



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 17, 2020

Jeanette Allen
Balfour Ann Arbor
2840 S Main St
Ann Arbor, MI 48103

RE: Application #: AH810401212
Balfour Ann Arbor
2840 S Main St
Ann Arbor, MI 48103

Dear Ms. Allen:

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 71 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 (248) 975-5053.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #: AH810401212

Applicant Name: Ann Arbor Senior Living Owner, LLC

Applicant Address: Ste 3500
1999 Broadway
Denver, CO 80202

Applicant Telephone #: (303) 926-3012

Authorized Representative: Jeanette Allen

Name of Facility: Balfour Ann Arbor

Facility Address: 2840 S Main St
Ann Arbor, MI 48103

Facility Telephone #: (734) 478-0841

Application Date: 08/19/2019

Capacity: 71

Program Type: AGED
ALZHEIMERS

II. METHODOLOGY

08/19/2019	Enrollment
08/20/2019	Application Incomplete Letter Sent
08/21/2019	Application Incomplete Letter Sent Requested policies and procedures.
11/13/2019	Contact - Document Received documents from contact Jerry Aben.
11/27/2019	Inspection Completed-Fire Safety: A
12/13/2019	Comment Approved documents.
12/26/2019	Contact - Document Received Room sheets
01/09/2020	Contact - Document Received BCAL 1603 changing authorized representative Jeanette Allen.
01/09/2020	Contact - Document Received BCAL 1600 application information update for "Balfour Ann Arbor" name of facility and "71" beds.
01/13/2020	Contact - Document Received Opening survey by HFES Kasra Zarbinian
01/14/2020	Occupancy Approval (AH ONLY)
01/14/2020	Application Complete/On-site Needed
01/17/2020	Inspection Completed On-site
01/17/2020	Exit Conference representative Jeanette Allen while on-site.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Balfour Ann Arbor is a newly constructed three-story facility attached to a four-story independent senior living building. The home is located on a main thoroughfare in Washtenaw County, and is surrounded by commercial and residential buildings. Parking is available around the building and for residents in a garage underneath the building.

The facility is T- shaped with a first-floor outdoor courtyard surrounded by a privacy fence. The third floor has an outdoor balcony courtyard shared with the independent senior living building. For resident safety and security, all exterior doors are locked, with the exception of the third-floor balcony. The exterior doors require staff to utilize a swipe card to exit. Staff will escort visitors in and out of the building for safety. All doors will automatically unlock upon initiation of the fire suppression system, or upon implementation of the emergency release located in the first-floor nurse's station. Resident room windows have stops preventing them from being opened more than a few inches for safety.

This home for the age has 52 residential units with a total capacity for 71 residents. The facility has studio, one-bedroom, and two-bedroom units available. The first floor is a designated memory care unit. It has 24 resident rooms, as well as common areas for day, dining and activity space. Meals for the memory care residents will be transported from the main kitchen located in the assisted living area. A prep kitchen is available to hold and serve the meals in the memory care area.

The second and third floors are known as the assisted living area of the home. The second floor has nineteen units with twelve approved for double occupancy for a total capacity of 31 residents. Specifically, the rooms approved for double occupancy are: #1202, 1204, 1205, 1206, 1209, 1210, 1211, 1212, 1215, 1217, 1218 and 1219. This floor also has the main laundry room as well as common living area and activity space.

The third floor has nine residential units with seven approved for double occupancy for a total of 16 residents. The rooms approved for double occupancy are: #1302, 1304, 1305, 1306, 1307, 1309, 1311. This floor houses the main kitchen and the dining area serving both second and third floor residents. Common living/activity areas are also available on this floor.

Each resident unit has an attached bathroom with shower. Bathrooms are equipped with emergency pull cords, to call for staff assistance when needed. Personal electronic pendants and wrist devices will also be available to residents, to call for staff assistance when needed. When activated, the personal electronic device will inform staff via i-pod of where the individual is in the building. Resident rooms are also equipped with movement sensors to alert staff when residents are up and about during unexpected times and may require assistance. Residential units are equipped with individual thermostats. In assisted living, residential units include a refrigerator and microwave oven, provided the resident can use such safely.

The facility is equipped with a whole-home fire suppression system and a generator in the event of a power failure. The facility has municipal water and sewage. On 11/27/19, Jeffrey Littleton, State Fire Marshal inspector with the Department of Licensing and Regulatory Affairs Bureau of Fire Services issued fire safety certification approval of the fire safety system; and on 1/14/20, Kasra Zarbinian Engineer with the

Bureau of Community and Health Systems Health Facilities Engineering Section granted occupancy approval.

B. Program Description

Balfour Ann Arbor is owned and operated by Ann Arbor Senior Living Owner LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed it is a foreign limited liability company organized under the laws of Delaware, with a qualification date in Michigan of 10/20/17. Ann Arbor Senior Living Owner LLC has entered into a management agreement with Balfour Ann Arbor Manager LLC, also a foreign limited liability company organized under the laws of the state of Colorado, with a qualification date in Michigan of 7/1/19.

As a licensed home for the aged, Ann Arbor Senior Living Owner LLC will provide room, board, protection, supervision, assistance and supervised personal care to individuals aged 55 and older, along with the provision of services to individuals with Alzheimer's disease or related conditions in the memory care unit. Initial and ongoing training will be provided to all staff including specialized training for working with residents with memory care needs.

Ann Arbor Senior Living Owner LLC will not be holding any resident funds or refundable deposits therefore, no surety bond is required.

Ann Arbor Senior Living Owner LLC has as strict no smoking policy in the building or on the premises.

Ann Arbor Senior Living Owner LLC will provide residents with transportation upon 48-hour notice, although medical appointments will take priority over other requests.

Ann Arbor Senior Living Owner LLC will allow pets however, the resident must be able to care for his/her own pet and the pet must not be disruptive or annoying to neighbors. Specific areas will be designated for pets to relieve themselves and the area must be cleaned immediately of waste by the resident. Additional requirements are outlined in the facility's pet policy.

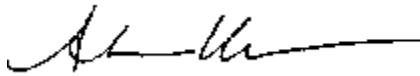
C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative, Jeanette Allen, regarding Public Health Code Act 368 of 1978, as amended and the administrative rule requirements related to a licensed home for the aged.

The study has determined substantial compliance with home for the aged public health code and applicable administrative rules.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license be issued to provide services to the elderly and those with Alzheimer's disease or a related condition.

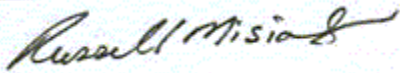


1/17/20

Andrea Krausmann
Licensing Staff

Date

Approved By:



1/17/20

Russell B. Misiak
Area Manager

Date