

# 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): 09/10/2023

Name of Assisted Living: Gabby Care Homes LLC

HFID: 34026

Unique building/unit description (if applicable): Gabby Care Homes LLC

Facility Address: 1512 Pennsylvania Ave N, Champlin, MN 55316

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): Gabby Care Homes LLC - Hannah House

Physical Address (if different than above): 1510 Pennsylvania Ave N, Champlin, MN 55316

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:

- 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:<sup>1</sup> \_\_\_\_\_

Evening Shift:<sup>1</sup> \_\_\_\_\_

Night shift:<sup>1</sup> \_\_\_\_\_

## 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	
Sliding Scale		
Housing Support (formerly Minnesota Group Residential Housing) Payments		
Federal rent subsidy		
Other; explain:		

### Payment Options for Services

Payment Option	Accepted	Comments
Waivered Services (EW, CADI, BI); specify any limitations	x	
Private Pay	x	
Long Term Care Insurance		
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		
Secured outdoor grounds on facility premises		
Individualized digital/alarm monitoring for wandering or exit-seeking behavior		
Prepared to manage challenging 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	x	
Communication with physician/pharmacy about ordering or refill requests	x	
Medication administration by licensed or unlicensed personnel	x	
Delivery of medication to resident previously set up by the facility nurse	x	
Medications set up by nurse for resident to self-administer	x	
Delivery of medication from the original containers to resident	x	
Delivery of liquid or food to resident if required to ingest medication	x	
Delegation of medication management services by licensed health professional to unlicensed staff	x	
Central storage of medication	x	
Diabetic Care: insulin pen dosing	x	
Diabetic Care: insulin pump management		
Diabetic Care: insulin syringe dosing	x	
Diabetic Care: sliding scale insulin management	x	
Clinical monitoring of labs related to medications	x	
Anticoagulant medication management	x	
B-12 injections	x	

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Service	Available	Comments
Nutritional supplement administration	x	
(IV) Intravenous management		
PICC lines (Peripherally Inserted Central Catheter)		
Injections; specify types or limits in comments (IM, SQ)	x	Psychotropic IM, and Insulin SQ
Nebulizers	x	
Inhalers	x	
Ear drops	x	
Eye drops	x	
Topicals	x	
Patches	x	
Medication delivery via enteral (feeding) tube	x	
Pain pump management		
Medical cannabis administration (pill form) for certified patients	x	
Medical Cannabis storage for certified patients	x	
Cannabidiol oil administration for certified patients	x	
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	x	
Wound care: basic	x	
Wound care: complex		
Diabetic care: blood glucose monitoring	x	
Diabetic care: foot/nail care	x	
C-PAP	x	
Bi-PAP	x	
Oxygen Management; specify any delivery system limitations	x	
Oxygen saturation checks	x	
Ventilators		
Suctioning		
Tracheostomy Care: cleaning of site and tube	x	
Tracheostomy Care: showering assistance	x	
Tracheostomy Care: suctioning assistance	x	
Pacemaker Checks	x	
Arrange for On-Site Dialysis		
Arrange for/set-up Off-Site Dialysis	x	

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Service	Available	Comments
Peritoneal Dialysis (on-site)		
Compression stockings	x	
Lymphedema wraps	x	
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	
Daily weight check	x	
Indwelling urinary catheter care; emptying and bag changes		
Indwelling urinary catheter replacement by nurse		
Straight (intermittent) catheter assistance		
Suprapubic catheter care	x	
Ostomy care	x	
Arrangements for and coordination with hospice care	x	
End-of-life palliative care		

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Service	Available	Comments
Access to and training on use of automatic electronic defibrillators (AED)	x	
Training of and use of Cardiopulmonary Resuscitation (CPR)	x	
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	
Bathing: shower	x	
Bathing: bathtub	x	
Oral hygiene	x	
Denture care	x	
Cuing/reminders for self-cares	x	
Use of special utensils	x	
Feeding assistance for residents with complicated eating problems	x	
Set-up and cut food at meals	x	
Manual Feeding; specify limits in comments	x	
Tube Feeding; specify limits in comments	x	
Feeding in common area with one staff member per resident	x	

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Service	Available	Comments
Feeding in resident's apartment with one staff member per resident		
Grooming: hair care, make-up, shaving, application of lotion, etc.	x	
Nail care: toenails, fingernails	x	
Toileting: standby assistance/supervision	x	
Changing incontinence products; perineal care	x	
Ordering replacement incontinence products	x	
Assistance with bowel and bladder control, devices, and training programs	x	
Other; specify:		

## Section 5: Mobility Support

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

### Mobility Services Available

Service	Available	Comments
Standby Assistance	x	
Transfers with assist of one staff	x	
Transfers with assist of two staff	x	
Transfers utilizing sit-to-stand lifts		
Transfers utilizing sliding boards	x	
Transfers utilizing bariatric equipment		
Ceiling lift transfers		

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Service	Available	Comments
Non-mechanical transfers (trapeze)		
Mechanical lift: assist of 1 transfer		
Mechanical lift: assist of 2 transfer		
Ambulation with assist of 1	x	
Bed mobility	x	
Assistance with chair mobility	x	
Chair Glide System		
Mechanical Stair Lift System		
Handrails; in personal space	x	
Elevators		
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	x	
Every 30-minutes safety checks	x	
Hourly safety checks	x	Visual checks of each resident at least hourly while awake
Every two-hours safety checks		

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Service	Available	Comments
Daily safety checks	x	House telephone and walkie talkie
Emergency call system; specify type in comments	x	Per Care Plan by RN assessment
Non-emergency call system; specify type in comments	x	Per Care Plan by RN assessment
Digital wander alert device on resident	x	Per Care Plan by RN assessment
Wander alert system at facility exits	x	Per Care Plan by RN assessment
Staff monitoring at facility exits; specify method in comments	x	Per Care Plan by RN assessment
Visitor check-in/check-out at facility main entrance	x	Sign In/Out sheet at the exit doors
Bed alarms or movement sensing technology	x	Per Care Plan by RN assessment
Door sensors: specify locations (unit, resident room, exits, etc.)	x	Doors and windows when care planned by RN
Security Guard		
Security cameras in common spaces	x	Security cameras in use. May not capture footage continuously due to limited storag
Key card/fob access: specify locations (unit, resident room, exits, etc.)		
Other lock systems: specify locations (unit, resident room, exits, etc.)	x	Resident have the ability to lock/unlock own private doors. Exterior doors locked at night
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	
Breakfast available in community space	x	
Breakfast available; delivered to apartment		
Lunch available in community space	x	
Lunch available; delivered to apartment		
Dinner available in community space	x	
Dinner available; delivered to apartment		
Meal tray delivery and pick-up from resident's unit		
Meal preparation in resident's unit		
Thickened Liquids; specify limits in comments	x	Per resident's need with doctors orders
Modified Texture Diets; specify limits in comments	x	Per resident's need with doctors orders
Therapeutic Diets: cardiac	x	Per resident's need with doctors orders
Therapeutic Diets: diabetic or calorie controlled	x	Per resident's need with doctors orders
Therapeutic Diets: gluten-free	x	Per resident's need with doctors orders
Therapeutic Diets: high fiber	x	Per resident's need with doctors orders
Therapeutic Diets: low fat/low cholesterol	x	Per resident's need with doctors orders
Therapeutic Diets: low sodium	x	Per resident's need with doctors orders

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Service	Available	Comments
Therapeutic Diets: no added salt	x	Per resident's need with doctors orders
Therapeutic Diets: renal diet	x	Per resident's need with doctors orders
Other special diets: kosher		
Other special diets: (vegetarian, vegan, etc.) specify in comments	x	Per resident's need with doctors orders
Dietitian or Nutritionist Services		
Carbohydrate intake/tracking	x	Per resident's need with doctors orders
Meal consumption tracking	x	Per resident's need with doctors orders
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	Minimum of every shift and Per care plan/RN assessment
Assistance with meals or food preparation	x	Breakfast, Lunch, and Dinner, and at least 2 snack
Daily Social and Recreational Services	Required	
Housekeeping: bed making	x	Per Care Plan
Housekeeping: defrost and clean refrigerator	x	As assigned and as needed
Housekeeping: dusting	x	Twice weekly and as needed
Housekeeping: organize closets and drawers	x	Monthly and as needed

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Service	Available	Comments
Housekeeping: trash removal; specify frequency in comments	x	Daily and as needed
Housekeeping: weekly general cleaning (clean floors, sinks, shower/tub, toilet, and vacuum)	x	Weekly in common areas
Housekeeping: other; specify in comments	x	As assigned and as needed
Laundry: linen (change bed, launder sheets, towels)	x	Weekly as needed
Laundry: wash, dry, and fold clothing; specify loads per week in comments	x	Weekly two loads and as needed
Laundry: other; specify in comments	x	Weekly two loads and as needed
Schedule offsite social and recreational activities	x	Per resident request
Schedule medical and social service appointments	x	Per resident need
Assistance with arranging transportation for personal, social, and recreational activities	Required	
Assistance with arranging transportation to medical and social services appointments	Required	
Provide transportation to social and recreational activities	x	Per resident need
Provide transportation to medical and social service appointments	x	Per resident need
Assistance accessing community resources and social services	Required	
Shopping: facility sponsored	x	Offered Mondays and Fridays and per resident request
Spiritual Care/Religious Services; on-site		
Assistance with bill paying/budgeting	x	Per resident request and as needed
Communication boards or other supplemental communication devices		
Primary languages spoken by staff	x	English and Spanish. Interpreter available on request
Supervision of smoking	x	Smoking is allowed strictly on designated areas outside the facility.

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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	x	Per resident need and as Care Planned by RN
One-to-One staffing for special circumstances	x	Per resident need and as Care Planned by RN
Overnight companion		
Registered Nurse: on-site “part time”	x	
Registered Nurse: on-site “full time”	x	
Licensed Practical Nurse: on site “part time”		
Licensed Practical Nurse: on-site “full time”		
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		

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Staffing	Available	Comments
Physical Therapist available or can be arranged		
Respiratory Therapist available or can be arranged		
Occupational Therapist available or can be arranged		
Speech Language Pathologist available or can be arranged		
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		
Private units	x	Each resident has his own private room.
Semi-private units		
Studio/efficiency units		
One-bedroom units		
Two-bedroom units		
Kitchen/Kitchenettes in units	x	Shared Kitchen
Internet access	x	

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Amenity	Available	Comments
Cable (television)	x	
Pets allowed	x	Allowed to visit. May not to stay overnight. Digression to allergies considered. Therapy Pets
Pet care; specify in comments	x	Resident's are responsible to care for the pets and to keep environment clean.
Pool		
Whirlpool		
Exercise Room	x	Available in common recreational room across the str
Library		
Activity Room	x	Available in common recreational room across the str
Garden/outdoor spaces	x	Resident allowed to use common garden and outdoor spaces for recreational purposes
Chapel		
Private entertaining space	x	Back yard and Deck
Communal Dining room	x	
Beauty/Barber Shop		
Parking available for residents	x	
Parking available for guests	x	Street and off street parking with availability
Guest accommodations		
Laundry Room accessible to Residents	x	
Washer-Dryer in units	x	
Central Air Conditioning	x	
Fully sprinklered building		

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Amenity	Available	Comments
Designated smoking area inside (not apartment space)		
Designated smoking area outside	x	Resident should smoke only in designated areas only outside the building.
Other; specify:		

## 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 may 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