



**CLIHTF Rental Housing Support Program**  
Annual Report  
January 1, 2025, through December 31, 2025

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 2025, the maximum eligible income for a Qualified Household is \$25,200 for a single individual and \$35,970 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 2,918 households benefited from rental subsidies in the Trust Fund’s Rental Subsidy Program that were under Agreement as of December 31, 2025, with a total annual investment of approximately \$56,155,336. (See Attachment, Q4 2025 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 2,578 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:

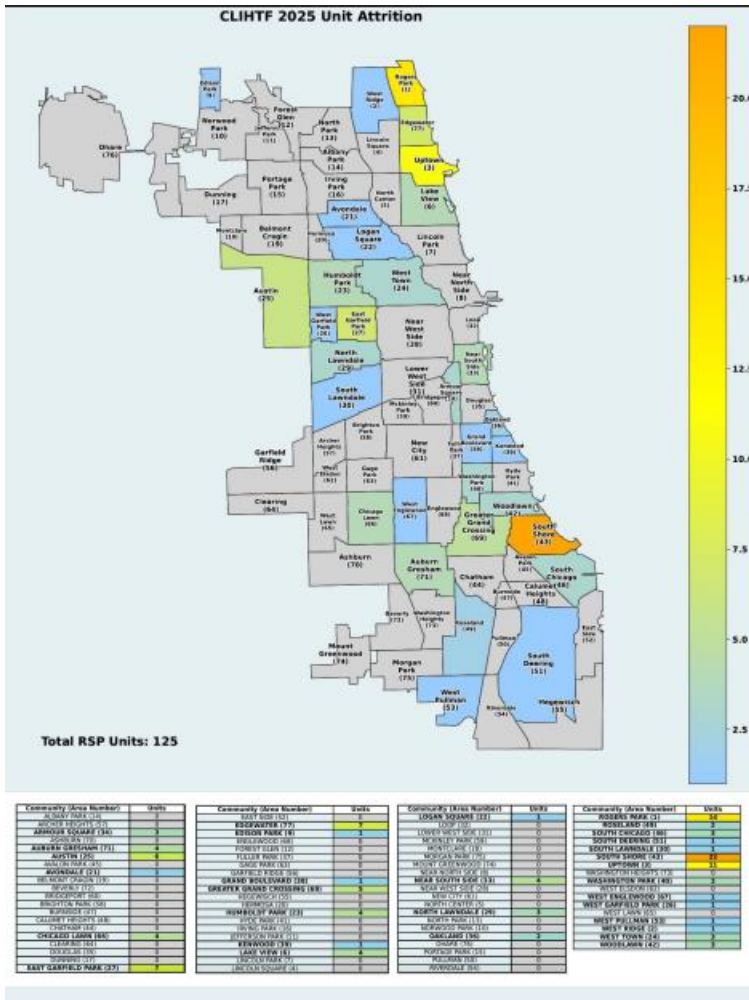
Income Tiers:	Units	Percent of Units
0-15% AMI	1281	46%
15-30% AMI	1297	54%

### B. 2025 Attrition Policy

Effective January 1, 2025, the **Vacant Units and 2025 Attrition Policy** stipulates that any subsidized units becoming vacant during 2025 are no longer eligible for the program. This policy was introduced in response to funding challenges and is intended to encourage landlords to maintain tenant occupancy.

- Existing Qualified Households are not affected.
- Tenants may remain in their subsidized units or transfer to another unit with prior written approval from the Trust Fund.
- Special Initiative Units and MAUI Program Units are exempt from this policy.

As of July 2025, our Interim Executive Director implemented a new protocol to refer relocating tenants to units listed on our Vacancy/Attrition list that align with their household size and preferred location. This approach strengthens landlord retention, reduces administrative time, and leverages relationships with existing partners.



Waiver". This means that tenants may participate if they are not receiving an income from any known source. (See \*\* on the chart below).

Special Initiatives 2025
<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.**

**\*\*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. CLHTF 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 benefiting 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 2025, 15 units were filled, at an annual subsidy cost of approximately \$172,344. 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.

## **D. Multi-Year Affordability through Upfront Investment (“MAUI”)**

MAUI provides a forgivable construction grant or a long-term operating subsidy 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 the period June 30, 2024, through December 31, 2025, the Trust Fund did not approve any new MAUI Projects due to budget constraints.

### **Notable Project Updates from the same period:**

Deer Center / K-Town RWDC\* – 1441-49 S Keeler (Lawndale Christian Legal Center): Project construction is nearly complete. \$4.86m in AHOF Funding to support 15 units. Returning Citizen Workforce Development Project.

\*New Markets Tax Credit project – similar regulatory structure to a capital construction grant/loan; Trust Fund investment utilized as leverage loan funds.

Imani Village Senior Apartments – 9621 S Cottage Grove (Phil & Steve Mappa): Project Construction is nearly complete. \$1.0m in Capital Construction Grant utilizing AHOF Funding; 16 Units, 18-year term.

United Yards – 4703 S Justine / 4706-12 S Marshfield (Celadon) – closed financing July 2024 (12 MAUI LTOS Units, 15-year term), under construction. \$2.04m in LTOS funding.

Earle School – 1171 W. 61st Street (Gorman) – closed financing August 2024 (9 LTOS units, 15-year term), under construction. \$1.632m in LTOS funding.

Casa Yucatan – 1609 W. 21st. Place (The Resurrection Project) – closed financing May 2025 (20 LTOS units, 15-year term), under construction. \$4,500,000 in LTOS funding.

Jigzibik – 2909 W. Irving Park (Full Circle Communities) – closed financing July 2025 (6 LTOS units, 15-year term), under construction. \$1,600,000 in LTOS funding.

Humboldt Park United Methodist Church Redevelopment Project – 2120 N Mozart (LUCHA) – closed financing October 2025 (5 LTOS units, 15-year term), under construction. \$1,100,000 in LTOS funding.

East Garfield Park Homes – Scattered Site around 3000 W Polk (Michaels) – closed financing November 2025 (4 Capital Construction units, 15-year term), under construction. \$650,000 in AHOF Funding (Capital Construction Grant).

As of December 31, 2025, the Trust Fund has 336 active MAUI units. 97 of those units were funded by City of Chicago ARO/Downtown Density, with the remaining 239 funded with State RHSP Act funding.

There are 93 additional MAUI units presently under construction, with another 9 additional units anticipated to be created from MAUI projects that are approved but have yet to close.

## II. STRAGIC PLANNING

Over the next five years, the Trust Fund will seek to advance its mission towards achieving its vision by focusing on the following four strategic priorities:

- 1 Empower Tenants Towards Improved Health, Well-Being, and Economic Mobility**  
**Outcome:** Enhance the Trust Fund’s role in supporting tenants that benefit from its programs to advance towards improved health, well-being, and economic mobility, ideally in partnership with the City and supportive service agencies.
- 2 Improve Housing Options for Underserved Low-Income Residents Throughout Chicago**  
**Outcome:** Strategically improve the geographic and demographic reach of the Trust Fund’s programs to ensure low-income individuals and families most impacted by housing instability have access to secure affordable, quality housing in the neighborhood of their choice.
- 3 Expand Availability of Affordable Housing Units**  
**Outcome:** Strengthen and diversify the Trust Fund’s network of landlord relationships and development investments to increase the number of affordable, safe, quality housing units that are available to Chicago families & individuals, with an emphasis on those living at or below 30% of AMI.
- 4 Strengthen the Trust Fund’s Long-Term Financial Sustainability**  
**Outcome:** Sustain funding from existing sources and secure new, diverse revenue streams to allow the Trust Fund to expand its mission impact and secure its long-term financial sustainability.

### **III. ADMINISTRATION / INFRASTRUCTURE**

#### **A. Housing Quality**

CLIHTF contracted the services of Bravura Facility Management, LLC to complete quality housing 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 4<sup>th</sup> Quarter, 2025, CLIHTF conducted a total of 2518 inspections. (See Attachment, CLIHTF Housing Inspection Report\_FY25Q5).

#### **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):**

The Chicago Low-Income Housing Trust Fund (CLIHTF) developed the Trust Fund Central Portal (TFC), a comprehensive web-based portfolio management system that serves as a one-stop platform for program operations. TFC centralizes property information, tenant records, financial data, unit inventory, reporting, and payment processing into a single, user-friendly system. Its robust reporting tools allow staff to efficiently track payments, monitor funding, manage unit availability, and oversee tenant income compliance while reducing administrative burden.

In addition to portfolio management, TFC supports core program functions such as generating and tracking Transitional Assistance Letters, Tenant Relocation Letters, and Unit Inspections. Built and maintained in-house, the system can quickly adapt to evolving program needs without costly third-party updates, ensuring streamlined workflows and efficient, compliant Trust Fund operations.

### **IV. 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](mailto: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:

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- 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.

<i>Service Provider</i>	<i>Address</i>	<i>Contact</i>
<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 <sup>th</sup>	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:

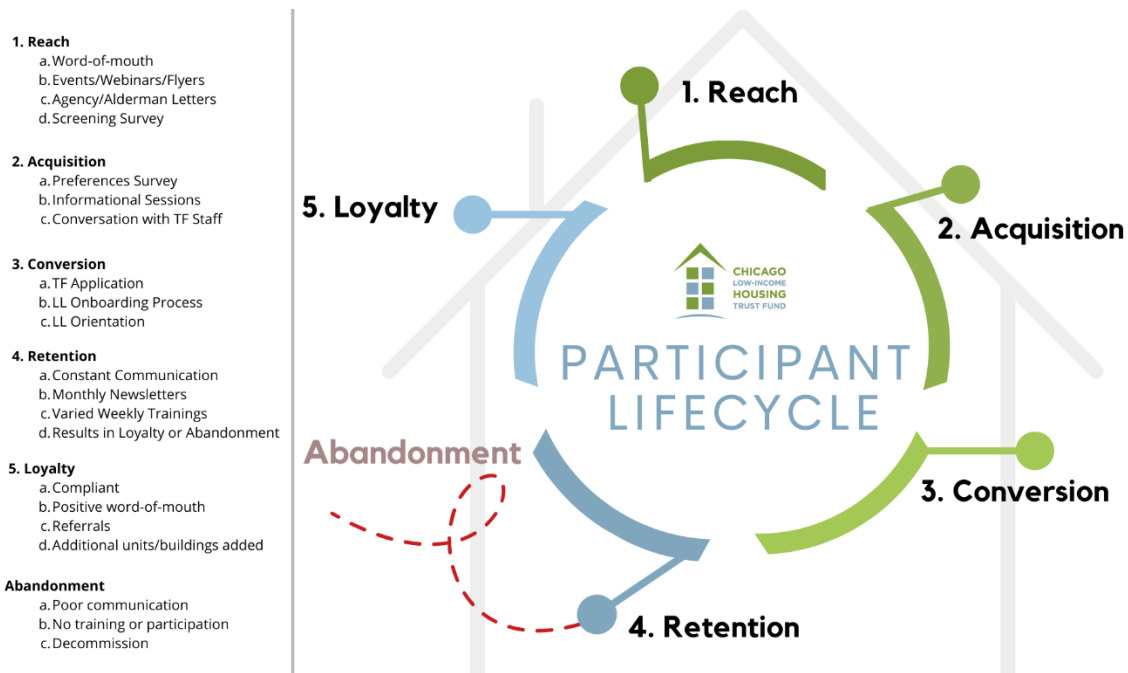
<input type="checkbox"/>	<i>North Area Center</i>	<i>845 W. Wilson Ave</i>	<i>312-744-2580</i>
<input type="checkbox"/>	<i>Trina Davila Center</i>	<i>4300 W. North Ave</i>	<i>312-744-2014</i>
<input type="checkbox"/>	<i>Garfield Center</i>	<i>10 S. Kedzie Ave.</i>	<i>312-746-5400</i>
<input type="checkbox"/>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

- Refer tenants to Partner Service Provider(s):

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

## V. CLIHTF Landlord Outreach Plan

**Objective:** In 2025, 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 2025:

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.

### Training & Capacity Building

- **Hosted 100+ Trainings:** Delivered over 100 virtual and in-person training sessions to landlords and partners, increasing program understanding, compliance, and overall engagement.
- **Developed Comprehensive Training Modules:** Designed and implemented structured training modules for both current and future staff, creating a scalable onboarding and professional development framework that strengthens institutional knowledge and consistency.

### Thought Leadership & Communication

- **Launched the “First Friday” Blog Series:** Successfully implemented a monthly blog initiative to provide timely updates, program insights, policy reminders, and best practices to landlords and partners—enhancing transparency and proactive communication.

### **Landlord Engagement & Recognition**

- **Introduced “Landlord of the Month” Recognition Program:** Established a new recognition initiative to highlight outstanding landlord partners, reinforcing positive engagement, celebrating best practices, and strengthening community relationships.

### **Relationship Building & Community Presence**

- **Conducted Personalized Landlord Visits:** Conducted in-person visits to landlords to build strong, meaningful connections between staff, landlords, and tenants. These visits enhanced trust, improved communication, and reinforced our commitment to partnership and service.

## **VI. Interim Executive Director**

As Interim Executive Director of the Chicago Low-Income Housing Trust Fund, Monica Watson oversees daily operations, leads a multidisciplinary staff of more than twenty-five, and reports directly to the newly elected Board of Directors. Since stepping into the role, she strengthened governance through a comprehensive Board orientation, enhanced internal consistency by implementing “Training Tips of the Week,” and improved organizational readiness by establishing Pre-Audit Months—contributing to the successful completion of the 2024 Audit in collaboration with Audit & Compliance, Finance, and Prado & Renteria. She advanced key landlord and tenant initiatives, including a landlord outreach campaign, a new tenant referral protocol for relocating and the development of a phased training and communication system to support onboarding and policy enforcement. Her leadership also extends to cross-agency collaboration as moderator of the newly formed CLIHTF–DOH Budget Ad Hoc Committee and as a contributor to the Trust Fund’s First Friday Blog Series. Additionally, she created a dashboard concept to modernize the Budget Revision and Rent Increase process, resolved a high volume of landlord concerns, and partnered with HR on leadership performance evaluations to align merit increases with fiscal planning. Throughout, she has been recognized for proactive problem-solving within Trust Fund Central, driving system improvements that support stronger program outcomes and stakeholder confidence.

## **VII. CLIHTF 2025 Focal Points / Goals**

1. Continue building out our reporting capabilities,
2. Continue refining internal operations,

3. Continue improving our external organizational communications,
4. Increase funding through City resources.
5. Strategic Planning

## **VIII. Staff organizational chart**

(See Attachment, *Organizational Chart Draft 2025.Final*)

## **IX. 2025 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 2025 Board). As of December 31, 2025, there are 2 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, 2,918 households benefit from rental assistance through the Rental Subsidy Program in FY 2025.

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 [monica.watson@clihtf.org](mailto:monica.watson@clihtf.org).

Sincerely,

*Monica Watson*

Monica Watson,  
Interim 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 2025)

In accordance with the 2025 Rental Subsidy Agreement, all other landlords are given until March 31, 2026, to meet full compliance.

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**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, 2026.

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

By: *Monica Watson*

Name: Monica Watson

Its: Interim Executive Director