

Reno nonprofit opens senior apartments

STAFF REPORT

It has been a long wait for the members of Silver Sage Manor, Inc. The mission of this Reno nonprofit organization, formed in 1991, is to develop and operate affordable housing with services for the elderly and to support successful aging in place.

Over the last 15 years, Silver Sage Manor, Inc. has partnered with local developers, including the Reno Housing Authority, to build more than 500 affordable, mostly senior, apartments in 13 developments across Nevada.

This month, the small nonprofit begins a new phase in its evolution with the opening of Silver Sage Senior Residence, a 41-unit affordable senior apartment building in south Reno. The Residence is the first created by Silver Sage Manor, Inc. without a developer partner, and represents thousands of hours of work over the last three years by its all-volunteer Board of Trustees.

"It is a great joy for Silver Sage Manor, Inc. to complete our first affordable senior housing project as an independent developer," said George Aker, former board president. "The needs for quality housing at affordable rents seem to be limitless in our rapidly growing state. Every move forward is positive in meeting human need. We are grateful to all of our partners in this enterprise who have helped us achieve this goal."

Grand opening scheduled

Silver Sage Senior Residence will hold a public grand opening at 10 a.m. on Wednesday at 4885 South McCarran Boulevard, behind Holy Cross Lutheran Church, just east of Meadowood Mall.

On hand for the celebration will be Reno mayor Bob Cashell and Ward Three councilwoman Jessica Sferrazza.

Silver Sage Manor, Inc. also will honor the development's funders, including the Nevada Housing Division, AEGON USA Realty, the City of Reno,

U.S. Department of Housing and Urban Development, Charles Schwab Bank, Wells Fargo Bank, Idaho Nevada Community Development Financial Institution and the Federal Home Loan Bank of San Francisco.

The total development cost for the residence was approximately \$7.5 million.

Silver Sage Senior Residence is a two-story, elevator-equipped building with 33 one-bedroom and eight two-bedroom apartments with porches and balconies as well as community and service space. Common areas include a dining room with warming kitchen, library/lounge, computer lab, game room, theater, exam room and offices for management and support service staff.

All of the apartments have window views of greenery, onto a landscaped courtyard or Jamaica Park, which is next door to the development.

The residence is built with gabled roofs, wood roof braces and trellises and divided-pane windows. This design theme is carried through the interior, which includes a lantern chandelier in the entryway, mission-style wood furniture, tiffany-style lamps, and Western-themed artwork.

Silver Sage Senior Residence is a certified EnergyStar-rated development. The building includes high efficiency heating and cooling equipment, EnergyStar appliances, low-E thermal pane windows, high R-value wall and attic insulation, and automatic timer thermostat controls. The development also promotes water conservation with extensive desert landscaping.

Project reflects area needs

The Residence will serve a growing need in the Truckee Meadows for barrier-free and supportive senior housing. All of the units are affordable to seniors, age 55 and above, at or below 50 percent of area median income. Many seniors who bought homes

and moved to the Reno area to retire are finding it increasingly difficult to maintain their homes and independence as they age and become more frail. As noted in the City of Reno, City of Sparks and Unincorporated Washoe County Consolidated Plan (2000-2005):

"There is clear quantitative evidence to demonstrate housing assistance need for elderly persons, especially frail elderly. While the supply of elderly projects is relatively high, many do not provide supportive services."

Silver Sage Senior Residence will employ a part-time service coordinator, who will assist residents with remaining financially and physically self-sufficient.

Services will include on-site meal delivery through the county elderly nutrition program, blood pressure and oxygen screening, check-writing and shopping assistance, transportation assistance, and visits by the county mobile book van.

Holy Cross Lutheran Church is the original owner of the 1.5-acre parcel of land on which the residence is built, and a strong supporter of the project.

"Silver Sage Senior Residence provides quality housing, meeting a growing need in our community," said congregation member Diane Torry. "Holy Cross Lutheran Church is pleased and excited to have contributed to the successful building of the residence. We look forward to greeting and getting to know our new neighbors."

Silver Sage Manor, Inc. is itself a faith-based organization, which grew out of the discussions of a morning religious men's group. Nine of the 12 members of the Silver Sage Board of Trustees are members of the Lutheran Church of the Good Shepard, a Reno church affiliated with the Evangelical Lutheran Church in America.

For more information about Silver Sage Senior Residence, contact Weststates Property Management at 823-8880.