



**Text of the Affordable, Health Senior Housing Commission Section of the
Affordable Homes Act**

SECTION 126. (a) Notwithstanding any general or special law to the contrary, there shall be a special commission to study and make recommendations on creating affordable and healthy senior housing. The commission's recommendations shall include, but not be limited to, strategies to better align housing, homecare and healthcare policy and programs to increase access and opportunity for residents to age in their community, including examining the benefit of providing incentives to young families to house elder adult family members to limit loneliness in adult populations, assist young families and limit the overall cost to the commonwealth.

(b) The commission shall consist of: the secretary of housing and livable communities or a designee, who shall serve as chair; the secretary of health and human services or a designee; the secretary of elder affairs or a designee; the chairs of the joint committee on elder affairs or their designees; the chairs of the joint committee on housing or their designees; 1 member appointed by the minority leader of the house of representatives; 1 member appointed by the minority leader of the senate; 1 member appointed by the secretary of housing and livable communities who shall represent an affordable housing financing agency; 1 member representing Citizens Housing and Planning Association, Inc.; 1 member representing the Mass Home Care Association; 1 member representing MassPACE, Inc.; 1 member representing Massachusetts Association of Councils on Aging, Inc.; 1 member representing LeadingAge Massachusetts, Inc.; 1 member representing Massachusetts Senior Action Council, Inc.; 1 member representing AARP Massachusetts; 1 member representing 2Life Communities Inc.; 1 member representing Hebrew SeniorLife, Inc.; and 2 members appointed by the governor who shall represent nonprofit housing developers with experience developing affordable senior rental housing.

(c) The study shall include, but not be limited to:

- (i) mapping out the economic profile of older adults;
- (ii) determining gaps in services to older adults;
- (iii) identifying best practices for creating supportive senior housing with sustainable funding;
- (iv) determining strategies for connecting and streamlining services supporting older adults in their community, including identifying federal waivers or other actions to support integration of such services;

(v) identifying partners to create opportunities for supportive housing development that incorporates health care infrastructure and service;

(vi) estimating the costs and potential impact of programs and recommending comprehensive strategies;

(vii) recommendations for creating academic partnerships to document and evaluate program innovations;

(viii) an analysis of the projected demand for senior housing in the 5 years following the first meeting of the commission;

(ix) recommendations to ensure senior housing is physically accessible and compliant with the Americans with Disabilities Act;

(x) a review of barriers to necessary housing modifications and potential funding sources;

(xi) recommendations to encourage development of senior housing in areas within reasonable walking distance of amenities and public transportation;

(xii) an evaluation of age-restricted housing and intergenerational housing with respect to costs, tenant preferences, accessibility and safety;

(xiii) analysis of models of community-based housing that provide medical support, including residential care homes, rest homes and small house nursing homes; and

(xiv) recommendations for design and infrastructure features including, but not limited to, increased ventilation and functional outdoor space for the purpose of preventing the spread of contagious diseases.

(d) The commission shall file a report of the study with the clerks of the senate and house of representatives, the joint committee on elder affairs and the joint committee on housing not later than June 30, 2025