Housing Authority of the City of Needles
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Mayor, Janet Jernigan
Vice Mayor Ellen Campbell
Councilmember Tona Belt
Councilmember Larry Ford
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 – Federal Fiscal Year 2027

Number of Bedrooms	FMR	Payment Standard	
0	$1605	$1445	(90% of FMR)
1	$1705	$1535	(90% of FMR)
2	$2103	$1893	(90% of FMR)
3	$2771	$2494	(90% of FMR)
4	$3336	$3002	(90% of FMR)

***Please note rent reasonableness surveys are conducted prior to tenancy approval and each annual review. Proposed rents must be within market average for the area, regardless of payment standards**

INCOME LIMITS

As set by HUD - Effective 05/01/2026

No. of Family Members	Extremely Low 30% of Median Income	Very Low Income 50% of Median Income	Low Income 80% of Median Income
1	$ 25, 850	$ 43, 050	$ 68, 900
2	$ 29, 550	$ 49, 200	$ 78, 750
3	$ 33, 250	$ 55, 350	$ 88, 600
4	$ 36, 900	$ 61, 500	$ 98, 400
5	$ 39, 900	$ 66,450	$ 106, 300
6	$ 44, 360	$ 71, 350	$ 114, 150
7	$ 50, 046	$ 76, 300	$ 122, 050
8	$ 55, 720	$ 81, 200	$ 129, 900

NEEDLES HOUSING AUTHORITY FLAT RENT

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

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