

**POLK COUNTY HOUSING TRUST FUND
BOARD OF DIRECTORS**

Friday, August 14, 2026

10th floor Conference Room / 505 5th Ave

10:00 a.m.

BUSINESS MEETING

Board Members Present:

1. Ena Babic Barnes, Chair
2. Nathan Drew, Vice Chair
3. Matt McCoy, Secretary
4. Jill Altringer
5. Junior Ibarra
6. Shawn Leisinger
7. Josh Mandelbaum
8. Renée Miller
9. Jeff Nichols
10. Lindsay Rone
11. Nathan Simpson
12. Emily Stork

Board Members Absent:

1. TJ Brand, Treasurer
2. Dan Boes
3. Jeff Damman
4. Sara Hopkins
5. Jay Singleton

17 board members; 9 quorum

Staff:

1. Toby O'Berry, Executive Director
2. Mark Thompson, Director of Housing Development
3. Matt Hauge, Director of Communications & Community Outreach
4. Julian Neely, Director of Advancement & Community Investment
5. Johnny Alcivar, Director of Planning, Research & Compliance
6. David Teachout, Office Manager

BUSINESS MEETING

1. Call to Order

1.1 Introductions and welcome

1.2 Roll-Call (David)

1.3 Approve Agenda *

Jeff Nichols moved to approve the agenda; seconded by Jill Altringer. Motion carried unanimously.

1.4 Approve June 2026 minutes *

Jeff Nichols moved to approve the June 2026 minutes; seconded by Matt McCoy. Motion carried unanimously.

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2. Report of the Development Committee

2.1 Approval of Homelessness Assistance Program Funding *

RECOMMENDATION - The Development Committee recommends the Board approve \$150,000 of FY27 HAP funding for the following use:

The Development Committee is recommending the board approve 2 projects for a total allocation of \$150,000 from within our FY27 Housing Allocation Plan supporting Homelessness Assistance initiatives. The projects include \$75,000 to Primary Healthcare in support of Centralized Intake and \$75,000 to Anawim Housing in support of Permanent Supportive Housing.

Note #1 – Both of these funding awards will help meet our State Housing Trust Fund (SHTF) mandate of serving individuals at or below 30% AMI with 30% of our SHTF award (roughly \$300,000 annually).

FY 2027 PCHTF Homelessness Assistance Round Matrix

Name of Applicant & Program	Type of Program (Centralized Intake (CI) or Permanent Supportive Housing (PSH))	Is Applicant a Non-Profit?	Does Program assist primarily households ≤ 30% AMI?	Does the Program provide Permanent Supportive Housing (PSH)?
Anawim Housing	PSH	Yes	Yes	Yes
Primary Health Care	CI	Yes	Yes	N/A

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**FY 2027 PCHTF Homelessness Assistance Round Matrix
(continued from prior page)**

Name of Applicant & Program	Is the Program under contract with Homeward Iowa to provide Centralized Intake (CI)?	Does the Program serve all of Polk County?	Does the Program use Centralized Intake exclusively? (PSH only)	No. of Households housed last year (PSH only)
Anawim Housing	N/A	Yes	Yes	395
Primary Health Care	Yes	Yes	N/A	N/A

Name of Applicant & Program	No. of households assisted last year (CI only)	Amount Requested for FY 2027 (Amount available: \$150,000)	Development Committee Recommendation
Anawim Housing	N/A	\$100,000	\$75,000
Primary Health Care	982	\$100,000	\$75,000

Mark presented the Development Committee's recommendation for the Homelessness Assistance Program, which has \$150,000 available for funding this year.

- Primary Health Care – Centralized Intake: \$75,000
- Anawim – Permanent Supportive Housing: \$75,000
- Staff originally recommended \$100,000 for Centralized Intake and \$50,000 for Permanent Supportive Housing, consistent with the prior year.
- The Development Committee changed the allocation to an equal \$75,000/\$75,000 split, citing the greater need for additional support for permanent supportive housing.

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- Mark also noted that Anawim is planning to scale back some permanent supportive housing services, including phasing out its YHOP (Youth Homelessness Opportunities Program) 1 and 2 programs. He said this was relevant context but did not necessarily affect the committee's funding recommendation.
- The committee's final recommendation to the board is therefore \$75,000 for each program.

Jill clarified whether the \$75,000 recommendation for Anawim would remain despite Anawim's plans to phase out two YHOP programs. Mark explained that the Development Committee had not met again since making its recommendation, so the recommendation remained unchanged.

Toby added that the Executive Committee had discussed concerns about the allocation:

- The proposed split represents a funding reduction for Primary Health Care, which could create challenges for Centralized Intake.
- At the same time, Anawim is scaling back Permanent Supportive Housing programs, creating uncertainty about how its needs will change.
- Because Anawim is in a period of transition, there was discussion about whether it might be better to wait a year and see how the changes shake out before increasing its funding.
- Toby then asked Ena to explain the Executive Committee's perspective and share her feedback from the grant selection process.

Ena explained that the Executive Committee was hesitant to adopt the Development Committee's 50/50 funding split. Her main points were:

- She felt the equal split could unintentionally penalize Primary Health Care, which has been performing well and operates Centralized Intake—the entry point for people seeking affordable housing and homelessness services.
- Although she understood the argument for equity behind giving both organizations \$75,000, she questioned increasing Anawim's funding while the organization is sunsetting or reducing Permanent Supportive Housing programs.
- She therefore supported staff's original recommendation:
 - \$100,000 to Primary Health Care for Centralized Intake
 - \$50,000 to Anawim for Permanent Supportive Housing
- Ena suggested maintaining this allocation for now and reassessing Anawim's funding in the next grant cycle, once there is greater clarity about the future of its Permanent Supportive Housing programs.

Toby clarified that the board—not the Development Committee—has final authority over the funding allocations. The Development Committee's \$75,000/\$75,000 split is only a recommendation.

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Regarding Anawim, Toby explained that the organization is not eliminating all of its Permanent Supportive Housing (PSH) services. Three of its four PSH programs are currently in flux, while one larger program will continue and serve the community. The \$50,000 in proposed funding for Anawim would typically support PSH-related costs such as utilities, move-out expenses, and repairs to housing units.

The meeting was temporarily interrupted by audio and internet connectivity problems affecting participants who were attending remotely. The group agreed to log off and reconnect in approximately 5–10 minutes from the conference room on 10th floor to continue the meeting with improved audio/internet.

Ena resumed the meeting after the technical issues and apologized to the remote participants for the disruption. She returned the group to Agenda Item 2.1: approval of the Homelessness Assistance Program funding.

She asked Mark to restate the Development Committee's funding recommendation and said she would then summarize the subsequent discussion, including the conversation within the Executive Committee. Ena also asked Toby and Nathan Drew to assist with that discussion.

The meeting then returned to Mark to restate the committee's recommendation. Mark restated the full background on the Homelessness Assistance Program funding:

- There are essentially two eligible applicants:
 - Primary Health Care for Centralized Intake.
 - Anawim Housing for Permanent Supportive Housing (PSH).
- The program has \$150,000 available, the same as last year.
- Last year's allocation was \$100,000 to Primary Health Care and \$50,000 to Anawim.
- Staff recommended maintaining that same allocation this year.
- The Development Committee instead recommended a 50/50 split, allocating \$75,000 to each organization because members felt Anawim's PSH work was important and that the organization needed additional assistance.

Josh asked about the impact of reducing Primary Health Care's Centralized Intake funding by \$25,000 under the proposed \$75,000/\$75,000 split.

- Toby said there is no specific budget or staffing analysis showing exactly what the \$25,000 reduction would mean but acknowledged that it would not be ideal.
- Nathan Simpson explained that Centralized Intake already relies on assembling funding from multiple sources each year, rather than having a stable, consistent funding stream.

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- A \$25,000 reduction would therefore require Primary Health Care to seek additional funding from other community partners, adding another challenge to maintaining the program year over year.

Key consideration: Unlike the uncertainty surrounding Anawim's changing PSH programs, the discussion established that the \$25,000 reduction to Centralized Intake would create a concrete need to replace lost funding.

Josh emphasized that a reduction in Centralized Intake funding could have broader consequences for the entire homelessness response system. If Centralized Intake cannot function effectively, people may not be properly connected with available services, creating a gap in the overall system. Nathan Simpson agreed with that assessment.

Nathan Drew then shared his perspective from participating in the Development Committee meeting. He felt that the committee's 50/50 recommendation may have been driven largely by the fact that both applicants requested the same amount, rather than by a comparison of demonstrated funding needs.

Ena concluded the discussion by summarizing the Executive Committee's position and putting forward its recommendation for the full board's consideration.

- The Executive Committee was hesitant to adopt the Development Committee's 50/50 split.
- The committee believed Primary Health Care's Centralized Intake should remain at \$100,000, given its role as the primary entry point into the homelessness and affordable housing system.
- A reduction to Centralized Intake could affect not only Primary Health Care but also the other organizations that rely on the centralized intake system to connect people with services.
- The Executive Committee also considered Anawim's announcement about sunseting or changing several PSH programs. Members felt that providing Anawim an additional \$25,000 while those programs are being reduced could effectively disadvantage a partner whose services are currently stable and heavily utilized.
- Ena emphasized that the goal was not to suggest Anawim is doing poor work, but rather to match funding with demonstrated current needs and program stability.
- She therefore brought forward the staff recommendation for board consideration:
 - \$100,000 to Primary Health Care for Centralized Intake
 - \$50,000 to Anawim Housing for Permanent Supportive Housing
- Ena noted that the board has the final decision, and Anawim's funding could be revisited during the next funding cycle once there is greater clarity about its PSH programming.

Emily Stork moved to approve the Homelessness Assistance Program funding; seconded by Jill Altringer. Motion carried unanimously.

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Note: Nathan Simpson abstained from voting.

2.2 Staff Update

Mark provided a look-ahead for upcoming funding application cycles:

- Owner-Occupied Repair Program
 - Applications open: September 24
 - Applications due: October 30
 - Development Committee review: November 19
 - Board consideration: December 5
- New Rental Development Program and Single-Family Program
 - Applications open: December 3
 - Applications due: January 7, 2027
 - Development Committee review: January 20, 2027
 - Board consideration: February 5, 2027

Mark noted that there will be a short break in application activity for the committee and board, followed by several programs being reviewed in close succession.

Ena asked whether there were any questions about Mark's update or his written report and thanked him for his work preparing for the upcoming funding cycle.

3. Executive Director Agency Update

3.1 FY26 Audit Schedule

Toby provided the Executive Director's agency update, highlighting the upcoming annual audit and related board schedule.

- The agency's audit with Denman is scheduled for August 24–28. Denman will spend three days onsite reviewing files and documentation, while staff will also upload requested materials through an audit portal.
- Toby and David are preparing the necessary materials for the audit.
- The Finance Committee will meet September 23 to review the audit and make a recommendation to the board.
- Denman will formally present the audit at the October 2 board meeting, where the board will review and vote on it.

Toby noted that additional materials and attachments were included in the board packet for members to review.

3.2 Polk County 28E Agreement Renewal

Toby's second update focused on the renewal of the Polk County 28E agreement, which has been complicated by changes in state tax legislation.

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- The Iowa Legislature's tax bill passed in May included new restrictions on how tax-exempt bond funds can be used, creating complications for the agency's 28E funding agreement with Polk County.
- The agency's \$1.5 million 28E award has historically been supported by bond proceeds.
- The existing 28E agreement expired in June, but the agency has some reserve funds that can cover operations for a limited period. Because the agency operates largely as a pass-through entity, it has relatively little funding reserve.
- Toby emphasized that Polk County is not responsible for the issue; the county is responding to restrictions imposed at the state level late in the legislative process.
- Toby said the agency is working closely with county staff and supervisors and is hopeful the agreement can be resolved within the next couple of months.
- Ena and Toby are discussing the issue weekly, and the Executive Committee has also been kept informed.

Supervisor Matt McCoy confirmed that Polk County is actively working to resolve the 28E funding issue and agreed with Toby's assessment that the matter should be resolved within approximately two months.

- Toby thanked Supervisor McCoy and praised the county's accounting, legislative, and legal staff for being responsive and collaborative.

3.3 Federal ROAD to Housing Act

Toby highlighted the 21st Century Road to Housing Act, which Congress passed on July 11.

- Toby described the legislation as a significant first step for federal housing policy, covering housing, zoning, and related issues.
- The board packet includes a section-by-section summary of the legislation, with the first page providing a concise overview of the major provisions.
- The legislation does not yet provide funding for every initiative, so it is not a comprehensive solution. However, some provisions could eventually create funding opportunities for the agency and local governments.
- The agency plans to advocate for cities to pursue available funding opportunities as they develop.
- The Bipartisan Policy Center is tracking implementation and progress on the legislation section by section.
- Toby specifically highlighted provisions addressing issues such as single-stair multifamily construction and directing HUD to develop zoning best practices for cities.
- Toby emphasized that the legislation took years of negotiations and multiple House and Senate iterations to pass and represents an important validation of several housing concepts being pursued locally.

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3.4 Iowa ADU Bill

Toby provided an update on Iowa's statewide Accessory Dwelling Unit (ADU) legislation:

- The new law allows ADUs on residential lots.
- An ADU can be up to 1,000 square feet or 50% of the size of the existing single-family home, depending on which standard applies.
- Toby expects the legislation could lead to more ADUs being developed over the upcoming years. Toby emphasized that ADUs are not a complete solution to the affordable housing shortage, but rather one tool among many that can contribute to expanding housing options.

3.5 Staff Blog/Article

Toby highlighted a recent Des Moines Partnership investor blog/newsletter article developed by Johnny with assistance from Matt.

The article promotes several of the agency's initiatives and resources, including:

- The Affordable Housing Dashboard
- The Sites of Opportunity research report
- The Developer Launchpad

Toby described the article as a strong public-facing piece that was distributed to Partnership investors and thanked Johnny and Matt for their work in developing it.

Toby reported that Greater Des Moines Supportive Housing recently closed on two projects.

- The closings represent an important first step in securing the land for the projects.
- There is still significant work and uncertainty ahead, and the final direction and feasibility of the projects have yet to be determined.
- Toby included a Business Record article about the closings in the board packet for members' information.
- Toby concluded his Executive Director report with this update.

Ena thanked Toby for the Executive Director update and asked whether there were any questions or comments. Ena also expressed strong appreciation for Jill Altringer and Matt McCoy from the Polk County Supervisors' Office for their advocacy and work to resolve the agency's funding issue. Ena specifically recognized their efforts to develop creative and innovative solutions and emphasized the importance of continued funding for the Polk County Housing Trust Fund.

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Jill Altringer thanked the board and staff for their patience as Polk County works through the 28E funding issue, acknowledging the importance of the funding and the ongoing partnership between PCHTF and Polk County.

With no further questions or comments, the discussion of Toby's Executive Director report concluded.

4. Report of Planning/Research/Compliance Update

4.1 Staff Update

Johnny reported that the summer has focused primarily on meeting with local cities, including Urbandale, West Des Moines, Windsor Heights, and, most recently, the City of Des Moines.

He provided updates on the Housing Sites of Opportunity initiative, noting that staff continue to gather feedback from cities and share information about how communities can facilitate housing development. A particular focus has been placed on faith-based properties as potential sites for infill housing.

Johnny explained that the first offshoot of the Housing Sites of Opportunity project will focus specifically on faith-based entities. Staff are considering hosting a gathering in late 2026 or early 2027 and are working to identify a facilitator who can engage faith-based organizations and provide information about the housing development process and opportunities available to them.

He also noted that the City of Des Moines is working on a zoning ordinance update expected in the coming months that could allow residential development on land owned by faith-based organizations. Johnny said staff are eager to review the details of the proposed changes and will provide the Board with additional information at future meetings. He characterized the zoning change as an important first step toward expanding housing opportunities on faith-based properties.

Johnny said that a recurring theme in conversations with local cities is that jurisdictions generally do not want to be the first to take action on a new housing policy. He noted that Des Moines taking the lead on allowing residential development on faith-based properties will provide a regional example that can be highlighted in discussions with other cities.

He emphasized that the change is not expected to result in significant development immediately, but establishing the policy framework is an important first step toward making that development possible.

As part of their meetings with local governments, staff have also been introducing city staff to the housing dashboard and using those discussions to gather feedback. The meetings also provide an opportunity to present the Trust Fund's 10% affordable housing growth goal, which has been well received.

Johnny reported that none of the cities contacted so far have expressed concerns about the 10% goal. Some communities, including Des Moines, are already at or above the

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target. Other cities have asked for best practices and guidance on how they can move toward meeting the goal.

Overall, Johnny said the 10% target—defined as having 10% of housing growth consist of affordable housing units—has not generated opposition among the jurisdictions' staff have met with, and none have indicated that they believe achieving the goal over the next several years will be problematic.

Johnny said these meetings have also provided an opportunity to request additional data. The current housing dashboard primarily focuses on federal affordable housing projects in the region, stemming from the Trust Fund's preservation work last fall.

Through conversations with local governments, staff have received commitments from several to share local data on programs and initiatives that are helping to develop affordable housing units. That information will allow the Trust Fund to develop another section of the dashboard highlighting affordable housing activity at the individual-city level. Johnny said this is expected to become the next iteration of the housing dashboard, likely to be released in 2027.

He noted that cities are taking very different approaches. Des Moines, for example, is using various economic development programs to facilitate affordable housing development, while other jurisdictions have done relatively little in this area. The dashboard will therefore serve not only as a reporting tool but also to showcase successful approaches and provide examples for communities that are still working toward the Trust Fund's housing goals.

Johnny said these were the two primary projects staff focused on during the summer: the Housing Sites of Opportunity initiative and the housing dashboard. He recalled that the dashboard had a relatively narrow release window in March, followed by the Sites of Opportunity project in April. Rather than treating the two projects as separate efforts, staff have been using meetings with jurisdictions as an opportunity to discuss both initiatives and maintain ongoing conversations with local governments.

Johnny said staff have also begun discussing ways to make the Housing Sites of Opportunity report more user-friendly. The current report is approximately 45 pages, and conversations with city staff have indicated that many have not had the opportunity to read the full document.

As a result, staff are brainstorming a simplified version of the report that would be easier for local jurisdictions and other stakeholders to use as a discussion tool. Johnny said this idea is still in its early stages, but whatever format is developed will be shared with the Board at a future meeting.

Johnny moved to the compliance portion of his report. He reminded the Board that staff had established a new annual certification process for active projects, which was discussed at a previous meeting. Certification forms were mailed to all active projects within the past month, and staff have begun receiving responses.

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Nearly half of the approximately 50 projects that received the forms have submitted their certifications. Johnny reported that staff have received no complaints about the new process and that projects have generally been completed and returned the forms without issue.

Based on the preliminary responses received so far, the projects represent approximately 780 housing units, with the majority serving households at 60% AMI or below. Once most of the certifications have been returned, Johnny plans to compare the reported information against the contractual requirements for each project to ensure that the current unit mix and affordability levels align with the expectations established in the Trust Fund's agreements.

Johnny said the certification process will become an annual requirement. Staff intend to use Neighborly, the platform adopted over the past year, to track the process, provide reminders, and distribute the certification forms to property managers associated with the Trust Fund's active agreements.

Toby added that he is particularly excited about incorporating the certification process into Neighborly, because the current process of distributing forms by email and collecting them manually is cumbersome.

He explained that the certification form identifies the primary contact responsible for completing the certification going forward. Once those contacts are established in Neighborly, Johnny will be able to assign the certification as a task directly to the appropriate individual.

Neighborly will then provide automated reminders until the task is completed and submitted back to the Trust Fund. Toby said this should make tracking the distribution and return of certifications significantly easier.

He acknowledged that the initial round is more labor-intensive because staff must establish the contacts and information in the system, but once everything is set up, the annual process should be substantially more efficient and reliable.

Renée Miller asked whether the certification forms had been assigned a due date. Johnny said they had not. He intentionally left the deadline open initially because he expected some forms to be returned and wanted to determine how best to follow up with projects that had not responded.

Staff included prepaid return envelopes with the certification materials to make submission easier, which has helped. The letter signed by Toby also included Johnny's email address, and several project representatives have chosen to submit their information electronically instead.

Now that approximately a month has passed, Johnny said he plans to begin following up with the remaining projects, potentially using different methods such as email or contacting the property manager or local project contact through the property's website. At that point, he will provide an actual submission deadline.

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Johnny noted that additional certifications continued to arrive even after the report was prepared, with several more received during the current week. He said staff remain hopeful that they will receive responses from nearly all 50 projects. Renée wished Johnny luck with completing the process.

Jeff Nichols asked whether the AMI levels being monitored vary from city to city. Johnny clarified that AMI is countywide, rather than being calculated separately for each city within the county.

Jeff asked whether the data would therefore be broken down by individual city. Johnny said that once all the certification information has been collected, staff will be able to break the data down by jurisdiction, allowing the Board to see how many affordable housing units are represented in each community across the metro area. Jeff noted that he expected the numbers would differ significantly from one city to another.

Johnny concluded by highlighting additional community events and meetings that staff attended over the past several months.

He also noted that staff participated in HUD-hosted local visits and roundtables. One focused on multifamily housing and rental issues across the metro, while the other was a specific roundtable with Oakridge. Johnny and Matt attended both meetings and were able to provide feedback directly to HUD.

Johnny reported that the Housing Sites of Opportunity Project was selected for a session at this year's local APA chapter conference, which will be held in Kansas City in October as a collaborative quad-state conference involving four states.

Johnny and the project's consultant, Confluence, will present the Housing Sites of Opportunity Project as a best practice for other communities. They will begin working together shortly to develop the presentation.

Johnny added that Confluence is also interested in submitting the project for consideration at the national APA conference in Houston next year, although they will first see how the Kansas City presentation goes.

Ena expressed enthusiasm for the recognition of the Housing Sites of Opportunity Project and congratulated Johnny on his leadership. She noted that the project is gaining attention at the regional level and expressed hope that it will receive national recognition as well.

Toby agreed, describing it as a very strong project. Ena said she looks forward to hearing about the project's presentation at the Kansas City APA conference.

Ena then asked whether there were any additional questions for Johnny. With no further questions, she thanked Johnny for his work, acknowledging that it had been a busy but exciting summer.

5. Report of Marketing Committee & Communications/Outreach Update

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5.1 Staff Update

Matt provided an update on the recent Four Mile Creek flooding and its impact on affordable housing, using the Parkside East apartment complex as a case study in disaster resilience.

- Severe flooding: Heavy rain on July 2–3 produced up to 12 inches of rain in the Four Mile Creek watershed, causing a major flash flood. The creek rose to within about a foot of its record 2018 level.
- Parkside East affected: The LIHTC property, experienced significant flooding. Most buildings had 1–2 feet of water on the first floor, forcing residents to evacuate.
- Resident displacement: First-floor residents in affected units were released from their leases and relocated elsewhere. Many second- and third-floor residents moved into temporary housing. Reoccupancy of upper floors was expected to begin after utilities, including gas, were restored.

Matt emphasized that the board should view the incident as an opportunity to better understand how disasters can affect affordable housing properties and residents, particularly when properties face repeated risks over time.

Matt reported that the National Low Income Housing Coalition (NLIHC) released its annual assessment of the housing wage in July.

- Fair Market Rent (FMR): HUD establishes a Fair Market Rent for metropolitan areas, which in this case applies across Polk County and surrounding counties. FMR is intended to represent the rent level needed to rent a unit around the 40th percentile of local market rents.
- Two-bedroom benchmark: NLIHC used a two-bedroom apartment as the benchmark because roughly half of the rental units in the community are two-bedroom units.
- Current housing wage: A household needs to earn approximately \$25.35 per hour to afford the current two-bedroom FMR.
- Overall concern: The increase demonstrates the growing gap between rental housing costs and the wages needed for households to afford housing, reinforcing the affordability challenges facing lower-income renters.

Matt continued discussing the National Low Income Housing Coalition's (NLIHC) housing wage analysis and highlighted the gap between what renters earn and what they need to afford housing.

Matt described a developing partnership with the Polk County Health Department to launch a local positive rent payment pilot.

- Connection to community health: The Health Department's Community Health Needs Assessment identified numerous health problems connected to housing

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insecurity. As a result, housing was incorporated into its Community Health Improvement Plan (CHIP).

- Two housing priorities: The CHIP includes continued work on eviction prevention and a new focus on positive rent payment reporting.
- How it works: Participating landlords or property managers report tenants' on-time rent payments to credit bureaus, allowing renters to establish a credit history or improve an existing credit score.
- Local pilot: Matt has been working with Juan Carlos at the Polk County Health Department to develop a local pilot, particularly focused on affordable housing projects.

Matt announced that the application deadline for the Develop the Developer Launchpad was extended to August 28. Registrations for the September program remain open at pchtf.org/DTDLD, and board members were encouraged to promote the opportunity through their professional networks.

Julian emphasized that interested participants should register as soon as possible rather than waiting until August 28, because late registrations make it more difficult to complete onboarding preparations. Matt then invited Julian to share any additional upcoming calendar items.

Julian announced that the Develop the Developer Launchpad Graduation and Showcase will be held on October 2 from 4–8 p.m. Board members will receive calendar invitations and are strongly encouraged to attend.

- 4–6 p.m.: Showcase of participants' work and accomplishments.
- 6–8 p.m.: Social gathering with food and networking.
- Julian emphasized that the event is a valuable opportunity for board members to meet participants and graduates and see the outcomes of the Launchpad program.

Julian announced that the Work That Impacts Housing (WTIH) program will hold a graduation event sometime in October for all six participants in the first cohort.

The event will:

- Highlight the cohort's outcomes and job placements.
- Give board members an opportunity to hear directly from participants about their experiences.
- Help PCHTF identify ways to improve the program for future cohorts.
- Allow the board to see the results of the work they have supported.

Matt noted that these October events are being announced now because the next regular October board meeting would be too late to provide advance notice.

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Matt highlighted an upcoming Sussman Lecture at Drake University featuring author Brian Goldstone, whose book *There Is No Place for Us* examines the realities faced by people who are working while experiencing homelessness.

6. Other Business

Ena noted that Julian was on the call but would not deliver his report. Board members were expected to review the written report and direct any questions to Julian by phone or email. Ena then asked whether there was any other business to discuss. No further business was raised.

7. Adjournment

Ena closed the meeting by wishing everyone a wonderful weekend and, for those attending, a great Iowa State Fair experience. She thanked everyone for their continued support of the Polk County Housing Trust Fund and said she looked forward to seeing everyone soon.

Emily Stork moved to adjourn; seconded by Jeff Nichols. Motion carried unanimously.

The meeting was adjourned at approximately 11:24 a.m. The next meeting of the Polk County Housing Trust Fund is Friday, October 2, 2026, at 10:00 a.m.

Respectfully submitted David Teachout, Office Manager
Polk County Housing Trust Fund

Action Item *