



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

February 13, 2019

Jenel Stoinski  
ARHC PPDWTMI01 TRS, LLC  
c/o Health Care Trust Inc  
405 Park Avenue  
New York, NY 10022

RE: Application #: AM190397513  
**Addington Place of DeWitt**  
**1177 Solon Road**  
**DeWitt, MI 48820**

Dear Ms. Stoinski:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 12 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9720.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Barner".

Leslie Barner, Licensing Consultant  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(517) 256-2181

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

**License #:** AM190397513

**Applicant Name:** ARHC PPDWTMI01 TRS, LLC

**Applicant Address:** c/o Health Care Trust Inc  
405 Park Avenue  
New York, NY 10022

**Applicant Telephone #:** (248) 342-4705

**Administrator/Licensee Designee:** Jenel Stoinski

**Name of Facility:** Addington Place of DeWitt

**Facility Address:** 1177 Solon Road  
DeWitt, MI 48820

**Facility Telephone #:** (517) 484-6980

**Application Date:** 12/12/2018

**Capacity:** 12

**Program Type:** PHYSICALLY HANDICAPPED  
AGED  
ALZHEIMERS

## II. METHODOLOGY

12/04/2018	Application Received – Original
12/04/2018	Contact - Document Sent Rule & Act booklets
12/04/2018	Application Incomplete Letter Sent
12/06/2018	Contact - Document Received Received property deed, board of directors list, articles of incorporation/by laws, designation of available person, program statement, staffing pattern, organizational chart, admission policy, refund policy, discharge policy, standard/routine procedures, personnel policies, job descriptions, medical clearance for Jenel Stoinski, TB test results for Jenel Stoinski, and documentation of training, competencies, and experience for Jenel Stoinski
12/06/2018	Inspection Completed On-site
12/06/2018	Inspection Completed-BCAL Full Compliance
12/12/2018	Enrollment
01/18/2019	Inspection Completed-Environmental Health : A
02/11/2019	Inspection Completed-Fire Safety : A

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Addington Place of DeWitt is a newly renovated one-story ranch style building with vinyl siding located in DeWitt, Michigan. The facility has ample parking for visitors and staff members. Upon entering the facility there is a small vestibule leading into a large dining area. The great room is located off the east end of the dining area. The kitchen is located off the south end of the dining area. There are 12 resident bedrooms located within two wings on the south end and east end of the building. There are 14 half – bathrooms, two shower rooms, and one full bathroom in the facility. Each resident bedroom provides access to a Jack-and-Jill style bathroom shared between two resident bedrooms. The facility is equipped with space for five offices, a laundry room, a salon, an activity room, and a utility room. The facility is wheelchair accessible and has four approved means of egress that are at grade and easily traversed with a wheelchair. The facility is equipped with wider doors to allow freer access to resident rooms and restrooms. Also, the hallways are wider to accommodate residents who need more space to maneuver a wheelchair or walker. There is a paved path and gazebo area in the back yard that is handicap accessible, so residents can enjoy the outdoors in a safe

environment. The facility utilizes a public sewage disposal system and private water supply. The facility received a full approval rating from the Mid-Michigan District Health Department on 1/18/2019.

The facility is equipped with two electric hot water heaters located in a utility room on the main floor of the facility. The facility is equipped with a boiler which is also located in the utility room off the living room. The boiler was inspected and determined to be functioning properly on 8/29/18. The heating plant is enclosed in a room constructed of material with a one-hour-fire-resistance rating and a three-hour fire rated door with an automatic self-closing device and positive latching hardware.

The facility is equipped with an interconnected, hardwired smoke detection system with battery back-up which was installed by a licensed electrician and is fully operational. Smoke detectors have been installed near sleeping areas, the dining room, kitchen, great room, and near all flame- or heat-producing equipment. The facility is fully sprinkled. The facility was determined by the Bureau of Fire Services to be in compliance with the applicable fire safety administrative rules on 02/11/2019.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
105	12' X 12'	144	One
106	12' X 18'	216	One
107	12' X 18'	216	One
108	12' X 12'	144	One
109	12' X 12'	144	One
110	12' X 12'	144	One
111	12' X 12'	144	One
112	12' X 12'	144	One
113	12' X 12'	144	One
114	12' X 12'	144	One
115	12' X 12'	144	One
116	12' X 12'	144	One
Dining Area	16' 6" X 24' 3"	400	
Great Room	22' 4" X 27'	603	

The indoor living and dining areas measure a total of 603 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, this facility can accommodate 12 residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

## **B. Program Description**

The applicant intends to provide 24-hour supervision, protection and personal care to twelve (12) male and/or female residents who are aged or have a physical handicap. The applicant intends to admit residents who may require assistance from two staff members to transfer and/or ambulate, require the full-time use of a wheelchair, and require assistance from one or two staff members with all activities of daily living such as eating, bathing, toileting, grooming, and completing hygiene tasks. The program will focus on maintaining and building strength with residents. The applicant intends to employ qualified individuals to work side-by-side with residents, with the direction of a physical therapist and occupational therapist to assist residents with various tasks such as walking to gain gait strengthening, assistance with range of motion to increase mobility, chair exercises to strengthen muscle core and promoting independence during meal times. The program will enhance the physical, social, and cognitive abilities of residents with an emphasis on completing all activities of daily living. The applicant will coordinate with and facilitate services for residents such as onsite physical and occupational therapy, podiatric services, a physician who will make contact with residents at the facility, X-rays EKG's, echocardiograms, doppler and ultrasound services onsite, as well as Sparrow laboratory onsite blood draws and other specimen collections. The applicant intends to connect residents with a pharmacy that will deliver residents' medication to the facility that will be dispensed by qualified staff members according to physician orders. The applicant intends to provide activities for residents through the direction of a director of life enrichment and facilitated by an activity specialist trained in restorative care. These activities will include, but is not limited to music, crafts, church, exercise, and social events. The applicant will facilitate transportation to and from these activities. The applicant intends to provide residents with access to a beauty shop with a licensed hair dresser or residents' personal hair dresser can provide services at the facility.

The program statement indicates the facility has been developed to provide a homelike care residence for persons with Alzheimer's disease or other related forms of memory impairment which affects an individual's thinking and behavior to the extent they are unable to remain living on their own without supervision. According to the program statement the applicant has established a non-restricted setting (although the exit doors are keyed for elopement precautions), and after an assessment by staff in conjunction with family consultation an individualized program is developed for each resident upon admission. This specialized plan is then used to maximize the skills and abilities the resident still possesses and to minimize further deterioration for as long as possible. The program statement indicates that a cornerstone of the applicant's philosophy is the necessity of supporting functional ability through meaningful activity, and residents will be encouraged to engage in purposeful activities in order to maintain competence and enhance self-esteem. Residents will be allowed to partake in normal and familiar activities of daily living, and opportunities will be provided which emphasize sensory and social stimulation. This may be as simple as helping with dishes, vacuuming, making their bed, and grooming, which fosters a sense of utility and achievement or as complex as assisting in meal planning or participating in games designed to promote mental

stimulation. Activities such as these will be provided every day of the week and at all hours. Many activities will be scheduled and structured, and many will be spur of the moment- meeting the ever-changing needs of residents. Administration, management, and staff will be committed to providing a safe and secure environment which recognizes and addresses the current and future needs of each resident. In order to accomplish this all employees will be required to undergo specialized training, which will focus on the particular problems inherent with caring for memory impaired individuals. Special emphasis will be placed on behavioral techniques, and methods of attention diversion, all of which can be effective in reducing or dealing with episodes of wandering, agitation, confusion, and various other problems which may occur. In addition, the applicant expressed a commitment to the goal of continually expanding and improving the program to offer the highest degree of quality care possible so that residents can experience the personal care, support and assistance necessary to live a comfortable and enriched life.

The applicant intends to accept referrals from Tri-County Office on Aging, Program of All Inclusive Care for the Elderly (PACE), or residents with private sources for payment.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques. Individuals interested in admission to the facility will have an assessment completed by the facility manager or nurse, prior to admission. This assessment can be conducted in the resident's home, at the facility, or in the place where the resident is currently residing, such as a nursing home, hospital or other community. This will determine the individual's care requirements. The responsible party and manager will begin to develop the plan of care and its implementation upon admission.

In addition to the above program elements, it is the intent of the applicant to utilize local community resources for recreational activities including local movie theaters, shopping centers, museums, parks, churches, the zoo, and volunteer opportunities at the local animal shelter with transportation provided. These resources provide an environment to enhance the quality of life and increase the independence, of residents.

### **C. Applicant and Administrator Qualifications**

The applicant is ARHC PPDWTMI01 TRS, L.L.C., a "Domestic Limited Liability Company", established in Delaware on 2/16/18. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

The members of ARHC PPDWTMI01 TRS, L.L.C. have submitted documentation appointing Jenel Stoinski as licensee designee and administrator for the facility.

A criminal history background checks of Ms. Stoinski was completed, and she was determined to be of good moral character to provide licensed adult foster care. Ms.

Stoinski submitted a statement from a physician documenting her good health dated 7/3/18 and current negative tuberculosis test results dated 11/16/17.

Ms. Stoinski provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Ms. Stoinski provided written documentation that she has 25 years of experience working with individuals who are aged, diagnosed with Alzheimer's disease or related conditions, and individuals diagnosed with a physical handicap. While Ms. Stoinski has spent much of her career working in a skilled care setting as a licensed nursing home administrator, Ms. Stoinski stated she has experience working with individuals in licensed adult foster care facilities and homes for the aged as residents with whom she has worked have been able to "age in place." Ms. Stoinski stated she has significant experience planning, developing, implementing, and evaluating programs for seniors, discharge planning, providing information to residents and families, and interviewing residents and families to obtain residents' social and medical history. Ms. Stoinski provided written documentation that she has been formally trained in providing high quality dementia care, communicating with older adults with dementia, mindfulness training for residents with dementia, emergency preparedness, prevention of falls, blood borne pathogens, abuse/neglect of the elderly, resident rights, and privacy standards. Ms. Stoinski provided written documentation indicating her competence in nutrition, first aid, CPR, foster care as defined in the Act, as well as financial and administrative management.

The staffing pattern for the original license of this 12-bed facility is adequate and includes a minimum of one staff member for 12 residents per shift. The applicant expressed that the number of staff members will be increased to two staff members once the number or needs of the residents admitted to the facility requires two staff members. The applicant acknowledged that the staff to resident ratio may need to be decreased in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs. The applicant has indicated that direct care staff will be awake during sleeping hours.

The applicant acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees. The applicant acknowledges the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing "direct access" to residents or resident information or both utilizing the Michigan Long Term Care Partnership website ([www.miltcpartnership.org](http://www.miltcpartnership.org)) and the related documents required to demonstrate compliance.

The applicant acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee designee will administer medication to residents. In addition, the applicant has indicated that resident

medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

The applicant acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, the applicant acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

The applicant acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

The applicant acknowledged the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of, each resident's admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

The applicant acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

The applicant acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant(s) acknowledged that a separate *Resident Funds Part II BCAL-2319* form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the applicant.

The applicant acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. The applicant indicated the intent to respect and safeguard these resident rights.

The applicant acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

The applicant acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

The applicant acknowledged that residents with mobility impairments may only reside on the main floor of the facility.



**D. Rule/Statutory Violations**

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

**IV. RECOMMENDATION**

I recommend issuance of a six-month temporary license to this AFC adult medium group home (capacity 12).



02/12/19

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Leslie Barner  
Licensing Consultant

Date

Approved By:



02/13/2019

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Dawn N. Timm  
Area Manager

Date