



## **Frequently Asked Questions**

### **Proposed Fall 2021 Lid Lift and Acquisition of the Village at the Harbor**

#### **Why buy the Village at the Harbor? Won't that just mean the same service, but paid for by government money?**

Buying the Village at the Harbor means not having to build our own facility. As a public agency we can make rooms more financially accessible to the public. The process will take time, so the sooner we start the better.

#### **What is the aging in place or home care component?**

We cannot build enough beds to meet demand. Our population is aging, and we need to find a way to reduce the need for facilities, even as we expand them. Communities across America are struggling to do the same thing. A new idea, called "aging in place" aims to reduce demand by connecting people to services that keep them in their home.

We plan to provide home care, and to build an innovative connection between facility and home-based care.

#### **How will this affect underserved islanders like Medicaid clients?**

In acquiring this business, we would be able to immediately subsidize 4-6 Medicaid rooms while investing in an expansion that would provide more beds. Other facilities across the state incur hardship when they take Medicaid patients, we will be using levy money to help subsidize this. The existing facility will enable the addition of Medicaid rooms. The home care component of our plan will also help those who do not yet need a facility.

#### **How long will it take?**

The Village at the Harbor has 36 rooms, and usually has some available. We can immediately use 4-6 rooms until we are able to expand facilities. A facility expansion will take several years and is a significant undertaking. However, if we were starting from scratch, it would take much longer and cost more.

#### **Should I apply now? How will that work?**

No. When we are ready to offer new services we will make an announcement. As this is taxpayer supported program, our San Juan Island and District residents will have preferential enrollment.

**I have heard there is a shortage of healthcare workers, even in facilities – will you be able to staff an expansion?**

Workforce is critical to the success of any business, and nationwide labor shortages are affecting many businesses here in our county and state. Care facilities have struggled with this for years, and this project is a creative solution to a nationwide problem. We intend to provide benefits, pay employees more equitably, and provide additional training in order to attract and keep staff. In future phases we hope to address some housing needs for workers.

**I heard that Life Care closed in 2017 – can this fill that gap?**

Multiple groups have been working to find a way to fill the gap Life Care left behind. While we cannot replace a facility of that size, we hope that by expanding the Village at the Harbor and by providing some home centered services that reduce need, we can make a meaningful impact on long-term care.

The Life Care center was not the only closure in our state or nation. Assisted Living and Skilled Nursing homes are struggling across the country, and many have closed.

**What’s the Difference between Skilled Nursing and Assisted Living? Which is the Village at the Harbor?**

The Village at the Harbor is an assisted living facility. We currently don’t plan on building a skilled nursing facility. The staffing needs for RNs, physical therapists, occupational therapists, etc., in a Skilled Nursing Facility is beyond what we can do at this time. However, the Village at the Harbor has made significant strides in serving clients who have nursing needs, and it is suitable for many through end-of-life care. It also partners with families, Alpha Home Health, and hospice services to help provide an extended level of service.

**I have heard that the Village at the Harbor is very expensive. Will costs go down for residents?**

Long-term care is expensive, and it is a nationwide problem. The current rooms that are paid for privately will remain the same cost. The rooms we create through public funding will be available based on financial need. The Village at the Harbor is comparable to other choices around the state. For all residents, services will improve with more programs, an expanded community, and more stable workforce.

**How will people be able to afford care?**

We will offer different level of services and blend public and private funding for those without family and/or resources. The public hospital district will make care available to lower-income clients by building subsidized capacity over the next few years.

**Does this acquisition mean a profit for the Investors who built the Village at the Harbor?**

No, the investors had to take a loss in order to sell. Some of them donated their portion to reduce the overall cost. They built and maintained this facility despite financial challenges endemic to the industry.

**What am I going to get for my tax dollars?**

We have heard from our community that long-term care services are severely lacking in our community. These tax dollars will go to enabling people to stay on the island as they age in a more secure environment.

**What's it going to cost me?**

The District's current levy is about \$0.34 per \$1,000 in assessed value. That means for a \$300,000 property, the taxes are currently \$102, and for a \$500,000 property, taxes are currently \$170 per year. This vast majority of this levy is used to support PeaceHealth Peace Island Medical Center.

The District has placed a measure on the November ballot to increase its levy rate to \$0.70 per \$1,000 in assessed value. That means for a \$300,000 property, the annual property taxes would be \$210 (a \$108 increase), and for a \$500,000 property, annual property taxes would be \$350 (a \$180 increase).

Property Value	Current Rate	Current Cost	Proposed Rate	Proposed Cost	Difference
\$300,000	\$0.34	\$102	\$0.70	\$210	\$108
\$500,000	\$0.34	\$170	\$0.70	\$350	\$180

**What is the difference between PeaceHealth Peace Island Medical Center and San Juan County Public Hospital District No. 1?**

We occasionally hear that PeaceHealth is acquiring the Village at the Harbor. This is incorrect.

PeaceHealth is a separate entity from the public hospital district. PeaceHealth has many locations across the region. Their Friday Harbor location, Peace Island Medical Center (PIMC), receives a subsidy from the hospital district to support its operations. However, it operates independently of the public hospital district and are not a part of this project.

San Juan County Public Hospital District No. 1 is a junior taxing district, also referred to as a special purpose district, that is authorized to levy property taxes to fund healthcare services within its District. It need not even operate a hospital, despite the name, but in our case, we do provide a subsidy that supports PIMC's operations. The public hospital district covers the islands of San Juan, Brown, Pearl, Johns, Henry, Stuart, Spieden, and a number of smaller islands.

**Where can I find out more?**

The District is happy to answer any questions you may have. Please contact 360-378-2857, or check our website, [www.sjcphd.org](http://www.sjcphd.org) for more information. Other groups may provide information for or against this project.