



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 13, 2022

Abdul Aleem
Hampton Manor of Montrose LLC
3115 Silverwood Dr.
Saginaw, MI 48603

RE: Application #:	AL250414324 Hampton Manor of Montrose 9415 Vienna Rd. Montrose, MI 48457
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Dear Mr. Aleem:

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 (517) 643-7960.

Sincerely,

Susan Hutchinson, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(989) 293-5222

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL250414324
Applicant Name:	Hampton Manor of Montrose LLC
Applicant Address:	9415 Vienna Rd. Montrose, MI 48457
Applicant Telephone #:	(810) 350-2600
Administrator/Licensee Designee:	Abdul Aleem, Designee Rachel Morgan, Administrator
Name of Facility:	Hampton Manor of Montrose
Facility Address:	9415 Vienna Rd. Montrose, MI 48457
Facility Telephone #:	(810) 350-2600
Application Date:	09/29/2022
Capacity:	20
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED

II. METHODOLOGY

09/29/2022	Enrollment
09/29/2022	PSOR on Address Completed
09/30/2022	Inspection Completed-Fire Safety : A BFS Inspector, Cory Irvin conducted an inspection at this facility under the current license, The Riverglens, AL250395759 and gave them an "A" rating. Mr. Irvin also sent an email stating that a BFS plan review is not necessary since this is a transfer of ownership and there is no lapse in the license.
10/04/2022	Lic. Unit file referred for background check review Rachel Morgan
10/04/2022	Inspection Report Requested - Fire
10/04/2022	File Transferred To Field Office Flint via SharePoint
10/14/2022	Application Incomplete Letter Sent Via email
11/01/2022	Inspection Completed On-site
11/01/2022	Inspection Completed-Env. Health : A
11/01/2022	Inspection Completed-BCAL Full Compliance
12/08/2022	Application Incomplete Letter Sent 2nd app incomplete letter sent
12/09/2022	Contact - Document Received Additional documents received
12/09/2022	Application Complete/On-site Needed
12/13/2022	Recommend license issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Hampton Manor of Montrose is located at 9415 Vienna Road in the city of Montrose, Michigan. This facility is currently licensed as a large group home under license number

AL250395759. The current licensee, The Riverglens LLC sold the home and property to A&K Investors on 08/19/22. I obtained and reviewed a lease agreement between A&K Investors and Hampton Manor of Montrose dated 08/19/22. According to this lease agreement, Hampton Manor of Montrose agreed to lease this building and property for a period of 10 (ten) years commencing on 08/19/22 and ending on 08/19/32. The lease will continue on a month-to-month basis after that date. A&K Investors provided a written statement giving Hampton Manor of Montrose, LLC the right to occupy this facility as an Adult Foster Care Home and permission for AFC licensing to inspect the property and building. Hampton Manor of Montrose is located in close proximity to numerous community businesses and resources.

The facility has public water and sewer which is provided by the City of Montrose. In addition, an Environmental Health Inspection was completed by AFC Licensing Consultant, Susan Hutchinson on 11/01/22 and the facility was in compliance with environmental health licensing rules at that time.

The Bureau of Fire Services (BFS) inspected this facility under license number AL250395759 on 09/30/22 and gave the facility an "A" rating. On 10/05/22, I exchanged emails with BFS Inspector, Cory Irvin. Mr. Irvin said that since there has not been a lapse in licensure and this facility is considered a Part 2 home, the "A" rating inspection can serve as the BFS original licensing approval for Hampton Manor of Montrose.

The special use permit/zoning approval was granted by the Montrose Township Planning Commission on 08/15/17. This zoning approval is granted for C-2, General Commercial. It is approved for an Assisted Living facility housing 20 persons. It does not specify what population of AFC residents can be served.

On 12/13/22, I reviewed an email from William McIlmurray, Montrose Township Building Official / Planning-Zoning Administrator. Mr. McIlmurray stated that on 08/15/17 the Montrose Township Board of Trustee's approved this zoning request and as of this date, it is still valid and in compliance with the zoning permit for a 20-bed assisted living facility.

There are three (3) furnaces and two (2) hot water heaters located in the basement. Floor separation is achieved with a 1¾ inch solid core door equipped with an automatic self-closing device and positive latching hardware located at the top of the stairs. These heating devices were inspected by JFries Heating & Cooling on 10/19/22 and were deemed to be in safe operating condition. The basement is constructed of material that has a 1-hour-fire-resistance rating. The facility is equipped with interconnected, hardwire smoke detection system, with battery back-up, which was installed by a licensed electrician and is fully operational. Smoke detectors are located throughout the facility as required by R 400.14505. The facility has at least one fire extinguisher on each floor. A residential sprinkler system has been installed giving full coverage to the facility. The laundry room is located on the main floor of the facility and is equipped with (2) two washers and (2) dryers which have solid metal vents, venting directly to the outside.

This facility has two wings with ten (10) resident bedrooms in each wing. Each bedroom has an attached full bathroom available for the resident's use. All bathrooms are fully equipped, including safety bars in the shower and near the toilets. There is also a half bathroom near the office and a full bathroom with a shower room located near the staff office. The bedrooms are as follows:

East Wing			
Bedroom #	Total Sq. Ft.	Resident Beds	Private bathroom
1	230 sq. ft.	1	Full bath
2	230 sq. ft.	1	Full bath
3	230 sq. ft.	1	Full bath
4	230 sq. ft.	1	Full bath
5	230 sq. ft.	1	Full bath
6	230 sq. ft.	1	Full bath
7	230 sq. ft.	1	Full bath
8	230 sq. ft.	1	Full bath
9	230 sq. ft.	1	Full bath
10	230 sq. ft.	1	Full bath
West Wing			
11	346.5 sq. ft.	1	Full bath
12	346.5 sq. ft.	1	Full bath
13	346.5 sq. ft.	1	Full bath
14	346.5 sq. ft.	1	Full bath
15	288 sq. ft.	1	Full bath
16	288 sq. ft.	1	Full bath
17	288 sq. ft.	1	Full bath
18	288 sq. ft.	1	Full bath
19	288 sq. ft.	1	Full bath
20	288 sq. ft.	1	Full bath

This facility contains a private dining area for residents to entertain friends and family measuring 221 sq. ft. The main living area of this facility measures 750 sq. ft. with an additional small sitting area measuring 100 sq. ft. This exceeds the minimum of 35 square feet per occupant requirement. This facility has a medication room, staff office, full industrial kitchen with dining area large enough for all 20 residents. In addition, the facility contains a separate oxygen room for storage of only oxygen tanks.

Compliance with Rule 400.15410, bedroom furnishings, was demonstrated at the time of the inspection on 11/01/22. The bedrooms were clean, neat, and met all applicable rules relating to environmental and fire safety requirements.

The facility has six separate and independent means of egress to the outside. The means of egress exceed the 30-inch minimum width requirement and meet the qualifications of being wheelchair accessible. The required exit doors are equipped with

positive latching non-locking against egress hardware as well as alarms to ensure the safety of persons with Alzheimer's Disease. The doors are also equipped with keypads which are used to allow individuals access to the facility. All the bedroom and bathroom doors have conforming hardware and proper door width to accommodate individuals with wheelchairs.

The bedrooms have the proper means of egress as required by R 400.15408. The interior of the facility is of standard lathe and plaster finish or equivalent in all occupied areas. The home meets the environmental and interior finish requirements of rules R 400.15401, R 400.15402, R 400.15403, R 400.15405, R 400.15406 and R 400.15407.

Based on the above information, it is concluded that this facility can accommodate 20 residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

The applicant, Hampton Manor of Montrose, LLC submitted a copy of the required documentation. Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection and personal care to 20 male or female ambulatory adults, age 60 to 99 whose diagnosis is aged, physically handicapped, and/or Alzheimer's disease in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. A personal behavior support plan will be designed and implemented for each resident's social and behavioral developmental needs. A separate program statement was submitted for the admission of Alzheimer's residents documenting the use of window and door alarms along with additional staffing for monitoring.

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

Emergency services are available via 911. The applicant will not provide transportation for the residents but will ensure that the resident's transportation needs are met by coordinating with local transportation agencies, families, and guardians.

In addition to the above program elements, the facility will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks.

C. Applicant and Administrator Qualifications

The applicant is Hampton Manor of Montrose, LLC which is a “Domestic Limited Liability Company”, was established in Michigan on 12/06/21. 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 Board of Directors of Hampton Manor of Montrose, LLC has submitted documentation appointing Abdul Aleem as Licensee Designee and Rachel Morgan as Administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for the licensee designee/administrator. The licensee designee/administrator submitted a medical clearance request with statements from a physician documenting their good health and current TB-test negative results.

The licensee designee/ administrator has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The staffing pattern for the original license of this 20-bed facility is adequate and includes a minimum of 1 staff-to-15 residents per shift. All staff shall be awake during sleeping hours.

The applicant acknowledges an understanding of the training and qualification 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 and contractors who have regular, ongoing, “direct access” to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org), L-1 Identity Solutions™ (formerly Identix®), and the related documents required to be maintained in each employee’s record to demonstrate compliance.

The applicant acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee, can 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 acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer working with residents. In addition, the applicant acknowledges their responsibility to

maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteer and the retention schedule for all of the documents contained within each employee's file.

The applicant acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

The applicant acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. The applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

The applicant acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply.

The applicant acknowledges their responsibility to obtain all of the required 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 the required forms and signatures to be completed for each resident on an annual basis. In addition, the applicant acknowledges their responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

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

D. Rule and Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules related to the physical plant at the time of licensure. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult large group home with a capacity of 20.

Susan Hutchinson

December 13, 2022

Susan Hutchinson Licensing Consultant	Date
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Approved By:

Mary Holton

December 13, 2022

Mary E. Holton Area Manager	Date
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