

December 28, 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.

Currently, 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 also provide opportunities for many elderly residents who currently think their only option is moving off the island. 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.

Currently Windemere Nursing & Rehabilitation center is the only on-island option for long-term care. With only 30 beds in operation, it cannot meet the current demand for skilled nursing services. Loved ones and other elderly members of the Martha's Vineyard community have no option but to leave the island, the place they call home.

My grandmother, a current resident of Windemere, was originally residing in the Assistant Living Program. When the program closed their doors, she had no choice but to leave the Vineyard. We had to place her in a nursing home on the mainland. Anyone who knows her understands how social she is. She joins every activity and looks forward to her exercise program, but when she was relocated that all stopped. She refused to do any recreational activities, attend her exercises, and refused to eat. She expressed that she was depressed because she wanted to be "home" and she wanted to see her loved ones and her friends on a regular basis like before.

This became an obstacle for us and her friends due to her move to the mainland. After some time, we were thankfully able to get her back to Windermere, Unit 3, where she is currently residing as a resident. Her health has had some declines, stroke resident, and now has more limitations. However, she is happy because she is "home". She continues to go to activities and does her daily exercises and always has a smile on her face when I visit. I cannot even imagine having to tell her that she may have to move again if Navigator Homes is not able to build a new establishment.

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

Sincerely,

Jennifer Araujo





HARVARD MEDICAL SCHOOL
AFFILIATE

December 28, 2022

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

RE: DoN Application #NHMV-22090717-LE

Dear Mr. Renaud:

Hebrew SeniorLife is pleased to submit this letter 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.

Founded in 1903, Hebrew SeniorLife recognized as one of the most innovative and comprehensive organizations for seniors in the nation. A nonsectarian affiliate of Harvard Medical School, Hebrew SeniorLife provides a complete and integrated spectrum of the highest quality senior health care, senior living communities and services for seniors, and conducts active research in the fields of geriatrics and gerontology, and advocates for policies and programs that benefit seniors and their families.

Over the past year, we have provided guidance and consulting services to Navigator Homes of Martha's Vineyard in collaboration with the Green House Project and Martha's Vineyard Hospital. It is very clear that 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 of Martha's Vineyard will not only expand access to long-term care, but create on-Island access to short-term rehabilitation. In a holistic manner, 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.

Over the past decade, Hebrew SeniorLife has built new as well as renovated long term care spaces inspired by the Green House model staying true to our 120 year mission to honor our elders, by respecting and promoting their independence, dignity, spiritual vigor, and choice, and by recognizing that they are a resource to be cherished which is further inspired by the duty of *tikkun olam*—to heal the world. Hebrew SeniorLife is pleased to have this commonality of commitment and of culture with Navigator Homes of Martha's Vineyard.

The foundation of our support is based on but not limited to:

1) model of long term care

- Proposal is to implement the Green House Model of care, a revolutionary care-delivery framework and holistic approach deserved by our seniors
- Instead of traditional, institutional facilities, the Green House Model uses “Green Homes”, home-like buildings that house a limited number 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, and eat.
- Care will be provided by a consistent, empowered work team of trained caregivers who are responsible for the range of personal, clinical, and home care activities.

2) *Caring for Aging Population*

- National growth in the number of seniors is predicted to be 20% of the population by 2030
- 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 > the 70 beds in this DON application to meet the demand.

For the reasons noted above, Hebrew SeniorLife encourages the Department of Public Health to vote in favor of this project.

Regards,



Mary Katherine Moscato, FACHE
President, HSL Health Care Services
Hebrew Rehabilitation Center

From: Jean Lewellyn <j2lewellyn@gmail.com>
Sent: Thursday, December 29, 2022 11:17 AM
To: DPH-DL - DoN Program
Subject: Navigator Homes of Martha's Vineyard

I am an 84 year old permanent year round resident on Martha's Vineyard and I am very concerned about the need here for continued and improved skilled nursing and long-term care services for our aging population. Now that the Windermere nursing and rehab rehabilitation center is scheduled for closure there will be no option left for short term rehab and a growing need for long-term care. Navigator homes is proposing a greenhouse model that is supported by CMS. This project is vital to the ability of the island being able to provide these services. This revolutionary concept, using home like buildings providing private rooms and shared living space for nursing care patients, as well as housing not only for the staff on site, but for other staff who work at the hospital would help the island move in the right direction in providing care services. This new "home-like" concept on elderly care is being used in a growing number of communities throughout the nation and even the world. The Netherlands has adopted a similar model for the whole country and are gradually closing older institutional-like facilities .

Our island like many tourist dependent areas is facing a housing crisis of huge proportion. Doctors, nurses, and other staff at the hospital have great difficulty finding any available housing. Some have ended up commuting daily by ferry, but an ever-growing number have been reluctantly leaving the island to seek employment elsewhere.

I therefore support navigator homes of Martha's Vineyard and hope and encourage the department of public health to vote in favor of this project.

Sincerely
Jean Lewellyn
Resident of Town of Tisbury

Sent from my iPad



TOWN OF OAK BLUFFS

Post Office Box 1327 • Oak Bluffs, MA 02557
Telephone 508-693-3554 • Fax 508-696-7736

Select Board

Ryan P. Ruley, *Chair*
Jason M. Balboni
Gail M. Barmakian
Emma Green-Beach
Brian C. Packish

Deborah Potter, C.G.A.
Town Administrator

December 28, 2022

Dennis Renaud, Manager
Determination of Need Program
MA Dept of Public Health
250 Washington St. 6th floor
Boston, MA 02108

VIA: regular mail and email: dennis.renaud@state.ma.us
RE: DON Application #NHMV22090717-LE

Dear Mr. Renaud:

At the Selectboard meeting of December 27th, 2022, the board voted to send a conditional letter of support for the new long-term care, skilled nursing facility, being developed by Navigator Homes of Martha's Vineyard.

Martha's Vineyard is among the fastest-growing older adult populations in the country and as of 2021 now constitute more than 30% of the total population. As a small, rural community, with limited access to many of the services in larger urban or suburban areas so the closing of the only nursing home facility on island, Windemere Nursing and Rehabilitation Center, is a severe blow.

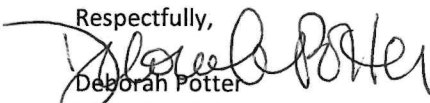
The concept of Navigator Homes of MV, a new not-for-profit organization, working closely with MV Hospital to develop a new nursing home on a new site on the Edgartown-Vineyard Haven Road in Edgartown is supported by the Board. The concept for a 70-bed nursing home, five-house facility, based on the Green House model, which incorporates private bedrooms and baths with accessible common areas in living space to encourage eating together and socialization, is very desirable to accommodate the needs of residents. One of the houses will be used as a short-term rehabilitation program is also a plus.

The benefits of this new nursing home replacing the facility that is pending closure is desperately needed to prevent any more families from having to send their loved ones to facilities off-island — which causes lost work hours, difficult travel, painful separation, and heartache.


Our only concern is that as good neighbors to Edgartown we would not want to endorse any project that Edgartown has not decided for itself to be in its or the islands best interest. As such, our support is conditional upon this request being approved by all required Edgartown or regional boards having jurisdiction.

Once those approvals are secured, we hope that the Department of Public Health will approve the new licensure needed and will fully support this new and much better model of nursing home for the residents of the island.

Respectfully,


Deborah Potter
Town Administrator

From: Charlena Seymour <charlena.seymour@gmail.com>
Sent: Thursday, December 29, 2022 2:51 PM
To: DPH-DL - DoN Program
Subject: RE: DoN Application #NHMV-22090717-LE



December 29, 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. Therefore, I support this project for the following reasons:

- Windemere Nursing & Rehabilitation Center is the only on-island option for long-term care, is outdated and it is 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.
- 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.
- 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 – personal satisfaction, economic boost, reduced call-outs due to weather.

- 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.

Sincerely, Charlena Seymour, Ph.D. [REDACTED]



The General Court of the Commonwealth of Massachusetts

Senator Julian Cyr · Representative Dylan Fernandes



December 16, 2022

Dennis Renaud
Director of the Determination of Need Program
Department of Public Health
250 Washington Street
Boston, MA 02108

Re: *DoN Application #NMHV-22090717-LE*

Dear Director Renaud,

We write in strong support of Navigator Homes of Martha's Vineyard Determination of Need application to relocate and replace the existing Windemere Nursing & Rehabilitation Center.

Martha's Vineyard is at a critical juncture in how it provides skilled nursing and long-term care services to residents of the Island. When approved, Navigator Homes will not only expand access to long-term care but will create on Island access to short-term rehabilitation. As importantly, these services will be provided in a novel homelike 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.


The on-island need for a facility to provide skilled nursing care is profound. Martha's Vineyard is confronted with the twin challenges of both an acute housing shortage as well as an aging population. At present, fully one-third of year-round Islanders are aged 65 and older, assuming just 2.3% of residents over the age of 65 will need skilled nursing, the demand on the Island for skilled nursing would require more than 100 beds. Navigator Homes of Martha's Vineyard is poised to meet that need and more community needs beside, from subsidized on-site housing for staff, to an innovative model designed to improve the quality of life for residents and ensure that Islanders who are in need of skilled nursing can stay on-island, Navigator Homes is the solution to a myriad of needs.

For all the reasons discussed above and more, we urge the Department of Public Health to favorably review Navigator Homes' application for a certification of Determination of Need.

Respectfully,

A handwritten signature in black ink, appearing to read 'Dylan F' with a stylized flourish at the end.

Dylan Fernandes
State Representative
Barnstable, Dukes, and Nantucket

A handwritten signature in black ink, appearing to read 'Julian Cyr' with a stylized flourish at the end.

Julian Cyr
State Senator
Cape and Islands

Carolyn Henderson
123 William Street, PO Box 1184, Vineyard Haven MA 02568

December 29, 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 only has 30 beds in operation and cannot meet current demand for skilled nursing services.

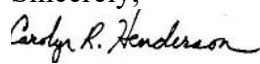
Navigator Homes is proposing to implement the Green House Model, a revolutionary care-delivery framework, fully supported by CMS.

The Proposed Project includes on-site, subsidized housing for Windemere staff.

The Hospital intends to re-purpose the current space to expanded medical services for islanders.

Demand for a long-term care facility on Martha's Vineyard is projected to increase with the aging population.

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

Sincerely,

Signature

Tom Dunlop



December 20, 2022

Dennis Renaud
Massachusetts Department of Health
Determination of Need Program
250 Washington Street, 6th Floor
Boston, Massachusetts 02108

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

Dear Mr. Renaud,

My name is Tom Dunlop, and I live on Martha's Vineyard where, from 2015 until fourteen months ago, I looked after my ailing mother, Courtney S. Brady, at her home in Edgartown. In the middle of October 2021 she fell and is now a resident of the Royal Megansett Nursing Home in North Falmouth.

Because of her particular needs, I visit her every second or third day, a distance of roughly thirty miles door to door that takes at least four and three-quarter hours round trip, including buses on the Island, ferries back and forth across Vineyard Sound, and the journey from Woods Hole to the nursing home and back.

Before her accident last year, I was broadly familiar with the fate of the Windermere Nursing and Rehabilitation Center in Oak Bluffs – that it was the only nursing home on the Vineyard, that it was accepting no new residents, and that it will close before too long. Thus it was clear from the start that my mom could not return any closer to her Island home than Cape Cod – and the Cape only if she were lucky.

Well, she *got* lucky, but although the Royal Megansett appears to be nearby on a map, each visit of about two hours requires travel more than twice as long as that. This prevents me from working steadily on the Vineyard or seeing her as often, or as easily, as either one of us would wish.

My experience shows me how keenly the Island needs an affordable, creatively designed rehabilitation center and nursing home to shelter and care for an Island population that grows ever larger and older. From everything I can see, all of those needs will be met, inventively, in the proposed Navigator Home, which will allow residents to remain in their own apartment no matter their condition, see one another effortlessly in the beautifully designed common areas, and be looked after by nearby staff around the clock.

That staff will have homes of their own at this community – a crucial part of the Navigator Home model, because without housing, few if any of the professionals would be able to afford homes of their own here. My mother wound up in a nursing home on Cape Cod because virtually all the nurses and aides who visit Island patients living at home travel between the mainland and the Island every day. If weather stops the ferries, it also stops them from coming over – a situation that would have threatened the well being and even the life of my mom.


So it was clear almost from the moment of her injury that there was no chance that she would be able to return to Martha's Vineyard, see her remaining friends, visit (with help) beloved landmarks and businesses, and feel reassured that family lives only a few miles down the road. She would be at the Falmouth nursing home, as near as possible, but as I point out, logistically not near enough for her or me to consider it home or easily reached otehrwise.

I wrote the Navigator Home company asking that Mrs. Brady be put on a waiting list, which I am sure is already long. But so sharp is the Vineyard need for this new home for the elderly that I cannot begrudge anyone who will be able to live there and benefit from it after it opens. I only hope that my mom lives long enough for her turn to come around.

Sincerely,

Tom Dunlop

From: Bev Potsaid <bevpotsaid@gmail.com>
Sent: Thursday, December 29, 2022 8:40 PM
To: DPH-DL - DoN Program
Subject: DoN application #NHMV-22090717-LE



12/29/22

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

Dear Mr. Renaud,

I am writing in support of the Navigator Homes of Martha's Vineyard regarding the Determination of Need application, referenced above, to relocate and rebuild Windemere Nursing and Rehab Center. At present Windemere is the only on-island option for long term care; and there is no short-term rehab option. Windermere is out-dated, has only 30 beds in operation, cannot meet the current demand for skilled nursing care, and is scheduled to close.

The Navigator Homes proposal is to use the Green House Model. In this model residents live in private bedrooms with their own full bathroom; but have access to shared living space which encourages socialization and companionship. As a speech and language pathologist, our daughter Jennifer Lonnais MS,CCC-SLP, has been in favor of the Green House model for years and is very excited to hear that it may come to Martha's Vineyard.

Thank you for your attention.

Sincerely,

Majic and Beverly Potsaid

