

TERRY E. BRANSTAD
GOVERNOR

RODNEY A. ROBERTS, DIRECTOR

KIM REYNOLDS
LT. GOVERNOR

August 26, 2013

Ms. Victoria Huffman, Administrator
Emerson Point
1355 Shannon Drive
Iowa City, IA 52246

RE: Final Recertification Monitoring Evaluation Report – Emerson Point, Iowa City, IA

Dear Ms. Huffman:

Enclosed is the **Final Recertification Monitoring Evaluation Report** completed by the Department of Inspections and Appeals (DIA) in accordance with Iowa Code chapter 231C and Iowa Administrative Code (IAC) chapters 481—67 and 481—69. The Plan of Correction has been reviewed and approved by the Department. The Request for Reconsideration in the area of Service Plans has been reviewed and accepted; therefore, **no Regulatory Insufficiencies were found during this evaluation.**

The review of the recertification documents you submitted has been completed and the documents are accepted. In addition, the State Fire Marshal's (SFM) inspection report has been received as well as the Facility Engineer's approval of the Evacuation Plans for your program.

Enclosed you will find the Assisted Living Program Certificate **S0181** with effective dates of **September 24, 2013** through **September 23, 2015**.

If you have any questions in regard to this certification, please contact me at 515/281-7039.

Sincerely,

Rose Boccella

Rose Boccella
Program Coordinator
Adult Services Bureau

Enclosure

IOWA DEPARTMENT OF INSPECTIONS AND APPEALS
Assisted Living Program
Final Recertification Monitoring Evaluation Report

Assisted Living Program:

Victoria Huffman, Administrator
Emerson Point
1355 Shannon Drive
Iowa City, IA 52246

Date of Monitoring Visit:

August 5 and 6, 2013

Monitor(s):

Stephanie Cummins, MA
Margaret Kaltefleiter, RN MS

Definitions: *The following definitions are relevant:*

Assisted Living Program – A program certified under 481 IAC 69 that provides housing with contracted services to three or more tenants in a physical structure that provides a homelike environment. Services may include but are not limited to health-related care, personal care, and assistance with instrumental activities of daily living. A General Population Program is an Assisted Living Program that is not dementia-specific but may have tenants with cognitive disorder.

Dementia-Specific Assisted Living Program - An assisted living program certified under 481 IAC 69 that serves fewer than fifty-five (55) tenants and has five (5) or more tenants who have dementia between Stages 4 and 7 on the Global Deterioration Scale (GDS), or serves 55 or more tenants and 10 percent or more of the tenants have dementia between Stages 4 and 7 on the GDS, or holds itself out as providing specialized care for persons with dementia, such as Alzheimer's disease, in a dedicated setting.

Regulatory Insufficiency - A violation of a statutory or rule provision within the Code of Iowa (2011) or the Iowa Administrative Code (IAC) governing assisted living programs. A regulatory insufficiency requires a plan of correction to be presented to and approved by the Department of Inspections and Appeals (DIA).

Plan of Correction - A written response to one or more regulatory insufficiencies that are statutory or rule violations. The plan should identify how and by what date each regulatory insufficiency will be corrected, and what measures will be taken to ensure the problem does not recur. The plan is due to DIA within ten (10) working days of the program's receipt of a Complaint/Incident Investigation Report. Depending on the circumstances, DIA may revisit the assisted living program to confirm progress in fulfilling a plan's corrective measures.

Overview: *In preparing this report, the following information was considered:*

Current Program Census

Assisted Living Programs are defined by the type of population served. The census numbers were provided by the Program at the time of the on-site.

General Population Program	
Number of tenants without cognitive disorder:	48
Number of tenants with cognitive disorder:	0
Total Population of Program at time of on-site	48
TOTAL census of Assisted Living Program	
	48

Tenant/Family Satisfaction Results – A meeting with 22 tenants was held. They liked living at the Program because of the socialization of being with others and the Program was affordable for those on a fixed income. Housekeeping services were completed to their satisfaction and the buildings and grounds were safe, clean and sanitary. Improvements needed included trimming the bushes, fixing a broken washer and dusting. The tenants reported areas of the sidewalks were deteriorating and washouts of dirt on the sides of the sidewalk. (The monitors investigated the tenant concerns regarding the sidewalks and washout areas. The concerns were shared with the Administrator who provided copies of a contract that had been signed with a concrete business to replace and fix the cracks and other deteriorating areas of the sidewalks, as well as the washout areas. The Program initiated the improvement of the sidewalks prior to the monitoring visit and the work was scheduled to begin approximately 30 days after the signed contract).

Nursing services were available when needed with a nurse being available on call during the night. Staff responded within five minutes or less when called for assistance. The care received was described as marvelous; staff treated the tenants very well and was trained to provide the services needed. The food was described as great and large servings were provided. The meat was tender and staff served the food appropriately. Foods were served at the appropriate temperature. A request for more consideration of special diets was made, as well as serving more variety of vegetables. Starchy foods were served frequently and it was stated that an alternate choice was only available on the day that liver and onions was served. Tenants stated the dining room was always cold and they would like the ventilation adjusted to provide a warmer environment. Poor communication was mentioned, and a request that Elder Services provide monthly bills was addressed. Sometimes pieces of food remained on the floor under the tables after the meals and it was requested the food be picked up before the next activity. Plenty of activities were provided but tenants requested more entertainment groups, monthly trips and the RFD television channel. Tenants felt safe, made their own decisions, and would recommend the Program to others. They stated living there was the next best place to being at home.

Program History – The program has not received any regulatory insufficiencies during the certification period.

On-Site Monitoring Evaluation –No regulatory insufficiencies were found.