

Senior Heritage Board Meeting

MINUTES

Tuesday, December 7, 2021

11:00 AM

Visionary Room ~ Silver Key Campus

1625 South Murray Boulevard

	Topic	Owner	Action
I. Call to Order	11:00 AM	Howard Black, Chair	In attendance: Howard Black, Paul Spencer, Jason DeaBueno, Valerie Anders, Guests Dayton Romero and Dianne Reitan, Sue Readnour, recorder Absent: David Lord, Carla Hartsell
II.	Old Business A. Notifying Residents & Community about Re-Brand	Howard Black, Chair Dianne Reitan, Marketing Dept.	History - after sending two letters, one by certified mail, since March 19, 2021 - on October 25, 2021, notification was received from HUD stating that the name had been changed in their system from Senior Heritage Plaza to Silver Key Apartments. Jason gave a brief history about the upcoming affordable housing initiative as well as a recap about the challenge with getting Senior Heritage Plaza rebranded to Silver Key Apartments, which helps with our application to CHFA when applying for low-income housing tax credits (LIHTC) for the new affordable housing apartment that Silver Key is looking to build on their campus. Paul's thoughts: Typically, the senior population does not like change. Prior to making public notification about the name change, his thought is that it would be appropriate to have a meeting in which the Senior Heritage residents would be invited to a meeting in the community room at Senior Heritage Plaza and ensure adequate social distancing, to include a representative (Jason DeaBueno) from Silver Key, Howard Black (President of the Senior Heritage Plaza Board), and the Senior Heritage case manager to discuss the reason(s) for the change in name of the apartment complex, to include that this change has no bearing on the residents, will not affect their rent, etc. but that it shows to the Colorado Housing and

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		<p>Finance Authority (CHFA) that Silver Key has experience with regard to affordable housing.</p> <p>Following the meeting with residents, a plan will be made to roll out messaging to the community. Paul will work with Sue regarding timing of the event; Jason asked that it be before mid-January. Dianne Reitan will get a copy of the service mix to Paul.</p> <p>Val asked about updating signage? Is there someone that Colorado Springs Housing Authority uses. They use Sign Shop, whom Val/Silver Key is familiar with. Paul suggested that we establish how we want the signage with regard to colors, etc. and if he or Chad Wright need to connect with them, they can do that. Val stated there is an awning out front and also a concrete sign. We may need to outreach to Trudy Harper (who does Senior Heritage Plaza financials) to see if they can pay for the signage.</p> <p>Val asked if the Senior Heritage residents are billed monthly; are invoices sent? Paul responded that no notices are sent, residents simply send rent payment to them. There is no need for any logo to be added to any of the documents that go to the residents from the Housing Authority.</p> <p>A press release will be done prior to February 1, 2022; also signage will not be updated until after the discussion with the residents.</p> <p>Paul indicated they would be happy to be property manager of the new apartment complex, dependent upon staffing bandwidth at that time.</p>
B. Review of Minutes From 6/1/2021	Howard Black	Val moved to accept the minutes as written; Jason seconded, motion carried.
C. Financials	Paul Spencer	<p>Financials were distributed ahead of time to the Board and are a part of the permanent record. Paul stated there is really nothing to bring before the board; everything is standard operating.</p> <p>Jason moved accept the financial report, Val seconded; approved as presented.</p>

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III.	New Business	Howard Black, Chair	Dayton Romero, guest, summarized information re: TBRA (tenant-based rental funds). Jason asked Paul's opinion as to whether this would be a good fit for Silver Key (to take on the administration of these funds. Paul stated administering this can create an administrative burden, requires training for staff, lot of it will be reviewed/audited (as it should). Paul asked "how much do you want to take on? Do you also want to get into the administrative piece?" Jason then asked if the City gave us funds specifically for seniors, but we do not have staffing to be able to appropriately administer the funds, can City help to administer?" That is something that would need to be asked of the City.
IV. Adjourn			With no further business to discuss, the meeting was adjourned at 11:38 AM

Upcoming Meetings ~ 2022

Tuesday, February 1, 2022

Tuesday, April 5, 2022

Tuesday, June 7, 2022

Tuesday, August 2, 2022

Tuesday, October 4, 2022

Tuesday, December 6, 2022

Carla L. Hartsell 8.4.23
Signature & Date

CARLA L. HARTSELL 8.4.23
Print Name & Title

