



## City of Needles, California Request for Commission Action

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CITY COUNCIL  HOUSING COMMISSION

Regular  Special

**Meeting Date:** March 26, 2025

**Title:** Housing Commission Resolution No. 03-26-2025 HC  
A Resolution of the Housing Commission of the Needles Housing Authority Recommending that the Needles Housing Authority Board of Commissioners Approve and Adopt the Five-Year Plan and Annual Agency Plan (2025-2029) for the Housing Authority of the City of Needles (HACN)

**Background:** The Housing Authority of the City of Needles (HACN) is required to submit a Five-Year Plan and Annual Agency Plan to the U.S. Department of Housing and Urban Development (HUD) by April 17, 2025. This plan, submitted on HUD Form 50075-5Y, outlines HACN's mission, goals, and strategic priorities for serving low-income, very low-income, and extremely low-income families.

The development of this plan has been conducted in compliance with federal regulations (24 CFR Part 903) and includes engagement from the Resident Advisory Board (RAB), public housing residents, and community stakeholders. RAB meetings were held on February 14 and March 14, 2025, where feedback and recommendations were received and incorporated into the draft plan.

A public hearing is scheduled for March 26, 2025, at 4:00 PM during the regularly scheduled Housing Commission meeting at El Garces. A second hearing is scheduled before the Needles Housing Authority Board of Commissioners on April 8, 2025, at 6:00 PM, contingent on Commission recommendation. The final plan will then be submitted to HUD by the statutory deadline of April 17, 2025

The HACN Five-Year Plan and Annual Agency Plan (2025-2029) sets the following priorities:

### A. Strategic Goals

- **Expand Housing Opportunities:**
  - Maintain an open public housing waitlist
  - Increase participation in the Housing Choice Voucher (HCV) Program through landlord outreach
  - Leverage regional partnerships to address housing needs
- **Promote Self-Sufficiency:**
  - Support workforce development and financial literacy
  - Advance Family Self-Sufficiency (FSS) programming
- **Preserve and Modernize Affordable Housing:**
  - Execute a phased modernization strategy for aging infrastructure based on the **Physical Needs Assessment (PNA)**
  - Replace roofs, upgrade HVAC systems, resurface parking lots, and improve curb appeal
  - Interior upgrades (kitchens, bathrooms) planned over 10–20 years
- **Ensure Fair and Equal Access to Housing:**
  - Continue ADA compliance
  - Implement strategies consistent with the Violence Against Women Act (VAWA)
  - Prevent housing discrimination and affirmatively further fair housing

**B. Energy and Utility Efficiency**

- Results from the **Energy Audit (EA)** show strong performance: LED lighting, efficient heat pumps, and water-saving fixtures already in place
- Utility allowances have been updated to reflect actual consumption and rate increases

**C. Capital Fund Program (CFP) 5-Year Action Plan**

Fiscal Year	Capital Investment	Description
2025-2029	\$560,000	Roofs, fencing, mailboxes, HVAC prep, Continued maintenance and ADA enhancements Planning reserve for future infrastructure needs

**Fiscal Impact:** The proposed improvements are estimated at \$3.6 million over 20 years, with funding anticipated through HUD Capital Fund Program (CFP) grants. HACN will also seek additional state and federal housing grants to supplement future work

**Environmental Impact:** No adverse environmental impacts are expected. Work will comply with HUD environmental review and NEPA guidelines.

**Public Engagement and Legal Notice:**

The public has been notified per federal requirements:

- Legal notices were published on January 15, 2025
- RAB meetings held in February and March 2025
- Public hearings scheduled on March 26 (Housing Commission) and April 8 (City Council)

**Attached Exhibits:**

Exhibit A: Five-Year and Annual Agency Plan 2025-2029

Exhibit B: Five-Year and Annual Agency Plan PowerPoint

**Recommended Action:** Adopt Housing Commission Resolution No. 03-26-2025 HC, recommending that the Needles Housing Authority Board of Commissioners Approve and Adopt the Five-Year Plan and Annual Agency Plan (2025-2029) for the Housing Authority of the City of Needles (HACN)

**Submitted By:** Angelica Deermer, HACN Housing Manager

**City Manager Approval:** Patrick J. Martinez

**Date:** 3/20/2025

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

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

Approved: <input type="checkbox"/>	Not Approved: <input type="checkbox"/>	Tabled: <input type="checkbox"/>	Other: <input type="checkbox"/>
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