

DALLAS COUNTY LOCAL HOUSING TRUST FUND, INC.

Dallas County Local Housing Trust Fund, Inc Meeting of the Board of Directors

Thursday, August 27, 2026

1:00 p.m.

Hybrid Meeting

In Person Location:

City of West Des Moines
4200 Mills Civic Pkwy
Board Room – Floor 2
West Des Moines, Iowa 50265

Online Meeting Access:

Microsoft Teams:

[Join the meeting now](#)

Meeting ID: 280 043 285 284 412

Passcode: sc2y64tG

By Phone: 321-558-6407

ID: 292 552 265#

Board Meeting Agenda

* **Denotes Action Item**

1. Call to Order

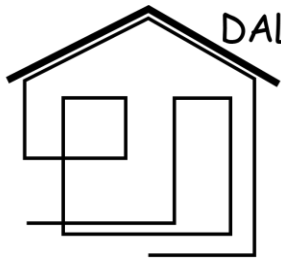
- 1.1 Approve Agenda* Page 1
- 1.2 March 3, 2026 Board Meeting Minutes* Page 2

2. Other Business

- 2.1 Status of Current Projects Page 3
- 2.2 Quadrant Waiting List* Page 4
- 2.3 Anticipated 2027 IFA Award Page 5
- 2.4 Draft Housing Assistance Plan* Page 6
- 2.5 Board Member Updates or Questions

3. Adjournment

Next meeting: September TBD



ISSUE: March 3, 2026 Board Meeting Minutes

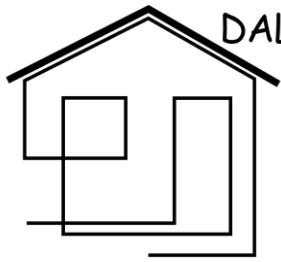
VOTE: Consider approval of the minutes of the March 3, 2026 DCLHTF Board Meeting.

BACKGROUND:

[Click here for a copy of the March 3, 2026 Board Meeting Minutes.](#)

STAFF RECOMMENDATION:

Approve the minutes of the March 3, 2026 Board Meeting.



ISSUE: Status of Current Funding

REPORT & DISCUSSION: Review the status of current funding and projects.

BACKGROUND:

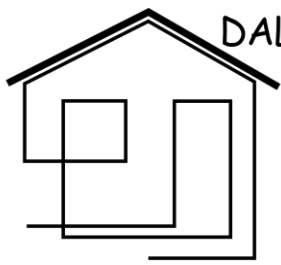
This summer has been productive in getting several projects completed and nearly all of the 2025 funding has been drawn or allocated. There are several projects under construction, being bid, or waiting for the contractor to start. As always, we are actively accepting applications.

Some of the current projects may end up as 2026 funded projects, but the final split will be determined after Habitat provides their final draw in September to ensure we meet IFA requirements for households assisted.

[Click here for a copy of the current project status report.](#)

STAFF RECOMMENDATION:

None. Discussion only.



ISSUE: Quadrant Waiting List

REPORT & VOTE: Consider moving to a county-wide waiting list rather than by quadrant.

BACKGROUND:

At the meeting in March there was a suggestion that the DCLHTF should transition to a county-wide waiting list. The benefit to a quadrant waiting list is that the funds are distributed throughout the county and not one area sees all the benefit. However, one area can end up with a longer waiting list. Right now Quadrant B has the longest waiting list with ten and the oldest applications date back to early 2025. The other three quadrants have a total of five all having applied in 2026.

The quadrants are as follows:

Quadrant A - Dawson, Perry

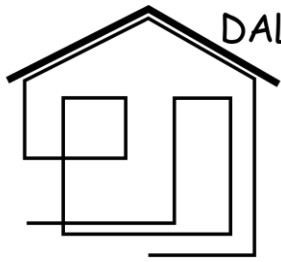
Quadrant B - Adel, Dexter, Linden, Redfield

Quadrant C - Bouton, Granger, Minburn, Woodward,

Quadrant D - Clive, Dallas Center, DeSoto, Urbandale, Van Meter, Waukee, West Des Moines

STAFF RECOMMENDATION:

Move to a county-wide waiting list to ensure we are completing projects in a timely manner.



ISSUE: Anticipated 2027 IFA Award

REPORT & DISCUSSION: Review anticipated 2027 Iowa Finance Authority award for 2027.

BACKGROUND:

The Iowa Finance Authority releases projected award amounts in July for the upcoming application cycle. These numbers are used in the application process and to ensure local match is in place.

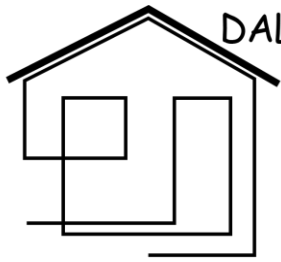
For the last several years there has been an increase in funding. This year the announcement was not good news. The DCLHTF will see a reduction in the award amount to \$334,814.

Award Year	Award Amount
2027 - Projected	\$334,814
2026	\$389,340
2025	\$384,356
2024	\$351,887
2023	\$349,893
2022	\$235,703
2021	\$181,055
2020	\$167,828

[Click here for a copy of the notice from IFA.](#)

STAFF RECOMMENDATION:

None. Discussion only.



ISSUE: Draft Housing Assistance Plan

REPORT, DISCUSSION, and OPTIONAL VOTE: Discuss the draft Housing Assistance Plan and consider changes.

BACKGROUND:

In March, the Board discussed the possibility of allocating a portion of the annual award to projects and programs beyond owner-occupied repairs. During that discussion, staff noted that the annual Housing Assistance Plan would need to identify eligible properties, activities, and applicants.

Staff has drafted a Housing Assistance Plan based on work with two other housing trust funds. The document may be revised as needed, however, the purpose of this agenda item is to confirm that the Program and Activity Guidelines on pages 7-9 align with the Board's vision for future funding.

[Click here for a copy of the draft Housing Assistance Plan.](#)

STAFF RECOMMENDATION:

Provide feedback on the document and indicate what edits are needed, especially with the Program and Activity Guidelines.