



## City of Needles, California Request for Commission Action

---

CITY COUNCIL  HOUSING COMMISSION

Regular  Special

**Meeting Date:** June 24, 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:**

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

**Housing Choice Vouchers (HCV):**

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

**Veteran Affairs Supportive Housing (VASH) Vouchers:**

- o Open and Pending Eligibility: 11 out of 30 allocated vouchers.
- o Referrals Received from VA Loma Linda: 1
- o Leased Up: 17
- o Issued: 1

**Public Housing Waiting List:**

- o Applicants on the waiting list: 57
- o 3 and 4 bedroom open for applications. 1 and 2 bedroom **CLOSED** June 10, 2026
- o Public to submit applications for future selection and consideration.

**Section 8 Housing Choice Voucher (HCV) Waiting List:**

- o Applicants on the waiting list: 39
- o Opened July 1, 2024 – **CLOSED** July 31, 2024
- o Public submitted applications for future selection and consideration.

**HUD PHAS Recovery Plan Update:**

- o 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).
- o 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.
- o 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.
- o The Recovery Plan was submitted to HUD on May 22, 2026.
- o 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: June 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: 6/18/2026

**Other Department Approval (when required):** \_\_\_\_\_

Date: \_\_\_\_\_