



Agenda Item: 10.D
Date of Meeting: March 9, 2026
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **Resolution Authorizing Application for and Receipt of Prohousing Incentive Program (PIP) Funds**
Prepared On: March 3, 2026
Attachments: Resolution - PIP Funds 2026 03 09

Background/History:

The California Department of Housing and Community Development (HCD) administers the **Prohousing Incentive Program (PIP)** pursuant to Health and Safety Code Section 50470 et seq. The program provides funding to jurisdictions that have received a **Prohousing Designation** and are implementing policies and programs that accelerate housing production and reduce barriers to housing development.

The City of Bishop has received Prohousing Designation from HCD and is therefore eligible to apply for funding through the current Notice of Funding Availability (NOFA). Under the program guidelines, the City may apply for up to **\$510,000** to support planning and implementation activities that facilitate housing production and improve housing affordability.

To apply for these funds, HCD requires adoption of a resolution by the governing body authorizing submission of the application and execution of the grant agreement if funding is awarded.

Analysis/Discussion:

The City of Bishop will utilize program funds to support activities that facilitate the development, acquisition, rehabilitation, and preservation of affordable housing within the community. Eligible activities may include predevelopment assistance, site acquisition, construction or rehabilitation of housing units, and other related activities necessary to increase the supply and availability of affordable housing for extremely low-, very low-, low-, moderate-, and workforce-income households.

The City may provide financial assistance to qualified nonprofit or private developers, property owners, or eligible households to support the creation and preservation of multifamily rental housing, residential live-work units. Activities may also include assistance for projects serving

local workforce households earning up to 120 percent of the Area Median Income (AMI). Funds may be used to support housing projects throughout the City of Bishop that address identified housing needs and support the implementation of the City's Housing Element and related housing programs.

Impacts to Council Goals and Strategic Planning Priorities:

This project will create or preserve more housing.

Budget Impacts:

n/a

Legal Review:

Recommended Action:

Adopt a Resolution authorizing the City Administrator to submit an application for, and if awarded, enter into an agreement with the California Department of Housing and Community Development (HCD) to receive Prohousing Incentive Program (PIP) funds in an amount not to exceed \$510,000.

Approved By: Robin Picken 3/4/2026

Approved By: Pam Foster 3/4/26

Approved By:

Approved By: