



CAMBRIDGE

Senior Housing & Healthcare Capital

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PRESS RELEASE

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DEFENDERS OF AFFORDABLE CARE ACT BRACE THEMSELVES FOR POSSIBILITY OF ANOTHER REPEAL ATTEMPT

Supporters of the Affordable Care Act, dubbed "Obamacare," breathed a sigh of relief last July when efforts to repeal it were quashed. However, their relief appears to have been short-lived, as talk of another attempt to kill Obamacare surfaced in mid-September.

The Affordable Care Act only narrowly missed getting the axe by the Senate last July. The motion to repeal was defeated by only a single vote.

That narrow miss has inspired members of the Republican Party to pick up the torch again. The charge is being led by Senators Bill Cassidy of Louisiana and Lindsey Graham of South Carolina, among others. When word of the revived efforts emerged in early September, it was received with skepticism and even some outright derision. However, by the end of September, the campaign had gained considerable momentum, and now even the biggest skeptics are starting to worry. Cambridge Chairman Jeffrey Davis is following the campaign as it picks up steam. "A repeal of the Affordable Care Act will directly affect some of our clients," he notes.

Millions of Americans are incensed over Obamacare. However, in a recent editorial from Kaiser Health News and published by National Public Radio, reporter Jordan Rau points out that the ones who stand to suffer the most in the event of a repeal are America's most vulnerable seniors: the poor and the disabled. Rau points to government data which clearly shows that nursing homes that rely on Medicaid for a significant portion of their funding consistently underperform compared to nursing homes with more diverse revenue streams. Even more worrisome is the fact that the area where these facilities are hardest hit is in the area of skilled care staffing. These nursing homes hire fewer nurses and care aides than their counterparts.

Staffing levels are not the only areas of care in which such facilities are struggling. The same governmental data shows that these nursing homes often have less medical equipment overall, and what they do have is outdated. They also have higher infection and illness rates and more falls among resident populations, send more residents to the hospital, and have more health code violations than other facilities which don't rely heavily on Medicaid.

Should Medicaid be further cut in the event of a repeal of the Affordable Care Act, for these facilities, which are already struggling under the weight of the rising cost of providing care and minimal Medicaid reimbursements, the results could be devastating. The quality of care in these nursing homes can only get worse.

Davis understands the controversy over the Affordable Care Act and knows that it's not an ideal model of health care. However, he doesn't want to see vulnerable seniors left to fall through the cracks in a system that is supposed to protect them.

Privately owned since its founding in 1983 as a real estate investment banker specializing in commercial real estate properties, Cambridge today has three distinctive business units: FHA-insured HUD loans, conventional financing, and investments and acquisitions. The company is one of the nation's leading senior housing and healthcare debt and equity capital providers, with more than 400 closed senior housing transactions totaling more than \$4.5 billion since the early 1990's, when the firm began its specialization in providing senior housing capital.

Cambridge has consistently ranked among the country's top five FHA-insured HUD lenders (now HUD Lean) over the last 15 years and offers an array of conventional lending options, including permanent construction and interim loans on either a floating or variable rate basis. The company's principal investment strategy includes direct property acquisitions, joint ventures and sale/leasebacks. The company has acquired 16 facilities totaling approximately \$60 million.

Cambridge is the creator of *The Signature Experience*[™], a four-step process designed to transform the traditional lender/borrower relationship and identify "ideal" capital solutions for worthy projects. The company has a national origination office in Los Angeles, and numerous correspondent and brokerage relationships nationwide.

Cambridge publishes the bi-monthly Capital Wisdom(R) electronic newsletter, which delivers company news and feature stories via e-mail to corporate friends and clients as well as monthly updates of other relevant news and breaking trends. Additional information is available on the Cambridge website, www.cambridgecap.com, and Cambridge can be reached at (312) 357-1601 or via e-mail to info@cambridgecap.com. The firm also has embraced social media and networking via Twitter at <http://twitter.com/cambridgecap>, via Facebook at <http://www.facebook.com/cambridgecap>, via blog at www.cambridgecap.com/blog and via LinkedIn at <http://www.linkedin.com/companies/454232>, where information on the firm and its employees can be found.

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