

**HOUSE . . . . . No. 745**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Sally P. Kerans***

*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 relative to expanding the availability of personal care homes for older adults.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Sally P. Kerans</i>	<i>13th Essex</i>	<i>2/17/2021</i>
<i>James M. Murphy</i>	<i>4th Norfolk</i>	<i>2/26/2021</i>
<i>Tricia Farley-Bouvier</i>	<i>3rd Berkshire</i>	<i>2/26/2021</i>
<i>Thomas P. Walsh</i>	<i>12th Essex</i>	<i>2/26/2021</i>
<i>Vanna Howard</i>	<i>17th Middlesex</i>	<i>2/26/2021</i>
<i>Bradley H. Jones, Jr.</i>	<i>20th Middlesex</i>	<i>3/12/2021</i>
<i>Joan B. Lovely</i>	<i>Second Essex</i>	<i>3/1/2021</i>
<i>Tram T. Nguyen</i>	<i>18th Essex</i>	<i>3/15/2021</i>
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>3/19/2021</i>
<i>Steven Ultrino</i>	<i>33rd Middlesex</i>	<i>4/8/2021</i>

**HOUSE . . . . . No. 745**

By Ms. Kerans of Danvers, a petition (accompanied by bill, House, No. 745) of Sally P. Kerans and others relative to expanding the availability of personal care homes for older adults. Elder Affairs.

**The Commonwealth of Massachusetts**

**In the One Hundred and Ninety-Second General Court  
(2021-2022)**

An Act relative to expanding the availability of personal care homes for older adults.

*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. The General Laws are hereby amended by inserting after Chapter 19D, the  
2 following new chapter: –

3 Chapter 19D1/2

4 Section 1: Purpose

5 (a) The purpose of this chapter is to enable a setting of care that is referred to as personal  
6 care homes. This chapter establishes licensing requirements to protect the health, safety and  
7 wellbeing of personal care home residents.

8 (b) Personal care homes are designed to provide safe, humane, comfortable and  
9 supportive residential settings for adults who require assistance or supervision with activities of  
10 daily living or instrumental activities of daily living, and qualify for the State Home Care  
11 Program. Residents who live in personal care homes that meet the requirements in this chapter

12 will receive the encouragement and assistance they need to develop and maintain maximum  
13 independence and self-determination.

#### 14 Section 2: Definitions

15 When used in this chapter, unless the context requires otherwise, the following terms  
16 shall have the following meanings:

17 "Aging services access point" or "ASAP", any agency designated by the executive office  
18 of elder affairs pursuant to section 4B of chapter 19A.

19 "Commissioner", the commissioner of the department of transitional assistance as  
20 established by section 3 of chapter 18, or her designee.

21 "License", a certificate of compliance issued by the Secretary permitting the operation of  
22 a personal care home, at a given location, for a specific period of time, for a specified capacity.

23 "MassHealth Senior Care Options" or "SCO program", a program of medical, health and  
24 support services covered under Title XIX or Title XVIII of the Social Security Act, provided  
25 through senior care organizations.

26 "Personal care home" or "home", a premise in which food, shelter and personal  
27 assistance or supervision are provided for a period exceeding 24 hours, for no more than six  
28 adults who are not relatives of the sponsor, who do not require the services in or of a licensed  
29 long-term care facility, but who do require assistance or supervision in activities of daily living  
30 or instrumental activities of daily living. The term includes a premise that has held or presently  
31 holds itself out as a personal care home and provides food and shelter to no more than six adults  
32 who need personal care services, but who are not receiving the services.

33           “Personal care home administrator” or “administrator”, an individual who is charged with  
34 the general administration of a personal care home, whether the individual has an ownership  
35 interest in the personal care home, and whether functions and duties are shared with other  
36 individuals.

37           “Secretary”, the secretary of the department of elder affairs as established by section 1 of  
38 chapter 19A, or her designee.

39           “Sponsor”, a person, society, corporation, governing authority or partnership legally  
40 responsible for the administration and operation of a personal care home.

41           “State Home Care Program”, an array of programs enabled by section 4 of chapter 19A  
42 that create a continuum of long-term care supports that shall also include the MassHealth Senior  
43 Care Options program.

#### 44           Section 3: Regulations

45           The secretary may promulgate regulations for the implementation, administration and  
46 enforcement of this chapter; provided that regulations pursuant to section four are separate and  
47 distinct from regulations pursuant to sections five and six.

#### 48           Section 4: Licensing of personal care homes

49           The secretary shall issue for a term of two years, and shall renew for like terms, a license,  
50 subject to revocation by it for cause, to any sponsor whom it deems responsible and suitable to  
51 establish or maintain a personal care home, which meets the requirements that the secretary  
52 established in accordance with her rules and regulations; provided, however, that each personal  
53 care home shall be inspected at least once a year.

54           The secretary may delegate the duty of inspection to an ASAP, and the results of said  
55 inspection will inform the secretary's determination on the issuance or renewal of a license.

56           For purposes of this section, the secretary's determination of responsibility and suitability  
57 shall include the following factors:

58           (i) the criminal history of the prospective sponsor, or any officer, director, shareholder or  
59 general or limited partner thereof, to which the secretary has been granted access or certification  
60 or may be subsequently granted access or certification by the department of criminal justice  
61 information services;

62           (ii) the financial capacity of the prospective sponsor to operate the personal care home in  
63 accordance with applicable laws;

64           (iii) the history of the prospective sponsor in providing home and community based long  
65 term care services within the commonwealth measured by compliance with applicable statutes  
66 and regulations governing the operation of such services; and

67           (iv) the history of the prospective sponsor in providing home and community based long  
68 term care services in states other than the commonwealth, if any, measured by compliance with  
69 the applicable statutes and regulations governing the operation of such services in said states.

70           (v) any other factors deemed reasonable and necessary by the secretary and promulgated  
71 in regulations pursuant to this chapter.

72           The secretary may, when public necessity and convenience require, or to prevent undue  
73 hardship to a sponsor or potential sponsor, under such rules and regulations as it may adopt,

74 grant a temporary provisional or probationary license under this section; provided, however, that  
75 no such license shall be for a term exceeding one year.

76 Section 4A: Exemptions

77 No person shall advertise, operate or maintain a personal care home without the license  
78 required by this chapter; provided, however, that the provisions of this chapter shall not apply to  
79 such entities for the original facilities and services for which said entities were originally  
80 licensed or organized to provide:

81 (1) assisted living residence as defined by section 1 of chapter 19D;

82 (2) convalescent homes, nursing homes, rest homes, charitable homes for the aged or  
83 intermediate care facilities for persons with an intellectual disability licensed pursuant to section  
84 71 of chapter 111;

85 (3) hospices licensed pursuant to the provisions of section 57D of chapter 111;

86 (4) facilities providing continuing care to residents as defined by section 76 of chapter 93;

87 (5) congregate housing authorized by section 39 of chapter 121B;

88 (6) group homes operating under contract with the department of mental health or the  
89 department of developmental services;

90 (7) housing operated for only those duly ordained priests, or for the members of the  
91 religious orders of the Roman Catholic church in their own locations, buildings, residences or  
92 headquarters to provide care, shelter, treatment and medical assistance for any of the said duly  
93 ordained priests or members of the said religious orders; or

94 (8) Premises where the owner of the real property of the premises has no ownership,  
95 control or affiliation with any provider of home-based and community-based personal assistance  
96 services at those premises.

97 Section 4B: Transfer of Ownership

98 In the case of the transfer of ownership of a personal care home, a prospective transferee,  
99 in the capacity of a prospective sponsor, shall submit a notice of intent to acquire such a home to  
100 the secretary at least ninety days prior to the transfer of ownership. The notice of intent shall be  
101 on a form supplied by the secretary and shall be deemed complete upon submission of all  
102 information that the department requires on the notice of intent form and is reasonably necessary  
103 to carry out the purposes of this section. Within ninety days of the submission of a completed  
104 notice of intent form, the secretary shall determine whether such prospective sponsor is  
105 responsible and suitable for licensure. Requests by the secretary for information other than the  
106 information required on the notice of intent form shall not extend the ninety day period.  
107 Notwithstanding the foregoing, the secretary with the consent of said prospective licensee may  
108 extend the ninety day determination period for one additional period not to exceed thirty days.

109 The prospective sponsor shall be deemed responsible and suitable upon the expiration of  
110 the ninety day period, or upon the expiration of said period as extended, if the secretary fails to  
111 notify said prospective sponsor in writing of its decision within the ninety day period or within  
112 the expiration of the extension period, whichever is applicable.

113 Upon determination by the secretary that the prospective sponsor is responsible and  
114 suitable for licensure, or upon the failure of the department to notify said prospective sponsor in  
115 writing of its decision within the required period, and upon a transfer of ownership, the

116 prospective sponsor may file an application for a license that shall have the effect of a license  
117 until the secretary takes final action on the application.

118           If the secretary determines that the prospective sponsor is not suitable for licensure, the  
119 secretary's determination shall take effect on the date of the secretary's notice. In such cases, the  
120 prospective sponsor shall upon the filing of a written request with the secretary be afforded an  
121 adjudicatory hearing pursuant to chapter thirty A. During the pendency of such appeal, the  
122 prospective sponsor shall neither operate the facility as a sponsor, nor, without prior approval of  
123 the secretary, manage such personal care home.

124           No transfer of ownership of a personal care home shall occur unless the prospective  
125 sponsor has been deemed suitable for licensure in accordance with the provisions of this section.

#### 126           Section 4C: Denial, suspension, or revocation of license

127           The secretary may deny, suspend or revoke a license in any case after finding a failure or  
128 refusal to comply with the requirements established under this chapter or the regulations  
129 promulgated thereunder. Notice of denial, revocation, suspension or modification and the  
130 sponsor's or prospective sponsor's right to an adjudicatory proceeding shall be governed by the  
131 provisions of chapter 30A.

132           In no case shall the revocation of such a license take effect in less than thirty days after  
133 written notification by the Secretary to the personal care home.

#### 134           Section 4D: Licensing Fee

135           The fee for the issue or renewal of each license shall be determined annually by the  
136 commissioner of administration under the provision of section 3B of chapter 7. The fee shall be



137 sufficient to support the direct and indirect costs incurred by the department of elder affairs  
138 related to the duties established by section 4, including, but not limited to, costs incurred when  
139 the secretary delegates inspection to an ASAP.

140 Section 4E: Access

141 The Sponsor or Administrator shall provide, upon request, immediate access to the home,  
142 the residents and records to agents of the department of elder affairs, representatives of the  
143 ASAP and representatives of the long-term care ombudsman program.

144 Section 5: Delivery of long-term services and supports

145 Consistent with the powers enumerated in section 4 of chapter 19A, the secretary shall  
146 mobilize the human, physical and financial resources available to develop and implement  
147 innovative programs and service models to support residents of personal care homes. The  
148 secretary shall encourage the development and availability of personal care homes as a care  
149 setting option for individuals who require assistance or supervision with activities of daily living,  
150 instrumental activities of daily living or both.

151 All residents of personal care homes who meet the eligibility requirements of the state  
152 home care program as defined in section 2 shall have access to the services and supports  
153 provided by the program.

154 When a personal care home resident is enrolled in the state home care program, a sponsor  
155 must accept as full payment for cost of care services the amount of the combined service  
156 revenues resulting from the state home care program, and any other formal and informal  
157 resources being coordinated through the service plan as maintained by the ASAP. All residents

158 of personal care homes shall have a person-centered care plan maintained and authorized by an  
159 ASAP.

160 Section 6: Resident Contract

161 The personal care home shall have a signed contract with each resident that specifies the  
162 terms of his or her agreement. The secretary shall establish the minimum requirements of the  
163 resident contract between the personal care home administrator and the personal care home  
164 resident.

165 The resident contract shall include, but not be limited to, the following:

166 (1) Information regarding services the resident will receive covered under the ASAP  
167 service plan. The ASAP service plan will account for both formal and informal services  
168 coordinated for the resident, and in consideration of the service schedules of the other residents  
169 within the particular personal care home;

170 (2) Arrangements for payment, including cost-sharing requirements of the ASAP service  
171 plan;

172 (3) A grievance procedure that requires the initial grievance to be presented to the  
173 personal care home administrator, and includes an escalation process for the grievance to be  
174 further reviewed first by the ASAP and then by the executive office of elder affairs;

175 (4) The conditions under which either party may terminate the resident contract; and

176 (5) Information and acknowledged disclosure regarding how the resident may contact the  
177 community care ombudsman.

178           The term of a resident contract shall not exceed one year and may be renewable for one  
179 year at the option of the personal care home resident. A condition of the option is for a person-  
180 centered care plan maintained and authorized by the ASAP and approved by the personal care  
181 home resident to be in place at the time of extension.

182           Section 6A: Discharge

183           The secretary shall establish the procedural requirements for an involuntary discharge,  
184 including the notice requirements and the related appeal process, in furtherance of this section.

185           If a personal care home resident does not meet the terms for occupancy as stated in the  
186 resident contract, the personal care home shall not commence involuntary discharge until the  
187 administrator has discussed the reasons for the involuntary discharge with the designated  
188 representative of the personal care home resident and the ASAP care manager responsible for the  
189 service plan. Documentation of the discussions shall be placed in the resident's record.

190           A resident may be involuntarily discharged only if one or more of the following occurs:

191           (1) The resident poses an immediate threat to self or others;

192           (2) The resident needs mental health services to prevent harm to self or others;

193           (3) The resident has substantially breached the conditions of the residential contract;

194           (4) The personal care home sponsor has had its license terminated, suspended, not  
195 renewed, or voluntarily surrendered; or

196           (5) The personal care home can no longer meet the resident's needs with available  
197 support services. Triggering this occurrence requires a signed affirmation by the ASAP

198 responsible for maintaining the service plan. Furthermore, triggering this occurrence requires the  
199 clinical review of an ASAP from a contiguous service area with a signed statement confirming  
200 that the reviewing ASAP does not object to the involuntary discharge for the reason of no longer  
201 being able to meet the resident's needs with available support services.

202           The secretary shall establish the procedural requirements for an involuntary discharge,  
203 including the notice requirements and the related appeal process.

204           The administrator shall prepare plans, in consultation with the ASAP, to ensure safe and  
205 orderly involuntary discharge while protecting resident health, safety and rights.

206           Section 7: Supports for Room and Board

207           The secretary shall coordinate with the commissioner to develop an optional state  
208 supplement for recipients of supplemental security income who reside in personal care homes.  
209 The optional state supplement shall be no less than the supplement for assisted living. The  
210 optional state supplement may exceed the assisted living supplement by no more than ten  
211 percent.

212           The secretary shall recommend, and the commissioner shall establish and routinely  
213 revise, a personal needs allowance for residents of personal care homes.

214           A personal care home shall accept as full payment for room and board the amount of the  
215 combined optional state supplement and the supplemental security income payment, minus the  
216 personal needs allowance.

217           Section 8: ASAP Performing as Sponsor

218 Consistent with section 4B of chapter 19A, an ASAP may, in its role of a nonprofit  
219 agency capable of marshaling resources from within the community it serves, serve as sponsor to  
220 a personal care home. In such an instance, for the purpose of paragraph six in section 4 of  
221 chapter 19A, an ASAP coordinating and receiving the supports for room and board payments  
222 related to section 7 of said chapter shall not be considered a direct service.

223 When performing as a personal care home sponsor, the ASAP shall submit a plan for the  
224 review and approval of the secretary that specifies the measures taken to ensure adherence to the  
225 requirements of paragraph six in section 4 of chapter 19A.