

- 1) **Purpose.** This bill seeks to better enable seniors to live independently by providing service-enriched housing through a pilot program in eight counties. According to the author:

Research has clearly defined housing as a component of healthcare. [This bill] highlights seniors in affordable housing have better overall outcomes when their healthcare is addressed. When we move forward linking the two, we will help older adults age in the places of their choosing.

- 2) **Background.** Existing law establishes CDA to, among other duties, provide leadership to the area agencies on aging in developing systems of home- and community-based services that maintain individuals in their own homes or the least restrictive homelike environments. Existing law defines a senior citizen housing development for these purposes as a residential development for senior citizens that has at least 35 dwelling units.

In January 2021, the Governor released his Master Plan for Aging (MPA). This bill aligns with the housing and other goals provided in the MPA.

- 3) **Housing Plus Services.** LifeSTEPS, in partnership with USA Properties, operated the “Housing Plus Services: RN Coaching” pilot program in three communities in the Sacramento area for four years. The pilot program linked needed social services and health care services enabling older residents to remain living independently in their homes and avoid unnecessary and costly health care services such as emergency department visits, hospitalizations and nursing home stays.

In 2020, the U.S. Department of Housing and Urban Development (HUD) awarded LifeSTEPS for their Sacramento program. The HUD Secretary’s Award for Healthy Homes 2020 stated:

Because Americans are living longer, this project recognized the need to adjust our systems and policies for older adult health for both increasing financial sustainability and supporting aging with dignity. By providing health assessments and consultations to senior residents timely and where they live, vulnerable residents are supported to manage their chronic conditions and overall health. The number of residents moving out of their apartment communities because of health needs has been reduced by more than 69% with the RN Coaching program intervention, proving that this model contributes to families’ aging in place.

This bill establishes a similar pilot program in eight counties to be administered by CDA.

- 4) **Prior Legislation.** AB 1083 (Nazarian), of this legislative session, was similar to this bill and required CDA to establish and administer the Housing Plus Services Nursing Pilot Program in the counties of Los Angeles, Orange, Riverside, Sacramento and Sonoma. AB 1083 was held on this committee’s Suspense File.