

## Frequently Asked Questions

### Maplewood Nursing Home

1. **Q:** What are the repairs and the updates to the Maplewood facility in Westmoreland that would cost \$16 million?

**A:** *The renovations to Maplewood would include paint, floor covering, electrical, plumbing and heating upgrades.*

2. **Q:** Is it possible that the repairs and updates could be phased-in, being less of a burden on taxpayers?

**A:** *Yes, we have received a construction estimate of around \$16 million to conduct a phased-in approach to renovations. These renovations might take about three years to complete. During this time, the census at the home would have to be reduced by about 40%, which has its own financial impacts, but clearly the work could be done in phases.*

3. **Q:** Is it possible that, with 600+ acres, expansion and campus-type facilities can be integrated with the existing assisted living facility and convalescent complex and made attractive to self-pay clientele desiring a campus-type facility, this helping with the financing and continued maintenance of the existing complex to serve those in need?

**A:** *While there are more than 600 acres of county-owned land in Westmoreland, much of it is not good for construction due to steep slopes and highly erodible soils. Much of the verdant farmland is either in the flood plain or the floodway, further restricting development. However, there are areas near the existing campus that could conceivably hold several small buildings and still be near the water and sewer connections.*

4. **Q:** The Assisted Living wing is more recent than 40 years and is supported in part by the nursing home. What are the plans for the 20 or so persons in the assisted living wing?

**A:** *It is correct that the Assisted Living wing is only about 17 years old. No discussions have taken place and no decisions reached about the assisted living residents. That said, decisions about assisted living will have to become part of the broader discussion about Maplewood's future.*

5. **Q:** Is one of the reasons for moving the nursing home to Keene a need for more beds? What was the bed count when originally built and what is the current occupancy?

**A:** *The discussion about moving to Keene is not related to adding more beds. As a matter of law, the number of nursing home beds is frozen (moratorium) at current levels, hence the number of beds now is the same as when it was constructed. The licensed capacity of Maplewood remains at 150 beds. The average occupancy in 2014 has been 138 residents.*

6. **Q:** What will be the costs associated with fully staffing and maintaining 10 to 15 self-contained (Green Houses) as part of the campus complex being considered?

**A:** *The operating budget will be essentially the same although the workforce changes some to have multi-functional workers. So, different training and titles, but carrying out the same activities as at present.*

7. **Q:** If the distance of travel is a major consideration for locating in Keene, what are the demographics of family and visitors of the current residents of Maplewood?

**A:** *It is not always easy to track the demographics of family and visitors of nursing home residents but we have attached a chart showing the number of residents referred to Maplewood during the year of 2012.*

8. **Q:** Considering distance of travel, how many county nursing home facilities are in the center or close to a major city?

**A:** *The majority of County-operated nursing homes in NH are placed in their historic locations—mostly outside of town. This is a function of 200 years of history, however. Distance from hospitals can affect admission decisions.*

9. **Q:** Will the campus design of the proposed facility be so attractive to those able to self-pay that the facility will be unable to accommodate those in need and create an overcrowding problem?

**A:** *Certainly new facilities can bring increased interest from those seeking nice accommodations. However, nursing home admissions are received on a daily basis based on the need for admission; mostly from hospitals holding patients that are ready for discharge. Thus, both rich and poor, if in need of nursing home care, will have the opportunity to seek admission. Legally, admission decisions must be based on an ability to meet the needs of the patient and not on payment source.*

10. **Q:** What is the tax implication of removing property from Keene's tax roll for county-owned property?

**A:** *There could be some tax impact if the County were to purchase and use land in Keene for a nursing home. However, the value of that tax loss might be relatively small given that the land it might need is undeveloped, raw land and thus has a low tax value.*

11. **Q:** Why does the County operate a nursing home? Is it required?

**A:** *There is no legal obligation for the counties to operate nursing homes. However, there is a legal (statutory) obligation for counties to pay for long-term care. So even if the County stopped operating a nursing home, it would still have to pay for long-term care services. The County pays for ALL Medicaid nursing home residents whether they are located at Maplewood or some other nursing home. The County pays for nearly 300 long-term care residents of which about 100 are at Maplewood.*