



# CAMBRIDGE

Realty Capital Companies

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## CAMBRIDGE BLOG POST DESCRIBES CURRENT AMERICAN HEALTH CARE ASSOCIATION POSITION ON COMPREHENSIVE IMMIGRATION REFORM

In a novel approach, a spokesman for the American Health Care Association (AHCA) recently urged members of a Congressional subcommittee dealing with immigration reform "to give employers, not the government, control over visa programs."

A PulsePoints blog posted on the Cambridge Realty Capital Companies website, [www.cambridgicap.com](http://www.cambridgicap.com), notes the AHCA has voiced its support for comprehensive immigration reform. The group believes reform could directly improve the current caregiver shortage in the U.S. today, Cambridge Chairman Jeffrey A. Davis observes.

He says Fred Benjamin, an AHCA member and President of Medicalodges in Kansas, outlined the AHCA position while testifying before the House Education & Workforce Subcommittee on Workplace Safety. In addition to giving employers control over visa programs, the AHCA suggested waiving the cap on employment-based visas for nurses and physical therapists.

Currently, the visa program provides approximately 5,000 annual visas for essential workers, which will not be enough for the increasing need for foreign-born essential caregivers in the future, the AHCA maintains.

The AHCA spokesman also proposed creating a guest worker program that can accommodate the needs of U.S. healthcare providers. Allowing employers access to previously unused temporary work visas for nurses and physical therapists will address the decrease in the supply of nurses, which is projected to fall 36 percent below requirements by the year 2020.

The AHCA further suggests allowing businesses and the marketplace to play a leading role in immigration reform. The long-term and post-acute profession is one of the largest job creators in the country, so enabling them to control visa programs and employment decisions will not only help meet the increasing need for workers, but will also directly improve the economy.

"Current immigration laws, including the visa program, have the ability to thwart the efforts of well-qualified immigrants from finding in-demand work in the caregiving industry," Benjamin told members of the House subcommittee.

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 nursing home, [assisted living](#) and healthcare debt and equity capital providers, with more than 400 closed 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 and joint ventures, sale/leasebacks, conventional and mezzanine debt financing, and the acquisition of distressed debt.

Cambridge is the creator of *The Signature Experience*<sup>™</sup>, 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 e-PULSE!(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](http://www.cambridgecap.com), and Cambridge can be reached at (312) 357-1601 or via e-mail to [info@cambridgecap.com](mailto: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](http://www.cambridgecap.com/blog), via YouTube at <http://www.youtube.com/user/ePulseLive>, 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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