

MEETING MINUTES
Story County Housing Trust
BOARD MEETING
Tuesday, July 21, 2026 | 2:00 p.m.
Hybrid Meeting

Board Members Present:

Latifah Faisal | Chair
Steve Ringlee | Secretary
Phyllis Fevold | Board Member
Matt Flummerfelt | Board Member
Sarah Laaser-Webb | Board Member
Jennifer Luengas-Otto | Board Member

Board Members Absent:

Craig Henry | Vice Chair
Erik Bunker | Treasurer
Amber Corrieri | Board Member
Hope Metheny | Board Member
Greg Schlueter | Board Member

Others Present:

Andrew Collings | Mid-Iowa Planning Alliance
Leanne Harter | Story County
Lucas Young | Mid-Iowa Planning Alliance

1. Call to Order:

Chair Faisal called the Tuesday, July 21, 2026 meeting to order at 2:12 p.m. A quorum was not present. According to the bylaws section 3.4.6, "Those attending may also declare a quorum for the purpose of conducting official business provided at least one-third (1/3) of the Directors are present and approve such motion by unanimous vote." The members present unanimously approved to declare a quorum.

MOTION: A motion was made by Luengas-Otto to declare a quorum according to section 3.4.6.
Seconded by Flummerfelt.

MOTION CARRIED

2. Approval of Agenda:

MOTION: A motion was made by Fevold to approve the July 21, 2026 Story County Housing Trust Board meeting agenda. Seconded by Luengas-Otto.

MOTION CARRIED

3. Approval of June 22, 2026 Meeting Minutes:

MOTION: A motion was made by Fevold to approve the June 22, 2026 SCHAT board meeting minutes. Seconded by Flummerfelt.

MOTION CARRIED

4. June Bank Reconciliation:

Young reported on the transaction activity. \$410,572.77 was in the Story County Housing Trust money market account and \$125,000 was in the FNB CD at the end of June. Young noted that since the end of June, funds had been transferred into CDARS account to ensure FDIC coverage. Discussion ensued. No action taken.

5. SCHAT Project Status Report:

Young reported on the status of funding and drawdowns from grantees, the status of the 1st-time Homebuyer Program, and the Story County Manufactured Home program. Discussion ensued. No action taken.

6. Review of OOR Guidelines:

Young reported on the history of the owner-occupied repair program guidelines. Young noted that there has been some recent interest in radon mitigation regionally and at the state level. Discussion ensued.

MOTION: A motion was made by Ringlee to add radon mitigation as an allowable eligible project to the owner-occupied repair guidelines. Seconded by Fevold.

MOTION CARRIED

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

Young reported that TUM-Hands Serving Others had allocated its funds for the year and there continue to be households seeking assistance. Discussion ensued.

MOTION: A motion was made by Fevold to allocate \$26,000 to TUM-Hands Serving Others from the unallocated funds balance. Seconded by Flummerfelt.

MOTION CARRIED

8. Discussion about Future Efforts:

Young reported that both Homes for Iowa houses had closed and the next project has not yet been identified. Young noted that there have been communications with cities about available lots, correspondence with the staff at Homes for Iowa about possible changes, and conversations with the construction trades department at Gilbert Schools and DMACC about potential partnerships. The ideal project has not yet been identified. Discussion ensued. No action taken.

9. Staff Updates:

Young shared that there will be a state-wide reduction to the state housing trust fund allocation in 2027. The award will be reduced to just over \$333,000 or a reduction of about \$54,000 from 2026 award.

10. Board Member Updates:

Ringlee and Faisal noted that there is an open meeting training opportunity July 23, 2026.

11. Next Meeting Date: August 18, 2026 at 2 p.m.

12. Adjournment:

Chair Faisal declared the meeting adjourned at 3:10 p.m.