

Veteran Housing: Structuring for Success



*A Mission Driven, For-Profit Developer of
Service Enriched Affordable Housing for
Veterans and Other Special Needs Groups.*

Cloudbreak Communities' "Projects"



Over 3,000 units built since 1993 with support services provided by U.S. VETS, the VA and other partners as central to each community

Key Components

Services Anchor

Outreach

Recovery/Treatment Components

Employment/Benefits Assistance

Life Skills

Follow-up Services

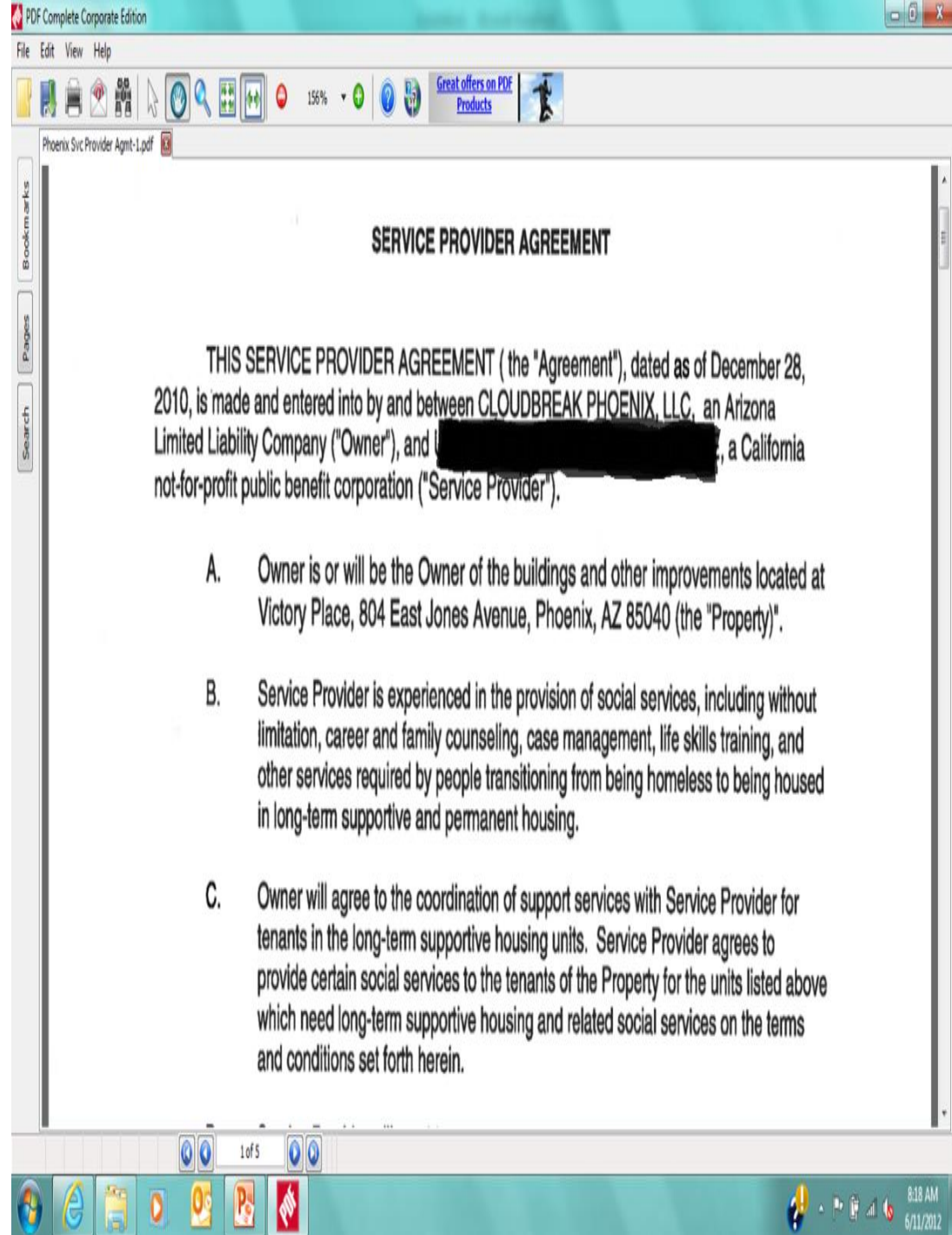
Campus Example



Support Services are Key

Service-Enriched Affordable Housing:

- Non-profits often have little to no discretionary funds
- Built into Affordable Housing Operating Budget is a Service Provider Fee to subsidize follow-up services
- Follow-up care includes life skills, crisis intervention, case management and other as needed services to keep vets stable



Why It Works

Low Entry-Barrier affordable housing attached to resource intensive grant programs accelerates the efficiency of those programs.

Veteran Peer to Peer Support

All partners are maximized by operating in their expertise, reduces redundancy and increases collaboration

Property Management with a Heart

- Understand the population and expect behavioral challenges
- Be flexible with agreements to correct lease violations (Repayment Agreements, Damage Correction, Behavioral Contracts, etc).
- Meet weekly with Services Teams
- Give the Services time to work

Be Good Property Managers

- Expect that rent be paid, even if a tenant portion is small
- Expect the asset to be well cared for
- Treat the Customer like Market Rate Renters (unit turns back to like new, timely repairs, etc)
- Conduct business in writing, Notice all lease violations, copy Services, take it to the weekly meeting
- PM's role is to train Lease Compliance and Services respond more swiftly when done

Thank You

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