



Illinois Rental Housing Support Program
Annual Report
July 1, 2020, through June 30, 2021

Mission: To meet the permanent housing needs of Chicago's very low-income residents.

INTRODUCTION

The Chicago Low-Income Housing Trust Fund (the "Trust Fund") commits valuable resources to bridge the gap between market rents and what a low-income household can afford. The Trust Fund provides rental subsidies directly to property owners, for the benefit of households earning at-or-below thirty percent (30%) of area median income ("AMI") ("Qualified Households"), including veterans, the working poor, the disabled, the elderly, and homeless or at-risk-of-homelessness individuals and families. Proceeds from the Illinois Rental Housing Support Program ("RHSP") play an essential role in keeping housing in Chicago affordable for all its citizens.

In 2021, the maximum eligible income for a Qualified Household is \$19,600 for a single individual and \$27,950 for a family of four. Trust Fund rental assistance helps these low-income households afford safe, decent rental housing, resulting in higher neighborhood occupancy levels and reduced tenant turnover and providing rental stability and predictability to landlords and tenants. Tenants in stable housing situations are better able to work toward self-sufficiency as contributing members of their communities, and children in stable housing situations tend to do better in school and have more positive life outcomes. Trust Fund rental assistance also contributes to economic diversity in neighborhoods experiencing gentrification and helps to reduce foreclosures and vacancies in neighborhoods challenged by economic disinvestment.

The Trust Fund offers two programs within the City of Chicago:

I. Programs

Rental Subsidy Program ("RSP")

RSP provides rental assistance through an annual agreement with property owners within the City of Chicago to assist Qualified Households. At least ½ of the units in RSP are further restricted to households living at-or-below 15% AMI. RSP subsidies are approved for a given number of units in a building. Tenants apply directly to landlords for units that have the benefit of a subsidy.

Multi-Year Affordability through Upfront Investment (“MAUI”)

MAUI provides a forgivable construction grant or a long-term operating reserve fund, each carrying a 15 to 30-year regulatory term, to property developers and owners that offer affordable housing to households living at or below thirty percent (30%) of the AMI. MAUI also generally restricts ½ of the units in a given project to households living at-or-below 15% AMI.

2,741 households benefitted from rental subsidies in the Trust Fund’s Rental Subsidy Program that were under Agreement as of June 30, 2021. Included in that figure are 1,055 units funded with RHSP proceeds. As of June 30, 2021, the construction process was completed on four MAUI Projects bringing 43 new MAUI units online, with another three projects remaining under construction, and another project yet to close, for a total of 111 MAUI units projected to become active in FYs 2022/2023. No new MAUI projects received funding approval in FY 2021.

Since its creation by the Chicago City Council in 1989, the Trust Fund has worked to help Chicagoans avoid homelessness. Households that benefit from subsidies funded with Illinois Rental Housing Support Program funds include low-income working families, the disabled, the elderly, as well as those leaving shelters or who were once living on the streets.

The following is a report of the activities of the Trust Fund from July 1, 2020 through June 30, 2021.

II. FISCAL YEAR ACCOMPLISHMENTS

A. Rental Subsidy Program

RSP provides rental assistance through an annual agreement with property owners within the City of Chicago to assist Qualified Households. At least ½ of the units in RSP are further restricted to households living at-or-below 15% AMI. RSP subsidies are approved for a given number of units in a building. Tenants apply directly to landlords for units that have the benefit of a subsidy.

Rental Subsidy Program Continues. As of June 30, 2021, the Trust Fund appropriated a total of \$6,816,107 to support annual, renewable rental subsidies in a total of 2,741 units throughout the City of Chicago. 1,1055 of those units were funded with proceeds of the Illinois Rental Housing Support Program, at an annual appropriation of \$5,447,327.

It is estimated that there are over 2,500 individuals living in these RHSP subsidized units.

B. RSP & Special Initiative Budget Appropriations as of June 30, 2021

The Trust Fund provides funding for a number of special initiatives entered into in conjunction with the City of Chicago (the “City”), which tend to serve specific populations within the City. The most recent special initiatives are the Chronic Homeless Initiative Pilot program (“CHIP”), the Puerto Rican Evacuee program (“PRE”), and the Families-in-Transition program (“FIT”).

Please refer to the table on the following page for a breakdown of the funding appropriated for general RSP units and for units in each special initiative.

C. RSP Units under Agreement – Unit Size Breakdown & Income Allocations

As of June 30, 2021, the following units were under agreement:

	Total RSP Units	
	# Units	% of Total
Total Units	2741	100
Unit Type:		
SRO & Studio	1075	39
1-Bedroom	643	23
2-Bedroom	467	17
3-Bedroom	356	13
4+ Bedroom	90	3
Income Tiers:		
0-15% AMI	1235	45
15-30% AMI	1508	55

Rental Subsidy Program 2021	20201Appropriation		Funding Source			
	# Units	Commitment	# Units	City of Chicago Funding	# Units	State (RHSP) Funding
RSP (No Special Initiative)	1879	9419358	1610	6460358	269	2,959,000
Homelessness Initiatives:	786	7,446,429			786	7,446,429
Homeless Dedicated Initiative	248	\$1,742,096			248	\$1,742,096
Homeless Dedicated Prevention	117	\$1,052,556			117	\$1,052,556
Families First	34	\$315,240			34	\$315,240
Homeward Bound	50	\$400,000			50	\$400,000
Ending Veterans Homelessness	50	\$500,000			50	\$500,000
HIV/AIDS	75	\$602,028			75	\$602,028
CHIP	25	\$300,000			25	\$300,000

PRE	45	\$500,000			45	\$500,000
FIT	100	\$1,760,093			100	\$1,760,093
Other Initiatives:						
Women’s Self-Sufficiency	31	\$75,900			31	\$75,900
Second Chance	11	\$198,516			11	\$198,516
NOTE: MAUI Units are not included in the figures above						
2019 MAUI Commitments:	36	\$3,000,000			36	\$3,000,000

D. Multi-year Affordability through Upfront Investment (MAUI)

Trust Fund MAUI Grants: (1) replace more costly sources of financing, allowing debt service savings and grant forgiveness to lower rents on a number of units for very low-income households for 15-30 years (“Capital Investments”), or (2) offer Long-Term Operating Support investments (“LTOS”) in the form of 15-30 year rental subsidy contracts.

The Trust Fund is required to use at least 10% of its annual RHSP Act funding allocation for LTOS (with a 3-year aggregation period permitted). Proceeds of the City’s Affordable Housing Opportunity Fund (“AHOF”) derived from the Downtown Density Bonus program and from the Affordable Requirements Ordinance are also utilized for LTOS and Capital Investments.

Long-Term Operating Subsidy:

In the past fiscal year, the Trust Fund closed financing on one MAUI LTOS project, to create 14 new affordable housing units for 15 years, at a lifetime subsidy contract cost of \$1,700,000 in RHSP Act sourced funding. This project remains under construction as of the time of this writing.

Capital Construction:

In the past fiscal year, the Trust Fund closed financing on one new MAUI Capital Construction project, to create 16 new affordable housing units for 30 years at a total upfront investment cost of \$1,250,000 in AHOF sourced funding. This project is still under construction as of the time of this writing.

Additional Projects Pending/Complete as of June 30, 2021:

Due to budgetary concerns and general market uncertainty resulting from the Covid-19 pandemic, there were no new MAUI projects awarded funding in FY 2021.

Three projects receiving MAUI LTOS funding allocated from the RHSP Act in fiscal years 2017-2019 were under construction as of the last Annual Report and have completed construction and received certificates of occupancy during the past fiscal year. These Trust Fund MAUI

investments have created 26 new affordable housing units for 15 – 22 years, at a lifetime subsidy contract cost of \$5,055,552 in RHSP Act sourced funding.

One project awarded MAUI LTOS funding allocated from the RHSP Act in fiscal year 2018 was under construction as of the last Annual Report and remains under construction as of this writing. This project has not been materially delayed due to the Coronavirus pandemic and expects to be complete by the end of calendar year 2021. This project will create 14 new affordable housing units for 15 years at a lifetime subsidy contract cost of \$1,700,000 in RHSP Act sourced funding.

One project receiving MAUI Capital Investment funding allocated from AHOF in fiscal year 2019 was under construction as of the last Annual Report and remains under construction as of this writing. This project is anticipated to be complete in early-to-mid 2022. The project will create 18 new affordable housing units for 23 years at an upfront investment cost of \$1,250,000 in AHOF sourced funding.

One MAUI project approved for funding in prior fiscal years have not yet closed as of June 30, 2021. This project, which contains approvals for seven separate sites, is expected to create 60 new affordable housing units for 15 years on a combined \$14,200,000 MAUI investment.

III. RHSP FINANCES

A. RHSP Funds Received:

(a) **Revenues / RHSP Receipts:** The Trust Fund believes that the City of Chicago allocation of RHSP funds was approximately \$5,447,327 based on yearly collections under the RHSP Program. IHDA funds were paid in FY 2021.

(b) **Reserve Funds:** The Trust Fund budgeted more RHSP funds than it received in FY 2021 allocations in excess of annual receipts are drawn from existing (prior years') reserve RHSP proceeds. However, CPAN and MAUI Payments in 2021 alleviated the need for the Trust Fund to draw down reserves.

(c) Rental Housing Receipts:

Rental Subsidies are reconciled at the close of the Trust Fund annual independent Audit for the year ending December 31, 2020.

CHICAGO LOW- INCOME HOUSING TRUST FUND

Rental Subsidy Program Renewals	2021 RSP Budget DRAFT		Funding Sources				Under Agreement (as of 10/2/19)		To Be Completed		
	# Units- range	Annual Commitment	# Units	City of Chicago Funded Units	# Units	State RHSP Funded Units	# Units	Annual Commitment	#	Units	Annual Commitment
Rental Subsidies (Non-Initiative Specific)	tbd	\$ 9,419,358	tbd	\$ 6,460,358	269	\$ 2,959,000	tbd	\$ 9,419,358	tbd	\$	-
Special Initiatives: (actual)	780	\$7,396,749	780	\$7,396,749	0	\$0	780	\$ 7,396,749	0	\$	-
o Homeless Dedicated Initiative	248	1,742,096	248	1,742,096	0	0	248	1,742,096	0		0
o Homeless Dedicated Prevention	117	1,052,556	117	1,052,556	0	0	117	1,052,556	0		0
o Families First	34	315,240	34	315,240	0	0	34	315,240	0		0
o Homeward Bound (STHI)	50	400,000	50	400,000	0	0	50	400,000	0		0
o Ending Veteran Homelessness	50	500,000	50	500,000	0	0	50	500,000	0		0
o HIV/Aids	69	552,348	69	552,348	0	0	69	552,348	0		0
o CHIP	25	300,000	25	300,000	0	0	25	300,000	0		0
o PRE	45	500,000	45	500,000	0	0	45	500,000	0		0
o Families In Transition(FIT)	100	1,760,093	100	1,760,093	0	0	100	1,760,093	0		0
o Woman's Self-Sufficiency	31	75,900	31	75,900	0	0	31	75,900	0		0
o Second Chance	11	198,516	11	198,516	0	0	11	198,516	0		0
HIV / AIDS: (actual)	0	above	0	above	0	above	0	above	0	\$	-
o CDPH / AFC Housing (HIV/AIDS)	0	0	0	0	0	0	0	0	0		0
Other Initiatives:	400-700	\$ 3,000,000	0	above	0	above	0	above	400-700	\$	3,000,000
o Target Affordability	400-700	3,000,000	tbd	0	tbd	0	tbd	0	400-700		3,000,000
TOTAL	3000-3100	\$19,816,107	tbd	\$ 13,857,107	269	\$ 2,959,000	tbd	\$ 16,816,107	tbd	\$	3,000,000
o MAUI / Commitments		\$ -	0		0				0	\$	-

IV. ADMINISTRATION / INFRASTRUCTURE

A. Housing Quality

The Trust Fund contracted the services of Bravura Facility Management, LLC to complete housing quality assessments for all properties currently participating in the Rental Subsidy Program and for those applying to the Trust Fund.

During the year of 2020, due to the COVID-19 Pandemic, the Trust Fund conducted 0 annual Housing Quality Assessments inspections. All units are being inspected in 2021.

B. Infrastructure Development

The Trust Fund is currently working with High Associates to develop a web-based “one-stop shop” integrated portfolio management system called Trust Fund Central. This system is being desired to insure that non-compliant properties are not supported with Trust Fund subsidies.

We are currently working in the final phase to develop a customized interface that connects in some way, our inspection tracking, landlord portal, document submission, and payment system. It will have a landlord dashboard and staff dashboard with access to detailed reporting. The system will allow us to produce accurate reports on funding, inspection status, unoccupied units, units with emergency deficiencies and etc. Landlords will be notified in real time if inspections pass or fail status so repairs can be made immediately. During the payment request process, if a landlord/property is out of compliance the system will not allow for payment to be issued.

C. Thryve

Thryve interface that tracks all inspections. It will have a landlord dashboard and staff dashboard with detailed reporting. It will also allow for the tracking of real time inspection updates as well. The reporting will allow us to produce accurate reports on funding, inspection status, unoccupied units, units with emergency deficiencies and etc. Landlords will be notified in real time if inspections pass or fail so repairs can be made immediately. If a landlord is out of compliance the system will not allow for payment to be issued. The system will also notify landlords that they are noncompliant, thus affording them the opportunity to remedy.

V. SPECIAL INITIATIVES

Homeward Bound

(Formerly known as the Street-to-Home Initiative)

Goal: To successfully house unsheltered homeless single adults in stable permanent housing, provide supportive services that focus on housing retention, connect participants with a source of income, and engage participants in substance abuse treatment and mental health services, if applicable.

Background: In November 2005, the Trust Fund became a partner in Chicago's Plan to End Homelessness and allocated up to 50 rental subsidies for the Street-to-Home Initiative. The goal of the Initiative is to facilitate permanent housing for unsheltered homeless individuals that are currently living in public spaces, such as the downtown area or parks. Service funding was provided by the City of Chicago to experienced homeless services providers who provide support to individuals with the goal of gaining and remaining in permanent housing.

In January 2014, the Trust Fund committed up to \$400,000 in rental subsidies to assist up to 50 additional households.

Homeless Dedicated Prevention

Goal: To assist previously homeless families who had lost their rental assistance following the termination of a federally funded program.

Background: The Trust Fund programmed an amount not to exceed \$2.5 million in rental subsidies to the Homeless Dedicated Prevention initiative to assist households benefitting from the expiring federal program in 2011. The Trust Fund Board of Directors identified priorities for the subsidies, including large families, those with a disability and/or a history of homelessness and/or a history of domestic violence. Social service providers identified households that met the funding priorities and reached out to participating households in the expiring program to solicit applications with the goal of preventing homelessness.

As Chicago had funded many homeless families through the federally-funded program, many were still in need of a social service support system in order to remain stably housed. The Illinois Department of Human Services funded three social service providers to outreach to households at-risk of homelessness to provide supportive services

Homeless Dedicated Initiative

Goal: To assist homeless individuals and families obtain safe and affordable rental housing and maintain permanent housing through supportive wrap-around social services.

Background: In 2006, the Chicago Low-Income Housing Trust Fund furthered its partnership in Chicago’s Plan to End Homelessness when it committed additional rental subsidy funding to assist those who were homeless. There are approximately 250 additional Homeless Dedicated units funded at present for persons who have “homeless tenure” (individuals who had been homeless longer than a year or families who had been homeless longer than nine (9) months). Social service partners provide supportive services to these families, who have previously been living in shelters and/or otherwise without permanent housing.

Living with HIV/AIDS Initiative

Goal: To provide permanent housing opportunities for up to 100 households living with HIV/AIDS with the assistance of rental subsidies.

Background: In September 2007, the Trust Fund responded to a request from the Chicago Department of Public Health to provide assistance for households living with HIV / AIDS that were facing the loss of their rental subsidy due to the expiration of funding.

Chronic Homeless Initiative Pilot (CHIP)

Goal: To provide up to \$500,000 in funding for permanent housing opportunities for up to 45 households taking up residence in homeless encampments.

Background: In 2016, the Trust Fund responded to a request from the Chicago Department of Family and Support Services to provide funding assistance for households living in encampments.

Families-In-Transition Initiative (FIT)

Goal: To provide up to 100 Chicago Public Schools (CPS) families living in shelters or doubled-up with affordable permanent rental housing, in partnership with Chicago DFSS and HomeWorks, a coalition of experience supportive service agencies who provide extra support through case management.

Background: In 2017 and early 2018, the Trust Fund, working with Chicago DFSS and the HomeWorks coalition created 100 new affordable rental units, at an approximate annual program cost of \$1,650,000, which were made available to and filled by families at risk of homelessness living primarily in the Englewood, West Englewood, Austin and Humboldt Park neighborhoods.

Puerto Rico Evacuees Initiative (PRE)

Goal: To provide temporary rental assistance to Puerto Rican individuals and families who were displaced by Hurricane Maria in September 2017.

Background: Responding to an emergent situation, the Trust Fund, with the support of Mayor Emmanuel's office, Chicago DPD and DFSS, and the Office of Emergency Management, the Trust Fund committed up to \$500,000 to provide an estimated 45 rental subsidies. As of March 2019, 32 units were filled, at an annual subsidy cost of approximately \$390,000.

Women's Self-Sufficiency Pilot Program

Goal: To provide temporary rental assistance to 15 women who are leaving the sex trade.

Background: Heartland Alliance works towards self-sufficiency by providing rental subsidies, case management and supportive services. Utilizing a housing first model, intensive case management services are home-based and assist families in working towards becoming self-sufficient, increasing skills and income, and increasing self-determination. Building on the FBC model with consultation from survivors about important service needs, Heartland Alliance has partnered with the Circuit Court of Cook County Adult Probation Department's P.O.W.E.R. Program and the Chicago Low-Income Housing Trust Fund to pilot an innovative supportive housing program for 15 women who are leaving the sex trade.

VI. OUTREACH EFFORTS

Outreach was made to individuals who are homeless, that are or are imminently at-risk of living in institutional settings because of the unavailability of suitable housing and to households that have one or more members with disabilities including but not limited to physical disabilities, developmental disabilities, mental illness or HIV/AIDS through our network of non-profits in the Chicago area through strategic partnerships with non-profit agencies.

The Trust Fund's Rental Subsidy Program Agreement includes a comprehensive listing of the agencies who facilitate landlords in their ability to reach out to prospective tenants and make referrals for social services through the Tenant Outreach Plan (Exhibit F) and the Tenant Social Service Plan (Exhibit G).

Tenant Outreach Plan

All Agreements with landlords include a required Tenant Outreach Plan. Most of the larger developers / landlords / social service providers have very specific plans as part of the property management / funding requirements and include those. For the smaller property owner / manager, the Trust Fund Outreach Plan (Exhibit F) includes a listing of opportunities for outreach.

See attached RSP Agreement Exhibit F (attached hereto).

Plan for Services

As part of the application and contracting process, landlords are asked to submit a Tenant Selection and Outreach Plan. Again, larger property owners / managers have this as part of their operations. This is included in the annual Rental Subsidy Program Agreement and provides resources to the property to select options for social services.

See attached RSP Agreement Exhibit G (attached hereto).

VII. CLIHTF Partnerships

1. City of Chicago – Emergency Housing Initiative:

In 2020, the Trust Fund entered a partnership with the City of Chicago to create as many new Rental Subsidy Units (RSP units) as may be funded with City Corporate Funding, up to a maximum of 500 /\$5M (the “New Units”). The Trust Fund will strive to commit to bringing a minimum of 50 New Units into the RSP per calendar quarter, starting with the third quarter, 2020 and ending December 31, 2022. Additional New Units above 50 per quarter may be created if Trust Fund staff is able to process such in a timely fashion. All New Units will be located within the Chicago city limits.

2. All Chicago - Expedited Housing Initiative:

The City of Chicago’s Expedited Housing Initiative began in 2020 in response to the COVID-19 epidemic. As part of the Chicago Continuum of Care’s Expedited Housing Initiative (“EHI”), the Chicago Department of Family and Support Services contracted with All Chicago to manage Rapid Rehousing (“RRH”) and post-RRH planning for EHI participants. As part of this effort to connect EHI participants (“EHI Participants”) to stable housing post RRH, All Chicago entered a partnership with the Chicago Low-Income Housing Trust Fund (CLIHTF) to provide 50 (RSP) rental subsidies through the CLIHTF Rental Subsidy Program. Funding is provided through the City of Chicago Emergency Housing Initiative.

3. Access Living:

In 2020, Access Living approached the Chicago Low Income Housing Trust Fund to support approximately 25 tenants with disabilities in obtaining affordable and accessible housing. Funding was approved in 2021 and provided through the City of Chicago Emergency Housing Initiative.

4. City Pads (1810 W. Jackson, SRO Project)

In 2020, City Pads, LLC, entered a partnership with the Chicago Low Income Housing Trust Fund to support 29 SRO subsidies. Funding is provided through the City of Chicago Emergency Housing Initiative. Project shall offer Supportive Housing Services which will be operated under the service umbrella of The Habitat Company.

5. *City Pads (1124 West Wilson, SRO Project)*

In 2020, City Pads, LLC, entered a partnership with the Chicago Low Income Housing Trust Fund to support 24 SRO subsidies. Funding is provided through the City of Chicago Emergency Housing Initiative.

6. *Interfaith Conservatory Apartments Project (401 N. Monticello)*

In 2020, Interfaith, entered a partnership with the Chicago Low Income Housing Trust Fund to support the Interfaith Conservatory Apartments Project. CLIHTF will provide 12 subsidies to homeless individuals with chronic disabilities. Funding is provided through the City of Chicago Emergency Housing Initiative.

VIII. CLIHTF Challenges and Wins for 2020-21

Challenges within the Trust Fund Organization include:

1. Strengthening landlord, tenant, and partner agency relationships.
2. Social Service Agency follow through:
 - CLIHTF often will make requests from agency partners. Too often, those requests are not filled in a timely manner.
 - locating qualified property owners within the required 30 days
 - completion of programmatic reports and surveys
 - tacking tenant status

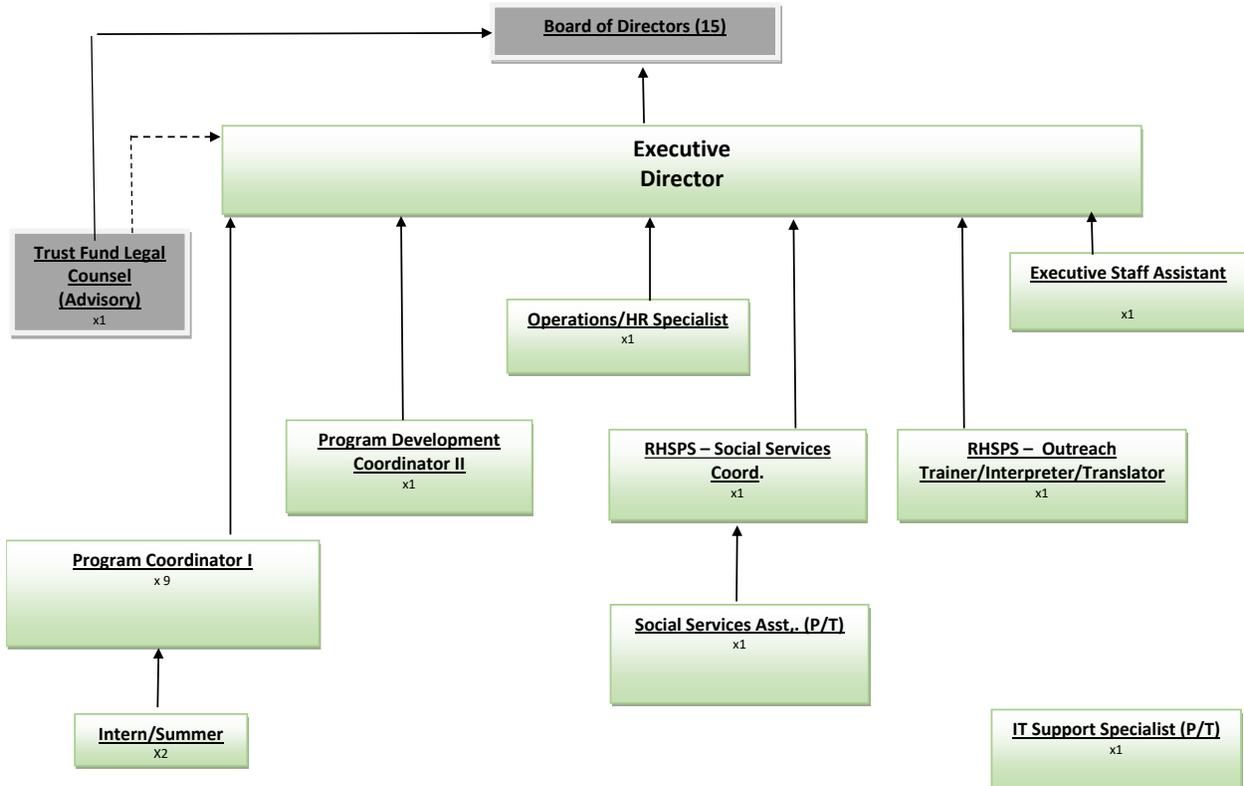
Wins within the Trust Fund Organization include:

1. Strengthened the landlord, tenant, and partner agency access and relationships
 - a. One-on-one and weekly programmatic trainings for agency partners and property owner participants
 - b. Monthly, and quarterly meetings with agency partners
2. Successful OIG Audit remediation

3. Successful Internal Program Audit
4. Currently exceeding the onboarding quarterly targets for new units under the City's Emergency Housing Initiative. One year into the program, we have approved 309 subsidies.
5. We are currently working remotely due to the Corona Virus outbreak and are successfully managing the day-to-day operations.
6. Instituted a permanent language access plan
 - a. Successful translation of all outreach resources to Spanish, with access to other languages
7. Offering of day and evening landlord trainings
8. Development of an interactive newsletter
9. Continue to promote and enforce racial equity.
 - a. Hiring of vendors
 - b. Hiring of Staff
 - c. Housing
10. Development of a professional, upgraded, and user-friendly website
11. Creation of "Agency Central Intelligence" a dedicated web portal for all agency partners that houses all agency CLIHTF program resources.
12. Development of "Confluence" a dedicated web portal for staff to access all staff program resources.
13. We are now in the final phase of "Trust Fund Central", due to launch, January 2022. Trust Fund Central is the interactive landlord portal that will allow participants to access and complete the program application, agreement, data sharing, and payment request process online and under one IT application.

IX. Staff organizational chart

Chicago Low-Income Housing Trust Fund - 2021 Organizational Chart



Board of Directors

The Board of Directors for the Chicago Low-Income Housing Trust Fund is comprised of 15 individuals who live in the City of Chicago, have diverse backgrounds, and represent a cross-section of the City's non-profit, private corporation and City government leadership. The Mayoral-appointed Board of Directors supervises the business of the Trust Fund and meet monthly. Three committees of the Board are Allocations, Finance and Outreach.

OFFICERS

Barry Chatz

Secretary, Board Member since 2018
Partner
Saul Ewing Arnstein & Lehr LLP

Deborah E. Bennett

Vice-President, Board Member since 2006
Program Officer / Polk Bros. Foundation

Andrew Geer

Member since 2020
Vice President & Market Leader
Enterprise Community Partners, Inc

Grace Chan McKibben

Board Member since May 2020
Executive Director
Coalition for a Better Chinese American Community

DIRECTORS

Rev. Wayne Gordon

Board Member since 2012
Pastor / Lawndale Christian Community
Church

Bishop Horace E. Smith, M.D.

Board Member since 2015
Pastor / Apostolic Faith Church
Pediatrician / Ann & Robert H. Lurie
Children's Hospital of Chicago

Sendy Soto

Board Member since 2020

Managing Deputy Commissioner
Bureau of Housing
City of Chicago

Jacqueline C. Edens

Board Member since 2018
CEO
The Inner Voice, Inc.

Thomas J. McNulty

President, Board Member since 1989
Partner / Neal Gerber & Eisenberg LLP

Emilio Carrasquillo
Member since 2020
Program Manager
Spanish Coalition for Housing

Adrian Soto
Member since 2020
Executive Director
Greater Southwest Development
Corporation

Arshale Stevens
Member since 2020
CEO
Girls Inc of Chicago

Justin DeJong
Member since 2020
Vice President, Enterprise Communications
American Medical Association

Beth Horwitz
Member since 2020
All Chicago

Alisa Rodriguez
Board Member since 2020
Managing Deputy Commissioner
Department of Family and Support Services
City of Chicago

FORMER DIRECTORS (Served Part of 2019-2020 reporting period)

Gabriela Roman

Vice President, Board Member since 2000
Director of Development / Spanish Coalition for Housing

Levoi K. Brown

Treasurer, Board Member since 2014
Managing Director US Commercial Real Estate
BMO Harris Bank

Kristin Nance Burton

Board Member since 2013
Director / Lowell Stahl Center for Entrepreneurship
and Real Estate, Lewis University

LaToya Dixon

Board Member since 2015
Attorney-at-Law / Private Practice

Juan Carlos Linares

Board Member since 2016
Executive Director / Latin United
Community Housing Association

Richard Rowe

Board Member since 2018
Senior Program Manager
Corporation for Supportive Housing

Charles C. Brown, PhD

Board Member since 2019
Adjunct Professor
City Colleges of Chicago

Juan Carlos Linares

Board Member since 2016
Executive Director / Latin United
Community Housing Association

Richard Rowe

Board Member since 2018
Senior Program Manager
Corporation for Supportive Housing

EXHIBIT F

TENANT SELECTION AND OUTREACH PLAN

I / We will make concerted efforts to inform individuals and organizations in the community that I/we have an available rental property and will reach out to low-income individuals and families, including households with special needs. (Special Needs Households are defined as households that are homeless; that are imminently at-risk of living in institutional setting because of the unavailability of suitable housing; or that have one or more members with disabilities, including but not limited to physical disabilities, developmental disabilities, mental illness or HIV/AIDS.) Units will be leased in accordance with all applicable City of Chicago, State of Illinois and federal laws.

- Attached is our Tenant Selection and Outreach Plan.
- The following Tenant Selection and Outreach activities will be undertaken:
- Contact Chicago Low-Income Housing Trust Fund for referrals at info@chicagotruffund.org .
- Post “for rent” signs in the window of my building that lists a phone number to contact for leasing information.
- Advertise available units through the following newspapers:

- Partner with the following social service organization(s) under a Trust Fund special initiative (FIT, PLWHA, Homeless Dedicated, etc.), and receive referrals for tenants that meet the guidelines for the designated special initiative.

Service Provider	Address	Contact
<input type="checkbox"/> Chicago Department of Family & Support Services	1615 W. Chicago	312-743-0300
<input type="checkbox"/> A Safe Haven	2750 W. Roosevelt	773-435-8300
<input type="checkbox"/> AFC Housing	200 W. Jackson	312-922-2322
<input type="checkbox"/> UCAN (fmr. Beacon Therapeutic)	3605 W. Fillmore	773-588-0180
<input type="checkbox"/> Center for Housing & Health	200 W. Jackson	312-334-0913
<input type="checkbox"/> Catholic Charities of the Archdiocese of Chicago	721 N. LaSalle	312-665-7525
<input type="checkbox"/> Corporation for Supportive Housing	205 W. Randolph	312-332-6690
<input type="checkbox"/> Deborah’s Place	2822 W. Jackson	773-722-5080
<input type="checkbox"/> Featherfist	2255 E. 75 th	773-721-7088
<input type="checkbox"/> Franciscan Outreach	1645 W. LeMoyné	773-278-6724
<input type="checkbox"/> Inner Voice	212 W. Van Buren	312-944-5830
<input type="checkbox"/> HOW	1607 W. Howard	773-465-5770
<input type="checkbox"/> Inspiration Corporation	4554 N. Broadway	773-878-0981

<input type="checkbox"/> La Casa Norte	3533 W. North Ave	773-276-4900
<input type="checkbox"/> North Side Housing and Supportive Services	4410 N. Ravenswood	773-244-6401
<input type="checkbox"/> Renaissance Social Services	2501 W. Washington	773-645-8900
<input type="checkbox"/> Thresholds	4101 N. Ravenswood	773-572-5500

Contact the following City of Chicago agencies, social service agencies, and/or area churches:

Organization Name: _____

Agency Address: _____

Agency Phone: _____

Organization Name: _____

Agency Address: _____

Agency Phone: _____

Organization Name: _____

Agency Address: _____

Agency Phone: _____

Organization Name: _____

Agency Address: _____

Agency Phone: _____

EXHIBIT G

PLAN FOR TENANT SERVICES

In the event that tenants living in the Subsidized Unit(s) request assistance or appear to need assistance, the Owner will refer such tenants to the following community-based services:

- Attached is the Plan for Tenant Services.
- The following steps will be taken to assist tenant(s) access services:
- Refer tenants to the Chicago Department of Family & Support Services Center:

<input type="checkbox"/>	North Area Center	845 W. Wilson Ave	312-744-2580
<input type="checkbox"/>	Trina Davila Center	4300 W. North Ave	312-744-2014
<input type="checkbox"/>	Garfield Center	10 S. Kedzie Ave.	312-746-5400
<input type="checkbox"/>	Englewood Center	1140 W. 79 th St.	312-747-0200
<input type="checkbox"/>	King Center	4314 S. Cottage Grove	312-747-2300
<input type="checkbox"/>	South Chicago Center	8650 S. Commercial Ave.	312-747-0331

- Refer tenants to Partner Service Provider(s):

Service Provider	Address	Contact
<input type="checkbox"/> A Safe Haven	2750 W. Roosevelt	773-435-8300
<input type="checkbox"/> AFC Housing	200 W. Jackson	312-922-2322
<input type="checkbox"/> UCAN (fmr. Beacon Therapeutic)	3605 W. Fillmore	773-588-0180
<input type="checkbox"/> Center for Housing & Health	200 W. Jackson	312-334-0913
<input type="checkbox"/> Catholic Charities of the Archdiocese of Chicago	721 N. LaSalle	312-665-7525
<input type="checkbox"/> Corporation for Supportive Housing	205 W. Randolph	312-332-6690
<input type="checkbox"/> Deborah's Place	2822 W. Jackson	773-722-5080
<input type="checkbox"/> Featherfist	2255 E. 75 th	773-721-7088
<input type="checkbox"/> Franciscan Outreach	1645 W. LeMoyné	773-278-6724
<input type="checkbox"/> Inner Voice	212 W. Van Buren	312-944-5830
<input type="checkbox"/> HOW	1607 W. Howard	773-465-5770
<input type="checkbox"/> Inspiration Corporation	4554 N. Broadway	773-878-0981
<input type="checkbox"/> La Casa Norte	3533 W. North Ave	773-276-4900
<input type="checkbox"/> North Side Housing and Supportive Services	4410 N. Ravenswood	773-244-6401
<input type="checkbox"/> Renaissance Social Services	2501 W. Washington	773-645-8900

- Refer tenant to social service agencies and/or area churches:

Organization Name:

Agency Address: _____

Agency Phone: _____

Organization Name: _____

Agency Address: _____

Agency Phone: _____

Organization Name: _____

Agency Address: _____

Agency Phone: _____

Organization Name: _____

Agency Address: _____

Agency Phone: _____

IN CLOSING

The Chicago Low-Income Housing Trust Fund is honored to continue its work and serve as the Local Administering Agent (LAA) for the City of Chicago's funding allocations under the Illinois Rental Housing Support Program. Through our partnership with community-based agencies and Chicagoan landlords, 2,741 households benefit from rental assistance through the Rental Subsidy Program in FY 2020. Included in that are approximately 1,055 subsidies funded through the Illinois Rental Housing Support Program.

There were no new MAUI projects awarded funding in FY 2021. The Trust Fund is anticipated to have a 2022 MAUI Budget, but the amount is yet to be determined. The application process for 2022 MAUI funding is ongoing.

The Trust Fund Board of Directors, Administration and Staff would like to express our sincere thanks to the Illinois Housing Development Authority for its continuing commitment to bringing economic opportunities and housing stability to our City's neighborhoods through the provision of rental housing assistance. The RHSP Program is a vitally important asset to the City of Chicago and the State of Illinois, and we look forward to a continuing and fruitful partnership.

Please find attached the following supplemental documents for this report:

- A. Rental Subsidy Program Appropriations as of June 30, 2021 (Units / Buildings under Agreement)
- B. Tenant Outreach and Social Services Plan. This is a part of the annual Rental Subsidy Program Agreements.
- C. Chicago Low-Income Housing Trust Fund - Independent Audit for the year ending December 31, 2020

Should you have any questions regarding this report, kindly contact our offices at annissa.lambirth-garrett@clihtf.org.

Sincerely,



Annissa Lambirth-Garrett
Executive Director
Chicago Low-Income Housing Trust Fund