City of Needles
Housing Authority
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Mayor, Janet Jernigan
Vice Mayor Kirsten Merritt
Councilmember Tona Belt
Councilmember Ellen Campbell
Councilmember Jamie McCorkle
Councilmember JoAnne Pogue
Councilmember Henry Longbrake

City Manager Patrick Martinez

FAIR MARKET RENTS

for the Section 8 Voucher Program San Bernardino County, California
As set by HUD – Fiscal Year 2025

Number of Bedrooms	FMR	Payment Standard
0	$1776	$1598 (90% of FMR)
1	$1852	$1666 (90% of FMR)
2	$2306	$2075 (90% of FMR)
3	$3079	$2771 (90% of FMR)
4	$3745	$3371 (90% of FMR)

***Please note rent reasonableness surveys are conducted prior to tenancy approval.**
Proposed rents must within market average for the area.

INCOME LIMITS

As set by HUD - Effective 04/01/2024

No. of Family Members	Extremely Low 30% of Median Income	Very Low Income 50% of Median Income	Low Income 80% of Median Income
1	$ 21,550	$ 35,900	$ 57,400
2	$ 24,600	$ 41,000	$ 65,600
3	$ 27,700	$ 46,100	$ 73,800
4	$ 31,200	$ 51,250	$ 82,000
5	$ 36,580	$ 55,350	$ 88,600
6	$ 41,960	$ 59,450	$ 95,150
7	$ 47,340	$ 63,550	$ 101,650
8	$ 52,720	$ 67,650	$ 108,250

NEEDLES HOUSING AUTHORITY FLAT RENT FY 2018
on all new move-ins and reviews processed after 01/9/2018
Adopted Board of Commissioners 01/09/2018 - Resolution #796
Posted in office window 01/11/2018

CA022000001	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
FLAT RENT CY 2022	$420	$473	$515	$602

Per HUD letter dated 12/17/2017. The rents above are inclusive of utility expenses, therefore there should be no additional adjustment for utility expenditures