

# Boulder County Housing Guide

Housing Resources for Older Adults and Adults with Disabilities



The Boulder County ARCH is a collaboration of aging and disability agencies that provide a continuum of Information & Assistance services in Boulder County. The ARCH is part of the federal Aging and Disability Resource Center program. The program's goal is to streamline access to information and services that support individuals to remain as independent as possible. ARCH services are available to people age 60 and over and to adults 18 and over with a disability, who need information about short and/or long-term supportive services and options or assistance in accessing those services. The ARCH includes a Call Center and an online, enhanced website with local community resources, which are staffed and managed by the Area Agency on Aging. The Boulder County Area Agency on Aging is the lead agency for the ARCH and staffs and manages the Call Center and website.

### **Boulder County ARCH Partners**

**Adult Care Management, Inc.**

**Boulder County Area Agency on Aging**

**Center for People with Disabilities**

**City of Boulder Senior Services**

**City of Lafayette Senior Services**

**City of Longmont Senior Services**

**Imagine!**

#### **Disclaimer**

*This Housing Guide is provided as a public courtesy.  
No specific provider or service included in the directory is recommended or endorsed.*

### **PRACTICE SUSTAINABILITY**

**These resources and more can be found at [www.BoulderCountyHelp.org](http://www.BoulderCountyHelp.org)**

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# Housing Options

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## **ASSISTED LIVING**

Assisted living residences are also known as personal care homes, personal care boarding homes, residential care homes, or alternative care facilities. These homes or facilities are designed for older adults or adults with disabilities who can no longer live at home due to safety or care concerns, but are not yet in need of skilled nursing care. Assisted living residences offer 24-hour oversight, meals, snacks, housekeeping, medication supervision, and assistance with bathing, dressing, and grooming (also known as Activities of Daily Living or ADLs). Residents have private or semi-private rooms with shared living and eating areas. Sometimes additional services or amenities can be purchased for additional charges. The facility will conduct a comprehensive evaluation (also known as a functional assessment) to determine the physical and cognitive abilities of the applicant prior to acceptance for admission.

The Colorado Department of Public Health and Environment requires that any assisted living facility caring for three or more clients be licensed according to State standards. For more information visit their website at [www.cdphe.state.co.us](http://www.cdphe.state.co.us) or call 303-692-2800.

## **INDEPENDENT LIVING**

Residents in an independent living situation live in their own apartments with little or no support from the housing facility. Apartments have all the amenities needed to live an independent lifestyle. Services provided by housing facilities vary. Types of independent living apartments include privately-owned, public housing, and different types of affordable housing. Privately-owned senior apartment costs are determined by the owner and vary according to types of services, application fees, entrance fees, and security deposits.

## **LIFECARE OR CONTINUING CARE RETIREMENT COMMUNITIES (CCRCs)**

Continuing Care Retirement Communities (CCRCs) offer residents a “guaranteed” continuum of care, from independent living to assisted living and nursing care if required, within one building or on a campus of buildings. Residents should expect to sign a contract with an initial fee for “lifetime” long-term care services.

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## **PRIVATE PURCHASE HOUSING and MOBILE HOME PARKS**

Private purchase housing resources refer to the purchase of a home (condominium, townhome, duplex, mobile home, single-family home) in a 55+ community. Some mobile home parks are designated for older adults 55+. In some instances a prospective resident may put their own mobile home on the site. In other cases, a prospective resident may have to purchase a mobile home in the community.

## **PUBLIC RENTAL HOUSING**

The term “public housing” can be confusing. In general, there are two types of housing that are provided by most housing authorities: affordable rentals and rent assistance programs. Affordable rentals are housing units that have no sliding scale and no subsidy, but the rent is fixed at an amount that is below market rate. Affordable rentals are owned and managed by either a public housing authority or a private entity. Private affordable rentals are usually administered by a nonprofit property management company. Most affordable housing has income restrictions. When income restrictions apply, this information is usually posted with the vacancy announcement or the rental application.

Rent assistance programs have different categories and require qualification for vouchers. For example, Housing Choice Vouchers, property based assistance, and the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program.

## **SKILLED NURSING FACILITIES**

Skilled Nursing Facilities are health care facilities which provide short-term rehabilitation or long-term care. These facilities are also licensed by the Colorado Department of Public Health and Environment for intermediate and skilled care. All facilities provide personal and medical care, as well as meals, housekeeping, and 24-hour supervision. Most rooms are shared, but some facilities offer private rooms, and some facilities have separate Alzheimer’s units. A written referral from a physician is required.

# More Information Related to Housing

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## **Chore and Fix-it Programs**

Chore and Fix-it programs provide home repairs for older adults or adults with disabilities. Examples of repairs can include grab bar installation, leaky faucet repair, weatherization, and other household jobs such as lamp and switch repair, hanging mirrors and pictures, and furniture repair.

## **Emergency Rent Payment Assistance**

Emergency rent payment assistance programs help make rental payments for people who are at risk of eviction without assistance. Most programs have eligibility requirements.

## **Emergency Utility Assistance**

Emergency utility assistance programs provide financial assistance for people who are at risk of having their utilities shut off. Most programs have eligibility requirements.

## **Housing Authorities**

Housing Authorities can be nonprofit, city, county, or state housing offices that provide information about eligibility for and vacancies for affordable housing properties that are under their jurisdiction. Housing authorities accept Housing Choice Voucher (HCV) applications, provide Housing Choice Vouchers (HCV), make approved Housing Choice Voucher

(HCV) rental payments and administer public housing communities.

- Boulder County Department of Housing and Human Services: 303-441-3929
- Boulder Housing Partners: 720-564-4610
- Longmont Housing Authority: 303-651-8581
- Center for People with Disabilities: 303-442-8662

## **Housing Counseling**

Housing Counseling programs provide comprehensive assistance for people who want to rent or purchase housing as well as current homeowners dealing with foreclosure issues.

## **Moving Assistance**

Moving Assistance programs provide help for people who need assistance with relocation. Senior Move Managers specialize in helping older adults relocate and “right-size”.

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## Property Tax Information

Property Tax Information programs provide help with specific property tax-related issues.

- Boulder County Assessor: Senior Property Tax Exemption: 303-441-4830
- Boulder County Treasurer: Senior Property Tax Deferral Program: 303-441-3520
- Boulder County: Property Tax Work-off Program: 303-441-4923

## Home Improvement & Modification Assistance

There are programs that pay for or provide assistance in the form of consultation, labor and/or supplies for people who want to build an accessible home or need to upgrade their homes to make them safe (e.g. grab bars), accessible (e.g. ramps), and energy efficient.

## Rent Assistance Voucher Programs

### Tenant Based Voucher

**The Housing Choice Voucher Program**, previously known as “Section 8”, is a tenant-based rent assistance program. The tenant must be approved by a public housing authority before being eligible for this type of assistance. Once a tenant has a Housing Choice Voucher, the tenant may rent from any landlord that accepts the voucher, whether it is a public housing authority or a private landlord. There are limited Housing Choice Vouchers and the waitlist is frequently closed for years at a time. No applications are accepted when the waitlist is closed. When the waitlist is open, it is advertised on the websites of the local housing authorities and through legal notices in local newspapers, including the Boulder Daily Camera and the Longmont Times-Call. Because of the high demand, not all applicants will receive a voucher.

### Property Based Voucher

A property based voucher means that a particular property has been approved by the public housing authority and received a voucher. An eligible tenant gets the benefit of the rent assistance. If a tenant moves and leaves the property, then she or he would no longer have

rent assistance unless they moved to another property based voucher location. There are limited property based vouchers and the waitlist is frequently closed for years at a time. No applications are accepted when the waitlist is closed. When the waitlist is open, it is advertised on the websites of the local housing authorities and through legal notices in local newspapers, including the Boulder Daily Camera and the Longmont Times-Call.

There are some limited rural properties in Nederland and Lyons that have property based rent assistance, and do accept names on a waitlist. The waitlists are fairly long, often one to two years in duration. However, if a property does accept applications for the waitlist, it is a good idea to plan ahead and find out about eligibility.

### **HUD-Veterans Affairs Supportive Housing Program Vouchers (HUD-VASH)**

The VASH program combines a Housing Choice Voucher for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The VA provides these services for participating Veterans at VA medical centers and community-based outreach clinics. All participants

are referred to the Boulder County Housing Authority by the VA. At the time of printing, there are no VASH vouchers available. Future funding for this type of voucher is unknown, but more information can be obtained from the Boulder County Veterans Service Office at 303-441-3890.

**Eligibility:** Although the waitlists are often closed for years at a time, please contact your local housing authority if you want to understand the eligibility guidelines so that you can be prepared for an opening of a waitlist.

### **Weatherization Programs**

Weatherization programs provide assistance in the form of labor and supplies to help people improve the energy efficiency of their homes and protect them from the elements.

### **Yard Work**

Yard Work programs provide maintenance services for people who need assistance in the upkeep of their yards. These programs can include snow and/or leaf removal.

# After Hospitalization What Are My Options If I Can't Return Home?

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**Darlene Savage, R.N.**  
**Director - Care Coordination**  
**Longmont United Hospital**

An acute hospitalization can occur as a planned or unplanned event. In either case, the optimal outcome is to regain one's prior level of functioning and return home. For a planned surgical procedure, the information you receive from your doctor prior to your surgery should best inform you of the surgical procedure and expected course of recovery. Because your physician knows your health history and you know your personal situation and abilities, this is the time to ask questions and honestly plan and assess how easy or difficult it will be for you to return to your own environment. However, even with the best of preparation and planning, events may occur that prevent returning home immediately upon discharge. A hospital care coordinator or discharge planner can help you understand the services and options available to you. This is always a coordinated effort to develop the most appropriate plan of care to meet your needs after hospitalization.

When you pass a safe discharge screen and are stable enough to receive the next level of care but not able to immediately return home, the most commonly utilized resources and facilities are:

## **Inpatient Rehabilitation**

Inpatient rehabilitation provides 24-hour inpatient skilled therapeutic care for patients requiring intensive physical, occupational or speech therapy in order to restore the patient to their former range of functioning. Typically, the patient must be able to tolerate three hours per day total of physical therapy (PT), occupational therapy (OT), or speech therapies. The environment is well-suited, but not limited to, therapies for stroke and neurological injury where the patient does not require a qualifying three day stay for Medicare patients, but must be authorized by Medicare Managed Care and commercial insurance RN reviewers and be allowed in your benefit plan.

## **Skilled Nursing Facility (SNF)**

A skilled nursing facility provides 24-hour skilled care for acute patients. Patients are referred when skilled needs for PT, OT, speech or nursing care are required under 24/7 supervision. Intravenous (IV) medications can be administered there. A plan is set in place to help improve the patient's condition within a predetermined time period with reassessment of the skilled needs and further goal setting as progress is made. SNFs are certified and licensed to make sure Federal and State health and safety guidelines and requirements are met. Most SNF's provide rooms and services for both short-term rehabilitation patients and residents who are receiving long- or short-term, non-skilled custodial care. Some hospitals also have SNF beds for short-term skilled care on site. Most SNFs also offer Hospice and respite care services.

Just as it is important to know and understand the skilled care services each facility offers, it's equally as important to know what qualifies you – or not, for skilled care; to separate fact from fiction and help prepare you to make the most informed choice possible. Medicare, Managed Medicare Plans, Medicaid and other commercial insurance coverage will vary with respect to facilities which are in network for allowable skilled care. Each payer may also have differing regulations for admission criteria and monitoring your length of stay. Of course, private pay is accepted in all facilities.

For more information about choices in your community contact the Resource Specialist or Aging Resource Consultant in your area located at the end of the Housing Guide. For more information about Medicare, contact your local Medicare Counselor at 303-441-1546.

*Darlene Savage, R.N. has 25 years of experience in healthcare. She works in an acute care hospital, working with the nurse care coordinators and professional social workers to optimally support the patient's transition and journey beyond hospitalization.*

# How to Choose an Assisted Living Facility

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## PROVIDER AGREEMENT/ POLICIES:

- Do the admission criteria match my needs?
- Have I reviewed the terms of the financial/provider agreement?
- Have I considered future fee increases?
- Is the unused portion of the rent refunded upon transfer/discharge?
- Do I have a choice in the selection of medical/health care providers if additional services are needed?
- Are the specific services offered clearly and identified in the agreement?
- Have I reviewed the house rules?
- Have I reviewed all of the reasons for which I may be transferred or discharged?

## LICENSE/CERTIFICATION:

- Is the facility licensed by the state and in good standing?
- Is the facility Medicaid certified?

## SPACE:

- Is the bedroom private or shared?
- Is the bathroom private or shared?
- Are the shared areas clean?
- Is there space for personal belongings?
- Does the floor plan allow for easy mobility for me?
- Are there private areas other than the bedroom for visits?

## SAFETY:

- Is bathroom safety equipment installed or available if needed? (grab bars, raised toilet seat)

- Is there a call system?
- Are walkers/wheelchairs permitted?
- Are hallways and doorways wide enough for wheelchairs?

## CARE PLANS:

- Am I involved in the care planning process?
- Is my family/responsible party involved?
- Is my physician or other health provider involved?
- Are the care plans updated to reflect changes in care needs?

## PERSONAL SERVICES:

- Does the facility provide assistance with dressing?
- Does the facility provide assistance with bathing?
- How many times per week is bathing provided?
- Does the facility provide assistance with toileting or incontinency? Does this include assistance with bowel and bladder?
- Does the facility provide assistance with transfers from wheelchair to bed, etc.
- Does the facility provide assistance with medications?

## STAFF:

- What is the operator/administrator's training?
- Do staff receive training to work with special needs or behaviors, such as dementia?
- Is there high staff turn-over?
- What is the ratio of staff to resident?
- Are staff awake at night?

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## MEALS:

- Are specialized diets available?
- Are cultural or ethnic preferences considered?
- Are residents involved in menu planning?
- Can residents help with meal preparation and have access to the kitchen?
- Are snacks/beverages readily available between meals?
- Are extra helpings and substitutions available?

## SOCIALIZATION:

- Are activities available within the facility?
- Does the facility take residents on outings?
- Is somebody designated to conduct activities?
- Would my interests match the level/type of activities provided?
- Are there residents I can socialize with?
- Is there a written schedule of activities?
- Does the facility provide transportation?

## COMMUNICATION:

- Does facility inform family/physician when an unusual event occurs?
- Do you feel comfortable talking with the Administrator/Operator, Manager/Billing, and or Staff/Caregivers?
- Is the grievance procedure easily understood?
- Is telephone use accessible and conducive to privacy?

## FACILITY TOUR/OBSERVATIONS:

- Have I toured the entire facility?
- Have I observed the kitchen and pantry?
- Have I observed a meal?
- Does the atmosphere seem pleasant?
- Does there seem to be enough staff available?
- Are pets allowed?
- Do residents seem happy and engaged?
- Do residents appear to be clean, groomed and odor-free?
- Have I observed staff/resident interaction?
- Have I observed for cleanliness and odors?

## When making your final choice, keep these tips in mind:

- Trust your initial feelings and reactions.
- Try not to make a hasty decision. There are many homes from which to choose.
- Consider the location of the home.
- Make an unannounced visit after your initial tour.
- Talk to residents.
- Ask for references.
- Ask to take home copies of the admission packet and house rules.
- Take the time to review the materials and ask lots of questions.

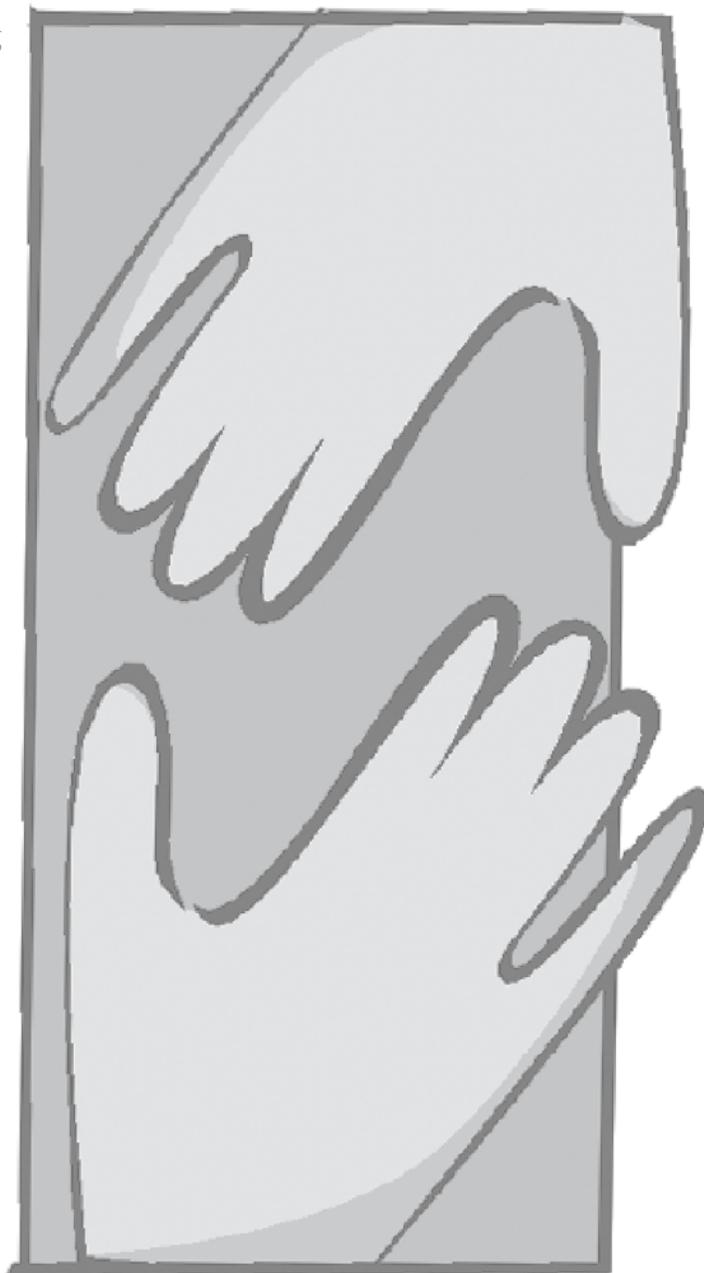
*Excerpted from the Colorado Department of Public Health and Environment brochure: How to Choose an Assisted Living Facility [www.cdphe.state.co.us](http://www.cdphe.state.co.us)*

# Boulder County Long-Term Care Ombudsman Program

Empowering residents, working to have their voices heard, is at the heart of the Ombudsman's work. The Boulder County Long-Term Care Ombudsman Program is a free advocacy service for residents of nursing homes and assisted living homes. Residents have specific rights which are part of state and federal regulations and an Ombudsman is an advocate for these rights. The services of the Ombudsman can be used by residents, their friends and relatives, staff at the homes and the general public.

## Long-Term Care Ombudsman:

- Empower and assist residents to get the quantity and quality of care they need in the homes, including physical, social, recreational and emotional support services
- Identify and investigate residents' concerns and work towards successful resolution
- Assist facility staff in meeting the needs and concerns of residents through education and consultation.
- Advocate for improvements and changes in legislation and policies affecting long-term care
- Educate the community about long-term care by providing factual information and access to available resources in the community
- Prior to selection of a home, provide survey results and comparisons of homes to those considering a move to a Long-Term Care facility.



*For more information, contact Boulder County Area Agency on Aging: Long-Term Care Ombudsman Program at 303-441-1173 or [infoLTCO@BoulderCounty.org](mailto:infoLTCO@BoulderCounty.org)*

# How to Pay for Long-Term Care

Financing Option	Only Available for Long-Term Care Costs	Remaining Funds Available to Heirs	Rate of Asset	Eligibility Requirement	Risk of Insufficient Funds	Cost
<b>Family Support and Caregiving</b>	No	No	None	No	Moderate	You pay for services that family members are unwilling to provide
<b>Personal Savings</b>	No	Yes	Variable	No	High	You are responsible for creating private savings
<b>Long-Term Care Insurance</b>	Yes	No	Fixed	Yes	Moderate to Low	Monthly premiums for the life of the policy
<b>Limited Long-Term Care Insurance</b>	Yes	No	Fixed	Yes	Moderate to Low	Large one-time or short-term monthly premium
<b>Reverse Mortgages</b>	No	Yes	Variable	Yes	Moderate	Processing and origination fees to establish mortgage
<b>Continuing Care Retirement Community</b>	Yes	Yes	Variable	Yes	Low	High purchase price and fixed monthly payment required of CCRC property
<b>Veterans Benefits</b>	No	No	None	Yes	Moderate to High	None
<b>Medicare</b>	No	No	None	Yes	Moderate to High	Co-payments and deductibles
<b>Medicaid</b>	No	No	None	Yes	High	You pay for services not covered by Medicaid

Adapted from Paying for Long-Term Care [www.Medicare.gov](http://www.Medicare.gov)

## Medicaid

If your income and resources are limited, you may qualify for Medicaid. Medicaid will pay for custodial care in some assisted living facilities and in most nursing homes if eligibility criteria are met. For more information, contact the Boulder County Department of Housing and Human Services: Medicaid Program: 303-441-1000

## Medicare

Medicare generally doesn't pay for long-term care. Medicare also doesn't pay for help with activities of daily living or other care that most people can do themselves. Medicare will help pay for skilled nursing or home health care if you meet certain conditions. For more information, contact the Boulder County Area Agency on Aging: Medicare Counseling Program 303-441-1546.

# Glossary of Terms

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## **Activities**

Planned social, recreational, and/or educational events within the building are offered either free of charge or for a nominal fee. Local or chartered trips are sometimes available.

## **Certified Staff**

Staff trained to provide certain levels of care. Some facilities offer certified nursing assistants, licensed practical nurses, and registered nurses, along with physical, occupational, and speech therapists. All aides in nursing homes in Colorado are required to be certified.

## **Emergency Response**

There is a system or device in place so that a resident can request emergency assistance.

## **Functional Assessment**

The facility performs an assessment to determine the needed level of care.

## **Housekeeping**

Laundry service and/or cleaning is typically included in the rent.

## **Meals**

Optional or required for 1 - 3 meals per day. Cost is separate or included in the rent. Some facilities do not offer a meal option.

## **Medication Supervision**

Daily reminders to take medications. Facilities are prevented by law from dispensing medications unless certified staff people are present.

## **Personal Care Assistance**

Assistance is given in one or more of the activities of daily living, such as bathing, dressing, grooming, and eating.

## **Pets**

Some facilities allow pets, often with an additional pet deposit. Senior housing subsidized by HUD must accommodate some service animals.

## **Secure Alzheimer's Unit**

The facility provides a locked or secure-unit or building for residents with Alzheimer's to provide extra security for residents who may wander.

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## **Secure Building**

The facility has a passcard or entry code, after-hours locking doors, a security staff, a check-in desk, or other method to ensure personal security for residents.

## **Short-Term Respite Care**

Some facilities will accept residents on a short-term basis while their regular caregiver is away.

## **Social Services**

A member of the staff or another person who assists residents with problem-solving and securing resources to meet psychosocial and physical needs. Social services are provided in all nursing facilities and in some assisted living homes and subsidized housing sites.

## **Transportation**

Some facilities have vans for local trips, doctor appointments, or shopping. Other facilities will help you make transportation arrangements.

## **24-hour Oversight**

Staff is available to residents 24 hours a day.

## **Wheelchair Accessible Units**

Units are specifically designed to meet the needs of a person using a wheelchair. Unit has wide doorways as well as modifications to the kitchen, bathroom, and other living areas.

# Housing for Veterans

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**CO. Department of Human Services: 303-866-4408**  
**State and Veterans Nursing Homes**

1575 Sherman Street, Denver, CO 80203

The Office of State and Veterans Nursing Homes operates six nursing homes located throughout Colorado. Five of these homes are specifically for veterans and veteran family members. They are located in Aurora, Florence, Homelake (Monte Vista), Rifle, and Walsenburg. Trinidad State Nursing Home is not a state veterans home and is therefore available to all eligible Colorado residents. Each facility offers skilled nursing care and each facility is Medicaid certified.

**Colorado State Veterans Center 888-838-2687**  
**at Homelake Domiciliary**

3749 Sherman Avenue, Monte Vista, CO 81444

The Domiciliary at Homelake provides assisted living style housing for honorably discharged veterans, veterans' spouses or widows, and "Gold Star" parents who meet eligibility requirements. Generally, domiciliary residents are more independent than nursing home residents and require a lower level of care.

**Help for Homeless Veterans 1-877-424-3838**

The Veterans Administration has services to help homeless Veterans. Call 1-877-424-3838 or chat online at [www.VA.gov/homeless](http://www.VA.gov/homeless).

## Other resources for Veterans

**Boulder Vet Center 303-440-7306**

4999 Pearl East Circle, Suite 106 Boulder, CO 80301

**Colorado Department of 303-343-1268**  
**Military and Veterans Affairs:**  
**Colorado Division of Veterans Affairs**

7465 East 1st Avenue, Denver, CO 80230

**Disabled American Veterans 303-914-5570**

155 Van Gordon Street, Denver, CO 80225

**National VA Caregiver Support Line 855-260-3274**

**University of Colorado at Boulder 303-735-3028**  
**Veterans Services**

203B, University of Colorado at Boulder, Boulder, CO 80309

**VA Eastern Colorado 303-399-8020**  
**Health Care System (ECHCS)**

1055 Clermont Street, Denver, CO 80220

**Veterans Crisis Line 1-800-273-8255**

**Veterans Helping Veterans Now 720-620-3215**

600 Terry Street, Longmont, CO 80501

**Veterans Service Office 303-441-3890**

4999 Pearl East Circle, Suite 106 Boulder, CO 80301

**Workforce Boulder County: 303-301-2900**  
**Veterans Employment Services**

2520 55th Street, Boulder, CO 80301



# Boulder Housing Options

## INDEPENDENT LIVING

- |   |   |              |
|---|---|--------------|
| 1 | Academy, The<br>970 Aurora Ave., Boulder, CO 80302                            | 303-938-1920 |
| 2 | Boulder Meridian<br>801 Gillaspie, Boulder, CO 80305                          | 303-494-3900 |
| 3 | Carillon at Boulder Creek, The<br>2525 Taft Drive, Boulder, CO 80302          | 720-564-6844 |
| 4 | Dunn Memorial Senior Housing<br>4805 Baseline Rd., Boulder, CO 80303          | 303-554-2014 |
| 5 | Frasier Meadows<br>Retirement Community<br>350 Ponca Place, Boulder, CO 80303 | 303-499-4888 |
| 6 | Golden West – Flatirons Terrace<br>930 28th Street, Boulder, CO 80303         | 303-939-0842 |
| 7 | Golden West – The Towers<br>1055 Adams Cir., Boulder, CO 80303                | 303-444-3967 |
| 8 | Presbyterian Manor<br>1050 Arapahoe Ave. Boulder, CO 80302                    | 303-444-0642 |
| 9 | Villas at the Atrium †<br>3350 30 <sup>th</sup> St., Boulder, CO 80301        | 303-444-0200 |

## Public Housing

- |    |   |              |
|----|---|--------------|
| 10 | Boulder Housing Partners (BHP)<br>4800 N. Broadway, Boulder, CO 80304 | 720-564-4610 |
| 11 | Canyon Pointe**<br>700 Walnut, Boulder, CO 80302                      | 720-564-4610 |
| 12 | Northport*<br>1133 Portland Place, Boulder, CO 80304                  | 720-564-4610 |
| 13 | Walnut Place*<br>1940 Walnut, Boulder, CO 80304                       | 720-564-4610 |

## ASSISTED LIVING

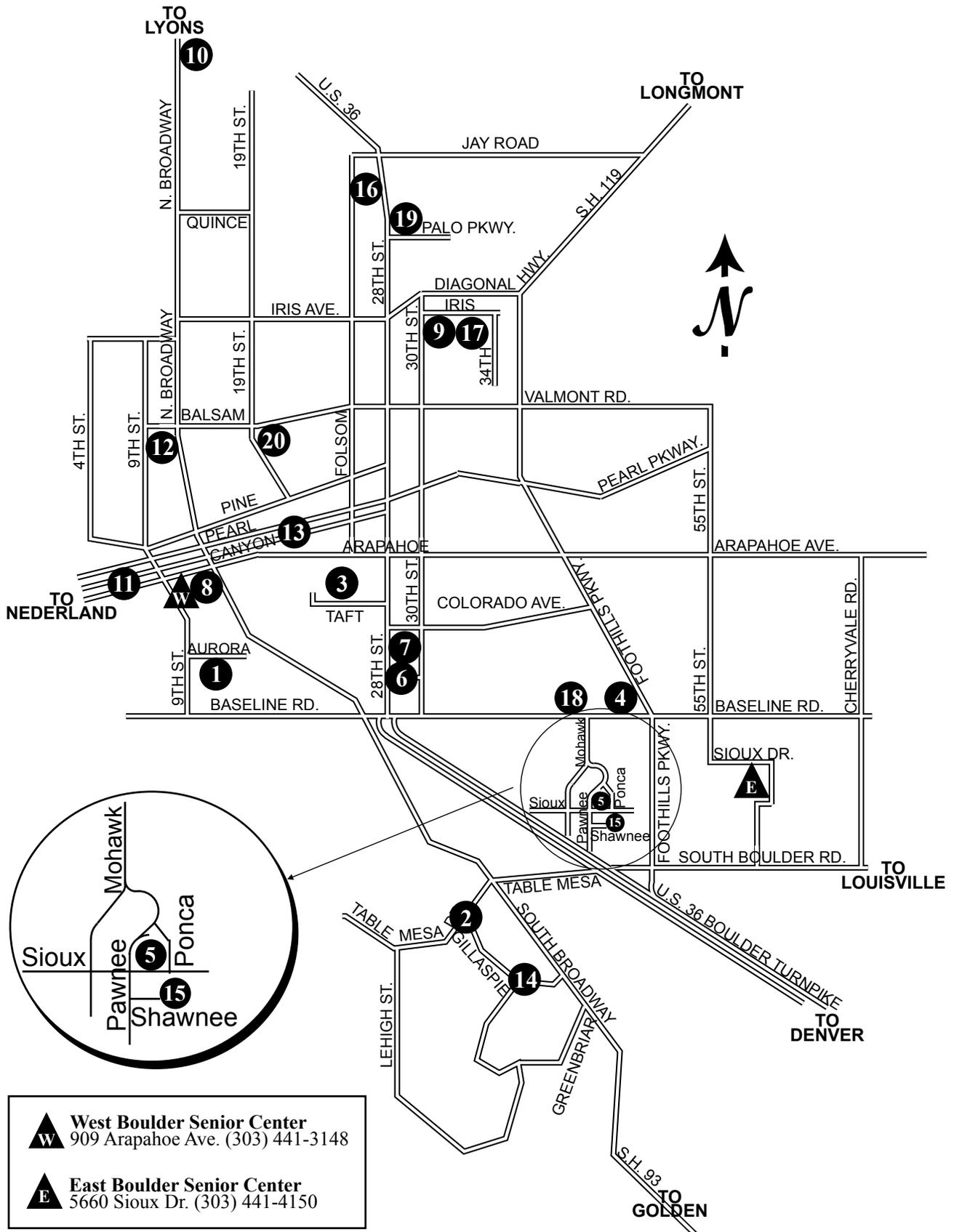
- |    |  |              |
|----|--|--------------|
| 1  | Academy, The<br>970 Aurora Ave., Boulder, CO 80302                                 | 303-938-1920 |
| 1  | Academy at Bella Vista, The<br>970 Aurora Ave., Boulder, CO 80302                  | 303-938-1920 |
| 3  | Carillon at Boulder Creek, The<br>2525 Taft Drive, Boulder, CO 80302               | 720-564-6844 |
| 5  | Frasier Meadows<br>Retirement Community<br>4900 Thunderbird Dr., Boulder, CO 80303 | 303-499-4888 |
| 7  | Golden West – The Mezzanine<br>1055 Adams Cir., Boulder, CO 80303                  | 303-444-3967 |
| 14 | Mary Sandoe House<br>1244 Gillaspie, Boulder, CO 80303                             | 303-494-7317 |
| 15 | Shawnee Gardens<br>4755 Shawnee Place, Boulder, CO 80303                           | 303-494-1123 |
| 16 | Sunrise Assisted Living †<br>3955 28 <sup>th</sup> St., Boulder, CO 80301          | 720-406-1000 |
| 17 | Wynwood at Ridge Point<br>3375 34 <sup>th</sup> St., Boulder, CO 80301             | 303-473-0333 |

## SKILLED NURSING FACILITIES

- |    |  |              |
|----|--|--------------|
| 18 | Boulder Manor<br>4685 Baseline Rd., Boulder, CO 80303                              | 303-494-0535 |
| 5  | Frasier Meadows<br>Retirement Community<br>4950 Thunderbird Dr., Boulder, CO 80303 | 303-499-8412 |
| 19 | Manor Care<br>Palo Parkway, Boulder, CO 80301                                      | 303-440-9100 |
| 20 | Mesa Vista of Boulder County<br>2121 Mesa Dr., Boulder, CO 80304                   | 303-442-4037 |

† No age restriction \* BHP Property \*\*BHP Property Age Restricted

# Boulder Locator Map



## Boulder Reference Chart

	Application Fee	Medicaid	Medicare	Security Deposit	Accepts Housing Choice Voucher	Number of Units	Activities	Certified Staff	Emergency Response Functional Assessment	Housekeeping	Meals	*Flexible or Vary
<b>INDEPENDENT PUBLIC HOUSING</b>												
Canyon Pointe					•	82	•		•			
Northport					•	50	•		•			
Walnut Place					•	95	•		•			
<b>INDEPENDENT LIVING</b>												
Academy, The				•		52	•	•	•	•	•	•*
Boulder Meridian	•			•		96		•	•			•*
Carillon of Boulder Creek, The						117	•	•	•	•	•	•
Dunn Memorial Senior Housing				•	•	14		•	•			
Frasier Meadows Retirement Community	•					202	•	•	•	•	•	•
Golden West - Flatirons Terrace	•			•		54	•		•	•		•*
Golden West - The Towers	•			•	•	252	•		•			•
Presbyterian Manor	•			•	•	80						
Villas at The Atrium, The						82	•		•	•		•*
<b>ASSISTED LIVING</b>												
Academy, The	•			•		10	•	•	•	•	•	•
Academy at Bella Vista, The	•			•		10	•	•	•	•	•	•
Carillon of Boulder Creek, The						117	•	•	•	•	•	•
Frasier Meadows Retirement Community						32	•	•	•	•	•	•
Golden West - Mezzanine	•	•		•		56	•	•	•	•	•	•
Mary Sandoe House		•		•		24	•		•	•	•	•
Shawnee Gardens	•			•		7	•	•	•	•	•	•
Sunrise Assisted Living of Boulder	•					84	•	•	•	•	•	•
Wynwood at Ridge Point						76	•		•	•	•	•
<b>SKILLED NURSING FACILITIES</b>												
Boulder Manor		•	•	•		165	•	•	•	•	•	•
Frasier Meadows Retirement Community		•	•			108	•	•	•	•	•	•
Manor Care		•	•			140	•	•	•	•	•	•
Mesa Vista of Boulder		•	•			162	•	•	•	•	•	•

Medication	Supervision	Personal Care	Assistance	Pets Allowed (Limited)	Pet Deposit	Secure	Alzheimer's Unit	Secure Building	Short-Term Respite Care	Social Services	Transportation	24-Hour	Oversight	Wheelchair	Accessible Units
				•	•			•						•	Canyon Pointe
				•	•			•						•	Northport
				•	•			•						•	Walnut Place
				•							•				Academy, The
•	•	•	•	•	•			•	•		•	•			Boulder Meridian
•	•	•	•	•	•			•	•	•	•	•		•	Carillon of Boulder Creek, The
				•				•				•		•	Dunn Memorial Senior Housing
•	•	•	•	•				•			•	•		•	Frasier Meadows Retirement Community
				•	•						•			•	Golden West - Flatirons Terrace
				•	•							•		•	Golden West - The Towers
				•	•			•							Presbyterian Manor
				•	•				•		•	•		•	Villas at The Atrium, The
•	•	•	•								•	•		•	Academy, The
•	•	•	•			•			•		•	•		•	Academy at Bella Vista, The
•	•	•	•	•	•			•	•		•	•		•	Carillon of Boulder Creek, The
•	•	•	•							•	•	•		•	Frasier Meadows Retirement Community
•	•	•	•	•	•							•		•	Golden West - Mezzanine
•	•	•	•	•	•							•		•	Mary Sandoe House
•	•	•	•	•	•			•		•	•	•		•	Shawnee Gardens
•	•	•	•			•		•	•	•	•	•		•	Sunrise Assisted Living of Boulder
•	•	•	•	•	•				•		•	•		•	Wynwood at Ridge Point
•	•	•	•					•	•	•	•	•		•	Boulder Manor
•	•	•	•			•		•	•	•	•	•		•	Frasier Meadows Retirement Community
•	•	•	•					•	•	•	•	•		•	Manor Care
•	•	•	•			•		•	•	•	•	•		•	Mesa Vista of Boulder

# Longmont Housing Options

## INDEPENDENT LIVING

1. Applewood Villa † 303-776-6081  
1805 Stroh Place, Longmont, CO 80501
2. Aspen Meadows 303-485-5232  
70 21<sup>st</sup> Ave., Longmont, CO 80501
3. Atria Longmont † 303-678-5050  
2310 9<sup>th</sup> Ave., Longmont, CO 80503
4. Hover Manor 303-772-9292  
1401 Elmhurst Dr., Longmont, CO 80503
5. Longmont Regent 303-651-7022  
2210 N. Main St., Longmont, CO 80501
6. St. Vrain Manor 303-776-3785  
606 Pratt St., Longmont, CO 80501
7. Tanglewood Condominiums 303-774-0300  
100 21<sup>st</sup> Ave., Longmont, CO 80501
8. Village Place 303-678-5416  
600 Coffman, Longmont, CO 80501

## Affordable Rentals

9. Hearthstone, The 303-678-8610  
1762 Cook Court, Longmont, CO 80503
10. Lodge at Hover Crossing, The 303-776-6518  
2127 18<sup>th</sup> Ave., Longmont, CO 80501
11. Long's Peak Residence 303-651-3601  
2139 Emery St., Longmont, CO 80501
12. Mountain View Plaza 303-776-9103  
1350 Collyer St. #100, Longmont, CO 80501

† No age restriction

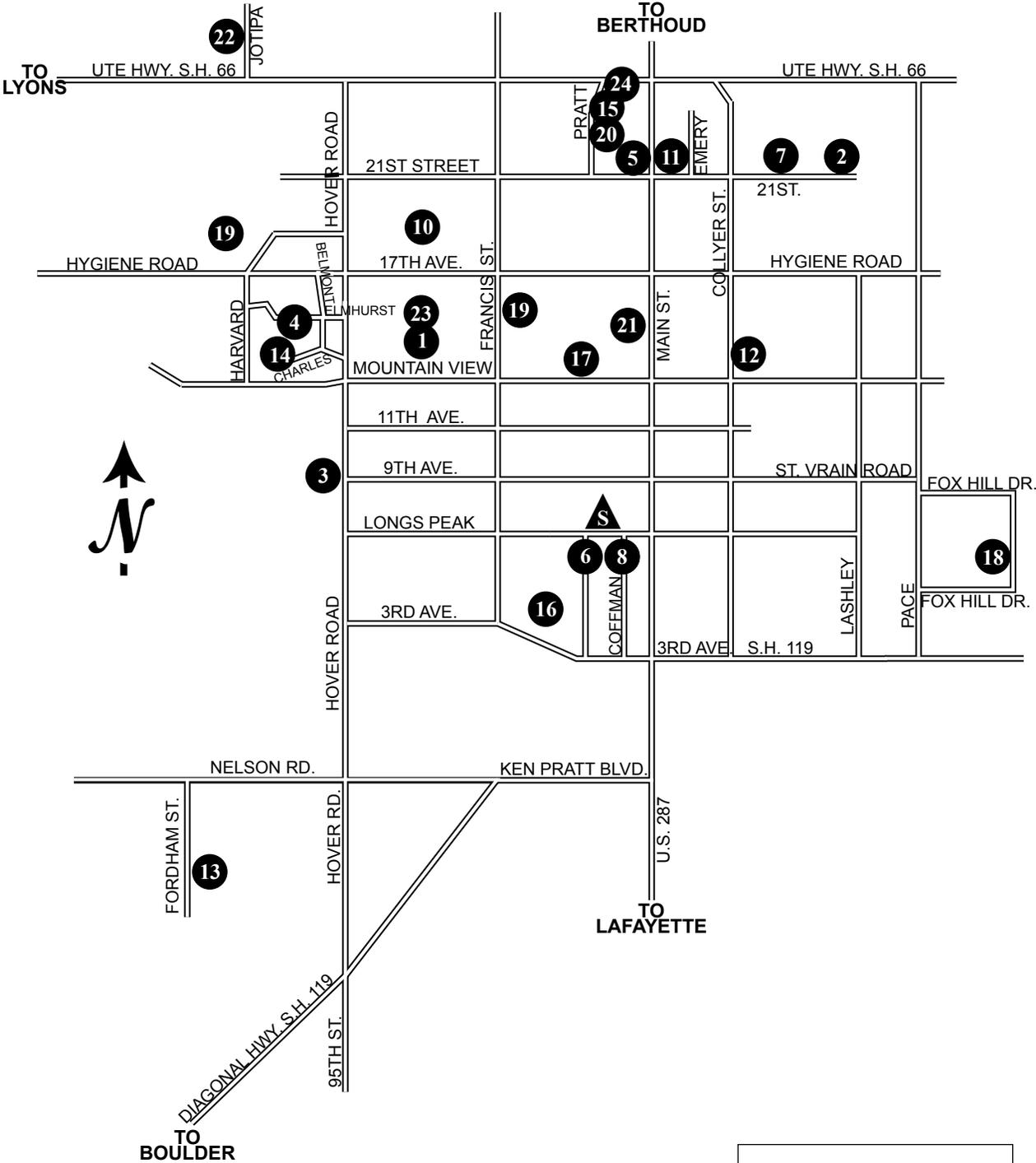
## ASSISTED LIVING

13. Alta Vita Memory Care Center † 303-300-3700  
800 S. Fordham St., Longmont, CO 80503
3. Atria Longmont † 303-678-5050  
2310 9<sup>th</sup> Ave., Longmont, CO 80503
14. Beatrice Hover Assisted Living Residence 303-772-9292  
1380 Charles Dr., Longmont, CO 80503
15. Bridge, The 303-774-8255  
2444 Pratt St., Longmont, CO 80501
16. Bross Street 303-682-5095  
537 Bross St. Longmont, CO 80501
17. Cinnamon Park 303-772-2882  
1335 Cinnamon St., A & B, Longmont, CO 80501
18. Millbrook Homes 303-220-7989  
5011 Fox Hill Dr., Longmont, CO 80501
18. Millbrook Homes 303-220-7989  
1746 Cove Ct., Longmont, CO 80501
19. Safe Harbor 303-776-4384  
1424 16<sup>th</sup> Ave., Longmont, CO 80501
20. Sterling House 303-682-1066  
2240 Pratt St., Longmont, CO 80501
21. Peaks Assisted Living, The † 303-776-2814  
1440 Coffman St., Longmont, CO 80501
22. Timberline Lodge † 303-776-7215  
9198 Jotipa Dr., Longmont, CO 80501

## SKILLED NURSING FACILITIES

23. Applewood Living Center 303-776-6081  
1800 Stroh Place, Longmont, CO 80501
24. Life Care Center 303-776-5000  
2451 Pratt St., Longmont, CO 80501
21. Peaks Care Center, The 303-776-2814  
1440 Coffman St., Longmont, CO 80501

# Longmont Locator Map




**Longmont Senior Center**  
 910 Longs Peak Avenue  
 (303) 651-8411

## Longmont Reference Chart

	Application Fee	Medicaid	Medicare	Security Deposit	Accepts Housing Choice Voucher	Number of Units	Activities	Certified Staff	Emergency Response System	Functional Assessment	Housekeeping	Meals *Flexible or Vary
<b>INDEPENDENT AFFORDABLE RENTALS</b>												
Hearthstone, The				•		50	•		•			
Lodge at Hover Crossing, The				•		50	•		•			
Longs Peak Residence	•			•		50	•		•			
Mountain View Plaza				•	•	80	•		•			
<b>INDEPENDENT LIVING</b>												
Applewood Villa						8	•				•	•
Aspen Meadows	•			•	•	47	•	•	•			
Atria Longmont						46			•		•	•
Hover Manor				•	•	120	•		•			•
Longmont Regent						96	•		•		•	
St. Vrain Manor				•		73	•					
Tanglewood Condominiums				•	•	31	•					
Village Place	•			•	•	72	•		•			
<b>ASSISTED LIVING</b>												
Alta Vita Memory Care Center						56	•	•	•	•	•	•
Atria Longmont						79	•		•		•	•
Beatrice Hover				•		51	•	•	•	•	•	•
Bridge, The	•					62	•	•	•	•	•	•
Bross Street	•					10	•	•	•	•	•	•
Cinnamon Park		•				48	•	•	•	•	•	•
Millbrook Homes (2)				•		10	•	•		•	•	•
Peaks Assisted Living, The		•				20	•		•	•	•	•
Sterling House						41	•	•	•	•	•	•
Timberline Lodge	•	•				10	•	•		•	•	•
<b>SKILLED NURSING FACILITIES</b>												
Applewood Living Center		•	•			107	•	•	•	•	•	•
LifeCare Center		•	•			182	•	•	•	•	•	•
The Peaks Care Center		•	•			83	•	•	•	•	•	•

Medication Supervision	Personal Care Assistance	Pets Allowed (Limited)	Pet Deposit	Secure Alzheimer's Unit	Secure Building	Short-Term Respite Care	Social Services	Transportation	24-Hour Oversight	Wheelchair Accessible Units	
		•	•		•			•	•	•	Hearthstone, The
		•	•		•			•	•	•	Lodge at Hover Crossing, The
		•	•		•				•	•	Longs Peak Residence
		•	•		•					•	Mountain View Plaza
		•	•		•			•		•	Applewood Villa
		•	•		•			•		•	Aspen Meadows
		•	•		•	•		•	•	•	Atria Longmont
		•	•		•			•		•	Hover Manor
		•	•		•	•		•	•	•	Longmont Regent
		•	•		•			•		•	St. Vrain Manor
		•	•		•			•	•	•	Tanglewood Condominiums
		•	•		•			•	•	•	Village Place
•	•			•	•		•	•	•	•	Alta Vita Memory Care Center
•	•	•	•	•	•	•		•	•	•	Atria Longmont
•	•	•	•		•	•		•	•	•	Beatrice Hover
•	•	•	•			•		•	•	•	Bridge, The
•	•	•	•			•		•	•	•	Bross Street
•	•	•	•			•	•		•	•	Cinnamon Park
•	•	•	•	•	•	•	•		•	•	Millbrook Homes (2)
•	•	•	•					•	•		Peaks Assisted Living, The
•	•	•	•			•		•	•	•	Sterling House
•	•	•			•			•	•	•	Timberline Lodge
•	•				•	•	•	•	•	•	Applewood Living Center
•	•				•	•	•	•	•	•	LifeCare Center
•	•				•	•	•	•	•	•	The Peaks Care Center

# Lafayette and Louisville Housing Options

## INDEPENDENT LIVING

### Lafayette

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1. Affinity at Lafayette 303-665-2078  
860 W. Baseline Rd., Lafayette, CO 80026
2. Josephine Commons 303-441-3929  
455 N. Burlington Ave., Lafayette, CO 80026
3. Villa West I & II 303-441-3929  
450 S. Carr Ave., Lafayette, CO 80026

### Louisville

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4. Lodge at Balfour, The 303-926-8300  
1331 Hecla Dr., Louisville, CO 80027
5. Lydia Morgan 303-441-3929  
1450 Lincoln Ave., Louisville, CO 80027
6. Regal Square † 303-441-3929  
255 Regal, Louisville, CO 80027

## ASSISTED LIVING

### Lafayette

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7. Legacy, The 303-666-0691  
225 Waneka Parkway, Lafayette, CO 80026

### Louisville

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8. Balfour Retirement Community (The Villas) 303-926-1000  
1855 Plaza Dr., Louisville, CO 80027
9. Balfour Cherrywood Village 303-604-2700  
282 McCaslin Blvd., Louisville, CO 80027
10. Juniper Village 303-665-3722  
1078 S. 88th St., Louisville, CO 80027

## SKILLED NURSING FACILITIES

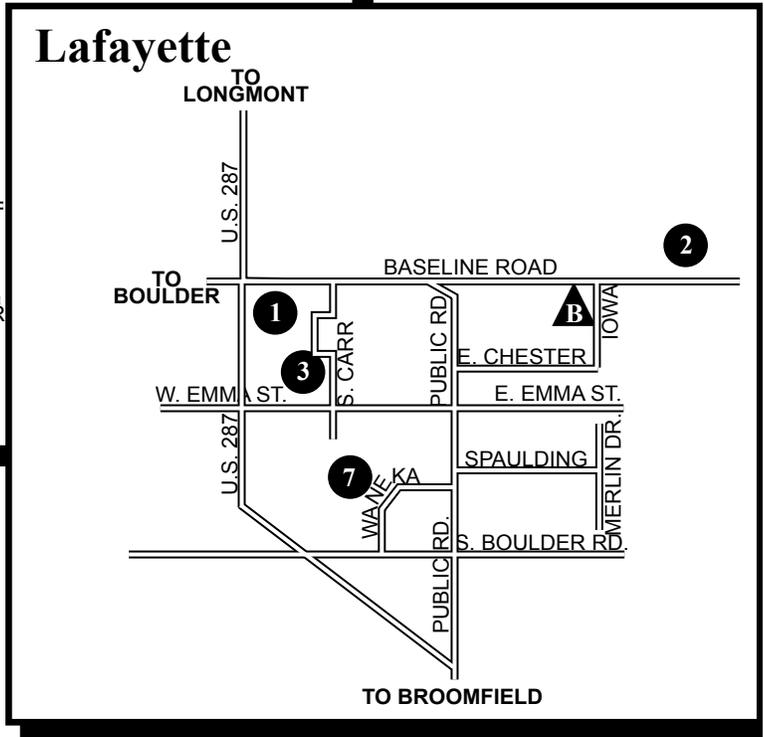
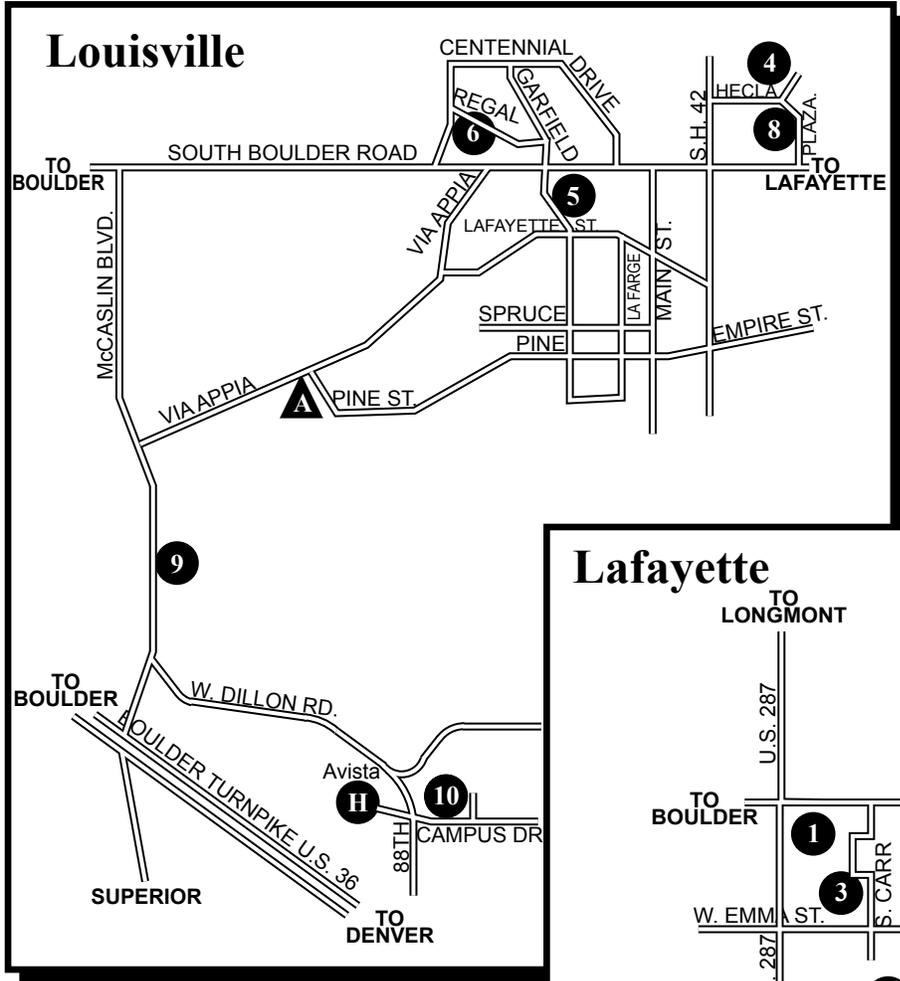
### Louisville

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8. Balfour Retirement Community (The Wellshire) 303-926-1000  
1855 Plaza Dr., Louisville, CO 80027

† No age restriction

# Lafayette and Louisville Locator Maps



- A** **Louisville Senior Center**  
900 West Via Appia  
(303) 666-7400
- B** **Lafayette Senior Center**  
103 S. Iowa Ave.  
(303) 665-9052

# Lyons, Nederland, and Niwot Housing Options

## INDEPENDENT LIVING

### Lyons

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1. Bloomfield Place 303-441-3929  
722 5th Ave., Lyons, CO 80540
2. Walter Self Senior Housing 303-441-3929  
335 Railroad Ave., Lyons, CO 80540

### Nederland

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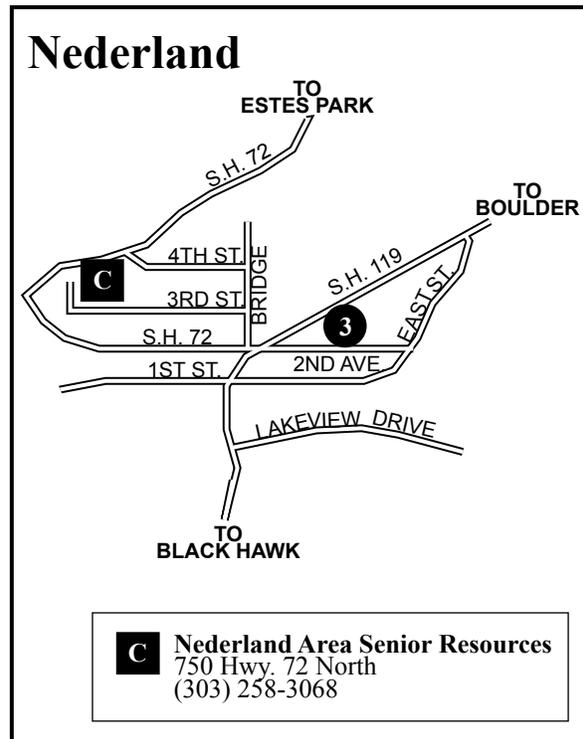
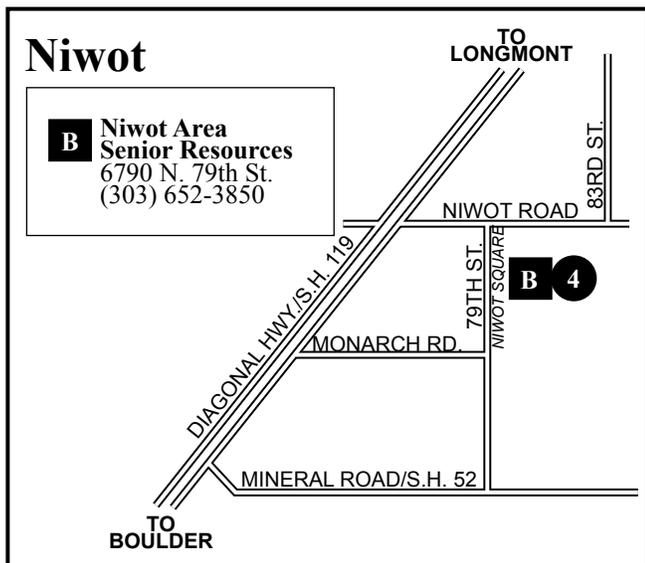
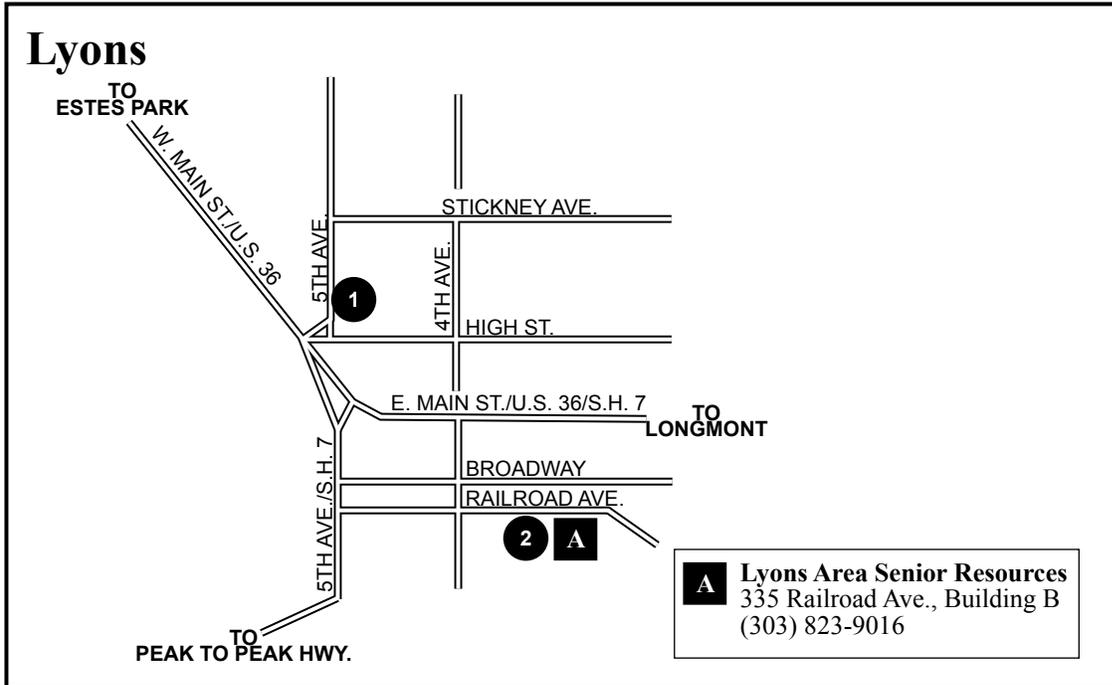
3. Prime Haven 303-441-3929  
107 E. 2nd Ave., Nederland, CO 80466

### Niwot

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4. Eagle Place 303-441-3929  
6790 N. 79th St., Niwot, CO 80544

# Lyons, Nederland, and Niwot Locator Maps



## Lafayette, Louisville, Lyons, Nederland & Niwot Reference Chart

	Application Fee	Medicaid	Medicare	Security Deposit	Accepts Housing Choice Voucher	Number of Units	Activities	Certified Staff	Emergency Response System	Functional Assessment	Housekeeping	Meals *Flexible or Vary
<b>INDEPENDENT AFFORDABLE RENTALS</b>												
Bloomfield Place/Lyons				●		8			●			
Eagle Place at Niwot				●		12			●			
Prime Haven/Nederland				●		6			●			
Josephine Commons/Lafayette	●				●	74	●					
Regal Square/Louisville				●		30	●		●			
Villa West/Lafayette	●			●	●	28	●		●			
Walter Self/Lyons				●		12	●		●			
<b>INDEPENDENT LIVING</b>												
Affinity at Lafayette	●					120	●		●		●	●
Lodge at Balfour, The/Louisville						103	●		●		●	●
Lydia Morgan/Louisville	●			●	●	30			●			
Villa West II/Lafayette	●			●	●	12	●		●			
<b>ASSISTED LIVING</b>												
Balfour Cherrywood Village/Louisville				●		52		●	●	●	●	●
Balfour Retirement Community/Louisville				●		62		●	●	●	●	●
Juniper Village at Louisville			●			52		●	●	●	●	●
Legacy at Lafayette, The		●		●		65		●	●	●	●	●
<b>SKILLED NURSING FACILITIES</b>												
Balfour Retirement Community/Louisville						76		●	●	●	●	●

Medication Supervision	Personal Care Assistance	Pets Allowed (Limited)	Pet Deposit	Secure Alzheimer's Unit	Secure Building	Short-Term Respite Care	Social Services	Transportation	24-Hour Oversight	Wheelchair Accessible Units
		•	•							Bloomfield Place/Lyons
		•	•							Eagle Place at Niwot
		•	•							Prime Haven/Nederland
		•	•							• Josephine Commons/Lafayette
		•	•							Regal Square/Louisville
		•	•							• Villa West/Lafayette
		•	•							• Walter Self/Lyons
										INDEPENDENT LIVING/UNSUBSIDIZED
		•	•							• Affinity at Lafayette
		•	•		•			•		• The Lodge at Balfour
		•	•							Lydia Morgan/Louisville
		•	•							Villa West II/Lafayette
										ASSISTED LIVING
•	•			•	•	•			•	• Balfour Cherrywood Village
•	•	•	•			•	•	•	•	• Balfour Retirement Community/Louisville
•	•	•	•	•	•	•	•	•	•	• Juniper Village at Louisville
•	•					•		•	•	• The Legacy at Lafayette
										NURSING HOMES
•	•			•	•	•	•	•	•	• Balfour Retirement Community/Louisville

# OTHER PRIVATE OPTIONS

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## Private Purchase Housing

The private purchase of a home or condominium in a 55+ community.

**Silver Sage** 303-786-8070  
1650 Yellow Pine Avenue, Boulder, CO 80304  
[www.silversagevillage.com](http://www.silversagevillage.com)

**The Villas at Pleasant Valley** 303-772-7600  
2463 Santa Fe Drive, Longmont, CO 80503  
[www.villasatpleasantvalley.com](http://www.villasatpleasantvalley.com)

**Hover Village** 303-682-0098  
Elmhurst Place (north of Beatrice Court),  
Longmont, CO 80503  
[www.flagstaffmanagement.com](http://www.flagstaffmanagement.com)

**West Point Village** 303-776-6291  
Spencer & Tulip Area, Longmont, CO 80501  
[www.pmlinc.net](http://www.pmlinc.net)

**Aspen Grove Village HOA** 303-772-8569  
17<sup>th</sup> Avenue & Francis Street, Longmont, CO 80501  
[www.aspengroveowners.com](http://www.aspengroveowners.com)

**Forest Park Village** 303-665-9390  
1355 Forest Park Circle, Lafayette, CO 80026

## 55+ Mobile Home Parks

**Grand Meadow** 720-494-0751  
821 17<sup>th</sup> Street, Longmont, CO 80501  
[www.aboutarc.com](http://www.aboutarc.com)

**Royal Mobile Park** 303-651-0251  
10 Prince Street, Longmont, CO 80501

**Mountain View Court** 303-772-0911  
900 Mountain View, Longmont, CO 80501

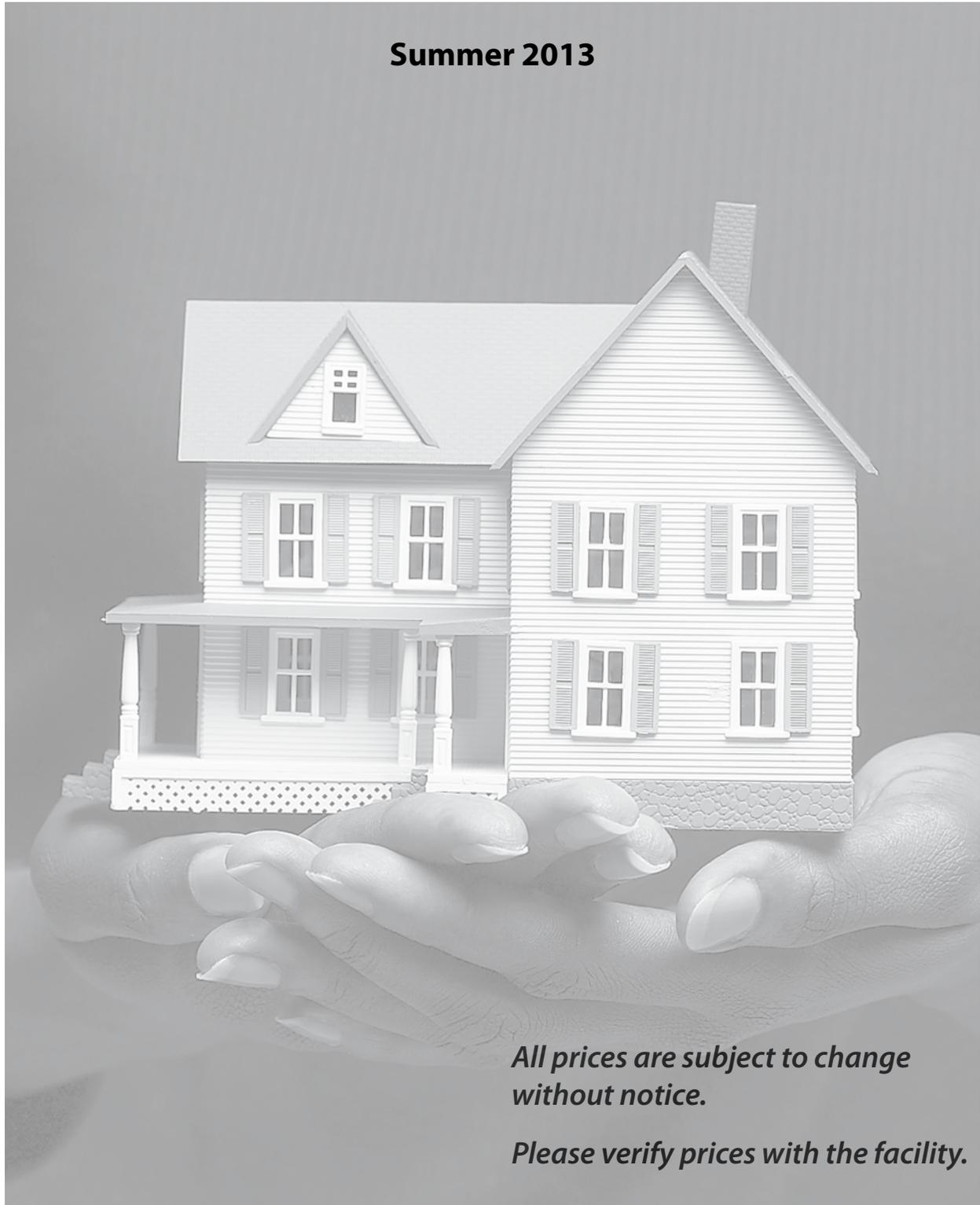
## Resources for Senior Relocation Services

**A Place for Everything** 303-887-7681  
23735 Bluestem Drive, Golden, CO 80401  
[www.aplaceforeverythingllc.com](http://www.aplaceforeverythingllc.com)  
Certified and insured member of National Association of Senior Move Managers (NASMM)

**Moving On with Style** 303-956-7134  
12613 Zuni Street, Unit 106, Broomfield, CO 80020  
[www.moving-on-with-style.com](http://www.moving-on-with-style.com)  
Licensed and insured.

# HOUSING PRICES For Boulder County

Summer 2013



*All prices are subject to change  
without notice.*

*Please verify prices with the facility.*

# Housing Prices - Boulder

Independent Living Facility	Monthly Rates
Academy, The	1 BR, 2 BR and 2 BR w/den, apts., and houses: Monthly fee starting at \$4,700. Membership fee starting at \$90,000. Ownership or rental options available.
Boulder Housing Partners	30% of adjusted gross income or 10% of income, whichever is highest. Senior buildings include: Canyon Pointe, Northport, Walnut Place. Income guidelines apply.
Boulder Meridian	1 BR starting at \$2,990, 2 BR starting at \$3,700, second occupant \$500. Includes continental breakfast, meal program, housekeeping, activities and transportation.
Carillon at Boulder	Residency Fee of \$4,000. For pet owners, a one time fee of \$350. Rent ranges from \$2,700 to \$6,000 per month (2nd person additional \$500 per month). Monthly rent includes a \$300 meal credit, weekly housekeeping and linen service, basic cable TV, all utilities (except telephone & internet), social & recreational programs, unlimited use of all activity areas, scheduled transportation, emergency communication system & free parking in secured garage.
Dunn Memorial Senior Housing	All one-bedroom units cost \$770 per month. Includes water, cable TV, and parking. Heat and electric extra. Accept subsidized housing vouchers.
Frasier Meadows Retirement Community	Buy-in depends upon square footage of unit. (Additional buy-in for second person \$31,000) Monthly rent: (add \$616 for additional person)  Frasier Central: Studio: \$61,300-\$124,400 \$1,178-\$1,465 1BR: \$131,500-\$270,375 \$1,587-\$3,291 2 BR \$195,200-\$615,400 \$1,990-\$3,705 Frasier North and South: 1BR: \$311,700-\$460,200 \$2,268-\$3,240 1BR w/den: \$339,100-\$525,502 \$2,235-\$2,961 2 BR: \$441,100-\$517,200 \$2,608-\$3,072 2 BR w/den: \$511,800-\$637,500 \$3,035-\$3,974
Golden West – Flatirons Terrace	Community Fee: \$2,500. 1 BR: \$2,827 - \$3,475 1 BR + Den: \$2,988 - \$3,557 2 BR + 2 Bath: \$3,067 - \$4,802.
Golden West – The Towers	Studio starts at \$993 per month. 1 BR starts at \$1,315 per month, 2nd person fee is \$289 per month. Includes meals.
Presbyterian Manor	Efficiency: \$540 to \$617. 1 BR: \$736, 2 BR: \$854. All utilities are paid for except telephone.
Villas at the Atrium: Brookdale Senior Living	Studio: \$2,495. 1BR: \$2,850. 1BRw/den: \$3,500. 2BR, 2BA: \$4,465, plus \$550 for 2nd person fee. Includes 3 meals a day, all utilities, underground parking, housekeeping, linen service, transportation and basic care. Community fee: \$2,200, Pet Deposit: \$500

*All prices are subject to change. Please verify prices with the facility.*

# Housing Prices - Boulder

Assisted Living Facility	Monthly Rates																		
Academy, The	Studio or 1 BR: \$5,500 - \$7,500. Membership fee: \$5,500. All inclusive, exquisite dining; integrated with independent community; personal transportation. Oversight by Registered Nurse.																		
Academy at Bella Vista, The	One room: \$9,100 monthly, all inclusive. Entrance fee \$5,900. Secured memory care. Private room and private bath. 3:1 resident to staff ratio.																		
Carillon at Boulder Creek, The	Residency fee of \$4,000. For pet owners, a one-time fee of \$350. Rent ranges from \$2,700 to \$6,000 per month (2nd person additional \$500 per month). Monthly rent includes all meals, weekly housekeeping and linen service, basic cable TV, all utilities (except telephone & internet) social & recreational programs, unlimited use of all activity areas, scheduled transportation, emergency communication system, and free parking in secured garage. For an additional cost (\$600 to \$1,400), residents may choose care services such as assistance with medications, showering/bathing/dressing, mobility, coordination of care, and assistance with health maintenance.																		
Frasier Meadows Retirement Community	Member rates w/\$33,800 non-refundable entrance fee.																		
	<table border="0"> <thead> <tr> <th></th> <th>Member</th> <th>Non-member</th> </tr> </thead> <tbody> <tr> <td>Standard Studio:</td> <td>\$3,338</td> <td>\$3,632</td> </tr> <tr> <td>Enhanced Studio:</td> <td>\$4,552-\$4,802</td> <td>\$5,305</td> </tr> <tr> <td>Deluxe Studio:</td> <td>\$4,938</td> <td>\$6,169</td> </tr> <tr> <td>One BR w/patio:</td> <td>\$5,305</td> <td>\$6,632</td> </tr> <tr> <td>Two BR:</td> <td>\$6,755</td> <td>\$9,071</td> </tr> </tbody> </table>		Member	Non-member	Standard Studio:	\$3,338	\$3,632	Enhanced Studio:	\$4,552-\$4,802	\$5,305	Deluxe Studio:	\$4,938	\$6,169	One BR w/patio:	\$5,305	\$6,632	Two BR:	\$6,755	\$9,071
	Member	Non-member																	
Standard Studio:	\$3,338	\$3,632																	
Enhanced Studio:	\$4,552-\$4,802	\$5,305																	
Deluxe Studio:	\$4,938	\$6,169																	
One BR w/patio:	\$5,305	\$6,632																	
Two BR:	\$6,755	\$9,071																	
Golden West – The Mezzanine	\$4,321 per month (all inclusive). \$200 move-in fee. Accept HCBS & Medicaid.																		
Mary Sandoe House	One room: \$3,700. Accept Medicaid and HCBS.																		
Shawnee Gardens	Private room: \$4,250 to \$4,700, depending on level of care. Community fee: \$1,000. All inclusive (Hospice care also); 5:1 resident to staff ratio. Take a virtual tour at <a href="http://www.shawnee-gardens.com">www.shawnee-gardens.com</a> .																		
Sunrise Assisted Living	Studios, one-bedroom and two-bedroom suites. Companion apartments: \$85-\$95 per day; small studio private apartments begin at \$121. Large two-bedroom suites: \$173 up. Able to handle high levels of care. Care plans for assisted living and secure memory care.																		
Wynwood at Ridge Point	Studio: \$3,295-\$3,595. Large Studio: \$3,795. 1BR: \$3,995 or \$4,125. 1BR plus den: \$4,300-\$4,400. 2 BR: \$4,500. Price depends on room type, room size, and view. Second related person fee: \$850. One-time Community fee: \$2,200, Daily Respite: \$150																		

*All prices are subject to change. Please verify prices with the facility.*

# Housing Prices - Boulder

Nursing Facility	Daily Room Rate
Boulder Manor	Private: \$268, Semi-private:\$240, Semi-private Suite: \$253.50. Includes meals, housekeeping, laundry, activities and 24-hr nursing.
Frasier Meadows Retirement Community	Member* rates for skilled private \$272; semi-private \$233 Non-member rates: Private-\$355; semi-private \$308 *Residents of Frasier Meadows Retirement Community who have paid an Entrance Fee. Recuperative Care: up to six months in the Health Care Center while retaining an apartment in independent or Assisted Living: Private \$171.00
Manor Care	Private: \$293.26, Semi-private: \$235.45. All meals, housekeeping, laundry, cable TV, activities, transportation, hospice, short-term rehabilitation, 24-hr nursing services, respite and long-term care, dental screening, medical equipment. Includes everything except prescription medicines & phone.
Mesa Vista of Boulder	Semi-private: \$212 Private: \$270

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# Housing Prices - Longmont

Independent Living Facility	Monthly Rates
Applewood Villa	Studio: \$750 with a 6 month lease. Includes all meals, laundry, utilities and cable TV.
Aspen Meadows	1 BR: \$730, 2 BR \$810. \$25 fee for background check. \$400 security deposit. Pets allowed only if ADA.
Atria Longmont	1 BR starting at \$2,495, 2 BR starting at \$3,495. Freshly prepared meals, outings, housekeeping, and beauty/ barber shop. One time transferrable Community fee of \$2,000.
Hover Manor	1 BR Legacy model: \$905. 1 BR Millennium Deluxe: \$910. 1 BR Millennium model: \$885. Includes all utilities and cable (excludes phone). Van service (for fee). Maintenance on call 24 hours. Chapel available. Meal program available. Security deposit equal to 1 month's rent.
Longmont Regent	Studio: \$1,755-\$1,830. 1 BR: \$2,310-\$2,540, 2 BR: \$3,110-\$3,290. Includes all meals, housekeeping, bus transportation and all utilities, including cable TV. 24-hour manager on site.
St. Vrain Manor	Studio: \$373, 1 BR: \$504, 2BR: \$706. Security Deposit equal to two month's rent. All utilities included except phone and cable TV. 24 hour manage on site.
Tanglewood Condominiums	1 BR: \$1,275 - \$1,350. 2 BR: \$1,450-\$1,675, utilities & cable TV included. All with washer & dryer, reserved & temperature controlled parking, storage. Theater, club center, fitness room, sundeck & hot tub, garden patio, & grill. Damage deposit equal to one month's rent. \$50 additional monthly pet fee. Pet exercise area. Monthly transportation.
Village Place	Studio: \$575, Small BR \$695, Large BR: \$730, Large BR w/den \$759, 2 BR/1 bath or 2 BR/2 bath \$858. Rent does not include phone or cable TV. Background check cost varies depending upon individual.

Private Subsidized	Monthly Rates
Hearthstone, The	30% of adjusted gross income. Security deposit equal to one month's rent, small pets allowed with additional \$250 deposit.
Lodge at Hover Crossing, The	30% of adjusted gross income. Security deposit equal to one month's rent, small pets allowed with additional \$250 deposit.
Long's Peak Residence	30% of net income. All utilities paid (excludes phone, cable, & Internet).
Mountain View Plaza	HUD. 1 & 2 BR: 30% of gross income after non-reimbursable medical expenses are subtracted.

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# Housing Prices - Longmont

Assisted Living Facility	Monthly Rates
Alta Vita Memory Care	Neighborhood setting designed specifically for residents with memory care needs. Single occupancy with private bath: \$5,500 + care, two-bedroom suite with shared bath intended for couples: \$7,500 for the suite + care. Includes meals, housekeeping, recreational & social activities, fitness room, spa, bistro & ice cream parlor.
Atria Longmont	Assisted Living: \$3,095 and up, 1 BR: starts at \$3,695, 2 BR: \$4,395. Life Guidance (memory care): \$4,300. All meals, snacks, laundry, medication supervision, personal care included.
Beatrice Hover AL Residence	Studio: \$3,175. 1 BR: \$4,175. Additional \$600 for double occupancy. All inclusive meals, snacks, housekeeping, laundry, and medication supervision. Transportation, chapel, and activities. Non-refundable move-in fee of \$500.
Bridge, The	Studio apt.: \$3,450. Studio deluxe: \$3,653. 1 BR: \$4,303. 1 BR deluxe: \$4,521. Meals, snacks, ice cream parlor, housekeeping, laundry, activities, & fitness center included. Hairdresser & Van service Tuesday and Thursday. Application fee: \$1,000.
Bross Street	Studio Deluxe: \$3,300-\$3,700. Security deposit: ½ of first month's rent. All meals, snacks, housekeeping, laundry, medication management and cable TV (excludes phone). All private rooms.
Cinnamon Park	Single private: \$3,000 Companion Room: \$2,800 Couple: \$5,600. Includes: All meals, housekeeping, laundry, medication management.
Millbrook Homes VI & VII	Cove Home: Private room: \$5,100; home dedicated to caring for patients w/ Alzheimer's/dementia/early memory care. Foxhill Home: \$4,100; Both locations are secure residences, all meals & housekeeping included.
Peaks Care Center Assisted Living, The	Suite: \$2,950. Room: \$2,756 All meals, housekeeping, laundry, medication assistance, activities and therapies included.
Safe Harbor	Private and Semi-private: \$3,200-\$4,000 - \$250 security deposit. Includes 24-hour care, meals, housekeeping, laundry, activities and foot care.
Sterling House	Studio: \$3,365. 1 BR: \$3,800. 1BR deluxe: \$3,975. One time move-on fee: \$1,500. Respite: \$160/day Includes nursing care, all meals, housekeeping, laundry, activities, and transportation.
Timberline Lodge	1 BR: \$2,250-\$3,750. All meals, housekeeping, laundry, activities, snacks, medication monitoring, outings, and extra care. \$500 move-in fee.

*All prices are subject to change. Please verify prices with the facility.*

# Housing Prices - Longmont

Nursing Facility	Daily Room Rate
Applewood Living Center	Nursing care semi-private: \$249/day. Private room: \$315/day; includes everything except prescription medicines. All meals, housekeeping, laundry, cable TV, (excludes phone), activities, transportation, hospice, short-term rehabilitation, 24-hr nursing services, respite and long-term care, dental screening, medical equipment.
Life Care Center	Semi-private: \$249.60/day. Private: \$268.32/day. Alzheimer's (private): \$273.52/day. Alzheimer's (semi-private): \$254.80/day. Rehabilitation: \$400/day. Daily rates include 24-hr nursing care, dementia care, personal supplies, telephone, meals, housekeeping, laundry, Chaplin, satellite TV, activities, transportation. (Does not include hospice or short-term rehabilitation.)
Peaks Care Center, The	Semi-private: \$231/day, Private: \$231/day, Private suite: \$339/day. All meals, housekeeping, laundry, activities, transportation, cable, therapy, wound care and Alzheimer's unit (secure). Frontier Rehabilitation: \$505/day.

*All prices are subject to change. Please verify prices with the facility.*

# Housing Prices

## Lafayette, Louisville, Lyons, Nederland, and Niwot

Independent Living Facility	Monthly Rates
Bloomfield Place/Lyons	30% of adjusted gross income plus electricity, income restricted. Security deposit varies. One pet less than 30 lbs. allowed with additional \$200 deposit.
Prime Haven/Nederland	30% of adjusted gross income plus electricity, income restricted. Security deposit varies. One pet less than 30 lbs. allowed with additional \$200 deposit.
Eagle Place at Niwot	30% of adjusted gross income plus electricity, income restricted. Security deposit varies. One pet less than 30 lbs. allowed with additional \$200 deposit.
Regal Square/Louisville	30% of adjusted gross income plus electricity, income restricted. Security deposit varies. One pet less than 30 lbs. allowed with additional \$200 deposit.
Villa West I/Lafayette	\$770 plus tenant pays electric. \$200 Security Deposit.
Villa West II/Lafayette	\$800 plus tenant pays electric. \$200 Security Deposit.
Walter Self/Lyons	30% of adjusted gross income plus electricity, income restricted. Security deposit varies. One pet less than 30 lbs. allowed with additional \$200 deposit.
The Lodge at Balfour (Balfour Independent Living)	Community Fee \$5,000. Monthly fees ranging in price from \$3,650 to \$6,850.
Lydia Morgan/Louisville	\$200 Security Deposit, \$750. One pet less than 30 lbs. allowed with additional \$200 deposit.
Affinity at Lafayette	Studios begin at \$1,100, 1 BR: begins at \$1,250, 2 BR: begins at \$1550. Pricing includes all utilities including extended basic cable and wi-fi.
Josephine Commons	Security Deposit varies depending upon size of unit. 1 BR: \$525 to \$834, 2 BR: \$630 to \$1200. Utilities included for all units. One pet less than 30 lbs. allowed with additional \$200 deposit.
Assisted Living Facility	Monthly Rates
The Legacy	\$3,125 to \$4,655, depending upon floor plan. Security Deposit is half a month's rent.
Balfour Cherrywood Village – (Alzheimer's & Dementia Care)	Semi and private room: \$4,995-\$6,170, \$2,000 one-time community Fee. No extra fee for level of care. Day Program and Respite offered.
Juniper Village	\$5,325: private room; no shower \$5,615: private room; with shower \$2,000 Community Fee
Balfour Retirement Community – The Villas	\$4,069 - \$6,040. \$2,500 move-in fee.
Nursing Facility	Monthly Rates
Balfour Retirement Community - The Wellshire	\$250 for semi-private \$295 for private

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# Additional Support

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There are agencies located in Boulder County with staff who can answer detailed questions about local housing issues as well as other issues related to short and/or long-term services in your community.

**Adult Care Management, Inc.** 303-439-7011  
Home and Community Based Services Medicaid Waiver Programs

**Boulder County Area Agency on Aging  
Aging Resource Consultants-**

- Allenspark area: 303-747-2592
- Lyons area: 303-823-9016
- Nederland area: 303-258-3068
- Niwot area: 303-652-3850
- ARCH Aging & Disability Resource Center: 303-441-1617

**Center for People with Disabilities** 303-442-8662

**Boulder Senior Services  
Senior Resource Specialists** 303-441-4388

**Imagine!** 303-665-7789

**Lafayette Senior Services  
Resource Specialist** 303-665-9052 ext. 3

**Longmont Senior Services  
Resource Specialist – Bilingual** 303-651-8716

**Louisville Senior Services  
Community Resource Coordinator** 303-335-4919







SUMMER 2013