

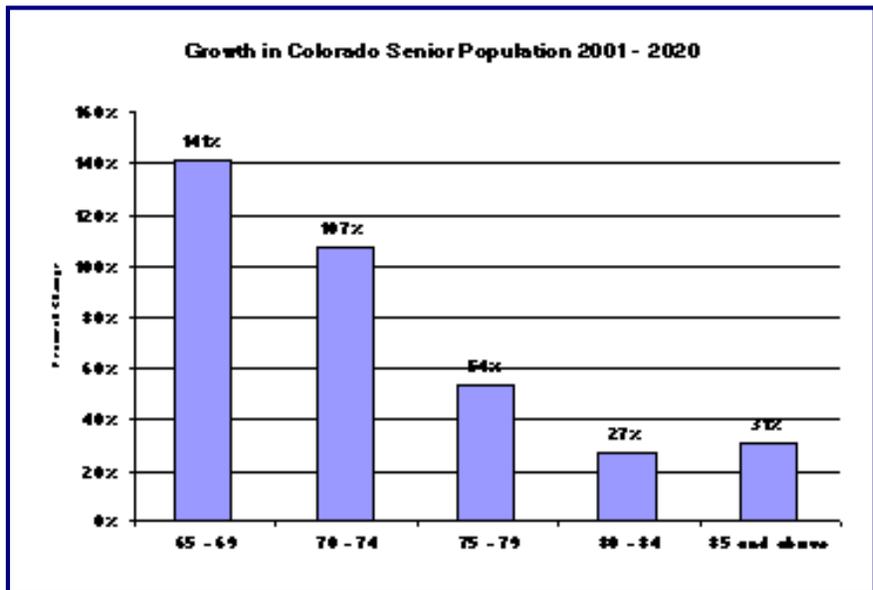


Advances

The Source for Current Housing Trends

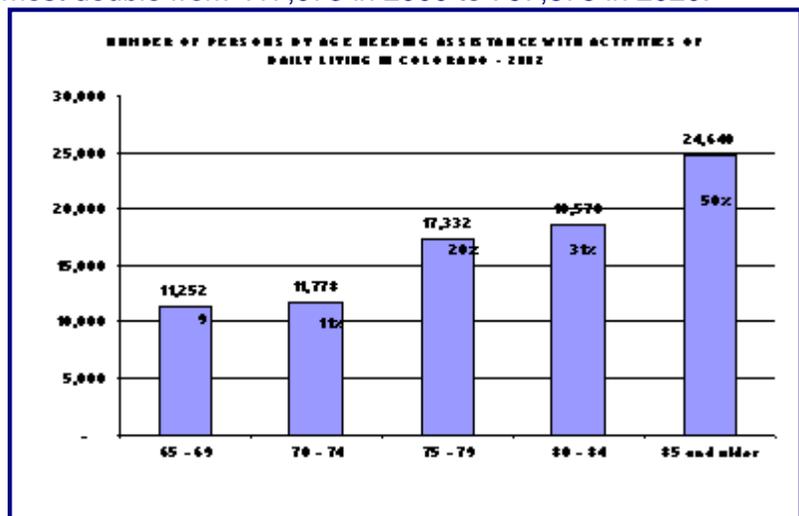
Colorado's Senior Housing Needs

Colorado's senior population is growing, especially in our rural areas. The 2000 census counted 416,073 persons age 65 and over in Colorado. This number has grown 26% since 1990.



In 2000, almost 10% of the population were 65 or over. The Colorado Department of Local Affairs Demographic Section projects that by the year 2020, 13% of Colorado's population will be 65 or older. This means that the number of seniors will almost double from 417,073 in 2000 to 797,875 in 2020.

Many seniors lose their independence as they age. As they age, many seniors 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 2002, there are approximately 83,500 elderly persons in Colorado that need assistance with ADL. This number will grow as Colorado's population ages. By the year 2020, these numbers will grow to 134,000.

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 25 independent, congregate, and assisted living projects in both rural and urban areas of the state. These projects together provide 953 units of affordable housing to seniors who desire to stay in their communities while accessing safe, decent, affordable housing options.

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last modified 03-25-02

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