



CLIHTF Rental Housing Support Program
Annual Report
January 1, 2024, through December 31, 2024

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

INTRODUCTION

The Chicago Low-Income Housing Trust Fund (“CLIHTF”) commits valuable resources to bridge the gap between market rents and what a low-income household can afford. CLIHTF 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 2024, the maximum eligible income for a Qualified Household is \$23,550 for a single individual and \$33,630 for a family of four. CLIHTF 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. CLIHTF rental assistance also contributes to economic diversity in neighborhoods experiencing gentrification and helps to reduce foreclosures and vacancies in neighborhoods challenged by economic disinvestment.

CLIHTF units are contracted under two programs, the Rental Subsidy Program - “RSP” (which includes RSP, Emergency Housing Units and Special Initiatives), and the Multi-Year through Up-Front Investments Program “MAUI”. In total, approximately 3,175 households benefited from rental subsidies in the Trust Fund’s Rental Subsidy Program that were under Agreement as of December 31, 2024, with a total annual investment of approximately \$60,750,862. (See Attachment, Q4 2024 Quarterly Report FINAL).

I. CLIHTF Programs

A. Rental Subsidy Program (RSP)

RSP provides rental assistance through an annual agreement with property owners within the City of Chicago to assist Qualified Households. 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. CLIHTF currently supports 3,175 units. Approximately ½ of the units in RSP are restricted to households living at-or-below 15% AMI. The breakdown of CLIHTF units by AMI is as follows:

| Income Tiers: | Units | Percent of Units |
|---------------|-------|------------------|
| 0-15% AMI | 1497 | 46% |
| 15-30% AMI | 1678 | 54% |

B. 2024 New RSP Units (\$500,000)

Our successful and continued expansion of new units in 2024 included fiscally responsible approvals of new gross rents, which resulted in an allocation of \$500,000 for 55 Units. CLIHTF was able to support 92 units/ with this funding an additional 42 new units as well as continue to support 85 households in units which were formerly under MAUI projects that expired in 2024. These New Units are designated as regular RSP units. No New Units are assigned to any CLIHTF/City joint special initiatives

| | |
|-------------------------------------|---------------|
| Original Budget for 2024 New Units* | \$536,084.00 |
| Target # of units | 55 |
| Original Budget Allocated | \$527,964.00 |
| Equal to Units | 38 |
| Total Funding Allocated | \$573,300.00 |
| Equal to Units | 42 |
| 2024 New Units Balance | (\$37,216.00) |

*The original budget was for \$500k/50 units; we added a surplus of \$36,084, which was held from 2024 non-renewals, equal to 5 units.

C. Special Initiative (SI)

When funding is available, and when circumstances warrant, the CLHTF Board of Directors may allocate funding to a special initiative. As of December 31, 2024, there were approximately 513 “Special Initiative” housed units accounting for approximately sixteen percent (16%) of the units participating in the Rental Subsidy Program. The households benefitting from the rent subsidy are also living at or below thirty percent (30%) of the AMI and are working with a partner social service provider, meeting the criteria of one of the following special initiatives. As of December 31, 2024 there was \$700,000 in held funding. *Held funding* refers to funds that were previously committed to a property that has since been decommitted. When this happens, the subsidy is preserved and can either follow a tenant who has a relocation letter or be reassigned by the agency to a newly identified eligible household.

While participation in the RSP/Special Initiative programs requires all participants to show proof of income, there are five (5) special initiatives that qualify for a “Zero-Income Waiver”. This means that tenants may participate if they aren’t receiving an income from any known source. (See ** on the chart below).

| Special Initiatives 2024 |
|--------------------------------------|
| <i>Program</i> |
| Chronic Homeless Initiative Prog. ** |
| Ending Veterans Homelessness ** |
| Families First |
| Families In Transition ** |
| HIV/AIDS |
| Homeless Dedicated Initiative |
| Homeless Dedicated Prevention |
| Homeward Bound ** |
| Puerto Rico Evacuee Prog. ** |
| Second Chance |
| Women’s Self-Sufficiency |

****Zero -Income Waiver Eligible Programs**

Below you will find program descriptions for all Special Initiatives in the CLIHTF program.

1. *Chronic Homeless Initiative Pilot (CHIP)*

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.

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

2. *Ending Veteran Homelessness*

Goal: Through integrative and collaborative efforts, the City of Chicago seeks to improve delivery of services to Veterans and the families of Veterans, by providing accessible and co-located services, including but not limited to assistance with obtaining veteran benefits, job training/employment and *permanent housing*. The Trust Fund approved \$400,000 to be allocated to Veteran's housing. This is expected to provide 50 units of housing. Project funds are intended to target military service men/women and their immediate families that are honorably and dishonorably discharged seeking assistance with services and resources.

3. *Families-In-Transition Initiative (FIT)*

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.

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 Department of Family and Support Services* and HomeWorks, a coalition of experience supportive service agencies who provide extra support through case management.

4. *Families First (FF)*

Goal: In April 2003 Memorandum of Understanding between the Chicago Department of Human Services (“DHS”) and various property Owners sought to provide housing and a wide range of supportive services necessary to assist CHA non-leaseholder families in their effort to move from homelessness to permanent housing. CLIHTF would provide the rental subsidy dollars. As families transition out of the program, the funding is reverted back to the RSP.

5. *HIV/AIDS Initiative*

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.

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

6. Homeless Dedicated Initiative

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. Social service partners provide supportive services to these families, who have previously been living in shelters and/or otherwise without permanent housing.

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

7. Homeless Dedicated Prevention

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 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.

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

8. Homeward Bound

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.

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.

9. Puerto Rico Evacuees Initiative (PRE)

Background: Responding to an emergent situation, the Trust Fund, with the support of former Chicago Mayor Rahm 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 December 2024, 17 units were filled, at an annual subsidy cost of approximately \$200,712. As families transition out of the program, the funding is reverted back to the RSP.

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

10. Women’s Self-Sufficiency Program (combined with Second Chance)

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. The program was phased out due to the service providers not renewing their contracts. However, there was no tenant impact, as all tenants remained in their housing. The units were successfully converted to the Rental Subsidy Program (RSP).

2024 Transfer of Special Initiatives

In August of 2022, the City of Chicago Department of Housing and the Chicago Low- Income Housing Trust Fund (“CLIHTF”) reached an agreement to transfer the management of all “Special Initiative” rental units to a new administrator. The “Special Initiatives” are a subset of the Rental Subsidy Program (“RSP”) created to assist vulnerable groups by connecting them to social services. The transfer to a new administrator will not impact units that are part of the

general Rental Subsidy Program. While there will be a transition in the subsidy administrator, the terms of all contracts through 2023 will be honored by the new administrator.

The initial program transfer date was December 31, 2022. This date was first extended by the City of Chicago to June 30, 2023, so that a new Local Administrator could be identified. A second extension was requested by the City of Chicago to March 31, 2024, for the Special Initiative units to be transferred. In April 2024, CLIHTF formally received notice from City of Chicago- Department of Housing, that the special initiatives will remain a part of our RSP program. CLIHTF will continue to be the administrator for the Special Initiatives units within the RSP program.

The “Special Initiatives” unit transfer included the following programs:

1. AIDS Foundation of Chicago (AFC)
2. Chronic Homeless Initiative (CHP/CHIP)*
3. Ending Veterans Homelessness (VETS)*
4. Families First (FF)
5. Families in Transition (FIT)*
6. Homeless Dedicated Initiative (HD)
7. Homeless Dedicated Prevention (HDP)
8. Homeward Bound (HB)*
9. Womens Self Sufficiency (WSS)

Note: All programs with () are eligible for zero-income waivers.*

Landlords participating in the general RSP and its Special Initiative subset, received two separate 2024 Rental Subsidy Agreements (the “Agreement”); one for the general RSP and another for the Special Initiative units.

D. 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 aims to restrict ½ of the units in each project to households living at-or-below 15% AMI.

The Trust Fund must use at least 10% of its annual RHSP Act funding allocation for Long-Term Operating Support (“LTOS”) (with aggregation of multiple years of funding 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 used for LTOS and Capital Investments.

During 2024, the Trust Fund approved three* additional MAUI projects for funding:

-EGP Homes (Chicago House)

- Scattered Site around 3000 W Polk - 28th Ward, East Garfield Park
- \$650,000 in Capital Investment funds, with a Regulatory Agreement expected to restrict 2 units to 30% AMI, 2 units to 15% AMI, for 15 years

-The Werner (Visionary Ventures / Housing For All)

- 7613-19 N Paulina / 1646-60 W Howard – 49th Ward, Rogers Park
- \$2,850,000 in Capital Investment funds, with a Regulatory Agreement expected to restrict 6 units to 30% AMI, 7 units to 15% AMI units, for 35 years
- The Werner project is divided into Parcels A and B, which necessitated two separate awards of \$1,425,000, totaling \$2,850,000 in committed funds.

-Humboldt Park United Methodist Church Adaptive Reuse (LUCHA)

- 2120 N Mozart Street – 1st ward, Logan Square
- \$1,250,000 in LTOS funding, expected to support 5 units restricted to 15% AMI households for 15 years

Notable Project Updates:

K-Town RWDC – 1441-49 S Keeler – closed financing at the end of November 2023 and is under construction (15 Capital Construction Units, 35-year term). \$4.86m in AHOF Funding.

*New Markets Tax Credit project; Trust Fund investment utilized as leverage loan funds.

Imani Village Senior Apartments – 9621 S Cottage Grove – closed financing mid-December 2023 and is under construction (16 Capital Construction Units, 18-year term). \$1.0m in AHOF Funding.

United Yards – 4703 S Justine / 4706-12 S Marshfield – as of December 31, 2024, the United Yards project has closed and are under construction (12 LTOS units, 15-year term). \$2.04m in funding, source to be determined.

Earle School – 1171 W. 61st Street – as of December 31, 2024, the Earle School project has closed and is under construction (9 LTOS units, 15-year term). \$1.632m in funding, source to be determined.

As of June 30, 2024, the Trust Fund has 403 active MAUI units. 139 of those units were funded by City of Chicago ARO/Downtown Density, with the remaining 264 funded with State RHSP Act funding. There are 52 additional ARO/DD-funded MAUI Capital Construction units presently under construction, with 63 additional units anticipated to be created from MAUI projects that are approved but yet to close.

II. ADMINISTRATION / INFRASTRUCTURE

A. Housing Quality

CLIHTF 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 CLIHTF. Bravura's "Thryv" platform was introduced as a product to track all HQS Inspections. This system is equipped with landlord and staff dashboards that include detailed reporting and tracking of real time inspections. As of the end of 4th Quarter, 2024, CLIHTF conducted a total of 3,175 inspections. (See Attachment, CLIHTF Housing Inspection Report_FY24Q4).

B. Funding

CLIHTF successfully led the effort to double the RHSP recordation fee from \$10 to \$20 per real estate recordation. This increase will allow CLIHTF to grant rent increases to our existing participants, thus keeping up with the ever-increasing market rents in the City of Chicago.

C. Infrastructure (Trust Fund Central):

CLIHTF developed a web-based "one-stop shop" integrated portfolio management system called "Trust Fund Central (TFC)". The TFC portal has grown even more popular with property owners and landlords in the CLIHTF program. We have expanded the system capabilities, enhanced reporting, and simplified payment requests for Owners. We are in the process of planning new enhancements for the 2025 plan year, including AI (Artificial Intelligence) Lookups thus streamlining the connection between TFC and the City of Chicago Data Portal.

III. OUTREACH EFFORTS

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

A. Landlord to 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. For the smaller property owner / manager, the Trust Fund Outreach Plan (Exhibit F) includes a listing of opportunities for

outreach.

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 |

B. Landlord/Tenant Plan for Services

As part of the application and contracting process, landlords are asked to submit a Plan for Services (Exhibit G). 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.

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:

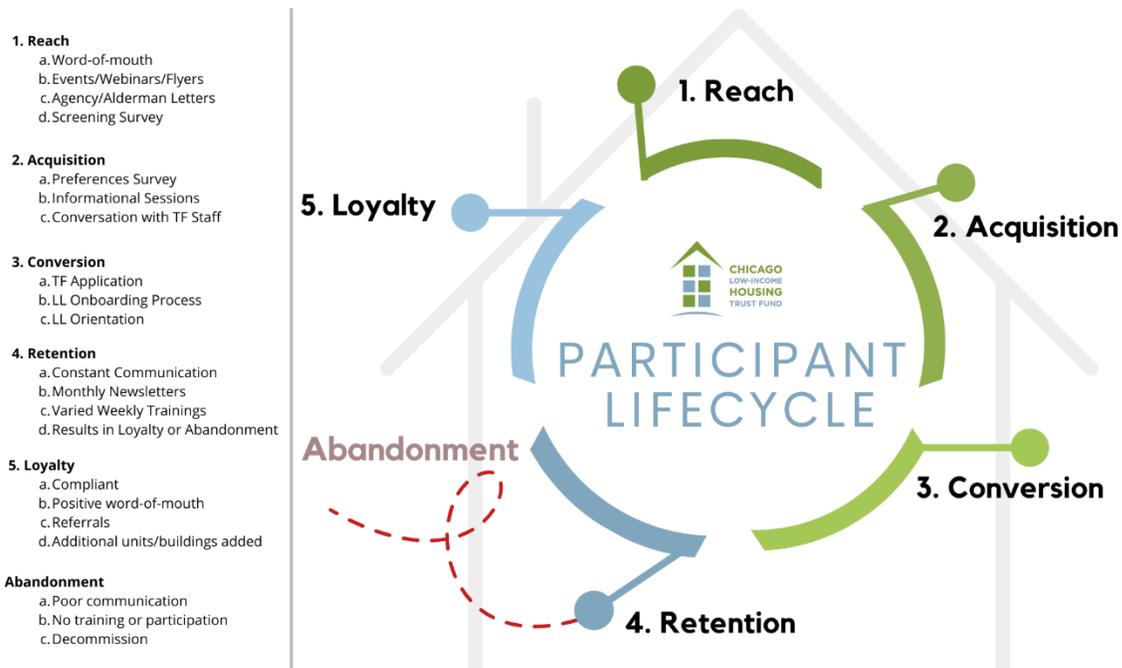
| | | | |
|--------------------------|----------------------|------------------------------|--------------|
| <input type="checkbox"/> | North Area Center | 845 W. Wilson Ave | 312-744-2580 |
| <input type="checkbox"/> | Trina Davila Center | 4300 W. North Ave | 312-744-2014 |
| <input type="checkbox"/> | 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 |
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| <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 |

IV. CLIHTF Landlord Outreach Plan

Objective: In 2024, CLIHTF focused on continued landlord outreach through the “Participant Lifecycle” of the Chicago Low-Income Housing Trust Fund (CLIHTF).



The Training and Outreach team at CLIHTF has made significant strides in fulfilling our mission by actively engaging with communities across Chicago. Here's an overview of our key accomplishments in 2024:

- Successfully organized the first in-person Annual Meeting since 2019, marking a return to face-to-face engagement after the global COVID-19 pandemic.
- Contributed to the success of community events, including providing essential resources and outreach materials at the “GhanAgain Children’s Festival” on Chicago’s South Side.
- Participated in key housing and community events on Chicago’s North, South & West Side where we contributed to community development by providing resources and outreach materials to those in attendance.
 - · The Woodlawn Winter Housing Fair
 - · North Lawndale Day of Banking, hosted by the Neighborhood Housing Services of Chicago (NHS)
 - · Housing & Service Resource Fair, hosted by State Rep. Lindsey LaPointe’s office
 - · WTTW Homeless Documentary & Panel

- · The Kelvyn Park Back to School event on August 17th, 2024, contributing to a successful and resourceful start to the school year
- · Danny K. Davis Back-to-School Event
- Hosted over 100 one-on-one training webinars for landlords, providing individualized support and education.
- Hosted over 300 landlord and service provider webinars to provide additional education on our program
- Conducted personal visits to landlords, fostering strong, meaningful connections between employees, landlords, and tenants.
- Enhanced professional development through the incorporation of UdemyBusiness into CLIHTF's training curriculum.
- Developed and implemented four customized training courses for staff focused on customer service and professional development, furthering organizational growth.

These accomplishments underscore CLIHTF's commitment to outreach, education, and community engagement, advancing our mission to provide safe and affordable housing for all residents across Chicago's diverse neighborhoods. CLIHTF continues to provide bilingual customer service to landlords as (3) staff members are fluent in the Spanish language.

V. New CLIHTF Partnerships

- ***Lawndale Christian Legal Center (LCLC) - Bail Project***
 - This is an opportunity for LCLC to recruit new landlords and identify prospective tenants who are justice-involved and to partner with CLIHTF to provided 70 rental subsidies.

VI. CLIHTF 2024 Focal Points / Goals

1. Integrate Special Initiative units back into Trust Fund Central
2. Continue building out our reporting capabilities,
3. Continue refining internal operations,
4. Continue improving our external organizational communications,
5. Increase funding through City resources.

VII. Staff organizational chart

(See Attachment, *Organizational Chart Draft 2024.Final*)

VIII. 2024 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. (See Attachment, CLIHTF 2024 Board). As of December 31, 2024, there are 8 vacancies awaiting approval by the City of Chicago, Office of The Mayor.

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, 3,175 households benefit from rental assistance through the Rental Subsidy Program in FY 2024.

The Trust Fund Board of Directors, Administration and Staff would like to express our sincere thanks to the Illinois Housing Development Authority and City of Chicago Department of Housing 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.

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

Sincerely,

[Annisia Lambirth-Garrett](#)

Annisia Lambirth-Garrett

Executive Director

Chicago Low-Income Housing Trust Fund

EXHIBIT C

Form of Certification

Annual Certification from the Chicago Low-Income Housing Trust Fund to the City of Chicago

The Chicago Low-Income Housing Trust Fund, an Illinois not-for-profit corporation (the “Trust Fund”), hereby makes the following certifications to the City of Chicago (the “City”) pursuant to that certain Grant Agreement by and between the Trust Fund and the City dated as of June 30, 2021, as the same may be amended, restated or renewed from time to time (the “Agreement”).

The Trust Fund hereby acknowledges that it has certain responsibilities and obligations to the City pursuant to the Agreement. All defined terms not otherwise defined herein shall have the meaning stated in the Agreement.

1. The Trust Fund hereby certifies to the City that, to the best of its knowledge after due inquiry, during the previous 12 month period all Recipients and/or Developers receiving Grant funds were in substantial compliance (or have been notified of any deficiencies) with: (i) the terms and conditions of any agreement between the Recipient or Developer and the Trust Fund; (ii) the Program; (iii) the Agreement; (iv) the Act; (v) the Regulations; (vi) the IHDA Program Guide; (vii) the HQS Policy; and (viii) the City Program Guide, as applicable (collectively, the “Recipient Requirements”).

2. The Trust Fund hereby certifies to the City that, to the best of its knowledge after due inquiry, during the previous 12-month period, the Trust Fund has reviewed compliance records and physically inspected all units (or has caused all compliance records to be reviewed and all units to be physically inspected) for which any Recipient and/or Developer received Grant funds to ensure that all Recipients and Developers and all assisted units are in substantial compliance with all of the Recipient Requirements.

3. The Trust Fund hereby certifies to the City that, to the best of its knowledge after due inquiry, during the previous 12 month period, if the Trust Fund received a report or otherwise determined that an assisted unit was not in substantial compliance with any of the Recipient Requirements (a “Deficient Unit”), that it has, within 10 Business Days of receiving such report, directed the Recipient or Developer to address any such deficiency. The notice from the Trust Fund to such Recipient or Developer to correct any such deficiency required that deficiencies must be corrected within 30 days, and require that where (a) specific deficiency(ies) cannot reasonably corrected within 30 days, that Landlord must promptly return a remediation plan to the Trust Fund providing for a cure period that is commercially reasonable and acceptable to the Trust Fund, which such period may or may not be extended in the sole discretion of the Trust Fund (the “**Cure Period**”). . The Trust Fund further certifies that it has provided its Board of Directors with reports of Deficient Units and the correction action plan to address such issues.

4. The Trust Fund hereby certifies to the City that, to the best of its knowledge after due inquiry, during the previous 12 month period, the Trust Fund has rereviewed all compliance records (or caused all compliance records to be rereviewed) relevant to the deficiencies found within, and/or scheduled a physical reinspection (or caused to be physically reinspected), as applicable, all Deficient Units after the end of their Cure Period, including any commercially reasonable extensions thereof, granted by the Trust Fund in its sole discretion (the “Cure Period End Date”), where such Cure Period End Date has not fallen within 10 Business Days of the execution of this certification. Any Deficient Unit(s) with a Cure Period End Date falling within

10 Business Days of the execution of this certification shall be included in the next annual certification. The Trust Fund further certifies that it has provided its Board of Directors with a final report of the results of the Cure Period End Date for all Deficient Units.

5. The Trust Fund has determined that the Recipients and/or Developers listed below (the “Barred Recipients”) did not remedy the deficiencies noted in Deficient Units to the satisfaction of the Trust Fund as of the Cure Period End Date. The Trust Fund hereby certifies to the City that during the previous 12-month period, it has terminated its contracts with the following Barred Recipients, and that all such Barred Recipients will be prohibited from participating in the Trust Fund’s programs for a period of two years following such termination.

| Name of Barred Recipient | Address of Property and Unit Numbers | Nature of Deficiency | Cure Period End Date |
|--------------------------|--------------------------------------|----------------------|----------------------|
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(See Attachment, Notice of Non-Renewal List 2024)

In accordance with the 2023 Rental Subsidy Agreement, all other landlords are given until March 31, 2024, to meet full compliance.

IN WITNESS WHEREOF, the Chicago Low-Income Trust Fund had made the above certifications to the City of Chicago as of this 1st day of March 1, 2022.

**CHICAGO LOW-INCOME HOUSING TRUST
FUND**, an Illinois not-for-profit corporation

By: *Annissa Lambirth-Garrett*
Name: Annissa Lambirth-Garrett
Its: Executive Director