

HCBS Final Rule Evidentiary Package

Heritage Place of Mapleton



Setting information

Setting name: Heritage Place of Mapleton	ID # 28389
Street address: 303 Troendle St. SW Mapleton, MN 56065	Phone: 507-524-3315
Setting website, if applicable: Heritage Place of Mapleton (http://heritageplaceofmapleton.com)	Date of site visit: 6/20/2018

Waiver service type

Waiver service	Service type
<input type="checkbox"/> Alternative Care (AC) <input checked="" type="checkbox"/> Elderly Waiver (EW) <input type="checkbox"/> Brain Injury (BI) <input type="checkbox"/> Community Access for Disability Inclusion (CADI) <input type="checkbox"/> Community Alternative Care (CAC) <input type="checkbox"/> Developmental Disabilities (DD)	Customized Living

Reason for heightened scrutiny

Prong type	Category	Type of setting
Prong 1 Located in a Public or Private Institution	Name of Institution	Name of Institution Mapleton Community Home

Note: The term people/person (resident for residential settings) refers to people receiving Medicaid HCBS waiver services.

General summary

Heritage Place of Mapleton is a customized living setting located in Mapleton, MN. Mapleton is a rural community located in southern-central Minnesota in Blue Earth County. It has a population of 1,756 as of the last census in 2010. Heritage Place is located on a continuum of care campus that offers independent living, customized living and skilled nursing facility.

At the time of the provider attestation, this setting was providing services to 20 people, six of whom were using an Elderly Waiver.

Customized living provider standards/qualifications

Licensure requirements and other state regulations for customized living services clearly distinguish these services/settings from institutional licensure or regulations.

Customized living services are provided in housing-with-services establishments with the service provider directly licensed as a comprehensive home care provider by the Minnesota Department of Health. Customized living services provide an individualized package of

regularly scheduled health-related and supportive services provided to a person who resides in a qualified, registered housing-with-services establishment.

Customized living service definitions that support the setting requirements

Customized living (CL) and 24-hour CL services include component services designed to meet the person's assessed needs and goals. Individualized CL services may include supervision, home care aide tasks (e.g., assistance with activities of daily living), home health aide tasks (e.g., delegated nursing tasks), home management tasks, meal preparation and service, socialization, assisting people with arranging meetings and appointments, assisting with money management, assisting people with scheduling medical and social services and arranging for or providing transportation. If socialization is provided, it must be part of the service plan, related to established goals and outcomes and not diversional or recreational in nature.

For more details about the component services, including what is covered and distinctions between each, see [Customized Living Component Service Definitions, DHS-6790H \(PDF\)](https://edocs.dhs.state.mn.us/lfserver/Public/DHS-6790H-ENG) (<https://edocs.dhs.state.mn.us/lfserver/Public/DHS-6790H-ENG>).

Minnesota's Community-Based Services Manual (CBSM) provides the following requirements for customized living services:

[CBSM page for customized living services](http://www.dhs.state.mn.us/id_001787#) (http://www.dhs.state.mn.us/id_001787#)

Prong 1 and Prong 2 settings

Meaningful distinction between the facility and HCBS setting

States must submit strong evidence that the setting presumed institutional has the characteristics of a HCBS setting and not an institutional setting.

Determination	Summary
<input checked="" type="checkbox"/> Met	Interconnectedness between the facility and the setting in question, including administrative or financial interconnectedness, does not exist or is minimal. Heritage Place is physically separated from the nursing facility by a hallway. Staff are hired specifically to work in the customized living setting or the nursing facility setting. There are separate activities scheduled for the customized living setting that are different from the
<input type="checkbox"/> Unmet	
<input type="checkbox"/> Not applicable	

	<p>nursing facility. An administrator oversees both the customized living and the nursing facility. However, each setting has separate staff and staff training and orientation policies and procedures.</p>
<p><input checked="" type="checkbox"/>Met <input type="checkbox"/>Unmet <input type="checkbox"/>Not applicable</p>	<p>To the extent any facility staff are assigned occasionally or on a limited basis to support or back up the HCBS staff, the facility staff are cross-trained to meet the same qualifications as the HCBS staff; (staff training materials that speak of the need to support individuals’ chosen activities), (person centered planning) (the staff is trained specifically for home and community-based support in a manner consistent with the HCB settings regulations.)</p> <p>The staff that work in the customized living setting also can choose to work in the nursing facility if there are openings, and vice versa. However, staff members never work in both settings on the same shift. If staff members from the nursing facility work in the customized living setting, they receive separate cross training, including training that is compliant with the HCBS rule.</p>
<p><input checked="" type="checkbox"/>Met <input type="checkbox"/>Unmet <input type="checkbox"/>Not applicable</p>	<p>Participants in the setting in question do not have to rely primarily on transportation or other services provided by the facility setting, to the exclusion of other options; (Describe the proximity to avenues of available public transportation or an explanation of how transportation is provided where public transportation is limited.)</p> <p>There is no public transit in Mapleton. The campus has its own van it uses for activities in the community. There is a ride service called AMV that people can use for medical appointments. Family also frequently provides rides to people.</p>
<p><input checked="" type="checkbox"/>Met <input type="checkbox"/>Unmet <input type="checkbox"/>Not applicable</p>	<p>The setting provides HCBS services in a space that is distinct from the space that institutional services are provided.</p> <p>The customized living setting is in a separate building from the nursing facility, connected by a long hallway and a door. The aerial view shows the customized living building outlined in yellow and the nursing facility building outlined in red. The settings also have separate entrances shown in the photos below. The décor and look of the two settings is very different.</p>

Aerial view of campus



Entrance to nursing facility



Entrance to customized living



Hallway connecting the two buildings



Community engagement opportunities and experiences

Heritage Place of Mapleton offers many opportunities for people to experience and stay active in the greater community. When people move into the setting, the activity director meets with them to talk about their personal interests and what kinds of activities they would like to participate in. The setting holds monthly resident councils, and people can talk about what new opportunities they would like offered, as well as provide feedback on previous activities. People are informed about their choices via a monthly calendar. Staff also discuss options with people throughout the day and remind them of what is offered that day. Some examples of community experiences offered are:

- Trips to the Kato Ballroom for concerts and events
- County fairs
- Parades
- Bus trips to see crops nearby
- Trips to Minneopa State Park
- Holiday lights tour
- “Songs on the Lawn” concerts
- “Bone Builders” exercise classes.

People in the setting frequently get out on their own or with family to:

- Attend family gatherings and celebrations
- Go shopping
- Take walks in the park
- Go out to eat.

The people living in the setting also stay engaged with their community by doing fundraisers and gathering needed items through the Sertoma Club.

On-site activities offered include religious services, bingo, baking, music, birthday celebrations, movies and exercise.

The setting is located next to a big city park, and people enjoy events going on at the park.



Bulletin board

HCBS characteristics

<p>This section is a summary of the individual HCBS characteristics required in the HCBS rule. The findings for each characteristic are identified through the setting attestation documentation, on-site observation or both.</p>	
<p>HCBS Rule requirement</p>	<p>Compliance status (Please select)</p>
<p>Each person at the setting has a written lease or residency agreement in place providing protections to address eviction processes and appeals.</p> <p><input checked="" type="checkbox"/> Compliant documentation submitted with attestation</p> <p><input checked="" type="checkbox"/> Observation made during on-site visit</p> <p>The setting provided an HCBS-compliant lease agreement as documentation through the provider attestation process. People interviewed confirmed they signed a lease.</p>	<p>Compliant</p>
<p>Each person at the setting has privacy in his/her sleeping or living unit including a lockable door.</p> <p><input checked="" type="checkbox"/> Compliant documentation submitted with attestation</p> <p><input checked="" type="checkbox"/> Observation made during on-site visit</p> <p>Locks were observed on all unit doors in the setting. People living in the setting who were interviewed confirmed that they have a lock on their unit door, and staff always knock before coming in.</p>	<p>Compliant</p>
<p>The setting facilitates that a person, <i>who shares a bedroom</i>, is with a roommate of their choice.</p> <p><input checked="" type="checkbox"/> Compliant documentation submitted with attestation</p> <p><input type="checkbox"/> Observation made during on-site visit</p> <p>Not applicable. This setting does not have any shared bedrooms, except for partners/spouses or roommates of their choice.</p>	<p>Compliant</p>
<p>The setting provides people with the freedom to furnish and decorate their bedroom and living unit within the lease or residency agreement.</p> <p><input checked="" type="checkbox"/> Compliant documentation submitted with attestation</p> <p><input checked="" type="checkbox"/> Observation made during on-site visit</p>	<p>Compliant</p>

The lease allows people in the setting to decorate and personalize their living units. Interviews were done in people's apartments, and the apartments were observed to be decorated with personal photos, mementos and decorations of the person's choice. One person interviewed has a passion for crafting and has many of her creations on the wall. She said she was able to have shelves put in to help hold her supplies. One of the pieces of her artwork is shown in this photo.



The setting provides people the freedom and support to control their daily schedules including access to food at any time.

Compliant

Compliant documentation submitted with attestation

Observation made during on-site visit

When asked if they can make their own choices about how they spend their time, people interviewed said they did. One person said, "There's always something going on around here. If you don't want to do something, you don't have to."



Loft area to visit with friends

Another person interviewed said she likes to visit in her apartment, but there are comfortable areas where she can chat with people throughout the setting.

The setting offers many food options. In addition to scheduled meals, the apartment units have full kitchens. There is a community kitchen and a Bistro where people can get snacks. The setting also has an "always available" menu where people can request food be made for them during certain hours.



“Always available” menu and the Bistro

The setting allows people to have visitors at any time.

Compliant

- Compliant documentation submitted with attestation
- Observation made during on-site visit

When interviewing people, they confirmed they are able to have visitors at any time.

The setting provides opportunities for people to seek employment and work in competitive integrated settings.

Compliant

- Compliant documentation submitted with attestation
- Observation made during on-site visit

At the time of the on-site visit, there were no people living at the setting who work. However, if someone had a desire to work or volunteer, the staff reported they would be flexible to accommodate that need.

The setting is physically accessible to the individual.

Compliant

- Compliant documentation submitted with attestation
- Observation made during on-site visit

The common spaces and living units were observed to be accessible. Living units and bathrooms were observed to have accessibility features, like the grab bars shown in the photo.



<p>The setting provides people opportunities to access and engage in community life.</p> <p><input checked="" type="checkbox"/> Compliant documentation submitted with attestation</p> <p><input checked="" type="checkbox"/> Observation made during on-site visit</p> <p>See the community engagement section. This setting offers some services on site, such as lab blood draws, outpatient therapies, portable x-rays and hearing aid checks. People are given a list of options, including both on-site and community providers. People interviewed said they were aware they could use any provider they wanted. They said they use a mix of on-site and community providers.</p>	<p>Compliant</p>
<p>The setting supports the person’s control of personal resources.</p> <p><input checked="" type="checkbox"/> Compliant documentation submitted with attestation</p> <p><input type="checkbox"/> Observation made during on-site visit</p> <p>Not applicable. This setting does not offer money management services.</p>	<p>Compliant</p>
<p>The setting ensures people’s right to privacy.</p> <p><input checked="" type="checkbox"/> Compliant documentation submitted with attestation</p> <p><input checked="" type="checkbox"/> Observation made during on-site visit</p> <p>When asked if they felt staff respected their privacy, people stated staff always respected their privacy by knocking on their unit doors before entering.</p>	<p>Compliant</p>
<p>The setting ensures people’s dignity and respect.</p> <p><input checked="" type="checkbox"/> Compliant documentation submitted with attestation</p> <p><input checked="" type="checkbox"/> Observation made during on-site visit</p> <p>Staff were observed treating people with dignity and respect by stopping what they were doing to listen carefully to a request. People interviewed said staff were “wonderful and take good care of us.”</p>	<p>Compliant</p>
<p>The setting ensures people’s freedom from coercion and restraint.</p> <p><input checked="" type="checkbox"/> Compliant documentation submitted with attestation</p> <p><input type="checkbox"/> Observation made during on-site visit</p> <p>Staff are trained on the Minnesota Home Care Bill of Rights and the Minnesota Vulnerable Adults Act. A copy of the Home Care Bill of</p>	<p>Compliant</p>

<p>Rights is given to people to inform them of their right to be free from coercion and restraint.</p>	
<p>The setting optimizes individual initiative, autonomy and independence in making life choices, including daily schedule and with whom to interact.</p> <p><input checked="" type="checkbox"/> Compliant documentation submitted with attestation</p> <p><input checked="" type="checkbox"/> Observation made during on-site visit</p> <p>People interviewed stated they feel they choose their own schedules and make their own decisions. When asked about their choices in life, they said, "I control it."</p>	<p>Compliant</p>

Pictures of the HCBS setting



People have patios overlooking the park



The lounge area for people to visit



Dining room

Public comment summary

The Minnesota Department of Human Services (DHS) did not receive public comments for this setting.

DHS sought public comment from April 30, 2019, to June 9, 2019, before submitting settings to the Centers Medicare & Medicaid Services (CMS) for heightened scrutiny.

We sought public comments using the following methods:

- Evidentiary packages posted online on the [Home and Community Based Services Rule transition plan page](#)
- Evidentiary packages specific to each setting posted in a common area of the setting
- Notice of public comment period via [May 10, 2019, eList announcement](#)
- Notification to lead agencies via regional resource specialists
- Notification to providers via email
- Notification to managed care organizations and Area Agencies on Aging (AA) via email
- Notification to long-term care ombudsman office via email
- Disability Hub MN virtual insight panel.

Minnesota's recommendation

Date of recommendation: 7/1/2019

Minnesota supports that this setting overcomes the institutional presumption and meets the requirements of a home and community-based setting. Provider is required to maintain on-going compliance with all HCBS requirements.