



City of Needles, California Request for Commission Action

☐ CITY COUNCIL ☒ HOUSING COMMISSION

☒ Regular ☐ Special

Meeting Date: July 22, 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: 4 out of 52 units.
- o Families Awaiting Transfers: 2
- o Families Selected for Consideration from Waiting List: 2

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: 10 out of 30 allocated vouchers.
- o Referrals Received from VA Loma Linda: 1
- o Leased Up: 16
- o Issued: 1

Public Housing Waiting List:

- o Applicants on the waiting list: 58
- 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: July 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 Deerner, HACN Housing Manager

City Manager Approval: Patrick J. Martinez

Date: 7/17/2026

Other Department Approval (when required): _____

Date: _____