

The IALA Advisor

News from IALA – Iowa Assisted Living Association



Iowa Assisted
Living Association

IALA Spring Conference Enhancing the Memory Care & Assisted Living Experience February 26, 2014

Is your community ready for the next wave of residents coming to your Memory Care and Assisted Living Community? Are you ready to meet their needs?

Your Iowa Assisted Living Association is here to help you **EXCEED** their expectations and **ENHANCE** their lives!!!

To kick off 2014 we will be offering an exceptional one-day educational seminar February 26th at the West Des Moines Learning Center.



**Our featured speakers are: Rose Bocella and Jim Berkley
Iowa Department of Inspections and Appeals
and
The Carden Group
“Building Cultures of Excellence”**

Don't miss this exciting opportunity to start the New Year with the latest educational resources and techniques that will help your community enhance the lives of your residents.

**Save the date and see you all next year at the
February 26th Seminar!!**

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President's Message

Allison Law

As we wind down 2013 and prepare for 2014, I wanted to thank all of the members of the Association for a great year! Our Association was “revived” this year and I could not have asked for a better year of revival! The membership increased this year, the on-line course continues to increase and our Board of Directors also increased! A pretty amazing year for the Iowa Assisted Living Association!

We are excited to see everyone at the February 26th Spring Conference. Peggy Luciano, Education Chair, has a great day planned with the Department of Inspections and Appeals and other great speakers! Peggy is also gearing up for the Annual Conference which will be held in August 2014!

Our new membership year will begin April 1st, 2014! We have seen our membership grow this year and are confident it will continue to grow into 2014. If you know of any assisted living provider who would benefit as a member of the Iowa Assisted Living Association, please let Shellie Petek, Executive Administrator of IALA know and she will be happy to reach out to them!

I wish you all a VERY HAPPY HOLIDAY SEASON and joyous New Year!

Allison

Allison Law
IALA President

Online Assisted Living Management Course For Assisted Living Administrators/Managers/Nurses

This online course is designed for new managers/nurses or as a refresher course for anyone to better understand Iowa's Assisted Living Codes and DIA Regulations.
(40 Contact Hours)

To register: contact Shellie at info@ialaonline.net or
515-278-8700
IALA Members: \$495 ♦ Non-Members: \$750

Application of Landlord and Tenant Act

Debbie Fisher, Governmental Affairs Committee Chair

It is a simple Section in Chapter 231C of the Iowa Code pertaining to Assisted Living Programs, **231C.19 Application of landlord and tenant Act. Chapter 562A, the uniform residential landlord and tenant Act, shall apply to assisted living programs under this chapter.**

So what does this mean to you as a provider, why would such a rule apply to a “Program” that provides care, and does it apply to every assisted living program?

This provision was added to the assisted living law several years ago to foster the creation of affordable assisted living programs developed and financed in part through the sale of Low Income Housing Tax Credits (LIHTC). These assisted living programs are apartment projects built with very low debt in order for rents to remain affordable to persons whose income does not exceed 60% of the median income for the area in which the project (i.e., Affordable Assisted Living Program) is located. The regulations governing the LIHTC program require that these tax credits are used for housing, and not to pay for services. The Affordable Assisted Living Programs generally contract with a third party provider for the provision of health-related services that are eligible for the Elderly Waiver Program.

One of the primary effects Chapter 562A has on assisted living providers is with respect to the manner in which the lease, or in the case of a certified ALP, the Occupancy Agreement can be legally terminated by the Landlord (i.e., provider). A progression of certain notices is required in order for the termination of the Agreement to be lawful. ALP’s that are part of a Continuing Care Retirement Community (an overall separate licensure) are not deemed to have to comply with the Landlord Tenant Act. IALA strongly urges all our members to check with their legal counsel for direction in dealing with specific tenant situations that may be affected by the Landlord Tenant Act. This article is not intended to offer any legal advice.

If members are interested in continuing education on the Landlord Tenant Act, please contact the Association offices and perhaps this topic can be included in future IALA conferences.

IALA 2014 – Get Involved!!

Joy Cox, Public Relations Committee Chair

It’s hard to believe that 2013 is near the end and 2014 is knocking on the door!! IALA is hard at work planning a fantastic year of conferences for you and your team! IALA has added new members and associate members since the conference, increasing the networking opportunity for our members. We anticipate membership continuing to grow in 2014!!

IALA is very excited about the additions to the IALA Board of Directors which includes assisted living providers, associate members who provide services and products to our industry, and members with vast experience and knowledge in regulatory compliance. It is the Board of Directors’ goal to provide members a well-rounded board with insight into the assisted living industry. Their goal is to lead **your association** in innovation, insight and leadership on the topics that impact assisted living.

I would encourage anyone interested in participating in a committee to contact Shellie at the IALA office. This is a great opportunity for members to be an important part of leading our industry and being an advocate for

the residents you serve each and every day. IALA Committees include Education Committee, Governmental Committee, and Membership/Public Relations Committee! ***Sign up today and get involved!!***

IALA will be hosting their spring conference which is scheduled for Wednesday, February 26 to include the Department of Inspections and Appeals James Berkley and Rose Boccella presenting! ***You will not want to miss this opportunity to hear the latest updates from DIA!*** The IALA Education Committee has also planned an exciting professional speaker focus on team building for the remainder of the day to round out our first educational conference for 2014!

As **Your Association**, we continue to strive to provide you with the education and topics that are important to you! IALA is looking forward to serving you in 2014!

IALA Is All About YOU!

Renee' LePera, Membership Committee Chair

IALA is looking forward to welcoming new members in 2014!! We are very excited about the response to membership in 2013 and want to continue to build YOUR ASSOCIATION!! IALA membership offers our members excellent education, the most recent updates to regulatory changes and governmental issues that affect assisted living! The most important value IALA offers is YOU! The opportunity to network with other assisted living providers, sharing best practices and innovations for the industry we love. Our associate members offer you the ability to see the newest trends in products and services in the assisted living industry.

If you are not currently a member of IALA, I encourage you to get in touch with me today so we can discuss the many reasons you should join IALA for 2014. Feel free to e-mail or call me to discuss how IALA can benefit your assisted living community in 2014!! I can be reached at rlepera@seniorhousingcompanies.com or via cell 515.577-0695. Iowa Assisted Living Association is the only association for assisted living in Iowa focused strictly on assisted living so don't miss this opportunity to be a part of it!

Membership in IALA is affordable! IALA offers affordable membership rates at \$15 per certified apartment. IALA also offers a flat membership rate for Affordable Assisted Living. Membership applications are available by contacting Shellie at the IALA office at 515-278-8700 or via email at: info@ialaonline.net.

Join IALA TODAY!!



The IALA administrative office is very grateful to have the opportunity to work with the assisted living industry. As we move forward please feel free to send suggestions for seminar topics that you would like to see offered in the future.

Wishing You a Very Merry Christmas!

Hello Colleagues,

As the retired Bureau Chief of Adult Services (assisted living, adult day and elder group homes), I am interested in facilitating/consulting to promote quality service provision. All of you know my practice in balancing autonomy and risk within the rules... mitigating risk while optimizing safety and autonomy. I always tried to promote those precepts for the elders we all served, as well as providers, during my 13 years in assisted living regulation.

Collaboration and cooperation within the confines of bureaucracy pose challenges; I think it will be a great opportunity to practice as a free agent in this venue (at an hourly rate, of course!) supporting all of those goals.



Assisted living continues as an 'experiment in progress'; I have expertise to share in the private sector:

- Prep for state monitoring visits in assisted living programs/follow up
- Quality oversight
- Business planning
- Mentoring of nursing staff
- Heightening understanding of the rules
- Legal witness/consultant

I am available at annmartin001@gmail.com.

Sincerely,

Ann Martin

Welcome New Member
Freedom Home Health Care
Des Moines (54 units)



Iowa Assisted
Living Association

2014 Spring Conference
February 26, 2014

West Des Moines Learning Center
West Des Moines

“Keeping Assisted Living – Assisted Living”