

August 31, 2022

VIA E-MAIL AND OVERNIGHT DELIVERY

Walter Mackie, J.D.
Licensure Unit Coordinator
Massachusetts Department of Public Health
Division of Health Care Facility Licensure and Certification
67 Forest Street
Marlborough, MA 01752

Re: Notice of Intent to Close: Dedham Healthcare

Dear Mr. Mackie:

Please accept this Notice of Intent to Close Dedham Healthcare (“Dedham” or the “Facility”) located at 1007 East Street, Dedham, Massachusetts 02026, effective on or about December 29, 2022 following completion of the regulatory process for voluntary closure of a long-term care facility required by the Department of Public Health. Attached please find our Proposed Closure and Relocation Plan (the “Closure Plan”).

On September 1, 2017, 1007 East Street Operator LLC (d/b/a Dedham Healthcare), a wholly-owned affiliate of Next Step Healthcare LLC (“Next Step”) began leasing Dedham and operating the Facility. Recently, after discussions with the Facility’s landlord regarding the Facility’s difficult labor market driven by the ongoing COVID-19 pandemic and the resulting poor financial performance, the decision was made to close the Facility. The Facility’s representatives whom residents, family members, staff or other interested parties may contact with questions they may have regarding the proposed closure are:

Andrew Almeida, Vice President of Operations - Next Step Healthcare,
(781)-329-1520 or by e-mail at info@nextstephc.com

We will work with the Department of Public Health to schedule a public hearing on the proposed closure of the Facility at least 90 days prior to the proposed closure date of December 29, 2022. A copy of the public hearing notice will be posted at the Facility and will be made available by the Facility’s Administrator upon request. At least 14 days prior to the public hearing, Dedham will provide a written notice regarding the date, time, and place of the hearing to each person who is receiving this Notice of Intent to Close. Interested parties may file comments on the proposed closure and the Closure Plan with the Department of Public Health up until the date of the public hearing.



We will be working with residents and their families, with our employees and with the state agencies, including the Department of Public Health, throughout this process to assure the orderly transition of care for our residents.

Please let me know if you have any questions.

Very truly yours,

A handwritten signature in blue ink that reads "William H. Stephan". The signature is written in a cursive style with a large initial "W".

William H. Stephan
Chief Financial Officer, Dedham Healthcare

Notice List
 For the Notice of Intent to Close and Notice of Public Hearing
 Regarding Dedham Healthcare

Notice Party <i>Notice method</i>	Address
Resident / legal representative <i>By First Class Mail and By Hand to residents</i>	In person at the facility - 1007 East Street, Dedham, MA 02026 Resident's permanent residence address on file Address on file for legal representatives
Designated Family Member <i>By First Class Mail</i>	Address on file for designated family members
Resident Council <i>By Hand</i>	1007 East Street, Dedham, MA 02026
Employee / Staff Member <i>By First Class Mail and Distributed at the Facility</i>	Address on file for employee And distributed at the Facility
Each Labor Organization	1199SEIU United Healthcare Workers East Massachusetts 108 Myrtle Street #4 Quincy, MA 02171
State Ombudsman <i>By First Class Mail</i>	Mass. Executive Office of Public Health Ombudsman Office One Ashburton Place, 5 th Floor Boston, MA 02108
Local Ombudsman <i>By First Class Mail</i>	Springwell Elder Services Attn: Julie Arias, Ombudsman 307 Waverley Oaks Road Suite 205 Waltham, MA 02452
Members of the General Court who represent the Village of Chestnut Hill <i>By First Class Mail</i>	Senator Michael Rush (Room 208) Representative Paul McMurtry (Room 171) 24 Beacon Street Boston MA 02133
Representative of the Local Officials, Village of Chestnut Hill <i>By First Class Mail</i>	Town Manager Leon Goodwin Town of Dedham 450 Washington Street Dedham, MA 02026