

Uniform Disclosure of Assisted Living Services and Amenities

Purpose

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): 04/01/2024

Name of Assisted Living: Epiphany Assisted Living

Unique building/unit descriptive (if applicable): _____

Physical Address: 10955 Hanson Blvd, Coon Rapids, MN 55433

If the indicated services are provided for more than one building/unit (on the campus), list all additional buildings/units this applies to. Use additional pages if necessary.

No additional buildings/units

Additional Building:

Unique building/unit descriptive (if applicable): _____

Physical Address (if different than above): _____

Additional Building:

Unique building/unit descriptive (if applicable): _____

Physical Address (if different than above): _____

Additional Building:

Unique building/unit descriptive (if applicable): _____

Physical Address (if different than above): _____

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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: 8

Evening Shift: 6

Night shift: 4

Payment Options

The facility will indicate by placing an “X” in the “Available” column if the payment option is accepted (may check more than one). Please indicate in the “Comments” column below if a pre-determined length of private funds payment source is required before acceptance of Medicaid or waived service funds; and if yes, indicate 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	X	
Federal rent subsidy		

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Payment Option	Accepted	Comments
Other; explain		

Payment Options for Services

Payment Option	Accepted	Comments
Waivered Services (EW, CADI, BI); specify any limitations		Accommodating current residents only. No longer accepting EL/CADI at
Private Pay	x	
Long Term Care Insurance	x	We help families by submitting the invoice. LTC pays the facility AL pays
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 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	Units have code pads and window restrictions.
Secured outdoor grounds on facility premises	X	MC1 has secured outdoor grounds with fencing and locked gates. The AL
Individualized digital/alarm monitoring for wandering or exit-seeking behavior		The windows and doors are monitored by alarm that staff monitors.
Prepared to manage challenging behaviors	X	We work with behavior interventionists as needed on an

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Service	Available	Comments
Other; specify in comments		

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	HHA visit
Communication with physician/pharmacy about ordering or refill requests	x	Preferred pharmacy, or residents pharmacy of choice that may incur a fee
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		
Delivery of medication from the original containers to resident		
Delivery of liquid or food to resident if required to ingest medication	x	Liquid is always provided and applesauce is always available if it is needed/requested.
Delegation of medication management services by licensed health professional to unlicensed staff	x	
Central storage of medication	x	We have locked medication carts in addition to meds in the nurse's office refrigerator.
Diabetic Care: insulin pen dosing	x	
Diabetic Care: insulin pump management		
Diabetic Care: insulin syringe dosing		
Diabetic Care: sliding scale insulin management	x	On case by base basis determined by RN

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Service	Available	Comments
Clinical monitoring of labs related to medications	X	Contract lab would come for the draw and analysis.
Anticoagulant medication management	X	Contract lab would come for the draw and analysis.
B-12 injections	X	
Nutritional supplement administration	X	Family to supply
(IV) Intravenous management		
PICC lines (Peripherally Inserted Central Catheter)		
Injections; specify types or limits in comments (IM, SQ)	X	SQ - IM's per LN
Nebulizers	X	HHA visit or medication management
Inhalers	X	
Ear drops	X	
Eye drops	X	
Topicals	X	
Patches	X	
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		

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Service	Available	Comments
Other; specify in comments		See policy

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	X	Outside agency would come in to manage complex wound care.
Diabetic care: blood glucose monitoring	X	
Diabetic care: foot/nail care	X	Nurse visit
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		
Tracheostomy Care: showering assistance		

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Service	Available	Comments
Tracheostomy Care: suctioning assistance		
Pacemaker Checks		
Arrange for On-Site Dialysis		
Arrange for/set-up Off-Site Dialysis		
Peritoneal Dialysis (on-site)		
Compression stockings	X	HHA
Lymphedema wraps		
Fall Prevention: balance assessments	X	Nurse visit
Fall Prevention: exercise programs	X	Activities
Fall Prevention: strength training	X	Activities
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	HHA
Indwelling urinary catheter care; emptying and bag changes	X	HHA
Indwelling urinary catheter replacement by nurse		

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Service	Available	Comments
Straight (intermittent) catheter assistance		
Suprapubic catheter care		
Ostomy care	X	HHA/nurse visit
Arrangements for and coordination with hospice care	X	
End-of-life palliative care	X	
Access to and training on use of automatic electronic defibrillators (AED)		
Training of and use of Cardiopulmonary Resuscitation (CPR)		
Other; specify in comments		

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	
Cueing/reminders for self-care	X	

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Service	Available	Comments
Use of special utensils	X	Outside referral to ST/PT, family/resident to provide
Feeding assistance for residents with complicated eating problems		
Set-up and cut food at meals	X	
Manual Feeding; specify limits in comments		
Tube Feeding; specify limits in comments		
Feeding in common area with one staff member per resident		
Feeding in resident's apartment with one staff member per resident		
Grooming: hair care, make-up, shaving, application of lotion, etc.	X	HHA
Nail care: toenails, fingernails	X	HHA
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		
Other; specify in comments		

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	MC units only; on a case-by-case basis in AL
Transfers utilizing sit-to-stand lifts	X	
Transfers utilizing sliding boards	X	
Transfers utilizing bariatric equipment		
Ceiling lift transfers		
Non-mechanical transfers (trapeze)		
Mechanical lift: assist of 1 transfer		
Mechanical lift: assist of 2 transfer	X	Available to current residents only - not available to new admissions.
Ambulation with assist of 1	X	Complimentary temporary escorts to meals as needed for new admissions for 14 days
Bed mobility	X	
Assistance with chair mobility	X	
Chair Glide System		
Mechanical Stair Lift System		
Handrails; in personal space	X	

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Service	Available	Comments
Elevators	X	
Other; specify in comments		

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	X	Memory Care only; case-by-case basis in AL
Every two-hours safety checks	X	Case-by-cases basis
Daily safety checks	X	Dining meal count
Emergency call system; specify type in comments	X	Resident pushes pendant then to pager system
Non-emergency call system; specify type in comments	X	Residents use pendants in addition to phone call
Digital wander alert device on resident		
Wander alert system at facility exits		
Staff monitoring at facility exits; specify method in comments	X	Doors are locked 24/7. Families have keys.
Visitor check-in/check-out at facility main entrance	X	
Bed alarms or movement sensing technology		

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Service	Available	Comments
Door sensors: specify locations (unit, resident room, exits, etc.)	X	
Security Guard		
Security cameras in common spaces	X	
Key card/fob access: specify locations (unit, resident room, exits, etc.)	X	Exits only
Other lock systems: specify locations (unit, resident room, exits, etc.)	X	MC units
Emergency generator(s) to power the facility during power outages	x	Generac Generator/preventative maintenance bi-annually
Other; specify in comments	x	Battery back up for fire panel. Batteries tested annually and changed every five years.

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	Meal plans offered, 3 meal plan for MC
Breakfast available in community space	X	
Breakfast available; delivered to apartment	X	Tray delivery charge
Lunch available in community space	X	
Lunch available; delivered to apartment	X	Tray delivery charge
Dinner available in community space	X	
Dinner available; delivered to apartment	X	Tray delivery charge

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Service	Available	Comments
Meal tray delivery and pick-up from resident's unit	X	Tray delivery charge
Meal preparation in resident's unit		
Thickened Liquids; specify limits in comments	x	Case-by-case basis, family to provide
Modified Texture Diets; specify limits in comments		
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		
Therapeutic Diets: no added salt		
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	X	In MC
Other; specify in comments		

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	Per license requirements.
Assistance with meals or food preparation	X	In dining room. No preparation in apartments by staff
Daily Social and Recreational Services	Required	
Housekeeping: bed making	X	Weekly by housekeeping and daily by HHA
Housekeeping: defrost and clean refrigerator	X	Performed as needed and when asked by resident.
Housekeeping: dusting	X	Done weekly by housekeeping
Housekeeping: organize closets and drawers	X	When requested. Laundry is put away in an organized manner
Housekeeping: trash removal; specify frequency in comments	X	Trash is removed on cleaning day or more often if needed. Memory care is daily.
Housekeeping: weekly general cleaning (clean floors, sinks, shower/tub, toilet, and vacuum)	X	Toilet cleaning on cleaning day each week or as needed if necessary.
Housekeeping: other; specify in comments	X	Windows are done yearly, when a new move in and as needed
Laundry: linen (change bed, launder sheets, towels)	X	Weekly or bi-weekly as needed
Laundry: wash, dry, and fold clothing; specify loads per week in comments	X	Two
Laundry: other; specify in comments	X	Extra bedding/blankets and quilts
Schedule offsite social and recreational activities	X	Activities take residents out to recreational activities in facility van/bus.
Schedule medical and social service appointments	X	As needed
Assistance with arranging transportation for personal, social, and recreational activities	Required	

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Service	Available	Comments
Assistance with arranging transportation to medical and social services appointments	Required	
Provide transportation to social and recreational activities	X	As a group through activities
Provide transportation to medical and social service appointments		
Assistance accessing community resources and social services	Required	
Shopping: facility sponsored	X	As a group through activities
Spiritual Care/Religious Services; on-site	X	
Assistance with bill paying/budgeting		
Communication boards or other supplemental communication devices	X	Bulletin boards for facility news
Primary languages spoken by staff	X	English
Supervision of smoking		
Other; specify in comments		

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		

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Staffing	Available	Comments
Registered Nurse: on-site “part time”		
Registered Nurse: on-site “full time”	X	Monday-Friday during business hours, On-call when offsite
Licensed Practical Nurse: on site “part time”		
Licensed Practical Nurse: on-site “full time”	X	Monday-Friday during business hours, On-call when offsite
Assisted Living Director: on-site “part time”		
Assisted Living Director: on site “full time”	X	During business hours and on-call when not on premises.
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	X	Can be arranged; outside agency
Physical Therapist available or can be arranged	x	Can be arranged; outside agency
Respiratory Therapist available or can be arranged	X	Can be arranged; outsiden agency
Occupational Therapist available or can be arranged	X	Can be arranged; outside agency
Speech Language Pathologist available or can be arranged	X	Can be arranged; outside agency
Social Worker available or can be arranged		
Other Licensed Professional available; specify type in comments		
Other; specify in comments		

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	Each unit has a bathroom, two on main floor, two locked in tub room, two locked in MC
Private units	X	
Semi-private units	X	We have two semi private units that consist of 2-2 bedroom apartments with two bathroom
Studio/efficiency units	X	23 in memory care. 13 in AL
One-bedroom units	X	35, two have dens
Two-bedroom units	X	We have two-2 bedroom units that are used as semi-private rooms for EW residents.
Kitchen/Kitchenettes in units	X	All units have kitchenettes
Internet access	X	
Cable (television)	X	
Pets allowed		
Pet care; specify in comments		
Pool		
Whirlpool	X	
Exercise Room	X	
Library	X	
Activity Room	X	

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Garden/outdoor spaces	X	
Chapel	X	
Private entertaining space	X	Rental fees my apply
Communal Dining room	X	
Beauty/Barber Shop	X	
Parking available for residents	X	Monthly charge for parking
Parking available for guests	X	
Guest accommodations	X	At our independent living facility which is on the same campus
Laundry Room accessible to Residents	X	2nd and 3rd floor are available. Memory care laundry is available with assistance.
Washer-Dryer in units		Not in units - on all floors
Central Air Conditioning	X	All areas and apartments
Fully sprinklered building	X	
Designated smoking area inside (not apartment space)		
Designated smoking area outside	X	
Other amenity; specify in comments		
Other amenity; specify in comments		

Additional Information

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

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
- [Minnesota Senior LinkAge Line \(www.seniorlinkageline.com/\)](http://www.seniorlinkageline.com/); 1-800-333-2433

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

Date (MM/DD/YYYY)

Individual or Legal/Designated Representative