



Maryland Continuing Care Residents Association
Protecting the Future of Continuing Care Residents
The Voice of Continuing Care Residents at Annapolis

SUBJECT: House Bill 938 – Continuing Care Providers – Governing Bodies - Membership
COMMITTEE: Senate Finance Committee
The Honorable Pam Beidle, Chair
DATE: March 19, 2025
POSITION: **Favorable**

The Maryland Continuing Care Residents Association (MaCCRA) is a not-for-profit organization representing the residents in continuing care retirement communities (CCRCs). Maryland has over 20,000 older adults living in 38 licensed CCRCs. The principal purpose of MaCCRA is to protect and enhance the rights, well-being, and financial security of current and future residents while maintaining the viability of the providers whose interests are frequently the same as their residents. MaCCRA supports efforts to enhance transparency, accountability, financial security, and preserve existing protections in law and regulation for current and future CCRC residents statewide.

On behalf of MaCCRA, we support House Bill 938. This bill “requires the governing body of a continuing care provider that has only one subscriber to authorize the appointment of an alternate subscriber to serve as a regular member of the governing body if the regular subscriber is unable to fulfill the subscriber’s duties. The alternate subscriber may (1) attend all meetings of the governing body and (2) vote only if the regular subscriber is unable to fulfill the subscriber’s duties as a regular member of the governing body. The bill also makes conforming changes relating to regular and alternate subscribers.”

CCRC residents are the primary stakeholders of the CCRCs and bear the greatest financial risk of these enterprises. They need to have the opportunity given by law to at least participate in the governance of the facility to ensure the best interests of the residents are being heard and do in fact guide the decision-making.

CCRC governing boards understandably treat the CCRC as a business and their decision-making is guided by the goal of having a successful business. But, for residents, their CCRC is not simply a business - it is their home, more often than not for life. Resident members bring a different perspective encompassing matters not always fully understood and appreciated by the non-resident members of the governing board. It is essential that the governing board have significant resident input in the ultimate decision-making process.

Having two residents, 1 active member and 1 alternate, will double that input. Two different perspectives on resident concerns and objectives to be considered by the board in making financial decisions which directly impact the residents more so than any other stakeholders.

For these reasons we ask for a favorable report on House Bill 938.

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