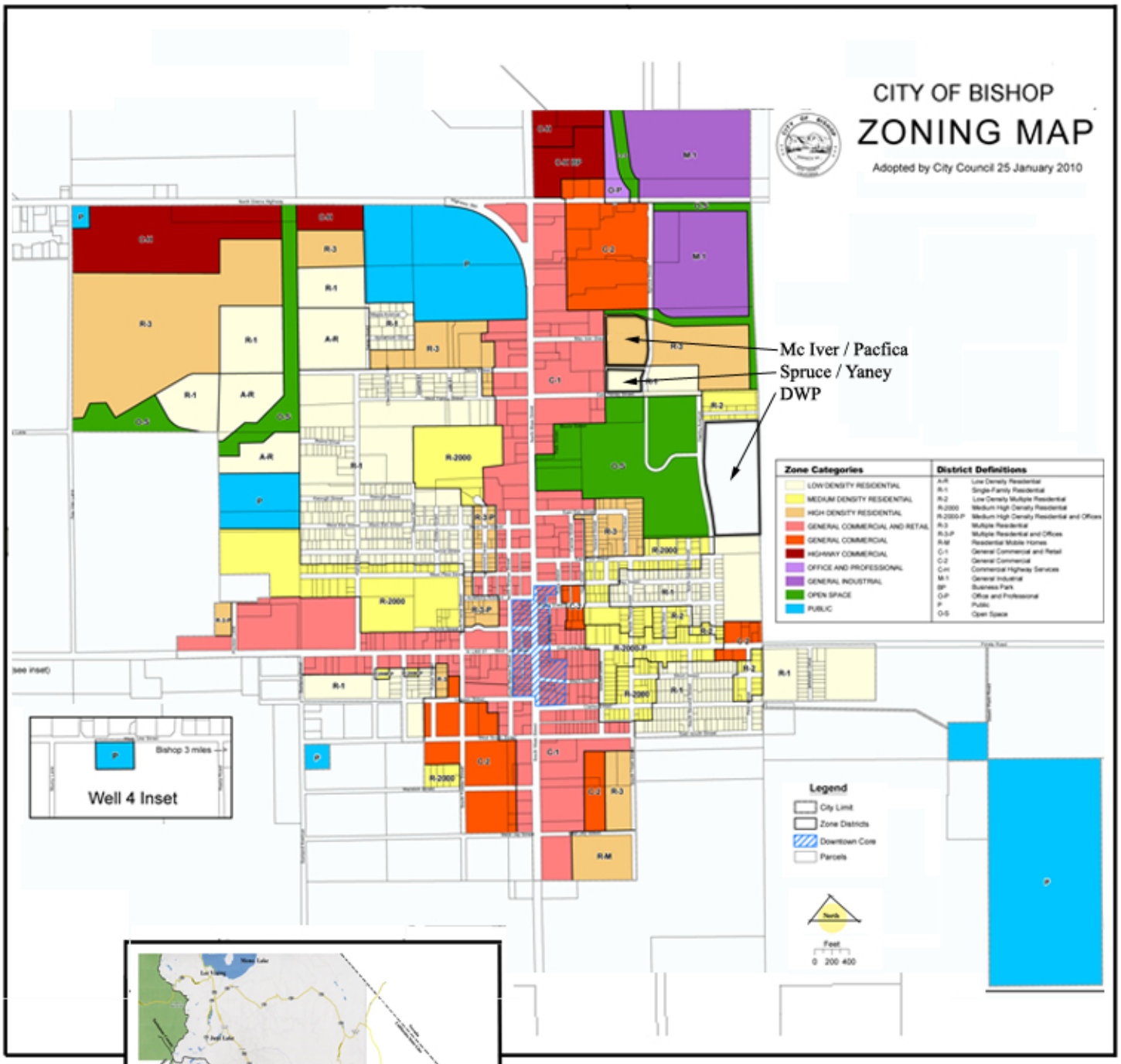
Another project area that could become available in the future involves two parcels in the vicinity of Spruce Street and E. Yaney Street. Efforts during 2007-2008 to acquire the parcel on the south failed when State and Federal funding commitments were withdrawn because each agency wanted the other agency to make the first commitment, but the City anticipates that one of these parcels may again become available in the future. The northern parcel may be more suitable for a future effort because recent surveys have revealed the presence of cultural resources on the southern site.

Table 25 presents information about the three parcels noted above, as well as the currently occupied sites discussed in the following section. Potential capacity for all parcels is estimated at 80% of the maximum density shown in Table 25. Development capacities may be even higher than shown, since the City allows developers to mitigate for impacts to sensitive resources (including biological and cultural resources) by obtaining approvals from the appropriate state and federal permitting agencies. None of the sites shown in Table 25 is known to have unavoidable environmental impacts that would preclude development, and only a small part of the DWP site is located in the 100-year flood plain. The City anticipates that any future environmental constraints on these sites, all of which are shown in Figure 2 (Bishop Zoning Map) can be mitigated to a level that would permit development to occur within the current planning period.

Development of all three parcels at the maximum allowed densities would yield affordable housing far exceeding the 2014 RHNA allocation for the City of Bishop (111 units total). The projects described in Table 25 below are considered to represent the City's best opportunity for meeting RHNA goals through 2014. The City will place a priority on realization of these projects, and considers it probable that at least one of the projects will be achieved during the current planning period. However, the progress schedule outlined in Table 36 (at the conclusion of this Housing Element) includes a City-initiated goal to pursue affordable housing as a discretionary use within commercial zones in the event that the DWP negotiations do not materialize within the current planning period.

Table 25
AVAILABLE LAND INVENTORY SUMMARY

LOCATION/ APN	Zone	Allowable Density	GP Designation	Estimated Unconstrained/ Constrained Acreage	Realistic Unit Capacity or Range (based on zoning)	Existing Use	Infra-structure Capacity	On-site Constraints
15-acre DWP parcel/ APN	RMH (county)	7.6 to 15.0 du/ac	Residential Medium-High Density	9 Unconstrained 6 Constrained (15 acres total)	108 units	Vacant	Yes	Estimated 3 acres of wetlands and 3 acres of flood plain
McIver/ Pacifica/ APN 08-010-41	R-3	35 du/ac	Residential High Density	6.5 Unconstrained 1.0 Constrained (7.5 acres total)	182 units	Vacant	Yes	Estimated 1 acre of open-space zoning (with possible endangered plant)
Spruce & Yaney APN 08-010-41	R-1	9 du/ac	Residential Low Density	3.0 Unconstrained 0.5 Constrained (3.5 acres total)	21 units	Vacant	Yes	Estimated ½ acre of land constrained by possible endangered plant
TOTAL				***18.5 Unconstrained 7.5 Constrained 26.0 Total***	***311 units***			



Regional Location Map

BAUER PLANNING & ENVIRONMENTAL SERVICES, INC.

Bishop Zoning & Street Map

City of Bishop 2009 Housing Element

FIGURE 2

- ***Currently Occupied Sites that May Become Available to the City (Private Parcels)***
  In addition to the vacant parcels discussed above, the City and IMACA have had a long-term interest in the potential acquisition of an existing motel (the Elm Street Motel) located on East Elm Street. IMACA previously bid to acquire this site in 1998 and had the funds available to proceed, but the deal failed due to problems in the real estate transaction. The owner has not since 1998 shown an interest in selling, but IMACA continues to keep an eye on this site for possible future purchase.

  Another property that has approached IMACA with an offer to sell is the Starlight Motel located at Short and Sneden. The offer was not accepted previously due to the absence of sufficient funds, but the site is well suited for conversion as an affordable living unit and IMACA has continued interest in future acquisition when a suitable funding opportunity is identified. The City estimates that the Elm Street Motel and the Starlight Motel parcels have a combined potential capacity for 41 units, based on the existing number of units. Both parcels are fully served by utilities and infrastructure, and neither parcel is subject to development constraints.

- ***Infrastructure and Public Service Considerations***
  The City of Bishop conducted an informal survey of existing infrastructure in 2003 that assessed the capacity of the water and sewer systems as well as the anticipated rate and cost of new infrastructure development. A phased series of rate increases was implemented between 2004 and 2008, allowing the City to improve and construct water wells, complete a Water and Sewer Master Plan, and replace the sewer cleaner truck, as well as maintain emergency reserves.

  Sewer services are provided by two separate entities. The City of Bishop Sewer Department provides service to lands within the City limits, and the Eastern Sierra Community Services District provides service to lands west of the City limits. There is some overlap in the two agencies' service areas in order to maximize service efficiency and capacity at the interagency boundary. As noted above, the City conducted a study of the sewer system and anticipates that improvements will be made to enhance service capabilities.

  Recent legislation (SB 1087, Statutes of 2005) affects the responsibilities of local governments and water and sewer service providers. Water and sewer providers are required to grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. SB 1087 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers. The Sewer Master Plan does not anticipate a shortfall of capacity to serve anticipated development in the City, including the capacity required to accommodate the 2014 RHNA housing requirements. Similarly, the Water Master Plan provides sufficient water capacity to serve the RHNA developments outlined in this Housing Element.

  Other essential services such as public safety (police and fire) would also be provided by the City, with possible modification to staffing levels depending on the rate and intensity of development. Neither of the privately owned vacant properties is constrained by earthquake faults or by flooding potential. A determination as to whether a parcel would pose "wetland" issues would require site specific studies at the time of development review.

C. EVALUATION OF GOVERNMENT CONSTRAINTS

According to state law, local housing elements must contain an analysis of potential and actual governmental constraints upon the maintenance, improvement or development of housing for all income levels. The potential and actual constraints included and required in the scope of analysis are listed below:

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

The law does not imply that the above factors are actually constraints to all jurisdictions. However, Article 10.6 requires a descriptive analysis of these factors to determine if any constrain the maintenance, improvement or development of housing in a community. As described in the discussion below, the procedures and fees and controls adopted by the City of Bishop pose few obstacles to development in comparison with other agencies in California. Site improvement costs and municipal fees are at or below the level of comparable jurisdictions, the City is efficient in its processing of various applications and handles such applications in a single department, residential zoning categories are permissive (allowing all densities up to the category limit), and zoning restrictions contain no unusual or prohibitive requirements. There are no governmental policies or requirements that impede the development, maintenance and improvement of housing for persons with disabilities, and the City has outlined a process to enhance housing opportunities for its disabled population.

The City of Bishop maintains an open-ended process that provides access to all persons concerned about issues involving persons with disabilities including advocates and proponents of special projects. The City has found that open-ended access is more responsive than attempting to codify every issue that arises as a city ordinance. The City gives full attention to each person facing constraints on housing for persons with disabilities. These cases are considered individually and decisions are contingent upon all circumstances found to affect each case.

The City of Bishop makes pertinent information available to all persons concerned about these issues. In the past four years the City of Bishop has been approached with general questions regarding zoning, permit processing, and building laws specific to concerns addressing persons with disabilities; each case was handled individually. Constraints on the availability of private land in the City of Bishop limit the amount of building projects that arise yearly. 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, Title 24, parts 1 through 10 and 12, which are the California Administrative, Building, Electrical, Mechanical, Plumbing, Energy, Elevator Safety, Construction, Historical Building, Fire, Existing Building and 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 standards do not differ for persons with disabilities. The City's affirmative implementation program for housing to meet the needs of persons with disabilities is outlined in the 5-Year Action Plan, §V.C.

C.1 Fees and Site Improvement Costs

The City of Bishop assesses fees for the processing of building permits and land use approvals. The City uses a permit fee schedule to determine the cost of a building permit; it is based on the valuation of the project at hand. As an example, a $65,000 valued project would be charged a building permit fee of $749. A project valued at $100,000 would be charged $994. Plan check fees are 65% of the building permit fee. These fees are similar to fees charged in other jurisdictions and are not considered a significant constraint to housing; the fees help offset the costs of inspection. The building permit fee schedule (available at City offices) is periodically updated, but there has been no increase since the 2004 Housing Element Update.

Processing costs for a general plan amendment, zone change and/or use permit are minimal. For example, the fee for a general plan amendment or a zone change is based on the actual cost for staff time, while a use permit costs only $175. A negative declaration is processed for $225. Environmental Impact Reports are contracted out at cost. There are no parkland dedication fees or requirements. Again, these fees have no increased since 2004. Processing costs do not pose serious impact on the production of housing in Bishop.

The City of Bishop owns and operates the sewer and water system. Unlike many jurisdictions in the state, Bishop does not charge a hook-up fee for these services. There is a labor cost, averaging about $1,200 per hookup, to offset the costs of the physical connection to the sewer line and/or water line. However, it is expected that any other sewer and water system improvements would, if needed, be funded by builders. Common trenching for utilities is encouraged where allowable by state health codes. The City has adequate total capacity in its sewer and water systems to accommodate its share of the regional housing need in the 5-year planning period. The availability of adequate capacity, coupled with reasonable fees and charges, indicate that utilities do not pose an obstacle to affordable housing development. 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. Fees are otherwise not charged.

The City has no special requirements such as landscaping, fencing and sprinkler systems. Again, there is very limited impact on housing costs from City-imposed regulations. There are no fees for offsite improvements such as traffic signals, light standards or other offsite roadway improvements. Again, the low fees do not pose any obstacle for development of housing.

School impact fees are charged by the respective school districts. The maximum fees charged are determined 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.

To encourage construction of low-moderate housing, the City has determined as part of the current Housing Element update to waive building fees and remodel permit fees for any project that would add to affordable housing options in Bishop. The City will also provide assistance in the preparation and filing of such applications.

C.2 Processing and Permit Procedures

When residential projects are initiated in the City, specific approvals are required that can involve Planning Commission action, City Council action, permits and inspections. Table 26 indicates average processing times for the various processes. The time frames indicated suggest a relatively fast processing time in all categories and are not considered constraints to the development of housing. Although there is no officially designated "one stop" processing of permits, there is only one stop since the planning, building and public works departments are housed at the same location and utilize at the same front counter. Table 26 is followed by Table 27 which summarizes housing types permitted in residential zones; projects that conform to all standards receive ministerial approval.

Table 26
APPROXIMATE DEVELOPMENT PROCESSING TIMES

Process[34]	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 27
HOUSING TYPES PERMITTED BY ZONING DISTRICT

Housing Types Permitted	R 1	R 2	R 2000	R 3	R M[35]
Single Family Attached		X	X		
Single Family Detached	X	X			
Duplexes to Fourplexes		X	X		
Multifamily (5+ Units)			X	X	
Mobile Homes					X
Manufactured Homes	X	X	X		
Second Units[36]	X	X	X	X	
Emergency Shelters[37]	C	C	C	C	C
Supportive Housing	C	C	C	C	C
Group Homes (up to 6 residents)	C	C	X	X	X
Group Homes (7+ people)	C	C	C	C	C
Single Room Occupancy	C	C	C	C	C
Transitional Housing	C	C	C	C	C
X=permitted use; C=conditionally permitted use					

As noted in Table 27, emergency shelters and transitional housing are allowed in all residential zones and, although emergency shelters and transitional housing are listed as requiring Conditional Use Permits, the City notes that it has waived these requirements where confidentiality is required. For example, Wild Iris has had full liberty to create safe houses for battered families in locations throughout the City with no permit requirements or other approvals.

[34]Processing 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.

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

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

[37]Emergency 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.

As part of the current Housing Element Action Plan, the City has affirmed that one or more zone districts will be rezoned, within one year of Housing Element approval, to permit emergency shelters without discretionary approval. The City will encourage and facilitate this use, and will ensure that emergency shelters are subject to the same development and management standards that apply to other allowed uses in the identified zone.

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. The City will encourage and facilitate both types of housing, and the City will identify one or more zones in which supportive and transitional housing are allowed without undue special regulatory requirements, with a follow-up to ensure that these regulations are implemented.

During the process of identifying one or more zones in which emergency shelters, transitional housing and supportive housing will be permitted by right, the City plans to focus on districts zoned for commercial use and high density residential use. The commercial district has been selected for review because commercial areas are commonly located in proximity to services and transit facilities that would benefit residents of emergency and transitional housing, and in recognition of the City's plan to review the commercial zones for areas that would be suitable for mixed residential and commercial uses. The high-density residential district has been selected for review due to the shared density, scale and focus of land uses (see Table 30 below). Because the Municipal Code does not define 'family' or set minimum separation requirements for these uses, it will not impede the implementation of these goals. In addition to allowing transitional and supportive housing in commercial zones, zoning will be amended to permit transitional and supportive housing as a residential use subject only to the same restrictions that apply to other residential uses of the same type in the same zone.

C.3 Building Codes

The City of Bishop has adopted the California Code of Regulations, Title 24, Parts 1 through 10 and 12, which establishes standards for new construction. The City could establish more stringent standards but has not done so. Relative to other jurisdiction in the state, there are no special building code constraints present that would inhibit housing construction. Further, the City conducts its code enforcement on a complaint basis or as needed through normal field visits.

C.4 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; there are no minimums or maximum unit sizes required by the City except through the UBC. Height requirements are also not unduly restrictive; there is a two-story maximum for single-family units and a two-story maximum for multifamily units.

Table 28[38]
Zoning and Development Standards-Residential

	R 1	R 2	R 2000	R 3	R M
Density Range	2-5 units/ac.	5-10 units/ac.	10-22 units/ac.	22-36 units/ac.	Up to 11 units/ac.
Setbacks-front/ rear	15 feet	15 feet	10 feet	10 feet	10 feet
Setbacks-side	5 feet	5 feet	5 feet	5 feet	5 feet
Minimum Lot Size	5,000 sf	5,000 sf	5,000 sf	5,000 sf	4,000 sf
Parking	2 spaces/du	2 spaces/du	2 spaces/du	2 spaces/du	2 sp/unit
Height Maximum	26 feet	26 feet	26 feet	26 feet	26 feet

[38]Source: 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.

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 UBC 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. In fact, compared to most other cities in the state, the City of Bishop has very few constraints either through fees, regulations or land use requirements. Table 28 summarized relevant zoning and development standards for the City of Bishop, and Table 29 summarizes street widths, curb and gutter standards, sidewalk requirements and other applicable requirements.

A "housing first" model is used to help the homeless and severely mentally ill achieve stability, recovery and wellness.

Table 29
Zoning Code and Development Standards for Circulation

	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
Other requirements[39]			

The State of California has imposed potential constraints on housing through the requirement of 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.

In most respects, the City is well suited to meet the needs of its lower-income and disabled population. Mobility is enhanced by numerous factors (including the City's compact size, the availability of transit services, and relatively uniform and flat topography throughout the City limits) and the cost of municipal services and utilities is relatively low. Apart from the scarcity of developable land, the primary obstacle to affordable housing is the relatively high cost of living, as evidenced by the City's 2008 cost of living index of 106.1 (above the national average[40]).

C.5 Applicable State and Local Laws

During 2002, the State Legislature adopted Assembly Bill 1866, which is intended to provide affordable housing through development of second-units. To achieve this goal, AB 1866 amended 2 sections of the existing Government Code, as noted below.

- **Section 65852.2 (Second-unit law)**

This amendment requires local governments with a second unit ordinance to ministerially review second-unit applications as of July 2003. Local governments without a second-unit ordinance, or with an ordinance that conflicts with this law, should ministerially consider second-unit applications in accordance with State standards.

- **Section 65583.1 (A portion of State Housing Element Law)**

This amendment clarifies existing housing element law to allow identification of realistic capacity for second units in addressing a locality's share of regional housing need. The amendment encourages identification of potential capacity based on development trends of second-units. This amendment took effect on January 2003.

The City of Bishop has not formally adopted a second unit ordinance, although this has been a subject of discussion and review by the City Council. As a key outgrowth of this discussion, the City Council adopted Ordinance 506[41] to provide relief to homeowners

[39]Several special street requirements apply to condos & condo conversions, regardless of adjacent street category. No other special requirements apply.

[40] City data website: www.City-data.com/city/Bishop-California.html

[41]City of Bishop, Ordinance 506, *An Ordinance of the City of Bishop, State of California, Amending Ordinance No. 424 and §§17.04.080 & 17.80.010 of Title 17 of the City of Bishop Municipal Code Respecting Nonconforming Uses.*
Passed and approved by the Bishop City Council, 28 July 2003.

living in nonconforming structures that have been subject to damage or destruction. The ordinance affirms the City's goal that land uses should reflect approved designations, but allows the repair or reconstruction of otherwise legal nonconforming structures that have been damaged or destroyed through natural or intentional destruction. The City intends to further explore the options for permitting second-units within the context of adopted planning policy and zoning designations.

- **Senate Bill 520 (Persons with Disabilities)**

This bill, approved in October 2001, prohibits housing discrimination on the basis of familial status or disability, and recasts earlier provisions pertaining to handicapped persons in terms of disabled persons. The law essentially clarified existing state requirements, including specifications for assessing housing needs, developing an inventory of housing constraints and resources (including land availability to meet needs), analyzing population and employment characteristics, identifying means to conserve existing affordable housing resources, a statement of applicable goals and policies, and development of a 5-year program to achieve those goals consistent with state requirements and regional housing allocations.

This Housing Element provides an assessment of disabled residents, establishes goals and policies that give priority to the housing needs of disabled, elderly, single-parent and homeless residents with limited incomes, and identifies a number of programs specifically designed to address the housing needs of this segment of the population. The programs include Community Development Block Grant funding, Housing Assistance Program rental assistance vouchers, use of density bonuses, rental housing construction program funds, the energy crisis intervention program, enforcement of existing state laws, and enforcement of the Bishop Land Use Element guidelines pertaining to density limits. Additionally, the 5-year action program includes specific goals for the rehabilitation and conservation of 53 units through repair loans for lower income, senior and disabled households using the programs identified above.

The City permits second units in most residential zones.

- **Section 65584.09**

AB 1233 (Jones), Chapter 614, Statutes of 2005, requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the RHNA for which the jurisdiction failed to identify or make available sites in the prior planning period. As described in §IIA above, the City has been stymied in its attempts to acquire or annex land for construction of housing. Intense good-faith efforts to acquire land from the City of Los Angeles were unsuccessful. However, as discussed in §IV.A above, of the approximately 456 acres zoned for residential development in the City, approximately 195 acres, or 43%, are already zoned at 16 dwelling units per acre or higher. Although the 2004 RHNA for above-moderate housing was not met, the City did meet its burden of removing obstacles to high-density, affordable housing, and has worked with IMACA and other groups to develop senior and low-cost housing whenever possible.

- **Section 65583**

Chapter 633, Statutes of 2007 (SB 2) strengthens housing element law to ensure zoning facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. The law will facilitate efforts to address the critical needs of homeless populations and persons with special needs throughout all communities in California. Generally, SB 2 amends housing element law regarding planning and approval for emergency shelters and transitional and supportive housing as follows:

  - At least one zone shall permit emergency shelters without a conditional use permit or other discretionary action.
  - Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter.
  - Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to emergency shelters.
  - Emergency shelters shall be subject only to development and management standards that apply to residential or commercial uses within the same zone.
  - Written and objective standards may be applied as specified in statute, including maximum number of beds, provision of onsite management, length of stay and security.
  - Includes flexibility for jurisdictions to meet zoning requirements with existing ordinances or demonstrate that the need for emergency shelters can be met in existing shelters or through a multi-jurisdictional agreement.
  - Transitional and supportive housing shall be considered a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

According to the Inyo County Mental Health Director, at any point in time in 2004 there were approximately 25 homeless individuals in Inyo County.[42] The Federal Task Force on Homelessness and Severe Mental Illness estimates that 33% of the homeless have a serious mental illness (SMI); of these, approximately 40-60% have a co-occurring substance abuse disorder. In Inyo County, this would result in approximately 8 homeless individuals per year who require mental health/co-occurring disorder services. While this population is mostly adult, there may be some transition age youth and older adults in the homeless population. Using the City's 19.5% share of population in the county, Bishop can expect approximately 5 homeless individuals, of whom 2 would have a co-occurring SMI and/or substance abuse disorder.

The County of Inyo full service partnership (FSP) helps identified individuals achieve their desired outcomes through the delivery of individualized client/family-driven mental health services and supports. Services will include community integration activities; coordination and access to medications, clinical services, substance abuse services, vocational rehabilitation, benefits advocacy, medical care, and other community resources. The program will provide the necessary housing supports to ensure success for program members, including assistance with finding housing, housing vouchers, and foster the necessary skills to promote the most independent, least restrictive housing possible in the community. Community-based locations for the adult program will be obtained to help integrate these services into the community and help improve access. The development of a Wellness Center in Bishop has helped integrate the program into the community and promote a wellness and recovery philosophy. The Wellness Center offers outreach efforts by mental health staff and is a source for referral of homeless individuals in need of mental health services, but who may be reluctant to engage in service delivery in a more traditional office/clinic setting.

Housing and employment services are a critical component of the FSP. A 'housing first' model is used, in conjunction with developing a number of different housing options. Supportive housing services are provided. An array of support services are available that are intended to promote housing stability, recovery, and wellness. Participation in these support services will be voluntary and will not be a requirement for eligibility for any rent subsidy or housing voucher.

D. NONGOVERNMENTAL AND MARKET CONSTRAINTS AND OPPORTUNITIES

Limited private land resources and high housing costs in relation to incomes are the most likely constraints 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. These variables are national in scope and widely recognized. The discussion below focuses on these non-governmental and market constraints to housing development.

D.1 Limited Land Resources

The City of Los Angeles is a significant land owner in the City of Bishop as well as the entire Owens Valley. As noted in previous sections, the total area of serviceable and residentially designated City of Los Angeles-owned land in the city limits of Bishop could accommodate over 3,000 dwelling units. This is almost twice the number of dwelling units in the City of Bishop in the 1990 Census. However, Los Angeles DWP plays a very small role in the provision of housing. In fact, Los Angeles DWP has reduced their total housing stock through the demolition of older dwellings on Los Angeles DWP-owned land. As in prior years, the purpose of Los Angeles DWP in the Owens Valley is to procure water for southland uses. The City of Los Angeles has secured land and water rights throughout the Bishop region and generally has not released land for residential development. Where the City of Los Angeles has released land for development, it primarily has been for non-residential uses. This policy has severely restricted housing development in Bishop and the Owens Valley. It remains the number one housing growth constraint in Bishop.

Although City of Los Angeles lands surround most of the City, on the west side of the corporate limits is found the Piute-Shoshone Indian Reservation. Bishop's western boundary abuts against this self-directed and nearly autonomous nation; neither is it subject to City regulations nor to state mandates such as housing elements. Because of its location and size, the City is constrained in developing in that direction. 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 very limited; as shown previously in Table 23, less than 20 acres of privately-owned vacant land remains in Bishop (most in small parcels throughout the City). However, the zoning density overlays permit a considerable increase in density as land is redeveloped.

D.2 Affordability (based on Census data)

The ability of people to pay for housing without sacrificing other essential household income needs is one of the most important factors in any housing market. Household income establishes the limits of affordability while other factors, related to land, financing and construction, establishes the cost to the consumer. The interrelated factors determine, in many ways, which residents are able to reside in a community. Tables 30 and 31 compare 2000 housing costs for renters and homeowners in Bishop and California as a

[42]Inyo County Mental Health, Mental Health Services Act Community Services and Supports, 3-Year Program and Expenditure Plan, March 5, 2006.

whole, with data from the 1990 Census.[43] 2010 Census information will be available for use in the 2014 Housing Element revision.

Table 30
RENTAL VALUES FOR BISHOP AND CALIFORNIA 1990-2000

RENTAL PAYMENT	BISHOP 1990	BISHOP 2000	CALIFORNIA 1990	CALIFORNIA 2000
<$100	7	0	26,581	39,207
$100-200	69	9	190,674	133,827
$200-300	211	122	266,071	145,606
$300-400	309	218	516,901	325,555
$400-500	189	241	715,128	528,673
$500-600	46	182	775,612	690,031
$600-750	22	75	916,844	956,563
$750-999	6	40	668,470	1,021,024
>$1,000	0	42	323,824	928,419
No Cash Rent	25	52	122,286	152,858

Table 31
HOME VALUES FOR BISHOP AND CALIFORNIA 1990-2000

HOME VALUE	BISHOP 1990	BISHOP 2000	CALIFORNIA 1990	CALIFORNIA 2000
<$20,000	3	0	19,407	16,344
$20,000-40,000	8	0	51,095	42,254
$40,000-60,000	19	0	126,175	68,531
$60,000-75,000	32	0	174,250	182,382
$75,000-100,000	138	83	384,739	331,572
$100,000-125,000	114	72	380,393	403,671
$125,000-150,000	70	89	431,705	531,060
$150,000-175,000	45	118	438,985	540,092
$175,000-250,000	25	76	1,059,965	1,186,171
>$250,000	9	16	1,623,550	2,225,541

Housing costs as a constraint on affordability must be examined in light of the rental and ownership costs within the means of various economic segments. State law identifies four economic segments as follows:

- Very Low Income
- Low Income
- Moderate Income
- High Income

The annual income limits of these four groups are further defined by the U.S. Dept. of Housing and Urban Development (HUD) in reference to the median income for Inyo County. As of 2008, the median income for all households in Inyo County was estimated to be $57,500; the statewide median for non-metropolitan counties was estimated at $57,800.[44] For the City of Bishop, estimated median income in 2007 was $33,993. A family of four having an income of less than $10,198 would be in the Extremely Low Income category; $10,198-$16,996 would be in the Very Low Income category; $16,997- $27,194 would be in the Low Income category; $27,195-$40,791 would be in the Moderate Income category, and more than $40,791 would be in the Above Moderate income category. The 2000 Census noted that owner occupied units had a median value of $145,200 and the rental units had a median rent of $540.

The housing needs of extremely low income residents represent a small but important part of overall housing element goals. Table 32a below summarizes existing housing need for the extremely low income population of Bishop. Existing need is drawn from information provided by the HCD and from the Housing and Urban Development Department (HUD) *State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data.*

[43]Census Bureau, American Fact Finder data, 1990 & 2000 census; 2010 census data will be available for use in the 2014 HE update.
[44]HCD, Division of Housing Policy Development, February 28, 2008 Memorandum re: Official State Income Limits for 2008.

TABLE 32A HOUSING NEEDS FOR EXTREMELY LOW-INCOME HOUSEHOLDS			
	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	177	74	251
% with any housing problems	71.8 %	59.5 %	68.1%
% Cost Burden >30%	71.8%	59.5%	68.1%
% Cost Burden >50%	61.6%	18.9%	49.0%
Total Number of Households	956	690	1,656
Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data			

As shown in Table 32a above, approximately 251 extremely low-income households resided in the City in 2000, representing 15.2% of the total households. Most (71.8%) extremely low-income households are renters and experience a high incidence of housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities), and 68.1% were in overpayment situations. Even further, 49% of extremely low-income households paid more than 50% of their income toward housing costs, compared to 12.8% for all households.

Table 32b below summarizes anticipated future housing need for the extremely low income population of Bishop. This projection is based on population growth trends in the City for the 19-year period from to 1990 to 2009, when the City's population experienced an overall 1.8% increase from 3,475 to 3,536 residents.[45] The projection indicates that the number of Bishop households in the extremely low income category will increase by a total of 4, including 3 renter households and one owner household.

Table 32b
PROJECTED EXTREMELY LOW INCOME HOUSING NEEDS

	RENTERS	OWNERS	TOTAL
PROJECTED 20144ELI HOUSEHOLDS	180	75	255

Table 33 summarizes City of Bishop affordable housing need and costs based on housing payment of 30% or less of household income.

Table 33
CITY OF BISHOP 2007 AFFORDABLE HOUSING NEED AND COSTS

	EXTREMELY LOW	VERY LOW	OTHER LOW	MODERATE	ABOVE MODERATE
INCOME	$0 - $10,198	$10,199-$16,996	$16,997-$27,194	$27,195-$40,791	$40,791+
RHNA 2008-2017	14 units	14 units	17 units	20 units	46 units
HOME VALUE	$0-$19,876	$19,877-$39,755	$39,755-$67,985	$67,985-$103,163	$103,163+
MONTHLY RENT	$0-$255	$256-$425	$426-$680	$681-$1,020	$1,021+

D.3 Affordability (based on Current Trends in Housing Costs)

Although much of this 2009 Housing Element Update is based on data drawn from the 2000 Census, it is widely recognized that the

[45] Note that this is a conservative estimate, since the City's population dropped by 53 residents (1.5%) between 2000-2005, but has subsequently regained most of that population.

Bishop housing market, like the California housing market, has undergone substantial change over the past 8 years. To provide an updated snapshot of housing trends, two real estate sources were reviewed including the *Real Estate Market Indicator* and the *Real Estate Market Update.*[46] A good overview of regional trends is provided in Table 34 below, which summarizes total number of sales and sales prices for Inyo County as a whole between 2001 and 2008.

Table 34: INYO COUNTY RESIDENTIAL SALES 2001-2008

YEAR	TOTAL SALES-HOMES/MOBILE HOMES	% CHANGE	TOTAL SINGLE FAMILY HOME (SFH) SALES	% SFH SOLD FOR MORE THAN $300,000
2001	207	Na	151	12.5%
2002	252	+21.7%	177	20.3%
2003	240	-4.8%	153	38.0%
2004	234	-0.3%	150	56%
2005	243	+0.4%	172	71.5%
2006	220	-9.5%	142	76.1%
2007	222	+0.1%	148	66.2%
2008	176	-20.7%	113	59.3%

Countywide, the median price of homes was $208,100 as of December 2001, and reached a high of $400,750 in 2006 before dropping back to $334,950 in December 2008. Mobile homes represent another housing option in Bishop. The mobile homes are often affordable to a wider range of potential buyers than single-family units. Table 35 summarizes the inventory of homes and mobile homes on the market in the larger Bishop area during 2007-2008, including an indication of available supply throughout that period.

Table 35
BISHOP AREA SINGLE FAMILY & MOBILE HOME SALES AND SUPPLY 2007 and 2008[47]

YEAR	Single Family (SF) Sales	Avg. Supply SF Homes (days)	Mobile Home (MH) Sales
2007	148	122	74
2008	113	141	63

D.4 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. Although no data was available for the City proper, data for the larger Bishop area indicates that there were 82 lots sold during 2002, and 45 lots through August of 2003. As the area has been built out, these numbers have dropped to 22 lots sold in 2007 and 20 lots sold in 2008.

D.5 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 by the quality of the construction (such as roofing materials, carpeting, cabinets, bathroom fixtures and other amenities). Because of these factors, it is hard to establish an absolute measure of construction cost. According to data provided by Coldwell Banker for 2008, new housing construction was averaging about $200 per square foot in the Bishop area (compared with roughly $135 in 2001 and $50 per square foot in 1995). Custom homes and units with extra structural requirements or amenities can run much higher. Construction costs have increased faster than the cost of living in large part due to the strong worldwide demand for construction materials, especially cement and gypsum, over the past few years. Increased building material costs have added $5,000-$7,000 to the cost of a new home.[48] Lower costs can be achieved by reducing amenities and using less costly building materials, decreasing construction financing costs, and use of alternative construction methods (such as manufactured housing or mobile home rental space) and mass production methods; the latter option can be of particular benefit when density bonuses are utilized for the provision of affordable housing.

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[46]Data provided during April 2009 by Nancy Lowthorp of Coldwell Banker, LeeAnn Rasmuson & Associates. Sales prices are rounded to nearest $100.

[47]Coldwell Banker, LeeAnn Rasmussen & Associates, http://www.bishoprealestate.com/

[48]"Shortage of Materials May Boost Home Prices," ConsumerAffairs.com, August 11, 2004.

D.6 Conclusions

The availability, affordability, selection, and quality of housing directly determine who will be able to reside in a community. With the Bishop planning area service industry economy, this aspect of community development becomes even more critical. The recreational based service economy depends on a labor pool of individuals working in relatively low paying jobs. Lack of suitable housing can ultimately be reflected in either higher wages or a shortage of employees, or both. Forest Service and Bureau of Land Management officials have reported that present housing market conditions have had a negative impact on their ability to attract and retain skilled personnel in key positions, and similar concerns have been expressed by private sector employers in the Bishop area, including the local hospital. High housing costs are often cited as the basic problem. Affordable housing will exercise a substantial control over this and other aspects of the local economy.

Programs such as HUD Housing Choice Voucher housing assistance and programs under the California Housing Finance Agency provide additional housing assistance in Bishop. Rental subsidy programs also enhance housing affordability. An increase in the supply of rental units could help alleviate some of the potential problems of low income jobs versus high housing costs. Although there appears to be little activity in converting apartments to condominiums, this should be encouraged so that low income individuals may also have the opportunity to become owners instead of lifelong renters. Lower cost mobile homes and modular housing also provide a way for low income renters to become owners, thereby building equity instead of collecting rent receipts. Methods to assist persons without sufficient incomes or equity are needed so that everyone has the opportunity to achieve a part of the "American dream" of home ownership. Self-help housing construction projects and non-profit housing corporations are some of these methods. Another approach is full financing of mortgages that require only small costs upfront (versus the requirement of 5-10% down payment). Finally, the need to work with the City of Los Angeles in securing adequate residential land within the present urban boundary will be essential for long term housing opportunities in the City of Bishop. Other programs are described under Item F (Affordable Housing Resources).

E. POTENTIAL LOSS OF AFFORDABLE HOUSING

According to HCD's 2008 *Draft Allocation Plan for Inyo County Regional Housing Needs*, there are no federally assisted projects in Bishop that are at risk of losing their affordability component or converting to market rate housing. The Plan also indicated that there are no at-risk HUD-based multi-family units or privately-owned multi-family rental development Section 515 (Federal Rural Development) units at risk of conversation to market rate.[49]

Over 20 federal and state programs award loans and grants for affordable housing, Infrastructure, homeless shelters, and job development for low-income workers.

F. AFFORDABLE HOUSING RESOURCES

HCD administers more than 20 programs that award loans and grants for the construction, acquisition, rehabilitation and 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.[50] Several state and federal programs are also designed to assist in the provision of these services.

F.1 Redevelopment Set-Aside

- **Legislative Background**

State Redevelopment Law provides the mechanism whereby cities and counties can establish a Redevelopment Agency. The Agency's primary purpose is to provide the legal and financial means necessary to address blighting conditions and the various means under state law for financing redevelopment implementation. The most useful of the provisions is tax increment financing. This allows property within the Redevelopment Project Area to be "frozen" at the current assessed level when the redevelopment plan is adopted. Generally, as the property value in the Project Area increases, the taxes accrued above the "frozen" level are distributed to the Redevelopment Agency. These funds can then be used for redevelopment projects.

Since the original Redevelopment Law was enacted, the state legislature has changed the requirements so that redevelopment agencies must assist in the provision of low and moderate income housing. The requirements generally fall into three basic categories:

a) Spend 20% of the tax increment revenue to increase and improve the supply of low and moderate income housing
b) Require replacement of low and moderate income housing that is eliminated as a result of redevelopment activities.
c) Require that a portion of all housing constructed in a redevelopment project area be affordable to low & moderate income persons/families.

[49]These conclusions were confirmed in communications with the IMACA director during January 2009.

[50]Department of Housing and Community Development website, http://www.hcd.ca.gov/fa/

These requirements for low and moderate income housing can provide a significant source of funding for community housing programs. State law sets forth a variety of options for localities to expend their housing funds including land disposition and write-downs; site improvements; loans; issuance of bonds; land and building acquisitions by agencies; direct housing construction; housing rehabilitation programs; rent subsidies; redevelopment funds; and administrative costs for non-profit housing corporations

- **Bishop Redevelopment Agency**

In the mid 1980's, the City of Bishop established the Bishop Redevelopment Agency. In the early 1990s, City officials began discussing the feasibility of establishing a redevelopment plan with possible project areas. This study was prepared in order to determine whether or not redevelopment opportunities and/or incentives were applicable. Due to public land ownership (City of Los Angeles) issues and City financial considerations, there has not been a specific plan or project area adopted. The Bishop Redevelopment Agency has received no "tax increment" financing.

F.2 Community Development Block Grant (CDBG)

CDBG funds represent another resource used by the City of Bishop to improve the quality of life for existing residents. Funds have been used for a variety of projects benefiting low and moderate income households. CDBG monies have been used to fund the low-moderate senior housing facility at Sunrise Park. Block grant monies can be used for rehabilitation, repair and loan programs. HCD administers the federal CDBG program for non-entitlement cities and counties (including Bishop). CDBG funding could be pursued through the following programs:

- **Housing rehabilitation**: Eligible activities are health and safety and complementary improvements made to units occupied by low-income households. Such improvements may include repair or replacement of foundations, roofs, siding, flooring, plumbing, and electrical systems. Rehabilitation may also include repair or installation of water or sewer laterals on private property, and complementary rehabilitation activities such as repainting and recarpeting.
- **Activities in support of housing new construction** may include: land acquisition; water and/or sewer improvements (to provide increased capacity needed); site improvements; clearing of site; construction of directly-related streets, curbs/gutters and sidewalks, parks, and recreation facilities; pre-construction studies, plans and funding applications; acquisition, rehabilitation or cost write-down of existing housing; and down-payment assistance and closing costs
- **Community facilities**: Eligible activities include acquisition, rehabilitation, or new construction of buildings and grounds for public purposes such as training, health, education, recreation, nutrition, emergency shelter, day care, or fire protection, or the removal of architectural barriers from public buildings.
- **Public services**: CDBG funds may be spent for labor, supplies and materials used to provide or improve services (such as employment, crime prevention, child care, health, drug/alcohol abuse prevention, and/or recreation).
- **Public works:** activities to correct health and safety hazards include acquisition, construction, rehabilitation and installation.

F. 3 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 and 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). IMACA is the designated agency in Inyo County to administer the HCV vouchers.

F.4 Mobile Home Park Resident Ownership Program (MPROP)

This program, offered by HCD, provides financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the 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:

- **Purchase** (conversion) **of a mobile home park** by a resident organization, nonprofit entity or local public agency;
- **Rehabilitation or relocation** of a purchased park;
- **Purchase by a low income resident** of a share or space in a converted park.

With nearly 20% of Bishop's housing stock comprised of mobile home units, this is an important program to allow 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.

F.5 Senior Shared Housing

Many seniors who prefer to live independently resort to institutionalized living arrangements because of security problems, loneliness or an inability to live entirely independently. A shared housing program assists seniors in locating roommates to share

existing housing in the community. The Inyo -Mono Area Agency on Aging (IMAAA) operates an informal senior shared housing program which makes occasional roommate matches in Bishop and Inyo County. The program matches senior homeowners with roommates thereby generating additional income to support the household.

F.6 Affordable Housing Innovation Program (AHIP)

HCD coordinates several programs under AHIP, including:

- **Loans** to provide quick acquisition financing for the development or preservation of affordable housing.
- **Matching grants** (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.
- **Grants** for predevelopment costs with the goal of reducing insurance rates for condominium development, by promoting best practices in construction quality control.

F.7 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 have had a long-term interest in the potential acquisition of two additional motel sites that may be suitable for SRO or other similar affordable housing conversation projects. These sites include the existing Elm Street Motel located at the corner of West Elm and North Warren Street, and the existing Starlight Motel located at Short and Sneden. With respect to the Elm Street Motel, IMACA had 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. Since 1998, the owner has not shown an interest in selling, but IMACA has continued to keep an eye on this site for possible future purchase.

With respect to the Starlight Motel, IMACA has received prior offers to but has not accepted previously due to the absence of sufficient funds. However, the site is well suited for conversion as an affordable living unit and IMACA has maintained continued interest in future acquisition when a suitable funding opportunity is identified.

F.8 Building Equity and Growth in Neighborhoods Program (BEGIN)

This HCD program is designed to reduce local regulatory barriers to affordable ownership housing, and provide down-payment assistance loans to qualifying first-time low- and moderate-income buyers of homes in BEGIN projects. It offers grants to cities, counties, or cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions. It also offers loans by grant recipients at simple interest to qualifying homebuyers, not to exceed 20 percent of home sales price or $30,000, whichever is less.

F.9 CalHome Program

The CalHome program was established to enable low and very-low income households to become or remain homeowners. Program funds are available for public agencies or nonprofit corporations in the form of:

- **Grants** for first-time homebuyer down payment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership.
- **Loans** for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as developers make deferred payment loans to individual homeowners.
- **Assistance** to individual households in the form of deferred-payment loans, payable on sale or transfer of the homes, or when they cease to be owner-occupied, or at maturity.

F.10 HOME Program

The HOME Program was created under the National Housing Affordability Act of 1990. Under HOME, HUD awards funds to localities on the basis of a formula that considers the "tightness" of the local housing market, inadequate housing, poverty, and housing production. HOME funding is provided to jurisdictions to assist either rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing. Assistance is also available for projects that serve a group identified as having special needs related to housing. The local jurisdiction must make matching contributions to affordable housing under HOME. 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 of Bishop will be notified of funding availability by HCD.

F.11 Density Bonus Law

State Government Code §65915, amended by SB 1818, provides for density bonus or similar incentives when a housing developer agrees to construct at least one of the following:

- 10% of total units in a housing development for persons/families of lower income as defined in Health & Safety Code §50079.5
- Five percent of the total units of a housing development for very low income HH as defined in Health and Safety Code §50105.
- Thirty-five units of a housing development for qualifying senior residents as defined in §51.2 of the Civil Code.

HCD has significantly reduced these goals since the 2004 Housing Element was adopted in response to feedback from builders and developers. The City of Bishop can utilize the Density Bonus Law as an incentive to developers to provide low income housing, senior housing or both to provide a balance of housing opportunities in the City. As part of the density bonus program, the City may consider granting a density bonus or, in lieu of granting a density bonus, the City may grant an incentive of direct financial assistance programs. In order to assure the long-term affordability of housing units, the developer may be required to enter into a development agreement or other binding contract with the City. Note that any bonus programs would be subject to compliance with adopted urban water management plans and other service constraints and programs.

F.12 Non-Profit Housing Development Corporations (HDC)

The non-profit Housing Development Corporations promote, assist or sponsor housing for low and moderate income persons. An HDC does not build "public housing;" rather, it builds or rehabilitates housing for people who cannot afford market rate housing but whose incomes are generally above the poverty level and acts as the applying agency for grants and loans. To keep rents within affordable limits, 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 and is currently pursuing several HCD housing programs in the City of Bishop. IMACA intends to seek additional affordable housing opportunities such as this program affords.

F.13 Hope for Homeowners (H4H) Program

The HOPE for Homeowners (H4H) program was created by Congress to help those at risk of default and foreclosure refinance into more affordable, sustainable loans. H4H is an additional mortgage option designed to keep borrowers in their homes. The program is effective from October 1, 2008 to September 30, 2011.

H4H helps those at risk of foreclosure by refinancing loans into a new 30-year or 40-year fixed-rate loans with lower payments. There are four ways that a distressed homeowner could pursue participation in the HOPE for Homeowners program:

- *Homeowners may contact their existing lender and/or a new lender to discuss how to qualify and their eligibility for this program.*
- *Servicers working with troubled homeowners may determine that the best solution for avoiding foreclosure is to refinance the homeowner into a HOPE for Homeowners loan.*
- *Originating lenders who are looking for ways to refinance potential customers out from under their high-cost loans and/or who are willing to work with servicers to assist distressed homeowners.*
- *Counselors who are working with troubled homeowners and their lenders to reach a mutually agreeable solution for avoiding foreclosure.*

It is envisioned that the primary way homeowners will initially participate in this program is through the servicing lender on their existing mortgage. Servicers that do not have an underwriting component to their mortgage operations will partner with an FHA-approved lender that does.

F.14 Weatherization Program

The Department of Energy, Weatherization Assistance Program (DOE WAP) has long served as the core program for delivering energy conservation services to low-income Californians. The Weatherization Assistance Program reduces the heating and cooling costs for low-income families by improving the energy efficiency of their homes and ensuring their health and safety. Among low-income households, the program focuses on those with elderly residents, individuals with disabilities, and families with children.

IMACA administers the Low Income Home Energy Assistance Program (LIHEAP) on behalf of the State of California. Eligibility is 80% of state median income. Contracts for calendar years 2002-2008 provided approximately $250,000 for the residents of Inyo County with 25% of the LIHEAP total set aside for weatherization.

F.15 Energy Crisis Intervention Program (ECIP)

Approximately half of Inyo County's funds are expended in serving an average of 350 Bishop households enrolled 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 LIHEAP Weatherization Program assists an average of 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. During the public hearing held by the City of Bishop Planning Commission during April of 2009, several suggestions were offered with the goal of strengthening the City's provisions for energy efficiency. These included reference to the standards contained in the 2008 California Building Energy Efficiency Standards that govern energy building regulations for all residential and nonresidential buildings in California. [51] These standards, which apply to all new development in the State, were adopted to achieve the goals noted below:

- provide California with adequate, affordable and environmentally sound energy
- reduce greenhouse gas emissions to 1990 levels by the year 2020
- emphasize that efficiency of use is the resource of first choice in meeting energy demands
- use standards as the most effective means of achieving energy efficiency
- include aggressive energy efficiency measures in building code updates consistent with the West Coast Governors' Global Warming Initiative
- meet the Executive Order in the Green Building initiative to improve the energy efficiency of nonresidential buildings

A second recommendation concerned the replacement of old and inefficient wood stoves with new heaters in housing remodels and new home construction. The replacement of older wood stoves with EPA-certified models can significantly reduce particulate matter emissions, which can be particularly useful when the costs of heating oil and natural gas increase. Smoke and soot from fireplaces and wood stoves are a major air quality concern in the Owens Valley, especially during winter months when the emissions are trapped by strong inversion layers. To address this issue, the Great Basin Unified Air Pollution Control District (GBUAPCD) has adopted stringent standards to improve the efficiency of wood stoves in portions of the air basin including Mammoth Lakes.[52] Although Bishop is not covered by the stringent standards, the City could incorporate guidelines that discuss the range of high efficiency stoves available and encourage their use where building permits are sought for the purpose of remodeling an existing residence or building a new residence in the City of Bishop.

The final recommendation was to encourage energy audits prior to any residential remodel. These audits are generally provided without charge (including audits by Southern California Edison and the Los Angeles Department of Water and Power) and often include residential rebates and replacement programs that can substantially reduce energy costs and simultaneously increase resource conservation.

All of these recommendations are incorporated as part of the 2009 Housing Element update, and will be considered as formal goals in the 2014 Housing Element update.

F.16 Homeless and Emergency Shelter Programs

HCD administers several programs for the funding of homeless and emergency shelters. Included are:

- **Emergency Housing and Assistance Program Operating Facility Grants (EHAP)** provide facility operating grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families. Each county receives a formula grant allocation; 20% of the total allocation is available to non-urban counties to provide direct client housing, including facility operations and administration, residential rent assistance, leasing or renting rooms for provision of temporary shelter, capital development activities of up to $20,000 per site, and administration of the award (limited to 5 percent).
- **Emergency Housing and Assistance Program Capital Development (EHAPCD)** funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families through deferred payment loans at 3 percent simple interest, forgiven when loan term is complete. Term ranges from 5 to 10 years based on the development activity. Again, 80% of the total allocation is available to urban counties, and 20% to non-urban counties.
- **Governor's Homeless Initiative** is an interagency effort aimed at reducing homelessness. The funding program component of the Governor's Homeless Initiative assists with the development of permanent supportive housing for persons with severe mental illness who are chronically homeless. It is a joint project of HCD, the California Housing Finance Agency (CalHFA), and the Department of Mental Health (DMH). The program provides deferred payment permanent loans under HCD's Multifamily Housing Program (MHP); construction, bridge and permanent loans from CalHFA; and limited grant funds for rental assistance from DMH. These loans may be used for new construction, rehabilitation, or acquisition and

[51] California Energy Commission website: www.energy.ca.gov/2008publications/CEC-400-2008-001/CEC-400-2008-001-CMP.PDF.

[52] Air Resources Board website: http://arbis.crb.ca.gov/DRDB/GBU/CURHTML/R431.PDF.

rehabilitation of permanent rental housing, and the conversion of nonresidential structures to rental housing. Projects must have commitments of Mental Health Services Act funds for supportive services, and typically require rent subsidies as well.

F.17 Other Affordable Housing Resources

The City of Bishop operates a code enforcement program that is focused on the elimination of housing conditions that violate public health, safety and welfare codes. The following are additional programs currently undertaken by the City to provide new housing and improvement of existing housing stock:

- 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.
- Take advantage of 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.
- Use state/federal loans & grants for public improvements; retain tax dollars for infrastructure development & maintenance.
- Allow construction of second units on residentially zoned lots consistent with state law.
- Continue to support equal opportunity actions.
- Enforce State regulations for disabled residents (Title 24 and SB 520).
- Encourage the maintenance of all residential units even if nonconforming as a means of conserving the housing stock.
- Promote the establishment of programs that are aimed at maintaining existing housing units that are in need of repair.

The City works closely with IMACA, Wild Iris and the County Department of Mental Health Services to obtain available grants and loans to assist at-risk populations, including the homeless, disabled, elderly, low-income and those with mental health problems. The lack of availability of developable sites hampers the City's ability to acquire and construct projects under some of these programs.

V. GOALS, POLICIES AND ACTIONS

A. GOALS

The City of Bishop has established the following housing goal: *"To provide for quality residential life by maintaining and improving the existing housing stock and by insuring that the housing needs of the entire community are being met. This goal includes the provision of housing for the special housing needs of the elderly, low income families, handicapped, and individuals requiring group residential care."* Other housing goals described in the Land Use Element of the General Plan include:

- *"The City will encourage the Los Angeles DWP to coordinate a long-term land development plan in the Bishop planning area that will allow needed commercial, residential, and industrial development to take place."*
- *"To encourage the balance and diversity of housing types to more closely reflect the needs of various income groups in the City of Bishop."*
- *"To encourage development of higher density development within walking or bicycling distance to the City's business and commercial areas."*
- *"To provide adequate housing opportunities for low and moderate income households as required by the State of California."*

B. ASSOCIATED HOUSING POLICIES

The City's residential goals are supported by a number of specific policies. Relevant residential policies contained in the *General Plan Land Use Element* are outlined below.

- *"The City will encourage the Los Angeles DWP to coordinate a phased release of residentially zoned areas of Bishop."*
- *"The City of Bishop, in conjunction with the City of Los Angeles and Inyo County, should identify all lands which are not directly related to the provision of water or power and to provide an appropriate means of conveying these lands to private citizens or the City for implementation in accord with the policies of this plan."*
- *"As a high priority for residential development, the City will encourage in-fill and redevelopment of existing private land into residential densities specified on the land use map."*

Additional policies and programs supported by the City are outlined below:

- The City supports legislation aimed at providing adequate housing for all economic segments of the community.
- The City will continue to work with Inyo County to improve the supply and quality of the regional housing stock.
- The City supports construction of subsidized housing, rehabilitation and rental assistance for very low, low and moderate incomes, and special needs households.
- The City encourages modular, prefabricated and other innovative housing designs that reduce housing costs.
- The City encourages maintenance of all residential uses, even if new or non-conforming, and upgrades to new, existing and proposed residential units

- In all housing programs, priority should be given to local groups or individuals with demonstrated housing needs including the elderly, disabled, homeless, households headed by a single parent and income limited households.
- Local financial institutions are encouraged to become involved with programs which expand home ownership and rehabilitations opportunities.
- The City supports state and federal law on non-discrimination in housing.
- The City supports the efforts of IMACA to provide housing in Bishop and Inyo County as a whole.
- The City can provide a density bonus to developers of projects agreeing to comply with requirements of Government Code § 65915 as modified by SB 1818.
- In conjunction with Inyo County, the City of Bishop encourages the City of Los Angeles to do the following:
  - Consider developing an action plan with short-term (i.e., 5-year) and long-term (i.e., 15 or 20-year) goals for acquisition and annexation of City of Los Angeles lands, including criteria for selecting identified parcels and steps to comply with Los Angeles DWP requirements.
  - Explore with Bishop the potential for acquiring City of Los Angeles lands by direct purchase rather than auction and conduct the proposed lot sales.
  - Inventory all City of Los Angeles land and dwellings, conveying to private entities those lands not essential to the City of Los Angeles Department of Water and Power operations.
  - Revise the residential lease/rental policy to permit the long term lease of City of Los Angeles-owned residential units to private persons.
  - Adopt a policy of not demolishing older dwellings until a rehabilitation assessment can be made; where feasible, permit the concurrent long term lease and rehabilitation by private persons.
- The City of Bishop will give further consideration to the following:
  - Maintain the R-3 and the R-2 zones for multiple dwelling units.
  - In compliance with SB 1960, a mobile home constructed to the 1974 HUD standards and affixed to a permanent foundation shall be considered a single family dwelling for the purposes of zoning and land use regulations. The definition of a single family dwelling has been revised to include such mobile homes. Design criteria permitted under the law relating to appearance may be applied.
  - Comply with AB 1866 and all other relevant state and local laws and ordinances.
  - In reviewing housing projects designed to meet the elderly, disabled and other special needs groups, lifestyle issues should be considered, particularly as it relates to the density limits established in the Land Use Element.
- The City supports the County Veterans Service Office assistance to veterans on state and federal veterans housing programs.
- The City encourages in-fill & redevelopment of existing private land into residential densities specified on the land use map.
- The City assists developers to construct affordable housing within the city limits.
- The City encourages maintenance of units and properties in need of repairs in order to reduce the number of units in need of complete replacement in the future.
- The City will consider a Zoning Ordinance amendment to permit transitional housing in all residential zones and emergency housing in commercial and industrial zones.
- The City will continue to work with local employers who have expressed interest in assisting with housing development activities in order to attract and retain employees. Discussions will touch on the following issues:
  - Consider conditional use permits for on-site housing at employment sites
  - Explore ways in which local employers can assist IMACA
  - Investigate tax incentives that support affordable housing development

C. ACTIONS – FIVE YEAR HOUSING PROGRAM

The Bishop Housing Element policies and actions were developed as a result of an analysis of existing and future housing needs contained in the Planning Analysis. The Analysis concluded that, in general, the housing needs of the community will continue to be met by the private sector. However, the Analysis also indicated that other markets will not be able to meet the needs of all present and future residents. In particular, many elderly, younger and single parent households will have considerable difficulty in obtaining housing. These difficulties include excessive payment for rents due to an undersupply of affordable rental units, a market closed to first time buyers, displacement and loss of repairable units resulting from commercial and higher intensity residential uses and a pending shortage of mobile home spaces.

While the causes of these problems are varied and national in scope, several are inherent in Inyo County. A shortage of available land due to extensive public ownership, a relatively high proportion of senior citizens and service industry employed households, an absence of governmental housing funding capability, obstacles and constraints on the private sector, and a community preference for single family ownership units all contribute in varying degrees to the existing problem.

The Five-Year Housing Program below identifies specific programs aimed at these particular housing-related problems. The Housing Program encompasses actions considered most likely to be effective in meeting community housing needs. The financial resources needed to provide "adequate housing for all economic segments" are largely available from state and federal housing agencies in the form of grants, loans and other forms of assistance. The Bishop-based IMACA was created for this purpose and will continue to assume the major responsibility for achievement of the housing objectives contained in this Housing Element.

In addition, the City will continue to maintain corporate and police powers for meeting the City's housing and economic development objectives including zoning and assistance with grant applications in conjunction with the specific program components of the overall Housing Action Program. The City also will support IMACA in providing non-market rental housing opportunities for low, moderate and special needs households and individual through the construction of assisted housing, rental assistance, rehabilitation and other direct housing assistance.

This Housing Program as shown in Tables 36 and 37 sets forth an eight -year schedule of actions for the City of Bishop to implement housing policies and achieve identified housing goals. The City will strive to review and adopt feasible policy goals as soon as possible, ideally within two years of Housing Element approval, and will continue to work diligently to purchase or lease land from the City of Los Angeles.

Table 36
CITY OF BISHOP HOUSING PROGRAM GOALS FOR 2009-2017
OVERALL 8-YEAR HOUSING PROGRAM GOALS

1 **CITY OF LOS ANGELES LANDS:** Continue to work with City of Los Angeles towards purchase, transfer or long-term lease of vacant City of Los Angeles DWP land to the City of Bishop for residential development, including affordable housing. *Anticipated number of units: 75-100.*

2 **EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING:** Revise Zoning Ordinance to permit emergency shelters, in one or more commercial and/or R-3 residential zoning districts without discretionary approval. The zoning ordinance amendment for emergency shelters shall be completed within one year of approval of this Housing Element. Transitional and supportive housing are considered residential uses and must be subject only to the same restrictions that apply to other residential uses in the same zone. Development standards for emergency shelters will encourage and facilitate the use and only subject shelters to the same development and management standards that apply to other allowed uses within in the identified zone.

3 **REASONABLE ACCOMMODATION PROCEDURES:** Create and adopt in a timely manner a formal reasonable accommodation procedure for zoning, land use, permit processing and building codes to ensure that local land use regulations facilitate modifications that would allow disabled persons to remain in their homes as long as possible, and do not unnecessarily constrain the development, maintenance and improvement of housing for persons with disabilities.

4 **INCREASE DENSITY:** Give density bonuses to developers who construct infill projects to generate the maximum number of dwelling units in a limited space and to guarantee the set-aside of affordable/senior/disabled units.

5 **MOBILE HOME PARK RESIDENT OWNERSHIP PROGRAM (MPROP):** Facilitate 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.

6 **COMMERCIAL/RESIDENTIAL:** Encourage the encroachment of residential units into selected commercially zoned areas.

7 **MONITOR HOUSING STOCK:** The City will monitor the housing stock to ensure that properties in the minor and moderate categories do not slip into lower categories.

8 **HCD**: City will work with HCD to seek a case-by-case waiver that would allow HCD funding on property leased for 40 years (which is the maximum allowed by the City of Los Angeles) instead of 55 years (which is the current minimum period set by HCD) and to seek assistance in resolution of incompatible loan terms wherein federal and state agencies will consummate a grant only after the other agency makes the first loan commitment. The City will also seek HCD assistance in establishing program terms that allow the City of Los Angeles and the City of Bishop to share affordable housing credits in cases where LADWP lands are sold or leased through the aegis of the City of Bishop for the purpose of providing affordable housing opportunities. Finally, the City and IMACA will continue to pursue all applicable grant and funding opportunities to assist in the development of housing for extremely-low, very low, low and moderate income households. The timing of such applications will be shaped by the notification of dates for the filing of applications.

9 **PUBLIC EDUCATION:** Assist IMACA in the preparation and distribution of literature that describes equal housing opportunities and promotes public access to this resource. Provide information about weatherization programs and drought-tolerant plant materials.

10 **COMPREHENSIVE INVENTORY:** In preparation for the 2014 Housing Element update, the City will work with IMACA to develop a more thorough inventory of trailer parks, mobile home parks and apartments provide housing for disadvantaged populations, as well as programs that provide housing assistance to disadvantaged populations, in the City of Bishop.

11. **AFFORDABLE HOUSING ASSISTANCE PROGRAM:** The City of Bishop will formalize a program within 2 years of Housing Element approval to assist with the development of affordable housing with a particular focus on the needs of low income and extremely low income residents of Bishop. Emphasis will be placed on the provision of family housing as well as non-traditional housing (such as single room occupancy and transitional housing). **At** a minimum, this program will include (a) continued support to IMACA in identifying grant opportunities and in preparing grant applications for low- and extremely low-income housing projects, (b) priority processing and a waiver or deferral of building and remodel permit fees for projects that provide affordable housing assistance to assist extremely-low, very low, low and moderate income households, and (c) outreach to developers to incentivize the development of housing for households earning 30% or less of Inyo County median family income.

Table 37
PROGRESS TOWARD GOALS BY YEAR

YEAR	GOAL	STEPS
2010	CITY OF LOS ANGELES LANDS	Negotiate with the City of Los Angeles for purchase, transfer or long-term lease of vacant lands within the city limits. Work with state and federal elected officials to develop support if appropriate.
	EMERGENCY SHELTERS,	Amend Zoning Code to allow emergency shelters within at least one zoning category without discretionary approvals, including development standards that encourage and facilitate this use. The zoning ordinance amendment for emergency shelters shall be completed within one year of approval of this Housing Element.
	TRANSITIONAL AND SUPPORTIVE HOUSING	In addition to allowing transitional and supportive housing in commercial zones, zoning will be amended to permit transitional and supportive housing as a residential use and subject only to the same restrictions that apply to other residential uses of the same type in the same zone.
	ACCOMMODATION PROCESS	Research and draft an accommodation procedure for people with disabilities.
	INCREASE DENSITY	Monitor infill projects for opportunities to increase density. Negotiate with developers to include affordable/senior/disabled units in return for density bonuses if feasible. Educate the public on legal requirements to provide affordable housing.
	MPROP	Designate a person from the City and/or IMACA staff to interface with mobile home owner groups interested in purchasing their parks.
	COMMERCIAL/RESIDENTIAL	Identify commercially zoned areas that can be considered for mixed commercial/residential use.
	MONITOR HOUSING STOCK	Conduct periodic surveys to ensure that housing in the minor and moderate categories does not move into the lower categories.
	HCD	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	PUBLIC EDUCATION	The City of Bishop is committed to public outreach and will be proactive in reaching out to the community and local neighborhood organizations. Public comments have been incorporated into this Housing Element; these comments focused on the important role of energy efficiency and landscaping in reducing housing costs through lowered utility bills. In addition, the City will continue to work with IMACA to inform the public, on a case-by-case basis as requested, on Fair Housing laws and the availability of programs to targeted groups. Educate the public on the legal requirements surrounding workforce housing projects.

		Develop a list of drought-tolerant plant materials and trees that provide passive cooling. Continue weatherization programs.
	CITY OF BISHOP/IMACA INVENTORY	Undertake a thorough inventory and census of mobile homes, trailer parks and apartments as well as programs that provide affordable housing and/or assistance to disadvantaged populations.
	IMPLEMENT AFFORDABLE HOUSING ASSISTANCE PROGRAM	The City will formalize and implement a program to pursue affordable housing, with an emphasis on provision of housing opportunities for extremely low income households. The program will include incentives for the development of this housing, including outreach to potential affordable housing providers on at least an annual basis, plus assistance to IMACA as noted above, and priority processing and waiver or deferral of building and remodel permit fees for projects that provide affordable housing.
	FUNDING ASSISTANCE	The City and IMACA will continue to apply for funding assistance to assist in development of housing for lower-income (including extremely low income) households based on availability and suitability of funding programs to meet community needs. The City will continue to provide assistance to IMACA as needed, and will continue to provide such assistance.
	ELI HOUSING AND GROUP HOUSING	The City will amend one or more zone districts to allow single room occupancy by right. Additionally the City Council will consider amending the zoning code to allow group housing up to 6 persons by right.
2011	CITY OF LOS ANGELES DWP LANDS	Continue negotiations with City of Los Angeles DWP. Acquire land as negotiations and economics permit.
	EMERGENCY SHELTERS	Completed.
	TRANSITIONAL AND SUPPORTIVE HOUSING	In addition to allowing transitional and supportive housing in commercial zones, zoning will be amended to permit transitional and supportive housing as a residential use and only subject to the same restrictions that apply to other residential uses of the same type in the same zone.
	ACCOMMODATION	Adopt an accommodation procedure for people with disabilities.
	INCREASE DENSITY	Monitor infill projects for opportunities to increase density. Negotiate with developers to ensure inclusion of affordable/senior/disabled units in return for density bonuses if feasible. Educate the public on the legal requirements to provide affordable housing.
	MPROP	Assist mobile home owner groups interested in purchasing their parks.
	COMMERCIAL/RESIDENTIAL	Rezone areas targeted for mixed commercial/residential use (if identified)
	MONITOR HOUSING STOCK	Conduct periodic surveys to ensure that housing in the minor and moderate categories does not move into the lower categories.
	HCD	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	PUBLIC EDUCATION	The City of Bishop is committed to P3 and will be proactive in reaching out to the community, local neighborhood organizations and IMACA. Work with IMACA to inform the public on Fair Housing laws and the availability of programs to targeted groups. Educate the public on the legal requirements surrounding workforce housing projects. Continue to provide information about weatherization, drought-tolerant plants and passive shade trees.
	CITY OF BISHOP/IMACA	Undertake a thorough inventory and census of mobile homes, trailer parks and apartments as well as programs that provide affordable housing and/or assistance to disadvantaged populations.
	IMPLEMENT AFFORDABLE HOUSING ASSISTANCE PROGRAM	The City will continue implementation of the formal affordable housing program with an emphasis on provision of housing opportunities for extremely low income households. The program will include incentives for the development of this housing, including outreach to potential affordable housing providers on at least an annual basis, plus assistance to IMACA as noted above, and priority processing and waiver or deferral of building and remodel permit fees for

		projects that provide affordable housing.
	FUNDING ASSISTANCE	The City and IMACA will continue to apply for funding assistance to assist in development of housing for lower-income households based on availability and suitability of funding programs to meet community needs. The City will continue to provide assistance to IMACA as needed, and will continue to provide such assistance.
	ELI HOUSING AND GROUP HOUSING	The City will amend one or more zone districts to allow single room occupancy by right. Additionally, the City Council will consider amending the zoning code to allow group housing up to 6 persons by right..
2012	CITY OF LOS ANGELES LANDS	Continue negotiations with the City of Los Angeles DWP. Acquire land as negotiations and economics permit. Apply for grants and assistance for affordable housing projects as appropriate. If land acquisition from DWP continues to be infeasible, the City will amend commercial zoning to permit multifamily development, including development standards to encourage and facilitate the use by mid-2012.
	EMERGENCY SHELTERS	Completed.
	TRANSITIONAL AND SUPPORTIVE HOUSING	In addition to allowing transitional and supportive housing in commercial zones, zoning will be amended to permit transitional and supportive housing as a residential use and only subject to the same restrictions that apply to other residential uses of the same type in the same zone.
	ACCOMMODATION	Completed.
	INCREASE DENSITY	Monitor infill projects for opportunities to increase density. Negotiate with developers to include affordable/senior/disabled units in return for density bonuses. Educate the public on legal requirements to provide affordable housing.
	MPROP	Assist mobile home owner groups interested in purchasing their parks.
	COMMERCIAL/RESIDENTIAL	Completed.
	MONITOR HOUSING STOCK	Conduct periodic surveys to ensure that housing in the minor and moderate categories does not move into the lower categories.
	HCD	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	PUBLIC EDUCATION	The City of Bishop is committed to P3 and will be proactive in reaching out to the community, local neighborhood organizations and IMACA. Work with IMACA to inform the public on Fair Housing laws and the programs available to targeted groups. Educate the public on legal requirements surrounding workforce housing projects. Continue to provide information about weatherization, drought-tolerant plants and passive shade trees.
	CITY OF BISHOP/IMACA	Undertake a thorough inventory and census of mobile homes, trailer parks and apartments as well as programs that provide affordable housing and/or assistance to disadvantaged populations.
	IMPLEMENT AFFORDABLE HOUSING ASSISTANCE PROGRAM	The City will continue implementation of the formal affordable housing program with an emphasis on provision of housing opportunities for extremely low income households. The program will include incentives for the development of this housing, including outreach to potential affordable housing providers on at least an annual basis, plus assistance to IMACA as noted above, and priority processing and waiver or deferral of building and remodel permit fees for projects that provide affordable housing..
	FUNDING ASSISTANCE	The City and IMACA will continue to apply for funding assistance to assist in development of housing for lower-income households based on availability and suitability of funding programs to meet community needs. The City will continue to provide assistance to IMACA as needed, and will continue to provide such assistance.
	ELI AND GROUP HOUSING	Completed.

2013	CITY OF LOS ANGELES DWP LANDS	Continue negotiations with the City of Los Angeles DWP. Acquire land as negotiations and economics permit. Apply for grants and assistance for affordable housing projects as appropriate. Construct projects. If land acquisition from DWP continues to be infeasible, the City will complete the amendment to commercial zoning to permit multifamily development, including development standards to encourage and facilitate the use by mid-2012.
	EMERGENCY SHELTERS	Completed.
	TRANSITIONAL AND SUPPORTIVE HOUSING	Complete zone change(s) allowing the development of transitional and supportive housing.
	ACCOMMODATION	Completed.
	INCREASE DENSITY	Monitor infill projects for opportunities to increase density. Negotiate with developers to include affordable/senior/disabled units in return for density bonuses. Educate the public on legal requirements to provide affordable housing.
	MPROP	Assist mobile home owner groups interested in purchasing their parks.
	COMMERCIAL/RESIDENTIAL	Completed.
	MONITOR HOUSING STOCK	Conduct periodic surveys to ensure that housing in the minor and moderate categories does not move into the lower categories.
	HCD	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	PUBLIC EDUCATION	The City of Bishop is committed to P3 and will be proactive in reaching out to the community, local neighborhood organizations and IMACA. Work with IMACA to inform the public on Fair Housing laws and programs available to targeted groups. Educate the public on the legal requirements surrounding workforce housing projects. Continue to provide information about weatherization, drought-tolerant plants and passive shade trees.
	CITY OF BISHOP/IMACA	Undertake a thorough inventory and census of mobile homes, trailer parks and apartments as well as programs that provide affordable housing and/or assistance to disadvantaged populations.
	IMPLEMENT AFFORDABLE HOUSING ASSISTANCE PROGRAM	The City will continue implementation of the formal affordable housing program with an emphasis on provision of housing opportunities for extremely low income households. The program will include incentives for the development of this housing, including outreach to potential affordable housing providers on at least an annual basis, plus assistance to IMACA as noted above, and priority processing and waiver or deferral of building and remodel permit fees for projects that provide affordable housing.
	FUNDING ASSISTANCE	The City and IMACA will continue to apply for funding assistance to assist in development of housing for lower-income households based on availability and suitability of funding programs to meet community needs. The City will continue to provide assistance to IMACA as needed, and will continue to provide such assistance.
	ELI AND GROUP HOUSING	Completed.
2014	CITY OF LOS ANGELES LANDS	Continue negotiations with the City of Los Angeles DWP. Acquire land as negotiations and economics permit. Apply for grants and assistance for affordable housing projects as appropriate. Construct projects.
	EMERGENCY SHELTERS	Completed.
	TRANSITIONAL AND SUPPORTIVE HOUSING	Completed.
	ACCOMMODATION	Completed.
	INCREASE DENSITY	Monitor infill projects for opportunities to increase density. Negotiate with developers to include affordable/senior/disabled units in return for density bonuses. Educate the public on legal requirements to provide affordable

		housing.
	MPROP	Assist mobile home owner groups interested in purchasing their parks.
	COMMERCIAL/RESIDENTIAL	Completed.
	MONITOR HOUSING STOCK	Conduct periodic surveys to ensure that housing in the minor and moderate categories does not move into the lower categories.
	HCD	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	PUBLIC EDUCATION	The City of Bishop is committed to P3 and will be proactive in reaching out to the community, local neighborhood organizations and IMACA. Work with IMACA to inform the public on Fair Housing laws and the availability of programs to targeted groups. Educate the public on the legal requirements surrounding workforce housing projects. Continue to provide information about weatherization, drought-tolerant plants and passive shade trees.
	CITY OF BISHOP/IMACA	Completed.
	IMPLEMENT AFFORDABLE HOUSING ASSISTANCE PROGRAM	The City will continue implementation of the formal affordable housing program with an emphasis on provision of housing opportunities for extremely low income households. The program will include incentives for the development of this housing, including outreach to potential affordable housing providers on at least an annual basis, plus assistance to IMACA as noted above, and priority processing and waiver or deferral of building and remodel permit fees for projects that provide affordable housing.
	FUNDING ASSISTANCE	The City and IMACA will continue to apply for funding assistance to assist in development of housing for lower-income households based on availability and suitability of funding programs to meet community needs. The City will continue to provide assistance to IMACA as needed, and will continue to provide such assistance.
	ELI AND GROUP HOUSING	Completed.