

NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 10, 2015

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at mcunningham@ncsha.org or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name:

HFA:

Submission Contact: (Must be HFA Staff Member) _____ **Email:** _____

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA:

Entry Name:

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

St. Michael's Housing Phase I

Vision

St. Michael's Veteran Center seeks to empower veterans toward healthy reintegration with their families and communities by providing safe, permanent housing and supportive services. St. Michael's Veterans Center envisions a community that honors, supports and cares for the veterans we welcome home.

The Need for Veteran Housing

In the past ten years, 2.4 million men and women have served in Afghanistan and Iraq. Service men and women returning from active duty, together with those aging from previous conflicts are among the growing Kansas City metro area's homeless veteran population. They struggle with lack of affordable housing and critical support services within a reasonable proximity – whether their needs are shelter; emotional, mental, or physical health care; employment; and/or social networking, the campus will actively engage the community of service providers to help meet the needs of residents and veterans within the community.

According to the area's Veterans Integrated Services Network Report, there were only 145 permanent housing beds available for veterans in Kansas City. Yet, in the metro area, the number of homeless veterans exceeds 1,400 with 87 percent suffering from mental illness and/or a substance abuse disorder according to the Heart of America Stand Down Foundation. A recent report also ranks substance abuse and/or mental health treatment among the "most unmet needs" cited by homeless veterans along with shelter, medical services, food, personal hygiene, clothing, and social support.

There is a significant need for a hospitable, safe environment to be developed with a campus setting where resources and support services can be accessed by homeless veterans.

St. Michael's Veterans Center provides special needs housing that includes, but is not limited to:

- Homeless veterans
- Veterans (non-homeless) with special needs
- Veterans facing imminent risk of being homeless
- Veterans determined to be "doubled up" regarding current living accommodations
- Supportive services for veterans with physical, mental and emotional impairments.

St. Michael's Housing Phase I

Catholic Charities will utilize the strengths-based model of service at the St. Michael Veteran's Center. Strengths-based case management services include mental health and substance abuse counseling; engagement in a 12-step program; peer to peer mentoring; employment readiness and job skills training; transportation; legal support; referrals for education or GED instruction; and assistance in obtaining local, state and/or federal benefits. The goal is to empower veterans toward healthy reintegration within their family and community.

St. Michael's Veterans Center Campus

St. Michael's Veterans Center is a 24 acre campus located at East 39th Street and Emanuel Cleaver Boulevard in Kansas City, Missouri. This unique campus was planned to specifically address the need of at-risk military veterans with safe, quality housing and support services which include case management and counseling. The challenges faced by veterans from previous wars and current conflicts when they leave active duty are well documented, and we believe the St. Michael's campus is well designed to assist veterans who meet those challenges. St. Michael's Veteran's Center is a Public/Private Partnership between the Yarco Company, City of Kansas City, Missouri Housing Development Commission and many service agencies.

St. Michael's Housing Phase I

Phase I of St. Michael's campus is a three story building completed in July 2014 with 58 one-bedroom furnished units, which include fully equipped kitchens. The property provides laundry rooms on each floor along with free Wi-Fi within the building. This first phase of St. Michael's has a large community room and smaller community spaces on the second and third floor for the resident's enjoyment. The property includes three offices and a waiting room for the not-for-profit agency to provide support services and has a large classroom space equipped with computers to provide training and computer access for the residents. The first phase has a large exercise room to provide aerobic and weight training opportunities and can be used by residents for physical therapy. Total development cost for Phase I is approximately \$11,000,000. Source of funding included Federal and State LIHTC, State HOME funds, and conventional construction financing.

At St. Michael's Veterans Center, residents don't just get a bed. They get a fully equipped apartment home with access to a full spectrum of supportive services designed to meet their needs. And, it's all conveniently located on one central campus.

St. Michael's Housing Phase I

Development Team

Yarco Company, Inc. (Yarco) is a Kansas City-based professional real estate, property manager and owner/development firm specializing in multi-family housing. Yarco is responsible for more than 100 properties, comprising more than 9,000 apartment homes located in 9 states. Yarco properties house over 36,000 individuals on any given day. In the past fifty years Yarco has developed more than 8,000 apartment homes in more than 70 communities, with total developed values in excess of \$600 million.

The Bishop Boland Institute and Catholic Charities of Kansas City-St. Joseph formed St. Michael's Veterans Center, Inc. for the sole purpose of co-developing and owning the veteran's campus. For 133 years, Catholic Charities has provided social services to the Kansas City community. Today, the agency provides services annually to more than 150,000 vulnerable individuals and families of all faiths. Since incorporating in 2001, the Bishop Boland Institute has sponsored, developed, and retained responsibility for the asset management of an \$81 million housing portfolio. This portfolio provides housing and supportive services for over 1,059 at-risk seniors.

The Missouri Housing Development Commission (MHDC) was created in 1969 by the General Assembly and is an instrumentality of the state of Missouri, which constitutes a body corporate and politic. MHDC administers, and provides financing for, the construction of affordable housing. The Commission also provides funding for home loans to qualified, first-time buyers through a network of certified, private mortgage lenders. Mortgage financing is facilitated through the sale of mortgage-backed securities and through the sale of tax-exempt bonds that the Commission is authorized to issue.

The Commission administers the federal and Missouri Low-Income Housing Tax Credit (LIHTC) programs, the Affordable Housing Assistance Program Tax Credit (AHAP), federal HOME funds, and the direct funding of several housing assistance programs. Further, the Commission administers homeless assistance funds for permanent housing in an effort to end homelessness in Missouri. The Commission also provides advisory, consultative, training and educational services to non-profit housing organizations.

The Commission includes the Governor, Lieutenant Governor, State Treasurer, Attorney General and six persons appointed by the Governor with the advice and consent of the Senate.

Photos

St. Michael's Veteran's Center



Exterior at Dusk



Exterior in Mid-day



Interior – Front Lobby



Unit Kitchen View



Landscaping Exterior View



Front Lobby Interior



Unit Kitchen and Living Area View



Unit Kitchen and Living Area View



Exercise Room



Laundry Room



Classroom/Computer Room



Lounge Area




Community Room/ Community Kitchen



Exterior/ Landscaping

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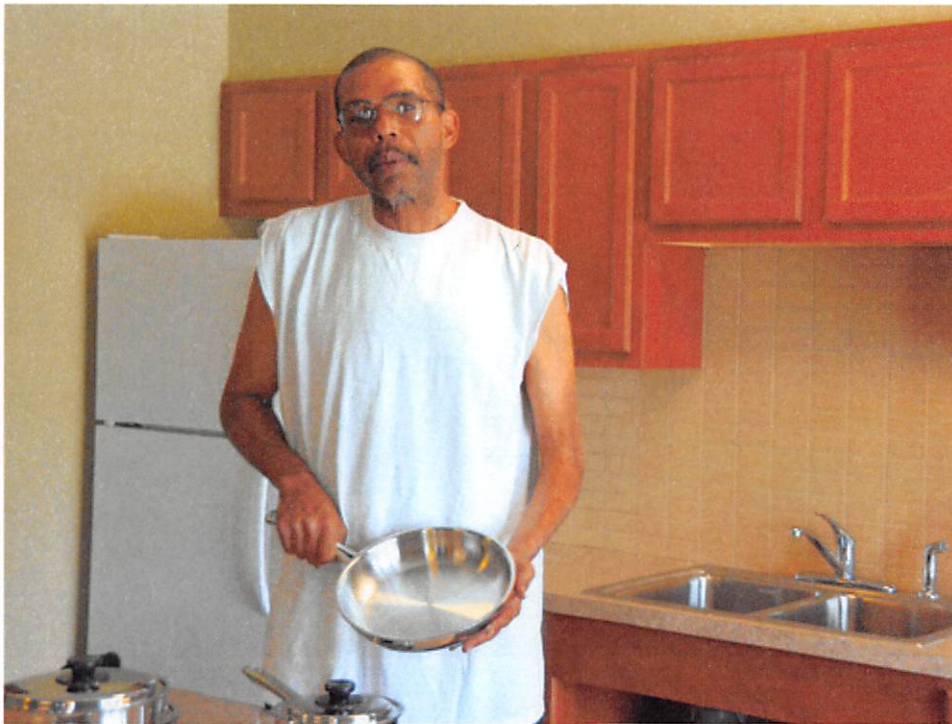
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St. Michael's Center Veterans Receive Donation Of Cookware

Posted by [The Catholic Key](#) on 12:25 pm in [Catholic Key, News](#)



Vietnam-era veteran Terry Cade, now a resident of St. Michael's Veterans Center, shows off the 10 inch skillet he received, part of 60 three-piece sets of cookware donated to the Veterans Center by Vita Craft Corporation of Shawnee, Kan. The donation was the inspiration of Deacon Bill Pearson of St. Robert Bellarmine Parish in Blue Springs. (Marty Denzer/Key photo)

By Marty Denzer
Catholic Key Reporter

KANSAS CITY — There must be something that connects veterans to each other — a tie that gives insights into the needs of other vets. At least that seems to be what happened after Rev. Mr. Bill Pearson, deacon at St. Robert Bellarmine Parish in Blue Springs and a Vietnam veteran, visited the

recently opened St. Michael's Veterans Center and met some of the veterans getting ready to move in.

Many of the new tenants had no furniture or ways to cook food in their new kitchens. Permanent homes need furniture and cookware.

Deacon Pearson helped move a donation of beds and bedding to the Veterans Center. And, as he pulled into his driveway one evening, he saw his next door neighbor Gary Martin getting out of his car. Inspiration!

Deacon Pearson hailed his neighbor, who happens to be president of Vita Craft Corporation in Shawnee, Kan. As the two men chatted, Deacon Pearson told Martin about the Veterans Center, the soon -to-be -moving-in veterans and the need for cookware. "Did Gary think maybe Vita Craft could help?" Certainly!

Early in the afternoon of July 10, Deacon Pearson and three friends, Vietnam veterans all, arrived at Vita Craft to pick up the donated cookware. Members of the staff had stacked the boxes of cookware to make it easy to load. To Deacon Pearson's surprise and delight, Vita Craft was donating 60 sets of stainless steel cookware, all crafted at the Shawnee plant, to St. Michael's Veterans Center.

One set was left unpacked to allow Deacon Pearson to see the cookware. Each set contained a 10 inch skillet, a 2 quart saucepan and a 4 quart Dutch oven, all with lids. Each set also contained cleanser and a polisher to clear any burned on food or scratches from the bottom of each piece. Each set came with instructions, recipes and a lifetime warranty. The donation's retail value came to \$12,000.

There was excitement at St. Michael's when Deacon Pearson and his transportation crew arrived. As there were veterans signing leases, moving in and trying to get organized, Christina Taylor, Catholic Charities onsite service coordinator, made the decision to distribute the cookware when most of the veterans had moved in.

A few days later, after he had moved in to his new apartment, Terry Cade received his cookware. Cade, who grew up in Kansas City, Kan., enlisted in the army soon after graduating from De La Salle Academy. "I was in the last class to graduate from De La Salle, in 1971," he recalled. "I joined the army on July 19, 1972." De La Salle, run by the Christian Brothers, added military training to its curriculum in 1942, which continued until 1960. Even a decade later, there were many who still called the school De La Salle Military Academy. The high school, which had been at 16th and Paseo since 1912, closed in 1971.

"I served two years stateside," Cade said. "Then I got this idea I wanted to go to Panama. When the orders arrived, I learned I wasn't going to Panama. I was told the closest I'd get to Panama was Frankfurt, Germany. I was bummed until I got there. Then all I could say was, 'Wow!'"

He served in Germany until he was discharged. He returned to the Kansas City area, and went to work for the automobile industry. He was earning good money, had a girlfriend and a lot of buddies. Life was good until Nov. 18, 1998.

"That's the day I was diagnosed with M.S. Multiple Sclerosis. Three months later I had lost everything, my job, my girlfriend and my house."

He tried to stay connected. He lived in Atlanta with two of his sisters for about 8 years, but it didn't work out. Then he came back to Kansas City and couch-surfed for several weeks, during which time

the Social Security Disability office decided he wasn't homeless, "which had me getting just a little over \$500 a month. Try living on that, especially when taxes come due!"

He doesn't allow his M.S. to incapacitate him. Someone asked me, 'what are you going to do if it gets worse?' I told him, 'I can fall down or I can get up. I get up.'"

Cade finally sought shelter at Harbor House. Cade heard about St. Michael's from his social worker at Harbor House. He applied for an apartment, and grew frustrated and worried when completion of Phase I of the Veterans Center was delayed a few weeks. It opened June 30.

"I moved in July 7," he said.

And now he had brand new shiny cookware to begin cooking with. He pointed to the skillet with a grin. "The first thing I'm gonna cook in that skillet is a "ghetto burger!" You know what that is? It's a burger with bell peppers, jalapenos, and onion mixed into the burger, with cheddar cheese on top. I'll make home fries with the rest of the peppers, onions and jalapenos in the potatoes. I'm gonna cook a chicken dinner and chili, can't wait!"

Getting serious again, Cade said, "None of us wanted to be homeless! We had jobs, homes, families, lives. But something happened to each of us. Me, I'm happy, no, I'm more than happy. I'm blessed!" And with that, Cade grabbed his cane, walked slowly but deliberately over to a St. Michael's staffer and cajoled him into carrying the box of cookware up to the apartment. Following the man toward the elevator, Cade turned around and waved. "Stove and refrigerator, here I come!"

To donate home furnishings, bedding, and other items to the residents of St. Michael's Veterans Center, or to make a cash donation, contact Eric Verzola, Director of Veterans Services (816) 221-4377 ext. 8210, or email everzola@ccharities.com.

Tags: [Deacon Bill Pearson](#) [Gary Martin](#) [St. Michael's Veterans Center](#) [Vita Craft Corporation](#)

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By Martin Augustine
BIO

New center for homeless veterans opens in KC

St. Michael Center opens 1st 58 of 180 planned apartments

Published 3:02 PM CDT Jun 30, 2014

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KANSAS CITY, Mo. — The St. Michael Center, a place that gives homeless veterans a place to live and help getting their lives back in order, has officially opened its doors.

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The center held opening ceremonies and a dedication on Monday. It will have 58 apartments for homeless veterans, a place where they won't have to be worried about being turned out every night. The veterans will also have access to services, including counseling on health care, finances and job searching.

Thomas Wyatt was one of the first veterans to move in.

"It's a really big deal for me, and (will) give me an opportunity to get back on my feet and get settled and, you know, just try to get back into me for a change," he said. "It's nice. I'm looking forward to it."

The complex also has a workout facility, computer labs and access to case management experts to help the veterans access additional services.

Two more phases of the project are planned, eventually having room for 180 apartments.

The project, which has been in the works for the past three years, was spearheaded by Catholic Charities of Kansas City and the Yarco company.

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St. Michael's Veterans Center and Catholic Charities Announce Service Provider Partners



KANSAS CITY, MO – Catholic Charities of Kansas City-St. Joseph announced an unprecedented coalition of service providers for St. Michael's Veterans Center Tuesday. The innovative campus in east Kansas City will offer permanent, affordable housing and comprehensive support services for homeless and at-risk veterans when it opens in June.

“Working together, this team will be able to truly transform the lives of men and women who served our country, but returned home to face new challenges,” said Catholic Charities CEO Deacon Dan Powers. “Homeless and at-risk veterans in our area have never had a community like this before – a true, permanent home combined with on-site coordinated services they need to enhance their lives. We’re proud to introduce this team to Kansas City.”

These are the on-site service providers and their roles at St. Michael's Veterans Center:

•Jewish Family Services will provide transportation, care and professional management programs. •Knights of Columbus will provide peer-to-peer counseling and an active corps of campus volunteers. •Legal Aid of Western Missouri will provide custom-designed legal aid based on the specific, assessed needs of residents. •Linwood Family YMCA will provide healthy living classes and hands-on instruction to residents. •Manpower Group will provide resume writing, interview preparation and job placement services. •Metropolitan Lutheran Ministry will offer GED education referrals and job skill training through the Learning to Earning Program. •Prosperity Center of Kansas City will provide employment services, financial education and coaching and income support access. •Research Center for Human-Animal Interaction (University of Missouri) will engage veterans with companion animals for stress reduction, support and physical activity. (more) •Team Red, White and Blue will provide one-on-one physical training, group physical education classes and opportunities to participate in community fitness events. •US Bank will provide financial literacy classes. •VA Vocational Rehabilitation and Employment will provide higher education assistance and job placement services. •Wound Warrior Project will offer supplemental support resources including peer support, economic empowerment, family support and combat stress recovery.

St. Michael's Veterans Center is being developed through a partnership of Catholic Charities of Kansas City-St. Joseph and the Yarco Company. Phase one includes 58 one-bedroom apartment units. Qualified residents have already been identified for those units. The building also includes a computer lab and library, an exercise room, laundry facilities on each floor, community and meeting space and support service offices.

"Of all the apartment communities Yarco has developed, owned and managed since our founding in 1923, St. Michael's Veterans center will be the most satisfying because of who we will be serving," said Jonathan Cohn, President and CEO of Yarco. "We will be providing housing for those who deserve it most – our nation's veterans who were willing to protect us. Now it's our turn to protect them.

Construction on phase two of the St. Michael's Veterans Center is tentatively set to begin this fall, with a third phase planned for next year. St. Michael's Veterans Center will ultimately include 180 apartment units, supportive services and an honor garden commemorating each branch of the military.

The campus is located near 39th and Emanuel Cleaver Boulevard at 3838 Chelsea Drive in Kansas City, Missouri. A ribbon-cutting ceremony is scheduled for June 30, 2014.

Veterans donate truckload of food to St. Michaels

BY: 41 Action News Staff (mailto:webmaster@kshb.com)

POSTED: 6:36 PM, Jul 25, 2014

UPDATED: 6:36 PM, Jul 25, 2014

KANSAS CITY, Mo. - Veterans put the motto "never leave a man behind" into action.

On Friday, a local chapter of Disabled American Veterans donated a truckload of food to St. Michaels.

The center offers housing and services to vets who would otherwise be homeless.

With this donation, the center will now be able to offer food as well.

"An educational piece about this is we've got to provide some things to get them going in the right direction, and part of that is just giving them the basics of life," Eric Verzola, the director of Veterans Services with Catholic Charities, said.

St. Michaels opened late last month.

The DAV plans to deliver groceries to the center at least twice a year.

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U.S. Bank Partners with Yarco and Catholic Charities to Support Military Veterans in Kansas City, MO

Construction of affordable housing at St. Michael's Veterans Center is the first step in the creation of a comprehensive campus for homeless veterans

August 01, 2013 10:00 AM Eastern Daylight Time

KANSAS CITY, Mo.--(BUSINESS WIRE)--U.S. Bank is providing more than \$17.7 million in financing to help Kansas City, MO-based Yarco Companies and Catholic Charities of Kansas City – St. Joseph, Inc. construct the first phase of St. Michael's Veterans Center. Designed to become a comprehensive housing and support services campus for military veterans with special needs, the first phase of development will bring 58 one-bedroom affordable housing units to Kansas City by May 2014.

“Unfortunately, this situation is the reality for many returning Americans. St. Michael’s Veterans Center is designed to respond to veterans’ unique needs and empower them to successfully reintegrate within their family and their community.”

“Imagine serving your country overseas, only to return to no job and no place to live,” said Lynn Craghead, senior vice president of Low-Income Housing Tax Credit investments for U.S. Bancorp Community Development Corporation, the community development subsidiary of U.S. Bank that partnered on financing. “Unfortunately, this situation is the reality for many returning Americans. St. Michael's Veterans Center is designed to respond to veterans' unique needs and empower them to successfully reintegrate within their family and their community.”

Located on a 22-acre campus in close proximity to the Kansas City Veterans Affairs Medical Center, St. Michael's Veterans Center will be built in three phases and will eventually include 180 affordable rental units, a support services center offering counseling, job training, and medical and case management resources, an honor garden, and a recreational building.

"Approximately 95,000 veterans call the Kansas City area home," said Deacon Dan Powers, CEO of Catholic Charities. "In 2010, about 20,000 of those were living with a disability, more than 6,000 were at or below the poverty level, and nearly 30,000 were unemployed or not participating in the labor force. A holistic approach to reentry like St. Michael's, which couples housing and necessary support services, maximizes opportunities for veterans to recover a stable, healthy lifestyle."

As the anchor of the campus, permanent housing will provide long-term, safe affordable residences to veterans, those who are homeless, or live with disabilities. The residential units will promote self-reliance in a fully sustainable setting.

"We're proud to partner with U.S. Bank and Catholic Charities to provide for veterans, just as service men and women have provided for us," said Jonathan Cohn, president of Yarco. "We have a history of providing quality rental housing options to residents of Kansas City, and are pleased to be able to extend our reach to this important population."

U.S. Bank's commitment to St. Michael's Veterans Center includes nearly \$10.2 million of federal and state Low-Income Housing Tax Credit (LIHTC) equity, a \$683,000 Affordable Housing Assistance Program (AHAP) donation for the benefit of the development, and a \$6.9 million construction loan in participation with Missouri Housing Development Commission (MHDC) via the bank's \$125 million credit facility with the agency. MHDC also committed HOME funds and an allocation of LIHTCs to the project. LIHTCs, which were capitalized by U.S. Bank, are subsidizing the cost of the development, allowing the housing units to be rented at below-market, affordable rates.

U.S. Bank is nationally recognized as one of America's top corporate supporters of the military. As of April 2013, U.S. Bank employed 2,000 veterans, including soldiers of the National Guard and Reserve. More than 600 veterans were hired in 2012 alone. U.S. Bank has been recognized by organizations including Employer Support of the Guard and Reserve and *G.I. Jobs* and *Military Times* magazines for support of its military employees.

About Catholic Charities of Kansas City - St. Joseph, Inc.

Since 1879, Catholic Charities of Kansas City - St. Joseph, Inc., has touched the lives of millions of individuals and families by providing social services regardless of race, gender, economic or religious background. Although named Catholic Charities, more than 75% of those served are not of Catholic faith. Catholic Charities is accredited through the Council on Accreditation, a comprehensive process by which an organization completes a thorough self-study and on-site review by trained Peer Reviewers. Catholic Charities serves more than 150,000 individuals each year with food, shelter, and utilities along with hope-filled services of more than 50 community-focused programs.

About Yarco

Yarco is a Kansas City, MO based, 90-year old professional real estate firm specializing in multi-family housing. Yarco's principals have led the development of more than 8,000 apartment homes in more than 70 communities, with total developed values in excess of \$550 million. Yarco currently has a multi-family management portfolio of 9,000 apartment units throughout the Midwest and Southwest. Yarco's work has been honored with the *Kansas City Business Ethics Award*, and Yarco's culture won them a *Kansas City Best Places to Work Award*. Yarco is nationally recognized for acquiring and repositioning the physical and economic performance of affordable housing communities. Successful repositioning results have been acknowledged by receipt of the *HUD Community of the Year Award*, and multiple *Missouri Governor's Awards for Excellence in Affordable Housing*.

About U.S. Bancorp Community Development Corporation

With more than \$11.7 billion in assets as of June 30, 2013, U.S. Bancorp Community Development Corporation, a subsidiary of U.S. Bank, provides innovative financing solutions for community development projects across the country using state and federally sponsored tax credit programs. USBCDC's commitments provide capital investment to areas that need it the most and have contributed to the creation of new jobs, the rehabilitation of historic buildings, the construction of needed affordable and market-rate homes, the development of renewable energy facilities, and the generation of commercial economic activity in underserved communities. Visit USBCDC on the web at www.usbank.com/cdc.

About U.S. Bank

U.S. Bancorp (NYSE: USB), with \$353 billion in assets as of June 30, 2013, is the parent company of U.S. Bank, the 5th largest commercial bank in the United States. Celebrating its 150th anniversary this year, the company operates 3,087 banking offices in 25 states and 5,032 ATM and provides a comprehensive line of banking, brokerage, insurance, investment, mortgage, trust and payment services products to consumers, businesses and institutions. Visit U.S. Bancorp on the web at www.usbank.com.

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New center now open for homeless veterans in Kansas City

BY: Syed Shabbir (mailto:syed.shabbir@kshb.com)

POSTED: 11:51 AM, Jun 30, 2014

KANSAS CITY, Mo. - The St. Michael's Veterans Center opened its doors Monday and will provide 58 affordable and permanent one-bedroom apartments for homeless veterans in Kansas City.

Despite the hot and sticky conditions, the opening ceremony was standing room only. More than 200 people were present to show their support.

Catholic Charities, Yarco, US Bank and several other agencies have worked together for the last four years to make this building a reality.

"What a great place it is to come where people know your name, where you are excepted, not only where you have a place to stay but a place to keep your things, where you aren't going to be rousted in the middle night," Catholic Charities CEO Deacon Dan Powers said. "That's what it means to (veterans,) and it's is a new start on life for these heroes of ours who have fought so hard for our liberty."

The facility also includes office space for a team of 12 community service providers.

Together, the combination of stable housing and support services will provide veterans with the means to achieve long-term health, employment and financial success, Powers said.

Already half of the rooms have been leased and the rest are expected to be leased by the end of the summer.

Powers said there are still 1,800 veterans living on the streets of Kansas City, so the

need is still there.

St. Michaels is already working on two more phases of construction, and when everything is complete it will have 180 apartments.

Construction on the next phase is expected to start this spring.

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St. Michael's Veterans Center opens: means new home for vets

POSTED 5:41 PM, JUNE 30, 2014, BY MELISSA STERN



KANSAS CITY, Mo. — The St. Michael's Veterans Center officially opened on Monday, which means 58 homeless veterans now have a place to call home.

"I was thinking they'd have a parade, a warm welcome, and people would hire you on the spot...not happening. It didn't happen at all," said Thomas Wyatt, who joined the military to support his family.

But Wyatt says upon returning home, things were even worse than when he left; leaving him homeless in and out of shelters.

“When you don’t know where you’re going to be from one day to the next, you’re more concerned about where you’re going to be the next day as opposed to eating or a job,” Wyatt said.

But all that changed when he heard about St. Michael’s Veterans Center.

“You’re going to put us in some type of dump and say okay we’re doing this for the veterans and it’s like, yeah right,” Wyatt added. “As time went on, and now I’ve come here to see this. It blows me away, blows me away.”

On Monday Wyatt attended the grand opening for the center, which is now his new home.

“Oh my god, this is like a kid at Christmas! You know, like opening up a present,” said Wyatt.

“It’s a chance for each individual that’s in here to be on their own and get on with their lives,” said Michael Hill, who is also a veteran.

Hill also calls St. Michael’s Veterans Center his new home.

“It’s self-contained, you’ve got mental help here, you’ve got security here, and you have your own little one bed room apartment that’s good to go,” added Hill.

Both Wyatt and Hill agree it’s impossible to live a normal life without having a permanent, safe place to live, but say this new home will change that.

“Gives me an opportunity to get peace of mind, get focused, get back into the community and do some things I’ve been wanting to do,” Wyatt said.

Many of these veterans don’t have the luxury of having simple items many of us take for granted.

“That roll of toilet paper, tooth brush, hair brush, the toiletries that you need to take a shower or do your dishes, or put your dirty clothes in, things like that,” said Eileen Pervier, who is a veteran herself.

Pervier came up with the idea to make welcome home baskets for the veterans moving in.

“When they wake up, they can say what a great way to start my new life here in this community,” Pervier added.

“It will really become real when I get that key and put it in that door, and open it and say, ‘I’m home,’” said Wyatt.

Fifty-eight veterans will be living there for now, but when it’s complete it will be able to give 180 veterans a place to call home.

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Grand Opening set for St. Michael's Veterans Center



ST. MICHAEL'S
VETERANS CENTER

KANSAS CITY, MO – St. Michael's Veterans Center, a campus uniquely designed to provide solutions for veterans who are homeless or at-risk in our community, will celebrate its grand opening Monday, June 30, 2014 at 8:30 a.m. The campus is located at 3838 Chelsea Drive, Kansas City, MO 64128. "This country owes a debt of gratitude to the men and women who have served in uniform to keep us free. Some of these men and women not only need our gratitude, but they also need our help," said Dan Powers, CEO of Catholic Charities of Kansas City-St. Joseph. "Catholic Charities is proud to be a partner on this project and to be able to serve our heroes in their time of need."

St. Michael's Veterans Center is a development of Catholic Charities of Kansas City-St. Joseph in partnership with US Bank and The Yarco Company. Fifty-eight permanent, affordable apartment units in phase one are already leased and nearly move-in ready. A team of 12 community service providers from private, public and non-profit sectors is also in place. Together, the combination of stable housing and comprehensive support services will provide veterans with a new approach to achieving long-term health, employment and financial success.

"It is my hope that St. Michael's will be a beacon of light for

homeless veterans and an inspiration to cities throughout our country as to how we can end the staggering issue of homelessness among those who have served our country," St. Michael's Board Member Art Filmore said.

Lt. Gen. John E. Miller, U.S. Army Retired, will provide the keynote address. General Miller spent most of his active military career commanding line units, training and leading soldiers. He served two tours of duty in Vietnam, commanded the 101st Airborne Division at Fort Campbell, Kentucky and served as Commandant of the U.S. Army's Command and General Staff College. His many awards and decorations include the Distinguished Medal of Service and the Purple Heart. "I am honored to help open the St. Michael's Veterans Center" General Miller said. "I've toured the campus and I've heard about the great model of service and stability it will offer our honored veterans. I see so many possibilities here, so much potential for solutions to the problems many former soldiers face." The Economic Development Corporation of Kansas City chose the St. Michael's redevelopment plan for the property near 39th Street and Emanuel Cleaver II Boulevard in 2011. Along with 58 spacious apartment units, phase one also includes office space for service providers and case managers, a workout room, computer lab and common areas for residents. Construction on phase two is set to begin this fall. Work to secure funding for phase three is underway. Ultimately, St. Michael's will offer 180 apartments, space for case management and additional support services and a garden honoring all military branches. About Catholic Charities of Kansas City-St. Joseph Founded in 1879, Catholic Charities of Kansas City-St. Joseph is a nationally accredited, non-profit agency dedicated to human services across Central and Western Missouri. Inspired by the Gospel mandate, Catholic Charities transforms lives and communities through hope-filled care, services and advocacy. The impact of Catholic Charities of Kansas City-St. Joseph is felt every day in the communities it serves. Annually, the agency assists more than 150,000 people of all faiths, ages, ethnicities and economic backgrounds.

For more information about Catholic Charities of Kansas City-St. Joseph, visit <http://www.catholiccharities-kcsj.org>.

About The Company The Yarco Company is a family owned business, founded in Kansas City in 1923. From that founding date to today, the Yarco Company is focused on multi-family housing and is committed to providing respectable, affordable housing to all of our residents across our eight state portfolio of apartment communities. Approximately 30,000 people wake up in a Yarco managed apartment community daily. Yarco earned the prestigious Accredited Management Organization (AMO) designation and has been awarded two Governor's Awards for Excellence in Affordable Housing in the State of Missouri. For more information about The Yarco Company, visit www.yarco.com



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Veterans Settling In At St. Michael's Veterans Center

Posted by *The Catholic Key* on 3:29 pm in *Catholic Key, News*

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St. Michael's Veterans Center celebrated its grand opening June 30. (Photo courtesy Catholic Charities)

By Marty Denzer
Catholic Key Reporter

KANSAS CITY — It's been a busy five months at St. Michael's Veterans Center. The Catholic Charities-sponsored center, located a stone's throw from the VA Hospital in east Kansas City, officially opened its Phase I, 58 one-bedroom apartment homes and supportive services for homeless and at-risk veterans, June 30.

Phase I is now fully occupied. Eric D. Verzola, Catholic Charities Director of Veterans Affairs, and a U.S. Army veteran, said the apartments are rented to mostly single male vets, but there is one dual military couple and one female Navy veteran.

Verzola said during his remarks at the grand opening ceremony, that St. Michael's is "a place that veterans can call home." Like in any home, there are occasional disagreements, but by working together, they can be smoothed out.

"We're taking baby steps with the veterans," Verzola said, "learning about them and getting to know them. The uniqueness of the population — formerly homeless or at-risk (of homelessness) veterans — leads to challenges. Baby steps yes, but we're not babying them! The supportive services we offer are available, but they're voluntary, a veteran has to want the services."

He added that during the last months, he has learned that for some veterans, it's easier to be homeless than to live in an apartment complex, like St. Michael's. "There's no lease to sign on the streets, no rules saying when to turn radios or TVs down; some vets might find it difficult to live with rules and responsibilities."

Rent assistance is available for those who need it, utilities are free, washers and dryers are free, a food pantry is on site for residents and, Google Fiber is being installed in the building.

Along with Catholic Charities supportive services available to the residents, Verzola said the local YMCA and University of Missouri Extension offer healthy living classes, a volunteer teaches yoga classes and Legal Aid of Western Missouri assists with legal questions or issues specific to veterans. There is a Green Vets program: a recruiter promotes and helps veterans find jobs with Green (ecologically friendly) firms.

Catholic Charities Supportive Services for Veterans works with veterans to help them find safe housing and make the transition to productive and healthy civilian life. Clients of Catholic Charities Supportive Services who are not residents of St. Michael's are referred to St. Michael's Veterans Center to share in celebrations for veterans, Verzola said.

A number of supporters assist with special events for the residents. Members of St. Mark's Parish Knights of Columbus Council #6794 hosted a Veterans Day Meal Nov. 8. The local VFW and American Legion Post 21 hosted a Veterans Day celebration from Nov. 8 – 11, including a cookout, breakfast for the residents, and a cake presentation.

KC Team Red, White and Blue, the local chapter of the national Team RWB, works to connect veterans to their community through physical and social activities. Several St. Michael's residents have participated in marathons and other physical activities with KC Team RWB, Verzola said.

A little over a year from now, Phase II should open. Construction is scheduled to begin in March 2015, with the Grand Opening expected by the end of the year. There will be 59 apartments, including several for married couples. The building will also house Catholic Charities Supportive Services for Veterans, with counseling rooms, classrooms, a computer center, offices for the staff and storage.

"We'll have even more supporters when Phase II opens," Verzola said. "The Elks plan to help with Phase II." The order offers several services to help veterans.

"We are excited about the future, about Phase II," he said. "More apartments for veterans, the supportive services center, and there is an Honor Garden in the works." Reminiscent of the Victory Gardens planted to honor the war effort during World Wars I and II to grow vegetables, fruit and

herbs to help reduce pressure on the public food supply, Honor Gardens are designed to honor those who died serving their country. On the home front, veterans as well as family and friends of those fighting to keep America free, plant beds, planters and containers with red, white and blue flowers.

“Yes, things are good at St. Michael’s Veterans Center,” Verzola said.

For more information on St. Michael’s Veterans Center or services for veterans, email everzola@ccharities.com or visit www.catholiccharitieskc-sj.org.

Tags: [Catholic Charities](#) [Eric D. Verzola](#) [Featured](#) [St. Michael’s Veterans Center](#)



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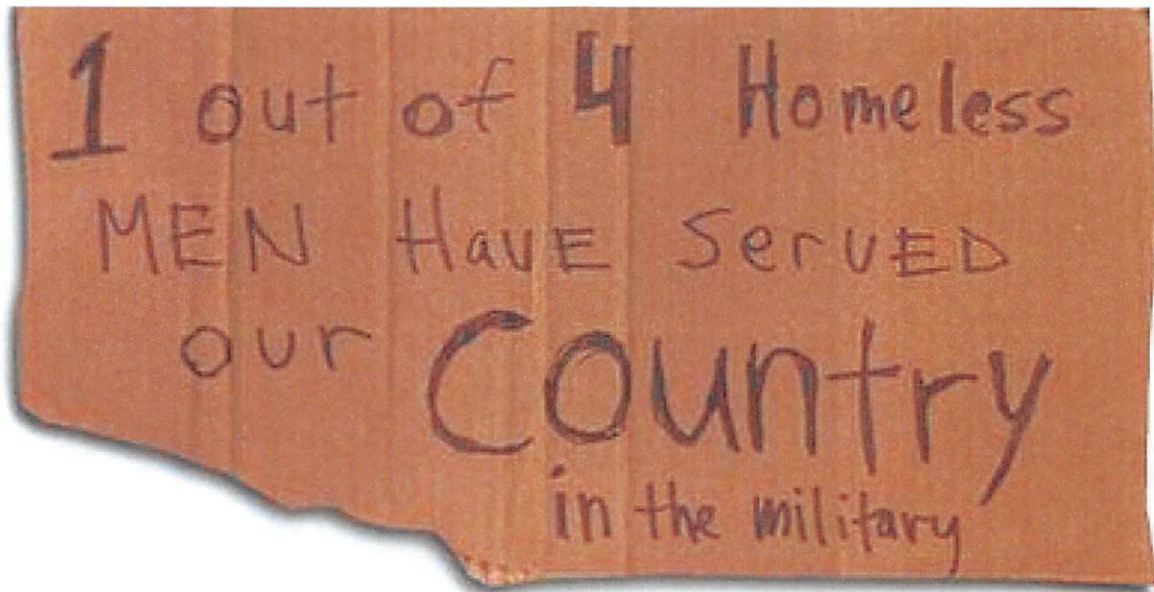
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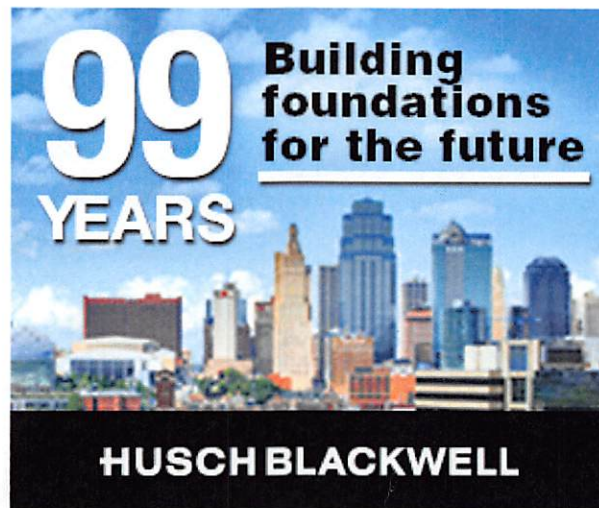
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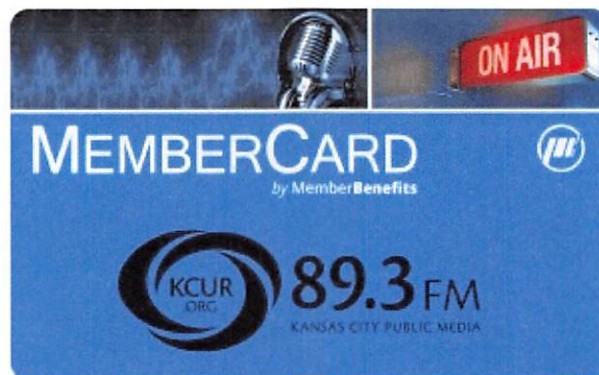
ATECIA ROBINSON



Arthur Fillmore has spent more than thirty years closing the deal in corporate mergers and acquisitions in his professional life as an attorney. But for two decades he's been unsuccessful in realizing the wish he's held as a military veteran . . . until now.

Listen

37:41



On 24 acres on the east side of Kansas City, work has begun on the **St. Michael's Veterans Center**. When finished it will provide what Fillmore envisioned . . . **one location where homeless vets can find quality housing and social services**. When completed the Center will be a unique model on providing assistance for veterans.

On Thursday's *Up to Date* (<http://www.kcur.org/programs/date>) Steve Kraske talks with Art Fillmore to find out how the pieces finally came together and how he was able to hold onto a

dream for twenty years. Joining them is **Jonathan Cohn** of The Yarco Company, Inc. (<https://www.yarco.com/>) to explain the **work currently underway** at the site and what is on the building schedule in the months ahead.

For more information on St. Michael's Veterans Center, visit kcveterans.org (<http://kcveterans.org>)

To learn more about the local Stand Downs, visit kcstanddown.org (<http://kcstanddown.org>)

For information on transitioning from military to civilian life, visit vetnethq.com (<http://vetnethq.com>)

To help a homeless vet, call (877) 4-AIDE VET or (877) 424-3838.

Contributions can be mailed to: P.O. Box 413162, Kansas City, MO, 64141-3162

Arthur Fillmore has been an attorney with Levy & Craig (<http://www.levycraig.com/>) since 2004 practicing in the areas of Corporate Mergers and Acquisitions, and Corporate Finance among others. Art is credited with developing a legal practice dedicated to developing renewable fuels. His accomplishments include guiding clients in creating ethanol plants in Iowa and Illinois and biodiesel plants in Kansas City, KS, Belize and southern California. Personally, Fillmore is dedicated to veterans' causes and is a decorated veteran himself. He served in the U.S. Army as a forward observer in the 25th Infantry Division and later as a U.S. Army nuclear weapons advisor to the Belgian Air Force. Art is the founder and co-chairman of Heart of America Stand Down Foundation since 1992.

Jonathan Cohn serves as Chief Executive Officer of the Yarco Companies (<https://www.yarco.com/index.asp>). Started in 1923, Yarco is a multi-disciplinary real estate management and development firm. The Company specializes in multi-family housing. A third-generation partner in the Yarco family firm, Mr. Cohn has shared responsibility for the operation of more than 100 businesses, and leads the firm's four main divisions of property management, development, brokerage, and construction services. Mr. Cohn and Yarco's Chairman (and Jonathan's father), Clifton R. Cohn, resurrected a dormant not-for-profit, Phoenix Family Housing, to improve the quality of life for underprivileged people residing in affordable housing communities – they now deliver more than 100,000 positive “Moments of Impact” annually to those in need.

THE KANSAS CITY STAR.
kansascity.com

New KC center for homeless veterans offers 'homes for the brave'

BY LYNN HORSLEY - THE KANSAS CITY STAR

06/08/2014 9:50 PM | Updated: 06/17/2014 11:12 AM



Work continues on the first of three planned buildings of the St. Michael's Veterans Center. Cliff Cohn (front left), Dennis Watts and Robert Schock, all of Yarco Co., and Eric Verzola of Catholic Charities, toured the building recently. PHOTOS BY DAVID PULLIAM / THE KANSAS CITY STAR

Shortly after 7 a.m. Friday, dozens of men and a few women were already lining up to get help at the annual Heart of America Stand Down for homeless veterans.

Some said they were couch surfing with friends and family while trying to find an affordable permanent home. Others had spent time under bridges and were living in transitional housing while trying to find jobs and places of their own.

That just shows the needs of so many veterans, said Kansas City lawyer and Vietnam combat veteran Art Fillmore, who started the Stand Down events 21 years ago. Since then, Fillmore has had a bigger dream of providing permanent housing and comprehensive case management all in one place.

That dream will be realized at the end of this month, when St. Michael's Veterans Center officially opens the first of three planned buildings, with 58 apartment units for homeless veterans and a full complement of social services in the same building. Many say the project is unusual and innovative, especially in this region.

"It's far more beautiful than I ever imagined it would or could be," Fillmore said of the three-story edifice at 3838 Chelsea Drive, on a hill just south of the VA Medical Center. "It doesn't resemble anything but first-rate market housing."

Navy veteran Markus Mack, 56, who has been homeless off and on for three years after a bout with cancer, said he had heard of St. Michael's and even applied but had then opted for a more portable type of veterans housing voucher.

Still, Mack said, St. Michael's will fill a real void for needy veterans in Kansas City.

"It will give them a good start to get their dignity back," Mack said. "We're men who fought for our country. We don't want to be forgotten."

The project has been in the works for more than four years and came together through a partnership between Catholic Charities of Kansas City-St. Joseph and Yarco Co., a firm that develops and manages special needs multifamily housing.

For the 58 veterans picked to fill the new building, it will be a bit like winning the lottery. Designed by Rosemann & Associates and built by Yarco, the apartments have spacious wheelchair-accessible rooms, granite countertops and tile floors in the kitchens, stylish ceiling fans and walk-in showers.

"We've tried to make it as personal as we can, as friendly as we can," Yarco Chairman Cliff Cohn said. "This is going to be somebody's castle."

The building also has large and small community gathering areas, outpatient medical care, and rooms for physical fitness, computer and job training. It's close to bus lines, shopping areas, churches and the Truman Sports Complex.

After veterans know they have stable long-term housing, they can then begin to address other challenges, said Eric Verzola, a retired Army major and Iraq combat veteran who is now Catholic Charities' veterans' services director.

He said the best part of his job is being able to help those who are really struggling, including some living in their cars or in shelters with no place to store their belongings.

"When you don't have a place to live, that burden is on you," Verzola said. "It consumes you, and other things start getting out of control."

Catholic Charities will work with a dozen other agencies on-site to provide everything from legal and financial assistance to post-traumatic stress recovery and companion animals.

Verzola and Fillmore, who serves on the St. Michael's board, declined to identify the residents who will be moving in but said the building will be fully leased by the June 30 grand opening. About 70 or 80 have applied, and Fillmore said the facility will house one couple and 57 individual men, primarily Vietnam-era vets but some from Desert Storm and more recent combat.

Those chosen, Fillmore said, were the ones most motivated to take advantage of the services and the most employable, so they can begin to pay some rent at St. Michael's and free up low-income housing vouchers for others.

When St. Michael's is fully built out in several years it is expected to be a \$34 million complex with 180 affordable rental units in three buildings on a 24-acre property.

Fillmore, who has researched other veterans' programs, believes it will be unusual in the country because of its comprehensive services, its proximity to the VA and its campus setting that lets veterans create their own supportive community.

He has a simple slogan for what St. Michael's will be: "Homes for the brave."

The project is also noteworthy because of what it replaces. It fills a site where a decrepit 198-unit public housing project called Holy Temples Homes once stood. Those units were torn down years ago, but the vacant land became overgrown and a dump site.

Finally in 2011, city government officials sought development proposals, and the St. Michael's idea beat out three other more traditional multifamily plans.

The need is readily evident. A Kansas City area count on Jan. 30 identified 200 homeless veterans, including 101 in emergency shelters, 62 in transitional housing and 35 unsheltered.

Catholic Charities estimates the metro area number is actually much higher, approaching 1,400 to 1,800.

Kansas City VA Medical Center and U.S Housing and Urban Development officials praised the completion of the first St. Michael's building as an important part of an emerging national campaign to end veteran homelessness.

"We are particularly pleased that the new center will be located in such close proximity to the main medical center. The Kansas City VA looks forward to being part of this exciting initiative," assistant director Michael Moore said.

The first building cost about \$11 million, financed with some federal grant funding and primarily with an investment from a U.S. Bank community development subsidiary using federal and state low-income tax credits. The city also contributed about \$1.2 million to grade the site and build a new road.

For a while earlier this year, it looked like tax credits to finance the second \$11 million building might be in jeopardy, but they were recently approved, said Stuart Bullington, deputy director of Kansas City's neighborhoods and housing department. The city will contribute \$1.2 million in block grant funds for a service center as part of the second building. Construction should begin this fall and take about 18 months.

The city will hold meetings soon, Bullington said, to try to figure out the final phase financing. "It would be nice if some national funders would step up and support this," he said.

Residents of the Seven Oaks Neighborhood Association, which includes the St. Michael's site, are thrilled with the new development, replacing what had been an eyesore and a nuisance.

"It's absolutely gorgeous," said neighborhood association president Gwendolyn Davis.

She said having homeless and at-risk veterans move into the area is not a concern, and the neighborhood welcomes them.

“Everybody deserves a better place,” she said. “I think they’ll fit right in.”

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To reach Lynn Horsley, call 816-226-2058 or send email to lhorsley@kcstar.com (mailto:lhorsley@kcstar.com).