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Date: March 4, 2025

To: Chair Gelser Blouin, Vice-Chair Linthicum
and Members of the Senate Committee on Human Services

From: LeadingAge Oregon

Subject: Opposition of SB 1021

LeadingAge Oregon is an association of housing and long-term care providers. We strongly oppose SB 1021 on behalf of our members - all 12 of Oregon's Continuing Care Retirement Communities (CCRCs), as it would be detrimental to both residents and providers.

This bill would have serious consequences that could threaten the financial sustainability of CCRCs and the very residents it aims to protect. SB 1021 would severely restrict CCRCs' ability to adjust services, even when those changes improve care or keep costs affordable for residents. The bill effectively requires unanimous approval from all residents for service adjustments giving one resident the power to block any changes, even if widely supported by other residents. This is not a practical way to govern services.

This bill is unnecessary given the strong statutory protections already in place for CCRC residents:

- Every CCRC is required to have a resident council to ensure resident input.
- Each CCRC must have at least one non-voting resident representative elected by the resident council to serve on its governing body.
- Statutes require meetings with residents before any changes in fees or services.
- Any changes are also included in the required annual disclosure statements.
- Every CCRC form contract must be approved by the state before use, ensuring regulatory oversight and consumer protection.

Beyond these protections, residents have legal recourse and can sue for breach of contract if a provider fails to uphold its commitments.

This bill poses an existential threat to CCRCs. Forcing communities to maintain underutilized, outdated, or financially unsustainable services could push a community into insolvency, jeopardizing its stability and the well-being of every resident. For these reasons, we strongly oppose SB 1021 and urge you not to advance this legislation.

Respectfully submitted,

Kristin Milligan
Chief Executive Officer
LeadingAge Oregon