



Appendix F - Letters of Support

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May 5, 2016

Alexandria Hicks
Certificate of Need Program Coordinator
Division of Healthcare Services
3601 C Street Suite 978 Anchorage, AK 99503

RE: Letter of Support for Maple Springs

Dear Ms. Hicks:

Please accept this letter of support from the Mat-Su Health Foundation for Maple Springs' development in Mat-Su of a Continuing Care Retirement Community (CCRC) model that includes a Skilled Nursing Facility (SNF) component. Mat-Su Health Foundation (MSHF) is the official business name of Valley Hospital Association, Inc., which shares ownership in Mat-Su Regional Medical Center (MSRMC). MSHF invests its assets into charitable works to improve the wellness and health of Alaskans living in Mat-Su with a goal to help Mat-Su to become the healthiest borough in the U.S. Focus areas for MSHF research, grant funding and strategic initiatives include Healthy Minds, Healthy Foundations for Families, and Healthy Aging.

Due to the rapid growth of the Mat-Su senior citizen population and the lack of infrastructure and services to support this demographics' needs, Healthy Aging was the first focus area adopted by the MSHF Board for targeted funding and outcomes. Data-driven, MSHF commissioned the first Mat-Su Regional Plan for the Delivery of Senior Services, which was published in 2011 and examined the need and demand for senior services across the long term care continuum. This Plan clearly articulated the demand and need for a SNF in Mat-Su. MSHF pushed its findings and data from the first report out to many developers of long term care infrastructure across the continuum. Maple Springs heard about Mat-Su's need for Skilled Nursing beds from a Trustee of Mat-Su Regional Medical Center, which has had to hold patients in the hospital due to lack of appropriate care placements, including Skilled Nursing.

MSHF recently commissioned the McDowell Group to update this Regional Plan based on the same methodology used previously. This new report to be published in the Spring of 2016 shows that in the next five years alone (2015-2020), the senior population in the Mat-Su Borough will explode by nearly 41%, far outpacing national growth of a mere 18% by comparison. The age 65+ and 75+ population cohorts will grow 114.3% and 201.5% by 2030 respectively. It concludes that Mat-Su will need significantly more assisted living service, particularly memory-care assisted living, which will require three times as many beds in 2030 as are needed in 2015.

The Mat-Su Borough, despite being home to the fastest growing population base in Alaska for the last 30 years, has no licensed nursing home or SNF beds. MSRMC staff have limited success in placing Mat-Su residents in one of the 147 SNF beds at Anchorage facilities and encourage family members to take their loved ones out of state if that is an option. Compared to the rest of Alaska, MSRMC's acute hospital readmissions for seniors have increased, largely due to the lack of access to SNF beds. Twenty-three percent of seniors age 85+ returned to the Mat-Su Regional ED within 30 days of a previous visit. SNF beds are defined as an "urgent need" in the new report, which notes that demand by Mat-Su seniors for post-hospital transitional care or long-term custodial care is 89 beds and will approach nearly 200 beds by 2030. The McDowell Group conducted provider interviews across the long term care continuum, and noted the following:



The Mat-Su needs its own skilled nursing facility to support both short-term transitional/post-hospital care and long-term custodial care. Nearly every provider organization cited the lack of a skilled nursing facility as a fundamental need. For healthcare providers, the “nursing home gap” creates acute discharge planning issues that can extend hospital lengths of stay and contribute to both hospital returns and emergency department visits.

The demand for nursing home beds was calculated for the Mat-Su in the new report using two different methodologies based on 2014 calendar year data, the most recent available. The first was based on Alaska utilization rates for nursing home beds. The second was calculated using the number of seniors per occupied Alaska bed. The analysis assumes nursing home bed utilization will be stable moving forward, in part because utilization has been restricted by lack of available beds in the state. Both methodologies conclude a similar need in the number of beds going forward, which as previously noted will approach a need of nearly 200 beds by 2030. The demand for short-term care beds alone will have significant impact on hospital readmission rates and quality of life for Mat-Su residents and families. Based on the 2014 data, and increasing the SNF referral rate for MSRMC from 3.4% (actual) to 12% (estimated), MSRMC would have had 183 discharges to SNF in 2014 for a total of 4,209 patient days and an Average Daily Census of 12. The 3.4% discharge rate is low due to lack of options. The 12% estimation is conservative since the national discharge rate is 18%.

As part of the CCRC, Maple Springs plans to build out 28 Memory Care beds. In our upcoming report, demand for Alzheimer’s assisted living was calculated by segmenting the population by age: seniors age 75-84 and 85 and older living in the Mat-Su. The prevalence rates, which are specific to AK, are 12% for the 75-84 age cohort and 33% for the 85 and older age cohort. Prevalence rates in AK are slightly lower than the national rates, which are 14% for the 75-84 age cohort and 34% for the 85 and older age cohort. Not all candidates who need memory care assisted living services will choose to move into memory care assisted living. Similar to assisted living, most new developments would expect to serve between 10 and 25% of the candidates not already living in memory assisted living. If 25% of the candidates moved into memory care assisted living, our analysis shows that a developer of Memory Care beds in Mat-Su could fill 129 beds in 2015, 174 beds in 2020, 274 beds in 2025 and 382 beds in 2030. Based on this demand analysis, MSHF supports Maple Springs’ inclusion of these beds in their CCRC.

MSHF’s research does not address the quality of long term services and supports for seniors in Mat-Su. MSHF cannot speak to the quality of the facility proposed by Maple Springs. MSHF can speak to the urgent need for nursing home and SNF beds in Mat-Su, for memory care beds, and to the fact that the Mat-Su Borough is drastically underserved in terms of long term care services and supports. MSHF remains committed to working with Maple Springs, other developers and the State of AK to rectify this dearth of services, including nursing home beds. Once our new report is finalized, MSHF will be happy to provide a copy of the report to your office for reference. In the interim, please don’t hesitate to contact me at 907-352-2863 or eripley@healthymatsu.org if you have questions about the above data or MSHF’s support for nursing home bed development in Mat-Su.

Sincerely,

Elizabeth A. Ripley
Executive Director



June 20, 2016

To Whom It May Concern:

Maple Springs has a good standing relationship with Lewiston State Bank. Dr. Ryan Larsen has had his personal accounts with Lewiston State Bank for over 15 years. Both credit and deposit relationships have been excellent with all handling as agreed. The bank is currently financing a retirement community center for Maple Springs and they continue to perform as agreed. The bank has also financed other credit facilities for the management members with all loans being handled and paid as agreed. With their credit history with the bank, financial performance, and relationship the bank will likely continue to support their financials needs.

If you have any questions, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Webster'.

Brian Webster

Branch Manager/Commercial Loan Officer

May 9, 2016



Alexandria Hicks
Certificate of Need Program Coordinator
Division of Healthcare Services
3601 C Street
Suite 978
Anchorage, AK 99503

Dear Ms. Hicks,

RE: Letter of Support for Maple Springs Senior Living

As the CEO of Mat-Su Regional Medical Center, I am writing to offer my full support of Maple Springs Senior Living's CON application to build a Skilled Nursing Facility in the Valley. They have fully engaged the hospital in this project to understand the needs of our patients. I have been impressed with how Maple Springs Senior Living has also diligently involved key community stakeholders as partners in developing this project. It's refreshing to see this high level of community engagement in such an important project.

The hospital and community face tremendous challenges everyday with the lack of availability of post-acute care services. This shortage not only impacts the valley, which has no skilled nursing beds in the community, but the entire state is underserved as well. The lack of services places members of our community at risk for higher readmission rates and poorer outcomes. The addition of skilled nursing beds will significantly improve quality of life by providing appropriate care close to home enabling family members to take part in the healing process. The availability of skilled nursing beds will also reduce total healthcare costs by reducing more costly acute care lengths of stay and readmissions.

In summary, I fully support this CON application and the development of the Maple Springs Senior Living. This is a much needed and welcome enhancement in post-acute care in the valley and state.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Lee", is written over a large, stylized blue "Q" or "J" shape.

John Lee
Chief Executive Officer
Mat-Su Regional Medical Center



CITY OF WASILLA

MAYOR BERT L. COTTLE

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April 21, 2016

Alexandria Hicks
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Re. Maple Springs Senior Living

Dear Ms. Hicks:

I am pleased to write a letter of support for Maple Springs Management Company to develop Maple Springs Senior Living. Senior services and housing are a priority in our community, as there has been a great need in the Valley for the many services the Maple Springs would provide: post-acute care, rehabilitation, sub-acute care, Alzheimer and dementia care, and physical therapy.

With the increasing senior population in the Matanuska-Susitna Valley, we have to make considerations for the seniors in need. The expected need for the Center will increase as our senior population, ages 65+, surges. There is currently no option for long-term institutional health care or skilled nursing for seniors in the Borough. This is not only challenging, but frustrating, to those in need and their loved ones.

The City of Wasilla supports the Maple Springs Management Company's efforts to seek the Certificate of Need necessary for the licensing of this project, and we encourage the efforts to accommodate seniors' needs.

Sincerely,

Bert L. Cottle
Mayor

BC/af