Hayes Residence
NPI: 1538140496

314243400/62011

NOTICE OF FINAL PAYMENT RATES EFFECTIVE January 1, 2026

The Minnesota Department of Human Services has reviewed the Cost Report, required documentation, and other supporting information supplied on behalf of the facility in determining the total payment rate. Specific sections of the rate notice are accompanied by a narrative.

A P P E A L S

An Appeal must meet the following requirement

1. A written Notice of Appeal from the Provider must be received by the Commissioner of Human Services or postmarked within 60 days of the publication date printed on the rate notice.
2. The Notice Of Appeal must identify each disputed item and specify for each item:
- The reason for the dispute
- The total dollar amount in dispute for each separate disallowance, allocation, or adjustment of a cost item or part of a cost item
- The computation the Provider believes is correct, and
- The authority in Statute or Rule upon which the Provider relies.
3. The Notice Of Appeal must include the name and address of the person or firm with whom contacts may be made regarding the Appeal.

Appeals should include the Provider Identification Number. Each separate dispute should be numbered. Each appealed adjustment should be identified by cost report line number.

Appeals should be addressed to:

Minnesota Department of Human Services Appeals Division
Attn: Provider Nursing Facility Rate Appeal
P.O. Box 64941
St. Paul, MN 55164-0941

If you have any policy questions please contact the Policy Center at 651-431-2282. To speak with an auditor or to request copies of work papers call 651-431-4339.
For TDD, contact Minnesota Relay Service at 1-800-627-3529.

Resident Days and Standardized Days

RUGS IV Class	9/30/2024 Resident Days	RUGS IV Weight	RUGS IV Standardized Days	Medicaid Days	RUGS IV Medicaid Standardized Days
ES3	0	3.00	0.00	0	0.00
ES2	0	2.23	0.00	0	0.00
ES1	0	2.22	0.00	0	0.00
RAE	0	1.65	0.00	0	0.00
RAD	0	1.58	0.00	0	0.00
RAC	0	1.36	0.00	0	0.00
RAB	0	1.10	0.00	0	0.00
RAA	0	0.82	0.00	0	0.00
HE2	0	1.88	0.00	0	0.00
HE1	0	1.47	0.00	0	0.00
HD2	0	1.69	0.00	0	0.00
HD1	0	1.33	0.00	0	0.00
HC2	0	1.57	0.00	0	0.00
HC1	0	1.23	0.00	0	0.00
HB2	0	1.55	0.00	0	0.00
HB1	165	1.22	201.30	0	0.00
LE2	0	1.61	0.00	0	0.00
LE1	0	1.26	0.00	0	0.00
LD2	0	1.54	0.00	0	0.00
LD1	0	1.21	0.00	0	0.00
LC2	0	1.30	0.00	0	0.00
LC1	0	1.02	0.00	0	0.00
LB2	0	1.21	0.00	0	0.00
LB1	0	0.95	0.00	0	0.00
CE2	0	1.39	0.00	0	0.00
CE1	0	1.25	0.00	0	0.00
CD2	0	1.29	0.00	0	0.00
CD1	0	1.15	0.00	0	0.00
CC2	0	1.08	0.00	0	0.00
CC1	0	0.96	0.00	0	0.00
CB2	0	0.95	0.00	0	0.00
CB1	110	0.85	93.50	0	0.00
CA2	88	0.73	64.24	0	0.00
CA1	313	0.65	203.45	27	17.55
BB2	0	0.81	0.00	0	0.00
BB1	1,236	0.75	927.00	275	206.25
BA2	0	0.58	0.00	0	0.00
BA1	6,842	0.53	3,626.26	2,387	1,265.11
PE2	0	1.25	0.00	0	0.00
PE1	0	1.17	0.00	0	0.00
PD2	0	1.15	0.00	0	0.00
PD1	0	1.06	0.00	0	0.00
PC2	0	0.91	0.00	0	0.00
PC1	91	0.85	77.35	91	77.35
PB2	0	0.70	0.00	0	0.00
PB1	316	0.65	205.40	0	0.00
PA2	0	0.49	0.00	0	0.00
PA1	1,654	0.45	744.30	382	171.90
AAA	0	0.45	0.00	0	0.00
DDF	65	1.00	65.00	29	29.00
	10,880		6,207.80	3,191	1,767.16

Resident Days and Standardized Days

PDPM Class	9/30/2024 Resident Days	PDPM Weight	PDPM Standardized Days	Medicaid Days	PDPM Medicaid Standardized Days
ES3	0	3.84	0.00	0	0.00
ES2	0	2.90	0.00	0	0.00
ES1	0	2.77	0.00	0	0.00
HDE2	0	2.27	0.00	0	0.00
HDE1	0	1.88	0.00	0	0.00
HBC2	0	2.12	0.00	0	0.00
HBC1	0	1.76	0.00	0	0.00
LDE2	0	1.97	0.00	0	0.00
LDE1	0	1.64	0.00	0	0.00
LBC2	0	1.63	0.00	0	0.00
LBC1	0	1.35	0.00	0	0.00
CDE2	0	1.77	0.00	0	0.00
CDE1	0	1.53	0.00	0	0.00
CBC2	0	1.47	0.00	0	0.00
CA2	97	1.03	99.91	0	0.00
CBC1	365	1.27	463.55	0	0.00
CA1	249	0.89	221.61	33	29.37
BAB2	0	0.98	0.00	0	0.00
BAB1	8,055	0.94	7,571.70	2,404	2,259.76
PDE2	0	1.48	0.00	0	0.00
PDE1	119	1.39	165.41	0	0.00
PBC2	0	1.15	0.00	0	0.00
PA2	0	0.67	0.00	0	0.00
PBC1	366	1.07	391.62	366	391.62
PA1	1,629	0.62	1,009.98	388	240.56
AAA	0	0.62	0.00	0	0.00
DDF	0	1.00	0.00	0	0.00
	10,880		9,923.78	3,191	2,921.31

Care-Related per diem				
Allowed Direct Care costs	918,001		Your 1/1/2025 Direct Care Rate	129.45
Standardized Days	6,207.80		Lesser of CPI-U or 4%	3.22%
Direct Care cost per diem		147.88	Direct Care Rate Limit	133.62
Allowed Other Care Related costs	354,962		Your 1/1/2025 Other Care Related Rate	28.65
Resident Days	10,880		Lesser of CPI-U or 4%	3.22%
Other Care Related cost per diem		32.63	Direct Care CPI-U Rate Limit	29.57
Care-Related cost per diem		180.51		
Care-Related per diem Quality Based limit				
Median	219.08		Quality Based DC Rate Limit	237.14
Quality Score	76.00		Quality Based OCR Rate Limit	52.33
Care Related Limit	289.47			289.47
Care-Related payment rates			Care-Related per diem limits	
Direct Care per diem	133.62		Direct Care per diem limit	133.62
Other Care-Related per diem	29.57		Other Care-Related per diem Limit	29.57
Care-Related per diem	163.19		Care-Related per diem limit	163.19

Care-Related per diem		
Allowed Direct Care costs	918,001	
Standardized Days	9,923.78	
Direct Care cost per diem		92.51
Allowed Other Care Related costs	354,962	
Resident Days	10,880	
Other Care Related cost per diem		32.63
Care-Related cost per diem		125.14

Your 10/1/2025 Direct Care Rate	80.84
Lesser of CPI-U or 4%	3.22%
Direct Care Rate Limit	83.44
Your 10/1/2025 Other Care Rate	29.17
Lesser of CPI-U or 4%	3.22%
Other Care Related Rate Limit	30.11

Care-Related per diem limit

Median	178.65
Quality Score	76.00
Care Related Limit	236.05

Quality Based DC Rate Limit	174.50
Quality Based OCR Rate Limit	61.55
	236.05

Care-Related payment rates	
Direct Care per diem	83.44
Other Care-Related per diem	30.11
Care-Related per diem	113.55

Care-Related per diem limit	
Direct Care per diem	83.44
Related per diem	30.11
Care-Related per diem	113.55

Other Operating Price

Allowed Other Operating costs	877,892	
Resident Days	10,880	
Other Operating per diem		80.69
Median		107.68
105% of the median		105%
Other Oper price		113.06
01/01/25 Other Operating Payment rate		107.88
Lesser of CPI-U or 4%		3.22%
Limited Other Operating price		111.35
Other Operating price for all facilities		111.35

Operating Rate Summary

Care-Related per diem	113.55
Other Operating per diem	111.35
Operating per diem (at 1.00)	224.90

	Direct Care	Weight	Weighted Direct Care	Other Care Related	Other Operating	1/1/26 Operating Rates
ES3	83.44	3.84	320.41	30.11	111.35	461.87
ES2	83.44	2.90	241.98	30.11	111.35	383.44
ES1	83.44	2.77	231.13	30.11	111.35	372.59
HDE2	83.44	2.27	189.41	30.11	111.35	330.87
HDE1	83.44	1.88	156.87	30.11	111.35	298.33
HBC2	83.44	2.12	176.89	30.11	111.35	318.35
HBC1	83.44	1.76	146.85	30.11	111.35	288.31
LDE2	83.44	1.97	164.38	30.11	111.35	305.84
LDE1	83.44	1.64	136.84	30.11	111.35	278.30
LBC2	83.44	1.63	136.01	30.11	111.35	277.47
LBC1	83.44	1.35	112.64	30.11	111.35	254.10
CDE2	83.44	1.77	147.69	30.11	111.35	289.15
CDE1	83.44	1.53	127.66	30.11	111.35	269.12
CBC2	83.44	1.47	122.66	30.11	111.35	264.12
CA2	83.44	1.03	85.94	30.11	111.35	227.40
CBC1	83.44	1.27	105.97	30.11	111.35	247.43
CA1	83.44	0.89	74.26	30.11	111.35	215.72
BAB2	83.44	0.98	81.77	30.11	111.35	223.23
BAB1	83.44	0.94	78.43	30.11	111.35	219.89
PDE2	83.44	1.48	123.49	30.11	111.35	264.95
PDE1	83.44	1.39	115.98	30.11	111.35	257.44
PBC2	83.44	1.15	95.96	30.11	111.35	237.42
PA2	83.44	0.67	55.90	30.11	111.35	197.36
PBC1	83.44	1.07	89.28	30.11	111.35	230.74
PA1	83.44	0.62	51.73	30.11	111.35	193.19
AAA	83.44	0.62	51.73	30.11	111.35	193.19
DDF	83.44	1.00	83.44	30.11	111.35	224.90

Phase in Adjustment Calculation	RUGS IV	PDPM	
Medicaid Days			
Resident Days (Annual)	3191	3191	
Standardized Days (Annual)	1767.16	2921.31	
Medicaid Case mix Index	0.55	0.92	
Direct Care Rate	133.62	83.44	
Medicaid Casemix index	0.55	0.92	
Medicaid Casemix adjusted Direct Care	74.00	76.39	
Phase - in percentage	0.75	0.25	
Phase - in amounts	55.50	19.10	
Blended Medicaid Casemix adjusted Direct Care Rate			74.60
Less PDPM Medicaid Casemix adjusted Direct Care Rate			- 76.39
PDPM Phase-in Adjustment			-1.79

Surcharge		
Percent of beds licensed as NF	0.0%	
Base surcharge rate	8.86	
Allowed surcharge rate		0.00
Other Fees		
Allowed MDH license fees	4,023	
Allowed scholarship costs	0	
Allowed health insurance	75,388	
Allowed real estate taxes or payments in lieu of	25,380	
Allowed special assessments	250	
Allowed PERA costs	0	
Subtotal	105,041	
Resident days	10,880	
Per diem amount		9.65
Quality Improvement Incentive Payment (QIIP)		0.00
Previous single-bed incentives		0.00
Family and resident advisory council costs		0.01
External fixed rate		9.66
Property Rate		
Property rate from prior year	12.24	
Subtotal		12.24
Property inflation rate		.000%
01/01/2026 property rate		12.24

	1/1/26 Operating Rate	Property Rate	External Fixed Rate	PDPM Phase-In Adj	314243400 1/1/26 Total Rate	314243400 01/01/26 Total Rate*
ES3	461.87	12.24	9.66	-1.79	486.97	486.97
ES2	383.44	12.24	9.66	-1.79	408.54	408.54
ES1	372.59	12.24	9.66	-1.79	397.69	397.69
HDE2	330.87	12.24	9.66	-1.79	355.97	355.97
HDE1	298.33	12.24	9.66	-1.79	323.43	323.43
HBC2	318.35	12.24	9.66	-1.79	343.45	343.45
HBC1	288.31	12.24	9.66	-1.79	313.41	313.41
LDE2	305.84	12.24	9.66	-1.79	330.94	330.94
LDE1	278.30	12.24	9.66	-1.79	303.40	303.40
LBC2	277.47	12.24	9.66	-1.79	302.57	302.57
LBC1	254.10	12.24	9.66	-1.79	279.20	279.20
CDE2	289.15	12.24	9.66	-1.79	314.25	314.25
CDE1	269.12	12.24	9.66	-1.79	294.22	294.22
CBC2	264.12	12.24	9.66	-1.79	289.22	289.22
CA2	227.40	12.24	9.66	-1.79	252.50	252.50
CBC1	247.43	12.24	9.66	-1.79	272.53	272.53
CA1	215.72	12.24	9.66	-1.79	240.82	240.82
BAB2	223.23	12.24	9.66	-1.79	248.33	248.33
BAB1	219.89	12.24	9.66	-1.79	244.99	244.99
PDE2	264.95	12.24	9.66	-1.79	290.05	290.05
PDE1	257.44	12.24	9.66	-1.79	282.54	282.54
PBC2	237.42	12.24	9.66	-1.79	262.52	262.52
PA2	197.36	12.24	9.66	-1.79	222.46	222.46
PBC1	230.74	12.24	9.66	-1.79	255.84	255.84
PA1	193.19	12.24	9.66	-1.79	218.29	218.29
AAA	193.19	12.24	9.66	-1.79	218.29	218.29
DDF	224.90	12.24	9.66	-1.79	250.00	250.00
Max additional charge for private pay in single rooms					24.27	24.27

Adjustments To Rate

* 01/01/2026 256R.495 WSB adjustment $4.99