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Statement from Jewish Home Lifecare Announcing Planned Construction of Skilled Nursing Facility at 100th Street between Columbus & Amsterdam Avenues in Manhattan

Jewish Home Lifecare (JHL) Manhattan did not enter into a land swap in order to “evade the recent rezoning,” as a statement from the Three Parks Independent Democrats claims. In fact, JHL had every expectation that it would rebuild its obsolete nursing home on its current campus on 106th Street between Amsterdam and Columbus Avenues. However, given the development alternatives that emerged in the context of the recession – many months after the zoning “carve-out” was effectuated – the bid made by the Chetrit Group to swap a development site on a parking lot at 100th Street between Columbus and Amsterdam Avenues for Jewish Home’s current campus at 106th Street was clearly the most viable option.

Jewish Home intends to work closely with the community leadership and elected officials to ensure that whatever is subsequently built at 106th Street conforms to a zoning scheme that meets the community’s objectives. It is our hope that a resolution of the issues regarding the 106th Street campus will reflect the spirit of the agreements that Jewish Home concluded with the community when we expected to rebuild our campus at 106th Street. Note that under the terms of the originally-contemplated redevelopment of Jewish Home & Hospital at 106th Street it was known to the community that a private developer would purchase a parcel that is now part of Jewish Home’s 106th Street campus to build a new residential development.

The background provided below describes the process that led to the land swap arrangement and why it is critical to the geriatric healthcare infrastructure of the Upper West Side (and indeed to the entire borough of Manhattan) that Jewish Home proceeds with the new arrangement; absent the ability to build a new skilled nursing facility, area residents would be deprived of a wide range of critical health services for our borough’s elders. (A comprehensive listing of these services and the population served begins on page six of this document.)

Over the past several years Jewish Home Lifecare (JHL) has worked to develop a master plan to rebuild its Manhattan nursing home on 106th Street between

Amsterdam and Columbus Avenues in Manhattan—parts of which were constructed in the 1880s—at its present location. According to this plan, the outmoded and inefficient existing nursing home would be replaced by a new facility on a more compact footprint than the five buildings that currently comprise the 106th Street campus.

During this extensive planning phase, JHL engaged in countless discussions with community leaders and elected officials regarding the design of the new nursing home at 106th Street and established a Community Advisory Board to advise Jewish Home on design and other issues of concern to the neighborhood. JHL also obtained approval from the New York State Department of Health for the facility’s planned configuration and “right-sized” bed count of 408 resident beds. It was anticipated that the nursing home’s reconstruction would be financed by HUD and through the sale of a portion of the existing campus to a private developer who would construct a new residential building on that parcel.

In the summer of 2008, JHL distributed notices to over 2,000 developers and brokers advertising the sale of a portion of the Manhattan campus and soliciting bids. Seventy-two developers responded to the RFP; JHL ultimately interviewed six of these developers.

Following months of negotiations during the worsening recession, there remained only one viable offer that would allow JHL to finance the rebuilding of its outdated nursing home. Under the terms of this offer, JHL will sell its property on West 106th Street and its parking garage on West 107th Street and construct a new state-of-the-art skilled nursing facility at a nearby site in the residential complex known as Park West Village. Under the terms of this agreement, JHL will retain ownership of the Kaufman Building at 149 West 105th Street where the former residents of the Stern building – current and retired JHL employees – have relocated. This will allow JHL to remain the responsible party for the Kaufman Building and to keep all of the commitments it has made to its employees and

retirees who now live in Kaufman, including heavily subsidized rents to keep the apartments affordable in perpetuity.

The Jewish Home at Park West Village

The Jewish Home's prospective location within Park West Village (between 100th Street and what would be 99th Street and between Columbus and Amsterdam Avenues) is just six blocks south of its current site. While JHL is only now starting to design a building for the 100th Street location, we anticipate proposing an as-of-right 22-story nursing home on a footprint of approximately 19,500 square feet where there is currently a parking lot with 180 accessory spaces for residents of Park West Village. These 180 parking spaces will be relocated to another Park West Village building that is currently under construction and scheduled for completion in December, 2009. Residents will thus gain protected indoor parking spots for their cars with no increase in rates.

The new nursing home at Park West Village will include gardens and outdoor public spaces with seating and access to beverages and snacks that will be accessible to our neighbors. We imagine a public plaza with gardens, ringed by trees around the perimeter. Benches will be provided for public seating, along with tables for lunch or a coffee break. Other design elements will likely include a gazebo, a sculpture, a water feature and a "living wall" of vegetation. A portion of the outdoor space will be covered but will be designed to allow natural light to fill the space during the daytime and with ample lighting during the evening.

For the new nursing home at Park West Village we are committed to including an auditorium and meeting rooms that will be made available for community use, and JHL will continue to host community and cultural events in its public spaces, including lectures, forums, and concerts.

In order to ensure that the design and accessibility of the public space meets the needs of the community, JHL will work closely with the residents of Park West Village, as it did with its neighbors at 106th Street, through a Community Advisory Board and a Construction Coordinating Council.

Relocating to West 100th Street will have a net positive impact on Jewish Home's Upper West Side clients, family members, employees and neighbors:

- **The 100th Street offer ultimately was the only one that would allow JHL to rebuild its nursing home.** For years, JHL planned to rebuild its outdated nursing home at 106th Street, as discussed extensively with the community, elected officials and the New York State Department of Health, which approved JHL's Certificate of Need (CON) for the new nursing home. But in light of the nation's economic turmoil, JHL did not receive an offer that would allow us to rebuild the nursing home at 106th Street. Despite months of intensive negotiations and the significant expense incurred by JHL in planning the new nursing home at 106th Street, the 100th Street offer was ultimately the only one that will provide certainty in an uncertain economy and allow JHL to bring its modernization project to fruition.
- **The 100th Street site gives JHL the opportunity to build a nursing home superior to the one that could be constructed on the 106th Street site.** One of the foremost goals of the reconstruction of JHL is to build a facility that allows long-term care residents to live in a dignified, home-like setting with more privacy and amenities. Throughout our design process we have envisioned the creation of resident "neighborhoods" in which 16 elders will share a centrally-located kitchen, dining room, and living room spaces. These "neighborhoods" will be organized into pairs called "communities" that will share additional common areas such as rehabilitation facilities and space for large-group activities.

The site footprint at 100th Street is more conducive to achieving the goal of building functional resident neighborhoods and communities than the footprint at 106th Street. At 100th Street, the building footprint is more compact and efficient, allowing us to design comfortable resident spaces that will feel more like a home than an institution.

Additionally, the floor plans at 100th Street are more functional than those at 106th Street, as staff and support space is more centrally located. The new nursing home at 100th Street also will accommodate a 100-person adult day care program; JHL administrative offices; office space for home health services; and the JHL geriatrics research group.

- **The staff transition to the 100th Street facility will be much less onerous than if the reconstruction were to proceed at 106th Street.** At 106th Street we would have been forced to reduce our bed count to 328 during construction, and then come back up to 408 upon completion of the new facility. At 100th Street, it will be possible to downsize directly from 514 to 408 beds, and the staff transition can be accomplished through attrition rather than by layoffs.
- **The transition to a new nursing home located at 100th Street will be less stressful for the frail elders in residence** since no construction will be taking place around them as would be the case at 106th Street.
- **While we recognize that the construction of any new building results in temporary discomfort for neighbors, the new construction plans at 106th Street should be significantly less complicated and burdensome on neighbors than JHL's plans to rebuild its nursing home on that site.** The construction of a residential building on 106th Street will not require the five- or six-year multi-phased construction process that JHL's reconstruction project would have required to continue providing beds for our residents.

- **JHL is excited by the prospect that a nursing home at 100th Street will allow it to continue serving the residents of the Upper West Side, and to forge new partnerships with the community at Park West Village.** The nursing home at 100th Street will be located six blocks to the south of its present location. JHL looks forward to working collaboratively with its new neighbors at Park West Village and forming new partnerships with its community institutions, including the neighborhood schools whose students may want to participate in intergenerational programs at JHL.

Given the depressed economic environment, Jewish Home considers itself fortunate to have been approached by a developer with a viable plan that will help to finance the construction of a new and innovative skilled nursing facility, allowing us to continue to offer vital medical and social services to residents of the Upper West Side. Jewish Home will continue its capital campaign to raise the balance of the funds required to fully finance the project.



Jewish Home Lifecare

JEWISH HOME MANHATTAN DIVISION

Jewish Home Lifecare in Manhattan

- In 2008, Jewish Home Lifecare's Manhattan Campus served over 3,000 individuals
 - 1,685 individuals through long-term residential care and short-term rehabilitative programs within its nursing home.
 - Over 1,300 elders were served through home health care programs
 - 410 older adults participated in its Manhattan adult day care programs.
- Jewish Home provides health services to seniors in both the Penn South and Phipps House NORCs (Naturally Occurring Retirement Communities).
- As a joint venture with Mt. Sinai Hospital and the Metropolitan Council on Jewish Poverty, Jewish Home participates in Senior Health Partners, a managed long-term care plan that services the Medicaid population (over 55 years of age).
 - 1,522 individuals participated in the program, receiving individualized care coordination by a team that may entail assistance with home care, day center care, transportation, optometry, audiology, dentistry and podiatry as well as

preventive health care, nursing home care, and social and environmental support.

- Jewish Home Lifecare contributed to the economy of New York City by spending over \$58 million with city businesses.

Who We Served in 2008

- The population of Jewish Home's Manhattan nursing home is comprised of frail, and in the majority, impoverished elders.
 - Sixty-nine percent of the services provided were covered by Medicaid.
 - Hypertension, dementia and diabetes are the most common medical diagnoses seen in the long-term care residents of the Jewish Home in Manhattan.
 - Only 5% of the Manhattan facility's residents could walk independently and 64% required a wheelchair.
 - One percent could eat totally independently and 30% needed extensive assistance with eating.
- The average age of long-term care residents was 85 years and for sub-acute rehabilitation patients the average age was 80 years.
- The vast majority, 71% of all the residents, are female.
- Within the Manhattan facility, 58% of the residents were White, 17% Black, 18% Hispanic and 7% of other backgrounds.

Staff, Students and Volunteers

- The Manhattan Division employs 897 individuals.
- Of the total 4,196 individuals employed by Jewish Home Lifecare in 2008, 657 resided in Manhattan.
- Over 179 students from disciplines including nursing, social work, pharmacy, medicine, and rehabilitation trained at the Manhattan nursing home during 2008. Jewish Home Lifecare's Geriatric Career Development Program is serving 62 students from Louis D. Brandeis High School (145 West 84th Street) and Bayard Rustin High School (351 West 18th Street). This program provides direct training for careers in healthcare and geriatrics, while offering academic tutoring, social support and college counseling to students. Upon high school graduation participants will be job-ready.