

February 10, 2026

The Honorable Delegate Heather Bagnall
241 Taylor House Office Building
6 Bladen Street
Annapolis, MD 21401

**RE: Support for HB 424 Continuing Care in a Retirement Community Providers-
Governing Bodies-Membership**

Dear Chair Bagnall:

I am writing to you in your capacity as Chair of the Health Committee to ask that you favorably report the above-captioned bill introduced by my delegates, Kerr, Fair, and Simpson on behalf of their constituents, such as I, who live in Continuing Care Residential Communities (CCRCs). This bill will benefit all Maryland CCRC residents by giving them an effective voice in the governance and operation of their respective CCRCs. Without such a role for residents, CCRC governing bodies can act in ways that are not in the best interests of their resident communities.

A case in point. My fellow residents and I at Homewood-at-Frederick, having no voice in policy and decision making at Homewood, recently learned that Homewood's governing board of trustees made radical changes to its mission and direction without our knowledge or consent. Whereas, prior to these changes, Homewood's stated mission was to provide "...compassionate, professional, and caring service to enhance the quality of life for residents..." its new mission is to be a "Ministry to honor Christ through faithful service to seniors and to one another." This radical shift from providing services to its residents, to becoming a ministry, as well as a dearth of clarifying information from Homewood's board of trustees as to its meaning and scope, and the board's imposition of a religious test for hiring management personnel, have caused discord between the residents and management of our community as well as concerns for the future viability of our Homewood community.

This probably could have been avoided if Homewood's residents had representation on its board of trustees. HR 424 will make such representation possible. Again, I respectfully urge you to give HB 424 your support and a favorable report. Thank you for your consideration.



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