



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 22, 2020

Marcia Curtiss
MCAP Fennville Opco LLC
Ste 115
21800 Haggerty Road
Northville, MI 48167

RE: Application #: AL030404612
Golden Orchards I
2464 55th Street
Fennville, MI 49408

Dear Mrs. Curtiss:

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 20 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 (616) 356-0183.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian Tschirhart".

Ian Tschirhart, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 644-9526

enclosure

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

I. IDENTIFYING INFORMATION

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|-------------------------------|--|
| License #: | AL030404612 |
| Applicant Name: | MCAP Fennville Opco LLC |
| Applicant Address: | Ste 115 21800 Haggerty Road Northville, MI 48167 |
| Applicant Telephone #: | 248-773-4600 |
| Licensee Designee: | Marcia Curtiss |
| Administrator: | Natalie Bustillos |
| Name of Facility: | Golden Orchards I |
| Facility Address: | 2464 55th Street Fennville, MI 49408 |
| Facility Telephone #: | (269) 561-4663 |
| Application Date: | 05/15/2020 |
| Capacity: | 20 |
| Program Type: | PHYSICALLY HANDICAPPED MENTALLY ILL, AGED |

II. METHODOLOGY

| | |
|------------|--|
| 02/06/2020 | Inspection Completed-Fire Safety: A See AL030291988 |
| 05/15/2020 | Enrollment |
| 05/28/2020 | Application Incomplete Letter Sent IRS ltr; valid corp; 1326, RI-030, & FPs for Marcia (LD); AFC 100 for Natalie (Admin) |
| 09/15/2020 | Contact - Document Received 1326 & RI-030 for Marcia (LD); AFC100 for Natalie (Admin) |
| 09/16/2020 | Contact - Document Received IRS ltr |
| 09/18/2020 | Inspection Report Requested - Health Inv. #1030915 |
| 10/13/2020 | Application Incomplete Letter Sent Sent by field staff |
| 12/14/2020 | Inspection Completed-Fire Safety: A |
| 12/15/2020 | Application Complete/On-site Needed |
| 12/17/2020 | Inspection Completed On-site |

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility is a 2-story building located in a rural community in Allegan County. The facility was originally licensed on 01/22/2002, then another company obtained a license to operate an Adult Foster Care (AFC) at this facility on 03/19/2009. The current licensee is MCAP Fennville Opco, LLC, who has also applied for an AFC license for Golden Orchards II (AL030404608), which is the second building connected to this one in a split-20 complex. The facilities are separated by a fire door and are clearly identified as separated foster care homes. MCAP Fennville Opco, LLC owns these buildings and the property they sit on, and property management services are provided by Homestead Management, headquartered in Northville, Michigan.

There is an apartment on the upper level that is separated from the adult foster care part of the facility. Modifications were made to the apartment to meet fire safety codes. The apartment and the licensed facility do not share any common entrances

or space. On April 2, 2015, a fire marshal inspected the apartment and building and did not require any additional modifications for approval.

The facility contains 20 single apartments with a bathroom in each bedroom. Each apartment is 12 feet by 18 feet, excluding the bathroom, which totals 216 square feet per resident. Most of the apartments have a ½ bathroom, but selected rooms have a shower in the bathroom.

There is ample living space in this building. Square footage of the dining area, café room, TV room, recreation room, and two indoor courtyards equals approximately 3,175, which greatly exceeds the living space requirement.

There are two full-bathrooms and one half-bathroom located in the common areas of the facility, as well as a laundry room and a hair salon.

The facility has a large, industrial kitchen.

The facility has a gas furnace and gas hot water heater located in the basement of the facility. There is also plenty of space in the basement that is used for storage.

There are parking spaces in front and back of the building. The building, pavement, and landscaping are all well-maintained.

The Bureau of Fire Marshal Services inspected the facility on 12/14/2020 and approved the facility for AFC use.

The facility has private water and septic. The Allegan County Environmental Health Department gave the facility an “B” rating on 10/07/2020 and recommended the stones in the drain beds be replaced. The licensing consultant will continue to monitor this matter until the sanitarian issues and “A” rating.

The entrances and interior of the building are wheelchair accessible.

B. Program Description

MCAP Fennville Opco LLC will provide programming to the aged and physically handicapped populations, preferring individuals over the age of 60 years. Private pay individuals are accepted. Short term placements may be available. Discharge and Refund Policies are on file with the Department and will be followed.

Marcia Curtiss is the Licensee Designee for the LLC. Natalie Bustillos has been designated as Administrator of the facility. Ms. Curtiss handles the corporate and management details. Ms. Bustillos is on-site at the facility and handles the day to day operations of the facility. Ms. Curtiss and Ms. Bustillos have been acting in those positions under the previous licensee and meet all the licensing requirements for each position. Licensing Record Clearances and Medical Clearances for Ms. Curtiss

and Ms. Bustillos have been completed. They were found to be in compliance with the applicable licensing rules.

Shift staff provide the daily care to residents. A minimum staffing ratio of 2:20 will be maintained during waking hours.

MCAP Fennville Opco LLC has submitted financial information indicating substantial compliance with the applicable licensing rules. MCAP Fennville Opco LLC, including Ms. Curtiss and Ms. Bustillos, has been operating the facility for several years under the previous licensee's license and they are aware of the licensing requirements for resident records and direct care staff records. The facility has Resident Rights pamphlets and they will be reviewed, along with other information, with each admission to the facility.

Transportation is provided and the cost for such is included in each resident's cost-of-care payment. A first aid kit is kept in each company vehicle used for transporting residents.

IV. RECOMMENDATION

Based on the findings it is recommended that a temporary license be issued. The terms of the license will enable the licensee to operate an Adult Foster Care Large Group Home for 20 residents. The term of the license will be for a 6-month period effective



12/22/2020

Ian Tschirhart
Licensing Consultant

Date

Approved By:



12/22/2020

Jerry Hendrick
Area Manager

Date