



Fact Sheet: The Nursing Home Accountability and Improvement Act of 2021

What is the Nursing Home Accountability and Improvement Act of 2021?

The bill, introduced in August 2021 by a group of six U.S. senators, proposes a variety of regulatory reforms aimed at fixing some of the systemic issues in the nation's long-term care infrastructure.

Why is the bill relevant to The Green House Project and its work?

Among its many provisions, the bill would set aside \$1.3 billion for a demonstration program that would subsidize the creation of small-home nursing home campuses, either through new construction or renovations. Founded in 2003, The Green House Project has developed and honed the most widely adopted small-home nursing campus model in the United States, with 359 homes currently serving elders across the country.

The bill would require participating eldercare communities – or dedicated portions of communities – to feature small homes that house between five and 14 elders in private rooms with private bathrooms, along with a communal kitchen/dining area and accessible outdoor space. Participating operators would also be required to adopt a “team-based, collaborative” staffing model under which certified nursing assistants work in partnership with a full-time registered nurse, licensed practical nurse, or licensed vocational nurse.

Other requirements include:

- Facilitation of resident and family councils at each community
- Solicitation of resident input regarding programming and scheduling
- Completion of a resident care-preference assessment, in addition to the standard resident assessment, within 14 days of admission
- Provision of daily enrichment activities suited to resident preferences, such as art, music, and educational programming

As currently written, the bill does allow some flexibilities on these rules at the discretion of the Department of Health and Human Services (HHS).

How much financial support will each development receive?

The exact amounts vary depending on the costs necessary to implement the program requirements, but each facility cannot receive more than 3% of the \$1.3 billion project total – or about \$39 million.

Under the terms of the bill, HHS is allowed to provide either a single upfront lump-sum payment or up to three installments over the course of three fiscal years.

How would providers be able to participate in the pilot program?

Should the bill become law, interested organizations would be invited to submit proposals no later than July 2023, with the final participants selected for funding within two years.



How can a provider set a proposal apart from the pack?

Preference will be given to operators in medically underserved areas, as well as those with a majority of residents covered under a Title XIX state plan or waiver. HHS will also give priority to the proposals that it deems most likely to meet the demonstration plan’s goals, as well to providers that offer staff training above and beyond federal requirements as determined by payroll-based journal (PBJ) data.

What are the primary goals of the demonstration plan?

Within two years, operators that receive federal subsidies under the program will be required to prove that the renovations led to improvements on a host of quality metrics, including reductions in preventable hospitalizations, caregiver turnover, and total health care spending – along with improvements in functional status, infection control, and resident and family satisfaction. Compliance will be measured by comparing these outcomes against those from comparable traditional nursing homes outside of the program.

Participants in the program must then continue to meet those performance requirements for a subsequent five-year period.

Can the federal government take back money from non-compliant program participants?

Yes, failure to demonstrate success under the federal government’s criteria could result in the recoupment of “any funds” received through the program.

What is The Green House Project’s official stance on the bill?

The Green House Project fully supports the demonstration program and stands ready to assist the federal government, states, and nursing home providers in the vital work of infrastructure and workforce improvements. The requirements laid forth in the legislation very closely track with the existing Green House Project model, and GHP supports any concerted attempt to incentivize the replacement of institutional nursing facilities with more human, person-centered alternatives.

I agree – how can I support the bill?

Contact your U.S. senators and representatives and tell them to pass this demonstration program into law. [Click here for a template](#) that you can customize when calling or writing your federal lawmakers.

Where can I learn more about the legislation?

The Senate Finance Committee has issued a [press release](#) and [section-by-section summary](#) of the bill. You can also read the [full text of the legislation](#); the section on the pilot program begins on page 48.

How can I learn more about potentially partnering with The Green House Project on a new development or renovation?

Contact our project management team at inquiries@thegreenhouseproject.org.