



Story County Housing Trust

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

Tuesday, April 21, 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 March 17, 2026 Board Meeting Minutes* Page 2

2. Financial Report

- 2.1 March Bank Reconciliation..... Page 3
- 2.2 SCHT Project Status Report..... Page 4

3. Administrative Items

- 3.1 Fiscal Year 2027 Contract with the City of Ames* Page 5
- 3.2 Fiscal Year 2025 Audit and 990* Page 6
- 3.3 Invoice for Fiscal Year 2025 Audit and 990* Page 7
- 3.4 Request from TUM-Hands Serving Others for more OOR funds*..... Page 8
- 3.5 HFI Projects* Page 9

4. Other Business

- 4.1 Staff Updates
- 4.2 Board Member Updates or Questions

5. Adjournment

Next regular meeting: May 19, 2026 at 2:00 p.m.



April 2026
Item No. 1.2

ISSUE: March 17, 2026 Board Meeting Minutes

VOTE: Consider approval of the minutes of the March 17, 2026 Scht Board Meeting.

BACKGROUND:

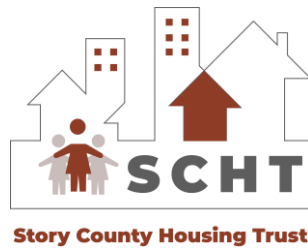
[Click here for a copy of the March 17, 2026 Scht Board Meeting Minutes.](#)

STAFF RECOMMENDATION:

Approve the minutes of the March 17, 2026 Scht Board Meeting.

STAFF CONTACT:

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



April 2026
Item No. 2.1

ISSUE: March Bank Reconciliation

REPORT & DISCUSSION: Review the Bank Reconciliation.

BACKGROUND:

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

<i>Balance on 2/28/2026</i>	\$84,308.64	
<i>Deposits</i>	\$42.18	Interest
	\$142,633.64	Iowa Finance Authority
<i>Withdrawals</i>	-\$8,162.81	Good Neighbor Emergency Assistance
	-\$394.65	Ben Franklin/One Hour – HFI
	-\$45.61	Trustpoint CPAs
	-\$44,798.91	The Salvation Army
	-\$54.75	City of Nevada – HFI
	-\$5,000.00	1 st Time Homebuyer
	-\$5,000.00	1 st Time Homebuyer
	-\$5,000.00	1 st Time Homebuyer
	-\$22,141.00	TUM – Hands Serving Others
	-\$28,151.50	The Salvation Army
<i>Balance on 3/31/2026</i>	\$108,235.23	

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

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

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



April 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.](#)

1st Time Homebuyer Program:

7/10 have been allocated

Story County Manufactured housing program:

Five projects complete totaling \$21,855.

Five additional applications have been approved pending construction or estimate.

Two applicants need to provide more information.

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

Lucas Young
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515-304-3524



April 2026
Item No. 3.1

ISSUE: Fiscal Year 2027 Contract with Ames

REPORT & VOTE: Consider approval of the contract with the City of Ames for funding in Fiscal Year 2027.

BACKGROUND:

Each fall the SCHT requests funds from the City of Ames to be used as local match. Awards are made by the city as part of the annual budget cycle in the spring. The next step is to formally agree to the terms of the award, as outlined in the contract.

[Click here for a copy of contract with the City of Ames.](#)

STAFF RECOMMENDATION:

Approve the contract with the City of Ames.

STAFF CONTACT:

Lucas Young
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515-304-3524



April 2026
Item No. 3.2

ISSUE: Fiscal Year 2025 Audit and 990

REPORT & VOTE: Consider acceptance of the Fiscal Year 2025 Audit and 990.

BACKGROUND:

The Fiscal Year 2025 Audit and 990 have been completed by Trustpoint CPAs.

A copy of the FY25 audit and 990 will be distributed before the meeting.

A copy of the audit report for the SChT Board from Trustpoint will be distributed before the meeting.

STAFF RECOMMENDATION:

Accept the FY25 audit and approve submission of the 990.

STAFF CONTACT:

Lucas Young
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515-304-3524



April 2025
Item No. 3.3

ISSUE: Invoice for Fiscal Year 2025 Audit and 990

REPORT & VOTE: Consider approval of the invoice from Trustpoint CPAs for preparation of the Fiscal Year 2025 Audit and 990.

BACKGROUND:

Trustpoint CPAs has prepared each audit since the creation of the SCHT.

A copy of the of the invoice from Trustpoint CPAs will be distributed before the meeting.

STAFF RECOMMENDATION:

Approve payment of to Trustpoint for the FY25 audit.

STAFF CONTACT:

Lucas Young
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515-304-3524



April 2026
Item No. 3.4

ISSUE: Request from TUM-Hands Serving Others for more OOR funds

REPORT & VOTE: TUM-Hands Serving Others is out of funds for the year and is requesting additional funds to finish out projects in the queue.

BACKGROUND:

TUM- Hands Serving Others representative, Craig Henry, as indicated that his funds are allocated for projects and needs \$3,063 to finish out a couple of projects.

In January, there was \$38,193.04 that was not allocated for a specific project. Since then, Collins has returned \$1,239.04 making \$39,432.08 available from the state allocation.

More information on the request from Craig Henry will be available at the meeting.

STAFF RECOMMENDATION:

Award \$3,063 to TUM-Hand Serving Others to allow them to finish out their queue.

STAFF CONTACT:

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



April 2026
Item No. 3.5

ISSUE: HFI Projects

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

BACKGROUND:

This item is on the agenda as a follow-up to last month's discussion. Both homes are still on the market. The Nevada house is listed for \$255,000 and the McCallsburg house is listed for \$249,900.

We had an offer on the Nevada house, but they backed out after there was an inspection. The issues identified have been sent to Homes for Iowa and the local contractor.

[Click here for costs on both projects to date.](#)

STAFF RECOMMENDATION:

Give staff and the board chair direction on any changes in strategy.

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