

# **DFW Senior Care Services, Inc.**

**By: Heather Boyd, Owner**

## **Summary of Services**

DFW Senior Care Services provides non-medical home care to Seniors &/or the Disabled at their home or homelike setting. Our services include Personal Care, Homemaker Services and Transportation. We offer as little as a 1-hour visit up to 24-hour care for clients in their home 365 days per year. There are no qualification requirements for our service if on a private pay basis therefore, our client base is very wide & diverse. Our services are available on a short or long-term basis which eliminates a great deal of competitors. The Agency offers the following services:

### **Personal Care:**

- Showers & Bathing
- Dressing & Grooming
- Incontinence Care & Toileting Assistance
- Ambulation & Transfer Assistance
- Exercise
- Alzheimer's & Dementia Care

### **Homemaker Services:**

- Medication Reminders
- Meal Preparation
- Light Housekeeping & Laundry
- Transportation
- Shopping & Errands
- Life Enrichment: Games, Puzzles, Crafts, Walks, Singing, Dancing, etc.
- Sitters & Companions

## ***Agency Mission Statement- Keeping Seniors Independent and Safe at Home***

### ***DFW Senior Care was established June of 2007 by Heather Boyd***

My background is healthcare management and marketing primarily in the home care field and elder care for 10+ years prior to opening the Agency.

Services are available in the DFW and Surrounding areas, the majority of our clients are in Johnson and Tarrant Counties. The Agency has approximately 44 caregivers in the field and 3 employees working in our office to oversee the management of staff and oversight of client care. Our caregivers are primarily out in the field providing care for clients and rarely in the office except for final completion of the hiring/orientation process, 90 day & annual reviews, and disciplinary action when necessary.

**Regulations:** DFW Senior Care Services is licensed with Texas Department of Health and Human Services as a Personal Assistance Company. Our clients require a home visit assessment prior to admission and acceptance of a client to ensure the Agency is adequately able to care for them & offer suggestions of safety needs & equipment needed to safely provide care. We currently service approximately 85 clients.

**Financial Solvency:**

DFW Senior Care Services has consistently grown in revenue each year since 2007 with projected revenue for 2022 of over 1.2 million.

**Payor Sources:**

- Private Pay (clients pay directly for services)
- Veteran Affairs for Veterans with Service Connect Disabilities
- Veterans Home Care-Veterans & Surviving Spouse that qualify for the Aid and Attendant Benefit (offered to all Veterans & Surviving Spouses that meet both care and financial qualifications)
- Long-term Care Insurance Policies

*The Agency does not accept Medicare or Medicaid as payor sources.*

# Development of 205 N Main St.

## Why the HP District?

I love the warm, charming small hometown feel of Joshua's HP district and the growth I'm seeing for the area and future. I'm also looking very forward to contributing to the growth!

## My Vision for 205 N Main St.

1. 1<sup>st</sup> and foremost, DFW Senior Care will office in the main portion of the property converting 3 of the bedrooms into offices for the Agency and the main entry for reception and training area for new applicants.
2. Convert the back room(s)-(master bedroom & closet and bathroom) into an additional office that will be leased to a business.
3. Currently there is a large 2 story garage/living area on the bottom floor. The bottom floor will be leased as retail space to be leased by a boutique or similar business. The current garage door will be replaced with French doors to create a historical appeal of the property.
4. The upstairs area will be converted into a loft to lease residentially. An additional entry will be built to enter the loft separately of the retail area.
5. Lastly, my vision with the middle section of the property which has been utilized as a large game room by previous owners will be converted to a small wine bar that will only serve wine & beer. It will also offer local art for sell and other items such as wine glasses, and other wine or merchandise related items. My vision for this is to offer occasional live jazz bands or other instrumental music venues. Small art or craft shows or creative activities such as something similar to a painting with a twist or crafty events. I am not looking to create a party atmosphere but a more laid-back environment. The back of the property will have picnic tables and bistro tables with water features, outdoor fireplace for relaxing and enjoying the scenery with a nice glass of wine or a beer.

This project will take much longer than the other plans listed above so it's possible that rather than a wine bar it is developed into additional retail space to lease (worst case scenario).