

**BEFORE THE ARKANSAS HEALTH SERVICES PERMIT AGENCY**

**In the Matter of:**

**Peachtree Village at Farmington**

**File # HSPA (1269)-10**

**FINDINGS OF FACT, CONCLUSIONS  
OF LAW, AND ORDER**

**Findings of Fact**

The applicant, **Peachtree Village at Farmington, LLC**, is seeking a Permit of Approval (POA) for the purpose of converting an existing sixty-five (65) bed Independent Living Facility and adding five (5) beds for a total of seventy (70) beds to be an Assisted Living Level I facility, called **Peachtree Village at Farmington located** at 55 W. Rainsong, Farmington , AR (Washington County). Capital expenditure for this project is projected at \$200,000. The Agency makes the following findings of fact:

**NEED:** The net need for Assisted Living beds in Washington County is **114**; there are three (3) operating ALFs in the county that are licensed for 219 beds and two ALF facilities approved for 144 beds. There are 100 beds in the three Residential Care Facilities in the county. There are currently 463 approved and licensed beds in Washington County, the addition of these 70 beds will bring the total to 533 beds.

**STAFFING:** The Agency has no objective reason to believe the proposed facility could not be adequately staffed. Applicant states that the current facility is fully staffed with the exception of the Certified Nursing Assistants required by the Office of Long Term Care for an ALF. The Applicant plans to advertise and recruit these positions from within the county and to assist existing staff and other interested applicants to qualify by paying tuition for required coursework for the positions.

**ECONOMIC FEASIBILITY:** This is a renovation project that will convert existing independent living apartments to assisted living apartments. The applicant's only cost is the renovation of the existing facility's sprinkler system at a cost of \$200,000. Applicant submitted bank documentation of ability to cover the budgeted cost of the renovation.

**COST CONTAINMENT:** The applicant stated plans to offer quality assisted living at below market value by at least \$100 / month in Washington County. Costs can be contained because the applicant is

renovating an existing facility rather than constructing a new facility at more expensive construction costs.

### **Conclusions of Law**

The application **DOES SATISFY** the statutory and regulatory requirements for the issuance of a Permit of Approval to add five beds and convert 65 Independent Living beds to 65 Assisted Living Level I beds for a total of 70 Assisted Living Level I beds in **Peachtree Village at Farmington** . There are no letters of opposition to this application.

### **ORDER**

Based on the above Findings of Fact and Conclusions of Law, the Agency hereby orders that the Applicant be **GRANTED** a Permit of Approval (POA). A Permit of Approval will be issued to **Peachtree Village at Farmington, LLC**, for the purpose of converting an existing sixty-five (65) bed Independent Living Facility and adding five (5) beds for a total of seventy (70) beds to be an Assisted Living Level I facility called **Peachtree Village at Farmington** at 55 W. Rainsong, Farmington , AR (Washington County). Projected capital expenditure for this project is \$200,000.

IT IS SO ORDERED THIS 15<sup>TH</sup> DAY OF APRIL 2010

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DIRECTOR, HEALTH SERVICES PERMIT AGENCY