



**Story County Housing Trust  
Annual Meeting of the Board of Directors**

**Tuesday, September 16, 2025  
2:00 p.m.**

**Hybrid Meeting**

**In Person Location:**

Ames Regional Economic Alliance  
304 Main Street  
Ames, Iowa 50010

**Online Meeting Access:**

<https://meet.goto.com/503736957>

**You can also dial in using your phone.**

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 503-736-957

**Board Meeting Agenda**

\* Denotes Action Item

**1. Call to Order**

1.1	Approve Agenda*	Page 1
1.2	August 19, 2025 Board Meeting Minutes*	Page 2

**2. Board Membership**

2.1	Election of Board Members*	Page 3
2.2	Election of Officers*	Page 4
2.3	Conflict of Interest Certification	Page 5

**3. 2026 State Application and Housing Assistance Plan**

3.1	Public Hearing*	Page 6
3.2	2026 HAP Adoption*	Page 7
3.3	2026 IFA Funding Application*	Page 8

**4. Financial Report**

4.1	August Bank Reconciliation	Page 9
4.2	Project Funding Status Report	Page 10

**5. Other Business**

5.1	Staff Updates
5.2	Board Member Updates or Questions

**6. Adjournment**

Next meeting: October 21, 2025 at 2:00 p.m.



September 2025  
Item No. 1.2

**ISSUE: August 19, 2025 Board Meeting Minutes**

VOTE: Consider approval of the minutes of the August 19, 2025 SCHT Board Meeting.

**BACKGROUND:**

[Click here for a copy of the August 19, 2025 SCHT Board Meeting Minutes.](#)

**STAFF RECOMMENDATION:**

Approve the minutes of the August 19, 2025 SCHT Board Meeting.

**STAFF CONTACT:**

Lucas Young  
[lyoung@midioraplanning.org](mailto:lyoung@midioraplanning.org)  
515-304-3524



September 2025  
Item No. 2.1

## **ISSUE: Election of Board Members**

**VOTE:** Consider a slate of candidates to fill the current vacancies.

### **BACKGROUND:**

The SCHT board is organized in such a way that each year there is an election to fill four board positions for 3 years.

There are four open seats and a partial term vacated by Greg Piklapp.

<b>Erik Bunker</b>	<b>3-year term</b>
<b>Greg Schlueter</b>	<b>3-year term</b>
<b>Phyllis Fevold</b>	<b>3-year term</b>
<b>Sarah Laaser-Webb</b>	<b>3-year term</b>
<b>Brenda Dryer</b>	<b>2-year term to fill out Greg Piklapp's term</b>

Each have indicated that they are willing to serve.

[Click here for an overview of the board terms.](#)

### **RECOMMENDATION:**

Approve a slate of candidates.

### **STAFF CONTACT:**

Lucas Young  
[lyoung@midowaplanning.org](mailto:lyoung@midowaplanning.org)  
515-304-3524



September 2025  
Item No. 2.2

## **ISSUE: Election of Officers**

VOTE: Consider a slate of officers for the upcoming year.

### **BACKGROUND:**

Each year the SCHT Board votes on a slate of officers.

The following is a list of the current officers:

**Latifah Faisal** – Chair

**Craig Henry** – Vice-Chair

**Steve Ringlee** – Secretary

**Erik Bunker** – Treasurer

### **RECOMMENDATION:**

Approve a slate of candidates to serve as officers.

### **STAFF CONTACT:**

Lucas Young

[lyoung@midowaplanning.org](mailto:lyoung@midowaplanning.org)

515-304-3524



September 2025  
Item No. 2.3

### **ISSUE: Conflict of Interest Certification**

Report: Review of the annual conflict of interest certification.

#### **BACKGROUND:**

Each year the SCHT Board and Staff need to review and sign the Conflict of Interest Certification.

[Click here for a copy of the Conflict of Interest Certification form.](#)

Please return your signed form to Lucas.

#### **RECOMMENDATION:**

None. Report and discussion only.

#### **STAFF CONTACT:**

Lucas Young  
[lyoung@midowaplanning.org](mailto:lyoung@midowaplanning.org)  
515-304-3524



September 2025  
Item No. 3.1

## **ISSUE: Public Hearing**

**REPORT & VOTE:** Public Hearing for comments on the draft 2026 Housing Assistance Plan (HAP) and IFA application.

### **BACKGROUND:**

Each year as part of the IFA application process the SCHT must prepare a Housing Assistance Plan. Prior to adoption, a Public Hearing must be held for comments on the HAP and IFA application.

[Click here for a copy of the draft 2026 Housing Assistance Plan.](#)

[Click here for a copy of the draft 2026 IFA Application.](#)

### **RECOMMENDATION:**

Open public hearing for public comment and discussion on the draft 2026 Housing Assistance Plan and IFA application.

### **STAFF CONTACTS:**

Lucas Young  
[lyoung@midowaplanning.org](mailto:lyoung@midowaplanning.org)  
515-304-3524



September 2025  
Item No. 3.2

## **ISSUE: 2026 Housing Assistance Plan Adoption**

**REPORT & VOTE:** Consider approval of the 2026 Housing Assistance Plan (HAP).

### **BACKGROUND:**

The draft 2026 Housing Assistance Plan was developed by staff for the upcoming 2026 IFA application cycle.

For 2026, the HAP was lightly edited and updated to reflect updated figures and to add a reference to the State Housing Trust Fund income limits.

[Click here for a copy of the draft 2026 Housing Assistance Plan.](#)

### **RECOMMENDATION:**

Approve the 2026 Housing Assistance Plan.

### **STAFF CONTACT:**

Lucas Young  
[lyoung@midowaplanning.org](mailto:lyoung@midowaplanning.org)  
515-304-3524



September 2025  
Item No. 3.3

## **ISSUE: 2026 IFA Funding Application**

**REPORT & VOTE:** Consider approval of the 2026 IFA Funding Application.

### **BACKGROUND:**

Every year the Story County Housing Trust applies for funding from the Iowa Finance Authority through their Local Housing Trust Fund application program. This year \$387,001 is available to the SCHT. To receive the IFA funds, the SCHT must commit 25% or \$96,751 in local funding.

[Click here for a copy of the draft 2026 IFA grant application.](#)

### **RECOMMENDATION:**

Approve the submittal of the 2026 IFA grant application.

### **STAFF CONTACT:**

Lucas Young  
[lyoung@midioraplanning.org](mailto:lyoung@midioraplanning.org)  
515-304-3524



September 2025  
Item No. 4.1

## ISSUE: August Bank Reconciliation

REPORT & DISCUSSION: Review the Bank Reconciliation.

### BACKGROUND:

Below is an overview of the activity in the SCHT Bank Account:

Balance on 8/1/2025      \$82,957.35

<u>Deposits</u>	\$100,047.07	Iowa Finance Authority
	\$61,522.87	Iowa Finance Authority
	\$419.57	Reduction in appliance cost
	\$102.86	Interest
 <u>Withdrawals</u>	 \$5,000.00	First time homebuyer #7
	\$5,000.00	First time homebuyer #8
	\$5,000.00	First time homebuyer #9
	\$1.95	City of Nevada (water/sewer)
	\$56.46	City of Nevada (water/sewer)
	\$178.72	Alliant Energy
	\$88.25	Treasurer - Property Tax
	\$2,119.00	Foremost Insurance - McCallsburg
	\$5,747.00	AJR Sod - Nevada
	\$208.69	Alliant Energy

Balance on 8/29/2025      \$221,649.65

[Click here for a copy of the reconciliation.](#)

### STAFF RECOMMENDATION:

None. Report and discussion only.

### STAFF CONTACT:

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515-304-3524



September 2025  
Item No. 4.2

## **ISSUE: Project Funding Status Report**

**REPORT & DISCUSSION:** Review the status of project funding.

### **BACKGROUND:**

*Grantee Funding Status Report:* Staff tracks pay requests from grantees and payments made by the SCHT. Cells highlighted in green are paid amounts, cells in yellow are pending.

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

*ARPA Project Funding Status Report:* Staff tracks invoices and reimbursements for the Homes for Iowa (HFI) projects. The ARPA funds have now been completely drawn down from Story County.

[Click here for a copy of the HFI Status Report.](#)

### **STAFF RECOMMENDATION:**

None. Report and discussion only.

### **STAFF CONTACT:**

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