



Robert T. Wolfe Apartments

This affordable housing development is owned and operated by the Housing Authority of the City of New Haven (HANH) and is located on Union Avenue in New Haven, directly across the street from the train station. This 93-unit development provides affordable housing to a mix of elderly and non-elderly disabled residents. A total of 25 units have been set aside for tenants who were homeless with disabilities prior to occupancy.

Owner/Property Manager: Housing Authority of the City of New Haven

Service Provider: ALSO-Cornerstone, Inc.

Tenant Profile: Single adults who are formerly homeless or at risk of homelessness with a dual diagnosis of mental illness and substance abuse, or a substance abuse disorder.

Service Approach: Case management services available to tenants, but not required for tenancy. Other residents of the building are also able to make use of the on-site services.

Key Features and Innovations

- As one of Connecticut's first permanent supportive housing partnerships with a Public Housing Authority, Wolfe Apartments provides on-site social services staff to help residents maintain their tenancy.
- Wolfe Apartments services staffing includes: a Program Director, Assistant Program Director, two case managers, and a part-time Recovery Coordinator.
- The on-site services are funded through the Next Steps Supportive Housing Initiative (Department of Mental Health and Addiction Services) and funds from the Housing Authority of the City of New Haven.

Additional Project Details

The Wolfe Apartments Supportive Housing Project has two primary goals:

1. **To provide onsite services to residents:** In order to maintain stable housing, persons who were formerly homeless need to improve their independent living skills, and need access to services and training. Comprehensive support services are available to residents of Wolfe Apartments.
2. **To ensure successful transitions to greater independence:** By experiencing a stable environment, by addressing previously unmet social service needs, and developing independent living skills, residents will be able to move on to more independent housing.

Rent Structure: Tenants pay no more than 30% of their income towards rent. Maximum household income is 30% of Area Median Income (AMI.) While the Housing Authority has a minimum rent of \$50 per month, there is also a "hardship provision" in place for families unable to pay this minimum rent.

Services Financing Sources: Department of Mental Health and Addiction Services—Next Steps Supportive Housing Initiative—and service funds committed by the Housing Authority of the City of New Haven (HANH). A total of \$237,500 in service funds are allocated to this project. These services are part of a comprehensive effort at HANH to ensure and promote self-sufficiency for all residents.

About the Housing Authority of the City of New Haven

Since it was first established in 1938, the Housing Authority of the City of New Haven (HANH) has linked its primary focus of providing affordable housing to broader objectives of neighborhood redevelopment. With a housing portfolio that includes 2,817 units in 58 developments throughout the city, plus almost 4,400 Section 8 vouchers in its inventory, HANH is the largest Public Housing Authority in Connecticut. HANH has actively sought other opportunities to both redevelop and expand its housing resources, including two HOPE VI revitalization grants. HANH has also received designation as a Moving to Work Housing Authority (one of about 30 in the nation), which gives it substantial regulatory flexibility to achieve its goals. HANH was also the first Public Housing Authority in Connecticut to partner with a social services organization in the creation of permanent supportive housing. HANH currently operates three supportive housing programs in collaboration with local non-profit providers, and is in the process of expanding to three additional developments in 2008. Wolfe Apartments is the second such partnership, building on the success of Ruppolo Manor - also a partnership with ALSO-Cornerstone.

About ALSO-Cornerstone, Inc.

ALSO-Cornerstone was created through the merger in 2001 of two longstanding and respected behavioral health organizations based in New Haven, Connecticut. Cornerstone was established in 1968 to provide transitional housing services to individuals with serious mental illness, many of whom were moving out of institutional settings into communities for the first time. Alcohol Services Organization (ALSO) was founded in 1978 to provide substance abuse treatment and addiction recovery services to individuals and families. ALSO-Cornerstone has expanded its involvement in housing-based and supportive housing services, including partnerships that serve families as well as individuals. ALSO-Cornerstone's partnership with the Housing Authority of the City of New Haven to provide on-site support services in a housing authority development is a model for the state.

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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