

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**TO:** Health Care Advisory Board

**FROM:** John Ruthinoski  
Staff Coordinator

**SUBJECT:** Meeting Notice and Agenda

**DATE:** October 7, 2003

**Wednesday, October 15, 2003**  
**at**  
**7:30 p.m.**  
**Fairfax County Government Center**  
**12000 Government Center Parkway**  
**Conference Room #2/3**  
**Fairfax, VA**

**AGENDA**

1. Call to Order
2. Approval of the Minutes of the September 8, 2003 HCAB meeting (Attachment 1)
3. Public Hearing to review the Special Exception Application of Chesterbrook Residence, Inc. (SE 2003-DR-022) to Construct a 100-unit Affordable Assisted Living Facility. (Attachment 2a-d)
4. Report on Long Term Care Coordinating Council – Susan Randall
5. Other Business

## **BACKGROUND**

### **Chesterbrook Assisted Living Facility**

Chesterbrook Residences, Inc. proposed to construct a 100-unit, 112-bed affordable assisted living facility in the Dranesville District on the land donated by the Chesterbrook Presbyterian Church. Chesterbrook Residences, Inc. (CRI) is a nonsectarian, nonprofit organization formed by the Chesterbrook Affordable Assisted Living Task Force (CAALF) in 2002 to be the legal owner and operator of an affordable assisted living facility to be constructed on this property. CAALF was established by volunteers from the Lewinsville Presbyterian Church, Immanuel Presbyterian Church and Temple Rodef Shalom, along with interested citizens.

The mission of the facility will be the provision of a quality assisted living care program in a residential setting to clients very low incomes, low incomes and moderate incomes. However, given that the facility must be financially self-sustaining, some units must be reserved for market rate clients. The projected breakdown of the facility's residents is as follows:

	% of facility occupancy	Description	Charges (in projected 2006 dollars)
Group A	50%	Very low income (below \$29,000)	\$1,185/month (with the balance of \$1,060 coming from Section 8 rental assistance)
Group B:	25%	Low-moderate income (\$25,000 – 40,000)	\$2,531/month in single \$3,016/month in double
Group C	25%	Private pay level (market rate)	\$3,769 - \$3,877/month in single \$5,364/month in double

CRI is exploring a number of options for financing the construction of the facility, including the use of some combination of low income housing tax credits, funding from the Department of Housing and Community Development and the Virginia Housing Development Authority, private sources and possibly the use of the HUD section 232 program. Operational funding for the facility would come from the Section 8 housing certificates and rents and service fees charged to residents. This could be supplemented by grants and other payments from foundations and from the religious institution sponsors. CRI has opened discussions with the County regarding the County's supplying assistance to residents in Category "A" to pay for non-housing services such as meals, medical-type care (such as medication assistance) and other activities of daily living.

CRI is anticipating that the residents in the facility will have a high degree of independence and will meet their medical needs through their own private doctors. As a result, the facility has not developed a medical or treatment plan. The facility will have 88 private one bedroom and 12 two bedroom apartments all with full baths and kitchenettes. Each apartment will have its own thermostat to allow each resident to control his or her own room temperature at all times. Staffing of the facility will include 18 care staff during the day shift, 10.5 during the evening shift and 4 overnight.

### *Discussion*

The need for an affordable assisted living facility in Fairfax County is one the HCAB has recognized for several years. CRI's proposal is admirable in its intentions, however it raises a number of questions which should be addressed before the HCAB allows the proposal to move on to the Planning Commission:

1. There is no mention in the proposal about measures for the protection of clients with dementia. From the walking paths on the grounds to the kitchenettes in all the rooms, there are numerous potential hazards mentioned in the proposal. The applicant foresees that the residents will have a "high degree of independence," however if they need the services of an assisted living facility, this is by definition not the case.
2. CNA staffing of the facility seems low, with only 4 on during the day shift 2 in the evening and overnight. During the day and evening shifts wait staff outnumber CNAs.
3. There are clearly many issues yet to be addressed with the financing of the facility as well as with the operating budget. As it was with the McLean Bible Church application earlier this year, there is a desire not to get in the way of an organization that is generously proposing to address a great community need. However, the consequences of the facility failing at its plan are potentially much greater for a residential facility such as CRI than it is for a respite facility such as McLean Bible Church's project. The feasibility of the use of Section 8 rental certificates is key to this project's affordability.

### **Long Term Care Coordinating Council**

Susan Randall is the HCAB's representative on the Long Term Care Coordinating Council and she will provide an update. See Attachment 3 for a description of the Council's recent activities.