

RESOLUTION 2026-8

A RESOLUTION OF THE CITY COUNCIL, CITY OF NEEDLES, CALIFORNIA, APPROVING, AUTHORIZING, AND DIRECTING EXECUTION OF THE JOINT EXERCISE OF POWERS AGREEMENT RELATING TO MEMBERSHIP IN THE SAN BERNARDINO REGIONAL HOUSING TRUST

WHEREAS, The San Bernardino Regional Housing Trust (SBRHT) will be formed upon the approval of at least three qualified members as a joint powers authority between Member Agencies throughout the San Bernardino Council of Governments region (region); and

WHEREAS, SBRHT was created for the purpose of funding housing that assists persons and families with extremely low-, very low-, low- and moderate-incomes, including individuals and families experiencing homelessness and workforce households within the region; and

WHEREAS, the City of Needles is committed to increasing the supply of affordable housing and addressing the housing needs of residents across all income levels.

WHEREAS, the City of Needles determined that there are limited financial resources for affordable housing development and that additional local financing will increase the competitiveness of individual projects for the State and Federal resources; and

WHEREAS, the SBRHT provides an opportunity to raise and pool funds to support the development of affordable and workforce housing including the development of financing, preservation and rehabilitation of such housing.

WHEREAS, the City of Needles find it in their mutual economic interest to address the housing needs of their residents on a regional level; and

WHEREAS, the City of Needles determined that it is in the public interest and for the public benefit that the City of Needles become a member of the SBRHT to further facilitate the development of affordable housing in the City of Needles and throughout the region, including the financing of projects therefore by the SBRHT; and

WHEREAS, the City of Needles will be joining other jurisdictions that are members of the SBRHT in efforts to increase State and Federal resources for affordable housing directed to SBRHT; and

WHEREAS, the Agreement has been filed with the City of Needles, and the members of the City Council of the City of Needles, with the assistance of its staff, have reviewed said document; and

WHEREAS, the SBRHT is authorized to issue grants and loans to developers for the purpose, among others, of financing and refinancing the construction, acquisition, and rehabilitation of affordable housing; and

WHEREAS, the City anticipates there will be affordable housing projects in need of financing located in the City of Needles.

WHEREAS, the SBRHT shall be legally independent from City of Needles and its debts, liabilities, and obligations shall not constitute those of the City unless expressly agreed to by both parties; and

WHEREAS, local land use authority remains fully vested in City of Needles, and nothing in the Joint Exercise of Powers Agreement shall be construed to transfer, limit, or otherwise affect the City's sovereign authority over land use decisions; and

WHEREAS, the City Council finds it to be in the best interest of the City of Needles and its residents to join the SBRHT and support regional housing solutions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NEEDLES, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The foregoing recitals are true and correct.

Section 2. The City Council of the City of Needles hereby authorizes the City of Needles' membership in the San Bernardino Regional Housing Trust (SBRHT).

Section 3. The City Council of the City of Needles reviewed and approves of the Joint Exercise of Powers Agreement substantially in the form attached (Exhibit A).

Section 4. The adoption of this Resolution shall not obligate the City of Needles or any department thereof to (i) provide any financing to acquire, construct or operate any Project or any refinancing of any Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, improvement, rehabilitation or operation of any Project; (iii) require any contribution or advance any funds whatsoever to the SBRHT other than membership fees for administrative costs; or (iv) except as provided in this Resolution, take any further action with respect to the SBRHT or its membership therein.

Section 5. The City Council of the City of Needles, the City Clerk and all other proper officers and officials of the City of Needles are hereby authorized and directed to execute the Joint Exercise of Powers Agreement and to perform such other acts and deeds, as may be necessary or convenient to affect the purposes of this Resolution and the transactions herein authorized.

Section 6. The City Clerk shall forward a certified copy of this Resolution and an originally executed Agreement to the SBRHT

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Needles, California, on this 10th day of March 2026, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Janet Jernigan, Mayor

ATTEST: _____
Candace Clark, City Clerk

APPROVED AS TO FORM: _____
Lena Wade, Deputy City Attorney