



**A-Med.
Realty Group**

"Industry Leaders in Medical Real Estate"



Published Quarterly by A-Med Realty Group

SUMMER 2017

Calif. Gov. Brown Signs Improved Nursing Home Care Standards into Law After Being Outdated

SACRAMENTO, Calif. /California Newswire/ — For nearly two decades nursing home workers have taken care of patients with inadequate care standards that put the elderly and those with disabilities at risk of injuries, falls, or insufficient supervision. Today, Governor Jerry Brown changed that by allocating monies in the final budget that would allow for the implementation of safer staffing standards for better care and working conditions in nursing homes. The decision comes after years of negotiations between SEIU 2015 nursing home workers and state leaders.

What this means for California: California is now one of top 5 states in the country with the highest direct care standards for nursing home patients; Nearly 1,400 new CNA jobs will be created; All California nursing home facilities will be required to meet the new standard by July 2018.

Currently, California only requires nursing facilities to ensure each patient gets at least 3.2 hours of care per day, also known as nursing hours per patient day (NHPPD); a number that hasn't changed for almost 20 years.

The new standard approved by Governor Brown raises the floor from 3.2 NHPPD to 3.5 NHPPD, while also requiring that at least 2.4 NHPPD are fulfilled by Certified Nursing Assistants. This updated standard places California as one of top 5 states in the country with the highest direct care standards for nursing home patients.

The improved care standards will go into effect on July 1, 2018.

Costa Mesa plans to fund \$125,000 for state sober-living home inspector

COSTA MESA As sober-living and group homes continue to sprout up, the city is grappling with ways to regulate the facilities and address complaints from residents and business owners who view them as a threat to neighborhoods.

This week, the City Council set aside \$125,000 in its 2017-18 budget to fund a state employee to inspect its state-licensed homes, which are exempt from the city's sober-living ordinances. The idea is to create better oversight of the drug and alcohol treatment centers within its borders, officials said.

Costa Mesa is one of the premier locations for drug rehabilitation facilities in the state, a Register investigation found. The city is home to 20 percent of state-licensed sober-living homes in Orange County, but only has 3 percent of the county's population.

Featured Facilities



El Monte

24 Bed ARF-Mi For Sale
ARG42145569 -- \$1,100,000
\$25,104 monthly income
16 Bed/4 Baths, 4,548 Sqft Living Space,
22,000 Lot



Garden Grove

RCFE Level II For Sale
ARG125548599 --- \$700,000
\$14,600 Monthly Income
6 Bed/3 Bath, 2,774 Sqft Living space,
7,800 SF Lot



Hemet

ARF Level 4C For Sale
ARG124554559 – \$280,000
\$20,248 monthly income
5 bed, 3 baths, 2,327 Sqft Living Space,
7,840 SF Lot



North Tustin

6 Bed RCFE For Sale
ARG125553265-- \$839,000
\$18,600 Monthly income
5beds/3baths, 2,409 sqft Living Space,
12,544 SF Lot.



Palm Springs

6 Bed RCFE For Lease
ARG125548777 -- \$3,500
\$22,600 Monthly Income
6Bed/3Baths, 4,249 Sqft Living Space,
24,829 SF Lot.



Mission Viejo

6 Bed RCFE For Sale
ARG125554828 - \$815,000
\$22,300 monthly income
5Bed/3Baths, 7,935 SF Lot, 2,241 Sqft
Living Space

Costa Mesa has 79 state-licensed facilities and around 100 that are non-licensed, City Manager Tom Hatch said.

"We have quite a bit of resources... and a lot of folks that are focused on supporting local sober-living efforts," Hatch said. "This would be a higher level of service on those homes that we do not have the authority to inspect."

Complaints regarding non-licensed facilities are handled by the city's nine code enforcement officers.

But complaints against state-licensed homes go through the California Department of Healthcare Services, which has 16 inspectors — all headquartered in Sacramento.

Most of the state agency's staff is located "in Sacramento for more efficient and effective operation of statewide activities," the department said in an email.

"Meanwhile, we have hundreds of beds in our city and when there's a complaint we have to bring it to the state, and there's no one there to come here," Councilman Jim Righeimer said.

The state employee would be based at Costa Mesa's city hall, though other Orange County cities could chip in toward the cost if they needed inspection services.

However, the position is contingent on the passing of AB 572 — a bill sponsored by Sharon Quirk-Silva, D-Fullerton — in the state Legislature that would create a pilot program in Orange County to have an investigator address issues related to state-licensed drug and alcohol treatment facilities.

"We're trying to make sure that when there is an issue within a neighborhood, there are channels for a complaint to be made and resolved in a timely fashion," Quirk-Silva said. "When cities have issues it takes much longer than what we would like to get the case resolved."

As of Thursday, June 22, the bill was referred to the State Assembly's health committee.

California predicts \$114 billion hit to Medi-Cal if Senate passes bill

California risks losing \$114.6 billion in federal funds within a decade for its Medicaid program under the Senate health care bill, a decline that would require the state to completely dismantle and rebuild the public insurance program that now serves one-third of the state, health leaders said Wednesday.

The reductions in the nation's largest Medicaid program would start at \$3 billion in 2020 and would escalate to \$30.3 billion annually by 2027, according to an analysis released by the state departments of finance and health care services.

"It is not Medicaid reform," Jennifer Kent, director of the state Department of Health Care Services, said in an interview. "It is not entitlement reform. It is simply a huge funding reduction in the Medicaid program. We are deeply concerned what that means for the long-term viability of the program as it stands today."

Medicaid — called Medi-Cal in California — covers almost 14 million low-income residents in the state — children, people with disabilities, nursing home residents and others. About 4 million of them, many of whom are chronically ill, became eligible for coverage under the Affordable Care Act, commonly known as Obamacare.

California would face the biggest losses of any state, according to a report issued Wednesday by the consulting firm Avalere Health. Federal funding would drop by 26 percent over 10 years, the report said. Many states, including Alabama, Georgia, Texas and Florida, would face a drop of less than 10 percent.

The Senate bill to repeal and replace the ACA would be a "massive and significant fiscal shift" of responsibility from the federal government to states, according to the analysis. It would force difficult decisions about who and what to cover and how much to pay doctors, hospitals and clinics, the report said.

Under the legislation, the federal government would pay a fixed amount to states for Medicaid expenditures, a per capita rate, instead of paying for a share of all expenses incurred.

State health leaders predict that the state's costs would outpace the federal government's allocation, meaning California would have to come up with an additional \$37.3 billion between 2020 and 2027.

"Whether it's drugs or cost of living going up or new technologies in health care, there are costs we can't control," Cantwell said.

The proposed financial caps would have a "devastating and chilling effect" on spending in the Medi-Cal program and would pinch providers further, the analysis said. California already ranks near the bottom for how much it pays Medi-Cal providers.

The Senate's overhaul of Obamacare would also force hospitals and clinics serving the poor and uninsured to live within the new financial limits, leading to "uncompensated care in the hundreds of millions, if not billions annually," according to the analysis.



Providing Solutions to the Residential Care Industry!

Specializing in the sale of Residential Care Facilities.

Buy | Sell | Lease

For more Information on Facilities in:

- Los Angeles • Orange • Riverside
- San Diego • Ventura • San Bernardino

Contact:

**A-Med Realty Group
(714) 224-0826**

Visit us online: www.amedrealtygroup.com