

**MOHAVE COUNTY HOUSING AUTHORITY
MOHAVE COUNTY, KINGMAN, ARIZONA
MEETING – MARCH 17, 2025**

The Board of Directors of the Mohave County Housing Authority met this 17th day of March, 2025, at 8:30 A.M. In attendance were Travis Lingenfelter, Chairman; Rich Lettman; Sonny Borrelli; Don Martin; Ron Gould and Sally Diehl; Linda Saddler was absent.

Item I: Call to Order

Laura Skubal, Clerk of the Board, took Roll Call for Attendance; Linda Saddler was absent.

Item II: Appoint new Board of Directors: Borrelli, Lettman, and Martin

The motion to approve the appointment of the new directors was made by Chairman Lingenfelter, seconded by Director Diehl, and carried unanimously.

Item III: Discussion and Possible Action: Approval of April 1, 2024, June 3, 2024, and September 3, 2024, meeting minutes

Motion was made by Director Lettman, seconded by Director Borrelli, and unanimously carried to approve the April 1, 2024, June 3, 2024, and September 3, 2024, meeting minutes.

IV. Report from the Director

- MCHA Overview
- Housing Program Updates
 - a. Housing Choice Vouchers
 - Section 8
 - VASH
 - Mainstream
 - Foster Youth Initiative
 - Emergency Housing Vouchers
 - b. Kingman Veteran Villas
 - c. Supportive Housing Programs
 - d. FSS Program
 - e. CDBG/HOME Program

Michael Smith, Community Services Director, gave a brief overview of the Housing Program in Mohave County. He stated that the Mohave County Housing Authority (MCHA) was created in 1990 and has several programs, including housing choice vouchers, the Rental Assistance Program, and the VASH program serving veterans. He stated there were 562 vouchers and approximately 688 individuals and their families enrolled in these programs. He stated that MCHA does not own any buildings, but that the Community Veteran Villas were developed to accommodate 47 veterans at this time. He further stated that of the people served by MCHA, 70% of the people were certified disabled and unable to work.

Director Smith highlighted the family self-sufficiency program and noted that 40 individuals were enrolled. He further stated that nearly 80 homes have been rehabilitated over four years through CDBG and HOME grant programs.

Director Smith discussed partnerships with Community Services, including the Arizona at Work program, which served 110 community members. He stated he was looking for a developer to establish the Youth Build program, which teaches youth to build homes. He stated that program funds enabled youth to learn construction skills and that developers could receive financial benefits for participating.

Supervisor Borrelli asked how much of the program funding was federally funded and whether it is all pass-through.

Director Smith stated that much of the money came from HUD, so it's from the federal government. He stated that funding was also received from the State of Arizona, but that he did not have the exact number. He further stated that about \$440,000 was from the General Fund, and the return on investment was almost \$11 million. He discussed the impact of the programs on cost savings and community benefits.

Supervisor Borrelli asked about the relationship with the Arizona Housing Finance Authority for low-income housing programs.

Director Smith clarified that while there is no formal relationship, Community Services works with various agencies, including the USDA.

Supervisor Borrelli stated that there was a program for low-income families and veterans that provides grants for closing costs or down payments. He asked the director to provide information regarding how successful programs were in transitioning people from rentals to permanent housing.

Director Smith stated that he would get the numbers and email them to the board.

Supervisor Lettman asked how the program's admissions selection process worked.

Director Smith asked staff member Jamie Bernier to give a high-level overview of the program.

Jamie Bernier, Housing and Community Revitalization Manager, stated that the HOME grant pre-qualification process included age, income, homeownership, and Mohave County residency. She stated the process involves a two-year wait list due to the high demand and limited funding.

Supervisor Gould asked whether the county still administers the Lake Havasu block grant program, as was done in the past.

Ms. Bernier stated yes and informed the Board that Bullhead City was assisted in its revitalization as well, but only with inspection services.

NO ACTION TAKEN

Item V: Financial Report for the Period of April 2024 through March 2025

Director Smith presented the financial report for the period of April 2024 through March 2025, highlighting the number of different families that have been assisted throughout the county.

NO ACTION TAKEN**Item VI:** 2024 Housing Accomplishments by MCHA based on 2023 Housing Needs Assessment

Director Smith discussed the housing accomplishments based on the 2023 housing needs assessment. He included the importance of meeting housing needs for business development and community growth.

NO ACTION TAKEN**Item VII:** Open Public Hearing: Requesting Comments from the public pertaining to MCHA

Chairman Lingenfelter opened the Public Hearing, there being no one present to speak, he closed the Public Hearing.

Director Smith stated that a housing study was completed and that a list of actions the county could take to help and make a difference in the community was created. He highlighted one area: permits and working with potential developers and builders to bring them into communities to build housing. He stated that Bullhead City had two developments that offered low-income housing tax credits.

NO ACTION TAKEN**Item VIII:** Discussion and Possible Action: Approval of the Mohave County Housing Authority:

- a. Revisions to Chapter 4 of MCHA's Administrative Plan – see attached tracked changes document and Exhibit A
- b. Annual PHA Plan
- c. 5-year PHA Plan
- d. Revisions to the Owner-Occupied Housing Rehabilitation (OOHR) Housing Rehabilitation Guidelines

Chairman Lingenfelter opened the Public Hearing, there being no one present to speak, he closed the Public Hearing.

Director Smith presented the revisions to Chapter Four of the administrative plan. He stated that one of the highlights was giving preference to mainstream people with disabilities who got a higher point, as opposed to someone who was low-income.

Motion was made by Director Gould and seconded by Director Lettman to approve the item as read. Motion was carried unanimously.

Item IX: Discussion and Possible Action: Adoption of Resolution 2025-009 Authorizing submission of MCHA’s Annual PHA Plan, 5-year PHA Plan, PHA Certification of Compliance, and Certification by State Office of PHA Consistency with the Consolidated Plan for FY 2025.

Motion was made by Director Gould and seconded by Director Lettman to approve the adoption of Resolution 2025-009 authorizing submission of MCHA’s Annual PHA Plan, 5-year PHA Plan, PHA Certification of Compliance, and Certification by State Office of PHA Consistency with the Consolidated Plan for FY 2025. Motion was carried unanimously.

Item X: Call to the Public

There were no members of the public wishing to speak.

Item XI: Announcements

There were no announcements from the Board or staff.

Item XII: Adjournment - There being no further business to come before the Mohave County Housing Authority this 17th day of March 2025, **the meeting was adjourned by Chairman Lingenfelter at 8:53 A.M.**

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Travis Lingenfelter, Chairman

ATTEST:

Laura Skubal, Clerk