

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	<p>PHA Name: Housing Authority of the City of Needles PHA Code: CA022 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public, at our office located at 908 Sycamore Drive, Needles, CA 92363-3131.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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		PH	HCV												
B.	Plan Elements. Required for all PHAs completing this form.														
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Needles Housing Authority aims to provide safe, quality and affordable housing in a suitable living environment without discrimination for low and very-low income families, persons with disabilities or the elderly and to promote self-sufficiency through economic opportunity.</p>														
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p>See attached Goals and Objectives</p>														
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The NHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of the Capital Fund Program and the proper application of our public housing policies. We are continuing to address public housing vacancies very aggressively and our PHAS scores indicate that other operational issues are being satisfactorily addressed. Capital Funds have been utilized to provide modernization of our properties and our FY 2025 application will continue that effort. The NHA created and continues to facilitate self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities. We are confident that the NHA will be able to continue to meet and accommodate all our goals and objectives in FY 2025. The NHA has updated its physical needs assessment to determine its modernization requirements and has developed an Annual and 5-year Action Plan to address its Capital Improvements. The NHA has no plans to demolish or dispose of any of its properties. The NHA has jointly addressed with the local police department to develop safety and crime prevention that adequately meets the needs of its residents. The following language has been incorporated into both the ACOP and Section 8 Administration Plan. The NHA shall not deny admission to any applicant on the basis that the applicant is or has been</p>														

	a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission. The NHA has developed relationships with local agencies to assist non-English speaking applicants through the application, lease-up, and move-in process. The NHA has certified that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. In addition, the NHA has included a copy of its most recent fiscal year audit reports as part of the documentation made available for public review during the 45 days prior to submission of NHA's Agency Plan to HUD by April 17, 2025. The NHA will explore its opportunities under the HUD "Repositioning" options and develop those that are most advantageous.
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The goals of Needles Housing Authority's (NHA) VAWA policy are to reduce domestic violence, dating violence, and stalking and to prevent homelessness by: -Protecting the safety of victims; -Creating long-term housing solutions for victims; -Building collaborations among victim providers; and -Assisting the NHA to respond appropriately to the violence while maintaining a safe environment for NHA employees, residents, applicants, program participants and other program participants. -The policy will assist the Needles Housing Authority in providing rights under the Violence Against Women Act (VAWA) to its applicants, public housing residents, Housing Choice Voucher participants and other program participants. -This Policy has been incorporated into NHA's Admission and Continued Occupancy Policy and its Section 8 Housing Choice Voucher Administrative Plan and applies to all NHA housing programs.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See attached Significant Amendment</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

Form identification: CA022-Housing Authority of the City of Needles form HUD-50075-5Y (Form ID - 2425) printed by Nekiaye Tolbert in HUD Secure Systems/Public Housing Portal at 02/12/2025 10:08AM EST

Significant Amendment or Modification

Substantial Deviation from the 5-Year 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.

Significant Amendment or Modification to the 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 Annual Statement); and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

B.2 GOALS AND OBJECTIVES

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

NHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers when available

Reduce public housing vacancies

NHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing and voucher management

Renovate or modernize public housing units

NHA Goal: Increase assisted housing choices

Objectives:

Conduct outreach efforts to potential voucher landlords

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

NHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Provide or attract supportive services to improve assistance recipients' employability

Provide or attract supportive services to increase independence for the elderly or families with disabilities

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

NHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Other NHA Goals and Objectives:

- A. Provide decent, safe and affordable housing for Needles.
- B. Insure equal opportunity in housing for everyone.
- C. Promote self-sufficiency and asset development of financially disadvantaged families and individuals.
- D. Improve community quality of life and economic vitality.
- E. Increase resident participation through resident council and/or advisory committee.
- F. Provide timely response to resident requests for maintenance problems.
- G. Return vacated units with new residents within 15 days.

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Needles		Locality (City/County & State)				
PHA Number: CA022		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
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

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$112,000.00
ID0000016	Operations(Operations (1406))	Operations		\$112,000.00
	Subtotal of Estimated Cost			\$112,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$112,000.00
ID0000015	Operations(Operations (1406))	Operations		\$112,000.00
	Subtotal of Estimated Cost			\$112,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$112,000.00
ID0000014	Operations(Operations (1406))	Operations		\$112,000.00
	Subtotal of Estimated Cost			\$112,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$112,000.00
ID00000613	Operations(Operations (1406))	Operations		\$112,000.00
	Subtotal of Estimated Cost			\$112,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NEEDLES HSG AUTHORITY (CA022000001)			\$80,000.00
ID0000011	Upgrade Security System(Non-Dwelling Interior (1480)-Security)	Upgrade Security System		\$80,000.00
	AUTHORITY-WIDE (NAWASD)			\$32,000.00
ID0000012	Operations(Operations (1406))	Operations		\$32,000.00
	Subtotal of Estimated Cost			\$112,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year I 2025	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$112,000.00
Subtotal of Estimated Cost	\$112,000.00

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$112,000.00
Subtotal of Estimated Cost	\$112,000.00

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$112,000.00
Subtotal of Estimated Cost	\$112,000.00

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	4 2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$112,000.00
Subtotal of Estimated Cost	\$112,000.00

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$32,000.00
Subtotal of Estimated Cost	\$32,000.00