



*Delaware Highlands*  
Assisted Living



A Net Giver®  
Community

The ONLY  
**Income-Based**  
Assisted Living Community  
in the Midwest

Never have to pay more  
than you can afford

Must earn below 50% of  
area median incomes

Must be 65 years or more

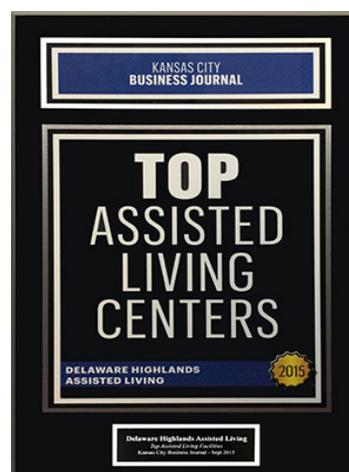
12600 Delaware Pkwy, KCK 913-721-1400 [Info@dhalkc.com](mailto:Info@dhalkc.com) [www.dhalkc.com](http://www.dhalkc.com)



# Welcome to Delaware Highlands Assisted Living



## A Top Rated Assisted Living Community



## A Place to Call Home

The ONLY **income-based** assisted living community in the Midwest. At DHAL, you never pay more than you can afford each month.

Delaware Highlands Assisted Living (DHAL) provides affordable assisted living healthcare services and active community programming to low and moderate income senior adults, ages 65 years or more.

### A warm and home-like setting for all of our residents

Choosing an assisted living residence for you or a loved one is an important decision. It is more than just a place to stay - it is a home.



## Your Home at DHAL

Living at DHAL makes life easier with the following activities, amenities, and services:

- ✓ Maintenance-free living
- ✓ Free wireless Internet from Google Fiber
- ✓ Electricity, water and sewer included
- ✓ Accessible, barrier free home designs
- ✓ Spacious 550 sq. ft. 1-bedroom apartment with large private bath and 2 large closets
- ✓ Refrigerator and microwave included
- ✓ Whirlpool room
- ✓ Emergency alert pendent and pull cords
- ✓ Community Areas: sports lounge, living room, dining room, garden, & activity areas
- ✓ Next-day laundry services included, plus free laundry facilities on each floor
- ✓ 24 hour supervision by qualified healthcare staff (LPN / CMA / CNA)
- ✓ Three meals served every day and designed by a certified nutritionist
- ✓ Healthcare services adapted to each individual's needs
- ✓ A variety of social and recreational activities to enhance resident's quality of life
- ✓ Coordinated transportation services
- ✓ On-site beauty salon and barber shop
- ✓ Multi-denominational Chapel



## Our Mission

Our mission is to provide affordable housing and assisted living services for the low to moderate income senior adult.

## Our Philosophy

Our philosophy is that housing should be affordable and high quality. Our award winning community makes a dramatic difference for seniors and families searching for an affordable, thriving assisted living environment.

## Assisted Living

For a senior adult, sometimes an extra hand is all that is needed. For seniors who need help with some of the activities of daily living, assisted living provides housing and services in a non-institutional, non-medical setting. Delaware Highlands Assisted Living offers a friendly, attractive and “home-like” environment for our residents. Both rents and services are adjusted based on your income affordability.



## Income Guidelines

A key part of your eligibility for DHAL’s unique income-based assisted living community is that your annual gross income cannot exceed the area median income. Residents must be U.S. citizens or have a special immigration status.

**\$25,500 / year for a single individual**

**\$29,150 / year for married couples**

## KanCare MCOs at DHAL

For eligible residents, KanCare Managed Care Organizations (MCO) help you pay for assisted living services through Medicaid:

- ✓ Ages 65 or more
- ✓ Assessed by your MCO case manager and determines your plan of care services
- ✓ Financially eligible for Medicaid as determined by KanCare Clearinghouse of Topeka, KS

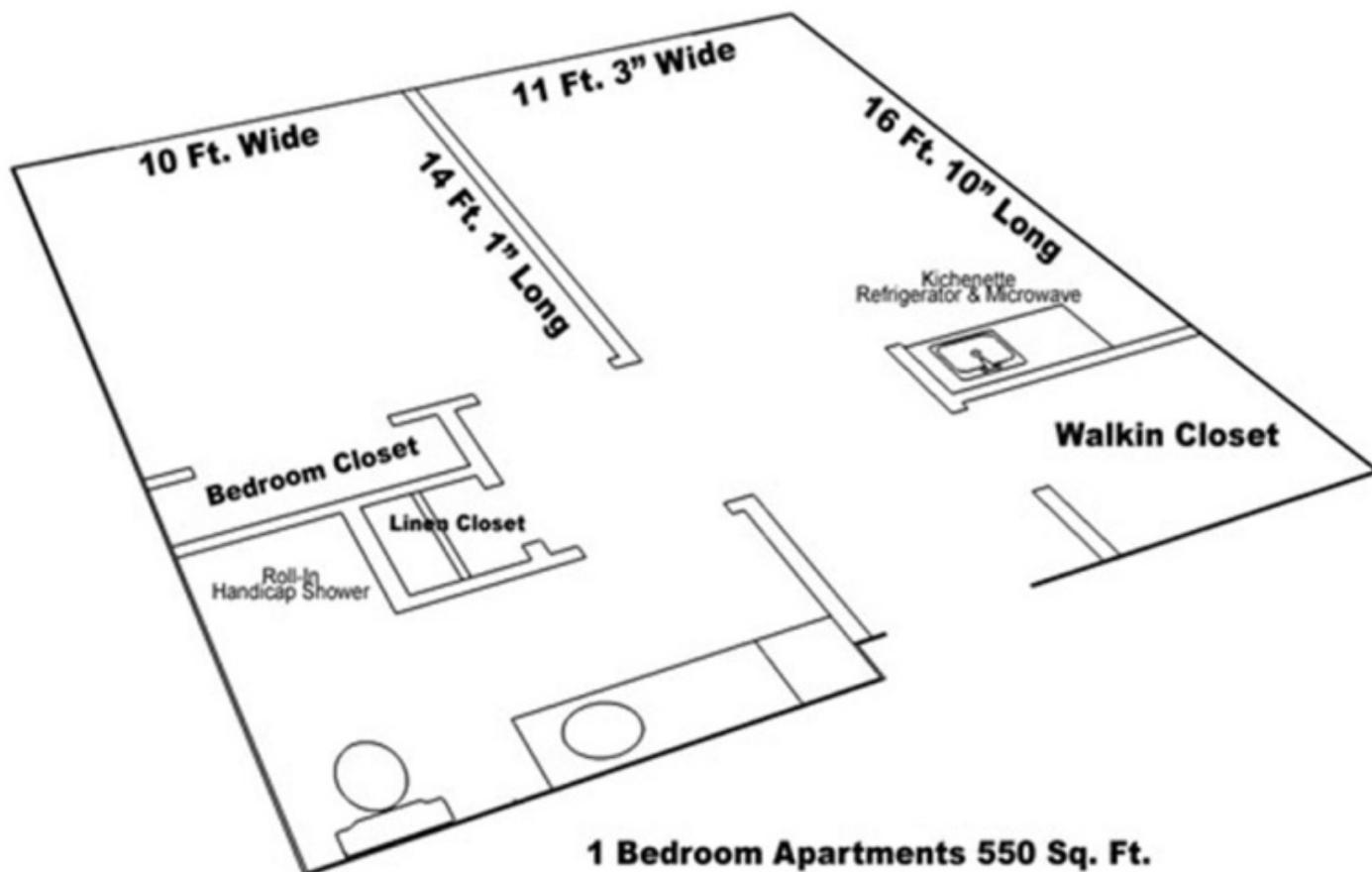
Also, see “Levels of Care” section below for private pay residents who are not Medicaid eligible. To verify Medicaid eligibility, contact your local DCF office and ask about applying for HCBS and KanCare at Delaware Highlands Assisted Living. For Wyandotte or Leavenworth County residents, you may call (800) 792-4884 or apply on-line at:

[www.applyforKanCare.KS.gov](http://www.applyforKanCare.KS.gov)



## Floor Plan

1 bedroom and 1 bathroom, walk-in closet, 2 spacious closets, phone and cable TV hookups, individually controlled heating and cooling, handicap accessible / zero-barrier private bathrooms, fire sprinklers, smoke alarm, FREE private wireless Internet service provided by Google Fiber, and kitchenette with sink, refrigerator, microwave, and cupboards



121 Apartment Homes Covering 3 Floors

Each Floor Has: Free Laundry Room, Activity Room, Public Bathroom, and a Nurse's Station

## Assisted Living Private Pay Levels of Care

This lists only “care-costs” for residents who are NOT eligible for Medicaid. And these costs are in addition to the income-based rent payment.

### **\$1,650** Level 0 Services:

- ✓ 24 hour / 7 days a week availability of health services trained staff
- ✓ Activity and Social Programs
- ✓ All interior and exterior maintenance services
- ✓ Chart updates (report health changes)
- ✓ Daily well-being checks as well as monthly health and medication review
- ✓ Emergency alert device provided for each resident (personal pendent with lanyard)
- ✓ LPN nurse on staff daily
- ✓ Scheduled transportation in and around the community
- ✓ Three home style meals served 3 times a day and all 7 days a week
- ✓ Utilities and Internet included (telephone and cable TV are not included)
- ✓ Regular trash removal
- ✓ Laundry services of linens & towels
- ✓ Weekly housekeeping services

### **\$1,950** Level 1 – Level 0, Plus:

- ✓ Dressing
- ✓ Bathing
- ✓ Hygiene care
- ✓ Meals reminders
- ✓ Activities reminders
- ✓ Transfers
- ✓ Ambulation

### **\$2,250** Level 2 – Level 0 & 1, Plus:

- ✓ Coordination of 3rd party services
- ✓ Incontinence issues
- ✓ Medication administration



## Admission Criteria

### Never have to pay more than you can afford!

Delaware Highlands Assisted Living (“DHAL”) offers a warm home-like setting for all our residents. We are the only **income-based** affordable assisted living community in the Midwest and have created an active, compassionate, caring environment where our residents live life to the fullest.

- ✓ Income-based assisted living care
- ✓ Below 50% of area median incomes
- ✓ Ages 65 years or more
- ✓ KCK Housing Authority eligibility guidelines for Project Based Subsidies
- ✓ Require approved assisted living care and services provided by DHAL
- ✓ Medicaid eligible once your excess liquid assets are depleted to \$1,199.99

## Ineligibility Factors

Unfortunately, DHAL is not permitted to admit or retain residents who have one or more of the following:

- ✓ Incontinence, where the resident cannot or will not participate in management of the problem
- ✓ Immobility, where the resident requires total assistance in exiting the building
- ✓ Any ongoing condition requiring a two-person transfer
- ✓ Any ongoing skilled nursing intervention needed 24 hours a day for an extended period of time
- ✓ Any behavioral symptom that exceeds manageability
- ✓ Residents whose clinical condition requires the use of a physical restraint at any time
- ✓ Certain felonies or violent crimes



## Admissions Process

In order to provide our unique income-based assisted living homes, we have a detailed admissions process that verifies your income and eligibility. And our experienced admissions team will walk you through the entire process and we can even do a lot of the work for you. The process takes over a month if you need Medicaid and don't have it, or just a few weeks if you already have Medicaid or are private pay.

1. Initial visit and tour of the DHAL community
2. Admissions process orientation meeting
3. Initial assisted living care assessment
4. Medicaid application and approval process, if applicable
5. Meeting #1 with the KCK Housing Authority
6. Low-Income application (Section 42)
7. Meeting #2 with the KCK Housing Authority
8. Final assisted living care assessment
9. Lease signing meeting and Move-In...  
Welcome to DHAL !!!



## Get a head start!

Here is a list of the major items you'll need to collect in order to complete the admissions process. And if you have any questions along the way, our admissions team is always here to provide any answers or potentially help you obtain some of the documentation.

- ✓ \$350.00 security deposit payable to Delaware Highlands Assisted Living
- ✓ Last month's bank statements from each bank, if applicable
- ✓ Current Social Security Benefit Letter
- ✓ Current Supplemental (SSI) Benefit letter
- ✓ Current Annuity/Pension/VA letter or stub
- ✓ Birth Certificate (copy is allowed)
- ✓ Health insurance cards: Medicare, Medicaid, AARP, Humana, BCBS, etc.
- ✓ Current home value county tax appraisal
- ✓ Life insurance information (Whole or Universal Life)
- ✓ Original Photo ID (copy not allowed)
- ✓ Power of Attorney / DPOA, if applicable (copy is acceptable)
- ✓ Original social security card (metal card is not accepted)

**All verification letters must be less than 30-days old.**



## Ready to Get Started?

Our admissions process and eligibility criteria complies with local, state, federal, and all applicable fair housing laws. The criteria will be used for all applications, without regard to race, color, creed, sex, age, religion, national origin, familial status, or handicap.

Applications will be processed in the order of receipt. A waiting list is used. All applications must be updated every 90 days or they will be removed from the current waiting list.

A key part of your eligibility for DHAL's unique income-based assisted living community is that your annual gross income cannot exceed the area median income. To be eligible, your gross annual income cannot exceed:

**\$25,500 / year for a single individual**

**\$29,150 / year for married couples**

Also, residents must be U.S. citizens or have a certain eligible immigration status.

Your application deposit should be included with the completed low-income housing application (Section 42).

**Application Deposit Amount: \$350**

## Basic Qualification

- ✓ Gross income is below the area median (including interest from assets)
- ✓ Ages 65 years or more
- ✓ Determined to need assisted living services by DHAL's Director of Nursing
- ✓ Medicaid approval, if applicable
- ✓ Approved for the KCK Housing Authority Project Based Subsidy program (Section 8)
- ✓ Approved for the low-income housing program (Section 42)

## Next Step



(913) 721-1400



info@dhalkc.com

Call or email us to schedule a tour and the initial orientation meeting.

Due to our unique income-based assisted living community and its detailed application process, please call or email us to schedule an appointment to discuss options, any questions, and eligibility.

