DISCLOSURE STATEMENT
JUNE 30, 2024

HOME FOR THE FRIENDLESS D/B/A
HOMELAND CENTER

HARRISBURG, PA

THE ISSUANCE OF A CERTIFICATE OF AUTHORITY FROM THE INSURANCE DEPARTMENT OF THE COMMONWEALTH OF PENNSYLVANIA DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION, OR ENDORSEMENT OF HOMELAND CENTER BY THE INSURANCE DEPARTMENT, NOR IS IT EVIDENCE OF, NOR DOES IT ATTEST TO, THE ACCURACY OR COMPLETENESS OF THE INFORMATION SET OUT IN THE DISCLOSURE STATEMENT.

HOME FOR THE FRIENDLESS D/B/A HOMELAND CENTER
DISCLOSURE STATEMENT TABLE OF CONTENTS

I.	Summary	Page 1
	(1) Facility	1
	(2) Provider	1
	(3) Admissions Contact	1
	(4) Description of Homeland Center	1
	(5) Minimum Age Requirements for Admission	1
	(6) Affiliations	1
	(7) Current Resident Population	1
	(8) Fees	2
II.	Business Address & Type of Provider	3
III.	Information Concerning Homeland's Executive Director, Board of Trustees, and Board of Managers	4-16
IV.	Statement of Affiliation	17
V.	Location and Description of Physical Property	18
VI.	Services Provided By Homeland Center	19-22
VII.	Description of Fees	23-24
VIII.	Reserve Funding	25
IX.	Certified Financial Statements	26
X.	Operation of Facility	27
XI.	Sample Resident's Agreement	28
XII.	Notice of Right to Rescind	29

HOME FOR THE FRIENDLESS D/B/A HOMELAND CENTER
DISCLOSURE STATEMENT SUMMARY PAGE

1. **Name and Address of Facility:**
   Home for the Friendless D/B/A Homeland Center
   1901 North Fifth Street
   Harrisburg, PA 17102

2. **Name and Address of Licensed Provider:**
   Homeland Center
   1901 North Fifth Street
   Harrisburg, PA 17102

3. **Name, Location and Telephone Number of Individual to discuss admissions:**
   Jennifer Murray, Director of Personal Care
   Homeland Center
   1901 North Fifth Street
   Harrisburg, PA 17102
   (717) 221-7901

4. **Description of Physical Property:**
   Homeland Center consists of 95 licensed Skilled Nursing Beds and 50 Licensed Personal Care Suites. Homeland Center also has a dedicated Alzheimer's Unit consisting of 24 beds, which are part of the 95 Skilled Nursing Beds. Homeland Center is an Urban Facility that occupies 4 and 1/2 acres of land in Harrisburg Pennsylvania. Homeland Center's 50 Personal Care one and two room suites were renovated in late 2003 and include contemporary kitchenettes and ADA approved baths and accommodations. The Personal Care facility has 6 floors of living, with one main dining room and several lounges.

5. **Minimum Age Requirements for Admission:**
   There are no minimum age requirements for admission to Homeland Center's Personal Care Facility.

6. **Provider Affiliations:**
   Homeland Center is a not-for-profit corporation not affiliated with any other religious, charitable, or nonprofit organization.

7. **Current Resident Population as of 6/30/2024:**
   Homeland Center's resident population currently consists of 44 personal care residents and 90 Skilled Nursing Facility residents.

8. Fees as of April 1, 2023 for Personal Care:

Please note all Fees shown are based upon occupancy of a one bedroom unit by one and two persons and include entrance and periodic fees.

Personal Care Rooms	**Entrance Fee Option**	**No Entrance Fee Option:**
Entrance Fee	$118,000.00	$0.00
260 square feet or less	$137.00/day	$167.00/day
261 to 300 square feet	$142.00/day	$172.00/day
301 to 340 square feet	$148.00/day	$178.00/day
341 to 380 square feet	$153.00/day	$183.00/day
381 to 420 square feet	$159.00/day	$189.00/day
421 to 460 square feet	$163.00/day	$193.00/day
461 square feet and above	$167.00/day	$197.00/day

Additional Fees for Personal Care:

- Spouses residing in same suite - $1,000.00/month.
- Pet Fee - $50.00 per month
- Additional level of care charges based on care needs below:
  - Level 1 – Independent – Base Level of Suite **minus** $40/day
  - Level 2 – Modified Independent – Base Level of Suite **minus** $30/day
  - Level 3 – Intermediate Care – Base Level of Suite **plus** $10/day
  - Level 4 – Modified Supportive Care – Base Level of Suite **plus** $20/day
  - Level 5 – Supportive Care – Base Level of Suite **plus** $30/day

- Rate is $10.00/day less when resident is hospitalized.
- Companion suite rate, for a married couple, is full rate for the first spouse for suite 3-M-3 and ½ of the lowest daily rate for suite 3-M-4. All other use of companion suite is the full rate for each suite.
- Please see Ancillary Price List for Additional Charges for Beauty Shop, Transportation, Personal and Medical Supplies, Therapies, Newspapers, Cable TV, Phone, Incontinent Products, Food Supplements, Laundry, and Guest Meals.

Additional Fees For Skilled Nursing Services:

- Rate is the daily rate in effect when services are rendered with no discount or reduction to that rate.

Fees as of September 1, 2024 for Skilled Care

Skilled Care	**Daily Rate**
Private Room	$484.00/day
Premium Semi-Private Room	$471.00/day
Semi-Private Room	$464.00/day
Ellenberger Unit – All Semi-Private Rooms	$484.00/day

HOMELAND CENTER

Business Address:

1901 North Fifth Street
Harrisburg, Pennsylvania 17102

Type of Provider:

Homeland Center is a not-for-profit corporation, exempt from federal income taxes under Internal Revenue Code Section 501 (c) (3) and exempt from state income taxes under the not-for-profit corporate laws of the Commonwealth of Pennsylvania.

HOMELAND CENTER

Names and Business Addresses of the Officers, Trustees, and Managers

President and Chief Executive Officer:

1. **Barry Ramper II**
   1901 North Fifth Street
   Harrisburg, Pennsylvania 17102

Board of Trustees:

1. **Dr. Charles Fetterhoff, Jr, Chair**
   No Business Address Available

2. **Mr. Michael Thomas, Vice Chair**
   No Business Address Available

3. **Mrs. Margaret Purdy, Secretary**
   No Business Address Available

4. **Mr. Joseph Paese, Treasurer**
   No Business Address Available

5. **Mr. Larry Bashore, Assistant Treasurer**
   No Business Address Available

6. **Mrs. Marion Alexander**
   No Business Address Available

7. **Mr. Christopher Baldrige**
   No Business Address Available

8. **Mrs. Ellen Brown**
   No Business Address Available

9. **Mr. Robert Grubic**
   No Business Address Available

10. **Mr. Jeff Haste**
    No Business Address Available

11. **Mrs. Nancy Hull**
    No Business Address Available

Names and Business Addresses of the Officers, Trustees, and Managers (Continued)

Board of Trustees (continued):

12. **Mrs. Sally Klein**
    No Business Address Available

13. **Mr. H. Glenn Manning**
    No Business Address Available

14. **Mr. Gary Rothschild**
    No Business Address Available

15. **Mrs Donna Schankweiler**
    No Business Address Available

16. **Mrs. Alicelyn Sleber**
    No Business Address Available

17. **Mr. William Stout**
    No Business Address Available

18. **Mrs. Janey Young**
    No Business Address Available

Board of Managers:

1. **Mrs. Alicelyn Sleber, Chair**
   No Business Address Available

2. **Mrs. Nancy Hull, Vice Chair**
   No Business Address Available

3. **Mrs. Cathy Leeds, Secretary**
   No Business Address Available

4. **Mrs. Janet Young, Treasurer**
   No Business Address Available

Names and Business Addresses of the Officers, Trustees, and Managers (Continued)

Board of Managers (continued):

5. **Mrs. Judith Bowman**
   No Business Address Available

6. **Mrs. Sandy Daily**
   No Business Address Available

7. **Mrs. Andrea Freeman**
   No Business Address Available

8. **Mrs. Betty Hungerford**
   No Business Address Available

9. **Mrs. Maggie Kirsch**
   No Business Address Available

10. **Mrs. Carol McCall**
    No Business Address Available

11. **Mrs. Deborah Brinser McDivitt**
    No Business Address Available

12. **Mrs. Mary Phillips**
    No Business Address Available

13. **Ms. Linda Scholl**
    No Business Address Available

14. **Mrs. Elizabeth Stoner**
    No Business Address Available

15. **Mrs. Sherry Stout**
    No Business Address Available

16. **Mrs. Joyce Thomas**
    No Business Address Available

17. **Mrs. Julie Wilhite**
    No Business Address Available

18. **Vacant**

HOMELAND CENTER

Officers, Trustees, and Managers – Business Experience, Services Provided to Homeland Center and Felony Charges or Restrictive Orders

President and Chief Executive Officer:

1. **Barry Ramper II, President/CEO**
   Similar Business Experience:
   Mr. Ramper was the Administrator of Dauphin County/Dauphin Manor Nursing Home from 1993 – 2000. He was employed by Dauphin County/Dauphin Manor from 1976 – 2000. Mr. Ramper has also been an Instructor for the 120 hour licensure course required for individuals to become a Nursing Home Administrator. Mr. Ramper is also past chair of the Pennsylvania State Board of Nursing Home Examiners.

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

Board of Trustees:

1. **Dr. Charles Fetterhoff, Jr, Chair**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

2. **Mr. Michael Thomas, Vice Chair**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

Officers, Trustees, and Managers – Business Experience, Services Provided to Homeland Center and Felony Charges or Restrictive Orders (continued)

Board of Trustees (continued):

3. **Mrs. Margaret Purdy, Secretary**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

4. **Mr. Joseph Paese, Treasurer**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

5. **Mr. Larry Bashore, Assistant Treasurer**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

Officers, Trustees, and Managers – Business Experience, Services Provided to Homeland Center and Felony Charges or Restrictive Orders (continued)

Board of Trustees (continued):

6. Mrs. Marion Alexander

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

7. Mr. Christopher Baldrige

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

8. Mrs. Ellen Brown

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

9. Mr. Robert Grubic

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

Officers, Trustees, and Managers – Business Experience, Services Provided to Homeland Center and Felony Charges or Restrictive Orders (continued)

Board of Trustees (continued):

10. Mr. Jeff Haste

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

11. Mrs. Nancy Hull

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

12. Mrs. Sally Klein

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

13. Mr. H. Glenn Manning

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order
None

Officers, Trustees, and Managers – Business Experience, Services Provided to Homeland Center and Felony Charges or Restrictive Orders (continued)

Board of Trustees (continued):

14. Mr. Gary Rothschild

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

15. Mrs. Donna Schankweiler

Similar Business Experience:
N/A

Services or Goods Provided:
N/A

Conviction of a Felony or Subjection to a Restrictive Order:
N/A

16. Mrs. Alicelyn Sleber

Similar Business Experience:
N/A

Services or Goods Provided:
N/A

Conviction of a Felony or Subjection to a Restrictive Order:
N/A

17. Mr. William Stout

Similar Business Experience:
N/A

Services or Goods Provided:
N/A

Conviction of a Felony or Subjection to a Restrictive Order:
N/A

Officers, Trustees, and Managers – Business Experience, Services Provided to Homeland Center and Felony Charges or Restrictive Orders (continued)

Board of Trustees (continued):

18. Mrs. Janet Young

Similar Business Experience:
N/A

Services or Goods Provided:
N/A

Conviction of a Felony or Subjection to a Restrictive Order:
N/A

Board of Managers:

1. **Mrs. Alicelyn Sleber, Chair**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

2. **Mrs. Nancy Hull, Vice Chair**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

Officers, Trustees, and Managers – Business Experience, Services Provided to Homeland Center and Felony Charges or Restrictive Orders (continued)

Board of Managers (continued):

3. **Mrs. Cathy Leeds, Secretary**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

4. **Mrs. Janet Young, Treasurer**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

5. **Mrs. Judith Bowman**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

6. **Mrs. Sandy Daily**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

Officers, Trustees, and Managers – Business Experience, Services Provided to Homeland Center and Felony Charges or Restrictive Orders (continued)

Board of Managers (continued):

7. **Mrs. Andrea Freeman**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

8. **Mrs. Betty Hungerford**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

9. **Mrs. Maggie Kirsch**
   Similar Business Experience:
   None

   Services or Goods Provided:
   None

   Conviction of a Felony or Subjection to a Restrictive Order:
   None

10. **Mrs. Carol McCall**
    Similar Business Experience:
    None

    Services or Goods Provided:
    None

    Conviction of a Felony or Subjection to a Restrictive Order:
    None

Officers, Trustees, and Managers – Business Experience, Services Provided to Homeland Center and Felony Charges or Restrictive Orders (continued)

Board of Managers (continued):

11. Mrs. Deborah Brinser McDivitt
Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

12. Mrs. Mary Phillips
Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

13. Ms. Linda Scholl
Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

14. Mrs. Elizabeth Stoner
Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

Officers, Trustees, and Managers – Business Experience, Services Provided to Homeland Center and Felony Charges or Restrictive Orders (continued)

Board of Managers (continued):

15. Mrs. Sherry Stout

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

16. Mrs. Joyce Thomas

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

17. Mrs. Julie Wilhite

Similar Business Experience:
None

Services or Goods Provided:
None

Conviction of a Felony or Subjection to a Restrictive Order:
None

18. Vacant

HOMELAND CENTER

STATEMENT OF AFFILIATION

Homeland Center is a not-for-profit corporation not affiliated with any other religious, charitable, or nonprofit organization. It is exempt from federal income taxes under Internal Revenue Code Section 501 (c) (3) and exempt from state income taxes under not-for-profit corporate laws of the Commonwealth of Pennsylvania.

HOMELAND CENTER

Location and Description of Physical Property

Location:

1901 North Fifth Street
Harrisburg, Pennsylvania 17102

Description of Physical Property:

Homeland Center operates a senior living facility consisting of 95 licensed Skilled Nursing Beds and is licensed to care for 56 Personal Care residents. The facility also has a dedicated Alzheimer's Unit of 24 beds which is part of the 95 Skilled Nursing Beds.

HOMELAND CENTER

Services Provided By Homeland Center

Basic Contract Services:

Personal Care

1. Appropriate living quarters, furnished with carpeting, window treatment, light fixtures, bed, chair and basic furnishing. Rooms also include kitchenette, full bath, closet/storage space, television, telephone, emergency call system.
2. All utilities.
3. All maintenance and housekeeping services required in connection with resident's living quarters.
4. Laundered bed linens and towels.
5. Laundered personal laundry.
6. Three meals a day to be served in main dining room.
7. Personal care services – **Levels of Personal Care Criteria**
    - **Level 1 – Independent -** Resident is able to perform all ADLs independently. Resident is able to self-administer their medication in their room without assistance, including ordering.

    - **Level 2 – Modified Independent** - Resident is able to perform ADLs independently but may occasionally require assistance from Homeland Center's staff for one (1) of the items below. For example, Resident is able to self-administer their medication in their room but may need assistance in ordering or arranging a pill reminder box.

    - **Level 3 – Intermediate Care -** Resident requires daily or near daily assistance from Homeland Center's staff for two to three (2-3) of the items listed below.

    - **Level 4 - Modified Supportive Care -** Resident requires daily or near daily assistance from Homeland Center's staff for four to five (4-5) of the items listed below.

    - **Level 5 – Supportive Care -** Resident requires daily or near daily assistance from Homeland Center's staff with six (6) of the items listed below.

**Any resident who assesses to need more than six (6) of the items listed below and/or needs direct supervision for any safety concerns will need Skilled Nursing consideration or the need for 1:1 private caregivers to remain in Personal Care.

Assessment Items:

- Eating and Drinking - Including special diets, assistance with menus and/or daily meal trays (not associated to illness)
- Dressing and Personal Hygiene - Including shower assistance, assistance with washing up in the AM/PM and/or assistance with compression stockings
- Mobility - Including assistance with ambulating, transferring in/out of a bed or chair, proper turning and positioning and/or transport to/from meals and activities
- Incontinence Care - Including bladder or bowel management, catheter care, colostomy care, toileting program and/or additional housekeeping services needed due to incontinence
- Securing and Managing Health Care – Including medication management, assistance with medication administration, medication ordering, set up of medication reminder boxes and/or management of multiple appointments
- Management of an Acute or Chronic Condition - Including diabetic monitoring and insulin administration, management of oxygen and/or oxygen equipment, daily weights, vital signs needing checked more than twice daily and/or monitoring of lab work for medical conditions or medication administration purposes
- Treatments needing administered, wound care and/or at risk for skin breakdown
- Monitoring of behaviors (mental health or other), including refusals of care to maintain proper hygiene, extra supervision and/or direction needed daily or near daily due to cognitive issues
- At risk for falls (2 or more falls within the last 6 months)
- Direct supervision needed due to safety concerns or inability to evacuate safely in an emergency

Skilled Nursing Care

1. An appropriate room within Homeland's facility furnished with draperies, bed, light fixtures and basic furnishings;
2. All water, light, heat and other utilities;
3. All necessary housekeeping services;
4. Laundered bed linens and towels.
5. Three (3) meals a day;
6. The standard level of twenty-four hour nursing care required by Resident's condition.

HOMELAND CENTER

Extra Charge Services:

Personal Care

1. Temporary Tray Service;
2. All medical and dental services performed for Resident by a physician or dentist;
3. All prescription medications ordered for the Resident by an attending physician or dentist;
4. Physical therapy treatment ordered for the Resident by an attending physician;
5. Any personal clothing or personal effects needed by Resident (except SSI recipients, who shall be entitled to receive those personal effects designated in the SSI Provisions);
6. Private telephone and cable TV service;
7. Services rendered by the Homeland's barber or beauty shop;
8. Any long distance or toll telephone calls made by the Resident on Homeland's telephone;
9. Pet Fees and,
10. Any other special services or purchases required by Resident, not specifically included within the daily rate.

Skilled Nursing Care

1. All medical, dental or podiatric services performed for resident;
2. All prescription medications ordered for Resident by attending physician or other health care provider;
3. Physical therapy services ordered for Resident by an attending physician;
4. Any personal clothing or personal effects needed by Resident;
5. Private telephone and cable TV service;
6. Services rendered by the Home's barber or beauty shop;
7. Any long distance or toll telephone calls made by Resident on Homeland's telephone; and
8. Any other special items or services not specifically included in daily rate.

The following items are available at an additional charge to the daily rate for either the Personal Care residents or the skilled nursing facility residents.

Ancillary Price List (see attachment)

Non-Contract Services:

HOMELAND HOSPICE

1. Medical care directed by a patient's physician with support from the Hospice team.
2. 24/7 specialized expertise from Hospice physicians and team members.
3. Nurses certified in hospice and palliative care with some specializing in lymphedema therapy and wound care.
4. Spiritual counselors and chaplains who help with spiritual issues while respecting an individual's beliefs.
5. A minimum of 13 months of bereavement support following the death of a patient, to include phone calls, personal visits, support groups and an annual memorial program.

HOMELAND HOMECARE

1. Creation of an individualized plan of care which meets a patient's needs.
2. Compassionate caregivers who provide companionship, comfort and independence while ensuring safety in the home.
3. Services performed by caregivers who are supervised and trained by licensed nurses.

HOMELAND HOMEHEALTH

1. Physician-ordered home health medical treatment in the safety and comfort of a patient's home.
2. Individualized treatment plans to promote healing, independence and quality of life.
3. A highly-trained team with experience in, but not limited to, wound care, cardiac care, palliative care, fall prevention, rehabilitation services and intravenous therapy.
4. Specialists include nurses, physical/occupational/speech therapists, nutritional counselors, social workers and Certified Nursing Assistants.
5. Certified by Medicare with deemed status and accredited by Community Health Education Partner (CHAP).

HOMELAND CENTER

DESCRIPTION OF FEES AS OF APRIL 1, 2023 FOR THE PERSONAL CARE UNIT AND FEES AS OF SEPTEMBER 1, 2024 FOR THE SKILLED CARE UNIT AND ALZHEIMER UNIT.

Homeland Center will offer new residents to its Personal Care facility the option of paying an entrance fee and a reduced daily rate. This option will be offered in addition to the full daily rate option. The entrance fee amount will be $118,000 per person and is payable in full on or prior to admission. Residents will be entitled to a partial refund of the entrance fee depending upon the length of time they have occupied their personal care unit. The refund will be computed in accordance with the terms stipulated in the Residents Agreement. Residents that pay the entrance fee will receive a reduction to the otherwise full daily rate of $30 per day. The reduction will remain in effect for as long as the resident occupies the personal care unit.

Please note all Fees shown are based upon occupancy of a one bedroom unit by one and two persons and include entrance and periodic fees.

Personal Care Rooms	Entrance Fee Option	No Entrance Fee Option:
Entrance Fee	$118,000.00	$0.00
260 square feet or less	$137.00/day	$167.00/day
261 to 300 square feet	$142.00/day	$172.00/day
301 to 340 square feet	$148.00/day	$178.00/day
341 to 380 square feet	$153.00/day	$183.00/day
381 to 420 square feet	$159.00/day	$189.00/day
421 to 460 square feet	$163.00/day	$193.00/day
461 square feet and above	$137.00/day	$197.00/day

Additional Fees for Personal Care:

- Spouses residing in same suite - $1,000.00/month.
- Pet Fee $50.00/month
- Additional level of care charges based on care needs below:
  - Level 1 – Base suite rate minus $40.00/day
  - Level 2 – Base suite rate minus $30.00/day
  - Level 3 – Base suite rate plus $10.00/day
  - Level 4 – Base suite rate plus $20.00/day
  - Level 5 – Base suite rate plus $30.00/day

- Rate is $10.00/day less when resident is hospitalized.
- Companion suite rate, for a married couple, is full rate for the first spouse for suite 3-M-3 and ½ of the lowest daily rate for suite 3-M-4. All other use of companion suite is the full rate for each suite.

- Please see Ancillary Price List for Additional Charges for Beauty Shop, Transportation, Personal and Medical Supplies, Therapies, Newspapers, Cable TV, Phone, Incontinent Products, Food Supplements, Laundry, and Guest Meals.

Additional Fees For Skilled Nursing Services:

- Rate is the daily rate in effect when services are rendered with no discount or reduction to that rate.

Skilled Care	**Daily Rate**
Private Room	$484.00/day
Premium Semi-Private Room	$471.00/day
Semi-Private Room	$464.00/day
Ellenberger Unit – All Semi-Private Rooms	$484.00/day

Monthly Fees are subject to change after a 30 day written notice has been provided to the residents.

AVERAGE DOLLAR & PERCENTAGE INCREASE IN RATES*

	2019	**2020**	**2021**	**2022**	**2023**	**2024**
SKILLED CARE UNIT	$15.00	$12.33	$0.00	$15.00	$15.00	$15.00
	3.74%	2.97%	0.00%	3.50%	3.39%	3.28%
ALZHEIMER UNIT	$15.00	$20.00	$0.00	$15.00	$15.00	$15.00
	3.71%	4.77%	0.00%	3.42%	3.30%	3.20%
PERSONAL CARE UNIT	$5.00	$3.00	$0.00	$0.00	$5.00	$0.00
	2.95%	1.72%	0.00%	0.00%	2.81%	0.00%

***The 2019 rates were effective May 1st. The 2020 rates were effective April 1st for the Personal Care Unit and May 1st for the Skilled Care Unit and the Alzheimer Unit. The 2022 rates are effective July 1, 2022. The 2023 rates are effective April 1, 2023 for Personal Care and September 1, 2023 for the Skilled Care Unit and the Alzheimer Unit. The 2024 rates for Personal Care remained the same in effect for April 1, 2023 and the Skilled Care Unit and Alzheimer Unit were effective September 1, 2024.**

HOMELAND CENTER

RESERVE FUNDING

Liquid reserves will be maintained in amounts equal to or exceeding the requirements of Section 9 of the Continuing Care Provider Registration and Disclosure Act. Reserve requirements will be computed based on a proportional share of continuing care retirement community residents to Homeland's total personal care resident population. That proportion will be applied to the greater of yearly financing costs or operating expenses to determine reserve requirements.

HOMELAND CENTER

CERTIFIED FINANCIAL STATEMENTS

Please see the attached Certified Financial Statements.

HOMELAND CENTER

OPERATION OF FACILITY

HOMELAND CENTER IS A FACILITY CURRENTLY IN OPERATION PROVIDING SKILLED, PERSONAL CARE, AND ALZHEIMER/DEMENTIA SERVICES. ADDITIONALLY, HOSPICE SERVICES TO THE CENTRAL PENNSYLVANIA COMMUNITY AND RESIDENTS OF HOMELAND CENTER BEGAN IN SEPTEMBER 2009. HOME HEALTH AND HOME CARE SERVICES BEGAN JULY 1, 2016 AND IS A SERVICE PROVIDED TO HOMELAND CENTER RESIDENTS AND THE CENTRAL PENNSYLVANIA COMMUNITY. A LONG RANGE STRATEGIC PLANNING PROCESS IS CURRENTLY OCCURRING CONSIDERING SERVICE EXPANSION AT OUR CURRENT LOCATION AND AT OTHER LOCATIONS IN CENTRAL PENNSYLVANIA. THE SERVICES BEING REVIEWED WILL EXPAND RESIDENT, PATIENT AND CLIENT OPPORTUNITIES IN THE TOTAL CONTINUUM OFFERED BY HOMELAND CENTER.

HOMELAND CENTER IS IN PROCESS OF EXAMINING ADDITIONAL SENIOR SERVICES ACCORDING TO THE DIRECTIVES SET FORTH IN THE ORGANIZATION'S STRATEGIC PLAN AS A CCRC. THIS INCLUDES EXPANSION WITH MULTIPLE OPTIONS ASSOCIATED TO THE EXISTING CAMPUS AND MULTIPLE OPTIONS ASSOCIATED TO SERVING CENTRAL PENNSYLVANIA SENIORS.

HOMELAND CENTER

SAMPLE RESIDENT'S AGREEMENT ATTACHED

NOTICE OF RIGHT TO RESCIND

Date rescission period begins _____.

You may rescind and terminate your Residence and Care Agreement without penalty or forfeiture within seven days after the above date. You are not required to move into the continuing care facility (i.e., Homeland) before the expiration of this seven-day period. No other agreement or statement you sign shall constitute a waiver of your right to rescind your Agreement within this seven-day period.

To rescind your Residence and Care Agreement, mail or deliver a signed and dated copy of the notice, or any other dated written notice, letter, or telegram, stating your desire to rescind to the following address:

Homeland Center
1901 North Fifth Street
Harrisburg, PA 17102
Attn: President/CEO

Not later than midnight of _____ (last day for rescission).

HOMELAND CENTER CANCELLATION FORM

Pursuant to this notice, I hereby cancel my Residence and Care Agreement:

Date:_____ _____
PROSPECTIVE RESIDENT'S SIGNATURE

Date:_____ _____
PROSPECTIVE RESIDENT'S SIGNATURE