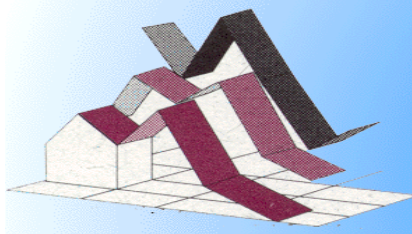




Division of Housing



Advances

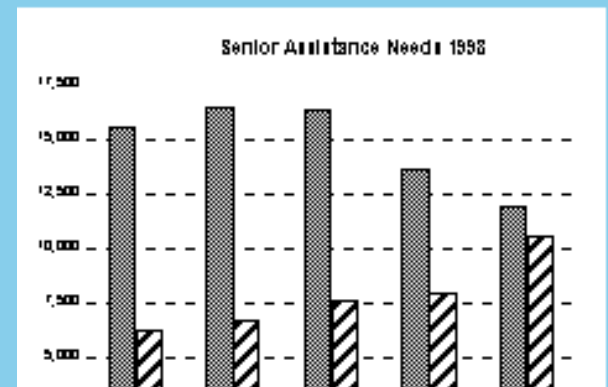
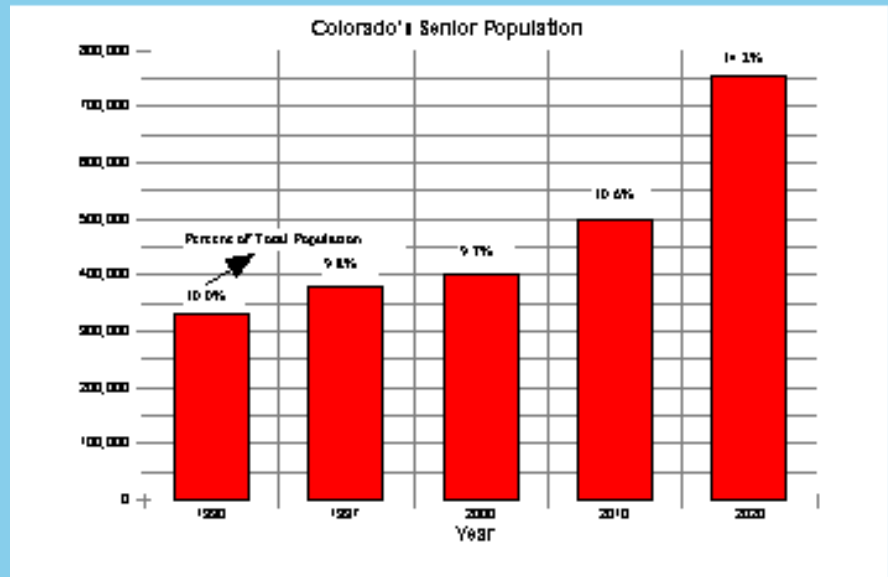
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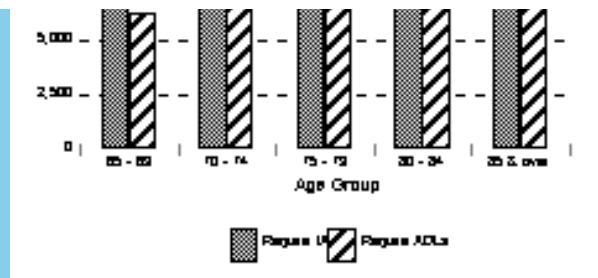
The Source for Current housing Trends

Colorado's Senior Housing Needs

Colorado's senior population is growing, especially in our rural areas. In 1990, over 25% of the population in 31 of Colorado's 48 rural counties were elderly.

Since 1990, it is projected that Colorado's senior population has grown 2% per year. In 1997, almost 10% of the population, or 381,391 persons, were 65 or over. The Colorado Demographic Section projects that by the year 2020, 14% of Colorado's population will be 65 or older. This means that the number of seniors will almost double from 381,39 in 1997 to 754,167 in 2020.





Many seniors lose their independence as they age. Using estimates from the American Journal of Public Health, the Division of Housing has estimated how many seniors will need assistance with Instrumental Activities of Daily Living (IADL), or Activities of Daily Living (ADL). IADL's include housework, meal preparation, money management, and shopping. ADL's include bathing, dressing, or eating. Often, seniors requiring these types of assistance are not able to continue living independently in their own homes. They may require one of many special housing options for seniors.

The Division of Housing estimates that in 1998, there will be 73,956 elderly persons in Colorado that need assistance with IADLs and 39,115 that need assistance with ADLs. This number will grow as Colorado's population ages. By the year 2000, these numbers will grow to 76,659 and 40,718 respectfully.

There are four common types of housing for seniors, each providing an increasing level of services as residents becomes less healthy and more frail. **Independent Living** gives seniors who are functionally and socially independent apartment-type housing with limited services such as security, partially accessible units, transportation, housekeeping, and social activities. **Congregate Care** housing provides frail, chronically ill or socially isolated seniors with the same services as independent living, with the addition of meals and occasional housekeeping.

Assisted Living provides housing and services to seniors that require 24-hour supervision. These units are small, fully accessible, and most often lack cooking facilities. In addition to the general services provided to those in independent and congregate living, residents are provided assistance with daily living from trained aides. Staff monitors tenant medications but does not administer them. **Nursing Homes** provide 24-hour a day services to seniors that are unable to take care of themselves. Residents are provided with all of the above services, with the addition of the administration of medication administered by staff. Nursing homes have a more hospital-like setting, with full medical services.

The Colorado Division of Housing finances independent, congregate and assisted living developments around the state. Funds are not available for nursing homes where staff is required to administer drugs. In the past five years, the Division of Housing has provided funding to **17 independent, congregate, and assisted living projects in both rural and urban areas of the state**. These projects together provide **642 units** of affordable housing to seniors who desire to stay in their communities while accessing safe, decent, affordable housing options.



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