

TERRY E. BRANSTAD  
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LT. GOVERNOR

RODNEY A. ROBERTS, DIRECTOR

May 29, 2013

Mr. Ron Seibel, Administrator  
Hansen House Assisted Living  
2331 Nash Blvd.  
Council Bluffs, IA 51501

**RE: Final Initial Certification Monitoring Evaluation Report, Hansen House Assisted Living, Council Bluffs, IA**

Dear Mr. Seibel:

Enclosed is the **Final Initial Certification 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. Based upon a complete review of the Report and your actions to correct the identified Regulatory Insufficiency, DIA accepts your POC and certification of **Hansen House Assisted Living** will continue.

Enclosed you will find the Assisted Living Program Certificate **S0330** with effective dates of **September 21, 2012** through **September 20, 2014**. This certificate is to be posted in the building for public viewing.

If you have any questions regarding this certification, please contact me at 515/281-4116 or [James.Berkley@dia.iowa.gov](mailto:James.Berkley@dia.iowa.gov)

Sincerely,

*Jim Berkley*

Jim Berkley  
Program Coordinator  
Adult Services Bureau

Enclosure

**IOWA DEPARTMENT OF INSPECTIONS AND APPEALS**  
**Assisted Living Program**  
**Final Initial Certification Monitoring Evaluation Report**

**Assisted Living Program:**

Ron Seibel, Administrator  
Hansen House Assisted Living  
2331 Nash Blvd  
Council Bluffs, IA 51501

**Date of Monitoring Visit:**

April 9, 2013

**Monitor(s):**

Hal L. Chase, RN BSN MPH

**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).

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**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.

**Dementia-Specific Program by Dedication**

Number of tenants without cognitive disorder:	<u>0</u>
Number of tenants with cognitive disorder:	<u>7</u>
Total Population of Program at time of on-site	<u>7</u>
<b>TOTAL census of Assisted Living Program</b>	<u>7</u>

**Tenant/Family Satisfaction Results** – A community meeting was not held as tenants residing at the Program had moderate to severe cognitive decline. Several tenants were observed throughout the day when they were engaged in activities, during lunch and when medications were administered. Tenants appeared to be comfortable in their surroundings and appeared pleased with the assistance of cares given by staff. Tenant's apartments and common areas of the Program were clean, safe and sanitary. All exterior doors to the Program were locked and the alarm system was active and worked appropriately. Menus for all three meals prepared by the Program had been approved by a licensed dietician and Program staff had been properly trained on food safety and sanitation. Tenants appeared to be safe and staff encouraged tenants to assist and make decisions related to their personal and health related cares.

**Program History** – There were no regulatory insufficiencies during this certification period.

**On-Site Monitoring Evaluation** – The monitor(s) made observations detailed in the following areas.

**A. Record Checks**

- **Monitoring Observation:** A review of staff personnel files indicated the following: The Administrator was hired on 5-7-12. A criminal background, child abuse and dependent adult abuse check was completed on 5-16-13 and not prior to employment. Staff #4, a Certified Nursing Assistant, was hired on 9-15-12. A criminal background, child abuse and dependent adult abuse check had not been completed.
- **Regulatory Insufficiency:** Pursuant to Iowa code section 135C.33, a prospective employee of a program shall have a criminal history check, dependent adult abuse, and child abuse check performed before the prospective employee starts work. If a prospective employee has a criminal history or an abuse history, the prospective employee shall not be employed by the program unless the department of Human Services has performed an evaluation and determined that the record does not warrant the employment prohibition. Proof of the pre-employment background check shall be maintained in the program's employee file. The program must meet all requirement of Iowa code 135C 33 and Administrative rules adopted pursuant to Iowa Code section 135 C 33. (IAC r. 481-67.9 (3))