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**From:** Rick Homans <rick.homans@gmail.com>  
**Sent:** Saturday, December 24, 2022 11:58 AM  
**To:** DPH-DL - DoN Program  
**Subject:** Navigator Homes

December 24, 2022  
[DPH.DON@massmail.state.ma.us](mailto: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:

We are 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.

As you likely know, Windemere Nursing & Rehabilitation Center is the only on-island option for long-term care; it is out-dated and it is scheduled for closure. Windemere only has 30 beds in operation and cannot meet current demand for skilled nursing services. Besides these shortcomings, Windemere provides a very institutional setting, is inconvenient for visitors and has limited options for access to the outdoors. The Hospital intends to repurpose the current space to expand medical services for Islanders, making for a win-win situation. Demographically, 35% of Martha's Vineyard's year-round residents are age 65 and older and 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 the Navigator Homes project. Thank you for your consideration.

Sincerely,

Richard and Janet Homans  


Sent from my iPhone  
Rick Homans  


December 24, 2022

[DPH.DON@massmail.state.ma.us](mailto: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.

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.

I am very supportive of this project because Windemere Nursing & Rehabilitation Center is the only on-island option for long-term care, is outdated and it is scheduled for closure. Without such an option, there will be no ability for myself and others to access a skilled nursing care facility on the island. Going off island for those who have lived here for their lives and those like myself, who have retired here and live here full-time, would be very difficult if not prohibitive.

I am also very impressed with the Green House Model that Navigator Homes would bring to a skilled nursing facility. This model is what I would have wanted for my mother when we were faced with finding a skilled nursing facility. I know her quality of life would have been much better as well as the care she would have received with the in-house staffing and communal setting. I so hope we can have a facility with this setting and approach on Martha's Vineyard.

Another major plus to Navigator Homes is the ability to retain staff because they will be housed on-site. That is a major element of why this approach and facility is so needed and would be essential to making the facility feasible and sustainable on the island. I can't think of a better model than having the staff being able to walk to work! And, at an affordable rate, so we can attract the staff needed for the Navigator Homes facility.

Lastly, the current Windemere space is planned to be re-purposed for expanded medical services for islanders. What a win-win for all. With 35% of Martha's Vineyard resident being 65 years

or older, the number of beds planned for Navigator Homes might not even be able to meet the demand for 24-hr. care and rehabilitation services. We desperately need the Navigator Homes facility to even begin to adequately meet the health needs of our aging population.

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

Regards,

A handwritten signature in blue ink that reads "Carol White Wallis". The signature is written in a cursive style with a large, stylized "C" and "W".

Carolyn Wallis



Full-time resident, 75 yrs. old

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**From:** Jana Bertkau <jana.bertkau@gmail.com>  
**Sent:** Saturday, December 24, 2022 3:45 PM  
**To:** DPH-DL - DoN Program  
**Subject:** RE: Determination of Need Application #NHMV-22090717-LE

December 24, 2022  
[DPH.DON@massmail.state.ma.us](mailto: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: \_\_\_\_\_

We are writing in support of Navigator Homes of Martha's Vineyard's above referenced Determination of Need application to relocate 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.

Thirty five percent of the island residents are seniors. Once the aging Windemere Nursing and Rehabilitation center closes, there will be no on island facility for seniors who need long term care. The need is urgent and will only increase.

We understand that the Navigator Homes project is a Green House Model. This model has a very promising structure which does not isolate the residents but allows for socializing and companionship. The in-home staff provides direct care as well as cooking, cleaning, ordering, scheduling, and other holistic caregiver tasks. What a wonderful model!

In addition, Navigator Homes addresses another urgent problem- the need for affordable housing. Martha's Vineyard lack of affordable housing is at a crisis point. The project allows for subsidized on-site housing for the staff.

We urge the Department of Public Health to vote in favor of the Navigator Homes project.

Sincerely,

Jana and Richard Bertkau



**From:** Beatrice Phear <beaphear2@gmail.com>  
**Sent:** Monday, December 26, 2022 9:56 AM  
**To:** DPH-DL - DoN Program  
**Subject:** Navigator Homes

Dear Mr. Renaud, I am writing to add my voice in support of the Martha's Vineyard Hospital project for a new greenhouse model nursing home called Navigator Homes. As you have heard from others, our outdated nursing home, Windemere, is due for closure, and we desperately need a modern rehabilitation and nursing home facility. This will have the added benefit of providing badly needed staff housing in a market where the astronomical housing costs make it difficult to recruit staff.

Dear Mr. Renaud,

I am writing to add my voice in support of the Martha's Vineyard Hospital project for a new greenhouse model nursing home called Navigator Homes. As you have heard from others, our outdated nursing home, Windemere, is due for closure, and we desperately need a modern rehabilitation and nursing home facility. This will have the added benefit of providing badly needed staff housing in a market where the astronomical housing costs make it difficult to recruit staff.

I am in my 80s, and I live comfortably by myself in my house on the Vineyard. But there may come a day when I need nursing or rehabilitation care, and I do not want to leave my family and friends to have to go to the mainland where it would be very difficult for people to visit me.

Thank you for your consideration.

Beatrice Phear



RE: DoN Application #NHMV-22090717-LE

December 27, 2022

[DPH.DON@massmail.state.ma.us](mailto:DPH.DON@massmail.state.ma.us)

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

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. The number of older people on the Island is increasing rapidly. If approved, Navigator Homes will not only expand access to long-term care but will 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.

At this time, Windemere Nursing & Rehabilitation Center is the only on-island option for long-term care; it is outdated and scheduled for closure. 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, fully supported by CMS. Details about their plan are available elsewhere.

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. Furthermore, staff will be members of the community – increased personal satisfaction, economic boost, reduced call-outs due to weather.

The need for this new facility is pressing: 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.

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

Thank you for your consideration,

Sincerely,

Leah Smith



**JUDITH L CRAWFORD**

[REDACTED]

December 27, 2022

Dennis Renaud  
Determination of Need Program  
250 Washington Street, 6<sup>th</sup> Floor  
Boston, MA 02108gaccept

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.

The island of Martha's Vineyard has reached a critical stage in its efforts to determine how it will provide skilled nursing and long-term continuing care to the permanent residents of our community. Once approved, Navigator Homes will not only expand access to long-term care, but also create much needed on-Island access to short-term in-patient rehabilitation. The Navigator Project is vital to the Vineyard's ability to offer these services locally in a manner that prioritizes high quality care, resident dignity in a home-like environment, and improved health outcomes.

A full 25% of Martha's Vineyard's year-round residents are age 65 and older, and this number is projected to increase. Assuming just 2.3% of residents over the age of 65 will require skilled nursing, the Island will need more than 100 beds to meet this demand. Because of the lack of availability of both short-term and long-term skilled care on our Island, our seniors are forced to move off-Island to meet their care needs. This places their families at high levels of stress as they schedule ferry trips to visit their loved ones, in addition to committing increased time and expense during an already emotionally difficult time.

Currently, Windemere Nursing & Rehabilitation Center is the only on-island option for long-term care, and it does not offer short-term rehabilitation. The main reason Windemere has closed more than half its beds is due to lack of staffing. Windemere only has 30 beds left in operation and cannot meet current demand for skilled nursing services because of lack of affordable housing on-Island. The Navigator's Project will include 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. More importantly, staff will be members of the community – providing substantial economic savings, reduced call-outs due to weather and increased personal satisfaction.

Thank you for taking this letter into consideration, as well as all the others written in support of the Navigator Project. We all remain totally committed to bringing the highest quality health care to our growing senior population. I encourage the Department of Public Health to vote in favor of this project.

With gratitude for all your department can do to help bring this project to fruition,

Judy Crawford

[REDACTED]  
[judycrawfordmv@gmail.com](mailto:judycrawfordmv@gmail.com)

By E-Mail  
( [DPH.DON@massmail.state.ma.us](mailto:DPH.DON@massmail.state.ma.us) )

December 27, 2022  
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.

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. Windemere only has 30 beds in operation out of its 61 licensed beds and cannot meet current demand for long term skilled nursing services.

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 who move to the Navigator Project. 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 and will be members of the community.

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.

As 33% of Martha's Vineyard's year-round residents are age 65 and older, the demand for a long-term care facility on Martha's Vineyard is projected to increase. 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 this aging cohort.

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

Very Sincerely Yours,

*Denise Schepici*

Denise Schepici  
President & CEO Martha's Vineyard Hospital  
& Windemere Nursing and Rehabilitation Hospital  
One Hospital Road,  
Oak Bluffs, MA 02557

Resident of the Town of Tisbury



# COUNTY OF DUKES COUNTY

MARTHA'S VINEYARD & ELIZABETH ISLANDS

December 27, 2022

Via USPS and e-mail to: [dennis.renaud@state.ma.us](mailto:dennis.renaud@state.ma.us)

Mr. Dennis Renaud, Director  
Determination of Need Program  
Massachusetts Department of Public Health  
Executive Office of Health and Human Services  
250 Washington St., 6<sup>th</sup> Floor  
Boston, MA 02108

Re: DoN Application #NHMV-22090717-LE  
The Navigator Homes project on Martha's Vineyard

Dear Mr. Renaud:

We are writing in support of the new long-term care, skilled nursing facility on Martha's Vineyard being developed by the Navigator Homes of Martha's Vineyard.

As you know, the older adult population in this country is growing rapidly, but the island of Martha's Vineyard is among the communities with the fastest-growing older adult populations in the country. As of 2021 Island more than 30% of the total population are 65 years or older. We are a small, rural community, with limited resources. Many of the services skilled nursing and related services are located primarily in larger urban or suburban areas. There is only one nursing home facility and one assisted living facility on the island. With the closure of the Windemere Nursing and Rehabilitation Center this community is losing it's only nursing facility.

We hope the new proposed facility will be approved, otherwise our elders who need assisted living will be forced to leave their Island home and if lucky find a space in a facility on the Cape Cod but most likely will have to be relocated farther away from their community and loved ones. Even if they can relocate to the Cape, it would take anyone who would like to visit them from the island at least an additional 3 hours due to the ferry rise, not to mention the extra expense. For their older friends there is sometimes an additional issue of not being able to drive and not being able to afford the cost of the ferries and bus/cab or having the physical stamina to make such a trip. The extra travel time also takes a mental toll on the loved ones trying to see their family members and many times causes lost work hours to fit into the visiting hours of the nursing homes. Not being able to go and visit their folks who have relocated off island it the biggest burden on both parties causing painful separation, and heartache.



For all the above reasons we are in full support of Navigator Homes of MV, a new not-for-profit organization that is working closely with MV Hospital on replacing the closing hospital facility with a new nursing home at a new site in Edgartown. We are supportive of their proposed plans that is based on the Green House model, incorporating features that make the nursing home feel much more like a real home than an institutional facility. Every resident would have their own private bedroom and bath. There would be shared common living areas designed to encourage eating together and socializing. There would be five buildings with a total of 70 beds on site. The staff at GreenHouse work as a team responsible for the full range of personal, clinical, and home care activities, as well as the cooking and maintenance. One of the houses will also serve as a short-term rehabilitation facility. And because affordable workforce housing is one of the most critical issues currently facing Vineyard towns, we very much support the Hospital's plan to allocate affordable housing for at least 30 staff of the GreenHouse in the housing they are developing on an adjacent site to the nursing home.

We know the new facility would allow some of our older adults needing this type of service to stay or even return to Martha's Vineyard, see their remaining friends and socialize with them more often, visit (with help) beloved landmarks and businesses, and feel reassured that family lives only a few miles down the road.

We urge the Department of Public Health to approve the licensure for this very much needed facility and will support this innovative and aging-friendly model of nursing home for our community.

Sincerely,



Christine Todd  
Chair, Dukes County Commissioners  
On behalf of the Dukes County Commissioners



Martina Thornton  
Dukes County Manager



[www.chilmarkma.gov](http://www.chilmarkma.gov)

## TOWN OF CHILMARK CHILMARK, MASSACHUSETTS

**TOWN OFFICES:**  
Beetlebung Corner  
Post Office Box 119  
Chilmark, MA 02535  
508-645-2100  
508-645-2110 Fax

December 27, 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, Chilmark is aware that our 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,

Timothy R Carroll / Town Administrator

On behalf of the Chilmark Select Board who voted 1/16/22 to have the Town Administrator send letter of support.