



**Center for  
Housing +  
Health**

# Welcome Home

2025 Annual Report

# Leaders' Letter

This past year, the Center for Housing and Health has shown strength and resilience in the face of attacks on the housing sector from the federal government. This is the same strength and resilience our program participants show us every day, and we are led by their example.

In 2025, we successfully advocated for funding for the Flexible Housing Pool (FHP), receiving a funding increase from Cook County after a successful campaign run by CHH staff. We are thankful to Cook County for their faith in us and for hearing us, and to our community members for raising their voices in support of our work. We were also thankful to receive level funding from the city of Chicago in a challenging budget year. This speaks to the importance of our work and the impact of our results.

A five-year impact study of the FHP concluded in 2025, and it found sustained positive results for CHH clients enrolled in the program, as well as significant cost savings to public crisis systems. Clients experienced long-term housing stability, reduced contact with jails, shelters, and emergency rooms, and improved health and longevity. The findings are clear – our innovative approach to permanent supportive housing works, both for participants and for taxpayers.

CHH joined national partners to fight back against attacks on the permanent supportive housing model from the

Trump administration over the last year and have loudly opposed their push to criminalize homelessness. At the same time, we have expanded our reach, serving new people, including families and children, and engaging new landlords. We unveiled a new look and feel for the CHH brand that conveys the stability and comfort of home and the bold innovations of our program model.

Inspired by our participants, who have overcome seemingly insurmountable odds and work hard every day to better their health and quality of life, we resolve to keep fighting and keep growing.

We look forward to another year of welcoming Chicagoans home.

In solidarity,



**Peter Toepfer**  
Executive Director



**Ed Stellon**  
Chair, Board of Directors

# Centering **Racial Equity**

## STRATEGIC PLAN **PRIORITY 1**

### Race Equity **Action Plan**

#### ► **Policy Priorities**

**CHH continued to grow its advocacy with policy priorities** using the “racism is a public health crisis” framework, working from the local to national level in support of legislation to end homelessness and promote permanent housing.

#### ► **Diversity in Leadership**

Staff, Senior Leadership and the Board of Directors better represent the communities CHH serves. **78%** of staff, **75%** of Senior Leadership and **66%** of Board members identify as people of color, with Black Chicagoans being the largest racial or ethnic group represented.

#### ► **Increased Funding to Agencies on Chicago's South and West Sides**

CHH increased funding to South and West Side agencies by **40% (\$767k)** from 2024. CHH provides **\$3.4 million** total in funding to South and West Side agencies, which makes up **56%** of all subcontractor funding.



## STRATEGIC PLAN **PRIORITY 2**

# Strengthening **Organizational Infrastructure**

### **Key Success Metrics**

#### ▶ **Decreased** Turnover

CHH staff turnover **decreased to 18.7%** from a high of 39% in 2022.

#### ▶ **Equitable** Compensation

CHH average staff and subcontractor salary for a Case Manager or equivalent position is **\$52,500** with a minimum of **\$50,625**.

#### ▶ **Rebranding**

CHH unveiled a **new logo**, color palette and design for its largest program, the **Flexible Housing Pool**.

## **Partners**

**The Night Ministry**

**Unity Parenting**

**La Casa Norte**

**The Boulevard**

**Westside Health  
Authority**

**Deborah's Place**

**Chicago Family  
Health Center**

**Phoenix Foundation**

**Of Color, Inc.**

**Renaissance Social  
Services**

**Housing Forward**

**Thresholds**

**Spanish Coalition**

**Trilogy**

**Universal Family  
Connection**

**SGA**

**North Side Housing**

**Ascension**

**Chicago House**

**Primo Center**

**Heartland Alliance  
Health**

**Inner Voice**

**Heartland Human  
Care Services**

# Collaborate Through **Partnerships**

## STRATEGIC PLAN **PRIORITY 3**

CHH housed **80** new people in **70** households during 2025.

### **Permanent Supportive Housing**

**189** households received PSH. **69** children under the age of 18 were served.

Of all households enrolled in **2025**:

▶ **100%** remained stably housed for at least **12 months**.

▶ **97.7%** remained stably housed for at least **24 months**.

▶ Permanent supportive housing services were provided to **54** clients living with HIV. Of these clients, **41 (75.9%)** are virally suppressed.

### **CHH's Housing Stabilization Team**

▶ Supported in processing over **1,900 leases**, which averaged **\$2.4 million** in rental subsidy and client support payments each month.

▶ Distributed over **800 homelessness prevention payments** to help keep our neighbors safely in their homes and keep them from entering the homeless system.



# Flexible Housing Pool

The Flexible Housing Pool of Chicago and Cook County (**FHP**) is a public-private partnership between several cross-sector stakeholders that **helps people experiencing homelessness** who cycle through public crisis systems find housing. It provides rental subsidies and intensive services to participants to help them get housed quickly, remain stably housed, access health care services and other resources needed to thrive. The FHP is different from traditional housing programs, as it focuses on **reducing costs to public crisis systems** while improving individual health outcomes.

The FHP is grateful for increased funding awarded by Cook County. The county funded the program at **\$3.2 million** after a sustained advocacy campaign.

Number of partner agency case managers in the community for the FHP: **58**.

## FUNDED BY THE FHP IN 2025:

FHP provided housing and supportive services to **1,625** clients in **892** households.

FHP served **350 families** with minor children.

FHP served **596 children** under the age of 18.

The median number of days from enrollment to housing in FHP was **40 days**.

Of all households enrolled in FHP in 2025, **93%** remained stably housed for at least **12 months**.

## NEW LOGO FOR FHP:



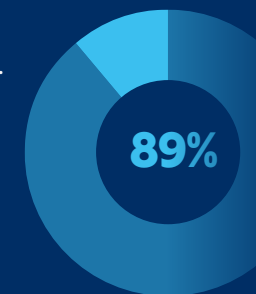
# 5 Year Evaluation

A 5-year program evaluation of outcomes for FHP participants showed sustained results for people enrolled in the program, including:

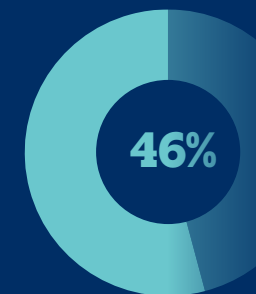
- From 2019 through 2024, FHP provided supportive housing to **1,750 individuals across 998 households**.
- Cook County Jail registrations declined by **81% in the first year post-housing**, with reductions maintained over five years.

**\$11M**  
Annual Cost Reduction to crisis systems

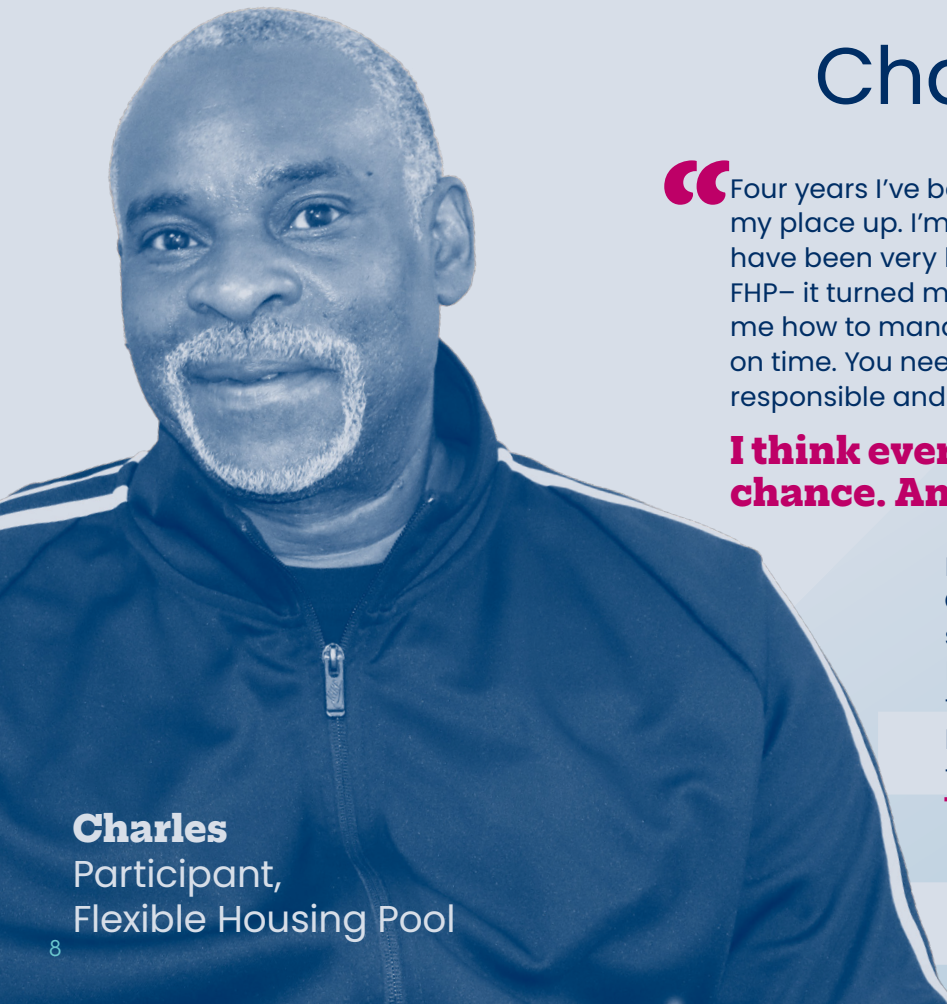
Reductions in crisis system utilization generate an estimated **annual cost offset of \$14,492 per household**, saving approximately half of the annual per-household programmatic housing investment, and reduced costs to crisis systems by over **\$11 million annually** at current scale.



➤ **89% reduction** in inpatient hospital days  
In the first year following housing placement, participants demonstrated a **91% reduction in emergency department visits** and an **89% reduction in inpatient hospital days**, with sustained low rate of avoidable hospital utilization observed over five years.



➤ **46% decrease** in Chicago EMS encounters  
Annualized reductions included a **46% decrease in 911 emergency medical service activations** and a **32% decrease in Chicago Police Department calls for service**, sustained each year through five years of housing provision.



# Charles **And** Keyala

“Four years I’ve been with FHP. The apartment is good, I keep my place up. I’m forever grateful for FHP. My case managers have been very kind to me. It’s been a good experience with FHP– it turned my life around. It got me off the street. It taught me how to manage my house– I cook, I clean, I pay my rent on time. You need structure in your life. It taught me how to be responsible and maintain my household as a single man.

**I think everybody deserves a second chance. And FHP is that second chance.**

Recently, I’ve lost a lot of family members. One of my case managers offered therapy, someone to talk to me and uplift my spirits. I’ve had my ups and downs, but I’m okay through it all. I’m so grateful for what has been given to me. I sincerely mean this from the bottom of my heart– I appreciate FHP. **They’ve done a lot for me.”**

**Charles**  
Participant,  
Flexible Housing Pool

“**What I love most about my work is seeing clients grow** and reach sustainability. It’s incredibly rewarding to witness their journey from instability to independence. It has inspired me to become the kind of advocate I want to see in the world: someone who takes up space and uses their voice to fight for those who’ve been silenced by hardship.

FHP gives participants a real chance; a chance to live, to heal, and to change the narrative. One story that stands out to me is of a client who is now housed in the very first apartment I ever lived in. That apartment is now part of FHP housing, and thanks to the program’s partnerships, someone has a safe and stable home there. That full-circle moment reminds me why this work matters so deeply.”

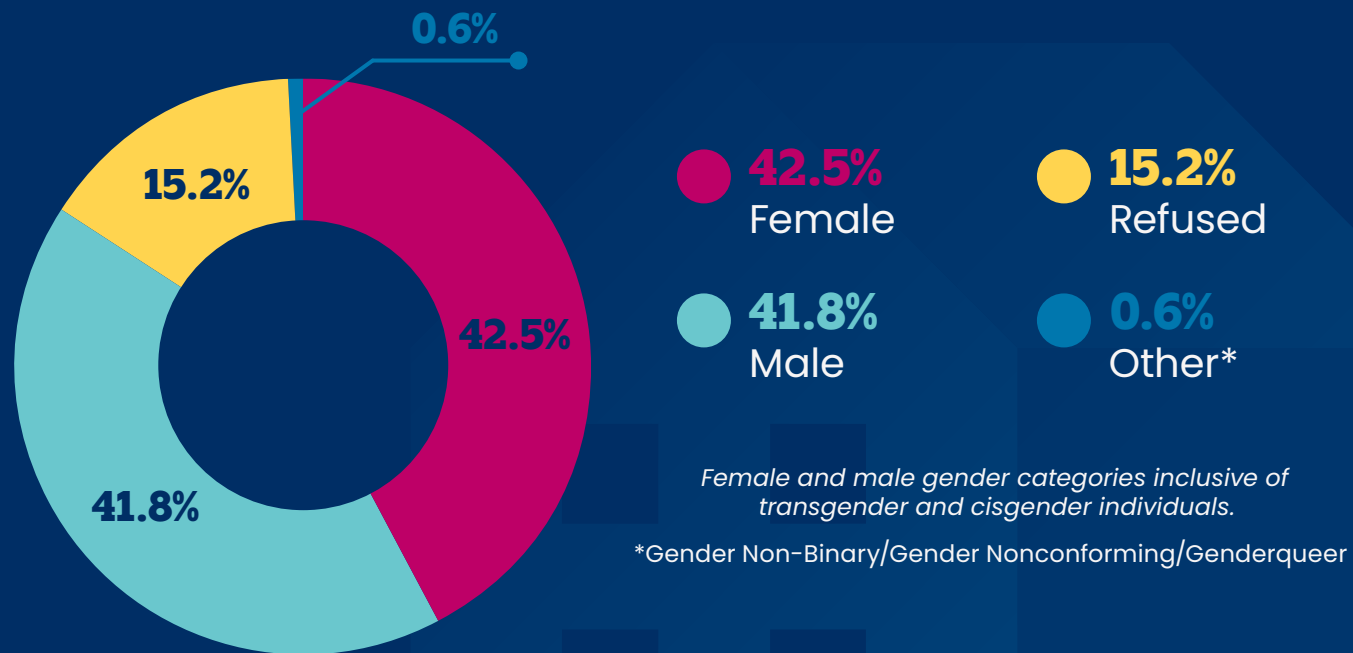


**Keyala**  
Program Manager,  
Flexible Housing Pool

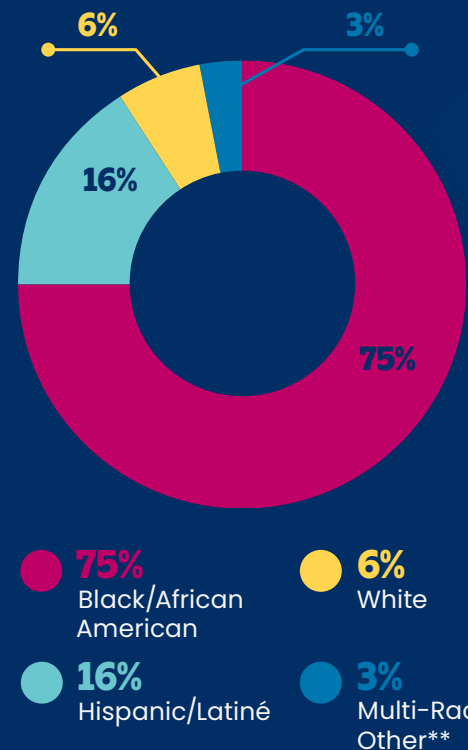
# Client Demographics

Demographics based on **1,945** clients in **1,081** households served across all CHH programs.

## Gender

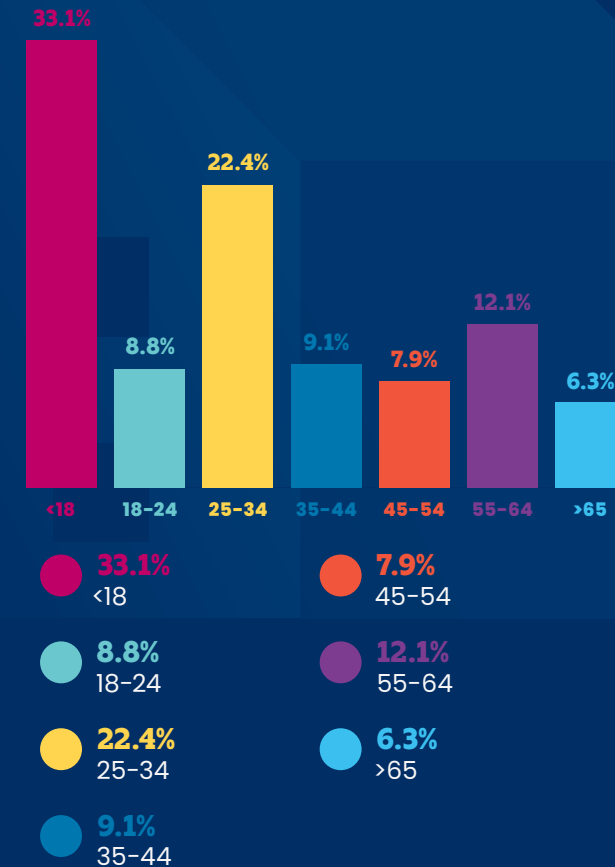


## Race and Ethnicity



\*\*Multi-Racial, Other, Native Hawaiian or Other Pacific Islander, Asian or Asian American, or American Indian or Alaska Native

## Age



# Program **Innovations**

## CHH Re-Entry Program

► In 2025, **40 clients** were enrolled in the re-entry program.

CHH's Re-entry Program is an innovative permanent supportive housing initiative that **prevents homelessness** for people returning to Chicago directly from Illinois Department of Corrections (IDOC) facilities. Through a formal partnership with IDOC, clients are identified and enrolled prior to release, allowing them to transition directly from incarceration into stable, community-based housing.

In collaboration with **Trilogy**, the program provides intensive wraparound case management and connections to critical services, including behavioral health, employment, healthcare, and harm reduction supports, **ensuring participants can remain housed, improve health outcomes**, and reduce the risk of recidivism.

## Healthy Futures

As a HUD CoC program, Healthy Futures prioritizes engagement with people experiencing unsheltered homelessness, such as on trains, in parks or under bridges, addressing urgent health needs while supporting pathways to stability and housing.

► In 2025, more than **100 people** were enrolled, reflecting both the growing need and the program's reach.



M Echeverria, Behavioral Health Specialist, Dominique Roberts, and Toni V Sutton, Director of Behavioral Health

## Youth Employment Support

Working closely with our partner agencies, we identify youth prepared to pursue employment and support them through targeted **job-readiness activities** such as résumé writing, interview preparation, and workplace skill development.

## Connection 2 Harm Reduction (C2HR)

► **22** clients received ongoing in-home substance use counseling.

C2HR program staff provides Harm Reduction training to service providers about best practices for supporting people who use substances so they remain stably housed. In 2025, C2HR provided **18** trainings for **453** service providers.

Narcan/Naloxone is the lifesaving medication that reverses opioid overdose. C2HR distributed **2883** kits in 2025, a **1.8x increase over 2024**.

# Looking Ahead

**We expect the federal challenges** to our evidence-based work to continue over the next year, and we are ready to face them head on. Inspired and led by the resilience of our clients and our core values, CHH will continue to fight alongside and on behalf of people with lived experience of homelessness. Thanks to strong commitments from our state and local funders and partners, we can continue to deliver the same positive outcomes for our program participants to improve their health and well-being.

We will focus on maintaining sustainability and continuity for our clients and staff in the face of a hostile federal government. And **we will continue to expand our advocacy** and communications efforts to engage public officials and the general public with our mission and the importance of permanent supportive housing. CHH is currently developing a new strategic plan that will be agile and nimble, helping the organization to meet the constantly evolving challenges of the times we are in.



## FINANCIAL INFORMATION

REVENUE	FY25
Government Grants	\$21,812,373
Flexible Housing Pool	\$20,828,280
Contributions	\$208,956
Other	\$92,348
<b>Total Support and Revenue</b>	<b>\$42,941,957</b>
EXPENSES	
Program Services	\$40,381,077
General & Administrative	\$1,543,372
<b>Total Expenses</b>	<b>\$41,924,449</b>
CHANGE IN NET ASSETS	
Net Assets, Beginning of Year	\$661,507
Net Assets, End of Year	\$1,848,131
<b>Total Change in Net Assets</b>	<b>\$1,186,624</b>

## Funders

All Chicago

Anonymous

Blue Cross Blue Shield of Illinois Foundation

Chicago Community Trust

Chicago Department of Family & Supportive Services

Chicago Housing Authority

Cook County Health

Corporation for Supportive Housing

CountyCare

Coure E Mani

Illinois Criminal Justice Information Authority (ICIJA)

Illinois Department of Corrections

Illinois Department of Human Services

Medical Home Network

Meridian Health Plan of Illinois

Michael Reese Health Trust

Polk Bros. Foundation

Pritzker Community Health Initiative

Service Coordination and Navigation (SCaN)

South Side Health Communities Organization

The Chicago Community Trust

The Crown Family Philanthropies

University of Illinois Hospital & Health Sciences System

US Department of Housing and Urban Development (HUD)

Wellness West

## Board Members

**Peter Toepfer**  
Executive Director

**Ed Stellon**  
Chair

**Kuliva Wilburn**  
Vice Chair

**Esther Maccione**  
Treasurer

**Simone Koehlinger**  
Member (ex-officio)

Members:

**Zarrja Alexander**  
**Tiffany Davis**

**Derrick Lyons**  
**Divya Mohan Little**

**Eugenia Olison**  
**Cyndi Polk Blocker**

**Wendy Rubas**  
**Alejandro Segura**

**Carol Sharp**  
**Caryn Stancik**

**Chad Thompson**  
**Joanna Trotter**

**Terri Wilkerson**

# Mission

CHH honors every person's right to a home and health care, by bridging the housing and health care systems, to improve the lives of Chicagoans experiencing homelessness.

# Vision

Every person has a place to call home that helps them reach their full potential.



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200 W Monroe St, Ste 1150, Chicago, IL 60606

[housingforhealth.org](https://housingforhealth.org)