



CAMBRIDGE

Realty Capital Companies

125 SOUTH WACKER DRIVE | SUITE 1800 | CHICAGO, IL 60606 | M 312-357-1601 | F 312-357-1611
WWW.CAMBRIDGECAP.COM

PRESS RELEASE

1/28/14

NURSING HOME OPERATORS ADVISED TO CHECK OUT NEW OIG REPORT THAT IDENTIFIES WHERE OVERSIGHT ENERGY WILL BE FOCUSED IN 2014

Is a new government report from the Office of the Inspector General (OIG) dealing with management challenges facing skilled nursing home operators something they should be unduly concerned about?

"The new report is definitely something they should be aware of," says senior housing expert Brent Holman-Gomez, a senior vice president with Cambridge Realty Capital Companies.

Cambridge is one of the nation's leading FHA-approved HUD lenders. Through a subsidiary, the company also is involved in direct property acquisitions, joint ventures, sale/leasebacks and the acquisition of distressed debt.

The OIG is the government entity charged with helping the Department of Health and Human Services (HHS) fight waste, fraud, and abuse in Medicare, Medicaid and other programs. Holman-Gomez says a PulsePoints blog posted on the www.cambridgecap.com website makes the point that senior housing providers - and especially skilled nursing facility operators - should familiarize themselves with the report as it provides valuable information on the areas OIG will focus on in 2014.

According to Holman-Gomez, in the past, OIG investigations have uncovered various problems with nursing homes, such as inadequate staffing, failure to provide adequate meals and hydration, poor medication practices and poor wound care. Also on this list are inadequate care plans and excessive therapy sessions that were unnecessary and potentially harmful to patients.

When it discovers problems in these areas, OIG works with law enforcement agencies like the Department of Justice to pursue enforcement actions against those providing substandard care, abuse and neglect of residents.

OIG makes it clear that an area of focus in 2014 will be making certain that Medicaid and Medicare beneficiaries who need nursing facility services receive high-quality care. OIG believes high-quality care is not only important for the resident's physical well-being but also helps prevent acute inpatient hospitalization.

Holman-Gomez says one of the primary tools that OIG and HHS will use to promote quality care in nursing homes is the National Nursing Home Quality Care Collaborative program, which is used to identify best practices from strong nursing facilities and promote the sharing of this information with weaker facilities to improve care.

The OIG report recommends that HHS continue to prioritize quality of nursing home care and offers specific recommendations for doing so. For example, it suggests enhancing nursing home oversight to make sure that Medicare does not pay nursing homes that incorrectly medicate their residents, and that payments be withheld for low-quality services.

"To avoid the penalties mentioned in the report, senior living providers will need to familiarize themselves with the report and continue to exercise industry best practices," Holman-Gomez said.

Privately owned since its founding in 1983 as a real estate investment banker specializing in commercial real estate properties, Cambridge today has three distinctive business units: FHA-insured HUD loans, conventional financing, and investments and acquisitions. The company is one of the nation's leading nursing home, [assisted living](#) and healthcare debt and equity capital providers, with more than 400 closed transactions totaling more than \$4.5 billion since the early 1990's, when the firm began its specialization in providing senior housing capital.

Cambridge has consistently ranked among the country's top five FHA-insured HUD lenders (now HUD LEAN) over the last 15 years and offers an array of conventional lending options, including permanent construction and interim loans on either a floating or variable rate basis. The company's principal investment strategy includes direct property acquisitions and joint ventures, sale/leasebacks, conventional and mezzanine debt financing, and the acquisition of distressed debt.

Cambridge is the creator of *The Signature Experience(TM)*, a four-step process designed to transform the traditional lender/borrower relationship and identify "ideal" capital solutions for worthy projects. The company has a national origination office in Los Angeles, and numerous correspondent and brokerage relationships nationwide.

Cambridge publishes the bi-monthly e-PULSE!(R) electronic newsletter, which delivers company news and feature stories via e-mail to corporate friends and clients, as well as monthly updates of other relevant news and breaking trends. Additional information is available on the Cambridge website, www.cambridgecap.com, and Cambridge can be reached at [\(312\) 357-1601](tel:3123571601) or via e-mail to info@cambridgecap.com.

The firm also has embraced social media and networking via Twitter at <http://twitter.com/cambridgecap> , via Facebook at <http://www.facebook.com/cambridgecap>, via blog at www.cambridgecap.com/blog, via YouTube at <http://www.youtube.com/user/ePulseLive>, and via LinkedIn at <http://www.linkedin.com/companies/454232>, where information on the firm and its employees can be found.

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Contact:

Evan Washington

Phone: [\(312\) 521-7610](tel:3125217610)

Fax: (312) 357-1611

E-Mail: ew@cambridgecap.com