

Attachment 1

Facility Name	2019 Licensed Beds Per Survey or Otherwise 2018 Beds per State	2020 Census	Lower Of Actual or Maximum Sq Feet Per Bed	FRV/PPD adjusted for 90% occupancy (fair rent/patient days)	Current Property Rate per Day	Difference per Day	Increase Rate change Medicaid Impact	Property Rate Increases Capped at 25%	Annual Impact
Aneta Parkview Health Center	39	12,604	600.00	30.59	\$ 25.88	\$ 4.71	\$ 51,739	1.18	\$ 12,935
Ashley Medical Center	40	10,884	421.13	16.58	\$ 10.44	\$ 6.14	\$ 45,558	1.54	\$ 11,390
Augusta Place - a Prospera Commur	48	17,332	848.19	48.05	\$ 44.95	\$ 3.10	\$ 31,714	0.78	\$ 7,929
Ave Maria Village	100	35,494	588.85	27.83	\$ 22.68	\$ 5.15	\$ 100,360	1.29	\$ 25,090
Baptist Health Care Center	140	50,517	950.00	50.51	\$ 38.88	\$ 11.63	\$ 324,039	2.91	\$ 81,010
Benedictine Living Center of Garriso	52	18,262	388.65	16.91	\$ 16.34	\$ 0.57	\$ 5,246	0.14	\$ 1,311
Bethany on 42nd	116	42,053	950.00	55.89	\$ 46.52	\$ 9.37	\$ 209,355	2.34	\$ 52,339
Bethany on University	172	60,599	891.84	51.62	\$ 41.32	\$ 10.30	\$ 238,460	2.58	\$ 59,615
Bethel Lutheran Nursing & Rehabilit	150	42,625	600.00	22.85	\$ 10.58	\$ 12.27	\$ 281,841	3.07	\$ 70,460
Dunseith Community Nursing Home	30	9,218	730.53	22.79	\$ 8.46	\$ 14.33	\$ 126,587	3.58	\$ 31,647
Elim Care Center	136	40,873	600.00	22.85	\$ 11.07	\$ 11.78	\$ 201,302	2.94	\$ 50,325
Elm Crest Manor	68	24,543	950.00	43.47	\$ 21.09	\$ 22.38	\$ 296,482	5.60	\$ 74,121
Eventide Heartland	82	28,561	600.00	33.25	\$ 29.67	\$ 3.58	\$ 62,096	0.90	\$ 15,524
Eventide Jamestown	115	35,832	600.00	30.59	\$ 22.41	\$ 8.18	\$ 177,334	2.04	\$ 44,334
Fargo Nursing and Rehab Center, LL	110	23,989	700.00	34.46	\$ 33.59	\$ 0.87	\$ 12,147	0.22	\$ 3,037
Four Seasons Health Care Center	37	12,421	690.51	29.77	\$ 19.77	\$ 10.00	\$ 62,830	2.50	\$ 15,707
Garrison Memorial Hospital Nursing	28	8,064	291.96	12.06	\$ 10.86	\$ 1.20	\$ 5,953	0.30	\$ 1,488
Golden Acres Manor	64	21,959	502.25	15.44	\$ 8.17	\$ 7.27	\$ 88,342	1.82	\$ 22,086
Good Samaritan Society Bottineau	52	15,037	826.69	30.79	\$ 13.43	\$ 17.36	\$ 136,549	4.34	\$ 34,137
Eventide Devils Lake Care Center	48	16,573	600.00	14.38	\$ 6.64	\$ 7.74	\$ 88,146	1.93	\$ 22,037
Good Samaritan Society Lakota	38	11,959	812.32	30.29	\$ 14.73	\$ 15.56	\$ 123,747	3.89	\$ 30,937
Good Samaritan Society Larimore	42	13,310	667.07	29.46	\$ 17.24	\$ 12.22	\$ 67,782	3.05	\$ 16,946
Good Samaritan Society Mohall	57	16,703	597.12	26.60	\$ 17.14	\$ 9.46	\$ 88,009	2.37	\$ 22,002
Good Samaritan Society Mott	42	13,543	654.50	24.76	\$ 14.26	\$ 10.50	\$ 78,455	2.62	\$ 19,614
Good Samaritan Society Oakes	59	19,173	716.51	26.93	\$ 12.52	\$ 14.41	\$ 151,489	3.60	\$ 37,872
Good Samaritan Society Park River	54	17,272	522.91	20.15	\$ 14.77	\$ 5.38	\$ 45,066	1.34	\$ 11,266
Griggs County Care Center	44	13,390	600.00	30.59	\$ 26.22	\$ 4.37	\$ 35,150	1.09	\$ 8,787
Heart of America Care Center	55	16,943	600.00	26.72	\$ 19.71	\$ 7.01	\$ 67,297	1.75	\$ 16,824
Hill Top Home of Comfort	58	20,474	559.91	23.34	\$ 19.09	\$ 4.25	\$ 48,724	1.06	\$ 12,181
Knife River Care Center	86	30,888	702.29	32.35	\$ 29.68	\$ 2.67	\$ 52,549	0.67	\$ 13,137
Luther Memorial Home	99	30,694	600.00	18.98	\$ 7.85	\$ 11.13	\$ 153,425	2.78	\$ 38,356
Lutheran Home of the Good Shephe	75	20,152	533.33	27.47	\$ 25.19	\$ 2.28	\$ 22,090	0.57	\$ 5,523
Lutheran Sunset Home	91	31,344	614.45	22.27	\$ 11.25	\$ 11.02	\$ 178,033	2.76	\$ 44,508

Maple Manor Care Center	63	16,102	800.00	\$ 44.16	\$ 41.53	\$ 2.63	\$ 20,028	\$ 0.66	\$ 5,007
Marian Manor Healthcare Center	72	23,307	822.83	\$ 25.49	\$ 9.59	\$ 15.90	\$ 205,823	\$ 3.97	\$ 51,456
Maryhill Manor	48	15,672	676.29	\$ 34.15	\$ 23.41	\$ 10.74	\$ 109,634	\$ 2.69	\$ 27,408
Missouri Slope Lutheran Care Center	250	84,253	675.94	\$ 33.27	\$ 20.98	\$ 12.29	\$ 585,208	\$ 3.07	\$ 146,302
Mountrail Bethel Home	48	10,681	600.00	\$ 30.59	\$ 22.36	\$ 8.23	\$ 29,527	\$ 2.06	\$ 7,382
Napoleon Care Center	36	11,249	641.72	\$ 32.54	\$ 29.04	\$ 3.50	\$ 20,019	\$ 0.87	\$ 5,005
Nelson County Health System Care Center	39	13,388	513.21	\$ 15.74	\$ 8.36	\$ 7.38	\$ 60,399	\$ 1.84	\$ 15,100
North Dakota Veterans Home	52	17,540	700.00	\$ 33.56	\$ 31.64	\$ 1.92	\$ 14,495	\$ 0.48	\$ 3,624
Northwood Deaconess Health Center	45	13,566	600.00	\$ 30.59	\$ 22.55	\$ 8.04	\$ 62,110	\$ 2.01	\$ 15,527
Parkside Lutheran Home	38	12,742	881.34	\$ 42.84	\$ 21.24	\$ 21.60	\$ 148,747	\$ 5.40	\$ 37,187
Prince of Peace Care Center	53	12,910	457.36	\$ 11.78	\$ 6.50	\$ 5.28	\$ 44,613	\$ 1.32	\$ 11,153
Roiette Community Care Center	40	14,092	800.00	\$ 46.63	\$ 43.39	\$ 3.24	\$ 39,843	\$ 0.81	\$ 9,961
Rosewood on Broadway	125	43,152	786.24	\$ 42.10	\$ 37.88	\$ 4.22	\$ 92,978	\$ 1.06	\$ 23,245
Sanford Hillsboro	30	10,915	691.47	\$ 39.43	\$ 39.00	\$ 0.43	\$ 3,258	\$ 0.11	\$ 814
Sheyenne Care Center	170	48,628	807.52	\$ 40.28	\$ 27.76	\$ 12.52	\$ 400,220	\$ 3.13	\$ 100,055
Sheyenne Crossings Care Center/TC	64	22,510	700.00	\$ 37.09	\$ 36.47	\$ 0.62	\$ 4,355	\$ 0.16	\$ 1,089
Souris Valley Care Center	50	14,377	417.28	\$ 16.45	\$ 10.41	\$ 6.04	\$ 47,818	\$ 1.51	\$ 11,955
Southwest Healthcare Services	40	12,962	600.00	\$ 30.59	\$ 20.34	\$ 10.25	\$ 72,651	\$ 2.56	\$ 18,163
St Vincent's - a Prospera Community	101	36,141	762.68	\$ 30.63	\$ 16.89	\$ 13.74	\$ 287,690	\$ 3.44	\$ 71,923
St. Aloisius Medical Center	80	25,038	786.11	\$ 44.24	\$ 38.94	\$ 5.30	\$ 85,351	\$ 1.32	\$ 21,338
St. Benedict's Health Center	124	40,005	529.27	\$ 20.37	\$ 10.49	\$ 9.88	\$ 209,721	\$ 2.47	\$ 52,430
St. Catherine's Living Center	52	16,565	766.77	\$ 38.38	\$ 20.43	\$ 17.95	\$ 161,477	\$ 4.49	\$ 40,369
St. Gerard's Nursing Home	35	11,172	950.00	\$ 36.86	\$ 10.43	\$ 26.43	\$ 139,888	\$ 6.61	\$ 34,972
St. Luke's Home	88	30,805	950.00	\$ 57.88	\$ 47.29	\$ 10.59	\$ 162,301	\$ 2.65	\$ 40,575
St. Luke's Sunrise Care Center	40	11,435	600.00	\$ 26.72	\$ 15.06	\$ 11.66	\$ 50,526	\$ 2.91	\$ 12,631
St. Rose Care Center	44	13,758	410.84	\$ 10.69	\$ 6.43	\$ 4.26	\$ 28,337	\$ 1.07	\$ 7,084
Strasburg Nursing Home	55	17,924	754.00	\$ 23.48	\$ 7.37	\$ 16.11	\$ 191,537	\$ 4.03	\$ 47,884
Sunset Drive - a Prospera Community	128	44,785	633.05	\$ 30.17	\$ 25.20	\$ 4.97	\$ 144,758	\$ 1.24	\$ 36,189
Tioga Medical Center LTC	30	9,380	417.03	\$ 22.04	\$ 22.03	\$ 0.01	\$ 132	\$ 0.00	\$ 33
Towner County LivingCenter	39	9,837	600.00	\$ 30.59	\$ 24.35	\$ 6.24	\$ 21,848	\$ 1.56	\$ 5,462
Tri-County Retirement and Nursing	39	12,991	950.00	\$ 48.07	\$ 21.05	\$ 27.02	\$ 184,594	\$ 6.76	\$ 46,148
Trinity Homes	230	69,416	811.07	\$ 30.24	\$ 12.23	\$ 18.01	\$ 800,091	\$ 4.50	\$ 200,023
Villa Maria Health Care	120	43,701	632.32	\$ 25.62	\$ 15.92	\$ 9.70	\$ 228,689	\$ 2.43	\$ 57,172
Wedgewood Manor	50	13,619	600.00	\$ 22.85	\$ 12.31	\$ 10.54	\$ 70,421	\$ 2.63	\$ 17,605
Western Horizons Care Center	45	14,732	592.38	\$ 22.58	\$ 10.45	\$ 12.13	\$ 112,389	\$ 3.03	\$ 28,097
Wishek Living Center	60	18,784	600.00	\$ 18.98	\$ 7.72	\$ 11.26	\$ 99,019	\$ 2.81	\$ 24,755
Woodside Village	138	48,887	674.29	\$ 35.57	\$ 34.61	\$ 0.96	\$ 21,549	\$ 0.24	\$ 5,387
	5,891	1,897,153	\$ 33.08	\$ 25.64	\$ 7.44	\$ 8,619,942	\$ 2,154,985		

Attachment 2

Facility Name	2019 Licensed Beds Per Survey or Otherwise 2018 Beds per State	2020 Census	Lower Of Actual or Maximum Sq Feet Per Bed	FRV/PPD adjusted for 90% occupancy (fair rent/patient days)	Current Property Rate per Day	Difference per Day	Annual Hold Harmless Medicaid Impact (difference/day times medicaid days)
Eventide Fargo	98	34,282	950.00	\$ 61.42	\$ 67.60	\$ (6.18)	\$ (90,775)
McKenzie County Healthcare System	47	13,887	782.55	\$ 51.95	\$ 80.00	\$ (28.05)	\$ (169,360)
Miller Pointe - a Prospera Community	120	42,592	841.49	\$ 48.52	\$ 54.25	\$ (5.73)	\$ (159,141)
Minot Health and Rehab LLC	114	21,904	377.72	\$ 20.20	\$ 27.09	\$ (6.89)	\$ (69,891)
Pembilier Nursing Center	37	12,996	600.97	\$ 32.27	\$ 37.97	\$ (5.70)	\$ (30,087)
Richardton Health Center Inc	28	9,590	584.46	\$ 38.06	\$ 65.54	\$ (27.48)	\$ (182,092)
St. Gabriel's Community	72	25,544	800.00	\$ 46.30	\$ 49.05	\$ (2.75)	\$ (34,972)
Valley Eldercare Center	196	66,052	661.89	\$ 36.76	\$ 38.33	\$ (1.57)	\$ (62,870)
	<u>5,891</u>	<u>1,897,153</u>					<u>\$ (799,188)</u>

Attachment 3
 NDLTCA
 HB 1090
 Fair Rental Value Calculations
 - Hold Harmless Impacts

Estimated New Project with Full Replacement of a 100 Bed Facility

Year	2.5% Project Loan at 100% of Cost		5% Project Loan at 100% of Cost		6.5% Project Loan at 100% of Cost	
	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate
	1	\$ 54.21	\$ 62.14	\$ 75.94	\$ 62.14	\$ 89.03
2	53.71	62.20	75.29	62.20	88.38	62.20
3	53.20	62.23	74.59	62.23	87.68	62.23
4	52.05	62.24	73.24	62.24	86.31	62.24
5	51.51	62.23	72.48	62.23	85.52	62.23
6	48.32	62.19	69.04	62.19	82.04	62.19
7	47.76	62.13	68.20	62.13	81.14	62.13
8	47.18	62.03	67.31	62.03	80.17	62.03
9	46.58	61.91	66.37	61.91	79.15	61.91
10	45.97	61.76	65.39	61.76	78.05	61.76
11	39.47	61.58	58.49	61.58	71.01	61.58
12	38.83	61.36	57.41	61.36	69.76	61.36
13	38.17	61.12	56.27	61.12	68.43	61.12
14	37.50	60.84	55.07	60.84	67.01	60.84
15	36.81	60.52	53.81	60.52	65.49	60.52

Year	2.5% Project Loan at 95% of Cost		5% Project Loan at 95% of Cost		6.5% Project Loan at 95% of Cost	
	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate
	1	\$ 53.13	\$ 62.14	\$ 73.78	\$ 62.14	\$ 86.21
2	52.66	62.20	73.15	62.20	85.59	62.20
3	52.17	62.23	72.50	62.23	84.93	62.23
4	51.05	62.24	71.18	62.24	83.60	62.24
5	50.53	62.23	70.45	62.23	82.84	62.23
6	47.38	62.19	67.06	62.19	79.41	62.19
7	46.84	62.13	66.25	62.13	78.55	62.13
8	46.29	62.03	65.41	62.03	77.63	62.03
9	45.72	61.91	64.52	61.91	76.66	61.91
10	45.14	61.76	63.59	61.76	75.62	61.76
11	38.67	61.58	56.74	61.58	68.63	61.58
12	38.06	61.36	55.71	61.36	67.45	61.36
13	37.44	61.12	54.63	61.12	66.18	61.12
14	36.80	60.84	53.49	60.84	64.83	60.84
15	36.14	60.52	52.29	60.52	63.39	60.52

Specific Facility Holdharmless Estimates

- assumes zero new capital expenditure for both sides of the calculation

Missouri Slope, 6.625% Int Rate

Year	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate
1	\$ 109.42	\$ 62.43
2	109.28	62.49
3	108.67	62.54
4	107.12	62.55
5	106.43	62.54
6	101.93	62.51
7	101.14	62.45
8	100.30	62.37
9	99.40	62.25
10	98.43	62.11
11	89.72	61.93
12	88.62	61.73
13	87.45	61.49
14	86.20	61.21
15	84.87	60.90

Richardton, 3.5% Int Rate

Year	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate
1	\$ 61.71	\$ 36.04
2	60.77	36.00
3	60.04	35.95
4	59.29	35.88
5	58.17	35.79
6	37.93	35.69
7	37.09	35.57
8	35.31	35.42
9	34.53	35.26
10	33.79	35.08
11	29.83	34.88
12	29.07	34.65
13	28.26	34.40
14	27.44	34.13
15	26.60	33.83

Miller Point, 3.0% Int Rate

Year	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate
1	\$ 50.01	\$ 50.53
2	40.76	50.48
3	39.51	50.41
4	39.01	50.32
5	38.40	50.20
6	37.71	50.06
7	33.86	49.89
8	33.07	49.69
9	32.55	49.47
10	32.07	49.22
11	25.23	48.94
12	24.16	48.63
13	23.66	48.28
14	23.15	47.90
15	22.62	47.49

St Gabriel's,

Year	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate
1	\$ 47.26	\$ 40.36
2	46.13	40.24
3	44.53	40.11
4	42.62	39.95
5	41.42	39.77
6	38.72	39.57
7	37.23	39.34
8	31.29	39.09
9	29.75	38.81
10	27.49	38.50
11	25.68	38.17
12	24.21	37.81
13	22.66	37.42
14	21.04	37.00
15	19.33	36.54

Eventide

Year	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate
1	\$ 55.81	\$ 56.62
2	54.16	56.57
3	52.98	56.49
4	50.95	56.38
5	46.01	56.25
6	44.75	56.09
7	43.27	55.91
8	42.05	55.69
9	39.90	55.44
10	35.06	55.16
11	33.72	54.85
12	32.28	54.50
13	30.78	54.11
14	29.11	53.69
15	26.90	53.23

McKenzie County

Year	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate
1	\$ 86.10	\$ 47.60
2	85.59	47.57
3	79.56	47.53
4	79.02	47.46
5	78.41	47.37
6	76.12	47.26
7	75.55	47.12
8	62.59	46.96
9	61.99	46.78
10	59.35	46.57
11	58.72	46.33
12	58.08	46.07
13	49.48	45.77
14	48.81	45.45
15	48.13	45.09

Valley Senior

Year	Historical Rate Calculation Estimate	Fair Rental Value Rate Calculation Estimate
1	\$ 33.89	\$ 39.55
2	29.70	39.49
3	24.02	39.42
4	21.44	39.32
5	19.36	39.21
6	16.81	39.07
7	15.47	38.92
8	13.96	38.74
9	12.48	38.55
10	9.89	38.32
11	8.37	38.08
12	7.68	37.80
13	6.56	37.51
14	4.98	37.18
15	3.36	36.83