Grais Apartments

Grais Apartments was developed to serve the homeless who have co-occurring mental illness and substance use (MISA). This 44-unit project is located in the Rogers Park neighborhood of Chicago, IL.

Owner, Developer, Property Manager, and Service Provider:
Thresholds Psychiatric Rehabilitation Center

Tenant Profile:
Homeless single adults who have Mental Illness and Substance Abuse (MISA) support needs.

Service Approach:
Grais Apartments works with each member to develop a specially tailored program designed to accommodate personal interests, needs, and goals. All services are voluntary but have a consistently high level of participation.

Key Features and Innovations

- Grais Apartments received the American Psychiatric Association’s Silver Achievement Award for 2004 for exemplary success in serving the needs of residents.
- The service program was developed using the principles of Integrated Treatment of Co-Occurring Substance Abuse and Mental Health Disorders (Integrated Dual Diagnosis Treatment [IDDT]).
- All tenants receive services on an individualized basis delivered using a shared caseload, with an integrated total team approach originally pioneered in Assertive Community Treatment (ACT) Teams.
- Research conducted on program effectiveness documented improvements in the residents’ ability to retain housing and gain employment while also helping to reduce substance use, manage dual illnesses, and advance their stages of treatment and recovery.

Financing Information

Capital Financing Sources
- Illinois Housing Development Authority/HOME $1,750,216
- Federal Home Loan Bank Affordable Housing Program $219,898
- HUD Supportive Housing Program $400,000
- Low Income Housing Tax Credits $1,808,642
- Total $4,178,756
- Cost Per Unit $94,972

Operating Financing Sources
- HUD Supportive Housing Program 9 Units
- HUD Section 8 SRO Moderate Rehabilitation Program 35 Units

Services Financing Sources
- HUD Supportive Housing Program Services Grant
- Illinois Department of Human Services funding, including funding from the Department’s Division of Mental Health
- Chicago Department of Human Services
About Thresholds Psychiatric Rehabilitation Center
Illinois' oldest and largest psychiatric rehabilitation center, Thresholds creates the opportunity for people with mental illness to live with dignity and independence. Thresholds provides a comprehensive program of psychiatric care, educational development, housing, and vocational training and placement to meet its holistic approach to treatment. The agency annually serves more than 5,000 people with severe and persistent mental illness in Chicago and the neighboring Northern Suburbs. Founded in 1959, Thresholds has developed a model program, recognized for excellence by the American Psychiatric Association and the U.S. Department of Labor. More than 40 agencies nationwide have specifically based their programs on the Thresholds model of rehabilitation. Hundreds of others (in the U.S. and abroad) have reviewed its programs and adopted elements of these programs.

CSH and Thresholds Psychiatric Rehabilitation Center
CSH provided both technical assistance and a $300,000 pre-development loan for this project. This is the third permanent supportive housing project developed by Thresholds with technical and financial assistance from CSH. In 1993, Thresholds opened a 54-unit SRO development, Austin Apartments on Chicago's west side. In 1995, Thresholds opened Rowan Trees, a 45-unit development in the Englewood neighborhood on Chicago's South Side. Thresholds, a leader in vocational training, was a recipient of funding through the CSH Next Steps Jobs Initiative, enabling tenants to have access to additional vocational opportunities to supplement the project's rich array of individual case management, group education, psychosocial activities, and stabilization services offered on site.

About CSH
The Corporation for Supportive Housing (CSH) is a national non-profit organization and Community Development Financial Institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness. For information regarding CSH's current office locations, please see www.csh.org/contactus.