STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	0018812	A. BUILDING: _____ B. WING _____	C 01/23/2026

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
HOWARD VILLAGE	2500 E HOWARD AVE SAINT FRANCIS, WI 53235

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
U 000	INITIAL COMMENTS On 01/22/2026 with information gathered through 01/23/2026, Surveyors conducted a standard and complaint investigation, at Howard Village, a Residential Care Apartment Complex (RCAC) in St Francis, WI. Three deficiencies identified. Complaint substantiated. Census: 25	U 000		
U 171	89.26(4) ANNUAL REVIEW A tenant's capabilities, needs and preferences identified in the comprehensive assessment shall be reviewed at least annually to determine whether there have been changes that would nescessitate a change in the service or risk agreement. The review may be initiated by the facility, the county department designated under sub. (3)(c)2., or at the request of or on the behalf of the tenant. This Rule is not met as evidenced by: Based on record review and interview, the provider did not ensure 1 of 3 tenants (Tenant 1) reviewed had an updated comprehensive assessment. Tenant 1's comprehensive assessment, dated 08/08/2025, did not identify his/her ability to self-administer medications. Findings include: On 01/22/2026, Surveyors reviewed Tenant 1's record and identified the following:	U 171		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE TITLE (X6) DATE

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U 171	Continued From page 1 -Tenant 1 was admitted to the provider's complex on 01/01/2025. -Tenant 1's record included a comprehensive assessment, dated 08/08/2025, that documented "[Tenant 1] had an order for community to assist with medications." -Tenant 1's record included a Self-Administration of Medication Evaluation, dated 11/26/2025, completed by Health Services Director (HSD) B, that documented Tenant 1 was capable of self-administering his/her current medications. -Tenant 1's record included an admission physician order, dated 12/30/2024, that documented Tenant 1's medications may be kept and self-administered by him/her. On 01/23/2026, at approximately 10:27 AM, Surveyors interviewed Executive Director (ED) A. ED A confirmed Tenant 1's most recent comprehensive assessment was dated 08/08/2025. ED A confirmed Tenant 1 self-administered his/her medications. ED A reported it is the facility's standard practice for a comprehensive assessment to be completed every 6 months or as needed. ED A reported HSD B is responsible to ensure comprehensive assessments are completed. ED A reported s/he would ensure Tenant 1's comprehensive assessment is updated.	U 171		
U 251	89.33 TENANT RIGHTS Explanation of tenant rights. A residential care apartment complex shall explain and provide copies of the tenant rights under this	U 251		

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U 251	Continued From page 2 subchapter and of any related facility policies and procedures to the tenant and to his or her disignated representative before the service agreement or any other written agreement between the tenant and the facility is signed. A copy of the rights and related policies shall be posted in a public place in the facility where they will be visible to tenants, visitors and staff. This Rule is not met as evidenced by: Based on observation and interview, the provider did not ensure a copy of rights and related policies were posted in a public place in the facility where they would be visible to tenants, visitors and staff. Findings include: On 01/22/2026, Surveyors toured the facility with Executive Director (ED) A and observed no posting related to rights and related policies in a public place visible to tenants, visitors and staff. 01/22/2026, at approximately 2:00 PM, Surveyors interviewed ED A. ED A reported s/he was not aware why postings related to rights and related policies in a public place that is visible to tenants, visitors and staff. ED A reported postings related to rights and related policies are normally posted by the facility License near front entrance. ED A reported facility was remodeled and might have been removed at that time.	U 251		
U 268	89.34(17) TENANT RIGHTS Rights of tenants. A tenant of a residential care apartment complex	U 268		

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U 268	Continued From page 3	U 268		

shall have all the rights listed in this section. These rights in no way limit or restrict any other rights of the individual under the U.S. Constitution, civil rights legislation or any other applicable statute, rule or regulation. Tenant rights are all of the following:

(17) SAFE ENVIRONMENT. To a safe environment in which to live.

This Rule is not met as evidenced by:
Based on observation and interview, the facility did not ensure each tenant had the right to a safe environment in which to live. The facility required cleaning and repairs. The facility did not take measures to ensure the environment was safe for 25 of 25 tenants residing in the facility.

Findings include:

On 01/22/2026, at approximately 11:21 AM, Surveyors toured the facility with Executive Director (ED) A and the following was observed:

Basement Kitchen
-Dust throughout.
-Cobwebs throughout.
-Pipes contained worn tape, rust and appeared to have black mold-like substance throughout.
-Walls contained a significant accumulation of dust and dirt throughout.
-Venting system covers were rusted and caked with dust.
-Foil insulation was hanging throughout.
-2 trays of uncovered ice cream cups with no date were on the freezer shelf.
-Wall in freezer had accumulation of dust.
-Freezer floor was dirty and contained a sticky

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U 268	Continued From page 4 substance. -Walls near dishwasher contained accumulation of dust, dirt and yellow substance. On 01/22/2026, at approximately 11:47 AM, Surveyors interviewed ED A. ED A reported tenants' food is prepared and stored in the basement kitchen. ED A acknowledged the above-mentioned safe environment concerns. ED A reported maintenance is responsible to ensure a safe environment in which tenants live.	U 268		