

# Senior Living & Long-Term Care

Seyfarth Shaw LLP is recognized as a leading Health Law practice by *U.S. News & World Report Best Law Firms* and *The Legal 500*, noted as having “extensive knowledge of the health care industry.”

Our Senior Living & Long-Term Care team serves many of the largest long-term care providers in the country and many of our attorneys are engaged members of LeadingAge, the National Investment Center for Senior Housing & Care, and the American Health Lawyer’s Association practice group focused on post-acute and long-term care.

Whether it is the acquisition and development of a new facility, regulatory compliance and operations, or labor and employment issues, our approach to representing long-term care and senior service providers involves a national, cross-disciplinary team with experience across health law, real estate, corporate and finance, regulatory, labor and employment, privacy, litigation, tax-exemption, and employee benefits. Our team maintains a deep understanding of the unique issues facing our clients in the industry, from increased regulatory pressures to shifting consumer demands, in order to provide focused counseling and advice.

We represent providers across the continuum of care, including independent living communities, assisted living, skilled nursing facilities, continue care retirement communities, long-term acute care and home health and hospice providers.

## What Sets Us Apart



Represent three of the top 10 largest senior living providers in the country as ranked by *Senior Living Executive*



Regularly provide perspectives on legal trends, regulatory policy and other industry issues on *Seyfarth’s Senior Living and Long-Term Care Blog*



Recognized as a Tier 1 national Health Law practice by *U.S. News & World Report* (2014–2016)

## Our Capabilities

- Regulatory compliance
- Real estate
- Financings
- Labor and employment
- HIPAA
- Mergers and acquisitions
- Employee benefits
- Data privacy and security
- Corporate and operations
- Syndicated and single-lender commercial loan and credit facilities
- Bridge-to-HUD Loans (or just Bridge Loans)
- Mezzanine financings
- Construction financing
- Multiple tranches of debt

## Demonstrated Track Record of Results

- Represented a health care provider in the senior living facility industry with the acquisition of land and construction financing for a senior living project in Texas, and the acquisition of a 102-bed skilled nursing facility in Texas.
- Represented a nursing home portfolio in a \$62.5 million mortgage and revolving loan for a portfolio of skilled nursing facilities in California.
- Represented a nursing home portfolio in connection with the acquisition of two skilled nursing home facilities in California and simultaneous bridge-to-HUD financing.
- Represented a nursing home portfolio in connection with the refinance of an approximately \$60 million mortgage term loan and the refinance and split of its revolving credit line, which resulted in seven separate loans: four separate mortgage loans insured by HUD; a bridge-to-HUD loan with an institutional lender; and two separate revolving credit lines.
- Represent one of the top five largest assisted living owner-operators in the U.S. in employment litigation, including class actions, in California and other parts of the U.S.
- Provide regular counseling on employment policies and procedures to one of the top five largest assisted living owner-operators in the U.S.
- Assisted one of the top five largest assisted living owner-operators in the U.S. in their multi-state ADA accessibility compliance program.
- Represented a large assisted living owner-operator in their 401k labor audit and assist with executive terminations on a regular basis.
- Represent a senior living corporation in a fair housing complaint investigation with the Texas Workforce Commission Civil Rights Division in which the community organization sent undercover testers to the community and asked questions in an effort to identify potential discriminatory housing actions.
- Represent a company that manages skilled nursing facilities in operational, transactional, corporate, and regulatory matters including admission agreements and arbitration agreements, buy sell agreements, contracting arrangements with various parties and ancillary services providers, and investigations by the Center for Medicare/Medicaid (CMS) and the Department of Aging and Disability Services (DADS), as well as labor and employment law matters.
- Provide regular advice to an Illinois-based continuing care retirement community across a variety of labor and employment issues, including advice to the board of directors regarding executive issues, drafting employment contracts for senior executives, and representing the client in several employment related litigation and threatened litigation matters.

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