



April 5, 2013

Chairman Barnhart and Members of the House Revenue Committee,

Thank you for the opportunity to testify before you today on HB 2056. My name is Todd Engle. I am the Executive Director at Friendsview Retirement Community – a type A Continuing Care Retirement Community that has been serving seniors for over 50 years in Newberg Oregon. I am here to ask you to reauthorize the provider tax and keep the current exemptions from paying the tax for CCRCs.

Friendsview residents are primarily of modest means. A founding principle of our community was to provide housing and life care services for recorded missionary workers and pastors of the Northwest Yearly Meeting of Friends. Many of these workers have given their lives in service and have not been able to save for the end of their life. Most have had to sell their homes to afford our initial move-in fee. Most watch their budget closely to be able to afford their monthly fees. Community donations enable us to provide assistance with both the move-in fee and monthly fee. Most importantly, if a resident outlives their assets, our community provides financial support through our resident assistance fund.

As we have agreed to live in community, a portion of the service fees paid by each resident support the operational fees in our nursing home. This allows us to keep monthly fees relatively flat for all members throughout their lives. We do not receive any funding from Medicaid. Because we don't take Medicaid, if the exemptions are eliminated we would have to pass the tax on to residents with no returned benefit.

We currently have 450 residents living on our campus and have 29 nursing home beds. Residents enter our community by paying a move-in fee between \$44,500 to \$262,000 and for the rest of their lifetime pay a monthly fee of between \$1100 - \$2200 a month depending on the size of their living unit and the meal and service package they purchase. A portion of this monthly fee supports our health care services. If they need nursing care the monthly fee increases to \$1,800 to \$2,400 depending on whether they live privately or share a room. A typical nursing home bed outside our campus would cost \$6,690 a month or over \$80,000 a year.

Based on our calculation, removing the exemptions for CCRCs will cost our campus \$241,439 a year. Because our only source of income is move-in fees and monthly fees, we will have to charge each of our 450 residents an additional \$537 a year. This is a significant burden for a community that already pays federal and state taxes and never in its existence has had one of its members utilize Medicaid funds. We have kept thousands of people off of government assistance.

As a not-for-profit community, our volunteer board does not collect a salary or benefit from any profits. All assets stay with the community for building upkeep, debt retirement and service provision. Our members have planned ahead for their retirement and life care needs. Our members are responsible citizens and have done their part to reduce Medicaid spending in the state. Please keep the exemptions for CCRCs in place when reauthorizing the nursing facility provider tax.

Respectfully,


Todd Engle, Executive Director

"A Trusted Friend Since 1961"

Integrity

"The integrity of the upright guides them." —Proverbs 11:3

Friendsview Retirement Community is committed to honesty and fairness; to being ethical, trustworthy and responsible for our actions.

Upholding integrity in all of our social and business relationships honors Christ as it advances truth and builds trust.

Stewardship

"Whoever can be trusted with very little can also be trusted with much..." —Luke 16:10-11

Friendsview Retirement Community is committed to sound management of the financial, human and natural assets entrusted to its care. We recognize that successful stewardship is necessary to achieve our vision to be the best place to live and to work.

Compassion

"Bear one another's burdens and so you will fulfill the love of Christ." —Galatians 6:2

Friendsview Retirement Community is committed to imitating Christ's compassion by treating each individual with loving kindness, tenderly bearing one another's burdens and sharing one another's joys.

Community

"...as for me and my household, we will serve the Lord." —Joshua 24:15

Friendsview Retirement Community values each resident, staff member, and board member as a full member of our community acknowledging the light of Christ in each person.

All are invited to participate according to their ability and interests in enriching activities and services that contribute to vibrant and meaningful community life.

Excellence

"And whatever you do, whether in word or deed, do it all in the name of the Lord Jesus." —Colossians 3:17

Friendsview Retirement Community members live and work together intentionally to promote the physical, social and spiritual well being of each person. Our goal is to achieve the highest level of quality, to continually improve and to glorify God.

Dignity

"Love one another with mutual affection; outdo one another showing honor" —Romans 12:10

Friendsview Retirement Community affirms the dignity and worth of all persons before God. We provide opportunities to maintain or improve one's quality of life through activities that engage the mind and body, and through creative pursuits.

We promote self-direction, freedom and personal responsibility while submitting to authority and community.

Service

"Serve wholeheartedly, as if you were serving the Lord." —Ephesians 6:7

Friendsview Retirement Community is committed to serving the needs of our members, enhancing their self-reliance and wellness and to providing opportunities for meaningful contribution. As each member shares their gifts, they strengthen the community, finding joy in serving others.

Friends Heritage

"You are my friends if you do what I command." —John 15:14

Friendsview Retirement Community was founded by the Northwest Yearly Meeting of Friends through the Board of Peace and Service in response to the need for a "Christ-centered Community" that would provide affordable housing and health care. Incorporated in 1958, it is deeply rooted in the Friends (Quaker) values that God is the source of all life, that life is sacred, and that Jesus Christ is actively present as Savior, Teacher, Lord, Healer and Friend. That shared vision and Godly purpose continues today to serve as the foundation of this ministry.



"A Trusted Friend Since 1961"

To that purpose we covenant together,
residents, staff and board of directors,
to uphold the following values:

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The Mission of Friendsview
Retirement Community is to
provide active residential living and
quality continuing care to seniors
in a Christ-centered community.

