



City of Needles, California

Request for Commission Action

CITY COUNCIL HOUSING COMMISSION

Regular Special

Meeting Date: May 27, 2026

Title: Housing Authority of the City of Needles Update

Background: The following report provides an update on Housing Authority operations, occupancy levels, waiting lists, voucher utilization, and ongoing HUD recovery efforts.

Public Housing Vacancies and Transfers:

- Current Vacancies: 3 out of 52 units.
- Families Awaiting Transfers: 1
- Families Selected for Consideration from Waiting List: 2

Housing Choice Vouchers (HCV):

- Open and Pending Eligibility: 0 out of 23 allocated vouchers.
- Leased Up: 25
- Issued: 0
- Open: 0

Veteran Affairs Supportive Housing (VASH) Vouchers:

- Open and Pending Eligibility: 10 out of 30 allocated vouchers.
- Referrals Received from VA Loma Linda: 2
- Leased Up: 16
- Issued: 2

Public Housing Waiting List:

- Applicants on the waiting list: 55
- Always open for applications.
- Allows the public to submit applications for future selection and consideration.

Section 8 Housing Choice Voucher (HCV) Waiting List:

- Applicants on the waiting list: 38
- Opened July 1, 2024 – **CLOSED** July 31, 2024
- Public submitted applications for future selection and consideration.

HUD PHAS Recovery Plan Update:

- On April 29, 2026, the Housing Authority received notification from the U.S. Department of Housing and Urban Development (HUD) that the Authority had been designated Troubled/Capital Fund Troubled under the Public Housing Assessment System (PHAS).
- HUD reported an overall PHAS score of 53 out of 100, consisting of Financial (25/25), Physical (22/40), Management (6/25), and Capital Fund (0/10) indicators.
- Staff met with HUD representatives, reviewed the assessment findings, and prepared a Recovery Plan and Corrective Action Plan addressing physical inspection deficiencies, occupancy management, Capital Fund compliance, procurement oversight, staff training, and ongoing performance monitoring.
- The Recovery Plan was submitted to HUD on May 22, 2026.

- Staff will continue working collaboratively with HUD and provide periodic updates to the Housing Commission regarding implementation of the Recovery Plan and future PHAS assessment results.

Attached Exhibits: Exhibit A: May 2026 Housing Authority Statistics
Exhibit B: HUD Troubled Designation Letter dated April 29, 2026
Exhibit C: Recovery Plan and Corrective Action Plan dated May 22, 2026

Fiscal Impact: NONE

Recommended Action: Informational Only

Submitted By: Angelica Deermer, HACN Housing Manager

City Manager Approval: Patrick J. Martinez

Date: 5/22/2026

Other Department Approval (when required): _____

Date: _____