



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

Tuesday, January 20, 2026, 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](#)
Meeting ID: 283 755 968 519 8
Passcode: rm2N9am2

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

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1.2	December 16, 2025 Board Meeting Minutes*	Page 2

2. Financial Report

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3. Administrative Items

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4. Other Business

4.1	Staff Updates
4.2	Board Member Updates or Questions

5. Adjournment

Next regular meeting: February 17, 2026 at 2:00 p.m.



January 2026
Item No. 1.2

ISSUE: December 16, 2025 Board Meeting Minutes

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

BACKGROUND:

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

STAFF RECOMMENDATION:

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

STAFF CONTACT:

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



January 2026
Item No. 2.1

ISSUE: December Bank Reconciliation

REPORT & DISCUSSION: Review the Bank Reconciliation.

BACKGROUND:

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

Balance on 11/29/2025 **\$123,846.50**

<u>Deposits</u>	\$61.45	Interest
	\$679.00	City of Maxwell
	\$3,353.00	City of Huxley
<u>Withdrawals</u>	-\$308.12	Alliant Energy – HFI projects
	-\$17,162.66	City of Nevada
	-\$4,900.00	City of Nevada
	-\$21,003.67	GNEA
	-\$5,000.00	El Gibhor – Manufactured Home Program
	-\$964.00	TUM – Hands Serving Others
	-\$6,525.00	El Gibhor – Manufactured Home Program

Balance on 12/31/2025 **\$72,076.50**

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

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

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



January 2026
Item No. 2.2

ISSUE: Quarterly Financial Report

REPORT & DISCUSSION: Review quarterly financial report.

BACKGROUND:

MIPA has determined that providing quarterly financial reports will enhance transparency and strengthen financial oversight. These reports enable the Board to monitor the SCHT's financial position, revenues, and expenditures; identify trends or potential concerns; and assess overall financial management on a regular basis. Consistent quarterly reporting supports informed Board oversight, reinforces internal controls, and promotes accountability to funders, partners, and other stakeholders between annual reporting periods.

[Click here for a copy of the SCHT Statement of Activity JUL-DEC 2025.](#)

[Click here for a copy of the SCHT Statement of Financial Position.](#)

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

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



January 2026
Item No. 2.3

ISSUE: SCHT Project Status Report

REPORT & DISCUSSION: Review the status of current SCHT projects.

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.](#)

Homes for Iowa Houses:

Nevada: Currently listed \$259,900

McCallsburg: Currently listed \$249,900

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

Story County Manufactured housing program:

Five projects in process totaling \$20,685. Additional applications are pending.

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

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



January 2026
Item No. 3.1

ISSUE: Invoice for MIPA administration

REPORT & VOTE: Consider approval of the invoice from MIPA for administration between July 2025 and December 2025.

BACKGROUND:

MIPA periodically submits claims for administration. The administration is paid to MIPA from the IFA awards. The 2025 calendar year total is \$38,207. The invoice is for January through June or \$19,103.50. The first half of the year was approved at the June board meeting.

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

STAFF RECOMMENDATION:

Approve payment of invoice totaling \$19,103.50 to MIPA for administration.

STAFF CONTACT:

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



January 2026
Item No. 3.2

ISSUE: Invoice for MIPA administration

REPORT & VOTE: Consider approval of the invoice from MIPA for ARPA administration.

BACKGROUND:

In March 2025 the board approved payment of \$35,000 for ARPA administration. At the time that was the portion of the admin that had been drawn down from Story County. Since March the balance has been drawn down as projects have wrapped up.

This invoice is for the remaining \$10,000 in ARPA administration.

[Click here for a copy of the MIPA ARPA invoice.](#)

STAFF RECOMMENDATION:

Approve payment of invoice totaling \$10,000 to MIPA for ARPA administration.

STAFF CONTACT:

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



January 2026
Item No. 3.3

ISSUE: Beatty Resignation

REPORT & VOTE: Consider acceptance of the Nancy Beatty Resignation.

BACKGROUND:

Earlier this month staff received notice from Nancy Beatty that she wished to step away from the SCHT board.

Thank you to Nancy for serving.

[Click here for a copy of the Nancy Beatty resignation email.](#)

STAFF RECOMMENDATION:

Accept Nancy Beatty's resignation.

STAFF CONTACT:

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



January 2026
Item No. 3.4

ISSUE: Contract with IFA for 2026 Grant

REPORT & VOTE: Consider approval of contract with IFA for 2026 Grant.

BACKGROUND:

In September 2025, the SCHT Board approved submission of the application for 2026 funding. The awards were approved by the Iowa Finance Authority Board in December 2025. Final contracts were distributed within the last two weeks.

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

Though there were some changes mentioned last month, IFA staff has incorporated the comments provided by Chair Faisal and other housing trust funds. However, staff plans to add language to the grantee contracts that mimics the state's new contract.

STAFF RECOMMENDATION:

Approve the contract and direct the chair to sign the 2026 IFA Agreement.

STAFF CONTACT:

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



January 2026
Item No. 3.5

ISSUE: Authorization for Alternate IFA Signatories

REPORT & VOTE: Consider approval of alternate signatories for IFA grant correspondence.

BACKGROUND:

IFA requires an authorized signature for most correspondence, specifically claim submissions and semi-annual reports. The only permitted signature is the signature of the chair unless others are approved by the board.

[Click here for a copy of the IFA Authorization form.](#)

STAFF RECOMMENDATION:

Approve Andrew Collings and Lucas Young as alternate signatories on IFA grant correspondence.

STAFF CONTACT:

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



January 2026
Item No. 3.6

ISSUE: Award 2026 Funding

REPORT & VOTE: Consider approval of the 2026 SCHT awards.

BACKGROUND:

Applications for funding were due January 7, 2026. Ten applications were submitted requesting \$592,046.03 with less than \$530,000 available in funding. An application review committee of Faisal, Ringlee, Bunker, and Laaser-Webb met last week to review the applications and to prepare a recommendation to the full board. The recommendations are listed below.

Applicant	Project	Recommended Award	Recommended Technical Assistance	Funding Type
The Salvation Army	Hotel Stays	\$55,000	\$5,500	Grant
YSS	Rehab of Complex	\$20,000	-	Forgivable Loan
Good Neighbor Emergency Assistance	Rental Assistance	\$80,000	\$8,000	Grant
Primary Health Care	Rental Assistance	\$40,000	-	Grant
The Salvation Army	Rental Assistance	\$75,000	\$7,500	Grant
TUM - Hands Serving Others	OOR	\$60,000	-	Grant w/ Forgivable Loan to households
City of Maxwell	OOR	\$50,000	-	Grant w/ Forgivable Loan to households
City of Slater	OOR	\$60,000	-	Grant w/ Forgivable Loan to households
City of Collins	OOR	\$30,000	-	Grant w/ Forgivable Loan to households
Subtotal		\$470,000	\$21,000	
Total		\$491,000		



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

[Click here for an overview of available funding.](#)

STAFF RECOMMENDATION:

Approve the recommendation from the review committee.

STAFF CONTACT:

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



January 2026
Item No. 3.7

ISSUE: Ames Warming Place

REPORT: Hear an update about the Ames Warming Place.

BACKGROUND:

Many community partners have been working on the Ames Warming Place. Hope Metheny would like to provide an update to the board about the efforts.

Here is a link for more information: <https://ameswarming.place/>

STAFF RECOMMENDATION:

None. Report and discussion only.

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