



# City of Needles, California

## Request for City Council Action

CITY COUNCIL  HACN

Regular  Special

**Meeting Date:** April 14, 2026

**Title:** Housing Commission Resolution No. 2026-13-HACN of the City Council Recommending that the City of Needles City Council Approve and Adopt the Annual Agency Plan FY 2026-2027, Housing Opportunity through Modernization Act of 2016 (HOTMA) updates to the Administrative Plan and Admissions and Continued Occupancy Plan (ACOP), as well as Public Housing Lease Agreement for the Housing Authority of the City of Needles (HACN)

**Background:** The Housing Authority of the City of Needles (HACN) is required to submit an Annual Agency Plan to the U.S. Department of Housing and Urban Development (HUD) by April 17, 2026. This plan, submitted on HUD Form 50075-ST, 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. A RAB meeting was held on February 13, 2026 at 908 Sycamore Drive, where feedback and recommendations were received and incorporated into the draft plan.

A public hearing was held March 25, 2026, at 4:00 PM during the regularly scheduled Housing Commission meeting at the City Council Chambers, 1111 Bailey Ave, Needles, Ca. A second hearing was noticed and is scheduled before the City Council on April 14, 2026, at 6:00 PM, contingent on City Council recommendation. The final plan will then be submitted to HUD by the statutory deadline of April 17, 2026

**Fiscal Impact:** 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 14, 2026
- RAB meeting held on February 13, 2026
- Public hearings scheduled on March 25, 2026 (Housing Commission) and April 14, 2026 (City Council)

### Attached Exhibits:

- Exhibit A: Annual Agency Plan FY 2026-2027
- Exhibit B: Administrative Plan
- Exhibit C: Admissions and Continued Occupancy Plan (ACOP)
- Exhibit D: Public Housing Lease Agreement

**Recommendation:** Adopt Resolution 2026-13-HACN recommending that the Housing Authority of the City of Needles (HACN) Board of Commissioners approve and adopt the Annual Agency Plan FY 2026–2027, including Housing Opportunity through Modernization Act of 2016 (HOTMA) updates to the Administrative Plan, Admissions and Continued Occupancy Plan (ACOP), and Public Housing Lease Agreement.

**Submitted By:** Angelica Deerner, HACN Housing Manager  
Patrick Martinez, City Manager

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

**Date:** 4/9/2026

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

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