

FEATURED ARTICLE

UPCOMING WEBINAR: TCARE – SOLUTIONS TO PREVENT CAREGIVER BURNOUT

Ziegler is pleased to present an upcoming webinar for senior living providers and stakeholders featuring the President of TCARE, Inc. on April 16th at 1pm CT.

[Registration is now open.](#)

TCARE is a comprehensive platform that provides tailored care management for caregivers, enhancing their health, wellbeing, and productivity. Originally developed through NIH-funded research at the University of Wisconsin–Milwaukee, in 2018 TCARE brought the first proven, clinical caregiver support protocol to market. Using predictive analytics and a concierge-style approach, TCARE combines human-touch interventions with digital solutions to prevent caregiver burnout. TCARE offers support and empowerment for caregivers in all varieties of care settings, including senior living communities. Providers benefit from TCARE’s data-driven approach, which improves employee engagement, reduces absenteeism, and lowers healthcare costs by proactively addressing caregiver stress.

ABOUT LINDSEY...

Lindsey Niemeier is an experienced leader with a passion for guiding teams to success, fostering a culture of collaboration and growth, and driving meaningful impact. With nearly 20 years of diverse experience working with employer health and welfare programs and supporting workforce health with outcome-driven initiatives, she has built a career centered on innovation, excellence, and championing others.

Lindsey joined the leadership team at TCARE in 2022 and was appointed President in early 2024. She plays a pivotal role in managing the team, defining strategic initiatives and bringing thought leadership and innovative strategies to support caregivers and enhance organizational people strategies. She also leads TCARE’s group sales and customer success segment and strategic partnerships, ensuring long-term success.

Lindsey is dedicated to creating positive change, both professionally and within her community, leading by example with an empathic and forward-thinking approach.

REGISTER TODAY!

APRIL 16, 2025
1:00 PM CT / 2:00 PM ET



FEATURING



Lindsey Niemeier
President, TCARE

REGISTER NOW

ZIEGLER

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CAPITAL :: INVESTMENTS :: ADVICE

NOT-FOR-PROFIT SENIOR LIVING RATINGS ACTIONS

AS OF MARCH 18, 2025

ORGANIZATION	RATING AGENCY	RATING/ OUTLOOK	TYPE OF ACTION	DATE
Front Porch Communities and Services (CA)	S&P	A- Stable	Affirmed Rating	2/26/25
Covenant Living Communities (IL)	Fitch	A- Stable	Assigned Rating Affirmed Rating Affirmed IDR*	3/17/25
Pleasant View Retirement Community (PA)	Fitch	BBB-	Affirmed Rating Affirmed IDR*	3/18/25

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* IDR – Issuer Default Rating

Any non-Ziegler sources referenced in this Z-News are believed to be reliable but cannot be guaranteed.

FEATURED FINANCING

ACTS RETIREMENT-LIFE COMMUNITIES

Fort Washington, Pennsylvania

\$163,100,000

 Montgomery County Industrial Development Authority
 Retirement Communities Revenue Bonds
 Series 2025A

\$100,170,000

 Palm Beach County Health Facilities Authority
 Retirement Communities Revenue Bonds
 Series 2025B

\$62,930,000

March, 2025

INTEREST RATES/YIELDS

WEEK ENDING MARCH 14, 2025

	CURRENT	LAST WEEK	52-WK AVG
30-Yr MMD	4.22%	4.05%	3.78%
Senior Living 30-Yr "A"	4.95%	4.72%	4.67%
Senior Living 30-Yr "BBB"	5.15%	4.92%	5.01%
Senior Living Unrated	6.25%	6.07%	6.18%
Senior Living New Campus	7.00%	6.87%	7.69%
SIFMA Muni Swap Index	3.62%	2.25%	3.21%

	CURRENT	WEEKLY AVERAGE	SPREAD TO MMD
ZSLMLB Index [†]	5.41%	5.34%	1.20%

[†] Ziegler Senior Living Municipal Long Bond Index

Source: Bloomberg BVALS

MARKET REVIEW

MONEY MARKET RATES

	03/14	Last week
Prime Rate	7.50	7.50
Federal Funds (weekly average)	4.31	4.31
90 Day T-Bills	4.29	4.29
30-Day Commercial Paper (taxable)	4.32	4.31
SOFR (30-day)	4.34	4.35
SOFR	4.30	4.35
7 Day Tax-Exempt VRDB	3.62	2.25
Daily Rate Average	3.79	2.53

COMPARATIVE YIELDS

TAXABLE REVENUE

	GOVT	A		MMD	NR*	BB	BBB	A	AA
2 Year	3.95	4.45	1 Year	2.61	4.41	3.71	3.16	2.81	2.66
5 Year	4.02	4.62	5 Year	2.80	4.70	4.00	3.40	3.10	2.90
7 Year	4.15	4.90	7 Year	2.88	4.83	4.13	3.53	3.23	3.03
10 Year	4.26	5.26	10 Year	3.12	5.12	4.42	3.82	3.52	3.32
30 Year	4.58	5.98	30 Year	4.22	6.47	5.72	5.07	4.77	4.52

(* Representative of institutional sales)

TAX-EXEMPT MARKET INDICATORS

	THIS WEEK	LAST WEEK	CHANGE
Bond Buyer			
20 Bond Index	4.29	4.25	+0.04
11 Bond Index	4.19	4.15	+0.04
Revenue Bond Index	4.58	4.44	+0.14
30 Year MMD	4.22	4.05	+0.17
Weekly Tax-Exempt Volume (Bil)	7.63	7.63	0.00
30 Day T/E Visible Supply (Bil)	9.71	10.99	-1.28
30 year "A" Rated Hospitals as a % of 30 Year Treasuries	104.1	100.6	+3.50

Source: Bloomberg