Story County Housing Trust
Meeting of the Board of Directors

Tuesday, March 17, 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
1.1 Consider Agenda* ..... Page 1
1.2 January 20, 2026 Board Meeting Minutes* ..... Page 2

2. Financial Report
2.1 January and February Bank Reconciliation..... Page 3
2.2 SCHT Project Status Report..... Page 4

3. Administrative Items
3.1 Invoice for 1099 Preparation* ..... Page 5
3.2 HFI Projects*..... Page 6
3.3 Ames Project* ..... Page 7
3.4 Large Scale Rehab ..... Page 8
3.5 Roland Project* ..... Page 9
3.6 Accessing Resources Fair* ..... Page 10

4. Other Business
4.1 Staff Updates
4.2 Board Member Updates or Questions

5. Adjournment

Next regular meeting: April 21, 2026 at 2:00 p.m.

Story County Housing Trust

March 2026
Item No. 1.2

ISSUE: January 20, 2026 Board Meeting Minutes

VOTE: Consider approval of the minutes of the January 20, 2026 SCHT Board Meeting.

BACKGROUND:

Click here for a copy of the January 20, 2026 SCHT Board Meeting Minutes.

STAFF RECOMMENDATION:

Approve the minutes of the January 20, 2026 SCHT Board Meeting.

STAFF CONTACT:

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

Story County Housing Trust

March 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 1/1/2026	**$72,076.50**	
Deposits	$67.49	Interest
	$1,000.00	Reliance State Bank
	$391.00	City of Collins
	$94,088.18	Iowa Finance Authority
	$50.33	Interest
	$17,375.00	Story County
Withdrawals	-$304.15	Alliant Energy – HFI projects
	-$5,100.00	El Gibhor – Manufactured Home Program
	-$16,270.96	City of Collins
	-$750.00	MNM – Manufactured Home Program
	-$29,103.50	MIPA – Admin
	-$37.58	City of Nevada – HFI
	-$347.80	Alliant Energy – HFI projects
	-$321.00	TUM – Hands Serving Others
	-$4,680.00	El Gibhor – Manufactured Home Program
	-$18,841.39	Good Neighbor Emergency Assistance
	-$7,946.00	TUM – Hands Serving Others
	-$17,037.48	The Salvation Army
Balance on 12/31/2025	**$84,308.64**	

Click here for a copy of the January reconciliation.

Click here for a copy of the February reconciliation.

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

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Story County Housing Trust

March 2026
Item No. 2.2

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 $255,000
McCallsburg: Currently listed $249,900

Click here for a copy of the HFI costs.

Story County Manufactured housing program:
Five projects complete totaling $21,855. Additional applications are pending.

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

Lucas Young
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515-304-3524

Story County Housing Trust

March 2026
Item No. 3.1

ISSUE: Invoice for 1099 Preparation

REPORT & VOTE: Consider approval of the invoice from Trustpoint CPAs for 1099 preparation.

BACKGROUND:

With construction of the Homes for Iowa Houses there was a need for 1099s. In communication with Trustpoint about requirements, they offered to prepare them. The MIPA accounting took them up on their offer and let Trustpoint handle the preparation and distribution.

Click here for a copy of the Trustpoint invoice.

STAFF RECOMMENDATION:

Approve payment of invoice totaling $45.61 to Trustpoint for 1099s preparation.

STAFF CONTACT:

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Story County Housing Trust

March 2026
Item No. 3.2

ISSUE: HFI Projects

REPORT, DISCUSSION & OPTIONAL VOTE: Consider the best path forward for the Nevada and McCallsburg HFI houses.

BACKGROUND:

The Nevada house was recently reduced to $255,000 and the McCallsburg house is on the market for $249,900.

- Does the board wish to continue to reduce the price until a buyer steps forward?
- Is there interest in staging the homes, even though this will be a cost that won't be recovered?
- Is there interest in listing at a lower price with different income restrictions?
- Is there interest in not using a listing agent and market the homes in a different way?

STAFF RECOMMENDATION:

Give staff and the board chair direction on preferred path forward.

STAFF CONTACT:

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Story County Housing Trust

March 2026
Item No. 3.3

ISSUE: Ames Project

REPORT, DISCUSSION & OPTIONAL VOTE: An owner-occupied repair project has the potential to grow beyond the $15,000 limit and TUM- Hands Serving Others would like discuss the path forward.

BACKGROUND:

TUM- Hands Serving Others representative, Craig Henry, asked for an opportunity to discuss an owner-occupied repair project in Ames that has the potential to grow beyond the $15,000 limit. There have been a few different meetings with the City of Ames, The Salvation Army, and others about solutions for the house and resources for the homeowner.

Craig Henry will be present to provide more details on the project.

STAFF RECOMMENDATION:

Give TUM- Hands Serving Others direction on how to proceed.

STAFF CONTACT:

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515-304-3524

Story County Housing Trust

March 2026
Item No. 3.4

ISSUE: Large Scale Rehab

REPORT & DISCUSSION: The Ames project referenced in the previous agenda item has raised the question about the need for a more comprehensive rehab program.

BACKGROUND:

There are many situations where the list of home repair needs exceeds the funding limit of $15,000. Often the projects need several components replaced to bring them up to a livable standard.

Craig Henry can provide more information about larger repair projects.

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

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Story County Housing Trust

March 2026
Item No. 3.5

ISSUE: Roland Project

REPORT, DISCUSSION & OPTIONAL VOTE: Consider a HFI project in Roland.

BACKGROUND:

Roland city staff has requested that the SCHT place a HFI house in Roland. There are a few potential sites with the possibility of local partners.

- What would need to be in place for the SCHT to move forward?

STAFF RECOMMENDATION:

Give staff direction on how to proceed with the City of Roland.

STAFF CONTACT:

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Story County Housing Trust

March 2026
Item No. 3.6

ISSUE: Accessing Resources Fair

REPORT, DISCUSSION & OPTIONAL VOTE: Discuss the upcoming Accessing Resources Fair

BACKGROUND:

The SCHT was invited to attend the Accessing Resources Fair on Saturday, April 25, 2026 from 10am – noon. Chair Faisal has offered to attend if the board has interest in participating.

Click here for a copy of the flyer for the Accessing Resources Fair.

STAFF RECOMMENDATION:

Determine if SCHT attendance is appropriate.

STAFF CONTACT:

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