



City of Needles, California Request for Commission Action

CITY COUNCIL HOUSING COMMISSION

Regular Special

Meeting Date: March 25, 2026

Title: Public Hearing to consider all evidence and testimony regarding Housing Commission Resolution 03-25-2026-HC of the Needles Housing Authority recommending approval and adoption of the Annual Agency Plan 2026-2027, Housing Opportunity through Modernization Act of 2016 (HOTMA) updates to the Administrative Plan and Admissions and Continued Occupancy Plan (ACOP), as well as Public Housing Lease Agreement for the Housing Authority of the City of Needles (HACN)

Background: The Housing Authority of the City of Needles (HACN) is required to submit an Annual Agency Plan to the U.S. Department of Housing and Urban Development (HUD) by April 17, 2026. This plan, submitted on HUD Form 50075-ST, outlines HACN’s mission, goals, and strategic priorities for serving low-income, very low-income, and extremely low-income families.

The development of this plan has been conducted in compliance with federal regulations (24 CFR Part 903) and includes engagement from the Resident Advisory Board (RAB), public housing residents, and community stakeholders. A RAB meeting was held on February 13, 2026 at 908 Sycamore Drive, where feedback and recommendations were received and incorporated into the draft plan.

A second public hearing was noticed and is scheduled before the City Council / HACN on April 14, 2026, at 6:00 PM, contingent on Commission recommendation. The final plan will then be submitted to HUD by the statutory deadline of April 17, 2026.

Fiscal Impact: Funding anticipated through HUD Capital Fund Program (CFP) grants. HACN will also seek additional state and federal housing grants to supplement future work.

Environmental Impact: No adverse environmental impacts are expected. Work will comply with HUD environmental review and NEPA guidelines.

Public Engagement and Legal Notice:

The public has been notified per federal requirements:

- Legal notices were published on January 14, 2026
- RAB meeting held on February 13, 2026
- Public hearings scheduled on March 25, 2026 (Housing Commission) and April 14, 2026 (City Council)

Attached Exhibits:

- Exhibit A: Annual Agency Plan 2026-2027
- Exhibit B: Administrative Plan
- Exhibit C: Admissions and Continued Occupancy Plan (ACOP)
- Exhibit D: Public Housing Lease Agreement

Recommended Action: Adopt Resolution 03-25-2026-HC recommending that the Housing Authority of the City of Needles (HACN) Board of Commissioners approve and adopt the Annual Agency Plan 2026–2027, including Housing Opportunity through Modernization Act of 2016 (HOTMA) updates to the Administrative Plan, Admissions and Continued Occupancy Plan (ACOP), and Public Housing Lease Agreement.

Submitted By: Angelica Deermer, HACN Housing Manager
Patrick J. Martinez, City Manager

City Manager Approval: Patrick J. Martinez

Date: 3/20/2026

Other Department Approval (when required): _____

Date: _____