

The background image shows a modern office environment. On the left, a group of three people (two women and one man) are seated around a table, engaged in a discussion. The room has light wood-paneled walls and two black pendant lights hanging from the ceiling. On the right, another group of two people (a man and a woman) are seated at a table, looking at a large monitor displaying data or charts. The room also features wood-paneled walls. A glass partition with a metal handle is visible between the two groups.

# Housing Authority of the City of Needles 5 Year Plan FY2025-2029

# HACN 5 Year Plan 2025

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A **5-year plan** is a list of professional goals, that the HACN, Resident Advisory Board(RAD), Housing Committee and City Council collectively would like to achieve within the next five years. It often includes ambitions with specific timelines and measurements. The concept of a Five-Year is to guide economic development over a five-year period.

## **B.2 GOALS AND OBJECTIVES**

- ❖ HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing. By keeping Public Housing Waiting List Open, Landlord Outreach for Housing Choice Voucher Programs and Continuous Regional and Community Partnerships.
- ❖ HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals
- ❖ HUD Strategic Goal: Ensure  
Equal Opportunity in Housing  
for all Americans
- ❖ Other HACN Goals and Objectives

## **SIGNIFICANT AMENDMENT OR MODIFICATION**

- ❖ Substantial Deviation from the 5-Year Plan and Annual Plan The Needles Housing Authority's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:
- ❖ Changes to rent or admissions policies or organization of the waiting list;
- ❖ Additions of non-emergency work items (items not intended in the current 5-Year Action Plan); and
- ❖ Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

## ENERGY AUDIT(EA)

### Key Findings:

- All 52 units (CA 22-1 Public Housing) are **individually metered** for electricity, natural gas, water, and sewer.
- **Heating and Cooling:** Units have individual **heat pumps** that are well-maintained.
- **Lighting:** Almost all fixtures are LED, which already maximizes energy efficiency.
- **Water Conservation:** Flow restrictors are installed on all faucets; toilets are **1.6 gallons per flush**, and hot water is **regulated at 120°F**.
- **Solar Energy:** No existing solar applications, and installation is not financially feasible due to high upfront costs and long payback periods.

**Conclusion:** The Energy Audit found that the NHA has already implemented effective energy conservation measures, leaving no significant recommendations for additional improvements.

# Management Resource Group, Inc.

February 2025

## **PHYSICAL NEEDS ASSESSMENT (PNA)**

### **Key Findings:**

- **Site Conditions:** Parking areas need **resurfacing and sealing** in coming years; gang mailboxes require **replacement**.
- **Building Envelope:** Roofs (last replaced in **2000**) are **aging** and will need **replacement within the next few years**.
- **Interiors:** Flooring, kitchens, and bathrooms will need **replacement within the next 10-20 years**.
- **Plumbing & Mechanical:** Water and sewer lines are in **fair condition** and should last another **15 years**; existing **heat pumps (installed in 2010)** will require **replacements as they age**.
- **Electrical:** Adequate site lighting; however, **doorbells should be installed at front and rear entry doors** for resident convenience and security.
- **ADA Compliance:** The development **meets accessibility requirements** under **Section 504**.

**Conclusion:** The Public Housing units (CA 22-1) are **structurally sound and viable for the long term**, but certain aging infrastructure components require phased modernization.

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## UTILITY ALLOWANCE ESTIMATE (UAE)

### Key Findings:

- **Average Monthly Utility Costs per Unit:**
  - **1-Bedroom:** \$97
  - **2-Bedroom:** \$118
  - **3-Bedroom:** \$133
  - **4-Bedroom:** \$147
- **Utility Rate Adjustments:**
  - **Electricity:** Base service charge is **\$36.22/month**.
  - **Water:** Base charge is **\$48.86/month**.
  - **Sewer:** Flat rate of **\$52.85/month**.
  - **Trash & Recycling:** Combined monthly cost is **\$35.02**.
  - **Natural Gas:** Rates range from **\$1.72 to \$1.89 per therm**, depending on seasonal consumption.

**Conclusion:** The updated utility allowances align with current consumption and utility rates for Public Housing and Section 8.

Management Resource Group, Inc.

February 2025

# Capital Fund Program-5 Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian  
2577-0274

Capital Fund Program - Five-Year Action Plan  
Housing \_\_\_\_\_

Status: Draft

Approval Date:  
By:

Approved

02/28/2022

Part I: Summary						
PHA Name : Housing Authority of the City of Needles			Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No: )			
PHA Number: CA022						
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	AUTHORITY-WIDE	\$112,000.00	\$112,000.00	\$112,000.00	\$112,000.00	\$32,000.00
	NEEDLES HSG AUTHORITY (CA022000001)					\$80,000.00





# Resident Advisory Board (RAB) Capital Funds Allocation Comments:

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- ❖ 1 Perimeter Fencing
- ❖ 2 Curb Appeal Yards
- ❖ 3 Curb Appeal Buildings
- ❖ 4 Update Playground
- ❖ 5 Update Kitchens
- ❖ 6 Update Bathrooms



## FINAL RECOMMENDATION AND NEXT STEPS

### Short-Term Actions (0-3 years):

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- ❖ **Prioritize roof replacements** in CA 22-1 before failures occur.
- ❖ **Budget for HVAC (heat pump) replacements** over the next few years.
- ❖ **Improve security and resident convenience** by installing doorbells.
- ❖ **Resurface & seal parking areas** and **replace gang mailboxes**.

## Considerations:

- ❖ **\$3.6 million in total estimated costs** over 20 years means securing **Capital Fund Program (CFP) grants** will be critical.
- ❖ **Energy costs are rising**—keep monitoring **potential funding for energy-efficient upgrades** to reduce long-term operational expenses.
- ❖ **Aging HVAC Systems:** Heat pumps will require **phased replacements**, so budgeting for this now will help avoid emergency repair costs later.
- ❖ **Site Enhancements:** Investing in **landscaping and parking lot maintenance** would improve aesthetics and property value.
- ❖ **Roof Replacement:** Given the **2000 installation date**, replacing roofs **sooner rather than later** would prevent structural issues.

## FINAL RECOMMENDATION AND NEXT STEPS

### Long-Term Actions (3-10 years)

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- ❖ **Plan for kitchen and bathroom replacements** within the next 10-20 years
- ❖ **Continue proactive maintenance** to extend the life of plumbing and mechanical systems.
- ❖ **Explore funding opportunities** for solar energy feasibility studies.

## Considerations:

- ❖ **\$3.6 million in total estimated costs** over 20 years means securing **Capital Fund Program (CFP) grants** will be critical.
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- ❖ **Roof Replacement:** Given the **2000 installation date**, replacing roofs **sooner rather than later** would prevent structural issues.



# Thank you

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