
From: chappyl <chappylady@aol.com>
Sent: Saturday, December 10, 2022 1:57 PM
To: DPH-DL - DoN Program
Subject: RE: DoN Application #NHMV-22090717-LE

Dennis Renaud
Determination of Need Program
250 Washington Street, 6th Floor
Boston, MA 02108

RE: DoN Application #NHMV-22090717-LE

Dear Mr. Renaud:

I, a resident of Martha's Vineyard, am writing in support of Navigator Homes of Martha's Vineyard's above referenced Determination of Need application to re-locate and re-build Windemere Nursing & Rehabilitation Center.

Martha's Vineyard is at a critical point for how and where it provides skilled nursing and long-term care services to residents of the Island. If approved, Navigator Homes will not only expand access to long-term care, but create on-Island access to short-term rehabilitation and provide critically needed housing for health care workers. Just as importantly, these services will be provided in a home-like environment with a focus on quality of life. This project is vital to the ability of the Island to offer these services within the community, as well as in a manner that prioritizes high quality care, resident dignity, and improved health outcomes.

- Windemere Nursing & Rehabilitation Center is the only on-island option for long-term care. The next closest is a 45 minute ferry ride and untold mileage away depending on the facility.
- There is no on-island option for short-term in-house rehabilitation.
- Windemere only has 30 beds in operation and cannot meet current demand for skilled nursing services.

The Current Windemere

- The current facility is located within Martha's Vineyard hospital
- Institutional setting
- Inconvenient for visitors
- Very limited options for outdoor access for residents due to the fact all the resident rooms are on the 2nd floor
- Rooms are semi-private with shared bathroom facilities

Green House Model

- Navigator Homes is proposing to implement the Green House Model, a revolutionary care-delivery framework.

- Instead of traditional, institutional facilities, the Green House Model uses “Green Homes”, home-like buildings that house no more than 14 residents.
- Residents live in private bedrooms with their own ensuite full bathroom and have access to shared living space, encouraging socialization and companionship.
- Private rooms promote resident autonomy and choice, giving greater opportunities to set their own schedules, including when they wake up and go to bed.
- Care will be provided by a consistent, empowered work team of universal caregivers who are responsible for the range of personal, clinical, and home care activities.
- In-home staff provide direct care as well as cooking, cleaning, ordering, scheduling, and other holistic caregiver tasks.

Staffing

- The main reason Windemere has closed more than half its beds is due to staffing.
- Windemere cannot retain staff because of the limited options for affordable housing on the island.
- The Proposed Project includes on-site, subsidized housing for Windemere staff.
- In partnership with Martha’s Vineyard Hospital, 30 one-bedroom apartments will be available on a sliding rent scale.
- Instead of commuting by ferry, staff will be able to walk to work.
- Staff will be members of the community - increased personal satisfaction, economic boost, reduced call-outs due to weather.

Aging Population

- 25% of Martha’s Vineyard’s year-round residents are age 65 and older.
- Demand for a long-term care facility on Martha’s Vineyard is projected to increase with the aging population.
- Assuming just 2.3% of residents over the age of 65 will need skilled nursing, the Island will need more than 100 beds to meet demand.

For the reasons discussed above, I encourage the Department of Public Health to vote in favor of this project. Below I added the text of a very personal presentation regarding the acute need for the proposed facility that I made to our local Planning Board and in a video to be used as needed. Should you need any further information from me please do not hesitate to call.

Sincerely,

Signed:
Ann B. Floyd




My comments made in a presentation to the Edgartown Planning Board and on a video to be used as needed:

Picture this....

You are, let’s say, 75years old. How far away from that are you? How about a loved one? Picture someone as I continue.

You have lived on the island for any number of years, maybe all your life, and your failing health is such that your family and the caretaking organizations here on the island can no longer adequately care for you in your home.

Also,
you are not safe there as there are stairs.

the only bathroom is on the second floor;
the windows and doors are potential hazards;
the medical equipment necessary for your care such as handicap accessible showers, a wheel chair,
accessible doorways, lifts, etc., don't fit in the house;
the kitchen is not safe;
and so on and so on.

But...

you have your comfortable bed and familiar chair,
you have your familiar views,
you have your familiar kitchen smells,
you have your pets,
you have your family and friends popping in and out,
and so on.

... Even though you are in precarious health you do NOT want to leave your home.
BUT, guess what...you must!

So....

Scenario 1:

There is no place on the island of Martha's Vineyard for you to go. You are torn ...
out of your room,
out of your house,
out of your town,
off the island, away from family and friends,
and it is one horrible, and I mean horrible, situation.

It is not just horrible for you, but it is equally as horrible ...well, maybe not equally horrible... for your family
and your personal support system:

Your relatives- possibly, if you're fortunate to have them around -
your sons and daughters,
your grandchildren and great grandchildren,
your other relatives
AND your friends and acquaintances.

You feel like hell physically and now you're emotionally AND psychologically devastated.

I AM NOT exaggerating. This is what happened to my mother. She had to enter a facility off Island as there was no room here. It was devastating. It took its toll on her and it really took its toll on me. I had a job here and I could only see her but once a week. It was horrible. On top of feeling physically terrible she felt confused and abandoned through no fault of her own AND she was right.

Scenario 2:

A residential option right here on our Island.

Luckily after about two months off island, space for my Mom became available at Windemere and she spent the last 6 1/2 years of her life there.
I was so thankful...

To be able to see her giggle as she watched her little Great grandchildren giggling while "driving", as they called it her bed by pushing all the buttons making the bed go up and down and bend in the middle,
To see her enjoy the gifts that her friends brought her,
To see her face light up when somebody she loved walked into the room,
To have her be able to have her grandchildren, my daughter and sons, be able to pop in and see her after work...
That is living a good life at the end of one's life even though you feel like crap.

When there is a place for you right here in Martha's Vineyard you have the mental and emotional security of knowing that you are not going to be torn away from your family and friends even though you will be torn away from your old and familiar life. Even though you will be torn ... And, yes, I mean torn because it is not something you will want to do voluntarily...torn out of your familiar home and surroundings, you will NOT

have to leave Martha's Vineyard. The familiarity of not only being on the island but having all your support people able to continue to be here day in and day out is priceless.

Ponder this when you go to bed tonight.

Believe it or not, I've been through it again, but this time it was not as painful. At the end of last July I had to put the love of my life in Windermere because his dementia and physical needs were at the point where I could no longer physically or emotionally care for him. But, he is , thankfully, here!

We raise millions of dollars and provide great facilities for our kids and now it's time to do it for those at the other end of the age spectrum...our elderly. We need you, the decision- making boards that represent all of our Island community, to approve the project before you. It is not just a facility, but it is the creation of a very special, thoughtfully planned, innovative design - a small neighborhood to take care of their needs AND to provide housing for the staff. The latter is a huge plus.

We owe that to our community and especially to our aging citizens.

Ponder this!

Ann Floyd





NAVIGATOR HOMES

MARTHA'S VINEYARD

December 16, 2022
Dennis Renaud
Determination of Need Program
Department of Public Health
250 Washington Street
Boston, MA

RE: DoN Application #NHMV-22090717-LE

Dear Mr. Renaud:

The Board of Navigator Homes of MV is writing in support of your favorable action on our application for Determination of Need to re-locate and re-build Windemere Nursing & Rehabilitation Center. Per the project plans and our agreements with Martha's Vineyard Hospital, Navigator Homes has recently assumed the license to operate Windemere that will ultimately transfer to the new project. Until the new Navigator Homes are completed and patients from Windemere are transferred, MV Hospital will continue to manage and operate Windemere as they always have.

As you might imagine, the Navigator Board is comprised of dedicated and passionate supporters of the Navigator project who have deep knowledge of the needs of seniors on the island and the gaps in the array of services available to elders. We enthusiastically favor bringing the Green House model of skilled nursing care to our seniors to replace the outmoded, institutional style of our existing facility that is slated for closure. The Green House model is based on principles of providing a "real home", a "meaningful life" and an "empowered staff" for its residents, while also providing top quality skilled nursing care and a place for short-term rehabilitation services. It is the model now favored by CMS for Skilled Nursing Facility (SNF) care in the country. Data has shown that challenges in this late stage of life, in addition to health disabilities requiring assistance with the needs of daily living, are loneliness and isolation, boredom and lack of connection to the community. Residents of Green Homes live an average of five years longer than those living in traditional nursing homes. Having one's own room and bathroom provides a more homelike atmosphere and increases the benefits of infection control. Common living, dining and kitchen facilities promote socialization and personal agency as well as intentional interaction with the community through programming. These seniors are our family and valued members and builders of our community. You can understand that they deserve our best efforts on their behalf.

An outstanding benefit of the Green House model is an empowered staff. The staffing model is different from the traditional, encouraging more skill development and training along with the

David McDonough, *President* | Mary R. Brown, *Treasurer* | Maureen Corrigan, *Secretary*
Board Members

Aliya F. Browne, DO | Melinda Loberg | Patricia W. Moore | Cynthia Hubbard | H. Glenn Albricht

Post Office Box 1356, Vineyard Haven, MA 02568
(508) 524-3986 | navigatorhomesmv@gmail.com
Navigator Homes of Martha's Vineyard, Inc., 501(c)3

enhanced decision-making of each house's dedicated staff. Because the hospital is building and committing subsidized staff housing as a component of the overall project, Navigator will benefit from much less turnover, a stronger connection to the development of the personality of each home and a more skilled and confident group of dedicated caregivers.

We recognize that providing this level of skilled nursing care in a healthy and resident-focused home comes at a higher cost than a facility with multiple stories and shared rooms. We envision a mixed payor model that attracts a percentage of self-paying residents necessary to augment the reimbursement from government payors that will not cover all costs. This will allow us to bring the same high quality experience to all our residents, regardless of their source of payment.

The Navigator Board is rightly proud of its CEO, David McDonough. With his career-long experience in real estate development, (a brief resume is attached) this project is in capable and highly expert hands. David has assembled a widely respected team of legal and health care professionals, the best in the business. We have a consulting contract with Hebrew Senior life and are in negotiations with them for the long-term management of Navigator Homes. We are confident we have the capacity not only to develop and construct Navigator Homes of MV, but to manage it into the future for the benefit of our island's most vulnerable members.

Thank you for the opportunity to comment on our application during the review process.

Sincerely,

The Navigator Homes of MV Board

David McDonough, President & CEO

Mary R. (Polly) Brown, Treasurer

Maureen Corrigan

H. Glenn Alberich

Aliya F. Browne, MDIV D.O. FACC

Rev. Cynthia Hubbard

Melinda Loberg, Secretary/Clerk

Patricia (Paddy) Moore, Founding Member

David McDonough, President & CEO

Chilmark, MA

In the fall of 2020, Mr. McDonough joined Navigator Homes both as a Board Member and as Senior Vice President for Development with operating responsibility for development and finance. In May 2022, Mr. McDonough was elected by the Board to be President and CEO of Navigator Homes of Martha's Vineyard.

Between 2001 and 2020, Mr. McDonough served as Director of Development at Johns Hopkins where he was responsible for a range of real estate development projects including mixed-use retail, residential, office, and lab projects in the Baltimore – Washington markets.

Prior to joining Johns Hopkins, between 1990 and 2001, Mr. McDonough held senior management positions at HUD, FDIC, and RTC, where he was responsible for originating and managing more than six billion dollars in real estate debt and equity financings in the public and private capital markets.

As Vice President for Multifamily Development for the National Housing Partnership, between 1980 and 1990, he structured and closed over \$250 million in debt and equity financings while developing 10 new apartment communities primarily in the Chicago, Washington, and Florida markets.

Mr. McDonough began his career in real estate serving as the Housing Program Manager for the Mayor of Boston, where he was responsible for the rehabilitation of 45,000 housing units and reorganizing the Boston Housing Authority pursuant to a court ordered Consent Decree.

Mr. McDonough holds a Master's Degree in City Planning from Harvard University, and a BS in Economics from the Wharton School at the University of Pennsylvania.



Town of West Tisbury
BOARD OF SELECTMEN
West Tisbury, Massachusetts 02575

December 15, 2022

Dennis Renaud, Director
Determination of Need Program
Executive Office of Health and Human Services
Department of Public Health
250 Washington Street
Boston, MA 02108-4619

Re: Application #NHMV22090717-LE

Dear Mr. Renaud;

The Select Board of the Town of West Tisbury has voted to support the application from Navigator Homes of Martha's Vineyard to be licensed as a new 70-bed skilled nursing home and short-term rehabilitation center, to be located in Edgartown, on the Tisbury-Edgartown Road.

In light of the fact that the older adult population on the Vineyard has grown enormously over the last ten years, and now constitutes at least 33% of the population in each of our six island towns, we believe that this new nursing home is already desperately needed, to prevent any more families from having to send their loved ones to facilities off-island

Thank you for consideration of this project.

Sincerely,

Jennifer Rand
Town Administrator

Dennis Renaud
Determination of Need Program
250 Washington Street, 6th Floor
Boston, MA 02108
RE: DoN Application #NHMV-22090717-LE

Dear Mr. Renaud:

I am writing in support of Navigator Homes of Martha's Vineyard's above referenced Determination of Need application to re-locate and re-build Windemere Nursing & Rehabilitation Center.

Martha's Vineyard is at a critical point for how it provides skilled nursing and long-term care services to residents of the Island. If approved, Navigator Homes will not only expand access to long-term care, but create on-Island access to short-term rehabilitation. Just as importantly, these services will be provided in a home-like environment with a focus on quality of life. This project is vital to the ability of the Island to offer these services within the community, as well as in a manner that prioritizes high quality care, resident dignity, and improved health outcomes.

- Windemere Nursing & Rehabilitation Center is the only on-island option for long-term care, and there is no on-island option for short-term rehabilitation.
- Windemere only has 30 beds in operation and cannot meet current demand for skilled nursing services.
- Navigator Homes is proposing to implement the Green House Model, a revolutionary care-delivery framework.
- Instead of traditional, institutional facilities, the Green House Model uses "Green Homes", home-like buildings that house no more than 14 residents. Residents live in private bedrooms with their own en suite full bathroom and have access to shared living space, encouraging socialization and companionship.
- Private rooms promote resident autonomy and choice, giving greater opportunities to set their own schedules, including when they wake up and go to bed.
- Care will be provided by a consistent, empowered work team of universal caregivers who are responsible for the range of personal, clinical, and home care activities. In-home staff provide direct care as well as cooking, cleaning, ordering, scheduling, and other holistic caregiver tasks.
- The main reason Windemere has closed more than half its beds is due to staffing. Windemere cannot retain staff because of the limited options for

affordable housing on the island. The Proposed Project includes on-site, subsidized housing for Windemere staff. Instead of commuting by ferry, staff will be able to walk to work.

- In partnership with Martha's Vineyard Hospital, 30 one-bedroom apartments will be available on a sliding rent scale.
- 33% of Martha's Vineyard's year-round residents are age 65 and older. Demand for a long-term care facility on Martha's Vineyard is projected to increase with the aging population. Assuming just 2.3% of residents over the age of 65 will need skilled nursing, the Island will need more than 100 beds to meet demand.

For the reasons discussed above, I encourage the Department of Public Health to vote in favor of this project.

I am a Home Health Aide for Cape Cod Healthcare on the island.. The Green House Model is so wonderful.for taking care of patients.This is a fabulous possibility for the Island. Please approve The Notice of Determination of Need for this project.

Blessings, Susan Waldrop,

[REDACTED]

MILLER SEDERHOLM

LAW OFFICE

3 Mariners Landing • Post Office Box 2356
Edgartown, MA 02539

HOWARD M. MILLER

hmm@millersederholmlaw.com

E. DOUGLAS SEDERHOLM

eds@millersederholmlaw.com

December 20, 2022

Via E-Mail to: DPH.DON@massmail.state.ma.us

Dennis Renaud
Determination of Need Program
Department of Public Health
250 Washington Street
Boston, MA

RE: DoN Application #NHMV-22090717-LE

Dear Mr. Renaud:

I am writing in support of Navigator Homes of Martha's Vineyard's Determination of Need application to re-locate and re-build Windemere Nursing & Rehabilitation Center. Windemere, the present senior care facility at the Martha's Vineyard Hospital, is not a viable alternative and will shortly close.

Martha's Vineyard is at a critical point for how it provides skilled nursing and long-term care services to residents of the Island. If approved, Navigator Homes will not only expand access to long-term care, but create on-Island access to short-term rehabilitation. Just as importantly, these services will be provided in a home-like environment with a focus on quality of life. This project is vital to the ability of the Island to offer these services within the community, as well as in a manner that prioritizes high quality care, resident dignity, and improved health outcomes.

Navigator Homes is proposing to implement the Green House Model, a revolutionary care-delivery framework. Instead of traditional, institutional facilities, the Green House Model will construct five home-like buildings each with no more than 14 residents. Residents will live in private bedrooms with their own bathrooms and have access to shared living space, encouraging socialization and companionship.

I encourage the Department to vote in favor of this project.

Sincerely yours,


Howard M. Miller

December 21, 2022

DPH.DON@massmail.state.ma.us

Dennis Renaud

Determination of Need Program

250 Washington Street

Boston, MA

RE: DoN Application #NHMV-22090717-LE

Dear Mr. Renaud:

I am writing in support of Navigator Homes of Martha's Vineyard's above referenced Determination of Need application to re-locate and re-build Windemere Nursing & Rehabilitation Center.

The Island of Martha's Vineyard is at a critical point for how it provides skilled nursing and long-term care services to residents of the Island. Will these services be provided in a home-like environment with a focus on quality of life? Or, will seniors who need these services be sent away, off-island? This project is vital to the ability of the Island to offer these services within the community, in a manner that prioritizes high quality care, resident dignity, and improved health outcomes.

Current Challenges

- Windemere Nursing & Rehabilitation Center is the only on-island option for long-term care, while the care is excellent, it is in an outdated, institutional setting, located on the Hospital campus which is commercial in nature, not residential.
- In its current configuration, almost all rooms have two beds and most of these 2-bed rooms are paired with another, sharing a single bathroom. In other words, four residents share a bathroom.
- The facility design makes it undesirable to potential private-pay residents which are vital to long term financial sustainability
- Windemere only has 30 beds in operation and cannot meet current demand for skilled nursing services.
- The main reason Windemere has closed more than half its beds is due to staffing.
- Windemere cannot recruit staff because of the limited options for affordable housing on the island.

The proposed project addresses the major barriers to a sustainable long term care program on the Island

- The Proposed Project is being developed under a Senior Residential Development zoning by-law.
 - This bylaw was passed unanimously at the Edgartown Town Meeting in April 2021
 - The bylaw permits the development of senior residential communities co-located with workforce housing.

- In partnership with Martha's Vineyard Hospital, 30 bedrooms of workforce housing will be available to Navigator staff on a sliding rent scale.
 - Instead of commuting by ferry (which includes driving to the ferry parking lot, taking a shuttle bus to the ferry terminal, and once on-island taking another bus to the facility), staff will be able to walk to work.
- Staff will be members of the community – increased personal satisfaction, economic boost, with reduced call-outs due to weather.
- Navigator Homes is proposing to implement the Green House Model, a revolutionary care-delivery framework, fully supported by CMS.
- Instead of traditional, institutional facilities, the Green House Model uses “Green Homes”, home-like buildings that house no more than 14 residents. These “Green Homes” will also be conforming to stretch environmental building codes.
- Residents live in private bedrooms with their own en-suite full bathroom and have access to shared living space, encouraging socialization and companionship.
- Private rooms promote resident autonomy and choice, giving greater opportunities to set their own schedules, including when they wake up and go to bed.
- Care will be provided by a consistent, empowered work team of universal caregivers who are responsible for the range of personal, clinical, and home care activities.
- In-home staff provide direct care as well as cooking, cleaning, ordering, scheduling, and other holistic caregiver tasks.

There is a clear need

- 35% of Martha's Vineyard's year-round residents are age 65 and older.
- Demand for a long-term care facility on Martha's Vineyard is projected to increase with the aging population.
- Assuming just 2.3% of residents over the age of 65 will need skilled nursing, the Island will need more than 100 beds to meet demand.
- Our seniors have helped develop the Island of Martha's Vineyard throughout their lifetimes. It should not be the public policy to ship them out of their community and away from their families just because they age and need more care.

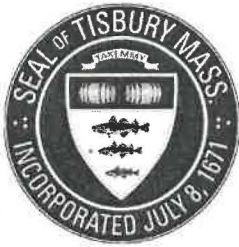
Conclusion

For the reasons discussed above, I encourage the Department of Public Health to vote in favor of this project.

Very truly yours,

Edward J. Olivier

██████████
██████████



TOWN OF TISBURY
Office of the Select Board
51 Spring Street, P.O. Box 1239
Vineyard Haven, MA 02568
(Tel. 508-696-4202)

December 22, 2022

Dennis Renaud
Determination of Need Program
250 Washington Street
Boston, MA

RE: DoN Application #NHMV-22090717-LE

Dear Mr. Renaud:

This letter is in support of Navigator Homes of Martha's Vineyard a project to re-locate and re-build Windemere Nursing & Rehabilitation Center.

As a Town on Martha's Vineyard, Tisbury is aware that the population of seniors age 65 and over is growing and the need for on-island nursing care is acute. With Windemere scheduled to close, families are faced with no choice but to send their loved ones off-island for care. If approved, Navigator Homes will not only expand access to long-term care, but create on-island access to short-term rehabilitation.

This project is vital to the ability of the Island to offer these services within the community. The fact that it also includes 30 subsidized beds for Navigator Homes staff is vital in stabilizing staff turn-over and fulfill the Green House model of loyal and dedicated staff.

Respectfully,

Roy Cutrer
Vice-Chair, Select Board

The Reverend Vincent G. "Chip" Seadale
Rector, St Andrew's Episcopal Church
34 North Summer Street
PO Box 1287
Edgartown, Massachusetts 02539

VIA ELECTRONIC MAIL

December 23, 2022

Dennis Renaud
Determination of Need Program
250 Washington Street, 6th Floor
Boston, MA 02108
RE: DoN Application #NHMV-22090717-LE

Dear Mr. Renaud:

I am writing in support of Navigator Homes of Martha's Vineyard's Determination of Need application to relocate and rebuild Windemere Nursing & Rehabilitation Center. With this letter I have included specific reasons that support our request.

From 2011 through 2021, I was the facilitator of the Island Clergy Association here on Martha's Vineyard, which welcomes unlimited and open attendance and engagement by the leaders of all faith congregations on the island.

A representative from Navigator Homes asked us to consider whether the Island Clergy Association would send notice of its support for the project. Although I cannot write on behalf of all the congregations on the island, I can attest that virtually every one—if not all—of the leaders of the faith communities that make up our contingent would fully support this effort. Certainly, I can say that my own congregation at St Andrew's Church would indeed.

In my own view, this project is well-planned, is right for the specific site, and is right for the island. We all need this facility, and the planning and work that has gone into this project has been excellent and those who have had a hand in it well know the needs and desires of the people of the Town of Oak Bluffs, and all of us on the island.

I ask and pray that the Department of Public Health look with favor upon this application and grant it when the time comes.

Many thanks for your consideration, and for your responsible work.

The Rev Vincent G. "Chip" Seadale, Rector
St Andrew's Episcopal Church
Edgartown

Martha's Vineyard is at a critical point for how it provides skilled nursing and long-term care services to residents of the Island. If approved, Navigator Homes will not only expand access to long-term care, but create on-Island access to short-term rehabilitation. Just as importantly, these services will be provided in a home-like environment with a focus on quality of life. This project is vital to the ability of the Island to offer these services within the community, as well as in a manner that prioritizes high quality care, resident dignity, and improved health outcomes.

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- Windemere only has 30 beds in operation and cannot meet current demand for skilled nursing services.
- Navigator Homes is proposing to implement the Green House Model, a revolutionary care-delivery framework.
- Instead of traditional, institutional facilities, the Green House Model uses "Green Homes", home-like buildings that house no more than 14 residents. Residents live in private bedrooms with their own en suite full bathroom and have access to shared living space, encouraging socialization and companionship.
- Private rooms promote resident autonomy and choice, giving greater opportunities to set their own schedules, including when they wake up and go to bed.
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- The main reason Windemere has closed more than half its beds is due to staffing. Windemere cannot retain staff because of the limited options for affordable housing on the island. The Proposed Project includes on-site, subsidized housing for Windemere staff. Instead of commuting by ferry, staff will be able to walk to work.
- In partnership with Martha's Vineyard Hospital, 30 one-bedroom apartments will be available on a sliding rent scale.
- 33% of Martha's Vineyard's year-round residents are age 65 and older. Demand for a long-term care facility on Martha's Vineyard is projected to increase with the aging population. Assuming just 2.3% of residents over the age of 65 will need skilled nursing, the Island will need more than 100 beds to meet demand.

December 23, 2022

Dennis Renaud
Determination of Need Program
250 Washington Street
Boston, MA.

RE: DoN application #NHMV-22090717-LE

Dear Mr. Renaud,

I am writing to you to support the application of Navigator Homes of Martha's Vineyard's Determination of Need request to relocate the Windemere Nursing and Rehabilitation Center from its current location and build a modern, contemporary facility to provide skilled nursing and short-term rehabilitation care to patients needing such attention on the island of Martha's Vineyard.

In our lives, our personal experiences often weigh heavily on our later interests. My mother- and father-in-law were both long term island residents. In 1993, before the current Windemere was built, my mother-in-law had a very challenging surgical situation that required her to be transferred to Falmouth Hospital for surgery. She required skilled nursing and short-term rehabilitation care but there was no facility on the island that could provide this. She could only get this care in Falmouth and so had to stay in Falmouth for several weeks before she could return to her home in Oak Bluffs. During that time, her husband, in his 70's and with his own medical issues, traveled to Falmouth from the island by boat and taxi every day to spend time with her. At the time I remember thinking what a gallant effort by this man to spend half a day traveling a few short miles over water and land to visit the love of his life. How much more convenient it would have been had the same services been available on the island.

Like many places in Massachusetts, the island population is aging. Currently, more than 30% of islanders are over 65 and that number is growing. The need for skilled nursing care will continue to grow. The current Windemere Center is an

outdated and outmoded facility that does not meet the needs of patients requiring skilled nursing care or short-term rehabilitation services. There are no private rooms in the current facility and bathrooms are shared amongst four patients, each bathroom now serving two adjoining, semi-private rooms. The current Windemere facility will be closed. The Navigator Homes new facility will be of the Green House Model providing private rooms and baths with communal space to encourage socialization while also allowing the dignity of a private bedroom. The facility will include five buildings that will house 14 residents each. The majority will be skilled nursing beds, but there will be 14 short-term rehabilitation beds as well.

This facility will require dedicated, professional staff. With rapidly escalating real estate prices on the island, housing is a critical issue for many island businesses. The Navigator Homes project is being built in cooperation with the Martha's Vineyard Hospital. The hospital currently leases many living spaces for their transient and permanent employees and providers. The Navigator Homes project will include housing for the staff of the skilled nursing facility and the hospital. Staff of both facilities will be able to live and work in the same community and not have to commute from the mainland as many are now doing.

I have been a healthcare provider for my entire career as an active clinician and as a hospital administrator. I have been on our island hospice board for several years and have been a recent board president. I was the Chief Medical Officer for Southcoast Hospitals Group and Cape Cod Healthcare. In my years of being a hospital administrator and hospice board member, I came to realize that an effective healthcare system is much more than the acute care hospital and doctor's offices. An effective healthcare system includes facilities and services to provide needed care and attention at many different levels and at all stages of life, from cradle to grave. I view this proposed facility as critical infrastructure for Martha's Vineyard. It will not be restricted to island residents, but with the limited capacity of the current Windemere, many islanders and their families need to arrange for care off-island when skilled nursing care or short-term rehabilitation is required. Owing to the limits of what our island hospital can provide in terms of medical and surgical services, many islanders have surgical procedures or tertiary medical services done in downtown Boston hospitals. If they need skilled nursing or short-term rehabilitative care, many must stay on the mainland for their recuperation, away from family and friends. How much more

humane and decent it will be to have a modern facility on the island where this care can be provided. Again, as a personal reflection, I am now at an age when I understand that the time may come when my wife or I need this kind of facility. I would very much like to be taken care of here on the island, close to my family and friends.

Thank you for your time. Thank you for your consideration of our Navigator Homes of Martha's Vineyard proposal and we do hope it is viewed positively. I would strongly encourage the Department of Public Health to approve this DON request. If there are specific questions you wish to address to me, I would be most happy to discuss them with you.

Most sincerely,

James D. Butterick, MD, MMM

From: r. jonathan cobb <laplage7@gmail.com>
Sent: Saturday, December 24, 2022 11:01 AM
To: DPH-DL - DoN Program
Subject: Fwd: Application #NHMV-22090717-LE

Dear Mr. Renaud:

Happy Holidays... I am writing in strong support of the Determination of Need application for Navigator Homes of Martha's Vineyard to relocate a rebuilt Windemere Nursing and Rehabilitation Center. The current iteration of this facility is slated to be closed because of a host of issues making it financially unviable. These include location within the island's only hospital creating a less than inviting institutional atmosphere. Additionally the 30 beds in semi-private rooms with shared bathroom facilities have a drab rundown appearance.

The Green House Model which Navigator Homes is proposing uses home-like buildings housing up to 14 residents each of whom have their own bathroom. Easy access to shared living areas has both psychological and physical health benefits. The demand for long-term care grows annually with more than a third of Martha's Vineyard 20,000 full-time residents already at least 65 years of age.

The Navigator Homes project also addresses the issue of finding an adequate number of skilled staff members. The lack of affordable housing forces many current staff to commute daily from the mainland making it difficult to maintain adequate numbers of personnel. On-site affordable housing for Navigator Home and hospital staff is an integral part of the proposed design.

I urge the Department of Public Health to support this project in each and every way it can...

Sincerely,
Jonathan Cobb