



Agenda Item: 9.A
Date of Meeting: November 10, 2025
Department: Planning

STAFF REPORT

To: City Council
From: Ana Budnyk
Subject: **Workshop #3: Presentation and Discussion on the Key Findings from the Regional Housing Needs Study.**
Prepared On: November 5, 2025
Attachments: Housing Needs Study Workshop 3 - Bishop

Background/History:

The City of Bishop, Inyo County, Town of Mammoth Lakes, and Mono County have partnered to complete a Regional Housing Needs Assessment and Housing Action Plan (Report). The goal of the Report is to develop a clearer understanding of the Eastern Sierra's current housing needs and to guide future housing policies and investment decisions across jurisdictions and locally.

Work on the Report began in January 2025 and has included two public workshops, an extensive resident and employer survey, key stakeholder interviews, and an in-depth analysis of available data sources (including Census, USPS, and regional employment data).

Analysis/Discussion:

The Housing Needs Assessment phase is largely complete, and the consultant is preparing the final report. This presentation will summarize the preliminary key findings at both the regional and local (City of Bishop) levels.

The presentation will cover the following topic areas:

1. Socioeconomic trends
2. Housing market conditions
3. Employee–employer survey results
4. Housing needs model output

The final Housing Needs Assessment and Action Plan will be presented to the City Council for

formal acceptance in early 2026.

Economic Impacts:

Strategic Planning Objective 2.1

Budget Impacts:

There are no budget impacts at this time.

Legal Review:

None.

Recommended Action:

Receive a presentation on the key findings from the Regional Housing Needs Study. This is an informational item only. The City Council may discuss and ask questions of the consultant, BAE Urban Economics, and City staff.

Approved By: Pam Foster 11/6/2025

Approved By:

Approved By:

Approved By: