



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via e-mail XRBC2@AOL.COM
July 1, 2022

██████████
Director
Labor of Love, Inc.
2029 North 62nd Street
Philadelphia, Pennsylvania 19151

RE: Labor of Love – Building 3
1140 North 63rd Street
Philadelphia, Pennsylvania 19151
License #: 10189

Dear ██████████:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) review on April 5, 2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,

████████████████████

████████████████

Human Services Licensing Supervisor

Enclosure
Licensing Inspection Summary

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY - PUBLIC

Facility Information

Name: *LABOR OF LOVE - BUILDING 3* License #: *10189* License Expiration: *06/18/2021*
Address: *1140 NORTH 63RD STREET, PHILADELPHIA, PA 19151*
County: *PHILADELPHIA* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Legal Entity

Name: *LABOR OF LOVE INC*
Address: *2029 NORTH 62ND STREET, PHILADELPHIA, PA, 19151*
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-1* Date: *12/10/1998* Issued By: *City of Philadelphia*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *7* Waking Staff: *5*

Inspection Information

Type: *Full* Notice: *Unannounced* BHA Docket #:
Reason: *Renewal* Exit Conference Date: *04/05/2021*

Inspection Dates and Department Representative

04/05/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *12* Residents Served: *7*

Secured Dementia Care Unit

In Home: *No* Area: Capacity: Residents Served:

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *6* Are 60 Years of Age or Older: *4*
Diagnosed with Mental Illness: *6* Diagnosed with Intellectual Disability: *1*
Have Mobility Need: *0* Have Physical Disability: *0*

Inspections / Reviews

04/05/2021 - Full

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *05/22/2021*

06/29/2022 - POC Submission

Inspections / Reviews (*continued*)

Reviewer: [REDACTED]

Follow-Up Type:

Follow-Up Date:

5a1 - DHS Access

1. Requirements

2600.

5.a. The administrator or a designee shall provide, upon request, immediate access to the home, the residents and records to:

- 1. Agents of the Department.

Description of Violation

On 04/23/21 at 1:48pm, an agent of the Department requested access to records. Staff person A refused to provide access until 04/30/21.

Plan of Correction

Accept

I missed an e-mail sent from the inspector on 4/23/21. The Inspector called me on 4/29/21 to inquire about it, I looked back into my e-mails and found it. I responded with the required documents that next morning. A business e-mail has been established and will be checked daily by the Administrator for future compliance.

Completion Date: 05/26/2021 Licensee's Proposed Date of POC Implementation

Implemented 6/29/22 CM

20b6 - Interest Bearing Account

1. Requirements

2600.

20.b. If the home provides assistance with financial management or holds resident funds, the following requirements apply:

- 6. If a home is holding more than \$200 for a resident for more than 2 consecutive months, the administrator shall notify the resident and offer assistance in establishing an interest-bearing account in the resident's name at a local Federally-insured financial institution. This does not include security deposits.

Description of Violation

The home held money for resident #1, from January, 2021 to April, 2021, during which time the balance of those funds did not fall below [REDACTED]. The home has not offered the resident assistance in establishing an interest-bearing account.

Plan of Correction

Accept

All of our residents received stimulus money which was deposited directly into their checking accounts. Some of them spent everything, while some of them still have a balance that is over [REDACTED] in their checking accounts. We didn't realize that checking accounts were not interest bearing account. All of our residents (that we are the Rep Payee for) accounts have been checked, and appointments have been made with [REDACTED] Bank or [REDACTED] Bank to open up savings accounts for any resident that has more than [REDACTED] in their checking accounts. From now on, the Administrator will check all accounts monthly for future compliance.

Completion Date: 06/02/2021 Licensee's Proposed Date of POC Implementation

Implemented 6/29/22 CM

107d - Procedure Emergency Management Agency Submission

1. Requirements

2600.

107.d. The written emergency procedures shall be reviewed, updated and submitted annually to the local emergency management agency.

Description of Violation

The home's written emergency procedures have not been submitted to the municipal emergency management agency.

Plan of Correction

Accept

Our written Emergency Management Procedures were submitted by mail. Proof was shown during the inspection to the inspector. He informed me that they now had to be submitted electronically. We didn't have any knowledge

107d - Procedure Emergency Management Agency Submission (continued)

that the Emergency Management Procedures had to be submitted electronically now. For 2021 and going forward, the Administrator will submit our Emergency Management Procedures electronically for future compliance.

Completion Date: 05/26/2021 Licensee's Proposed Date of POC Implementation

Implemented 6/29/22 CM