



City of Needles, California Request for Commission Action

☐ CITY COUNCIL ☒ HOUSING COMMISSION

☒ Regular ☐ Special

Meeting Date: July 24, 2024

Title: Housing Authority of the City of Needles Update

Background: On July 11 and 12, 2024, HUD's Real Estate Assessment Center (REAC) conducted a site visit to inspect the Housing Authority of the City of Needles Public Housing complex. REAC aims to improve housing quality by performing accurate, credible, and reliable assessments of HUD's real estate portfolio.

REAC has adopted the new National Standard of Physical Inspection of Real Estate (NSPIRE) model, which prioritizes health, safety, and functional defects over appearance. This model implements inspections that better reflect the true physical conditions of the property and supports the adoption of sound, year-round maintenance practices. HACN will be informed of the final determination of the inspection results once the process is complete.

1. Public Housing Vacancies and Transfers:

- Current Vacancies: 10 out of 52 units.
- Families Awaiting Transfers: 3.
- Families Selected for Consideration from Waiting List: 7

2. Housing Choice Vouchers (HCV):

- Open and Pending Eligibility: 0 out of 23 allocated vouchers.
- Leased Up: 20 vouchers.
- Issued: 3 vouchers.

3. Veteran Affairs Supportive Housing (VASH) Vouchers:

- Open and Pending Eligibility: 28 out of 30 allocated vouchers.
- Referrals Received from VA Loma Linda: 5
- Leased Up: 0
- Issued: 2

4. Public Housing Waiting List:

- Always open for applications.
- Allows the public to submit applications for future selection and consideration.

5. Section 8 Housing Choice Voucher (HCV) Waiting List:

- Will be open from July 1, 2024, to July 31, 2024.
- Public can submit applications for future selection and consideration.
- Advertisement placed in the local newspaper on June 19, 2024.

Attached Exhibits:

Exhibit A: July 24, 2024, Voucher Statistics Form

Fiscal Impact: None

Environmental Impact: None

Recommended Action: Information only

Submitted By: Angelica Deermer, HACN Housing Manager

City Manager Approval: Patrick J. Martinez

Date: 7/16/2024

Other Department Approval (when required): _____

Date: _____

Approved: ☐

Not Approved: ☐

Tabled: ☐

Other: ☐

Agenda Item: _____