



Rowan Trees Apartments

Thresholds Psychiatric Rehabilitation Centers opened Rowan Trees Apartments in 1995 in the Englewood neighborhood of Chicago. The building has 45 units, including 6 one-bedroom units that are accessible to persons with disabilities and 39 efficiency studios.

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

Tenant Profile:

Rowan Trees provides housing for dually diagnosed people, people with Mental Illness and Substance Abuse (MISA) support needs, who also have histories of homelessness.

Service Approach:

Rowan Trees recovery focus helps people identify strategies that match their unique personality and personal goals, ensuring a realistic road to lasting recovery. All services are voluntary but have a consistently high level of participation.

Key Features and Innovations

- Each tenant is referred through other Thresholds programs and transitions from the referring program to on-site case management and aftercare.
- 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]).
- Services provided also include, but are not limited to, representative payee services, outreach services, and linkage to community resources. Additional case management is provided on site when needed.
- Every tenant is afforded the opportunity to take part in on-site psychosocial rehabilitation services, including group and individual counseling, vocational training and placement, case management and crisis intervention, in addition to the IDDT services.

Financing Information

Capital Financing Sources

Illinois Housing Development Authority HOME Funding	\$1,817,891
Illinois Housing Development Authority Trust Fund	\$ 299,420
City of Chicago Low-Income Housing Tax Credits	\$1,288,803
Total	\$3,406,114
Cost Per Unit	\$ 75,692

Operating Financing Sources

Project-based subsidies through HUD Section 8 Moderate Rehabilitation SRO Program

Services Financing Sources

HUD Supportive Housing Program 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 an \$110,000 pre-development loan for this project. This is the second of three permanent supportive housing projects 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, Rowan Trees was opened in the Englewood neighborhood on Chicago's South Side. In 1999, Grais Apartments, a 44-unit permanent supportive housing project was opened in Rogers Park to serve persons who were chronically homeless with co-occurring severe mental illness and substance use issues. 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.



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