



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

October 11, 2019

Nichole Landers
Landers & Landers Home for the Aged, Inc.
PO Box 33202
Bloomfield Hills, MI 48303

RE: Application #: AS820400262
Chandler Home #4
1374 Chandler Ave.
Lincoln Park, MI 48146

Dear Mrs. Landers:

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 6 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 (313) 456-0380.

Sincerely,

A handwritten signature in cursive script that reads "Karen Davis".

Karen Davis, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Pl. Ste 9-100
3026 W. Grand Blvd
Detroit, MI 48202
(313) 296-5412

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS820400262
Applicant Name:	Landers & Landers Home for the Aged, Inc.
Applicant Address:	Suite 503 East 15565 Northland Dr Southfield, MI 48075
Applicant Telephone #:	(248) 260-7042
Administrator/Licensee Designee:	Nichole Landers
Name of Facility:	Chandler Home #4
Facility Address:	1374 Chandler Ave. Lincoln Park, MI 48146
Facility Telephone #:	(313) 429-9494
Application Date:	06/13/2019
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL AGED

II. METHODOLOGY

06/13/2019	Enrollment
06/19/2019	Inspection Report Requested - Fire
06/19/2019	Contact - Document Sent Fire safety String
06/19/2019	Application Incomplete Letter Sent 1326, RI-030, AFC 100 for admin
06/28/2019	Contact - Document Received 1326 & RI-030
07/23/2019	Application Incomplete Letter Sent
07/25/2019	Contact - Telephone call made
08/05/2019	Contact - Telephone call received
08/08/2019	Contact - Document Received
09/12/2019	Application Complete/On-site Needed
09/18/2019	Inspection Completed On-site
09/18/2019	Inspection Completed-BCAL Full Compliance
10/01/2019	PSOR on Address Completed

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The home is located in a residential neighborhood in Lincoln Park MI. The address for the home is 1374 Chandler Ave., Lincoln Park, MI 48146. The facility is a large ranch home with four large bedrooms. The facility has a large dining area, living room, large kitchen and two full bathrooms. The bedrooms and bathrooms are all on the eastside of the facility. There is street parking and driveway at the facility. The home has a two-car garage. The home utilizes public water supply and sewage disposal system. The home has gas heat. The furnace and water heater are located in the garage which is equipped with a 1-3/4 inch solid core 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.

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

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
Bedroom #1	14 x12	168	2
Bedroom #2	14 x12	168	1
Bedroom #3	14 x 12	168	2
Bedroom #4	14 x 10	140	1

The indoor living and dining areas measure a total of **604** 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 **six (6)** residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

This facility is wheelchair accessible and can accommodate wheelchairs.

B. Program Description

Landers & Landers Home for the Aged, Inc. and Nichole Landers applicant intends to provide 24-hour supervision, protection and personal care to **six(6)** both male and female residents who are aged, physically handicapped, mentally ill, and developmentally disabled. The program will include social interaction; training to develop personal hygiene, personal adjustment, public safety and independent living skills; opportunity for involvement in educational or day programs or employment) and transportation). Landers & Landers Home for the Aged, Inc. and Nichole Landers applicant intends to accept referrals from Wayne County DHS, CMH, Veterans Administration 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.

In addition to the above program elements, it is the intent of Landers & Landers Home for the Aged, Inc. and Nichole Landers applicant to utilize local community resources for recreational activities including (the public schools and library, local museums, shopping centers, churches, etc.). These resources provide an environment to enhance the quality of life (and increase the independence, if applicable) of residents.

C. Applicant and Administrator Qualifications

The applicant is Landers & Landers Home for The Aged which is a "Non-Profit Corporation" was established in Michigan, on 07/28/2006. 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.

Criminal history background checks of the Nichole Landers applicant/ administrator were completed, and they were determined to be of good moral character to provide licensed adult foster care. Nichole Landers applicant/ administrator submitted statements from a physician documenting their good health and current negative tuberculosis test results.

Landers & Landers Home for the Aged, Inc. and Nichole Landers administrator have provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Nichole Landers licensee designee/administrator has been working with the population she is applying for licensure since 2002. She has two licensed adult foster care homes that are providing care:

- AS630337500 – Hickory Bark Lane Homes
- AS820380118 – Landers Home #2

The staffing pattern for the original license of this **six (6)** bed facility is adequate and includes a minimum of **one (1)** staff for **six (6)** residents per shift. Landers & Landers Home for the Aged, Inc. and Nichole Landers acknowledged that the staff to resident ratio may need to be increased 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. Landers & Landers Home for the Aged, Inc. and Nichole Landers has indicated that direct care staff will be awake during sleeping hours.

Landers & Landers Home for the Aged, Inc. and Nichole Landers 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.

Landers & Landers Home for the Aged, Inc. and Nichole Landers acknowledged an understanding of the responsibility to assess the good moral character of employees. Landers & Landers Home for the Aged, Inc. and Nichole Landers acknowledge 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) and the related documents required to demonstrate compliance.

Landers & Landers Home for the Aged, Inc. and Nichole Landers 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 Landers & Landers Home for the Aged, Inc. and Nichole Landers licensee designee will administer medication to residents. In addition, the Landers & Landers Home for the Aged, Inc. and Nichole Landers 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.

Landers & Landers Home for the Aged, Inc. and Nichole Landers 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, Landers & Landers Home for the Aged, Inc. and Nichole Landers 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.

Landers & Landers Home for the Aged, Inc. and Nichole Landers 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.

Landers & Landers Home for the Aged, Inc. and Nichole Landers applicant acknowledge the responsibility to obtain the required written assessment, 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.

Landers & Landers Home for the Aged, Inc. and Nichole Landers 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.

Landers & Landers Home for the Aged, Inc. and Nichole Landers applicant acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Landers & Landers Home for the Aged, Inc. and Nichole Landers applicant 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.

Landers & Landers Home for the Aged, Inc. and Nichole Landers 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. Landers & Landers Home for the Aged, Inc. and Nichole Landers applicant indicated the intent to respect and safeguard these resident rights.

Landers & Landers Home for the Aged, Inc. and Nichole Landers applicant(s) 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 Landers & Landers Home for the Aged, Inc. and Nichole Landers and Nichole Landers 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.

Landers & Landers Home for the Aged, Inc. and Nichole Landers 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.

II. RECOMMENDATION

I recommend issuance of a six-month temporary license to this adult foster care family home with a capacity of **six (6)**.

 10/04/2019

Karen Davis
Licensing Consultant

Date

Approved By:

 10/11/2019

Ardra Hunter
Area Manager

Date