A-Med. Realty Group

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Breaking News: State senate committee approves minimum wage

SB 3 MINIMUM WAGE ADJUSTMENT BILL PASSES OUT OF ASSEMBLY LABOR AND EMPLOYMENT COMMITTEE BY PARTY-LINE VOTE OF 5 TO 2 – HEADS NEXT TO ASSEMBLY APPROPRIATIONS

SACRAMENTO, CA – The Assembly Labor and Employment Committee, chaired by Assembly member Roger Hernandez, passed out of committee SB 3, the minimum wage adjustment legislation by Senator Mark Leno and Senator Connie Leyva, that would raise the State minimum wage to $11 an hour effective January 1, 2016 and $13 an hour beginning July 1, 2017, and after that be adjusted annually to the consumer price index. The bill measure passed out of the committee without amendments. A previous minimum wage bill by Senator Leno, SB 935, last year died in that committee. The bill, which passed out of committee by a party-line vote of 5 to 2, now heads next to Assembly Appropriations Committee, before final action on the Assembly floor in late August or early September.

SB 3 passed the State Senate on June 1st on a party-line vote of 23 to 15, with two Senate Democrats abstaining. The State minimum wage was last increased from $8 an hour to $9 an hour on July 1, 2014, as a result of AB 10 by Assembly member Luis Alejo that was signed into law by Governor Brown on September 25, 2013. That bill would increase the State minimum wage again to $10 an hour on January 1, 2016. That $10 an hour would increase to $11 an hour if the Leno-Leyva bill is enacted into law this year. The current federal minimum wage is $7.25 an hour, effective since July 24, 2009.

SB 3 – MINIMUM WAGE ADJUSTMENT
AUTHOR: Senator Mark Leno (Democrat – San Francisco) and Senator Connie Leyva (Democrat – Chino)

Featured Facilities

Murietta
combined RCFE's For Lease
ARG125552328 -- $5,800
$22,100 Monthly Income
18,295 Sf Living Space
5,255 Sf Lot

Orange County
6 Bed RCFE For Sale
ARG125553318 – $625,000
$17,800 Monthly Income
7 Bed+3Baths, 2,010 Sf Living Space
7,670 Sf Lot

Carson
6 Bed ARF-DD Level II For Sale
ARG124557172 - $470,000
1,890 Sf Living Space
5,363 Sf Lot

South Bay Area
6 Bed ICF-DDH Facility For Lease
ARG141871900-- $3,500
$34,600 Monthly Income
4 Bed+2Baths, 1,375 Sf Living Space
5,350 Sf Lot

Whittier
6 Bed RCFE For Sale
ARG125554682-- $480,000
$22,500 Monthly Income
1,578 Sf Living Space
7,376 Sf Lot

San Gabriel Valley
6 Bed ARF Level 4 for Lease
ARG122493214 -- $3,500
$21,136 Monthly Income
$1,590 Sf Living Space
8,585 Sf Lot

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NEW RULES PROPOSED BY MASSACHUSETTS OFFICIALS COULD PUT MORE PRESSURE ON NURSING HOME OPERATORS LOOKING TO SELL OR CLOSE THEIR FACILITIES.

Under the proposed rules, owners who intend to sell a nursing home would be required to give written notice to residents, their families and councils, staff, unions representing workers, the state ombudsman's office and state and local officials.

A public hearing would also have to be held prior to the facility being sold if at least 10 people petitioned the state health department. Public hearings would be mandatory for facilities planning to close, with no petitions needed. Public notices of closure would also be required for closing homes.

The proposed laws will "force transparency and force the light of day," and will "stop companies from coming in and doing harm to long-term care communities," Massachusetts Senate Majority Leader Harriette Chandler (D) told the Boston Globe.

The recommendations come on the heels of concerns raised about the quality of Massachusetts's elder care industry. Chandler cited Synergy Health Centers in their concerns about monitoring nursing home sales. Synergy, a company which had no track record of operating nursing homes, has bought 11 facilities in Massachusetts over the past three years, and has been issued dozens of citations for patient safety and care violations.

The proposed rules are open for public comments.

http://www.mcknights.com/news/nursing-home-sales-closures-could-face-more-scrutiny-in-ma/article/432659/?DCMP=EMC-MCK_Daily&spMailingID=12133500&spUserID=MjA0MDU4ODMwNDE4S0&spJobID=600950716&spReportId=NjAwOTUwNzE2S0

SENIOR HOUSING CONSTRUCTION MAY OUTPACE DEMAND

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The current boom in senior housing building may outpace demand and lead to trouble for real estate companies, according to a report from the Wall Street Journal. Overbuilding could lead to higher vacancy rates and lower rent increases for real estate firms who own senior housing.

The occupancy rate for all senior housing in 31 major markets fell this spring, for the second consecutive quarter, according to the National Investment Center for Seniors Housing & Care.

In some metropolitan areas, including Dallas, Atlanta and Chicago, new assisted living units under construction represent more than 10% of the city's existing inventory, according to NIC. In the 31 markets where occupancy fell, new construction represented 6.4% of the existing inventory, compared to 3.4% in 2011.

"The construction really hasn't slowed, and it's continuing to be an issue," Kevin Tyler, an analyst with Green Street Advisors, told the Wall Street Journal.

In addition to the pressure of finding residents for their new facilities, the Wall Street Journal noted that shares of companies that own a lot of senior housing have already taken a hit this year. Brookdale Senior Living Inc.'s stock is down 20% for 2015, while Health Care REIT Inc. and HCP Inc. are down 11% and 14%, respectively.

http://www.mcknights.com/news/senior-housing-construction-may-outpace-demand/article/432150/?DCMP=EMC-MCK_Daily&spMailingID=12113923&spUserID=MjA0MDU4ODMwNDE4S0&spJobID=600795133&spReportId=NjAwNzk1MTMzS0

PROVIDERS MAY 'YELP' AT REVIEW WEBSITE'S NEWEST FEATURE

A new addition to the Yelp website will let consumers examine payment and ratings information about skilled care facilities, The Washington Post reported.

The review website recently partnered with the New York news organization, ProPublica. Together they compiled information from the Centers for Medicare & Medicaid Services for 15,000 nursing homes. Now, viewers can see if a facility has paid civil monetary penalties for noncompliance with Medicaid or Medicare rules.

Yelp has also added healthcare data for hospitals and dialysis clinics.

"We're taking data that otherwise might live in some government pdf that's hard to find and we're putting it in a context where it makes sense for people who may be in the middle of making critical decisions," said Luther Lowe, Yelp's vice president for policy.

http://www.mcknights.com/news/providers-may-yelp-at-review-websites-newest-feature/article/430958/?DCMP=EMC-MCK_Daily&spMailingID=12067458&spUserID=MjA0MDU4ODMwNDE4S0&spJobID=600356686&spReportId=NjAwMzU2Njg2S0

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