

**SENATE . . . . . No. 366**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Patricia D. Jehlen***

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act supporting affordable senior housing and services.

PETITION OF:

| NAME:                     | DISTRICT/ADDRESS:              |                  |
|---------------------------|--------------------------------|------------------|
| <i>Patricia D. Jehlen</i> | <i>Second Middlesex</i>        |                  |
| <i>Edward J. Kennedy</i>  | <i>First Middlesex</i>         | <i>1/30/2019</i> |
| <i>James B. Eldridge</i>  | <i>Middlesex and Worcester</i> | <i>2/1/2019</i>  |

**SENATE . . . . . No. 366**

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By Ms. Jehlen, a petition (accompanied by bill, Senate, No. 366) of Patricia D. Jehlen, Edward J. Kennedy and James B. Eldridge for legislation to support affordable senior housing and services. Elder Affairs.

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**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninety-First General Court  
(2019-2020)**  
\_\_\_\_\_

An Act supporting affordable senior housing and services.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1           SECTION 1. Notwithstanding any general or special law to the contrary, the Executive  
2 Office of Health and Human Services (EOHHS) shall develop a demonstration program aimed at  
3 expanding the availability of on-site service coordination and supports at affordable senior  
4 housing properties in the Commonwealth for the purpose of supporting tenants to access needed  
5 services including health care services and enabling them to remain in their communities for as  
6 long as possible. The demonstration shall seek to establish site-based staffing teams of enhanced  
7 service coordinators and wellness nurses, modeled on the Supports and Services at Home  
8 (SASH) program. Properties selected for the demonstration may include state financed (Chapter  
9 667) senior housing properties, senior housing managed by public housing authorities and  
10 privately developed and owned, federally subsidized senior housing properties including but not  
11 limited to properties developed under the Section 202 program. The site-based staff may be  
12 employed directly by the senior housing entity or may be contracted for by the housing entities  
13 participating in the demonstration.

14           The demonstration program shall seek to facilitate coordination between the on-site  
15 teams at the senior housing entities with care management of managed and integrated care plans  
16 (including Senior Care Options (SCOs), PACE, Accountable Care Organizations (ACOs) and  
17 Medicare Advantage plans), for individuals enrolled in such plans living in participating  
18 buildings. The demonstration will seek to establish creative solutions to incentivize collaboration  
19 among and between plans and with the on-site service teams in participating buildings for the  
20 purpose of integration, as well as to fund the on-site support team. Funding for the on-site  
21 services shall come from pooling resources from participating plans, which may include per-  
22 member per month formula. Payments made by health plans will count towards a plan's Medical  
23 Loss Ratio (MLR).

24           In instances where the function of the Geriatric Support Services Coordinator (GSSC)  
25 can be conducted by the onsite housing team, EOHHS shall waive the requirement for the  
26 participating SCOs to contract with a separate GSSC.

27           The demonstration shall also seek to better coordinate and streamline case management  
28 and home care services authorized and provided by Aging Service Access Points (ASAPs) in  
29 participating senior housing sites to create efficiencies and enhance coordination and  
30 communication.

31           SECTION 2. EOHHS will report within 365 days after enactment the following  
32 information to the Chairs of the Committee on House and Senate Ways Means: the number of  
33 housing entities selected to participate in the demonstration; the names of participating SCO,  
34 PACE, ACO and Medicare Advantage plans; the number of new service coordinators funded

- 35 under the demonstration and numbers of residents in participating building enrolled in SCO,
- 36 PACE, ACO and Medicare Advantage plans.