



AGENDA

REGULAR MEETING OF THE HOUSING COMMISSION
CITY OF NEEDLES, CALIFORNIA
WEDNESDAY, JULY 22, 2026 AT 4:00 PM
COUNCIL CHAMBERS, 1111 BAILEY AVE, NEEDLES

**THE PUBLIC MAY ATTEND VIA TEAMS OR IN PERSON
AND MAY SUBMIT ANY COMMENTS IN WRITING PRIOR TO NOON ON THE DAY OF THE
MEETING BY EMAILING cclark@cityofneedles.com**

**TO JOIN THE LIVE TEAMS MEETING: log into the City of Needles website at www.cityofneedles.com
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OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 510 644 426#
The meetings are being recorded.**

CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE
APPROVAL OF AGENDA
CONFLICT OF INTEREST
CORRESPONDENCE
INTRODUCTIONS

APPOINTMENT OF A CHAIR & VICE CHAIR

**AS A COURTESY TO THOSE IN ATTENDANCE, WE WOULD ASK THAT CELL PHONES BE TURNED OFF
OR SET IN THEIR SILENT MODE. THANK YOU**

PUBLIC APPEARANCE - Persons wishing to address the Commissioners on subjects other than those scheduled are requested to do so at this time. When called by the Chair, please announce your name and address for the record. In order to conduct a timely meeting, a three-minute time limit per person has been established by Municipal Code Section 2-18. Amendments to the California Government Code Section 54950 prohibits the Commissioners from taking action on a specific item until it appears on the agenda.

REGULAR ITEMS

1. Housing Authority of the City of Needles Update (INF)
2. HACN budget for the fiscal year ending June 30, 2027 for the City Council Approval (INF)
3. Approve the Minutes of March 25, 2026 (ACT)

COMMISSIONER REQUESTS

CITY MANAGER REPORT

[City](#) Manager's Report for the weeks of July 3 and 10, 2026

ADJOURNMENT

**INTERNET ACCESS TO HOUSING COMMISSION AGENDAS AND STAFF REPORT MATERIAL IS AVAILABLE
PRIOR TO HOUSING COMMISSION MEETINGS AT: <http://www.cityofneedles.com>**

Posted: July 17, 2026

SB 343 - DOCUMENTS RELATED TO OPEN SESSION AGENDAS - Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to a meeting is available for public inspection at the Needles Administrative Office, 817 Third Street, Needles, CA 92363.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Angelica Deerner, Housing Manager, at (760) 326-3222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-104 ADA Title II)

If a decision is made at this hearing and you later disagree with the decision, only issues raised at the public hearing or in written form at or before the public hearing can be considered.

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting.

Dated this 17th day of July 2026

/s/ Candace Clark, CPMC, CMC, City Clerk



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: _____

HACN PUBLIC HOUSING / VOUCHER STATISTICS

JULY 2026

Public Housing = 52 units, 4 current vacancies	
<u>104- Vacated 6/10/2024*</u>	<u>Current PH family awaiting transfer</u>
<u>212- Vacated 3/14/2025*</u>	<u>Waitlist admission</u>
<u>915 Sycamore Drive</u>	<u>Waitlist admission</u>
<u>916 Sycamore Drive*</u>	<u>Current PH family awaiting transfer</u>
<i>*Units are under modification due to extensive repair/renovation</i>	

PH Unit Turn Over Total = 25

Units to be transferred

905 $\rightarrow$ 104

112→916

HUD allocated HACN HCV Vouchers = 23

HCV Vouchers leased up = 25*

HCV Vouchers issued = 0

HCV Vouchers open = 0

Port in Vouchers Issued = 0

*Port in Vouchers Leased=2

****Port out Vouchers=3**

HUD Allocated VASH Vouchers =30

VASH Vouchers leased up = 16*

*VASH Port out Vouchers=1

VASH Vouchers issued = 3

VASH vouchers open = 10

VASH Referrals = 1

Current Waitlist Applicants

Public Housing: 58	HCV: 39
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Item 1.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
300 North Los Angeles Street, Suite 4054
Los Angeles, CA 90012

OFFICE OF PUBLIC HOUSING

April 29, 2026

Board of Commissioners
c/o Ms. Janet Jernigan, Board Chairperson
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363

Dear Commissioners:

On March 30, 2026, the Needles Housing Authority was designated Troubled/ Capital Fund Troubled by HUD based on a failing Public Housing Assessment System audited financial score of 25 (of 25), physical score of 22 (of 40), management score of 6 (of 25), and Capital Fund score of 0 (of 10), and an overall score of 53 (of 100) for the fiscal year ending 06/30/2024, as shown in the enclosed PHAS Score Report.

PHA Recovery Plan Due Within 30 Days

It is critical that the Agency assesses its current situation to determine if recovery is feasible or if alternative options for affordable housing should be considered. The Board of Commissioners/Governing Body of the Needles Housing Authority should take immediate action to identify the source(s) of the performance deficiencies and develop and implement a plan to determine if an acceptable PHAS score can be achieved and sustained or to identify other uses for the housing subsidies. Included below is a list of actions offered as common suggestions to the Board to use in self-diagnosing the source(s) of its deficiencies and identifying solutions to recover its performance for long-term sustainability. **Please provide our office with a proposed recovery plan within 30 days of receipt of this letter.** Your plan will be reviewed by a Recovery Team of subject matter experts to determine further assistance to be provided by HUD and actions to be taken.

Recovery Agreement and Score Improvement Requirements

Please be advised that HUD is initiating actions to develop and execute a binding Recovery Agreement with the Needles Housing Authority as required by federal statute, to document and ensure that recovery efforts have been put in place and the Agency achieves and sustains acceptable performance or identifies other opportunities for affordable housing. If HUD's assessment determines that Public Housing can be sustained and improved, the Recovery Agreement will include recovery benchmarks in accordance with statutory requirements, implemented by regulations found at 24 CFR 902.75(d). **Specifically, the Needles Housing Authority must meet two sequential benchmarks after being designated Troubled:** 1) a 50% recovery of the Troubled PHAS score on the first released PHAS assessment that is at least 12 months after the Troubled designation – that is to say, a minimum PHAS score for that period of

26 and 60 and 2) a full recovery to a PHAS score of 60 or higher on the next sequential fiscal year PHAS assessment.

Noncompliance and Substantial Default

Please also be advised that a failure by the Needles Housing Authority to comply with HUD requirements, its Recovery Agreement and/or its Annual Contributions Contract under the United States Housing Act of 1937, as amended, may result in the referral of your agency to HUD's Assistant Secretary for Public and Indian Housing for a declaration of substantial default. If Needles Housing Authority is determined to be in substantial default under section 6(j)(3)(A) of the Act and 24 CFR 907, HUD may seek any available remedy, including any one or several of the following actions consistent with the Act and its implementing regulations:

- Solicit competitive proposals from other PHAs and private housing management agents to manage all or part of Needles Housing Authority public housing program and project(s);
- Petition for the appointment of a judicial receiver for Needles Housing Authority
- Solicit competitive proposals from other PHAs and private entities with experience in construction management to oversee implementation of Needles Housing Authority public housing Capital Fund;
- Take possession of all or part of Needles Housing Authority, including all or part of its public housing program and project(s);
- Require Needles Housing Authority to make any other arrangements acceptable to HUD, in its full discretion, for managing all or part of the public housing program and project(s).

Common Suggestions for PHA's Recovery Plan:

Physical

When a public housing agency becomes physically substandard, it typically has either: (1) failed to prioritize capital funding; or (2) failed to correct deficiencies identified in previous REAC inspections reports.

Capital Funding

- Evaluate current contracts for priority and necessity in relationship to needed capital funding.
- Account for the amount of capital funds received and purchases made to date.
- Verify that capital funds are not being used for non-capital purposes.
- Evaluate the most recent physical needs assessment or conduct a new one.
- Evaluate the use of resources for underfunded maintenance and modernization needs rather than for development.

Physical Inspection Deficiencies

- Verify that required annual inspections by the public housing agency are being conducted and that generated work orders are being completed timely.
- Evaluate maintenance staffing levels, skill levels, and performance as well as how maintenance staff are deployed.
- Evaluate the maintenance plan as well as the planning efforts for REAC inspections.
- Evaluate the use of previous REAC inspection reports for capital fund and maintenance planning.
 - Verify whether health and safety deficiencies, which are cause for heavily weighted point deductions, are being targeted for immediate repairs. (These include tripping hazards, sharp edges, blocked exits, mold and mildew, exposed electrical wiring, fire hazards, improper storage of flammable or volatile materials, and pest infestations.)
 - Verify whether critical and severe deficiencies, which are cause for a magnitude of point deductions for each inspectable area, are being targeted for repairs. (These include site issues such as fences, grounds, mailboxes, graffiti/litter, parking lots, driveways, roads, walkways and steps, play areas, refuse disposal areas, and storm drains; and building systems issues such as sanitary systems, domestic water systems, elevators, HVAC systems, sprinkler systems for fire protection, emergency power records and auxiliary lighting, and electrical systems.)
 - Verify whether the most common and frequent deficiencies are being repaired sufficiently. (These include damaged interior and exterior walls, roof components, common area hallways and stairways, utility closets/rooms, kitchen appliances, window screens and locks, door surfaces and hardware/locks, and peeling paint.)
- Consider contracting maintenance of Public Housing to another entity or public housing agency.
- Consider a repositioning strategy for the agency's assets if conversion to the Section 8 platform would allow for improved management of the properties.

Management

Generally, when a public housing agency becomes management substandard, it has failed to maintain an acceptable occupancy level in its developments.

- Evaluate waiting list, tenant selection, and initial certification processes to ensure coordination with property managers and timely preparation for move-ins.
- Assess existing new tenant intake policies and practices and consider implementing those

that would contribute to quicker lease up, such as starting the certification process earlier or limiting the number of unit-offer turn-downs for new tenants.

- Assess existing continued occupancy policies and practices and consider implementing those that would reduce the frequency of move-outs, such as educating tenants on lease enforcement and how to be good renters or limiting transfers for existing tenants.
- Assess the impact of current operating protocols for late rent payments as well as timely payments to vendors.
- Evaluate the turn-around time of vacant units for occupancy, including the time it takes maintenance to make-ready units and the time it takes property managers to lease up units.
- Assess the feasibility and desirability of under-occupied developments, e.g. physical condition and configuration, rehabilitation costs and lifespan, neighborhood factors such as crime and proximity to employment, transportation, and services, etc., and consider repositioning options if appropriate.
- Ensure that units taken offline for modernization, special use, or other allowed reasons have been approved by HUD, do not exceed their permissible time limitation and are correctly classified in HUD systems.
- Consider contracting property management of Public Housing to another entity or public housing agency.

Capital Fund

A designation of Troubled based on Capital Funds results from failure of the public housing agency to obligate its Capital Funds timely.

- Evaluate management/staff performance, timeliness, and effectiveness in procurement and contracting functions, e.g., preparing solicitations, evaluating bids, entering obligation information into HUD systems, and maintaining documentation.
- Evaluate management/staff ability to prepare award recommendations for Board review and approval.
- Confirm that the Board receives and approves contract awards timely and in advance of obligation deadlines.
- Verify that staff are correctly identified in and have access to HUD systems.

If you have any questions or need assistance in developing your recovery plan, please contact Mayfelisa Miso at mayfelisa.miso@hud.gov or Twan Quach at twan.quach@hud.gov.

Sincerely,

MEENA
BAVAN

Digitally signed by: MEENA
BAVAN
DN: cn = MEENA BAVAN C =
US, o = U.S. Government OUI =
Department of Housing and
Urban Development, Policy
Development and Research
Date: 2026.05.04 08:35:31 -
07'07'

Meena Bavan
Director
Office of Public Housing

Enclosure

cc:

Janet Jernigan, Board Chairperson
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363

Kirsten Merritt, Board Vice Chairperson
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363

Tona Belt, Board Member
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363

Ellen Campbell, Board Member
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363

Henry Longbrake, Board Member
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363

Jamie McCorkle, Board Member
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363

Jo Anne Pogue, Board Member
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363

Dale Jones, Board Secretary
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363

Patrick Martinez, Executive Director

Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363
Angelica Deermer, Housing Manager
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363

Mark DeMay, Finance Director
Housing Authority of the City of Needles
908 Sycamore Drive
Needles, CA 92363



City of Needles

Housing Authority

908 Sycamore Drive, Needles, California 92363
(760) 326-3222 • FAX (760) 326-6765

www.cityofneedles.com

Mayor Janet Jernigan
Vice Mayor Ellen Campbell
Councilmember Tona Belt
Councilmember Jamie McCorkle
Councilmember JoAnne Pogue
Councilmember Henry Longbrake
Councilmember Larry Ford

City Manager Patrick Martinez

May 22, 2026

Via Email

Ms. Meena Bavan
Director
U.S. Department of Housing and Urban Development
300 North Los Angeles Street, Suite 4054
Los Angeles, CA 90012
Via Email (Meena.S.Bavan@hud.gov)

Re: Housing Authority of the City of Needles – PHAS Recovery Plan Response

Dear Ms. Bavan:

Thank you for your April 29, 2026 correspondence regarding the Housing Authority of the City of Needles's designation as Troubled and Capital Fund Troubled under the Public Housing Assessment System (PHAS). The Housing Authority appreciates the guidance and technical assistance provided by HUD staff and respectfully submits this Recovery Plan response together with the attached **Exhibit A – PHAS Recovery Action Plan**.

The Housing Authority has carefully reviewed the PHAS assessment results, including the Physical Assessment score of 22, Management Assessment score of 6, Capital Fund score of 0, and overall PHAS score of 53. Following receipt of HUD's determination, Housing Authority staff met with HUD representatives, reviewed the assessment findings, and developed a comprehensive strategy to improve performance and achieve sustained compliance with HUD requirements.

Physical Assessment (PASS)

The Housing Authority conducted a comprehensive review of NSPIRE Inspection INSP-21523 and all cited deficiencies. The inspection identified deficiencies primarily involving smoke alarm placement, carbon monoxide detector testing, electrical components, appliance repairs, plumbing deficiencies, damaged doors and windows, water heater discharge piping, and resident-created obstructions affecting emergency egress.

All deficiencies identified during the inspection have been corrected. Corrective measures included installation of required smoke alarms, replacement and testing of carbon monoxide detectors, correction of electrical hazards, repair of plumbing leaks, repair or replacement of damaged appliances, correction of window and door

deficiencies, repair of water heater discharge piping, and correction of all life-threatening and severe deficiencies identified during the inspection.

To ensure long-term compliance, the Housing Authority has implemented biannual unit inspections, annual NSPIRE-style inspections, preventive maintenance schedules, work-order tracking procedures, tenant maintenance request forms, staff training, and resident education initiatives focused on housekeeping standards, maintenance reporting, smoke detector awareness, and maintaining unobstructed emergency exits. These measures are intended to ensure year-round compliance rather than inspection-driven preparation and are consistent with HUD's recommendations regarding planning, maintenance, and staff training.

Management Assessment (MASS)

The Housing Authority recognizes that occupancy levels and unit turnaround performance during the assessment period contributed to the Management Assessment score. A significant factor affecting occupancy was the Housing Authority's ongoing effort to rehabilitate and modernize aging public housing units. During the assessment period, HACN submitted requests to HUD to designate multiple public housing units as **Vacant – Undergoing Modernization** due to substantial rehabilitation needs, including replacement of flooring, cabinetry, appliances, plumbing components, lighting, smoke detectors, drywall repairs, painting, and other improvements necessary to return the units to service.

The Housing Authority also experienced vacancy activity associated with transferring existing residents into units better suited to household composition and family needs. As modernization projects progressed, some vacancies remained in transition while units were rehabilitated and prepared for occupancy.

As of May 2026, HACN operates 52 public housing units, with only three units currently vacant. This reflects an occupancy rate of approximately 94 percent, demonstrating substantial improvement from the assessment period. All three vacant units are undergoing extensive rehabilitation and modernization. One family is currently awaiting transfer into an available unit and additional applicants have been identified from the Housing Authority's waiting list for occupancy consideration as units become available. HACN currently maintains an active public housing waiting list of 55 applicants, demonstrating continued demand for public housing assistance within the community.

Since the assessment period, the Housing Authority has implemented significant operational improvements, including appointment of a dedicated Housing Manager, adoption of updated Admissions and Continued Occupancy Policies (ACOP), adoption of an updated Administrative Plan, implementation of updated lease documents incorporating HOTMA requirements, enhanced vacancy tracking procedures, improved eligibility verification processes, routine occupancy monitoring, and periodic compliance reviews. The Housing Authority anticipates measurable improvement in occupancy performance and future Management Assessment scores as modernization activities are completed and rehabilitated units are returned to productive use.

Capital Fund Program

The Housing Authority acknowledges the Capital Fund Troubled designation resulting from untimely obligation requirements. The Housing Authority's review determined that personnel transitions, limited staffing resources, turnover in key administrative and financial positions, and insufficient tracking of Capital Fund obligation deadlines contributed to deficiencies in grant monitoring, procurement tracking, and Capital Fund administration.

Since that time, the Housing Authority has reviewed Capital Fund Program requirements with HUD staff and implemented corrective measures to strengthen compliance. Corrective actions include review of all open Capital Fund grants and obligation deadlines, establishment of internal tracking procedures for obligations and expenditures, enhanced procurement planning and contract administration procedures, monthly monitoring of Capital Fund deadlines and eLOCCS reporting requirements, increased coordination among Housing staff, Finance staff, and executive management, and expanded staff training regarding HUD grant administration and compliance requirements.

The Housing Authority has also strengthened management oversight to ensure contract awards, procurement actions, obligation deadlines, and reporting requirements are reviewed and monitored on a regular basis. These measures are intended to ensure timely obligation and expenditure of Capital Fund resources and prevent future scoring deficiencies.

Conclusion

The Housing Authority of the City of Needles remains fully committed to providing safe, decent, and affordable housing while improving organizational performance and compliance. The Housing Authority currently maintains occupancy of approximately 94 percent of its public housing inventory, with the remaining vacant units undergoing modernization and rehabilitation activities and qualified applicants available on the waiting list for future occupancy.

The corrective actions already completed, combined with the ongoing monitoring and management practices outlined in the attached Recovery Action Plan, position the Housing Authority to achieve substantial improvement in future PHAS assessments and meet HUD's recovery benchmarks. The Housing Authority appreciates HUD's continued partnership, technical assistance, and support and looks forward to working collaboratively toward successful recovery and long-term program sustainability. Should you require any additional information, please do not hesitate to contact me.

Sincerely,



Patrick J. Martinez

Executive Director

Housing Authority of the City of Needles

Attachment: Exhibit A – PHAS Recovery Action Plan

EXHIBIT A

PHAS Recovery Action Plan Physical Assessment (PASS)

Item	Response
Deficiency	Physical Assessment Score: 22/40
Cause	Deferred maintenance, health and safety deficiencies, and lack of routine NSPIRE-style inspections
Corrective Action Completed	All deficiencies identified in NSPIRE Inspection INSP-21523 have been corrected
Ongoing Actions	Biannual inspections, annual NSPIRE inspections, preventive maintenance schedules, resident education, staff training
Performance Measure	100% completion of unit inspections and timely correction of health and safety deficiencies
Responsible Party	Housing Manager
Target Date	Ongoing

Management Assessment (MASS)

Item	Response
Deficiency	Management Assessment Score: 6/25
Cause	Units undergoing modernization, temporary vacancy cycles caused by rehabilitation projects and transfers, staffing transitions
Corrective Action Completed	Updated ACOP, Administrative Plan, lease documents, vacancy tracking, occupancy monitoring
Ongoing Actions	Lease rehabilitated units promptly, monitor occupancy monthly, quarterly file reviews, waiting list management
Performance Measure	Maintain occupancy above 95%; reduce vacancy turnaround time; maintain active waiting list utilization
Responsible Party	Housing Manager
Target Date	Ongoing

Capital Fund Program

Item	Response
Deficiency	Capital Fund Score: 0/10
Cause	Untimely obligation of Capital Fund resources resulting from staffing transitions and insufficient deadline tracking
Corrective Action Completed	Established obligation tracking procedures, reviewed grants, enhanced procurement monitoring
Ongoing Actions	Monthly review of obligation deadlines, eLOCCS monitoring, contract tracking, staff training
Performance Measure	Timely obligation and expenditure of all Capital Fund grants
Responsible Parties	Housing Manager, Finance Director, Executive Director
Target Date	Ongoing

Recovery Monitoring

The Executive Director, Housing Manager, and Finance Director shall review implementation of this Recovery Plan on a monthly basis. Progress shall be reported periodically to the Board of Commissioners, and corrective actions shall be updated as necessary to ensure continued compliance with HUD requirements and achievement of PHAS recovery benchmarks established by HUD.

Recovery Commitment

The Housing Authority of the City of Needles is committed to restoring and maintaining compliance with HUD requirements, improving PHAS performance, maintaining safe and sanitary housing conditions, maximizing occupancy, and ensuring timely administration of Capital Fund resources. The Housing Authority believes the corrective actions already completed, together with the ongoing actions identified herein, provide a clear path toward achieving and sustaining a passing PHAS score.



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 Fiscal Year 2026-27 Budget Update

Background: The Fiscal Year 2026-27 Housing Authority Budget was developed through a collaborative review process involving Housing Authority staff, the Finance Department, and executive management. The budget reflects anticipated revenues and expenditures associated with public housing operations, Housing Choice Voucher (Section 8) programs, and Capital Fund Program activities. Budget projections were based on HUD funding allocations, historical operating trends, anticipated maintenance requirements, personnel costs, and known contractual obligations.

The Fiscal Year 2026-27 Housing Authority Budget was previously scheduled for Housing Commission consideration; however, the Commission was unable to take action due to a lack of quorum. Subsequently, the Fiscal Year 2026-27 Housing Authority Budget was adopted as part of the City's annual budget adoption process.

Attached for informational purposes is the adopted Fiscal Year 2026-27 Housing Authority Budget, including a budget summary and comparative financial information consisting of Fiscal Year 2025-26 revised budget figures, Fiscal Year 2024-25 actual results, and Fiscal Year 2023-24 actual results. The adopted budget is intended to maintain existing housing services while supporting planned operational and capital improvement activities during Fiscal Year 2026-27.

Attached Exhibit: Fiscal Year 2026-27 Adopted Housing Authority Budget Summary and Prior-Year Comparative Financial Information.

Fiscal Impact: The Fiscal Year 2026-27 Housing Authority Budget provides appropriations and anticipated revenues necessary to support Housing Authority operations, Housing Choice Voucher (Section 8) activities, and Capital Fund Program projects. Detailed revenue and expenditure information is provided in the attached budget summaries.

Recommendation: Receive and file the Fiscal Year 2026-27 Housing Authority Budget update.

Submitted By: Mark C. DeMay, HACN Finance Director

City Manager Approval: Patrick J. Martinez

Date: 7/17/2026

Other Department Approval (when required): _____

Date: _____

	CITY OF NEEDLES				
	Housing Authority of the City of Needles				
	FY 2026 / 2027				
			FY 2026	FY 2027	
	FY 2024	FY 2025	Revised	Requested	
	Actual	Actual	Budget	Budget	
Operations					
Revenues	\$ 763,494	\$ 876,416	\$ 896,550	\$ 881,682	Decrease HUD / SEC 8 HUD SUBSIDY DEPOSIT
Expenditures	\$ 852,439	\$ 1,092,607	\$ 1,097,023	\$ 1,106,315	Increase Salaries and Legal Fees
Capital Improvements Plan					
Revenues	\$ 376,334	\$ 352,228	\$ 169,500	\$ 174,000	Increase per HUD Capital Funding
Expenditures	\$ 19,228	\$ -	\$ 331,568	\$ 174,000	Increase per HUD Capital Funding
					Projected
			Projected Fund Balance	NET	Ending Fund Balance
			06/30/26	CHANGE	06/30/27
			\$ 420,013	\$ (224,633)	\$ 195,380



MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION
CITY OF NEEDLES, CALIFORNIA

WEDNESDAY, MARCH 25, 2026, AT 4:00 PM
COUNCIL CHAMBERS, 1111 BAILEY AVE, NEEDLES

CALL TO ORDER – Vice Chair Tucker called the meeting to order at 4:00 PM

ROLL CALL – Vice Chair Tucker announced the excused absence of Chair Mauer

PRESENT

Commissioner Patrick McCaffrey

Commissioner Deana Tucker

Commissioner Kissell

ABSENT

Chair Mauer

PLEDGE OF ALLEGIANCE - Led by Vice Chair Tucker

APPROVAL OF AGENDA

Commissioner Kissell made a motion, seconded by Commissioner McCaffrey, to approve the agenda.

Motion carried by the following roll call vote:

Ayes: Commissioners McCaffrey, Tucker, Kissell

Noes: None

Absent: Chair Mauer

Abstain: None

CONFLICT OF INTEREST - None

CORRESPONDENCE - None

INTRODUCTIONS – None (Council Member Pogue arrived after introductions, at 4:03 pm)

PUBLIC APPEARANCE – None

PUBLIC HEARING

1. Adopt Resolution 03-25-2026-HC of the Needles Housing Authority recommending approval and adoption of the Annual Agency Plan 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)

Housing Manager Deerner gave staff report

Commission asked minimal questions of staff

Chair Tucker opened the public hearing at 4:21 pm

No Public Comment

Chair Tucker closed the public hearing at 4:21 pm

Commissioner Kissell made a motion, seconded by Commissioner McCaffrey, to adopt Resolution 03-25-2026-HC of the Needles Housing Authority recommending approval and adoption of the Annual Agency Plan 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)

Motion carried by the following roll call vote:

Ayes: Commissioners McCaffrey, Tucker, Kissell

Noes: None

Absent: Chair Mauer

Abstain: None

REGULAR ITEMS

2. Approve the Minutes of October 22, 2025

Commissioner Kissell made a motion, seconded by Commissioner McCaffrey, to approve the minutes of October 22, 2025.

Motion carried by the following roll call vote:

Ayes: Commissioners McCaffrey, Tucker, Kissell
Noes: None
Absent: Chair Mauer
Abstain: None

3. Housing Authority City of Needles Update - given by Housing Manager Angelica Deermer

COMMISSIONER REQUESTS – None

CITY MANAGER REPORT - given by City Manager Martinez for the weeks of March 6 and 13, 2026.

ADJOURNMENT - Chair Mauer adjourned the meeting at 4:30 pm

Vice Chair Deana Tucker

City Clerk Candace Clark



City of Needles

817 Third Street, Needles, California 92363
(760) 326-2113 • FAX (760) 326-6765
www.cityofneedles.com

Mayor, Janet Jernigan
Vice Mayor Ellen Campbell
Councilmember Tona Belt
Councilmember Jamie McCorkle
Councilmember JoAnne Pogue
Councilmember Henry Longbrake
Councilmember Larry Ford

City Manager Patrick J. Martinez

MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: PATRICK J. MARTINEZ, CITY MANAGER

SUBJECT: WEEKLY MEMORANDUM

DATE: July 3, 2026

City Manager's Weekly Highlights

Economic Development & Tourism

- Received statewide media recognition as **FOX26 News** featured California's first Off-Highway Motor Vehicle (OHMV) Pilot Program.
- Continued statewide momentum for the City's OHMV Pilot Program as AB 1756 advanced in the California Senate.
- Strengthened Needles' position as California's leader in outdoor recreation and OHMV tourism.

Public Safety

- Participated in the regional **Operation Dry Water** National Media Kickoff promoting safe and responsible boating during the Fourth of July holiday.
- Issued the City's annual Fourth of July fireworks safety reminder, encouraging safe and legal celebrations while highlighting reporting options for illegal fireworks.
- Continued promoting the **WeTip Anonymous Reporting Program** to encourage residents to report crime, graffiti, vandalism, fraud, drug activity, and other public safety concerns.

Community Services & Quality of Life

- Reopened the **Duke Watkins Park Splash Pad** in time for the summer season.
- Reminded families that **K-12 and Palo Verde College students ride Needles Area Transit (NAT) free year-round**, including throughout the summer.
- Launched the City's new **Community Events Calendar** to improve public awareness of community events and civic activities.

Community Engagement

- Opened recruitment for vacancies on the **Needles Housing Commission** and **Parks and Recreation Commission**.
- Promoted upcoming Fourth of July celebrations, Assemblymember Jeff Gonzalez's Town Hall, and other community events.

1. **OHNV Pilot Program – Statewide Recognition:** FOX26 News has aired a feature highlighting the City's groundbreaking Off-Highway Motor Vehicle (OHNV) Pilot Program. The [FOX26 news segment showcases](#) Needles' leadership as the first city in California to establish a designated OHNV route network connecting riders directly to surrounding Bureau of Land Management trail systems. The story features Mayor Janet Jernigan discussing the City Council's vision of leveraging outdoor recreation as an economic development strategy while highlighting the anticipated benefits to local businesses and tourism. The segment also includes Assemblymember Jeff Gonzalez discussing the program's significance and its potential to serve as a model for communities throughout California. Additionally, members of the off-road community expressed interest in implementing similar programs in other regions of the state. The statewide coverage reinforces Needles' position as California's leader in municipal OHNV route connectivity and further establishes the City's first-in-California pilot program as a model for other communities exploring similar opportunities. Links to the FOX26 [news segment](#) and accompanying [news article](#) are provided for the Council's review.
2. **AB 1756 – OHNV Pilot Program Extension:** Assembly Bill 1756, authored by Assemblymember Jeff Gonzalez, continues to advance through the California Legislature. The bill was approved by the Senate Transportation Committee earlier last month and was subsequently approved on July 1 by the Senate Natural Resources and Water Committee, advancing on consent without opposition. The legislation extends the City of Needles' Off-Highway Motor Vehicle (OHNV) Pilot Program through January 1, 2033, providing long-term certainty for the City's designated combined-use route network and continued connectivity between the community, local businesses, and surrounding Bureau of Land Management trail systems. The bill now advances to the Senate Appropriations Committee for consideration. The City appreciates Assemblymember Jeff Gonzalez's leadership and continued partnership in advancing legislation that supports recreation, tourism, economic development, and Needles' continued leadership as California's first city to establish a designated OHNV combined-use route network.
3. **Operation Dry Water – Regional Fourth of July Safety Initiative:** The City of Needles participated in the 2026 Operation Dry Water National Media Kickoff in Lake Havasu City, a regional event marking the kickoff of a national boating safety campaign promoting sober and responsible recreation on the Colorado River during the Independence Day holiday. The event brought together law enforcement, public safety agencies, and regional partners from across the tri-state area to coordinate boating safety and boating-under-the-influence prevention efforts during the nationwide July Fourth enforcement period. The San Bernardino County Sheriff's Department, including the Colorado River Station led by Captain Gault and Sheriff Shannon Dicus, participated alongside Supervisor Dawn Rowe, Mayor Janet Jernigan, and Vice Mayor Ellen Campbell, highlighting strong regional collaboration along the Colorado River corridor. The national campaign emphasizes education, enforcement, and prevention during the highest-risk boating period of the year. With the Fourth of July holiday occurring this weekend, boaters are reminded to operate safely and responsibly on the waterways.

4. **Fireworks Safety – Fourth of July:** The San Bernardino County Fire Protection District, led by Fire Chief/Fire Warden Daniel R. Munsey, issued its annual Fourth of July fireworks safety advisory. The District reminds residents that illegal fireworks remain prohibited in most areas of San Bernardino County, with enforcement actions, fines up to \$1,250, and potential arrest for violations. Property owners may also be held liable for fireworks activity on their property. In Needles, "Safe and Sane" fireworks are permitted. State Fire Marshal-approved "Safe and Sane" fireworks can be purchased from the Needles Area Chamber of Commerce's annual fundraiser. Residents choosing to celebrate with fireworks are encouraged to use them safely by ensuring adult supervision, keeping water or extinguishing equipment nearby, and using fireworks only on non-combustible surfaces. Illegal fireworks activity may be reported through the WeTip hotline at 1-800-47-ARSON, the San Bernardino County Sheriff's non-emergency dispatch line at 909-387-8313, or by scanning the [QR code included](#) to [access the County's online](#) fireworks reporting portal.
5. **WeTip Anonymous Reporting Program:** The City continues to promote the WeTip Anonymous Reporting Program, a 24/7/365 anonymous reporting resource that enables residents to report crime, graffiti, vandalism, fraud, drug activity, bullying, arson, and other misconduct through phone, text, and online reporting options. The program supports law enforcement by directing information to the appropriate authorities while protecting the identity of those who report. As the City continues its proactive efforts to maintain a safe, clean, and attractive community, residents are encouraged to utilize WeTip as a valuable tool in helping deter illegal activity and improve neighborhood safety. A flyer containing reporting information, including a QR code for additional information, is attached for the Council's reference.
6. **Duke Watkins Park – Splash Pad Reopened:** The City of Needles Splash Pad at Duke Watkins Park has been officially reopened and is now available for public use just in time for the summer season. City staff completed necessary preparations to restore the facility and ensure it is safe, clean, and fully operational for community enjoyment. Visitors are reminded to follow all posted rules while using the splash pad, including that pets are not permitted within the splash pad area to maintain safety and sanitary conditions. The City remains committed to providing and maintaining high-quality recreational amenities that support resident wellbeing and enhance quality of life.
7. **Needles Area Transit – Students Ride Free:** Last month, Needles Area Transit (NAT) participated in the nationwide **Dump the Pump Day** campaign, reminding residents that as gas prices rise, the cost of getting around doesn't have to. The City also reminds the community that **K-12 and Palo Verde College students ride NAT free year-round, including throughout the summer**, with a valid student ID or class schedule. This program provides students with a safe, reliable, and air-conditioned transportation option while helping families save on transportation costs. A copy of the outreach flyer is attached for the Council's reference.

8. **Community Events Calendar Now Live:** The City's new website now features a [Community Events Calendar](#)—a centralized location for community events, public meetings, and civic programs. Local organizations are invited to submit or update events through the City Clerk's Office to help keep the calendar current and inclusive. Residents can subscribe and sync the calendar to mobile devices for real-time updates, making it easier to stay informed about local events and civic activities.
9. **City Commission Vacancies – Call for Applicants:** The City of Needles is seeking interested residents to fill vacancies on the Needles Housing Commission and Parks and Recreation Commission. Commissioners play an important role in advising the City Council and helping shape the future of the community. Interested residents are encouraged to submit an application to the City Clerk's Office by 4:00 p.m. on Wednesday, July 8, 2026. To apply or obtain additional information, please contact City Clerk Candace Clark at cclark@cityofneedles.com or **(760) 326-5700, ext. 133**. Appointments are scheduled for consideration by the City Council at its July 14, 2026, meeting.

COMMUNITY EVENTS & RECOGNITION

- I. **Fourth of July Community Celebration:** The City's Parks and Recreation Department, in partnership with Needles Elks Lodge #1608, will host the annual Celebrate Freedom 4th of July Pool Party on Saturday, July 4, from 12:00 p.m. to 4:00 p.m. at the Needles Aquatics Center. The free community event will include open swim, games, contests, food, and traditional Fourth of July activities. Residents and visitors are encouraged to attend and celebrate Independence Day with the community.
- II. **Chamber of Commerce Fireworks Fundraiser:** The Needles Area Chamber of Commerce & Visitor Center has opened its annual TNT Fireworks stand with a ribbon-cutting ceremony, launching its Independence Day fundraiser through July 6. Proceeds support the Chamber's year-round business advocacy, tourism promotion, visitor services, and community events. The City appreciates the Chamber's continued partnership and support of this community tradition.
- III. **Assemblymember Jeff Gonzalez Town Hall:** Residents are reminded that Assemblymember Jeff Gonzalez will host a Town Hall on **Wednesday, July 15, 2026, from 5:30 p.m. to 6:30 p.m.** at El Garces. The Town Hall provides an opportunity for community members to engage directly with their State Assembly representative, discuss legislative priorities, and share feedback on issues affecting the Needles community. Staff encourages interested residents to attend. Additional event information, including the RSVP link (<https://asmrc.org/cf/needlesrsvp>) and a QR code for registration, is attached for the Council's reference.
- IV. **Saint Vincent de Paul Society – 5th Annual Fundraiser:** The Saint Vincent de Paul Society of Needles will host its 5th Annual Fundraiser on October 3, 2026, at the Elks Lodge (1000 Lillyhill Dr., Needles, CA 92363). The event celebrates the 100-year anniversary of Route 66 and the 250-year anniversary of the United States and encourages a patriotic dress theme. The evening begins at 5:00 p.m. with a no-host bar and silent auction, followed by dinner at 6:00 p.m. and announcements from 7:00–8:00 p.m. Tickets are \$75 per person or \$600 for a table of eight and may be purchased at 839 Front Street, Needles, or by calling 760-326-4420. The organization is a 501(c)(3) nonprofit, and all proceeds support neighbors in need.

1. OHMV FOX26 FEATURE

» CITY OF NEEDLES

> OFF-ROAD VEHICLES ON PUBLIC ROADS

» FIRST PROGRAM OF ITS KIND IN CALIFORNIA

▶ 3:11

2. OPERATION DRY WATER NATIONAL AWARENESS



4. FIREWORK ADVISORY



**REPORT ILLEGAL
FIREWORKS**



SCAN THE QR CODE



Fireworks Safety Tips

When using Safe and Sane fireworks where allowed, SBCoFD offers some safety tips:

- ✓ Always use fireworks ("Safe and Sane" only) with an adult present. Even a "Safe and Sane" sparkler burns at a temperature that ignites clothing easily.
- ✓ Always read and follow label directions
- ✓ Always have water (garden hose/bucket) and a fire extinguisher within reach
- ✓ Always place fireworks on a firm, non-combustible surface, like a sidewalk or pavement
- ✓ Never alter fireworks
- ✓ Never re-light "dud" fireworks
- ✓ Homemade fireworks are often deadly; leave the making of fireworks to the experts
- ✓ Never point, throw or mishandle fireworks



**See Something
Say Something**



Report illegal fireworks

Call WeTip at (800) 47-ARSON
www.WeTip.com

For more information on fireworks safety,
call 909-386-8400.

5. WETIP ANONYMOUS REPORTING PROGRAM

REPORTING 24/7/365

WeTip provides a completely anonymous reporting solution that gives you a platform to help fight crime, bullying, and other forms of misconduct at your organization.

WeTip's dedicated solution gives you a safe route directly to the right people at your company so you can help uncover and correct any problems or misconduct quickly.

Our call center staff are available 24 hours per day, 365 days per year to help you through the reporting process. All operators are trained and skilled in listening and interviewing techniques in order to get the most accurate and complete information.

UP TO \$1000 REWARD

WeTip^{NO}

Powered By CatapultK12

WeTip^{NO}

Powered By CatapultK12

NATIONWIDE HOTLINES

In addition to your dedicated reporting options, WeTip is proud to offer our long-standing, national hotlines for any incidents that occur inside or outside your organization. If you see any instance of crime, vandalism, harassment, discrimination, arson, etc., trust WeTip to direct your report to the proper authorities.

REPORT FRAUD
800.87.FRAUD

REPORT DRUG ABUSE
800.47.DRUGS

REPORT ARSON
800.47.ARSON

REPORT CRIME
800.78.CRIME

REPORT TRIBAL INJUSTICE
855.4.THE.REZ

REPORT BULLYING
855.86.BULLY

SE HABLA ESPAÑOL

WeTip^{NO}

Powered By CatapultK12

REPORT CRIME

ANONYMOUSLY

If you have any information regarding crime or misconduct in your city, contact WeTip Anonymously.

CALL OR TEXT **REPORT TO**
844.909.3096



7. STUDENTS RIDE FREE-NAT

Gas prices keep going up but the cost of your ride doesn't have to.

Public transportation gives you a smarter, more affordable way to get around town.

Visit needlestransit.com

Needles Area Transit (NAT) fare is \$1.35 per boarding and you can skip the exact change with a 30-Punch Pass available for just \$39 at Needles City Hall.

Students ride free.

K-12 and Palo Verde College students ride at no cost with a student ID or class schedule.



Three ways to ride:

- **Deviated Fixed Route (NAT).** Monday through Saturday around Needles.
- **Dial-A-Ride (DAR).** Curb-to-curb service for seniors and riders with disabilities.
- **Fort Mohave/Bullhead Shuttle.** Tuesdays and Thursdays by prepaid reservation.



powered by



I. AQUATIC CENTER JULY FOURTH EVENT

CITY OF NEEDLES

WELCOMES YOU TO CELEBRATE WITH US FOR
AMERICA'S 250TH YEAR CELEBRATION

4TH OF JULY SWIM PARTY

GET READY FOR A DAY FULL OF
SWIMMING, RELAYS, CHERRY PIE &
WATERMELON EATING CONTESTS,
GAMES WITH PRIZES, YUMMY FOOD,
AND DON'T FORGET OUR ALL TIME
FAVORITE...PIE THE LIFEGUARDS!

SAURDAY, JULY 4TH 12:00PM ~ 4:00PM

BRING YOUR FRIENDS,
YOUR APPETITE, AND
YOUR PATRIOTIC SPIRIT!

- HOT DOGS & CHILI DOGS
- ICE CREAM & FLOATS
- COOL TREATS

MAKE SURE TO SIGN UP UPON ENTRY
FOR THE CROWNING OF OUR MISS
FREEDOM & MR FIRECRACKER AND
MAKE SURE TO STAY UNTIL 3:45PM
TO PARTICIPATE IN OUR ANNUAL
TREASURE DIVE \$\$\$\$ FOR COINS
AND THERE WILL BE ONE WINNER
PER DIVISION FOR A LARGER PRIZE!!!

FOR MORE INFORMATION:

PARKSANDRECREATION@CITYOFNEEDLES.COM

CALL 760-326-3866(FUNN)

ADMISSION IS FREE
FOR ALL THANKS TO
OUR CO-SPONSOR
NEEDLES ELKS
LODGE #1608

II. CHAMBER FIREWORKS FUNDRAISER

NEEDLES AREA CHAMBER OF
COMMERCE & VISITOR CENTER

NEEDLES AREA CHAMBER OF
COMMERCE & VISITOR CENTER



**RIBBON
CUTTING**



JOIN US AS WE CELEBRATE!

**MONDAY
JUNE 29**
★ **2:00 PM** ★



SHELL GAS STATION
2451 W Broadway St.,
Needles, CA



STAND

JUNE ★

28

12PM-8PM

29

10AM-8PM

30

10AM-8PM

★ **JULY** ★

1

10AM-9PM

2

10AM-9PM

3

10AM-10PM

4

10AM-10PM

5

10AM-6PM



**SHELL GAS
STATION**

2451 W Broadway St.,
Needles, CA

6

10AM-6PM

760.326.2050

JOIN



DEALS - COUPONS
www.tntfireworks.com

JOIN



DEALS - COUPONS
www.tntfireworks.com

III. ASSEMBLYMEMBER TOWN HALL

Please join Assemblyman
JEFF GONZALEZ
FOR A

Needles **TOWN HALL**



Wednesday,

JULY 15

5:30 PM – 6:30 PM

EL GARCES

950 FRONT ST., NEEDLES, CA 92363



**TO RSVP TO THIS EVENT, SCAN THE QR CODE OR VISIT:
ASMRC.ORG/CF/NEEDLESRSVP**

IV. ST. VICENT FUNDRAISER

SAINT VINCENT DE PAUL SOCIETY NEEDLES CA 5TH ANNUAL FUNDRAISER

Celebrating

100 year anniversary of Route 66

250 year anniversary of the USA

Patriotic Dress

Proceeds will go to helping our neighbors in need

Date: October 3, 2026

Where: Elks Lodge 1000 Lillyhill Dr. , Needles CA 92363

Hours: 5:00 no host bar and silent auction 6:00 dinner 7:00-8:00 announcements and close

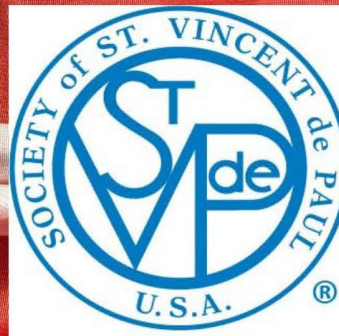
Cost: \$75.00 per person or \$600.00 to reserve a table of 8

Tickets may be purchased at

839 Front Street, Needles

760-326-4420

501 (C)3 non profit





City of Needles

817 Third Street, Needles, California 92363
(760) 326-2113 • FAX (760) 326-6765
www.cityofneedles.com

*Mayor, Janet Jernigan
Vice Mayor Ellen Campbell
Councilmember Tona Belt
Councilmember Jamie McCorkle
Councilmember JoAnne Pogue
Councilmember Henry Longbrake
Councilmember Larry Ford*

City Manager Patrick J. Martinez

MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: PATRICK J. MARTINEZ, CITY MANAGER
SUBJECT: WEEKLY MEMORANDUM
DATE: July 10, 2026

City Manager's Weekly Highlights

Economic Development & Tourism

- Announced a record \$602.5 million assessed property valuation, reflecting continued long-term growth in the City's property tax base.
- Promoted Needles' tourism, economic development, and nationally recognized Off-Highway Motor Vehicle (OHMV) Pilot Program at the **Discover SoCal Empire Regional Summit**.

Intergovernmental Affairs

- Continued supporting statewide public agency liability reform through the **Coalition to Protect Community Services**.

Grants & Workforce Development

- Began recruitment for two grant-funded **Maintenance Worker I** positions through the State's **Clean California Community Cleanup & Employment Pathway Program**.

Public Safety

- Recognized the San Bernardino County Sheriff's successful Fourth of July marine enforcement operation, during which no major injury or fatal boating accidents were reported in the Needles area.

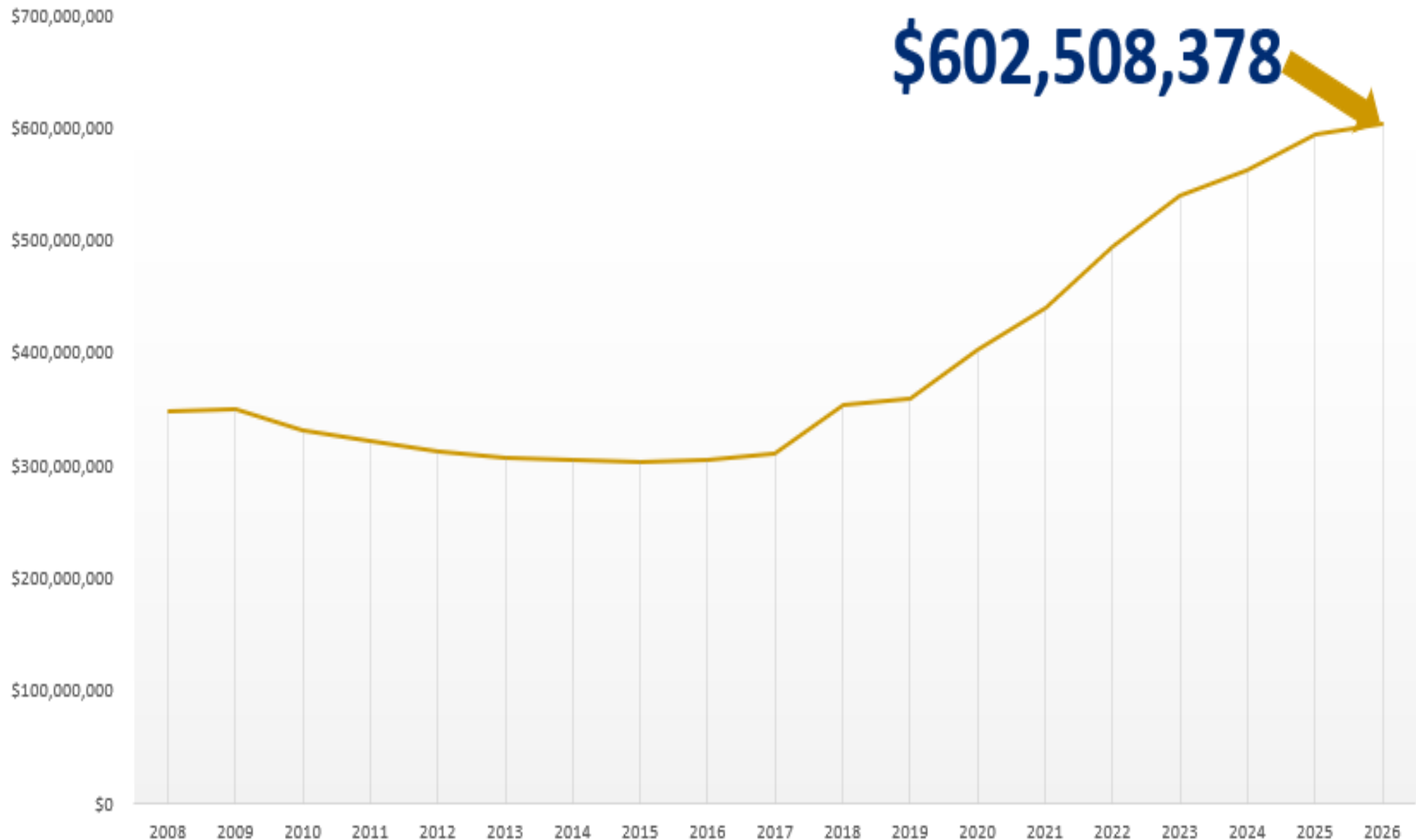
1. **2026 City of Needles Assessment Roll – Continued Growth:** The San Bernardino County Assessor-Recorder-Clerk's Office has released the 2026 Assessment Roll for the City of Needles, reflecting a total assessed property value of **\$602,508,378**, the highest assessed valuation in the City's history. This represents a **1.6 percent increase** over the 2025 Assessment Roll of **\$593,071,256** and an overall **96 percent increase since 2017**. Since 2017, the City's assessed valuation has increased by approximately **\$295 million**, demonstrating the continued expansion of the City's property tax base. The continued growth in the City's assessed valuation strengthens the City's long-term fiscal foundation by supporting property tax revenues that help fund essential public services and infrastructure. Staff has attached a historical assessment roll chart for the City Council's reference.
2. **Discover SoCal Empire Regional Summit:** This week, Mayor Janet Jernigan and Vice Mayor Ellen Campbell represented the City of Needles at the Discover SoCal Empire Regional Summit in Ontario, where the City hosted an exhibitor booth promoting Needles' tourism assets, outdoor recreation opportunities, economic development initiatives, and the upcoming Route 66 Centennial. The summit brought together tourism, recreation, tribal, and economic development leaders from across Southern California and the Route 66 corridor to strengthen regional partnerships and promote destination marketing. **Mayor Jernigan also participated as a panelist, highlighting the City's innovative Off-Highway Motor Vehicle (OHMV) Pilot Program and its role in expanding recreation and tourism opportunities in Needles.** The conference featured **Caroline Beteta, President and CEO of Visit California**, and participation supported the City Council's goal of increasing tourism, expanding economic development opportunities, and raising the City's visibility throughout the region. **The City extends its appreciation to Discover SoCal and Freddy Bi for their continued partnership and commitment to showcasing the Needles community on a regional, national, and international stage.**
3. **Coalition to Protect Community Services:** As previously reported, the City of Needles joined the Coalition to Protect Community Services, a statewide initiative led by the California Joint Powers Insurance Authority (CJPIA) advocating for reforms to California's public agency liability laws. This week, PublicCEO published an op-ed by Margaret Finlay, President of CJPIA and Chair of the Coalition, highlighting the coalition's efforts to advance proportionate liability legislation for local governments. The article discusses the coalition's position that rising public agency liability costs are placing increasing financial pressure on local governments and diverting resources from essential public services, including public safety, infrastructure, parks, libraries, and recreation. Staff will continue to monitor legislative developments and provide updates as they become available. A [link](#) to the article is provided for the City Council's reference.

4. **Maintenance Worker I Recruitment – Clean California Grant:** The City is currently recruiting for two (2) temporary full-time Maintenance Worker I positions in the Public Works Department funded through the State's Clean California Community Cleanup & Employment Pathway (CCEP) Program. These positions are made possible by the City's recent award of a \$169,355 grant for the "**Revive the Desert – Illegal Dumping Cleanup & Community Stewardship**" initiative. The grant will support expanded litter and illegal dumping cleanup efforts while providing local workforce development opportunities through transitional employment. Interested applicants may submit a resume or letter of interest to **Pam Osteen, Human Resources Director, at posteen@cityofneedles.com**. Residents are encouraged to share this employment opportunity with qualified individuals in the community.
5. **Fourth of July Holiday Marine Enforcement:** The San Bernardino County Sheriff's Department's Marine Enforcement Unit conducted its annual Fourth of July Holiday Enforcement Operation from July 3 through July 5 along the Colorado River, including the Needles area. During the operation, deputies conducted **105 enforcement stops**, issued **55 citations**, made **10 boating under the influence (BUI) arrests** and **one DUI arrest**, and investigated **one minor injury boating accident**. No major injury or fatal boating accidents were reported during the enforcement period. Staff appreciates the Sheriff's Department's continued efforts to promote safe and responsible recreation along the Colorado River during one of the busiest boating weekends of the year. The Sheriff's Department's holiday enforcement statistics are attached for the Council's reference.
6. **Community Events Calendar Now Live:** The City's new website now features a [Community Events Calendar](#)—a centralized location for community events, public meetings, and civic programs. Local organizations are invited to submit or update events through the City Clerk's Office to help keep the calendar current and inclusive. Residents can subscribe and sync the calendar to mobile devices for real-time updates, making it easier to stay informed about local events and civic activities.

COMMUNITY EVENTS & RECOGNITION

- I. **Assemblymember Jeff Gonzalez Town Hall:** Residents are reminded that Assemblymember Jeff Gonzalez will host a Town Hall on **Wednesday, July 15, 2026, from 5:30 p.m. to 6:30 p.m. at El Garces**. The Town Hall provides community members with an opportunity to engage directly with their State Assembly representative, discuss legislative priorities, and share feedback on issues affecting the Needles community. Staff encourages interested residents to attend. Additional event information, including the RSVP link (<https://asmrc.org/cf/needlesrsvp>) and a QR code for registration, is attached for the Council's reference.

1. 2026 CITY OF NEEDLES ASSESSMENT ROLL



2026 City of Needles Assessment Roll

Josie Gonzales | Assessor-Recorder-County Clerk

arc.sbcounty.gov

2. DISCOVER SOCIAL REGIONAL SUMMIT



3. CJPIA COALITION UPDATE

Op-Ed: Why California needs proportionate liability for local governments



The views and opinions expressed herein are those of the author and do not necessarily reflect the views of PublicCEO, its sponsors, its employees or any corporate relationships.



Article written by Margaret Finlay, President, California Joint Powers Insurance Authority and Chair, Coalition to Protect Community Services

If you follow the news, you are aware that civil jury verdicts against California public entities have been reaching record levels. Large multi-million-dollar awards that once seemed extraordinary are increasingly common, and the trend shows no sign of slowing. What you may not know is how damaging this situation has become for local government agencies and how it hinders their ability to provide local services.

Recent News



Op-Ed: Why California needs proportionate liability for local governments

July 9, 2026



Marina City Council appoints Matthew Mogensen as next city manager

July 8, 2026



Brentwood appoints Captain Walter O'Grodnick as its 13th chief of police

July 8, 2026



California JPIA member City of Monrovia celebrates Park and Recreation Month with Satoru Tsuneishi Park

July 8, 2026



Blythe awarded \$4.6 million for Hidden Beaches Water Quality project

July 8, 2026



3. CJPIA COALITION UPDATE

Under California's joint and several liability rule, a local government agency found just 1% at fault can be forced to pay 100% of a plaintiff's economic damages—when the other responsible co-defendants can't pay. Every dollar consumed by disproportionate liability judgments and inflated settlements is a dollar unavailable for community services that residents rely on: police and fire protection, roads and infrastructure maintenance, parks, libraries, senior services and youth sports programs.

Establishing proportionate liability means that local governments named in lawsuits would be required to pay only their actual share of fault, as determined by the court. Not only is this fairer and more equitable, but it would help to solve a rapidly escalating problem—a fiscal crisis of runaway liability costs that severely limits taxpayer funding for much needed public services.

Here are six key reasons why this reform is both necessary and urgent:

1. Democratic Accountability Over Judicial Taxation

Elected officials, not juries or plaintiffs' lawyers, should decide how limited public tax dollars are prioritized and spent. When a jury imposes a multi-million-dollar judgment, it effectively raises taxes and reallocates resources without any accountability to voters. Local governments already operate under intense democratic oversight through elections, public hearings, and transparent budgeting. Allowing plaintiffs to override those democratic decisions through litigation undermines representative government and the public's right to set its own priorities.



2. Underfunding Not Indifference

Most dangerous conditions on public roads, sidewalks, and in public spaces stem not from willful indifference but from chronic underfunding and limited staffing. When local agencies are forced to pay multi-million-dollar settlements and judgments far exceeding their actual share of fault, those dollars reduce funding for maintenance, road repairs, and public safety programs. This process does not improve safety — it actually depletes the very resources needed to prevent future injuries. Proportionate liability would help break this self-defeating cycle.

3. Private Market Logic Does Not Apply to Public Entities

Private corporations can raise prices, cut product lines, pass costs on to consumers, or declare bankruptcy. Local governments, on the other hand, have none of these options to deal with rising costs. They are legally obligated to maintain roads, operate parks, and provide essential services with constrained budgets funded by taxpayers. Applying the same unlimited liability rules designed for profit-driven businesses to local government agencies, creates a fundamental mismatch that requires reform.

4. Deep Pocket Targeting Under Joint and Several Liability

Each party responsible for contributing to an injury should bear liability in proportion to their actual share of fault—not based on which defendant happens to have the deepest pocket. Local government agencies should not be forced to subsidize damages caused by drunk drivers, underinsured motorists, careless contractors, or criminal actors who bear primary responsibility. An equitable system ensures that responsibility follows conduct, and that no single party is unfairly targeted simply because they have the ability to pay.

5. Law of Diminishing Returns in Public Property Maintenance

Most California local governments operate within significant budget constraints. After reasonable steps have been taken to maintain infrastructure, additional millions spent on marginal claims produce diminishing safety returns. The current system pretends that governments have infinite resources and can guarantee perfect safety — an economic and practical impossibility. Proportionate liability simply acknowledges reality: we must balance ambitious safety goals against what taxpayers can realistically afford.

6. Broad Benefits Over Concentrated Windfalls

Public funds are meant to serve the entire community. When a jury returns a large verdict or a large settlement is reached prior to trial, taxpayer funds are redirected away from the public at large, and concentrated in the hands of one plaintiff, or a small group of individuals and their attorneys. Funds that could have maintained a park, staffed a library, or repaired a road for thousands of residents, instead flow to a small group of people. Joint and several liability not only strains local government budgets, but diverts scarce resources intended to provide broad public benefits into the hands of a few, defeating the purpose for which the tax dollars were originally collected.

California's local governments are not asking for blanket immunity. We are merely asking for sound public policy — proportionate liability that is fair to injured parties and provides them with meaningful compensation, while also ensuring that public funds are protected and used for broad public benefit.

The **Coalition to Protect Community Services** is actively working with the Legislature and the Administration to advance targeted and practical reforms. California residents deserve safe communities and solvent local governments that can deliver the services they expect and deserve.

Margaret Finlay has served on the Duarte City Council for 34 years, including seven terms as Mayor. A dedicated public servant and community advocate, she's expanded senior transportation services and helped reduce local crime rates. Her leadership extends beyond Duarte, with roles including President of the California Contract Cities Association, President of the California Joint Powers Insurance Authority, and Board Member of the Southern California Association of Governments. Margaret holds degrees from St. Mary's College and Cal State Long Beach, completed doctoral work at Claremont Graduate University, and attended Harvard's Senior Executives in State and Local Government Program. An international speaker and adjunct professor, Finlay has also been recognized for her work with the San Gabriel Valley Regional Housing Trust, helping create housing opportunities for underserved populations.

5. FOURTH OF JULY MARINE ENFORCEMENT



Holiday STATISTICS

Total Enforcement Stops =	105
Total Citations Written =	55
Total BUI Arrests =	10
Total DUI Arrests=	1
Non Injury Boat Accidents =	0
Minor Injury Boat Accidents =	1
Major Injury Boat Accidents =	0



*Independence Day
Weekend 2026*



I. ASSEMBLYMEMBER TOWN HALL

Please join Assemblyman
JEFF GONZALEZ
FOR A

Needles
**TOWN
HALL**



Wednesday,

JULY 15

5:30 PM – 6:30 PM

EL GARCES

950 FRONT ST., NEEDLES, CA 92363



**TO RSVP TO THIS EVENT, SCAN THE QR CODE OR VISIT:
ASMRC.ORG/CF/NEEDLESRSVP**