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WINDY HILL VILLAGE

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A not-for-profit Retirement Community
Presbyterian Homes in the Presbytery of Huntington

INDEPENDENT REGULATORY
REVIEW COMMISSION

IRRC
333 Market Street, 14th Floor
Harrisburg, PA 17101

Dear IRRC Member

As the administrator of The Heights in Philipsburg, PA, I have some serious concerns regarding the impact of the proposed Assisted Living Regulations on my facility and the residents we serve. While I support the concept of aging in place and allowing our residents to make choices regarding the services they receive, the proposed regulations would impose such a financial burden on our facility that we may not be able to continue to serve residents needing this level of care.

The Heights currently provides care and services to 18 residents a year, with 71% of them requiring us to subsidize a portion of their monthly fee because they do not have the income to pay the full rate. I am concerned that we will not be able to provide the level of subsidy we are able to provide today because of our dramatically increased costs. This would have the consequence of reducing seniors' access to care, rather than increasing it as the regulations intended.

One significant area of cost increase is the physical plant. The services we provide to our residents are very necessary and in demand, as evidenced by our percentage of occupancy which is consistently above 95%. While we do not provide skilled services, we do provide a wide range of services that allow our residents to age-in-place appropriately and delay admission to a nursing home. Our residents are very pleased with our facility, however, because of the physical plant requirements in the proposed regulations, we will not be able to serve those same residents tomorrow that we serve today. And, because of the cost-prohibitive nature of the physical plant changes we would have to make, the cost to the resident of this enhanced level of care will make it out of reach of most people with modest and low incomes.

To bring The Heights into compliance as proposed by the new regulations it would cost approximately \$250,000. This financial impact would not allow us to serve those in our community who truly need our services. The effect on seniors in my community and many others are going to be very negatively impacted if these regulations are approved without change.

Thank you for your attention to this matter.

Sincerely,

Kathleen Muir BSW, PC Administrator
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