

HEALTH CARE ADVISORY BOARD

Meeting Summary

April 13, 2015

MEMBERS PRESENT

Marlene Blum, Chairman
Bill Finerfrock, Vice Chairman
Rose Chu, Vice Chairman
Ann Zuvekas
Tim Yarboro, MD
Dr. Michael Trahos, DO
Francine Jupiter
Ellyn Crawford

STAFF

Robin Mullet
Robin Wilson
Sharon Arndt

MEMBERS ABSENT

Rosanne Rodilloso
Dave West

GUESTS

Gloria Addo-Ayensu, MD, MPH, Health Department
Bob Eiffert, Long Term Care Services, Health Department
Michael Forehand, Inova Health System
Rena Scott, RN (Nursing Student)
Doug Craig
Paul Saks, Smith/Packett Med-Com, LLC
William Holmes, Smith/Packett Med-Com, LLC
Jeffrey Sunderland, Attorney, Walsh Colucci Lubeley & Walsh PC
Andrew Painter, Attorney, Walsh Colucci Lubeley & Walsh PC
Susan Eckert, Harmony Senior Services

Call to Order

The meeting was called to order by Marlene Blum at 7:35 p.m.

March Meeting Summary and Revised February Summary

From the revised February 9, 2015 meeting summary, Dr. Addo-Ayensu was asked to clarify what she meant on page 3, when she stated that 'prevention efforts were a community issue, and not just a particular school', in response to the suggestion of targeting specific schools with low percentages of immunized children. Dr. Addo-

Ayensu stated that her intent had been to point out that while targeting particular schools was a good suggestion, she was attempting to emphasize that targeting immunization efforts throughout the entire community is the ultimate goal. She further stated that on-going efforts within school health will be to work together with school staff to ensure that all children are appropriately immunized.

The meeting summary from March 2, 2015 and the revised summary from February 9, 2015 were accepted as presented.

Ms. Blum thanked staff from the Health Department who is helping to cover in Sherryn's absence. It was noted that **three** people are needed to replace Sherryn.

Public Hearing on the Special Exception application of Sunrise Development (SE 2014-DR-068)

Ms. Blum distributed a written statement from the applicant dated Friday, April 10, 2015, requesting that the public hearing be deferred to May 11th. The request was granted and those who had signed up to speak were notified. Ms. Blum asked if anyone in attendance had come to speak regarding that application, and there were none. Per the request of the applicant, the Public Hearing for the Sunrise Development is now scheduled for May 11, 2015.

Public Hearing on the Final Development Plan Amendment application of the Crossings at Spring Hill (FDPA-2002-MV-040-02)

Mr. Jeff Sunderland, attorney for the applicant, introduced those who were with him. He provided a brief overview of the application, noting that the original application for the entire campus had been approved in May, 2003. He stated that the original application had included a 4-story senior residence on 2.94 acres which was never built. It is on that portion of the campus where the proposed assisted living medical care facility, which includes 74 assisted living units and 34 memory care units, will be located. This application is not for a Special Exception; rather it is considered a Final Development Plan Amendment (FDPA). The property is located at the intersection of Silverbrook Road and White Spruce Way, near Interstate 95. A map of the property and an architectural drawing of the facility were presented.

Mr. Sunderland noted that the facility will be operated by Harmony Senior Services, a 'sister' company of Smith/Packett. The FDPA application was submitted to the Fairfax County Department of Planning and Zoning (DPZ) in November, 2014. Last week, the applicant met with the Architecture Review Board (ARB) and is currently making a few small architectural adjustments as recommended by the ARB. Final review by the ARB

is scheduled for May 14th. The Planning Commission is scheduled to review the application on June 25th. Mr. Sunderland mentioned that Carmen Bishop is the staff coordinator with DPZ.

Susan Eckert, with Harmony Senior Services, spoke about her organization. She mentioned that Harmony has been in existence for seven (7) years, and opened its eighth building just today. They currently have seven facilities in Virginia, including one under construction in Chantilly, and one in Columbia, South Carolina.

Ms. Eckert discussed some of the staff currently employed at Harmony, including a Director of Clinical Care, which is a RN with over 35 years of experience, a Director of Training and Education, and a Director of Dining Services. The goal of Harmony is to focus on each resident's 'body, mind, and spirit.'

Ms. Eckert mentioned that their dining facility offers 'farm to table' dining, and included within the facility is a theater, library, fitness room, computer lab, units with small kitchenettes (for those in assisted living) and offers studio, one, and two bedroom units. Each unit has an emergency call system, grab bars, and rails. Physical, occupational, and speech therapies are also offered onsite by an outside vendor. There are 12 hours of concierge service offered each day, and the memory care units are completely secured. All exit doors have overhead cameras and all doors leading to areas outside of the memory care units are equipped with comprehensive security systems. Last, Ms. Eckert noted that 24 hour nursing services are available (provided by LPNs). Med Techs and/or LPNs administer medications, and family members are offered a monthly meeting with staff to review a resident's care plan.

Ms. Blum then invited anyone interested in speaking during the public hearing to step forward. There were none.

In response to questions from various members of the Board, the following information was provided by the applicant:

- The ratio of med techs to residents is 15:1
- There are 2 LPNs on duty during the day shift; 1 LPN on duty during the evening/night shifts
- The ratio of Certified Nursing Assistants (CNAs) to residents of the memory care unit is 8:1
- The ratio of CNAs to residents of the assisted living facility units is 12:1

A discussion regarding 'community need' ensued. The applicant stated that they believe the need for services is evident, based on the Spring Hill residents currently on

the campus. They went on to say that approximately three years ago, they looked at supply and demand. A feasibility study has been conducted and they believe the need for this facility is real. In response to further questions, it was noted that the facility will draw from current residents, as well as from the community at large. It was also mentioned that from the original 2003 approval, the applicant committed to giving priority to current residents, if a unit is available.

The issue of cost was raised. Ms. Eckert noted that the base costs for the assisted living units start at \$4,200 per month and \$5,750 for a memory care unit. The base rate includes three meals per day, assistance with moderate activities of daily living, and medication administration. Additional costs are based on the amount of time spent with a resident. At their other facilities, 65% of the residents are at the basic level 1; 30% at level 2; and 5% at level 3.

A question was raised as to the applicant's willingness to provide access to those who are indigent. Mr. Sunderland mentioned that in the 2003 approval, 20 affordable units were identified as part of the Affordable Dwelling Unit ordinance. Ms. Blum noted that that ordinance is considered separate when under review by the HCAB. The HCAB's specific interest is in knowing whether or not an applicant will dedicate 4% of their units to persons who are indigent. It was noted that every single applicant coming before the HCAB is asked for this same 4% level of commitment. It was mentioned that The Crossings at Chantilly had agreed to this condition. Mr. Sunderland indicated that affordability is very important to Smith/Packett but again reiterated that any additional designation of affordable units specific to the assisted living facility would be in addition to those for which there was already a commitment. It was noted by the Board that *yes*, that is the expectation of the HCAB: a commitment by the applicant to reserve 4% of the Assisted Living Facility units for low-income residents, regardless of other affordable housing commitments.

The HCAB also pointed out that how an applicant meets the commitment is totally up to the applicant; the HCAB only asks that 4% of the units be reserved for low-income residents. The applicant may choose to directly subsidize the beds, possibly through foundation monies, or participate in the Auxiliary Grant program.

After further discussion between members of the Board and the applicant, it was clear that the HCAB's expectation is that the applicant **not** limit the 4% designation to only assisted living beds, but rather, the 4% be spread between the two units so that if a low-income resident transitions from the assisted living unit to the memory care unit, they are not displaced due to the fact that they are indigent. The applicant

acknowledged their understanding of this. The applicant then produced a letter to the HCAB acknowledging their commitment to allocate 4% of their total units, or 4 units, to participants under the Auxiliary Grant program.

The question was raised regarding complaints at their Falls Run facility. Ms. Eckert noted that they too had taken those complaints very seriously. They changed the leadership of the facility, now employ compliance officers at every facility and continue to work closely with inspectors to ensure that they remain free from deficiencies. While under investigation, they had been given a provisional license. As of March 10th, they received a deficiency free inspection and now have a full one year license. They are committed to remaining deficiency free.

In summary, it was noted that the HCAB would like additional information on evidence to suggest need/demand for this facility. It would be beneficial to the HCAB to know if there are waiting lists at other similar facilities within the same catchment area, demographics of the existing residents of the campus as well as the surrounding area demonstrating an aging population, and the results of any type of study conducted by the applicant which demonstrates community need.

A motion was made and seconded to defer a decision on the application until the May 11th meeting at which time the applicant may present their evidence demonstrating need.

Ms. Blum suggested the applicant submit the information prior to the May 11th meeting so that the members have an opportunity to fully review the information, and that only 1 or 2 persons attend the next meeting to answer any questions the Board may have.

The motion was approved 8-0.

In follow-up to the public hearing, members discussed the need for looking at data and HCAB decisions on Assisted Living Facilities over the past 5 years to try and gather information on several issues including (1) average staffing ratios; and (2) average costs. A subcommittee will work with staff to develop benchmarks when looking at these types of applications. Ellyn Crawford will take the lead on this effort.

It was also noted that basic demographic data as well as estimates of how many persons need/want assisted living units and of those, how many end up in a memory care unit, would be beneficial to have. It was acknowledged that while this data would be extremely valuable, it may be difficult to find for Fairfax County.

Other Business

FY2016 Budget

Ms. Blum reported that the Board of Supervisor's 'pre mark-up' budget committee meeting is this Friday. She mentioned that there had been overwhelming support, and not just from persons interested in human services, for keeping the funding allocated to the Healthy Families program. It is her belief that if the money can be found within the budget, the money will be restored.

Adult Day Health Care Use Determination

This was an agenda item that Sherryn Craig was working on. It will be moved to the May agenda.

Human Services Needs Assessment

Everyone was reminded to take five minutes and complete the on-line assessment survey. Feel free to pass it along to others, as well.

Letter from the County Executive on the Inova Translation Medicine Institute

Whether or not the HCAB should respond to the letter will be discussed at the May meeting. In the interim, Ms. Blum will seek guidance on whether or not a response would be valued.

County Health Rankings

Dr. Addo-Ayensu handed out the newly released County health rankings: Fairfax County is ranked third out of one-hundred and thirty-three. Dr. Addo-Ayensu mentioned that two new areas are now taken into consideration regarding the physical environment: housing and transit. She mentioned that this serves as just another reminder that we must continue to look at social determinants of health.

Update on Sherryn Craig

Ms. Blum mentioned that she had spoken with Sherryn's husband over the weekend and that while she has a slight concussion, and many bruises and abrasions, she is on the road to recovery. At this time, it is not known how long she will need to be out, but it is hoped that she is back at work in another week or two. Ann Zuvekas is collecting money to send flowers to Sherryn at home.

May 11th Meeting

As of now, the agenda for May will include:

- Public Hearing on the Special Exception Application of Sunrise Development
- An update on the FY2016 budget

- DPZ and Adult Day Health Care
- Brief follow-up with the Crossings at Spring Hill (demonstration of community need)

There being no further business, the meeting adjourned at 8:55 p.m.