

# Boulder County HOUSING GUIDE

Housing Resources for  
Older Adults and Adults  
with Disabilities



**AREA AGENCY  
ON AGING**

*Community Services Department*

Information & Assistance for Aging Well

**303-441-1617**

[www.BoulderCountyAging.org](http://www.BoulderCountyAging.org)



**Aging and Disability  
Resources for Colorado**



ADRC - Aging and Disability Resource Line

**303-441-1617**

[www.BoulderCountyHelp.org](http://www.BoulderCountyHelp.org)



The ADRC is a network of Aging & Disability agencies that are committed to providing Information and Referral services for the community that address basic needs, support individual and community involvement, promote health and wellness, and make the most of independence and caregiving. For more information contact the agency in your community.

Adult Care Management, Inc.	303-439-7011
Allenspark area	303-747-2592
Center for People with Disabilities	303-442-8662
City of Boulder Senior Services	303-441-4388 (bilingüe)
City of Lafayette Senior Services	303-661-1499
City of Longmont Senior Services	303-651-8411 (bilingüe)
City of Louisville Senior Services	303-335-4919
Erie	303-441-1617
Lyons area	303-823-9016
Nederland area	303-258-3068
Niwot area	303-441-1617
Superior	303-441-1617
Unincorporated areas	303-441-1617

**DISCLAIMER:** This Housing Guide is offered as a public courtesy and does not recommend or endorse any specific provider or service included in the Housing Guide. The information in this Housing Guide is provided for informational purposes only and is not intended to be a substitute for professional advice, diagnosis, or treatment. For current information regarding facility licensure and disciplinary status, please visit <https://www.colorado.gov/pacific/cdphe/facility-directory-city-and-county>

The Housing Guide can also be found at:  
[www.BoulderCountyHelp.org](http://www.BoulderCountyHelp.org)

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# HOW TO USE THIS GUIDE

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The purpose of this guide is to help individuals identify housing options available in Boulder County. This guide contains helpful terms, definitions of the different types of housing throughout Boulder County, questions to consider when evaluating each housing option, a chart of the services offered by each facility, locator maps, and a scale to show general housing prices.

This Housing Guide may answer many of your questions about housing options in Boulder County, however, it is only a starting point.

Should you have questions call the Aging and Disability Resources for Colorado Help Line at 303-441-1617 or your local Senior Resource Specialist in your community.

*NOTE: Not all facilities listed have rooms or units available and may offer a waitlist. Please contact the facility or residence regarding current availability.*

**Do you have questions regarding housing?**

**You can always contact the Aging & Disability Help Line or your local Senior Services agency.**

**If you are thinking about moving to a facility, put together a list of amenities you would like to have.**

# HOW TO USE THIS GUIDE – HELPFUL TERMS

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**Age Requirements** refer to the minimum age that the housing or long-term care facility will accept.

**Extra Fees** could be any fees outside of the rental deposit and monthly rental cost, including: community fees, rental deposits, pet deposits, monthly pet fees, parking fees, fees for wireless internet, cable, electricity, water or sewage.

**Long-Term Care** is a term used for facilities that provide rehabilitative, restorative, and/or ongoing skilled nursing care to patients or residents in need of assistance with activities of daily living.

**Meals Available** refers to the availability of meal plans or a cafeteria. Meals available does not imply that meals are provided as part of rent.

**Nurse on Staff** applies to assisted living facilities, which may have access to a nurse, but may not have a Registered Nurse, Licensed Practical Nurse, or Nurse Practitioner on staff that is paid by the facility to provide daily care and oversight.

**Personal Emergency Response Systems (PERS)** refers to the type of system in place for people to alert staff that they require emergency assistance. Examples of these emergency response systems could be a Phillips Lifeline or a pull cord in the restroom.

**Pets Allowed** means that the housing facility may allow pets, however the restrictions on the type of pet, size, breed, or number of pets may be limited.

**Rehab Beds** are beds at a skilled nursing facility that are used for rehabilitation after an acute hospital stay.

**Respite Beds** is a bed for a care recipient to use which is located in either an assisted living or skilled nursing facility for the purpose of providing temporary rest for the caregiver and their duties.

**Secure Memory Care** is designed to provide 24-hour supervised care that meets the specific needs of individuals with issues related to Alzheimer's disease, dementia, or other types of memory problems. Staff members are trained in providing specialized activities for individuals with memory issues.

**Short-Term Beds** are beds used for short-term purposes which is generally a few months at a time. Short-term beds are sometimes used when a person needs a longer time than rehab will allow.

**Transportation Available** means that the facility has access to a bus or van that can provide transportation exclusively for its residents.

**Wheelchair Accessible Units** refers to the design of a certain amount of units or all units that provide for an environment for people who use a wheelchair.

# INDEPENDENT HOUSING & SUBSIDIZED HOUSING

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## Independent Living

Residents in an independent living complex 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 the 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.

## Public 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. These programs are further described on the following pages.

## Project Based Housing

A project or property-based housing means that a particular property has been approved by the public housing authority and has housing vouchers attached to the units. 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 project or 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. Sometimes waitlists are suspended and an open lottery system is used.

There are some limited properties 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.

# INDEPENDENT HOUSING & SUBSIDIZED HOUSING

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## Housing Choice Voucher Program

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. Due of the high demand, not all applicants will receive a voucher. Sometimes waitlists are suspended and an open lottery system is used.

## Housing Authorities

Housing authorities are non-profit and/or government agencies that manage subsidized housing and rental assistance programs such as Housing Choice Voucher Program (Section 8), project based housing, affordable housing and/or market rate housing. Below are the housing authorities located in Boulder County and some of the properties associated with them:

### Boulder Housing Partners –

#### City of Boulder

4800 North Broadway  
Boulder, Colorado 80304  
Phone: 720-564-4610  
[www.BoulderHousing.org](http://www.BoulderHousing.org)

Broadway East, 3110-3160 Broadway  
Canyon Point, 700 Walnut Street  
Diagonal Court, 3265 30th Street  
Glen Willow, 301 Pearl Street  
Iris/Hawthorn, 1650 Iris Avenue  
Kalmia, 3502 Nottingham Court  
Manhattan, 660 Manhattan Drive  
Northport, 1133 Portland Place  
Walnut Place, 1940 Walnut Street  
Arapahoe Court, 951-953 Arapahoe  
Madison, 1130 35th Street  
Arapahoe East, 4610 Arapahoe  
Bridgewalk, 602-698 Walden Circle  
Broadway West, 3120 Broadway  
Dakota Ridge, 4912 10th Street  
Foothills Community, 700 Silver Lake  
Hayden Place, 3405 Hayden Place  
High Mar, 4990 Moorhead Avenue  
Holiday Neighborhood,  
1323 Yellow Pine Avenue

# INDEPENDENT HOUSING & SUBSIDIZED HOUSING

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Midtown, 837 20th Street  
Red Oak Park, 2637 Valmont Road  
Sanitas Place, 3640 Broadway  
Twin Pines, 1700 22nd Street  
Vistoso, 4500 Baseline Road  
Westview Apartments, 4600 Broadway  
Whittier Apartments, 1946 Walnut Street

## **Longmont Housing Authority – City of Longmont**

1228 Main Street  
Longmont, Colorado 80501  
Phone: 303-651-8581  
[www.LongmontHA.com](http://www.LongmontHA.com)

Aspen Meadow Apartments, 70 21st Avenue  
Briarwood, 1227 Kimbark Street  
Hearthstone, 1762 Cook Court  
Lodge at Hover Crossing, 1762 Cook Court  
Spring Creek, 320 Homestead Parkway  
Terry Street, 513 Terry Street  
The Suites, 2000 Sunset Way  
Village Place, 600 Coffman Street

## **Boulder County Housing Authority**

PO Box 471, Boulder, Colorado 80306  
Phone: 303-441-3929  
[www.BoulderCounty.org](http://www.BoulderCounty.org)

Aspinwall, 771 Excelsior Place, Lafayette  
Eagle Place, 6790 N. 79th Street, Niwot  
Josephine Commons, 455 N.  
Burlington Avenue, Lafayette  
Kestral (Opening Soon), Louisville  
Lafayette Villa West 1,  
450 S. Carr Avenue, Lafayette  
Lafayette Villa West 2,  
450 S. Carr Avenue, Lafayette  
Lydia Morgan, 1450 Lincoln Avenue, Louisville  
Regal Court II, 255 Regal Street, Louisville  
Walter Self Senior Housing, 335  
Railroad Avenue, Lyons  
Prime Haven, 107 E. 2nd Avenue, Nederland



**Find out if there is a public transportation stop near the facility.**

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**If there is a pet policy, ask if there are restrictions and exclusions.**

**When thinking about amenities or supportive services; always ask for a written list of what is and is not included in the rent.**

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# BOULDER - INDEPENDENT LIVING

#	Independent Living Property	Phone	Rate
1	The Academy 970 Aurora Avenue	303-938-1920	\$\$\$\$\$
2	Meridian Boulder 801 Gillaspie Drive	303-494-3900	\$\$\$\$
3	Canyon Pointe 700 Walnut Street	720-564-4610	
4	The Carillon of Boulder Creek 2525 Taft Drive	720-565-6844	\$\$\$\$\$
5	Dunn Memorial Senior Housing 4805 Baseline Road	303-554-2014	\$
6	Frasier Meadows Retirement Community 350 Ponca Place	303-499-4888	\$\$\$\$
7	Flatirons Terrace at Golden West 930 28 <sup>th</sup> Street	303-444-3967	\$\$\$\$
8	The Towers at Golden West 1055 Adams Circle	303-444-3967	\$
9	High Mar 4990 Moorhead Avenue	720-564-4610	
10	Northport 1133 Portland Place	720-564-4610	
11	Presbyterian Manor 1050 Arapahoe Avenue	303-444-0642	\$
12	Brookdale North Boulder 3350 30 <sup>th</sup> Street	303-444-0200	\$\$\$\$
13	Walnut Place 1940 Walnut Street	720-564-4610	

Number of Units	Housing Voucher Accepted	Extra Fees or Deposit	Pets Allowed	Meal(s) Available	Emergency Response System in Unit	Wheelchair Units	Transportation Available	Age Requirement
44		✓	✓	✓	✓	✓	✓	60+
96		✓	✓	✓	✓	✓	✓	62+
82			✓		✓	✓		62+
117		✓	✓	✓	✓	✓	✓	62+
14	✓	✓			✓	✓		55+
202		✓	✓	✓	✓	✓	✓	65+
54		✓	✓		✓	✓	✓	62+
252	✓	✓	✓	✓	✓			62+
59	✓	✓				✓		55+ or Disabled
50			✓			✓		62+
80	✓	✓	✓			✓		62+
80		✓	✓	✓	✓	✓	✓	62+
95		✓	✓			✓		50+

**Monthly Rate Key**

\$ — \$300 - \$699

\$\$\$ — \$1,000 - \$2,499

\$\$\$\$ — \$3,500 +

‡ Adults with Disabilities

\$\$ — \$700 - \$999

\$\$\$\$ — \$2,500 - \$3,499

 Subsidized Housing  
(Call for Eligibility and Rate)

\* Companion or Service Animals Only

# LONGMONT - INDEPENDENT LIVING

#	Independent Living Property	Phone	Rate
14	Aspen Meadows 70 21 <sup>st</sup> Avenue	303-485-5232	\$\$
15	AltaVita – Independent Living (Coming Soon) 1001 AltaVita Court	303-300-3700	\$\$\$\$\$
16	Atria Longmont - Independent Living 2310 9 <sup>th</sup> Avenue	303-678-5050	\$\$\$\$
17	Casa Libertad 2320 Wedgewood	303-532-3422	
18	The Hearthstone 1762 Cook Court	303-678-8610	
19	Hover Community - Independent Living 1401 Elmhurst Drive	303-772-9292	\$\$
20	The Lodge at Hover Crossing 2127 18 <sup>th</sup> Avenue	303-776-6518	
21	Longmont Regent 2210 N. Main Street	303-651-7022	\$\$\$
22	Longs Peak Residence 2139 Emery Street	303-651-3601	
23	Mountain View Plaza 1350 Collyer Street, #100	303-776-9103	
24	St. Vrain Manor 606 Pratt Street	303-776-3785	\$\$
25	Spring Creek 320 Homestead Parkway	720-491-3701	\$\$
26	Tanglewood Condominiums 100 21 <sup>st</sup> Avenue	303-774-0300	\$\$\$
27	Village Place 600 Coffman Street	303-678-5416	\$\$
28	Applewood Living Center – The Villas 1805 Stroh Place	303-776-6081	\$\$
29	The Suites 2000 Sunset Way	303-774-7335	

Number of Units	Housing Voucher Accepted	Extra Fees or Deposit	Pets Allowed	Meal(s) Available	Emergency Response System in Unit	Wheelchair Units	Transportation Available	Age Requirement
50	✓				✓	✓		62+
73						✓	✓	65+
46		✓	✓	✓	✓	✓	✓	55+
19		✓	✓	✓		✓		NA
49			✓*		✓	✓		62+
120	✓	✓	✓	✓	✓	✓	✓	62+
50			✓*		✓	✓		62+
96		✓	✓	✓	✓	✓	✓	55+
50		✓	✓		✓	✓		62+
80		✓	✓		✓	✓		62+
74	✓	✓				✓		62+
60	✓	✓	✓		✓	✓		55+
31			✓	✓		✓		55+
72	✓		✓*			✓		62+
8		✓	✓	✓		✓		55+
72		✓	✓*			✓		NA

Monthly Rate Key

\$ — \$300 - \$699    \$\$\$ — \$1,000 - \$2,499    \$\$\$\$\$ — \$3,500 +    ‡ Adults with Disabilities  
 \$\$ — \$700 - \$999    \$\$\$\$\$ — \$2,500 - \$3,499     Subsidized Housing (Call for Eligibility and Rate)    \* Companion or Service Animals Only

# LAFAYETTE, LOUISVILLE, LYONS, NEDERLAND & NIWOT – INDEPENDENT LIVING

#	Independent Living Property	City	Phone	Rate
30	Affinity at Lafayette 860 W. Baseline Road	Lafayette	303-665-2078	\$\$\$
31	Aspinwall 771 Excelsior Place	Lafayette	303-441-3929	\$\$
32	Josephine Commons 455 N. Burlington Avenue	Lafayette	303-441-3929	\$
33	Villa West I 450 S. Carr Avenue	Lafayette	303-441-3929	\$\$
34	Villa West II 450 S. Carr Avenue	Lafayette	303-441-3929	\$\$
35	Balfour Senior Living - The Lodge 1331 E. Hecla Drive	Louisville	303-926-8300	\$\$\$\$\$
36	Balfour Senior Living - The Residences 1336 E. Hecla Drive	Louisville	303-867-6400	\$\$\$\$\$
37	Kestrel (Coming Soon) South Boulder Road	Louisville	303-441-3929	
38	Lydia Morgan 1450 Lincoln Avenue	Louisville	303-441-3929	\$\$
39	Regal Square 255 Regal Street	Louisville	303-441-3929	
40	Bloomfield Place 722 5 <sup>th</sup> Avenue	Lyons	303-441-3929	
41	Walter Self Senior Housing 335 Railroad Avenue	Lyons	303-441-3929	
42	Prime Haven 170 E. 2 <sup>nd</sup> Avenue	Nederland	303-441-3929	
43	Eagle Place 6790 N. 79 <sup>th</sup> Street	Niwot	303-441-3929	

Number of Units	Housing Voucher Accepted	Extra Fees or Deposit	Pets Allowed	Meal(s) Available	Emergency Response System in Unit	Wheelchair Units	Transportation Available	Age Requirement
120	✓		✓			✓		55+
72	✓	✓	✓	✓		✓		NA
74	✓	✓	✓	✓		✓		55+
32	✓	✓	✓	✓		✓		NA
10	✓	✓	✓	✓				NA
103		✓	✓	✓	✓	✓	✓	62+
87		✓	✓	✓	✓	✓	✓	62+
NA	NA	NA	NA	NA	NA	NA	NA	NA
30	✓	✓	✓	✓				62+
30		✓	✓	✓				62+ or Disabled
8		✓	✓	✓				62+ or Disabled
12		✓	✓	✓		✓		62+ or Disabled
6		✓	✓	✓				62+ or Disabled
12		✓	✓	✓		✓		62+ or Disabled

**Monthly Rate Key**

\$ — \$300 - \$699

\$\$\$ — \$1,000 - \$2,499

\$\$\$\$ — \$3,500 +

‡ Adults with Disabilities

\$\$ — \$700 - \$999

\$\$\$\$ — \$2,500 - \$3,499

 Subsidized Housing  
(Call for Eligibility and Rate)

\* Companion or Service Animals Only

# ASSISTED LIVING

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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 and 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, and can also include meal plans, 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.

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 about licensing, visit their website at [www.colorado.gov/pacific/cdphe](http://www.colorado.gov/pacific/cdphe), email [cdphe.information@state.co.us](mailto:cdphe.information@state.co.us) or call 303-692-2000.

## **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, often substantial, for “lifetime” long-term care services. There are several CCRC’s in Boulder County:

### **Independent Living, Assisted Living & Skilled Nursing CCRCs**

Frasier Meadows in Boulder  
Peaks Care Center in Longmont

### **Assisted Living & Skilled Nursing CCRCs**

Balfour Retirement Community in Louisville

### **Independent Living & Assisted Living CCRCs**

The Academy in Boulder  
The Carillon of Boulder Creek in Boulder  
Hover Community in Longmont  
Atria in Longmont

# COST OF CARE IN ASSISTED LIVING

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According to LongTermCare.gov (Administration on Aging), the cost for assisted living in 2012 in Colorado averages \$3,520 per month for care for a private one bedroom unit.

The cost of aging in your community depends on the type and duration of care you need, the provider you use, and where you live. Costs can be affected by certain factors such as:

- Extra charges for services provided beyond the basic room, food, and housekeeping charges at facilities although some may have “all-inclusive” fees.
- Variable rates in some community programs, such as adult day service are provided at a per-day rate, but can be more based on extra events and activities.

Always contact the agency or service provider for the exact cost for a facility or service in your area.

## How to Pay for Long-Term Care

**Medicaid** is a public program that can assist low-income individuals with paying for their health care, including long-term care services in nursing homes. In Colorado, you can contact your local county Housing and Human Services, Single Entry Point, or Aging and Disability Resources for Colorado to obtain a copy of the Medicaid application and find out more about the application process.

**Medicare** pays for health care for people age 65 and older, people under 65 with certain disabilities, and people of all ages with end-stage renal disease. Medicare only covers medically necessary care and will only pay for skilled nursing rehabilitation if you meet all their conditions. Medicare will pay for some of your costs for up to 100 days.

**Long Term Care Insurance** can be purchase from insurance companies and provides a monetary benefit specifically for long-term care, including home care, assisted living and or skilled nursing. Long-term care insurance must be purchased prior to any decline in health and prior to receiving any long-term care services.

**Veterans Benefits** which include pension and aid & attendance may be used however you will need to contact your local Veteran Service Officer to find out the eligibility requirements. To contact the Veteran Service Office, call 303-441-3890 in Boulder or 720-864-6663 in Longmont.

**Private Pay** is another option if a person has the financial capability to fully pay for their long-term care through savings, reverse mortgages, annuities, or trusts.

*Information taken from LongTermCare.gov.*

# QUESTIONS TO ASK WHEN CHOOSING 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?
- 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 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?
- Is staff awake at night?

# QUESTIONS TO ASK WHEN CHOOSING AN ASSISTED LIVING FACILITY

## 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
  - 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 for 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. Your presence and involvement in the facility is important to the care your loved one receives.
- 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.colorado.gov/cdphe](http://www.colorado.gov/cdphe)

# Boulder County Long-Term Care Ombudsman Program

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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 facilities and the general public.

## What does a Long-Term Care Ombudsman do?

- 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).

## Assisted Living and Nursing Home Residents Rights Summary

You have the right to:

- Participate in decisions about the care you receive
- Be fully informed about resources available to you
- Make independent choices about your life
- Have privacy and confidentiality
- Be treated with dignity and respect
- Have a safe and secure home-like environment
- Appeal any discharge from a nursing home
- Raise concerns and complaints without fear of reprisal

**Ask if the long-term care home has a non-discriminatory policy. Do the staff receive on-going sensitivity training?**

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**When visiting a residence or nursing home, ask yourself, “Do the staff create a welcoming environment?”**

# BOULDER - ASSISTED LIVING

#	Assisted Living Property	Phone	Rate
44	The Academy at Bella Vista 2762 Bella Vista Lane	303-938-1920	\$\$\$\$\$
1	The Academy 970 Aurora Avenue	303-938-1920	\$\$\$\$\$
4	The Carillon of Boulder Creek 2525 Taft Drive	720-565-6844	\$\$\$\$\$
45	Frasier Meadows Retirement Community 4900 Thunderbird Drive	303-499-4888	\$\$\$\$\$
46	Mezzanine at Golden West 1055 Adams Circle	303-444-3967	\$\$\$\$\$
47	Mary Sandoe House 1244 Gillaspie Drive	303-494-7317	\$\$\$\$\$
48	Morning Star Assisted Living & Memory Care 575 Tantra Drive	720-545-1575	\$\$\$\$
49	Shawnee Gardens 4755 Shawnee Place	303-494-1123	\$\$\$\$
50	Sunrise Assisted Living of Boulder 3955 28 <sup>th</sup> Street	720-406-1000	\$\$\$\$\$
51	Brookdale Boulder Creek 3375 34 <sup>th</sup> Street	303-473-0333	\$\$\$\$\$

Number of Units	Accept Medicaid	Extra Fees	Respite Beds	Pets Allowed	Emergency Response System in Unit	Wheelchair Units	Transportation Available	Secure Memory Care Facility	Nurse on Staff	Age Requirements
10		✓	✓	✓	✓	✓	✓	✓	✓	62+
10		✓	✓	✓	✓	✓	✓		✓	62+
117		✓	✓	✓	✓	✓	✓		✓	62+
38		✓	✓		✓	✓	✓	✓	✓	65+
56	✓	✓		✓	✓				✓	62+
24	✓			✓	✓	✓				NA
94			✓	✓	✓	✓	✓	✓	✓	NA
7		✓		✓		✓				NA
84		✓	✓	✓	✓	✓		✓	✓	NA
76	✓	✓	✓	✓	✓	✓	✓		✓	NA

**Monthly Rate Key**

\$ — \$300 - \$699

\$\$\$ — \$1,000 - \$2,499

\$\$\$\$ — \$3,500 +

\* Companion or Service Animals Only

\$\$ — \$700 - \$999

\$\$\$\$ — \$2,500 - \$3,499

 Subsidized Housing  
(Call for Eligibility and Rate)

# LONGMONT - ASSISTED LIVING

#	Assisted Living Property	Phone	Rate
52	AltaVita - Memory Care Center 800 S. Fordham Street	303-300-3700	\$\$\$\$\$
53	AltaVita - Assisted Living (Coming Soon) 1001 AltaVita Court	303-300-3700	\$\$\$\$\$
16	Atria Longmont - Assisted Living 2310 9 <sup>th</sup> Avenue	303-678-5050	\$\$\$\$
54	Bridge at Longmont 2444 Pratt Street	303-774-8255	\$\$\$\$\$
55	Bross Street Assisted Living 537 Bross Street	303-682-5095	\$\$\$\$\$
56	Cinnamon Park Assisted Living Residence 1335 Cinnamon Street	303-772-2882	\$\$\$\$
57	Hover Community - Assisted Living 1380 Charles Drive	303-772-9292	\$\$\$\$
58	Millbrook Homes Assisted Living - Cove Court 1746 Cove Court	303-220-7989	\$\$\$\$\$
59	Millbrook Homes Assisted Living - Fox Hill Drive 5011 Fox Hill Drive	303-220-7989	\$\$\$\$\$
60	Peaks Care Center - Assisted Living 1440 Coffman Street	303-776-2814	\$\$\$\$
61	Safe Harbor Assisted Living 1424 16 <sup>th</sup> Avenue	303-776-4384	\$\$\$\$\$
62	Brookdale Longmont 2240 Pratt Street	303-682-1066	\$\$\$\$\$

Number of Units	Accept Medicaid	Extra Fees	Respite Beds	Pets Allowed	Emergency Response System in Unit	Wheelchair Units	Transportation Available	Secure Memory Care Facility	Nurse on Staff	Age Requirement
56			✓		✓	✓	✓	✓	✓	NA
73			✓			✓	✓		✓	65+
63		✓	✓	✓	✓	✓	✓	✓	✓	55+
62		✓	✓	✓	✓	✓	✓		✓	55+
10		✓		✓	✓	✓	✓			NA
48	✓	✓	✓	✓	✓	✓				55+
51		✓		✓	✓	✓	✓		✓	62+
5		✓		✓		✓		✓		NA
5		✓		✓				✓		NA
16	✓		✓		✓	✓	✓			NA
3-6		✓				✓	✓			65+
41		✓	✓	✓	✓	✓	✓		✓	NA

**Monthly Rate Key**

\$ — \$300 - \$699

\$\$\$ — \$1,000 - \$2,499

\$\$\$\$ — \$3,500 +

\* Companion or Service Animals Only

\$\$ — \$700 - \$999

\$\$\$\$ — \$2,500 - \$3,499

 Subsidized Housing  
(Call for Eligibility and Rate)

# LAFAYETTE & LOUISVILLE - ASSISTED LIVING

#	Assisted Living Property	City	Phone	Rate
64	Balfour Senior Living - Cherrywood Village 282 McCaslin Boulevard	Louisville	303-604-2700	\$\$\$\$\$
65	Balfour Senior Living - The Villas 1855 Plaza Drive	Louisville	303-926-1000	\$\$\$\$\$
66	Juniper Village 1078 S. 88 <sup>th</sup> Street	Louisville	303-665-3722	\$\$\$\$\$
67	Legacy at Lafayette 225 Waneka Parkway	Lafayette	303-666-0691	\$\$\$\$
68	The Peaks at Old Laramie Trail 660 Old Laramie Trail, Lafayette	Lafayette	303-440-6050	\$\$\$\$\$
69	Landmark Memory Care 1744 South Public Road, Lafayette	Lafayette	720-537-9355	\$\$\$\$\$
70	Genesis Senior Living of Lafayette 329 Exempla Circle	Lafayette	720-639-2239	\$\$\$\$\$

Number of Units	Accept Medicaid	Extra Fees	Respite Beds	Pets Allowed	Emergency Response System in Unit	Wheelchair Units	Transportation Available	Secure Memory Care Facility	Nurse Available	Age Requirement
52		✓			✓	✓		✓	✓	65+
62		✓	✓	✓	✓	✓	✓		✓	65+
52				✓	✓	✓	✓	✓	✓	NA
65	✓	✓	✓	✓	✓	✓	✓		✓	NA
44		✓	✓	✓	✓	✓	✓	✓	✓	60+
54		✓	✓		✓	✓		✓	✓	NA
29			✓		✓	✓			✓	18+

**Monthly Rate Key**

\$ — \$300 - \$699

\$\$\$ — \$1,000 - \$2,499

\$\$\$\$ — \$3,500 +

\* Companion or Service Animals Only

\$\$ — \$700 - \$999

\$\$\$\$ — \$2,500 - \$3,499

 Subsidized Housing  
(Call for Eligibility and Rate)

# NOTES

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**It is always good to find out under what conditions, might a resident be asked to leave a facility.**

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**Ask what Levels of Care are offered in the facility.**

# SKILLED NURSING FACILITIES

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Skilled nursing facilities or nursing homes 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 doctor will need to confirm that a patient needs nursing home level of care.

The Colorado Department of Public Health and Environment requires that any skilled nursing facility be licensed according to State standards. For more information about licensing, visit their website at [www.colorado.gov/pacific/cdphe](http://www.colorado.gov/pacific/cdphe), email [cdphe.information@state.co.us](mailto:cdphe.information@state.co.us) or call 303-692-2000.

## COST OF CARE IN SKILLED NURSING FACILITIES

Below are some facts about Colorado and skilled nursing facility care:

- On average in Colorado it costs \$212 per day for a semi-private room in a nursing home, however costs may be affected by location
- For a private room in a nursing home the average cost is \$239 per day
- Rates for long-term care stays can be different from rehabilitation stays.
- Most forms of private insurance do not cover custodial or personal care services at all.
- Medigap insurance is not intended to meet long-term care needs and provides no coverage for the vast majority of long-term care expenses.

Always contact the agency or service provider for the exact cost for a facility or service in your area.

*Information taken from LongTermCare.gov.*

# HOW TO PAY FOR LONG-TERM CARE

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**Medicaid** is a public program that can assist low-income individuals with paying for their health care, including long-term care services in nursing homes. In Colorado, you can contact your local county Housing and Human Services, Single Entry Point, or Aging and Disability Resources for Colorado to obtain a copy of the Medicaid application and find out more about the application process.

**Medicare** pays for health care for people age 65 and older, people under 65 with certain disabilities, and people of all ages with end-stage renal disease. Medicare only covers medically necessary care and will only pay for skilled nursing rehabilitation if you meet all their conditions. Medicare will pay for some of your costs for up to 100 days.

**Long Term Care Insurance** can be purchased from insurance companies and provides a monetary benefit specifically for long-term care, including home care, assisted living and or skilled nursing. Long-term care insurance must be purchased prior to any decline in health and prior to receiving any long-term care services.

**Veterans Benefits** which include pension and aid & attendance may be used however you will need to contact your local Veteran Service Officer to find out the eligibility requirements. To contact the Veteran Service Office, call 303-441-3890 in Boulder or 720-864-6663 in Longmont.

**Private Pay** is another option if a person has the financial capability to fully pay for their long-term care through savings, reverse mortgages, annuities, or trusts.

*Information taken from LongTermCare.gov.*

**Ask for a description of the services provided by the skilled nursing facility.**

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**Ask for a written list of services included in the basic fee and what services require an extra charge.**

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# SKILLED NURSING FACILITIES - COUNTYWIDE

#	Skilled Nursing Facility	City	Phone
71	Boulder Manor 4685 Baseline Road	Boulder	303-494-0535
72	Frasier Meadows Retirement Community 4950 Thunderbird Drive	Boulder	303-499-4888
73	Manor Care 2800 Palo Parkway	Boulder	303-440-9100
74	Mesa Vista of Boulder 2121 Mesa Drive	Boulder	303-442-4037
75	Applewood Living Center 1800 Stroh Place	Longmont	303-776-6081
76	Life Care Center of Longmont 2451 Pratt Street	Longmont	303-776-5000
60	The Peaks Care Center - Skilled Nursing 1440 Coffman Street	Longmont	303-776-2814
65	Balfour Senior Living - The Wellshire 1855 Plaza Drive	Louisville	303-926-1000
65	Balfour Senior Living - The Club 1855 Plaza Drive	Louisville	303-926-1000
77	Flatirons Health and Rehab (Coming Soon) 1107 Century Drive	Louisville	720-507-3477
70	Powerback Rehabilitation Lafayette 329 Exempla Circle	Lafayette	720-639-2200

Daily Rate (Based on Semi- Private Non-Rehab Room)	Number of Beds	Accept Medicaid	Accept Medicare	Extra Fees	Rehab & Short-Term Beds	Long-Term Care	Respite Beds	Emergency Response System in Unit	Wheelchair Accessible Units	Transportation Available	Secure Memory Care Facility	Age Requirement
\$273	145	✓	✓		✓	✓	✓	✓	✓	✓	✓	NA
\$357	54	✓	✓	✓	✓	✓	✓	✓	✓	✓		NA
\$267	37	✓	✓	✓	✓	✓	✓	✓	✓	✓		NA
\$233	162	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA
\$271	120	✓	✓		✓	✓	✓	✓	✓	✓		NA
\$283	168	✓	✓		✓	✓	✓	✓	✓	✓		NA
\$260	100	✓	✓		✓	✓	✓	✓	✓	✓		NA
\$287	76			✓	✓	✓	✓	✓	✓	✓		NA
\$308	24			✓	✓	✓	✓	✓	✓	✓		NA
\$350	48		✓		✓		✓	✓	✓	✓		NA
\$350	70	✓	✓		✓			✓	✓	✓		NA

# HOUSING FOR VETERANS

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## **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 Veteran Affairs (VA). The VA provides these services for participating Veterans at VA medical centers and community-based outreach clinics. Voucher availability may vary, please contact the Boulder County Veterans Service Offices for eligibility.

## **Boulder County Veterans Services Offices:**

Boulder 303-441-3890  
Longmont 720-864-6663

## **Colorado Department of Human Services: Veterans Community Living Centers**

1575 Sherman Street, Denver, CO 80203  
303-866-5899

The Office of Colorado State 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. All six facilities are licensed by the Colorado Department of Public Health & Environment. Each facility offers skilled nursing care and each facility is Medicaid certified.

## **Veterans Community Living Center at Fitzsimons**

1919 Quentin Street  
Aurora, CO 80045  
720-857-6400  
CDHS\_veteranshome\_fitzsimons@state.co.us

## **Bruce McCandless Veterans Community Living Center in Florence**

903 Moore Drive  
Florence, CO 81226  
1-800-283-2668  
CDHS\_veteranshome\_mccandless@state.co.us

## **Veterans Community Living Center at Homelake Domiciliary**

3749 Sherman Avenue, Monte Vista, CO 81144  
1-888-838-2687  
CDHS\_csvc\_homelake@state.co.us

## **Veterans Community Center at Rifle**

851 E. 5th Street  
Rifle, CO 81650  
1-800-828-4580  
Veteranshome.rifle@state.co.us

## **Colorado State Veterans Home at Walsenburg**

23500 US Highway 160  
Walsenburg, CO 81089  
1-800-645-8387  
cvnhadmissions@sprhc.org

# OTHER RESOURCES FOR VETERANS

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## OTHER RESOURCES FOR VETERANS

### **Boulder Vet Center**

4999 Pearl East Circle, Suite  
106 Boulder, CO 80301  
303-440-7306

### **Colorado Department of Military and Veterans Affairs: Colorado Division of Veterans Affairs**

303-284-6077  
CDVAinfo@DMVA.state.co.us

### **Disabled American Veterans**

155 Van Gordon St.,  
Denver, CO 80225  
303-914-5570  
Dav.vbaden@va.gov

### **Rocky Mountain Human Services: Homes for All Veterans**

9900 E. Iliff Avenue,  
Denver, CO 80231  
855-838-7428  
HAVreferrals@rmhumanservices.org

### **Rocky Mountain Human Services: Veteran Resource Center**

719-323-2600  
HAVreferrals@rmhumanservices.org

### **National VA Caregiver Support Line**

1-855-260-3274

### **University of Colorado at Boulder: Veterans Services**

Center for Community  
UCB 120, Room S482  
Boulder, CO 80309  
303-492-7322  
veterans@colorado.edu

### **VA Eastern Colorado Health Care System (ECHCS)**

1055 Clermont St.,  
Denver, CO 80220  
303-399-8020  
1-888-336-8262

### **Veterans Crisis Line**

1-800-273-8255

### **Workforce Boulder County: Veterans Employment Services**

5755 Central Ave., Suite B  
Boulder, CO 80301  
720-864-6679

515 Coffman Street  
Longmont, CO 80501  
720-864-6657

### **U.S. Department of Veterans Affairs: 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).

# MOBILE HOME PARKS

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Boulder Meadows  
4500 19th Street  
Boulder, CO 80304

Orchard Grove  
3003 Valmont Road  
Boulder, CO 80301

Ponderosa Mobile Home Park  
4475 Broadway  
Boulder, CO 80304

San Lazaro Park  
5505 Valmont Road  
Boulder, CO 80301

San Souci Mobile Home Community  
1561 S. Foothills Hwy  
Boulder, CO 80305

Vista Village Mobile Home Park  
5000 Butte St.  
Boulder, CO 80301

Countryside Village of Longmont  
1400 S. Collyer St.  
Longmont, CO 80501

Grand Meadow Mobile Home  
821 17th Ave.  
Longmont, CO 80501

Longview Mobile Home Parks  
11135 Longview Blvd  
Longmont, CO 80501

Mountain View Court  
900 Mountain View Ave.  
Longmont, CO 80501

St. Vrain Village  
446 S. Francis St.  
Longmont, CO 80501

Arbordale Acres  
507 E. Spaulding St.  
Lafayette, CO 80026

Parco Dello Zingaro Mobile Home Park  
400 W. South Boulder Rd.  
Louisville, CO 80027

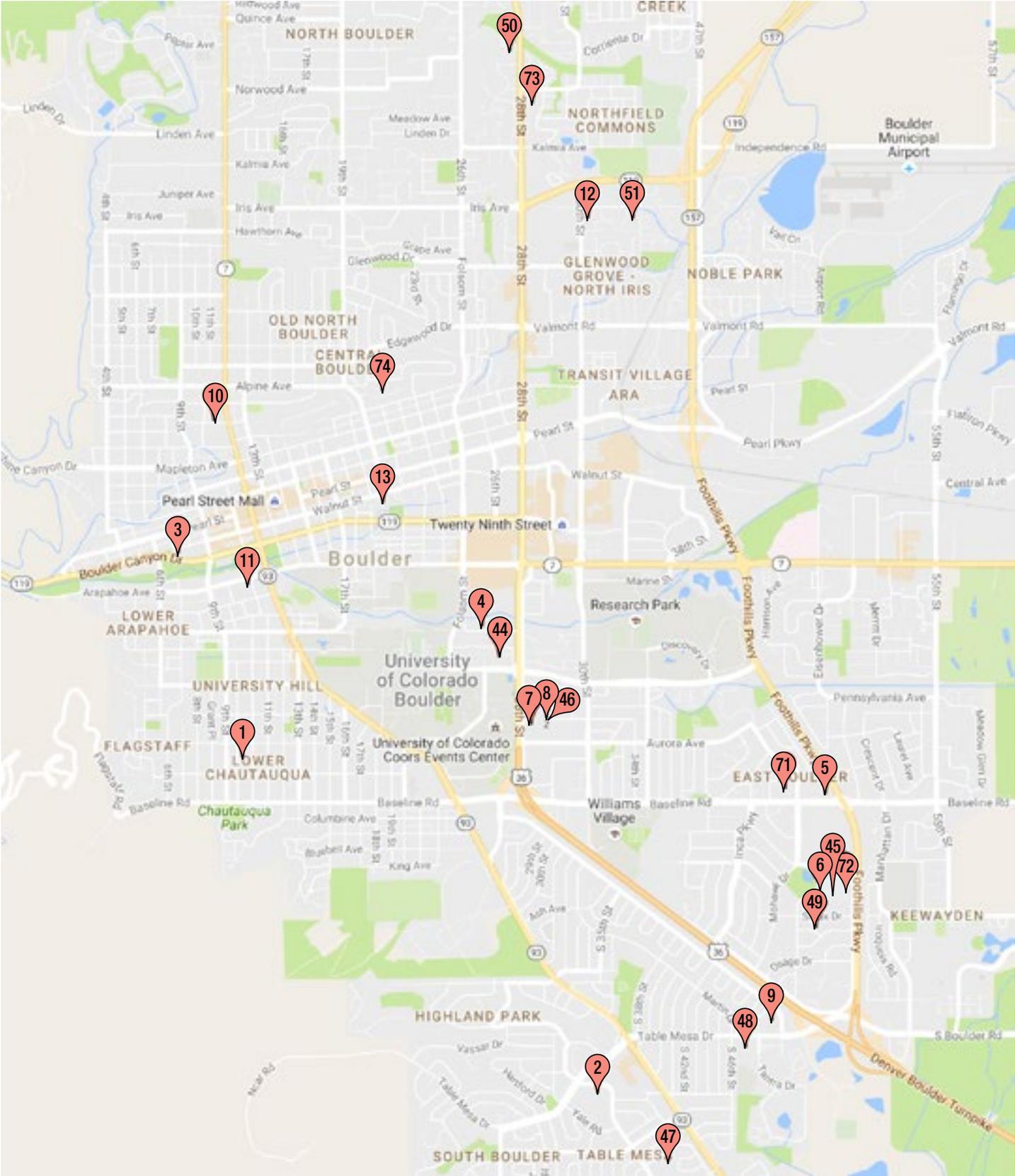
Skylark Mobile Home Park  
305 Skylark Cir.  
Lafayette, CO 80026

## OTHER HOUSING RESOURCES

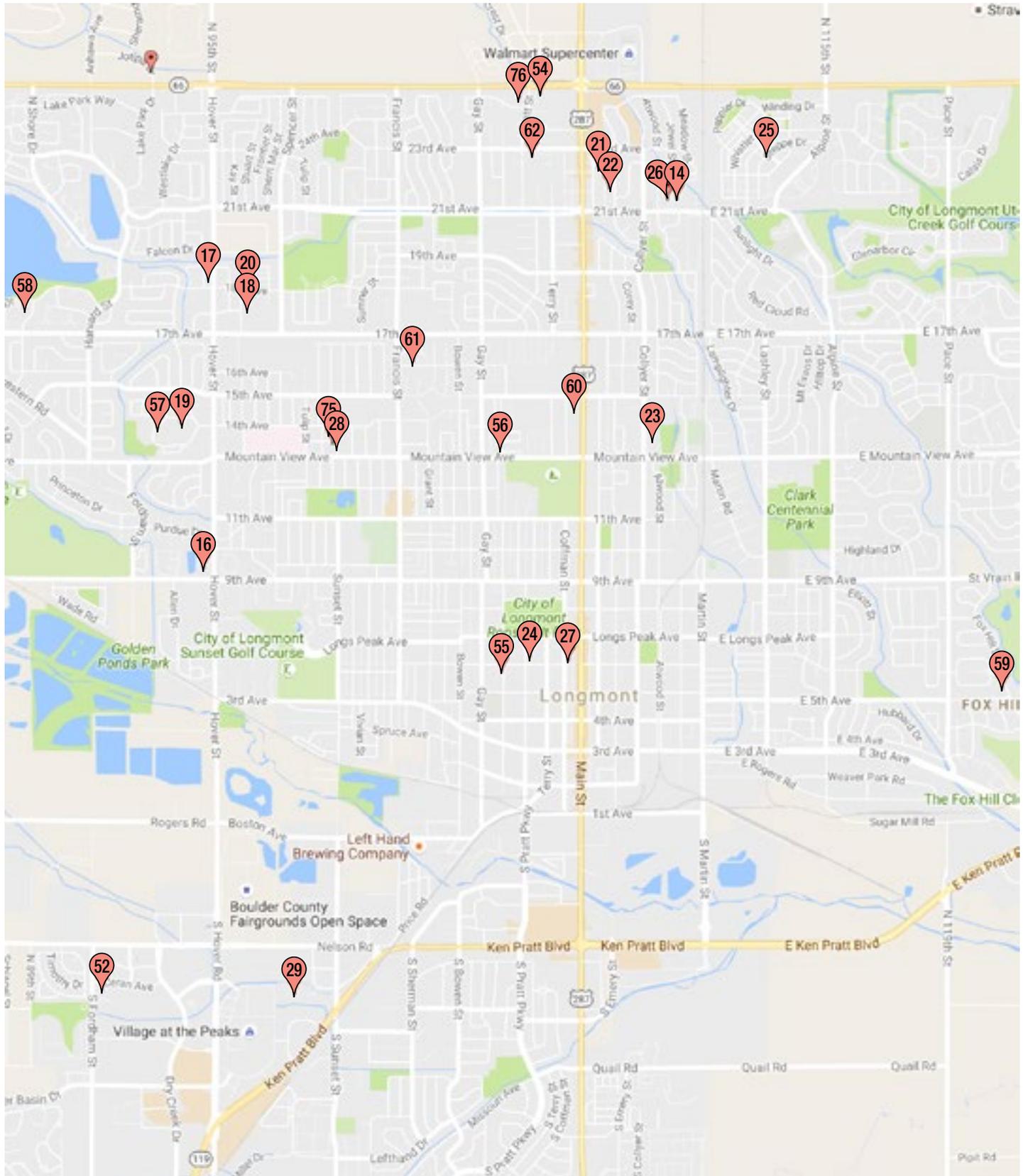
Thistle Communities  
6000 Spine Road, #101t  
Boulder, CO 80301  
303-443-0007 ext. 140

Housing Helpers  
2865 Baseline Road  
Boulder, CO 80303  
1-800-795-5937

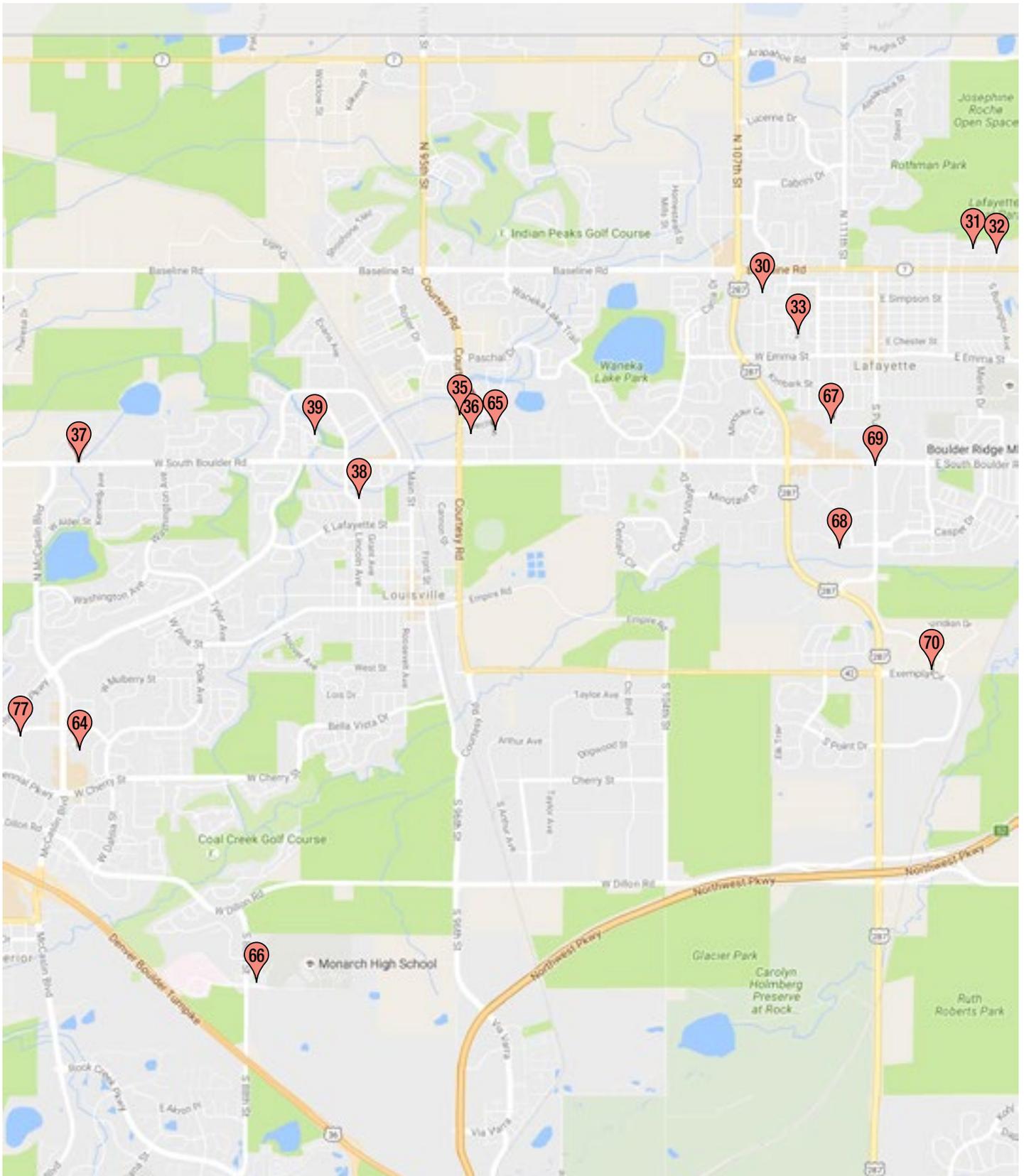
# BOULDER AREA MAP



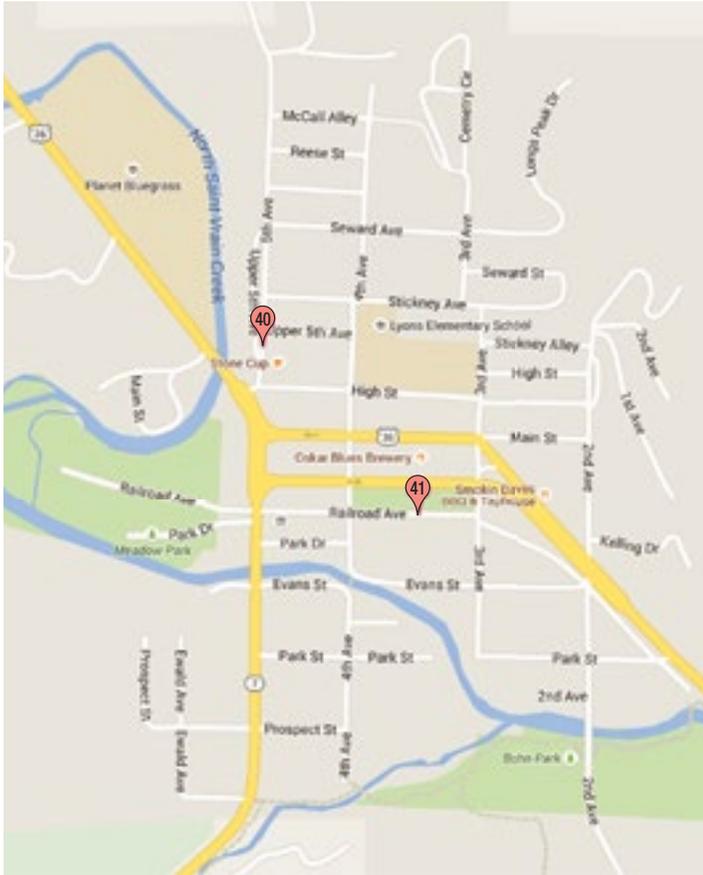
# LONGMONT AREA MAP



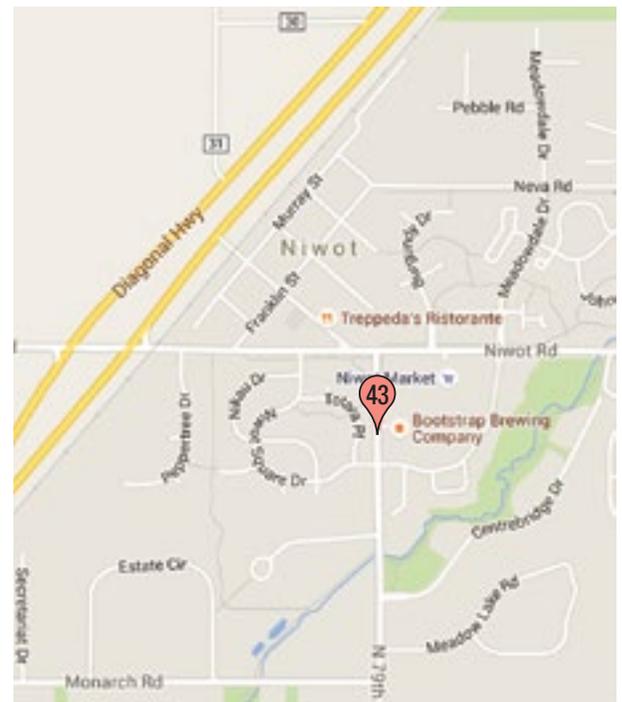
# LAFAYETTE/LOUISVILLE AREA MAP



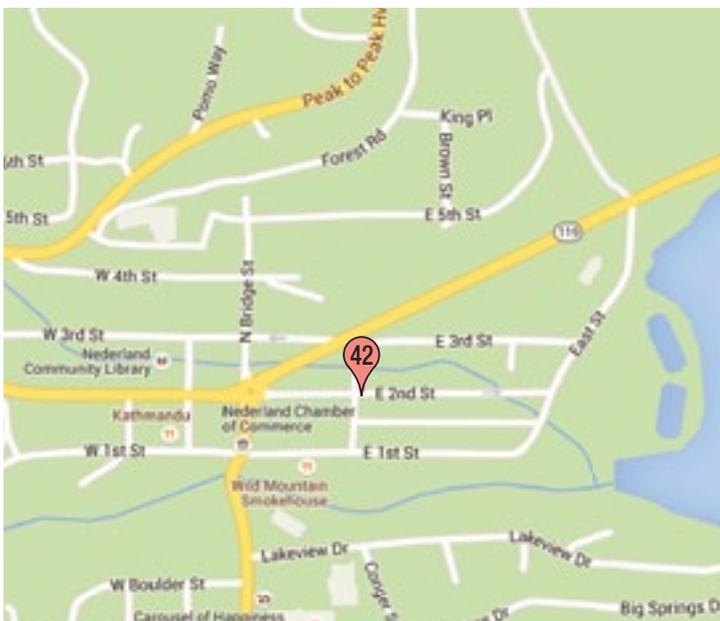
# LYONS/NEDERLAND/NIWOT AREA MAPS



Lyons



Niwot



Nederland



# NOTES





