



Story County Housing Trust

**STORY COUNTY HOUSING TRUST
BOARD OF DIRECTORS**

**February 21, 2023
2:00 p.m.**

**Hybrid Meeting
In Person Location: Ames Chamber of Commerce
304 Main Street
Ames, Iowa 50010**

Board Meeting Agenda

- 1. Call to Order**
 - 1.1 Approve Agenda*..... Page 1
 - 1.2 January 17, 2023 Board Meeting Minutes* Page 2
- 2. Financial Report**
 - 2.1 January Bank Statement Page 3
- 3. Administrative Items**
 - 3.1 2023 LHTF Network Invoice* Page 4
 - 3.2 MPO Invoice for CY 2022 Administrative Services* Page 5
 - 3.3 2023 Award Discussion on Use of Funds and Future NOFA* Page 6
 - 3.4 Request from TUM for an additional \$15,000 to use for OOR* Page 7
 - 3.5 General Housing Updates Page 8
 - 3.6 Administrative Services from the MPO vs MIPA Page 9
- 4. Questions for Staff**
- 5. Other Business**
- 6. Adjournment**

* Denotes Action Item

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/503736957>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

Access Code: 503-736-957

Next meeting: March 21, 2023 at 2:00 p.m.



February 2023
Item No. 1.2

ISSUE: January 17, 2023 Meeting Minutes

VOTE: Consider approval the minutes of the January 17, 2022, Scht Board Meeting.

BACKGROUND:

[Click here for a copy of the January 17, 2023 Scht Board Meeting Minutes.](#)

RECOMMENDATION:

Approve the minutes of the January 17, 2023 Scht Board Meeting.

STAFF CONTACTS:

Lucas Young, lyoung@dmampo.org;
(515) 334-0075.



February 2023
Item No. 2.1

ISSUE: January Bank Statement

REPORT: Review the January Bank Statement.

BACKGROUND:

[Click here for a copy of the January 2023 Bank Statement.](#)

RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACTS:

Andrew Collings, acollings@dmampo.org;
(515) 334-0075.



February 2023
Item No. 3.1

ISSUE: 2023 LHTF Network Invoice

VOTE: Consider approval of the 2023 Local Housing Trust Fund Network Invoice.

BACKGROUND:

Each year the consortium of Iowa Housing Trust Funds, the Local Housing Trust Fund Network, assess a fee for services. This is a budgeted expense, and the amount has not changed from the previous year of \$600.

[Click here for a copy of the 2023 LHTF Network Invoice.](#)

RECOMMENDATION:

Approve the 2023 LHTF Network Invoice.

STAFF CONTACTS:

Andrew Collings, acollings@dmampo.org;
(515) 334-0075.



February 2023
Item No. 3.2

ISSUE: MPO Invoice for CY 2022 Administrative Services

VOTE: Consider approval of the MPO Invoice for Administrative Services.

BACKGROUND:

This invoice is for administrative services rendered last year. The agreement between the Des Moines Area MPO and the Story County Housing Trust states, "the MPO shall invoice SCHT when appropriate and fits SCHT's needs."

Last month, the SCHT submitted and received the final drawdown of its 2020 award as well as part of 2021 award.

[Click here for a copy of the MPO Invoice for CY 2022 Administrative Services.](#)

RECOMMENDATION:

Approve the MPO Invoice for CY 2022 Administrative Services.

STAFF CONTACTS:

Andrew Collings, acollings@dmampo.org;
(515) 334-0075.



February 2023
Item No. 3.3

ISSUE: 2023 Award Discussion on Use of Funds and Future NOFA

VOTE: Consider parameters for use of funds and NOFA

BACKGROUND:

Facts:

- 2023 IFA Award is \$386,191.
- In the cycle of alternating between OOR and Rental assistance, 2023 would be exclusively for rental and shelter assistance.
- As of now, there is \$156,678.48 remaining in unspent funds from the last rental assistance round of awards.

Staff would like direction from the board as what investments they would like to make in Story County.

[Click here for a copy of the previous Rental and Shelter NOFA.](#)

Potential Options:

- Provide a NOFA exclusively for rental assistance.
- Provide a NOFA that includes rental assistance.
- Provide a NOFA with no limits on use.

RECOMMENDATION:

Provide guidance on use of funds and parameters of forthcoming NOFA.

STAFF CONTACTS:

Andrew Collings, acollings@dmampo.org;
(515) 334-0075.



February 2023
Item No. 3.4

ISSUE: Request from TUM for an additional \$15,000 to use for OOR

VOTE: Consider approval of an additional \$15,000 for TUM OOR.

BACKGROUND:

TUM:

TUM has requested an additional \$15,000 to complete pending projects. TUM has been awarded two awards since 6/30/22 totaling \$87,749.53. TUM has spent and drawn down \$80,314.80 on projects with a remaining balance of \$7,434.73. Historically, Craig and TUM have always been active in spending their funds and getting projects completed throughout the county.

[Click here for a copy of the current Grantee Funding Status Report.](#)

The request of \$15,000 will complete a handful of pending TUM projects.

Available Funds:

To spend funds in a timely manner, funds are drawn down from the oldest award. As it stands, we are now drawing on money originally committed in 2021 as part of the 2021 award. 2022 projects are also drawing on that money and 2023 projects will also draw on that money until it is spent.

Possible sources of funds:

- Unspent funds
- 2023 IFA Award

RECOMMENDATION:

Approve a solution that can move the TUM OOR pending projects forward.

STAFF CONTACTS:

Andrew Collings, acollings@dmampo.org;
(515) 334-0075.



February 2023
Item No. 3.5

ISSUE: General Housing Updates

REPORT: Update on various housing projects.

BACKGROUND:

Federal Home Loan Bank of Des Moines – Affordable Housing Program (AHP)

Each year the FHLB offers its competitive grant program, the AHP. The AHP can fund numerous projects ranging from new construction to rehab. It is a very difficult to get funding through the program because it favors large projects that benefit multiple minority populations.

Last year the SCHT applied for a mortgage buydown on the Homes for Iowa project and was not funded. It will be difficult to get the needed points to be potentially eligible, but the benefit would be significant.

[Click here for a copy of the FHLB self-scoring worksheet.](#)

RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACTS:

Andrew Collings, acollings@dmampo.org;
(515) 334-0075.



February 2023
Item No. 3.6

ISSUE: Administrative Services from the MPO vs MIPA

REPORT: Update on Administrative Services from the MPO

BACKGROUND:

In April 2022, the MPO formed a federally designated Economic Development District or EDD. The intent of the EDD is not to compete with local economic development organizations but rather assist communities with community development and serve as a conduit for the community to the Economic Development Administration and other Federal and State agencies.

The EDD, known locally as the Mid-Iowa Planning Alliance for Community Development (MIPA) is a standalone entity with a governing board. The governing board is represented by 1 person from each member community and several private sector representatives. MIPA spans 7 counties (Boone, Dallas, Jasper, Marion, Polk, Story, and Warren). Currently, MIPA is housed within the MPO and shares staff.

There is a strong push from MPO policy makers to move contracts that do not have a connection to transportation away from the MPO, an organization based in transportation in the Des Moines Area. When MIPA was created, the intent was that someday these contracts would move to MIPA. MIPA is a logical home for these contracts and may be more appropriate since it is the organization that serves member communities in a larger area, including Story County.

The SCHT is one of the contracts that MPO policymakers would like to move. Currently, there are no timelines or expectations.

[Click here for a copy of additional information on MIPA.](#)

RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACTS:

Andrew Collings, acollings@dmampo.org;
(515) 334-0075.