



Story County Housing Trust

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

**Tuesday, October 21, 2025
2:00 p.m.**

Hybrid Meeting

In Person Location:

Ames Regional Economic Alliance
304 Main Street
Ames, Iowa 50010

Online Meeting Access:

[Join the meeting now](#)

You can also dial in using your phone.

321-558-6407

Phone conference ID: 142 786 406#

Board Meeting Agenda

*** Denotes Action Item**

1. Call to Order

- 1.1 Approve Agenda* Page 1
- 1.2 September 16, 2025 Board Meeting Minutes* Page 2

2. Financial Report

- 2.1 September Bank Reconciliation..... Page 3
- 2.2 Project Funding Status Report Page 4

3. Administrative Items

- 3.1 Draft 2026 Application & Funding Timeline* Page 5
- 3.2 Local Match for FY27* Page 6

4. Other Business

- 4.1 Staff Updates
- 4.2 Board Member Updates or Questions

5. Adjournment

SPECIAL NOTE: There will be a special meeting in the next couple of weeks. Please keep an eye out for an email with a poll of possible times.

Next regular meeting: November 18, 2025 at 2:00 p.m.



October 2025
Item No. 1.2

ISSUE: September 16, 2025 Board Meeting Minutes

VOTE: Consider approval of the minutes of the September 16, 2025 SCHT Board Meeting.

BACKGROUND:

[Click here for a copy of the September 16, 2025 SCHT Board Meeting Minutes.](#)

STAFF RECOMMENDATION:

Approve the minutes of the September 16, 2025 SCHT Board Meeting.

STAFF CONTACT:

Lucas Young
lyoung@mid-iowaplanning.org
515-304-3524



October 2025
Item No. 2.1

ISSUE: September Bank Reconciliation

REPORT & DISCUSSION: Review the Bank Reconciliation.

BACKGROUND:

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

Balance on 9/1/2025 \$221,649.65

<u>Deposits</u>	\$957.00	City of Gilbert
	\$215.07	IPI reimbursement
	\$114.37	Interest
<u>Withdrawals</u>	\$5,000.00	First time homebuyer #10
	\$15,000.00	TUM – Hands Serving Others
	\$11,348.85	Good Neighbor
	\$1.95	City of Nevada (water/sewer)
	\$52.65	City of Nevada (water/sewer)
	\$229.95	Alliant Energy – HFI projects
	\$6,013.40	Topsoil Outdoor – Sod McCallsburg
	\$944.45	Ben Franklin Plumbing – HFI projects
	\$279.76	MIPA reimbursement - HFI projects

Balance on 9/30/2025 \$184,065.08

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

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

Lucas Young
lyoung@midiowaplanning.org
515-304-3524



October 2025
Item No. 2.2

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:

Lucas Young
lyoung@mid-iowaplanning.org
515-304-3524



October 2025
Item No. 3.1

ISSUE: Draft 2026 Application and Funding Timeline

REPORT & VOTE: Consider approval of the draft application and funding timeline.

BACKGROUND:

Over the last few years, the SCHT has offered funding for a wide variety of affordable housing programs and projects. This draft 2026 application has been updated to include language on the certification page regarding religion after discussions last year. The document was also edited to make the fillable form easier to populate and to improve phrasing and clarity.

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

Proposed Funding Timeline:	
10/21/25	Board approves application
On or before 10/31/25	Application is made available
1/7/26	Applications are due
1/8/26-1/16/26	Committee meeting to review and prepare recommendation to the full board
1/20/26	At January Board Meeting review recommendations and approve awards
12/31/26	Contracts expire

STAFF RECOMMENDATION:

Approve the draft application and proposed funding timeline.

STAFF CONTACT:

Lucas Young
lyoung@midiowaplanning.org
515-304-3524



October 2025
Item No. 3.2

ISSUE: Local Match for FY27

DISCUSSION & OPTIONAL VOTE: Discuss the FY27 local match and what the SCHT might request from cities and Story County.

BACKGROUND:

The local match requirement as part of the application to the state has been just under \$100,000 for the last two funding cycles. (FY25 \$95,519 & FY26 \$96,751) Staff anticipates that the numbers will be similar in FY27.

[Click here for previous local match amounts.](#)

Last year there were options presented to the board that would raise about \$100,000 in local match funds from the cities and Story County. The selected option was 25 cents per capita from the County and 79 cents per capita from each city.

Now is the time to distribute invoices for the FY26 request. Traditionally when invoices are distributed to the cities, the SCHT also includes the request for FY27. Staff would like direction on FY27 requests.

Also, there have been some discussions about outreach to the cities to encourage participation. However, staff has had generally positive response from communities when invoices are distributed. Outreach to the communities might be best suited for those needing or wanting to discuss efforts.

STAFF RECOMMENDATION:

Make FY27 requests equal to those requested in FY26 and offer staff or board members to attend city council meetings if cities would like to discuss SCHT efforts.

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