



## Claremont Transfer of Ownership Facts

### Financial

The future of Claremont has been discussed for many years. The county is not taking this matter lightly, but rather has been fully engaged for quite some time. [See Finance Meeting Minutes.](#)

In recent decades, Claremont Nursing and Rehabilitation Center (CNRC) has operated on an “enterprise” or self-sustaining basis, through Medicare/Medicaid reimbursements and other direct care-related revenues. Rising costs of care and stagnating or declining revenues, from federal and state sources, have depleted the financial reserves of Claremont over time, despite efforts by commissioners in recent years to reverse the decline.

The Chief Financial Officer has reviewed the financial projections and recommends a county real estate tax increase of 8-14% to ensure the viability of CNRC. As capital improvements are necessary, an additional 2% tax increase would be required to provide \$1.1 million in annual capital purchases, or annual debt repayment. The recommended tax increase will change as there is currently an effort to return to full staff and increase the census. [CNRC Board Meeting Minutes, and Financial Statements](#)

The average price of a home in Cumberland County is \$216,741. With a tax increase of 8-14% the county property tax for a home of this value would be \$38-\$66 dollars, a year. This does not include the additional 2% increase, and possible subsequent tax increases to keep the facility running. As of March 31, the nursing home has lost \$2,147,491 in 2021 or an average of \$715,830 per month.

### Operations

Claremont is no longer the place of last resort. It is not the “poor house” as county homes were considered decades ago. Cumberland County is fortunate to have many quality skilled nursing facilities, including CNRC that accept the same patients and residents.

Claremont has continually changed to meet the needs of Cumberland County citizens. In recent years, the needs have changed due to the development of Managed Care Organizations. Claremont is competing with other area skilled nursing facilities and uses much of the same criteria to vet future residents.

Applicants must qualify for nursing facility services as defined by the Medical Assistance and Medicare guidelines. Claremont offers equal housing opportunity and accepts admissions without regard to race, color, national origin, ancestry, sex, age, or religious affiliation; and admission is not limited to residents of Cumberland County.

### Potential Buyers

Claremont remains on track for the transfer of ownership and operations responsibilities to a private provider. The county has begun negotiations with [Allaire Health Services](#), New Jersey following the withdrawal of [Transitions Healthcare LLC](#), Maryland. [Potential Transfer of Ownership Timeline](#)

### Transparency

The commissioners and key staff have spent many hours discussing and analyzing the situation and have been open with our CNRC residents, employees and citizens throughout the process. We have held town meetings, and of course the public is welcome to comment at any county public meeting. Our team, including all three commissioners, visited four different facilities from the two finalists considered.