



West River Valley Assisted Living Facility

Located at 461 Grafton Rd, Townshend, VT 05353

- Located conveniently just down the road from Grace Cottage Hospital.
- Located next door to the West River Valley Senior Housing Independent Living
- Attached to West River Valley Supportive Living Facility

West River Valley Assisted Living is both affordable housing and an assisted living. Due to its unique business model, there are two parts to an applicant's eligibility.

- 1) Affordable housing requirements such as meeting the tenant selection criteria and income eligibility.
 - Must be 62 years of age or disabled to qualify.
 - Must meet income limit levels.
 - Must pass background checks including criminal record, landlord references, credit checks and character references.
- 2) State of Vermont Assisted and Residential Care regulations require that each applicant meet both the financial and clinical requirements as well.
 - Must be able to show proof of financial resources or Long-Term Care Medicaid to pay for rent and assisted living services.
 - Must meet assisted living level of care.

To apply you may download the application offline at: www.valleycares.org, call Valley Cares, Inc. at 802-365-7190 to have one mailed to you or pick one up at the Valley Cares, Inc. Assisted Living receptionist desk.



West River Valley Assistive Living 2023 Rate Sheet

1. **Rent:** Rent is charged monthly. The rent charge includes heat, hot water, electricity (excluding an additional fee for those residents who have air conditioners) and trash pick-up. Rent charges are based on income:
 - 1 Bedroom at or below 50% Windham County median family income = \$800
 - 1 Bedroom at or below 60% Windham County median family income = \$925
 - 1 Bedroom above 60% median Windham County median family income = \$1,200
 - 2 Bedroom (related couple) = 80% Windham County median family income = \$1,411
2. **Security Deposit:** One month's security deposit is due along with first month's rent upon admission.

Rent and security deposit are due to Stewart Property Management (SPM) by the 1st of the month:

- Sign up for monthly automatic direct payments (ACH)
- Pay by check: Please make your rent check out to: *West River Valley Assisted LP*
- Mail your check to: SPM, PO Box 10540, Bedford, NH 03110
- Please contact SPM, Nancy Crawford, Occupancy Manager: at 1-802-464-9700 if you need assistance.

Rent and Security Deposit are not covered by Medicare, Medicaid, or secondary insurance.

- 3. One time admission fee:** All successful applicants who choose assisted living programming are charged an admission fee at the time they are offered and accept an agreement to rent an apartment = \$1600.
- 4. Assisted Living Service Package:** This charge includes meals, activities, health care emergency pendant, transportation, housekeeping & laundry.
- Assisted Living Service Package = \$450. (This fee varies. When an applicant is on Long Term Care Medicaid this cost may be less due to Medicaid restrictions.)
- 5. Care Fees:** This is a daily charge for the care that is provided for you. This includes medication management, nursing oversight, caregiving to include supervision and assistance with activities of daily living. Activities of daily living includes assistance with bathing, showering, dressing, transferring, walking, toileting and eating. Care Fees are charged at four levels. These Care Levels are determined by completion of the State of Vermont assessment, and it's correlated scoring tool. (If you are eligible for Long Term Care Medicaid, your care fees will be paid by Medicaid however, you may be required to pay a patient share based on your income, as determined by Medicaid.)

Daily Care Fee charges are as follows:

Basic Care Level: \$136 a day	Tier 2 Care Level: \$175 a day
Tier 1 Care Level: \$163 a day	Tier 3 Care Level: \$189 a day

Assisted Living Service Package and Care Fees are due to Valley Cares. This payment is due by the 5th of the month. There are two ways to pay for your package and care fees:

- Sign up for monthly automatic direct payments (ACH)
- Pay by check: Please make your check out to Valley Cares
- Mail your check to: Valley Cares, PO Box 341, Townshend, VT 05353
- Place your monthly check in the metal box located on the wall in the dining room.
- Please contact Valley Cares at 1-802-365-7190 for billing assistance.