



Agenda Item: 10.A
Date of Meeting: June 22, 2026
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **Public Hearing and Resolution Amending the Permanent Local Housing Allocation (PLHA) Program Reuse Plan**
Prepared On: June 18, 2026
Attachments: Resolution - Amending the PLHA Program Reuse Plan 2026 06 22

Background/History:

The City of Bishop receives annual funding through the State of California's Permanent Local Housing Allocation (PLHA) Program established under Senate Bill 2. The PLHA Program provides a permanent source of funding to local governments for housing-related activities that address local housing needs.

The City's currently adopted PLHA Reuse Plan identifies Activity (2): The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), serving households earning up to 120 percent of Area Median Income (AMI). While this activity remains eligible and available for future use, staff has identified a need to expand the City's PLHA Reuse Plan to include additional eligible activities authorized by State PLHA Guidelines.

The proposed amendment would add Activity (9): Homeownership Opportunities, including but not limited to Down Payment Assistance Programs. This amendment does not eliminate or modify Activity (2); rather, it provides the City with an additional implementation option for future PLHA funding.

Analysis/Discussion:

The proposed amendment is intended to increase the City's flexibility in utilizing PLHA funds and to better address local housing needs. Staff believes that adding Activity (9) offers several advantages:

- Expands opportunities for first-time and moderate-income homebuyers to purchase homes within the City.
- Supports households earning up to 120 percent of Area Median Income, consistent with the

income levels already identified in the City's PLHA program activities.

- Provides a more direct and efficient means of assisting local households when compared to development-oriented housing projects that may require lengthy timelines, environmental review, construction oversight, and complex affordability monitoring.
- Reduces administrative burden on both the City and project participants by allowing PLHA funds to be administered through a targeted down payment assistance program.
- Creates an additional tool to address housing affordability challenges while promoting long-term housing stability and wealth-building opportunities for local residents.

Impacts to Council Goals and Strategic Planning Priorities:

This change would support Strategic Plan Goal 2.1 - Address the shortage of affordable housing.

Budget Impacts:

None.

Legal Review:

City Attorney Pucci has reviewed this item and finds it complies with the law.

Recommended Action:

Conduct a public hearing and adopt a resolution, by title only, amending the City's Permanent Local Housing Allocation (PLHA) Reuse Plan to add Activity (9) – Homeownership Opportunities, including but not limited to Down Payment Assistance Programs.

Approved By: Robin Picken 6/18/2026

Approved By: Dean Pucci 6/18/2026

Approved By: Pam Foster 6/18/2026

Approved By: