

**SENIOR HOUSING DEMAND ANALYSIS  
TOMPKINS COUNTY, NEW YORK  
SEPTEMBER 2016**

**PROVIDED BY:  
The Danter Company  
2760 Airport Drive  
Columbus, OH 43219  
(614)221-9096**



# SENIOR HOUSING WITH SERVICES

## A. INTRODUCTION

Based on our analysis of existing senior housing with services options in Tompkins County, we have determined that support exists for additional senior housing.

Senior housing with services options surveyed include independent-living, assisted-living, memory care and skilled nursing. Following is a summary of each housing type:

- Independent-Living: This housing option, formerly known as congregate care, was once the almost exclusive domain of nonprofit organizations. These facilities have increased in number since 1980, when for-profit facilities began to proliferate. Independent-living facilities generally provide apartment living in a communal setting, one or more daily meals in a community dining room, housekeeping, laundry service, linen service, a social program, and utilities for a monthly fee. Emergency call-systems are frequently available for the residents' safety.
- Assisted-living: This option combines independent-living with personal assistance with some tasks, such as bathing, dressing, and walking. Residents must be ambulatory and not in chronic need of assistance. Assisted-living facilities are not "mini" nursing homes, nor are they intended to provide nursing care. They can provide occasional assistance for residents who are ambulatory and mentally alert. Monthly fees generally include shelter, meals, housekeeping, laundry service, some utilities, and personal assistance.
- Memory Care: These assisted-living facilities offer specially-designated care for Alzheimer's/dementia patients. In addition to assistance with activities of daily living (ADLs), such facilities include special security features to prevent patients from wandering, usually including locked entries and outdoor space limited to enclosed courtyards. In addition, such facilities include higher resident to staff ratios for increased supervision, and often include special memory stimulation/retention activities designed to offset or delay memory loss.
- Skilled nursing: This option provides the most constant level of care for older adults/retirees. Shelter, meals, utilities, housekeeping, laundry service, and a social program (adapted to the residents' abilities) are included in the monthly fee. Additionally, 24-hour nursing care is provided. Payment of medication fees is the responsibility of the resident. Nursing care levels are differentiated by the kind of nursing provided. Skilled nursing care generally includes more complicated nursing procedures such as chemotherapy, ventilators, complex dressings, and intravenous medications. Skilled nursing facilities are state

licensed and may participate in Medicare and Medicaid programs. Intermediate nursing facilities provide services which are less intensive than the kinds of services provided by a skilled nursing facility or a hospital. Intermediate facilities are also licensed by the state and may participate in the Medicaid program.

**B. SUPPLY/DEMAND ANALYSIS**

It is our opinion that Tompkins County can support additional senior housing:

<b>HOUSING TYPE</b>	<b>2015 (SURPLUS)/DEFICIT</b>	<b>2025 (SURPLUS)/DEFICIT</b>
Independent-Living	66	296
Assisted-Living	22	165
Memory Care	91 *59	158 *126
Skilled Nursing	86	154

*\*TCPD Note: 32 additional memory care units have since been added at Brookdale .*

These estimates are based on 2015 starting monthly rents of \$3,000 (independent-living), \$4,000 (assisted-living) and \$5,000 (memory care) advanced 2.0% each year through 2025. These totals represent the rent levels typical for new-construction market entry product. Nursing beds are based strictly on need.

We have calculated all figures using constant 2015 dollars.

Population and household growth estimates are based on ESRI projections of population and household income by age for 2020 extrapolated to 2025 using Woods and Poole population projections for 2020 to 2025.

We have also adjusted the independent-living supply to account for support from outside Tompkins County at Kendal at Ithaca. This property receives a significant amount of support from outside Tompkins County because of its affiliation with Cornell University. We have not adjusted supply figures at any other facility. Year 2017 and forward totals include known units at the current expansion underway at Kendal at Ithaca.

The above analysis identifies income-qualified support for additional senior housing with services. It is worth noting that a substantial number of households need services and do not qualify financially or are receiving in-home care from an agency or caregiver relative.

For example, our demand formulas assume an institutionalization rate of 25% for those with Alzheimer’s/dementia. In 2015, this represented 1,063 persons receiving care outside an institution. In 2025, this total is projected to increase to 1,397 persons.



Likewise, an estimated 273 persons needed assistance with activities of daily living (ADL) and were not income-/asset-qualified for assisted-living development in 2015 and will need additional assistance in the home. This increases to a projected 313 in 2025.

These above figures represent not only a glimpse of the need for in-home health care for seniors, but also for auxiliary services such as home repair, lawn services, personal shopping, food delivery and transportation for seniors who cannot take care of their homes and cannot get around to run basic errands. Otherwise, deferred maintenance brings down the quality level of senior-occupied housing and associated housing value that seniors need to receive needed health services.

Another housing issue with failure to build needed senior housing with services is that seniors often occupy older homes. Often, these homes are less valuable and function as “starter homes” for first-time homebuyers. So, by not producing senior-specific housing, a bottleneck can occur at a key point in the housing continuum.

Care by a caregiver relative also represents significant economic opportunity lost by the caregiver and household. According to the Alzheimer’s Association, the average caregiver family spends over \$5,000 per year caring for their ill relative. For many families on the margin, this is a significant sacrifice.

This is in addition to hours of unpaid care, In 2015 in the state of New York, 1.02 million caregivers were estimated to offer 1.163 billion hours of unpaid care, an estimated 1,149 hours annually or 22 hours per week per caregiver, according to Alzheimer’s Association estimates. This care is valued at \$14.1 billion dollars (\$12.25 per hour). Apportioning this to Tomkins County yields an estimated 5,447 caregivers offering 6.26 million hours of unpaid care valued at \$76.7 million.

This is a substantial loss of potential economic production.

## **C. SUMMARY OF FIELD SURVEY**

In the field survey that follows, we have not disclosed rent and vacancy information for individual properties to protect each facility's privacy. Rent and vacancy data are reported in aggregate only.

### **1. INDEPENDENT-LIVING**

We surveyed 2 properties offering independent-living in Tompkins County.

Together, these properties offer 336 units with 11 vacancies, a 3.3% vacancy rate. This is a much lower vacancy rate than the most recent national independent-living rate of 8.6% reported by National Investment Housing Center for Senior Housing and Care (NIC).

- By unit, there are 20 studio units, 206 one-bedroom units and 110 two-bedroom units.
- Studio rents range from \$1,947 to \$3,139. Entrance fees range from one month's rent to \$167,200. Studio units are 5.0% vacant. Unit sizes range from 465 to 569 square feet.
- One-bedroom rents range from \$3,401 to \$4,500. Entrance fees range from one month's rent to \$415,000. One-bedroom units are 2.9% vacant. Unit sizes range from 600 to 1,027 square feet.
- Two-bedroom rents range from \$4,309 to \$5,636. Entrance fees range from one month's rent to \$515,000. Two-bedroom units are 3.6% vacant. Unit sizes range from 858 to 1,320 square feet.
- Monthly fees include, at minimum, water/sewer, trash, electricity, heat, one meal per day, housekeeping and transportation.
- Both existing properties have full unit and project amenity packages.

### **2. ASSISTED-LIVING**

We surveyed 4 assisted-living projects in Tompkins County.

- Together these 4 properties offer 217 beds in 200 units.
- There were 6 vacant beds, a vacancy rate (beds) of 2.8%. This is well below the national rate of 11.6% reported by NIC.

- There are 100 beds in 94 sleeping rooms. These beds are fully occupied. Rents range from \$5,633 to \$9,450. Entrance fees range from \$1,000 to one month's rent. Unit sizes range from 150 to 220 square feet.
- There are 117 beds in 106 studio/efficiency units. There are 6 available beds, a vacancy rate of 5.1%. Rents range from \$3,438 to \$6,372. Entrance fees range from \$4,000 to one month's rent. Unit sizes range from 220 to 372 square feet.
- Monthly fees include, at a minimum, all utilities except cable and local phone, all meals, transportation, weekly housekeeping, and assistance with activities of daily living. Some properties include more in their base fees.
- All projects offer competitive project amenity packages.

### **3. MEMORY CARE**

One property offers memory care in Tompkins County. There are 36 beds in 32 sleeping rooms. We have not reported rent and vacancy information to maintain this facility's privacy.

### **4. SKILLED NURSING**

We surveyed 455 beds at 5 properties.

- There were 36 beds available, a vacancy rate of 7.9%, below the national nursing care rate of 12.6% reported by NIC.
- Daily semiprivate rates ranged from \$265 to \$298. Daily private rates ranged from \$268 to \$308.
- Only one property has a Medicare Star Rating greater than 3 of 5.

## **D. FIELD SURVEY OF SENIOR HOUSING ALTERNATIVES**

### **2. INDEPENDENT-LIVING FACILITIES**

<b>INVENTORY OF INDEPENDENT-LIVING FACILITIES TOMPKINS COUNTY, NEW YORK SITE EFFECTIVE MARKET AREA JANUARY 2016</b>			
<b>MAP CODE</b>	<b>PROJECT</b>	<b>PROFIT/ NONPROFIT</b>	<b>YEAR OPENED</b>
1	Kendal at Ithaca 2230 North Triphammer Road Ithaca, NY 14850 607.266.5300	Nonprofit	1991/1995/ 2016
2	Longview 1 Bella Vista Drive Ithaca, NY 14850 607.375.6300	Nonprofit	2013

<b>UNIT INVENTORY OF INDEPENDENT-LIVING FACILITIES TOMPKINS COUNTY, NEW YORK SITE EFFECTIVE MARKET AREA JANUARY 2016</b>				
<b>MAP CODE</b>	<b>PROJECT</b>	<b>INDEPENDENT-LIVING UNITS/BEDS</b>		
		<b>TOTAL</b>	<b>AVAILABLE</b>	<b>COMMENTS</b>
1	Kendal at Ithaca	236	*	Private bathrooms; Waitlist for studios; 24 units opened 1/18/16
2	Longview	100	*	Private bathrooms
<b>TOTAL</b>		<b>336</b>	<b>11</b>	

**UNIT ANALYSIS  
INDEPENDENT-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	PERCENT OCCUPIED	UNITS OFFERED BY NUMBER OF BEDROOMS				
			STUDIO	ONE	TWO	THREE	FOUR
1	Kendal at Ithaca	*	10	126	100	-	-
2	Longview	*	10	80	10	-	-
<b>TOTAL</b>			<b>20</b>	<b>206</b>	<b>110</b>	<b>-</b>	<b>-</b>

\*Not reported to maintain facility's privacy

**AMENITIES, SERVICES AND ASSISTANCE**

**UNIT AMENITIES  
INDEPENDENT-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	DISHWASHER	DISPOSAL	MICROWAVE	RANGE/OVEN	SMALL REFRIGERATOR	FULL-SIZE REFRIGERATOR	FURNISHED	TERRACE/LANAI/PATIO/BALCONY	WASHER/DRYER
1	Kendal at Ithaca	X	X	X	X		X		X	X
2	Longview	X	X	X	X		X		X	





**PROJECT AMENITIES  
INDEPENDENT-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	BANK	BEAUTY/BARBER SHOP	BILLIARDS AREA	CHAPEL	CLUBHOUSE	COMPUTER/BUSINESS CENTER	CRAFT ROOM	EXERCISE ROOM	GAME ROOM	GIFT SHOP/BOUTIQUE	LIBRARY	POOL	POST OFFICE	PRIVATE FAMILY DINING	PUB	SNACK BAR/COFFEE SHOP	THEATER	WELLNESS CENTER	WHIRLPOOL/SPA	WOODWORKING SHOP
1	Kendal at Ithaca	X	X				X	X	X			X	X		X		X			X	X
2	Longview		X	X	X		X	X	X	X	X	X	X		X					X	X

**PROJECT AMENITIES  
INDEPENDENT-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	ADDED STORAGE	ART STUDIO	BALLROOM	BOCCO COURT	CARPORT	CHIPPING/PUTTING GREEN	CROQUET	DANCE STUDIO	GARAGE/VALET PARKING	GARDEN/WALKING PATHS	GATED COMMUNITY	GOLF COURSE	MASSAGE THERAPY	STOCKED FISHING LAKES	TENNIS	UNDERGROUND PARKING	YACHT CLUB
1	Kendal at Ithaca					X	X				X		X			X		
2	Longview									X								



**SERVICES INCLUDED IN BASE RATE  
INDEPENDENT-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

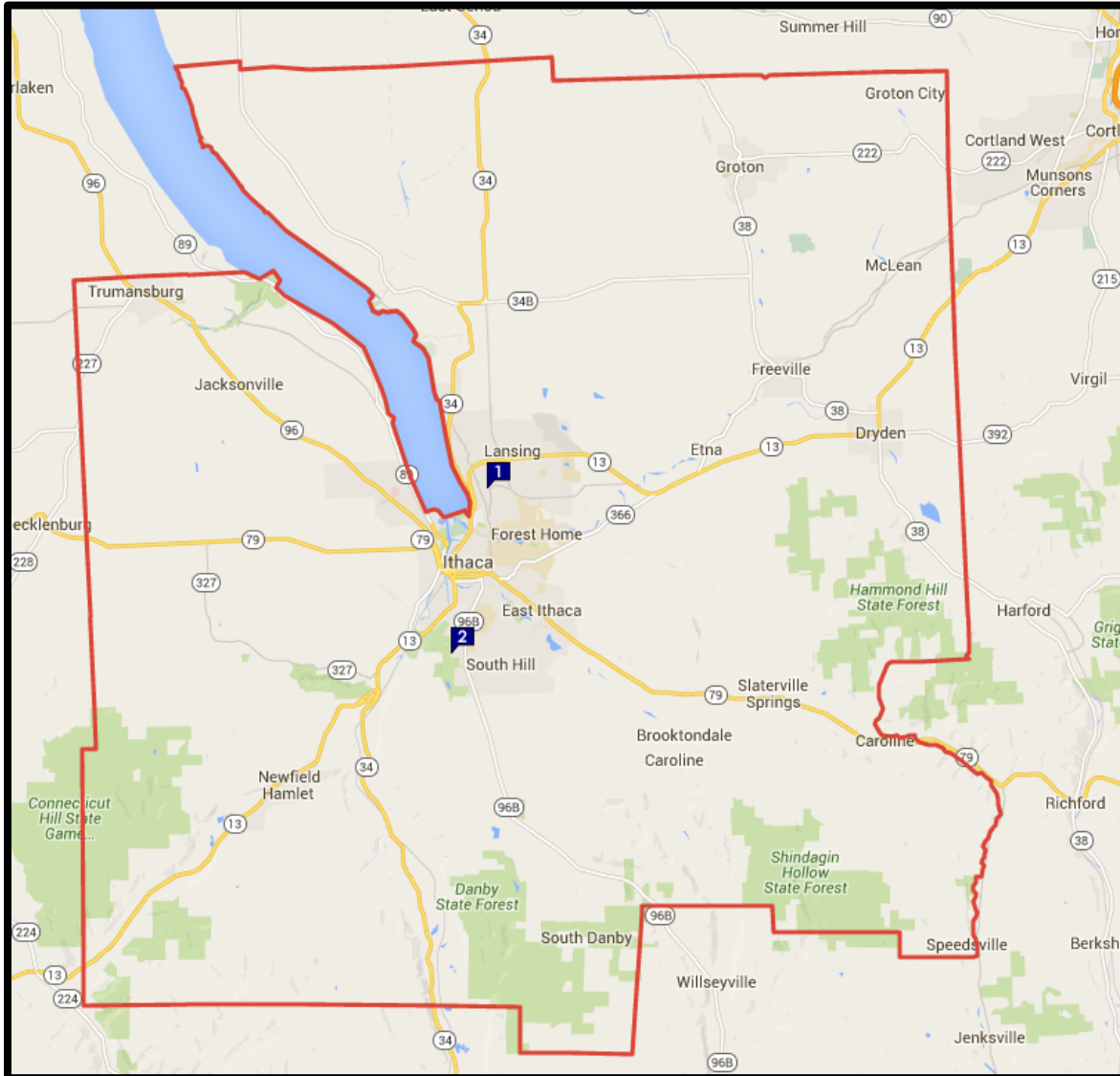
MAP CODE	PROJECT	LOCAL TELEPHONE	CABLE	NUMBER OF MEALS	LINEN SERVICE	PERSONAL LAUNDRY	HOUSEKEEPING	SOCIAL DIRECTOR	CONCIERGE	TRANSPORTATION		
										SHOPPING	MEDICAL APPOINTMENTS	FIELD TRIPS
1	Kendal at Ithaca		X	1	X		1	X		X	X	X
2	Longview			1			1	X		X	X	X

**ADDITIONAL AMENITIES  
INDEPENDENT-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	AMENITIES
1	Kendal at Ithaca	Water/Sewer, Electricity, Heat, Trash removal, and Cable/Wifi included in rent; Auditorium; Laundry Room; Lounges/Gathering Areas; Winemaking Area
2	Longview	Water/Sewer, Electricity, Heat, and Trash removal included in rent; Laundry Room; Lounges/Gathering Areas; Elevators



# MAP



**INDEPENDENT-LIVING PHOTOGRAPHS  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
1/1/2016**



**1. KENDAL AT ITHACA**



**2. LONGVIEW INDEPENDENT LIVING**

## **2. ASSISTED-LIVING/MEMORY CARE**

In New York, assisted-living facilities are licensed as Assisted Living Residences (ALR) by State of New York Department of Health.

In addition to traditional assisted-living, facilities can also be licensed for Enhanced Assisted Living. Enhanced Assisted Living is a certification issued by the Department of Health and may be obtained for either a portion of or an entire residence. The certification authorizes an assisted-living residence to provide "aging in place" by retaining residents who desire to continue to live in that residence and who meet one or more of the following criteria:

- Are chronically chairfast and unable to transfer, or chronically require the physical assistance of another person to transfer
- Chronically require the physical assistance of another person in order to walk
- Chronically require the physical assistance of another person to climb or descend stairs
- Are dependent on medical equipment and require more than intermittent or occasional assistance from medical personnel
- Have chronic unmanaged urinary or bowel incontinence.

In addition, facilities may also operate as an Adult Care Facility. In New York, adult care facilities (ACFs) are the settings where supervision and personal care are provided to persons with functional and/or cognitive impairments. There are three types of ACFs: Adult Homes, Enriched Housing Programs, and Residences for Adults.

- Adult Homes provide long term residential care, room, board, housekeeping, personal care, and supervision to five or more adults.
- Enriched Housing Programs provide long term residential care to five or more adults (generally 65 years of age or older) in community-integrated settings resembling independent housing units and must provide or arrange for room, board, housekeeping, personal care, and supervision.
- Residences for Adults generally serve a younger population than that served by adult homes and enriched housing programs. Services that must be provided by the operator include room, meals, housekeeping, supervision and case management.

**Assisted-Living Facilities**

**INVENTORY OF ASSISTED-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	PROJECT TYPE/ LICENSURE	PROFIT/ NONPROFIT	YEAR OPENED/ RENOVATED	LICENSED CAPACITY
1	Brookdale Ithaca 101-103 Bundy Road Ithaca, NY 14850 607.210.0936	EALR	Profit	1999/2005	53
2	Kendal at Ithaca 2230 North Triphammer Road Ithaca, NY 14850 607.266.5300	EALR	Nonprofit	1995	36
3	Longview 1 Bella Vista Drive Ithaca, NY 14850 607.375.6300	ALR/EALR	Nonprofit	1998/2013	96
4	Bridges Cornell Heights 403-407 Wyckoff Avenue Ithaca, NY 14850 607.257.5777	EALR	Nonprofit	2001	32

**CAMPUS ANALYSIS  
ASSISTED-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	CAMPUS COMPONENTS			
		INDEPENDENT-LIVING	ASSISTED-LIVING	MEMORY CARE	NURSING CARE
1	Brookdale Ithaca		X	X	
2	Kendal at Ithaca	X	X		X
3	Longview	X	X		
4	Bridges Cornell Heights		X		



*\*TCPD Note: 32 memory care units have since been added at Brookdale.*

**UNIT INVENTORY OF  
ASSISTED-LIVING/MEMORY CARE FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	ASSISTED-LIVING UNITS/BEDS			MEMORY CARE UNITS/BEDS		COMMENTS
		UNITS	BEDS	AVAILABLE	TOTAL	AVAILABLE	
1	Brookdale Ithaca	46	53	*	32/36 *	*	
2	Kendal at Ithaca	36	36	*	-	-	
3	Longview	92	96	*	-	-	
4	Bridges Cornell Heights	26	32	*	-	-	
<b>TOTAL</b>		<b>200</b>	<b>217</b>	<b>6</b>	<b>32/36</b>	<b>-</b>	

\*Not reported to maintain facility's privacy

**UNIT ANALYSIS  
ASSISTED-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	PERCENT OCCUPIED	UNITS/BEDS OFFERED							
			SLEEPING ROOM		STUDIO/ EFFICIENCY		ONE-BEDROOM		TWO-BEDROOM	
			UNITS	BEDS	UNITS	BEDS	UNITS	BEDS	UNITS	BEDS
1	Brookdale Ithaca	*	-	-	46	53	-	-	-	-
2	Kendal at Ithaca	*	36	36	-	-	-	-	-	-
3	Longview	*	32	32	60	64	-	-	-	-
4	Bridges Cornell Heights	*	26	32	-	-	-	-	-	-
<b>TOTAL</b>			<b>94</b>	<b>100</b>	<b>106</b>	<b>117</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

\*Not reported to maintain facility's privacy



**UNIT DISTRIBUTION  
ASSISTED-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	SLEEPING ROOM		STUDIO/ EFFICIENCY		ONE-BEDROOM		TWO-BEDROOM	
		UNITS/ BEDS	VACANT	UNITS/ BEDS	VACANT	UNITS/ BEDS	VACANT	UNITS/ BEDS	VACANT
1	Brookdale Ithaca	-	-	46/53	*	-	-	-	-
2	Kendal at Ithaca	36/36	*	-	-	-	-	-	-
3	Longview	32/32	*	60/64	*	-	-	-	-
4	Bridges Cornell Heights	26/32	*	-	-	-	-	-	-
<b>TOTAL</b>		<b>94/100</b>	<b>*</b>	<b>106/117</b>	<b>*</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

\*Not reported to maintain facility's privacy

**Memory Care**

**UNIT ANALYSIS  
MEMORY CARE UNITS  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	PERCENT OCCUPIED	UNITS/BEDS OFFERED							
			SLEEPING ROOM		STUDIO/ EFFICIENCY		ONE-BEDROOM		TWO-BEDROOM	
			UNITS	BEDS	UNITS	BEDS	UNITS	BEDS	UNITS	BEDS
1	Brookdale Ithaca	*	32	36	-	-	-	-	-	-
2	Kendal at Ithaca	-	-	-	-	-	-	-	-	-
3	Longview	-	-	-	-	-	-	-	-	-
4	Bridges Cornell Heights	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>			<b>32</b>	<b>36</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>





**Amenities, Services And Assistance**

<b>UNIT AMENITIES                      ASSISTED-LIVING FACILITIES                      TOMPKINS COUNTY, NEW YORK                      SITE EFFECTIVE MARKET AREA                      JANUARY 2016</b>							
<b>MAP CODE</b>	<b>PROJECT</b>	<b>BALCONY/PATIO</b>	<b>MICROWAVE</b>	<b>RANGE/OVEN</b>	<b>SMALL REFRIGERATOR</b>	<b>FULL-SIZE REFRIGERATOR</b>	<b>FURNISHED</b>
1	Brookdale Ithaca				X		
2	Kendal at Ithaca	S					
3	Longview				X		
4	Bridges Cornell Heights						

S = Some

**PROJECT AMENITIES  
ASSISTED-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	BEAUTY/BARBER SHOP	BILLIARDS	COMPUTER CENTER/ROOM	COURTYARD	CRAFT ROOM	EXERCISE ROOM	GAME ROOM	GARDEN	GIFT SHOP	LAUNDRY ROOM	LIBRARY	LOUNGES/GATHERING AREAS	MEDIA/TV ROOM	PATIO/SCREENED PORCH	PRIVATE FAMILY DINING	SNACK BAR/BISTRO BAR	WALKING PATHS	WELLNESS CENTER	WHIRLPOOL/SPA
1	Brookdale Ithaca	X			X	X		X	X		X	X	X		X	X		X		
2	Kendal at Ithaca						X										X			
3	Longview	X	X	X		X	X	X		X		X						X		
4	Bridges Cornell Heights	X		X								X	X					X		X

**ADDITIONAL AMENITIES  
ASSISTED-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

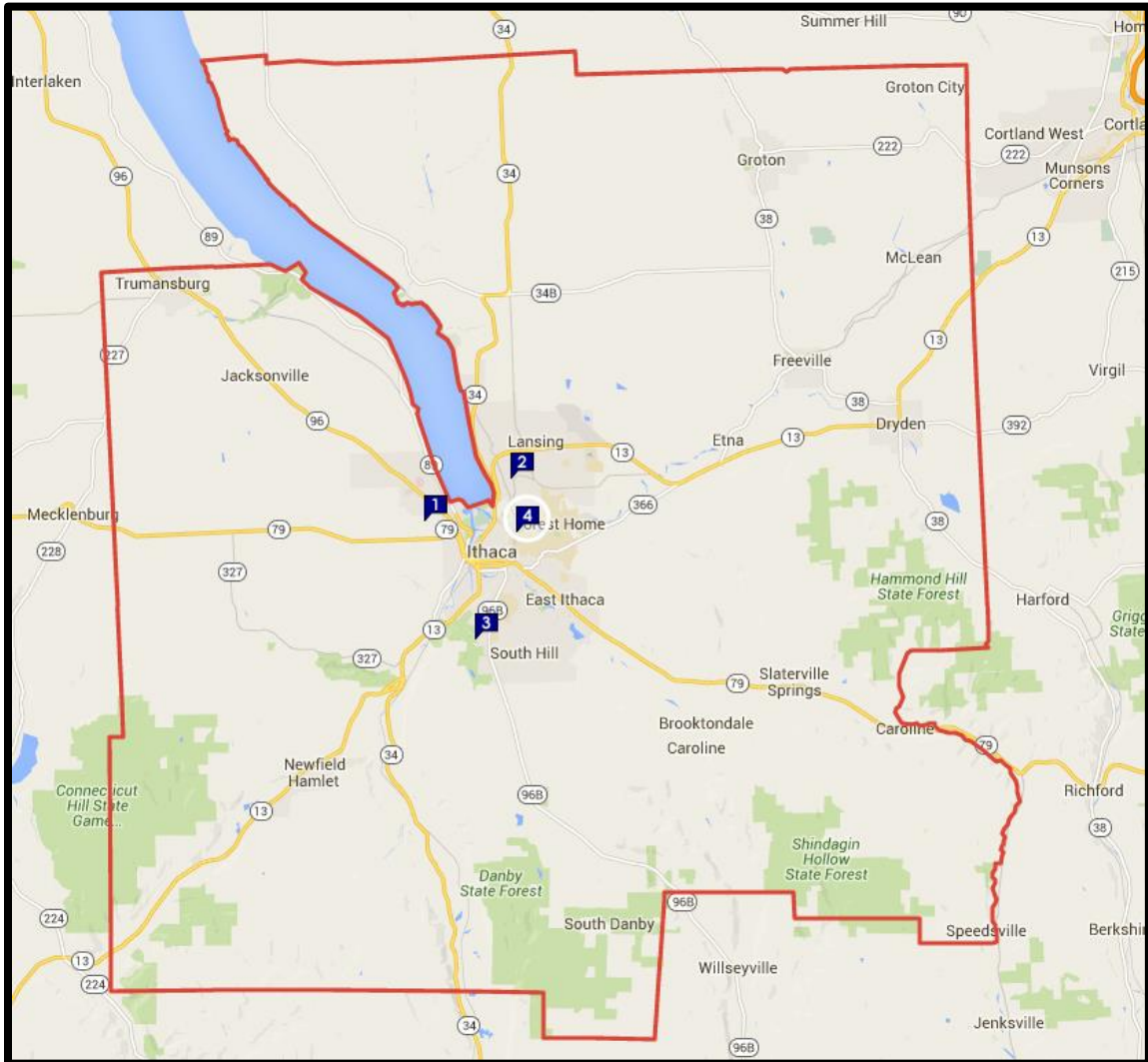
MAP CODE	PROJECT	AMENITIES
1	Brookdale Ithaca	
2	Kendal at Ithaca	
3	Longview	Chapel; Pool; Greenhouse; Auditorium; Massage Therapy Room
4	Bridges Cornell Heights	

**SERVICES INCLUDED IN BASE RATE  
ASSISTED-LIVING FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	LOCAL TELEPHONE	CABLE	NUMBER OF MEALS	LINEN SERVICE	PROVISIONS FOR PERSONAL LAUNDRY	HOUSEKEEPING/ WEEK	SOCIAL DIRECTOR	CONCIERGE	TRANSPORTATION		
										SHOPPING	MEDICAL APPOINTMENTS	FIELD TRIPS
1	Brookdale Ithaca			3		X	1	X		X	X	X
2	Kendal at Ithaca*											
3	Longview*											
4	Bridges Cornell Heights		X	3	X		1		X	X	X	X

\*Would not disclose

# MAP



**ASSISTED-LIVING PHOTOGRAPHS  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
1/1/2016**



**1. BROOKDALE ITHACA (ASSISTED LIVING)**



**1. BROOKDALE ITHACA (MEMORY CARE)**



**2. KENDAL AT ITHACA ASSISTED LIVING**



**3. LONGVIEW**



**1. BRIDGES CORNELL HEIGHTS**

### 3. SKILLED NURSING FACILITIES

<b>INVENTORY OF NURSING HOME FACILITIES  TOMPKINS COUNTY, NEW YORK  SITE EFFECTIVE MARKET AREA  JANUARY 2016</b>			
<b>MAP CODE</b>	<b>PROJECT</b>	<b>YEAR OPENED/ RENOVATED</b>	<b>PROFIT/ NONPROFIT</b>
1	Beechtree Care Center 318 South Albany Street Ithaca, NY 14850 607.273.4166	1919/1986	Profit
2	Cayuga Ridge Extended Care 1229 Trumansburg Road Ithaca, NY 14850 607.273.8072	1950/1974	Profit
3	Oak Hill Manor 602 Hudson Street Ithaca, NY 14850 607.272.8282	1950's	Nonprofit
4	Groton Community Health Care Center 120 Sykes Street Groton, NY 13073 607.898.5876	1975/1978	Nonprofit
5	Kendal at Ithaca 2230 North Triphammer Road Ithaca, NY 14850 607.266.5300	1995/2015	Nonprofit

**BED ANALYSIS NURSING HOME FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	NURSING BEDS		PERCENT OCCUPIED	DAILY RATE		
		TOTAL	AVAILABLE		PRIVATE	SEMIPRIVATE	WARDS
1	Beechtree Care Center	120	*	*	*	*	-
2	Cayuga Ridge Extended Care	160	*	*	*	*	-
3	Oak Hill Manor	60	*	*	*	*	-
4	Groton Community Health Care Center	80	*	*	*	*	-
5	Kendal at Ithaca	35	*	*	*	*	*
<b>TOTAL</b>		<b>455</b>	<b>36</b>	<b>91.4%</b>			

\*Not reported to maintain facility's privacy

**BED ANALYSIS NURSING HOME FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	NURSING BEDS					
		PRIVATE ROOM BEDS		SEMIPRIVATE ROOM BEDS		WARD ROOM BEDS (3+ OCCUPANCY)	
		NUMBER	VACANT	NUMBER	VACANT	NUMBER	VACANT
1	Beechtree Care Center	16	*	104	*	-	-
2	Cayuga Ridge Extended Care	30	*	130	*	-	-
3	Oak Hill Manor	6	*	54	*	-	-
4	Groton Community Health Care Center	10	*	70	*	-	-
5	Kendal at Ithaca	**	**	**	**	-	-
<b>TOTAL</b>		<b>62</b>	<b>4</b>	<b>358</b>	<b>32</b>	<b>-</b>	<b>-</b>

\*Not reported to maintain facility's privacy

\*\*Would not disclose

**NURSING HOME FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	SPECIALTY BEDS								
		LONG TERM CARE	REHAB	WOUND CARE	SKILLED	TPN	BARIATRIC	HOSPICE	OUTPATIENT THERAPY	SHORT-TERM RESPITE
1	Beechtree Care Center	X	X		X					X
2	Cayuga Ridge Extended Care	X	X	X	X					X
3	Oak Hill Manor	X	X		X					
4	Groton Community Health Care Center	X	X	X	X			X		X
5	Kendal at Ithaca	X	X	X	X					

**NURSING HOME FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

MAP CODE	PROJECT	PAYMENT TYPE ACCEPTED			
		MEDICAID	MEDICARE	VA	PRIVATE PAY
1	Beechtree Care Center	X	X		X
2	Cayuga Ridge Extended Care	X	X		X
3	Oak Hill Manor	X	X	X	X
4	Groton Community Health Care Center	X	X	X	X
5	Kendal at Ithaca	X	X		X



**NURSING HOME FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

<b>MAP CODE</b>	<b>PROJECT</b>	<b>COMMENTS</b>
1	Beechtree Care Center	3 sections of 40 beds each; Offers Alzheimer's/Dementia care; Tax is 6.8% of daily rate
2	Cayuga Ridge Extended Care	Offers Alzheimer's/Dementia care; Facility offers a lot of rehab/short-term stay care
3	Oak Hill Manor	Tax is 6.8% of daily rate
4	Groton Community Health Care Center	Tax is 6.8% of daily rate
5	Kendal at Ithaca	No direct outside admissions; Building 48-bed expansion

**NURSING HOME FACILITIES  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
JANUARY 2016**

<b>MAP CODE</b>	<b>PROJECT</b>	<b>MEDICARE STAR RATING AT LAST INSPECTION*</b>			
		<b>OVERALL</b>	<b>HEALTH INSPECTIONS</b>	<b>STAFFING</b>	<b>QUALITY MEASURES</b>
1	Beechtree Care Center	1	1	3	1
2	Cayuga Ridge Extended Care	1	1	3	2
3	Oak Hill Manor	3	2	5	2
4	Groton Community Health Care Center	1	1	3	2
5	Kendal at Ithaca	5	4	5	5
<b>AVERAGE</b>		<b>2.2</b>	<b>1.8</b>	<b>3.8</b>	<b>2.4</b>



**SKILLED NURSING FACILITIES PHOTOGRAPHS  
TOMPKINS COUNTY, NEW YORK  
SITE EFFECTIVE MARKET AREA  
1/1/2016**



**1. BEECHTREE CARE CENTER**



**2. CAYUGA RIDGE EXTENDED CARE**



**3. OAK HILL MANOR**



**4. GROTON COMMUNITY HEALTH CARE CENTER**



**5. KENDAL AT ITHACA**