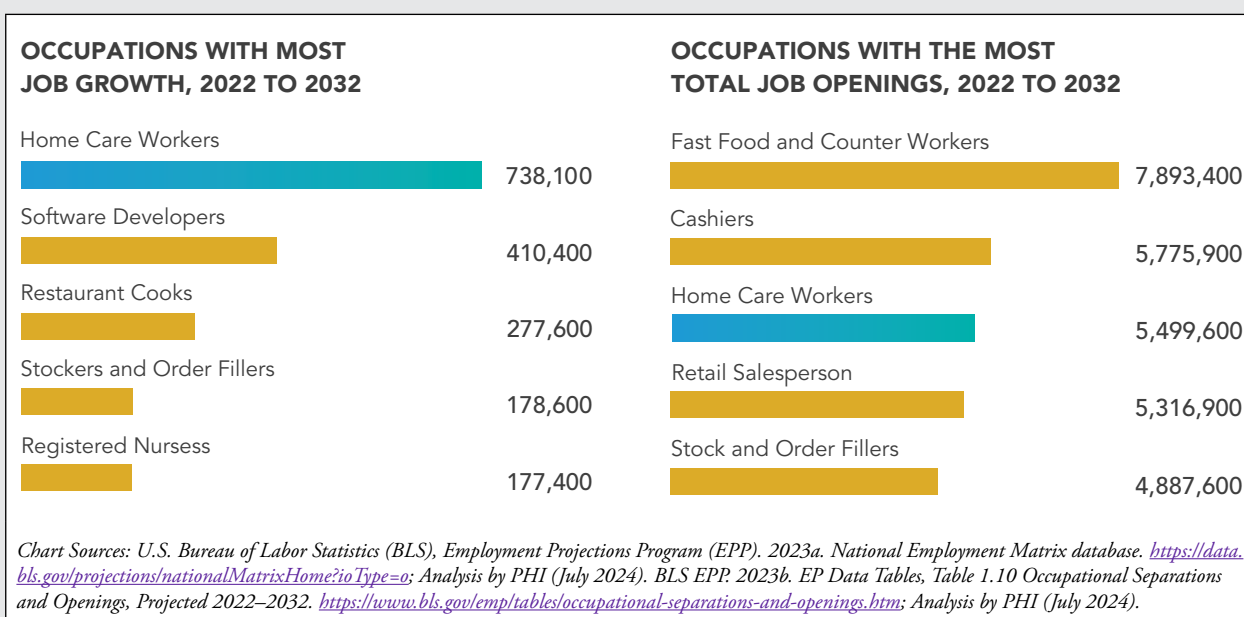# ZIEGLER INVESTMENT BANKING
SENIOR LIVING FINANCE Z-NEWS

FEATURED ARTICLE

HOME AND COMMUNITY-BASED SERVICES: WHERE THE JOBS ARE

The senior living industry is currently experiencing a significant shift in demand for direct care workers. With a projected increase of 860,000 new direct care jobs from 2022 to 2032, the industry is gearing up for a substantial rise in employment opportunities, totaling an estimated 8.9 million job openings in direct care roles.[1] Notably, 26% of these job openings are expected to be in Home and Community-Based Services (HCBS), particularly for home care workers.[2]

OCCUPATIONS WITH MOST JOB GROWTH, 2022 TO 2032

Occupation	Value
Home Care Workers	738,100
Software Developers	410,400
Restaurant Cooks	277,600
Stockers and Order Fillers	178,600
Registered Nursess	177,400

OCCUPATIONS WITH THE MOST TOTAL JOB OPENINGS, 2022 TO 2032

Occupation	Value
Fast Food and Counter Workers	7,893,400
Cashiers	5,775,900
Home Care Workers	5,499,600
Retail Salesperson	5,316,900
Stock and Order Fillers	4,887,600

Chart Sources: U.S. Bureau of Labor Statistics (BLS), Employment Projections Program (EPP). 2023a. National Employment Matrix database. https://data.bls.gov/projections/nationalMatrixHome?ioType=o; Analysis by PHI (July 2024). BLS EPP. 2023b. EP Data Tables, Table 1.10 Occupational Separations and Openings, Projected 2022–2032. https://www.bls.gov/emp/tables/occupational-separations-and-openings.htm; Analysis by PHI (July 2024).

Conversely, the nursing assistant workforce within nursing homes is expected to see a 3% decrease over the next decade.[4] This decline is primarily due to changing consumer preferences favoring home care and the influence of public policies, such as the Program of All-Inclusive Care for the Elderly (PACE) and the Geriatric Workforce for Inclusive Design Excellence (GUIDE) model, which have expanded funding and access for HCBS.[5]

Despite this decrease, the demand for nursing assistants in nursing homes remains significant, with an estimated 618,900 total job openings anticipated from 2022 to 2032.[6] This continued need underscores the importance of recruiting and retaining enough nursing assistants to support individuals with complex care needs within nursing homes.

Home Care Workers Job Growth

While the overall demand for nursing homes is declining, the urgent need to recruit and retain nursing assistants persists. This workforce is crucial for supporting the complex needs of individuals in various care settings, ensuring that high-quality care continues to be provided.

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1. U.S. Bureau of Labor Statistics (BLS), Employment Projections Program (EPP). 2023b. *EP Data Tables, Table 1.10 Occupational Separations and Openings, Projected 2022–2032.* https://www.bls.gov/emp/tables/occupational-separations-and-openings.htm; analysis by PHI (June 2024).

2. PHI Key Facts 2024 Report: U.S. Bureau of Labor Statistics (BLS), Employment Projections Program (EPP). 2023b. *EP Data Tables, Table 1.10 Occupational Separations and Openings, Projected 2022–2032.* https://www.bls.gov/emp/tables/occupational-separations-and-openings.htm; analysis by PHI (June 2024). BLS EPP, 2023a

3. Chart Sources: U.S. Bureau of Labor Statistics (BLS), Employment Projections Program (EPP). 2023b. *EP Data Tables, Table 1.10 Occupational Separations and Openings, Projected 2022–2032.* https://www.bls.gov/emp/tables/occupational-separations-and-openings.htm; Analysis by PHI (July 2024).

4. BLS EPP, 2023a

5. Binette, Joanne. 2021. *Where We Live, Where We Age: Trends in Home and Community Preferences.* Washington, D.C.: AARP Research. https://www.aarp.org/research/topics/community/ info-2021/2021-home-community-preferences.html.

6. U.S. Bureau of Labor Statistics (BLS), Employment Projections Program (EPP). 2023b. *EP Data Tables, Table 1.10 Occupational Separations and Openings, Projected 2022–2032.* https://www.bls.gov/emp/tables/occupational-separations-and-openings.htm; Analysis by PHI (July 2024).

NOT-FOR-PROFIT SENIOR LIVING RATINGS ACTIONS

AS OF DECEMBER 16, 2024

ORGANIZATION	RATING AGENCY	RATING/ OUTLOOK	TYPE OF ACTION	DATE
Forest at Duke (NC)	Fitch	BBB- Stable	Affirmed Rating Affirmed IDR*	12/10/24
Friendship Village of Dublin (OH)	Fitch	BBB+ Stable	Review – no action	12/10/24
HumanGood California Obligated Group (CA)	Fitch	A Stable	Upgraded Rating Upgraded IDR* Removed UCO**	12/10/24
HumanGood NorCal (CA)	Fitch	A Stable	Upgraded Rating	12/10/24
Lenbrook Square Foundation (GA)	Fitch	BBB Positive	Affirmed Rating Affirmed IDR* Revised Outlook	12/11/24
Foulkeways at Gwynedd (PA)	S&P	NR	Withdrew Rating	12/13/24
National Senior Communities (VA) & Linden Ponds (MA)	Fitch	A Positive	Affirmed Rating Affirmed IDR* Revised Outlook Removed UCO**	12/16/24

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* IDR – Issuer Default Rating
** UCO – Under Criteria Observation
Any non-Ziegler sources referenced in this Z-News are believed to be reliable but cannot be guaranteed.

INTEREST RATES/YIELDS

WEEK ENDING DECEMBER 13, 2024

	CURRENT	LAST WEEK	52-WK AVG
30-Yr MMD	3.70%	3.57%	3.67%
Senior Living 30-Yr "A"	4.58%	4.45%	4.69%
Senior Living 30-Yr "BBB"	4.93%	4.80%	5.03%
Senior Living Unrated	6.03%	5.90%	6.25%
Senior Living New Campus	7.63%	7.50%	7.85%
SIFMA Muni Swap Index	2.91%	2.15%	3.38%

	CURRENT	WEEKLY AVERAGE	SPREAD TO MMD
ZSLMLB Index†	5.17%	5.12%	1.49%

† Ziegler Senior Living Municipal Long Bond Index
Source: Bloomberg BVALS

FEATURED FINANCINGS

RIVERWOODS AT EXETER

Exeter, New Hampshire

New Hampshire Health and Education Facilities Authority, Revenue Bonds, Series 2024

$39,680,000

December, 2024

CHRISTWOOD

Covington, Louisiana

Louisiana Local Government Environmental Facilities and Community Development Authority, Revenue and Refunding Revenue Bonds, Series 2024

$33,780,000

December, 2024

MARKET REVIEW

MONEY MARKET RATES

	12/13	Last week
Prime Rate	7.75	7.75
Federal Funds (weekly average)	4.56	4.56
90 Day T-Bills	4.32	4.44
30-Day Commercial Paper (taxable)	4.49	4.57
SOFR (30-day)	4.59	4.61
SOFR	4.62	4.59
7 Day Tax-Exempt VRDB	2.91	2.15
Daily Rate Average	2.57	0.81

COMPARATIVE YIELDS

TAXABLE REVENUE

		A			MMD	NR*	BB	BBB	A	AA
2 Year	4.19	4.69		1 Year	2.71	4.71	4.11	3.36	3.06	2.71
5 Year	4.18	4.78		5 Year	2.66	4.76	4.11	3.36	3.06	2.66
7 Year	4.25	5.00		7 Year	2.70	4.90	4.20	3.45	3.15	2.70
10 Year	4.32	5.32		10 Year	2.86	5.16	4.41	3.66	3.36	2.86
30 Year	4.54	6.04		30 Year	3.70	6.30	5.40	4.70	4.40	3.70

(* Representative of institutional sales)

TAX-EXEMPT MARKET INDICATORS

Bond Buyer	THIS WEEK	LAST WEEK	CHANGE
20 Bond Index	4.01	3.98	+0.03
11 Bond Index	3.91	3.88	+0.03
Revenue Bond Index	4.30	4.27	+0.03
30 Year MMD	3.70	3.57	+0.13
Weekly Tax-Exempt Volume (Bil)	5.97	6.76	-0.79
30 Day T/E Visible Supply (Bil)	3.73	7.71	-3.98
30 year "A" Rated Hospitals as a % of 30 Year Treasuries	96.9	98.6	-1.70

Source: Bloomberg