



Stephen Hoffman

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Subject: Nursing Home review

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As a PA Ombudsman I see the need for the below items to be under discussion and researched.

- 1) Set minimum staffing level of direct care to 4.1 hours daily per patient.
- 2) Increase required training hours for all direct care staff.
- 3) Review property rental payments to affiliated companies on a square footage basis and a per patient per day basis. Claw back (cash payment return) rental payments from affiliated companies that are out of line with industry standards.
- 4) Pay management and professional services fees based on a specific bill which details on a hourly rate basis specific expenses incurred. Claw back (cash payment return) any management fees and professional service fees that are out of line with industry standards.
- 5) Demand that Pa. Senators and Representative increase Medicaid payment rates to an appropriate rate to cover cost of care provided by nursing home providers under revised guidelines.
- 6) Assess a specific tax on capital gains resulting from nursing home sales to other nursing home providers.
- 7) Eliminate accelerated depreciation on LLP that hold title and charge rents to nursing homes.

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