

# Uniform Disclosure of Assisted Living Services & Amenities (UDALSA)

This is a required document per [144G.40 Subd. 2 \(www.revisor.mn.gov/statutes/cite/144G.40\)](http://www.revisor.mn.gov/statutes/cite/144G.40) of all assisted living facilities to describe the services, supports, and amenities available at the assisted living facility. Prospective residents and their families can use this tool to determine if the assisted living facility can meet their needs, allow them to compare options among various settings, and make informed decisions about selecting an assisted living facility setting. The information presented here may be important for a resident’s ability to age in place. Assisted living facilities are not required to provide all the services listed, and available services are subject to change. The facility will indicate which services are provided and any limitations that may pertain to the service.

You are also encouraged to tour facilities, talk with other residents, residents’ family members, or meet one-on-one with facility staff during the selection process. The disclosure checklist is not a substitute for the assisted living contract, which is a separate document that will include the specific services to be provided to the individual resident and the fees per services.

## General Information

This information is current as of (MM/DD/YYYY): 11/03/2025

Name of Assisted Living: New Perspective – Eagan

HFID: 23505

Unique building/unit description (if applicable): \_\_\_\_\_

Facility Address: 3810 Alder Lane, Eagan, MN 55122

If services are provided at more than one building (on the assisted living campus), please list all locations below.

No additional buildings

Additional Building:

Building Name (if applicable): \_\_\_\_\_

Physical Address (if different than above): \_\_\_\_\_

Additional Building:

Building Name (if applicable): \_\_\_\_\_

Physical Address (if different than above): \_\_\_\_\_

Additional Building:

Building Name (if applicable): \_\_\_\_\_

Physical Address (if different than above): \_\_\_\_\_

Facility/Campus listed above has the following license; Check one:

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

- Assisted Living Facility License
- Assisted Living Facility with Dementia Care License

Availability of Unlicensed Staff (ULP); check one:

- Unlicensed staff are in the building and available to respond to resident requests 24/7
- Unlicensed staff may either be in the building, in an attached building, or within the campus and available to respond to resident requests 24/7

Availability of Licensed (RN/LPN) Staff (in *addition* to an RN who is required to be accessible to the staff 24/7); check one if applicable:

- Licensed staff are on site 24/7
- Licensed staff are either in the building, an attached building, or within the campus and available to respond to resident requests 24/7

Number of unlicensed direct care staff typically scheduled per shift:

Day Shift: Seven (7)

Evening Shift: Seven (7)

Night shift: Three (3)

## Payment Options

The facility will indicate by placing an “X” in the “Accepted” column if the payment option is accepted (may check more than one). The facility may indicate in the “Comments” column if a pre-determined length of private funds payment source is required before acceptance of Medicaid or waived service funds as well as the number of months required.

### Payment Options for Housing Contract

Payment Option	Accepted	Comments
Private Pay	X	Pursuant to payment terms of residency agreement
Sliding Scale		
Housing Support (formerly Minnesota Group Residential Housing) Payments	X	Pursuant to payment terms of residency agreement
Federal rent subsidy		
Other; explain:		

### Payment Options for Services

Payment Option	Accepted	Comments
Waivered Services (EW, CADI, BI); specify any limitations	X	EW, CADI; pursuant to payment terms of residency agreement
Private Pay	X	Pursuant to payment terms of residency agreement
Long Term Care Insurance	X	Resident responsible for payment processing
Other; explain:		

### Services and Amenities Available

Below is a list of services that are available to assisted living residents. The facility will indicate by placing a “yes” or “X” in the “Available” column if the service is provided or available at/on the campus/unit of the location listed above. If the “Available” column is blank, the facility does **not** provide that service.

#### Section 1: Dementia Care

Pertains only to facilities with an **Assisted Living with Dementia Care** license

Check each service available at the location(s) listed above.

#### Dementia Care Services Available

Service	Available	Comments
Secured unit or building for wandering or exit-seeking behavior	X	
Secured outdoor grounds on facility premises	X	Memory care (MC) courtyard
Individualized digital/alarm monitoring for wandering or exit-seeking behavior		
Prepared to manage challenging behaviors	X	MC only; community will assess for behavioral management needs; community cannot manage aggressive behaviors
Other; specify:		

## Section 2: Medication Management

Check each service available at the location(s) listed above.

### Medication Management Services Available

Service	Available	Comments
Verbal or visual reminders to take regularly scheduled medications; specify any limit to frequency in comments		
Communication with physician/pharmacy about ordering or refill requests	X	If community manages medications (med/treatment management services required in MC)
Medication administration by licensed or unlicensed personnel	X	If community manages medications (med/treatment management services required in MC)
Delivery of medication to resident previously set up by the facility nurse		
Medications set up by nurse for resident to self-administer		
Delivery of medication from the original containers to resident	X	Medication administration from approved pharmacy-labeled/dispensed packaging only
Delivery of liquid or food to resident if required to ingest medication	X	Available only to residents receiving community med/treatment management services
Delegation of medication management services by licensed health professional to unlicensed staff	X	Available only to residents receiving community med/treatment management services
Central storage of medication	X	Available only to residents receiving community med/treatment management services
Diabetic Care: insulin pen dosing	X	Available only to residents receiving community med/treatment management services
Diabetic Care: insulin pump management		
Diabetic Care: insulin syringe dosing		
Diabetic Care: sliding scale insulin management	X	Available only to residents receiving community med/treatment management services
Clinical monitoring of labs related to medications	X	Available only to residents receiving community med/treatment management services
Anticoagulant medication management	X	Oral only; available only to residents receiving community med/treatment management services
B-12 injections	X	Administered by licensed nurse; available only to residents receiving med/treat mgmt services

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Nutritional supplement administration	X	Available only to residents receiving community med/treatment management services
(IV) Intravenous management		
PICC lines (Peripherally Inserted Central Catheter)		
Injections; specify types or limits in comments (IM, SQ)	X	IM by licensed nurse only and SQ by authorized unlicensed personnel for community-approved medications
Nebulizers	X	Available only to residents receiving community med/treatment management services
Inhalers	X	Available only to residents receiving community med/treatment management services
Ear drops	X	Available only to residents receiving community med/treatment management services
Eye drops	X	Available only to residents receiving community med/treatment management services
Topicals	X	Available only to residents receiving community med/treatment management services
Patches	X	Available only to residents receiving community med/treatment management services
Medication delivery via enteral (feeding) tube		
Pain pump management		
Medical cannabis administration (pill form) for certified patients		
Medical Cannabis storage for certified patients		
Cannabidiol oil administration for certified patients		
Other; specify:		

### Section 3: Treatments & Therapies

Check each service available at the location(s) listed above.

#### Treatments & Therapies Available

Service	Available	Comments
Verbal or visual reminders to perform regularly scheduled treatments or exercises		
Wound care: basic	X	Such as band-aid, 2x2 gauze, non-stick pad, etc.
Wound care: complex		
Diabetic care: blood glucose monitoring	X	Available only to residents receiving community med/treatment management services
Diabetic care: foot/nail care	X	Available for residents who elect AL services
C-PAP	X	Available for residents who elect AL services
Bi-PAP		
Oxygen Management; specify any delivery system limitations	X	Available only to residents receiving community med/treatment management services; no re-breather masks
Oxygen saturation checks	X	Available only to residents receiving community med/treatment management services
Ventilators		
Suctioning		
Tracheostomy Care: cleaning of site and tube		
Tracheostomy Care: showering assistance		
Tracheostomy Care: suctioning assistance		
Pacemaker Checks	X	Available only for residents receiving community med/treatment management services
Arrange for On-Site Dialysis		
Arrange for/set-up Off-Site Dialysis		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Peritoneal Dialysis (on-site)		
Compression stockings	X	No wraps of any kind; TED stockings, zip up, and Tubigrips only
Lymphedema wraps		
Fall Prevention: balance assessments		
Fall Prevention: exercise programs		
Fall Prevention: strength training		
Integrative Health Services: acupuncture		
Integrative Health Services: aromatherapy		
Integrative Health Services: healing touch		
Integrative Health Services: massage		
Blood pressure checks	X	Monthly checks available for residents who elect AL services
Daily weight check		Daily not available; monthly weight checks available for residents who elect AL services
Indwelling urinary catheter care; emptying and bag changes	X	Available for residents who elect AL services
Indwelling urinary catheter replacement by nurse		
Straight (intermittent) catheter assistance		
Suprapubic catheter care	X	Available for residents who elect AL services
Ostomy care	X	Available for residents who elect AL services
Arrangements for and coordination with hospice care	X	Available for residents who elect AL services
End-of-life palliative care	X	In coordination with outside third-party healthcare provider

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Access to and training on use of automatic electronic defibrillators (AED)		
Training of and use of Cardiopulmonary Resuscitation (CPR)		
Other; specify:		

### Section 4: Assistance with Activities of Daily Living

Check each service available at the location(s) listed above.

#### Assistance with Daily Living Activities Available

Service	Available	Comments
Dressing	X	Available for residents who elect AL services
Bathing: shower	X	Available for residents who elect AL services
Bathing: bathtub		
Oral hygiene	X	Available for residents who elect AL services
Denture care	X	Available for residents who elect AL services
Cuing/reminders for self-cares	X	Available for residents who elect AL services
Use of special utensils	X	Pursuant to healthcare provider order; provided by resident
Feeding assistance for residents with complicated eating problems		
Set-up and cut food at meals	X	Available for residents who elect AL services
Manual Feeding; specify limits in comments	X	Available for MC residents only
Tube Feeding; specify limits in comments		
Feeding in common area with one staff member per resident		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Feeding in resident's apartment with one staff member per resident	X	Available only for MC residents & only for isolation/quarantine, acute illness or end of life
Grooming: hair care, make-up, shaving, application of lotion, etc.	X	Available for residents who elect AL services
Nail care: toenails, fingernails	X	Available for residents who elect AL services
Toileting: standby assistance/supervision	X	Hands-on assistance available for residents who elect AL services; no standby assist provided
Changing incontinence products; perineal care	X	Available for residents who elect AL services
Ordering replacement incontinence products	X	Available for medical assistance beneficiaries and incontinence program participants
Assistance with bowel and bladder control, devices, and training programs		
Other; specify:		

## Section 5: Mobility Support

Check each service available at the location(s) listed above.

### Mobility Services Available

Service	Available	Comments
Standby Assistance		
Transfers with assist of one staff	X	Available for residents who elect AL services; gait belt required
Transfers with assist of two staff	X	Resident must consistently be able to bear wt at all times; gait belt required; avail limited by current res acuity & staffing
Transfers utilizing sit-to-stand lifts	X	Resident must consistently be able to bear wt & grip-hold on bars at all times; avail limited by current res acuity & staffing
Transfers utilizing sliding boards		
Transfers utilizing bariatric equipment		
Ceiling lift transfers		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Non-mechanical transfers (trapeze)		
Mechanical lift: assist of 1 transfer		
Mechanical lift: assist of 2 transfer	X	Available for residents who elect AL services
Ambulation with assist of 1	X	Available for residents who elect AL services; gait belt required
Bed mobility	X	Available for residents who elect AL services
Assistance with chair mobility	X	Available for residents who elect AL services
Chair Glide System		
Mechanical Stair Lift System		
Handrails; in personal space	X	In bathrooms
Elevators	X	
Other; specify:		

## Section 6: Security & Monitoring

Check each service/option available at the location(s) listed above.

### Security and Monitoring Services

Service	Available	Comments
Every 15-minutes safety checks		
Every 30-minutes safety checks		
Hourly safety checks		
Every two-hours safety checks		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Daily safety checks		
Emergency call system; specify type in comments		
Non-emergency call system; specify type in comments	X	Bathroom pull cords; call pendant for non-MC AL residents if elected
Digital wander alert device on resident		
Wander alert system at facility exits		
Staff monitoring at facility exits; specify method in comments		
Visitor check-in/check-out at facility main entrance	X	
Bed alarms or movement sensing technology		
Door sensors: specify locations (unit, resident room, exits, etc.)	X	MC only; alarmed emergency egress doors
Security Guard		
Security cameras in common spaces	X	Limited interior in common spaces
Key card/fob access: specify locations (unit, resident room, exits, etc.)		
Other lock systems: specify locations (unit, resident room, exits, etc.)	X	Apts have lockable door w/key, community entrance/exit with keypad, MC w/ keypads
Emergency generator(s) to power the facility during power outages		
Other; specify:		

## Section 7: Dining and Nutrition

Check each service/option available at the location(s) listed above.

### Dining and Nutrition Services

Service	Available	Comments
Three meals available, plus snacks	Required	Meals provided based on resident meal plan election
Breakfast available in community space	X	
Breakfast available; delivered to apartment	X	Additional fee if not for acute illness; dependent on staffing availability
Lunch available in community space	X	
Lunch available; delivered to apartment	X	Additional fee if not for acute illness; dependent on staffing availability
Dinner available in community space	X	
Dinner available; delivered to apartment	X	Additional fee if not for acute illness; dependent on staffing availability
Meal tray delivery and pick-up from resident's unit	X	Additional fee if not for acute illness; dependent on staffing availability
Meal preparation in resident's unit		
Thickened Liquids; specify limits in comments	X	IDDSI levels: slightly thick, mildly thick, moderately thick; res cost for thickening agent
Modified Texture Diets; specify limits in comments	X	IDDSI levels: pureed, minced and moist, soft and bite-sized
Therapeutic Diets: cardiac		
Therapeutic Diets: diabetic or calorie controlled		
Therapeutic Diets: gluten-free		
Therapeutic Diets: high fiber		
Therapeutic Diets: low fat/low cholesterol		
Therapeutic Diets: low sodium		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Therapeutic Diets: no added salt	X	
Therapeutic Diets: renal diet		
Other special diets: kosher		
Other special diets: (vegetarian, vegan, etc.) specify in comments		
Dietitian or Nutritionist Services		
Carbohydrate intake/tracking		
Meal consumption tracking		
Other; specify:		

## Section 8: Supportive Services

Check each service available at the location(s) listed above.

### Supportive Services Available

Service	Available	Comments
Daily “I’m okay” checks service; specify procedure in comments	X	Not available in MC; AL res w/ services may elect for add'l fee; max 1 check/shift
Assistance with meals or food preparation		
Daily Social and Recreational Services	Required	
Housekeeping: bed making	X	
Housekeeping: defrost and clean refrigerator		
Housekeeping: dusting	X	Light dusting provided weekly as part of basic services
Housekeeping: organize closets and drawers		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Service	Available	Comments
Housekeeping: trash removal; specify frequency in comments	X	Provided weekly as part of basic services
Housekeeping: weekly general cleaning (clean floors, sinks, shower/tub, toilet, and vacuum)	X	
Housekeeping: other; specify in comments	X	May be more often than weekly when elected for additional fee
Laundry: linen (change bed, launder sheets, towels)	X	Available for residents who elect AL services
Laundry: wash, dry, and fold clothing; specify loads per week in comments	X	Available for residents who elect AL services; up to 2 loads per week; add'l loads for a fee
Laundry: other; specify in comments		
Schedule offsite social and recreational activities	X	Activities scheduled by the community
Schedule medical and social service appointments	X	Scheduling med appts only; assistance available upon request for res who elect AL services
Assistance with arranging transportation for personal, social, and recreational activities	Required	Assistance available upon request for residents who elect AL services
Assistance with arranging transportation to medical and social services appointments	Required	Assistance available upon request for residents who elect AL services
Provide transportation to social and recreational activities	X	Community-scheduled outings
Provide transportation to medical and social service appointments		
Assistance accessing community resources and social services	Required	Assistance available upon request for residents who elect AL services
Shopping: facility sponsored	X	Community scheduled activity; shopping assistance not available
Spiritual Care/Religious Services; on-site	X	
Assistance with bill paying/budgeting		Not available; document production for LTC insurance processing by resident for a fee
Communication boards or other supplemental communication devices	X	Available for residents who elect AL services at resident cost
Primary languages spoken by staff	X	English
Supervision of smoking		Supervision and transportation to and from approved smoking locations is not available

Service	Available	Comments
Other; specify:		

## Section 9: Staffing

Check each option available at the address location(s) listed above.

### Staffing Available

Staffing	Available	Comments
One-to-One staffing available		
One-to-One staffing for special circumstances		
Overnight companion		
Registered Nurse: on-site “part time”		
Registered Nurse: on-site “full time”	X	
Licensed Practical Nurse: on site “part time”		
Licensed Practical Nurse: on-site “full time”	X	
Assisted Living Director: on-site “part time”		
Assisted Living Director: on site “full time”	X	
Advanced Practice Registered Nurse: on-site “part time”		
Advanced Practice Registered Nurse: on site “full time”		
Activities Director: Part Time		
Activities Director: Full Time	X	
Dietician/Nutritionist consultant available or can be arranged		

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Staffing	Available	Comments
Physical Therapist available or can be arranged	X	Can be arranged with third-party provider
Respiratory Therapist available or can be arranged		
Occupational Therapist available or can be arranged	X	Can be arranged with third-party provider
Speech Language Pathologist available or can be arranged	X	Can be arranged with third-party provider
Social Worker available or can be arranged		
Other Licensed Professional available; specify type in comments		
Other; specify:		

## Section 10: Amenities

Check each option available at the location(s) listed above.

### Amenities Available

Amenity	Available	Comments
Accessible bathrooms; specify limits in comments	X	
Private units	X	
Semi-private units	X	
Studio/efficiency units	X	MC only
One-bedroom units	X	
Two-bedroom units	X	
Kitchen/Kitchenettes in units	X	
Internet access	X	Available at resident expense

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Amenity	Available	Comments
Cable (television)	X	Available at resident expense
Pets allowed	X	Not available in MC; per community's pet policy in AL
Pet care; specify in comments		Not available; resident must manage
Pool		
Whirlpool		
Exercise Room	X	
Library	X	
Activity Room	X	
Garden/outdoor spaces	X	
Chapel	X	
Private entertaining space	X	
Communal Dining room	X	
Beauty/Barber Shop	X	
Parking available for residents	X	Covered parking for additional fee
Parking available for guests	X	
Guest accommodations		
Laundry Room accessible to Residents	X	Not accessible to residents in MC
Washer-Dryer in units	X	Limited number of units; not available in MC
Central Air Conditioning	X	
Fully sprinklered building	X	

UNIFORM DISCLOSURE OF ASSISTED LIVING SERVICES & AMENITIES (UDALSA)

Amenity	Available	Comments
Designated smoking area inside (not apartment space)		
Designated smoking area outside	X	
Other; specify: 3-bedroom apartments available in AL		

## Additional Information

Sixty days before the facility plans to reduce or eliminate the availability of one or more services, the facility must provide written notice of the reduction. Refer to [144G.55 Subd. 1\(d\)](#) ([www.revisor.mn.gov/statutes/cite/144G.55](http://www.revisor.mn.gov/statutes/cite/144G.55)).

Residents may choose to obtain services from an outside service provider at their own cost. Residents may also obtain services from an outside service provider if the resident’s assessed needs exceed the scope of services the facility can provide as agreed upon in the contract and are not included in the checklist. If this occurs and the resident is not able to obtain services from an outside service provider, then the facility may require the resident move to another facility or care setting that is able to meet the resident’s needs. In the event this occurs, the facility will assist in a coordinated move of the resident to a safe and appropriate location.

Prospective Residents need to call the Senior LinkAge Line to discuss their housing options before signing a contract with a licensed assisted living facility. The Senior LinkAge Line is available Monday through Friday from 8am to 4:30pm at 1-800-333-2433.

You can get further information, at no cost, about advocacy or care options from:

- [Office of Ombudsman for Long Term Care \(https://mn.gov/board-on-aging/direct-services/ombudsman/\)](https://mn.gov/board-on-aging/direct-services/ombudsman/); 1-800-657-3591
- [Office of Ombudsman for Mental Health and Developmental Disabilities \(https://mn.gov/omhdd/\)](https://mn.gov/omhdd/); 1-800-657-3506
- Minnesota Directory for community resources: [www.MinnesotaHelp.Info](http://www.MinnesotaHelp.Info)
- [Minnesota Senior LinkAge Line \(www.seniorlinkageline.com/\)](http://www.seniorlinkageline.com/); 1-800-333-2433

(Optional) By signing below, I acknowledge that I have reviewed this document. This is NOT a contract to receive services.

\_\_\_\_\_  
Received Date

\_\_\_\_\_  
Individual or Legal/Designated Representative