

SEC. 101. SENIOR LIVING INDUSTRY STABILIZATION.

(a) Funding.--Notwithstanding any other provision of law, the President shall cause to be provided funding to operators of senior living communities in an aggregate amount of \$20,000,000,000, allocated on a per residential unit basis, to provide liquidity support and compensation to operators of senior living communities for losses incurred or anticipated to be incurred as a result of the coronavirus and COVID-19 outbreak in the United States (inclusive of lost revenue and expenses incurred (or anticipated to be incurred) as a result of such outbreak). Any such funding would be reduced dollar for dollar by the amount of any payroll tax credits received by an operator of senior living communities pursuant to other stabilization measures adopted in response to the coronavirus and COVID-19 outbreak.

(b) Definitions.--For purposes of this Section, senior living communities are defined as congregate housing for seniors typically aged sixty-two years or more (which shall be deemed to be satisfied if the average age of such residents is at least 75 years old), with fifteen or more residential units, at which housing and meals, housekeeping, social activities, transportation, medication management, and/or assistance with activities of daily living services are provided to residents, including independent living communities, assisted living communities, memory care communities, continuing care retirement communities, personal care homes, adult care homes, and residential care facilities for the elderly. Senior living communities shall not include institutions (or distinct parts of an institution) which (A) are primarily engaged in the activities of a skilled nursing facility as defined in 42 U.S.C. 1395-3; or (B) operate an adult day care center typically providing health, social and support services to older adults for less than 12 hours during the day in a setting other than congregate care or the patient's home. An operator of senior living communities is defined as any person or entity that is either licensed by a state to operate senior living communities or the owner-operator or lessee-operator of senior living communities unlicensed by a state or, if the other provisions of this sentence are not applicable, the person on whose behalf an operator manages a senior living community.

(c) Emergency Designation.--Congress designates the amount of new budget authority and outlays in all fiscal years resulting from this title as an emergency requirement pursuant to section 252(e) of the Balanced Budget and Emergency Deficit Control Act of 1985 (2 U.S.C. 901(e)). Such amount shall be available only to the extent that a request, that includes designation of such amount as an emergency requirement as defined in such Act, is transmitted by the President to Congress.

(d) Administration.--The [Agency] shall administer the funding provisions of Section 101(a). Not later than fourteen days after the date of enactment of this Act, the [Agency] shall issue regulations setting forth procedures for application, calculation and payment of

funds pursuant to Section 101(a), which may be supplemented by the [Agency] in its discretion. Payments under Section 101(a) may be funded in one or more installments, with the final installment occurring no later than September 15, 2020.