



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

March 10, 2023

Shahid Imran  
Hampton Manor of Trenton LLC  
7560 River Road  
Flushing, MI 48433

RE: Application #: AH820401687  
Hampton Manor of Trenton  
5999 Fort Street  
Trenton, MI 48183

Dear Mr. Imran:

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 120 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) 284-9730.

Sincerely,

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

Andrea Krausmann, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(586) 256-1632

enclosure

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

**I. IDENTIFYING INFORMATION**

**License #:** AH820401687

**Applicant Name:** Hampton Manor of Trenton LLC

**Applicant Address:** 5999 Fort Street  
Trenton, MI 48183

**Applicant Telephone #:** (734) 673-3130

**Authorized Representative:** Shahid Imran

**Name of Facility:** Hampton Manor of Trenton

**Facility Address:** 5999 Fort Street  
Trenton, MI 48183

**Facility Telephone #:** (734) 673-3130

**Application Date:** 09/17/2019

**Capacity:** 120

**Program Type:** AGED  
ALZHEIMERS

**II. METHODOLOGY**

09/17/2019	Enrollment
09/17/2019	Contact - Document Sent 1605 sent to applicant
09/17/2019	Application Incomplete Letter Sent
09/23/2019	Contact - Document Received BCAL1603 and 1606 and 1326A-FP
09/30/2019	Contact - Document Received FEIN letter
11/07/2019	Contact - Document Received RI-030

11/21/2019	Application Incomplete Letter Sent Requested policies and procedures
10/04/2022	Inspection Completed-Fire Safety: D By Bureau of Fire Services (BFS) inspector Angela Dayfield
11/16/2022	Contact - Document Received Authorized representative Shahid Imran submitted a letter attesting the home will not hold resident funds nor refundable deposits, therefore, a surety bond is not required.
11/16/2022	Contact - Document Received Authorized representative Shahid Imran submitted a letter attesting the home will not serve food to non-residents i.e. resident family members, employees, vendors, visitors, etc.
11/16/2022	Inspection Completed-Fire Safety: C Temporary approval until 12/30/2022 by BFS inspector Steven Martin
12/08/2022	Contact - Document Received Health Facilities Engineering Section (HFES) engineer Austin Webster identified items to come into compliance.
01/06/2023	Inspection Completed-Fire Safety: A Follow up inspection report by BFS inspector Angela Dayfield
03/02/2023	Occupancy Approval (AH ONLY) Health Facilities Engineering Section (HFES) engineer Austin Webster approved 59 AL units (43 double occupancy) = 102 beds & 18 MC units (all single occupancy) for total capacity of 120 beds.
03/06/2023	Inspection Completed On-site Met with Razanne Pedawi and Carol Cancio - assistants to owner/authorized representative Shahid Imran.
03/06/2023	Contact - Document Received Owner/authorized representative Shahid Imran submitted an updated application correcting the number of beds that were requested and the county where the home is located.

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

Hampton Manor of Trenton was built in 2023, a one-story I-2 condition 1 construction residential facility in southeastern Wayne County. The building is on the east side of Fort Street, a divided highway zoned 55 mph. It is located across from a hospital and other and businesses nearby. The driveway and parking lot traverse the front of the building.

The home has 77 residential units with a total approved capacity of 120 resident beds. The facility's main entrance enters the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, conference room, the main kitchen, dining room, movie theater, hair salon, staff offices/desk areas, various activity spaces, a spa room, and two laundry service rooms. There are 59 residential units in this assisted living area with 43 units approved for double occupancy. The remaining 16 single occupancy assisted living area units are: Rooms 211, 212, 218, 219, 220, 221, 233, 234, 242, 243, 244, 301, 302, 303, 304, and 305. There is a total capacity of 102 assisted living beds.

Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Approximately 21 assisted living units have sliding glass doors that provide access to the exterior courtyards. Other residential units in the assisted living area are equipped with electric LED lit non-heat fireplace units. Each assisted living unit has its own attached bathroom with shower and HVAC thermostat. Compact refrigerators are also available in assisted living units. Main exit doors in the assisted living area have delayed egress, meaning they are equipped with a keypad lock device requiring staff to unlock them. The doors will automatically set off an alarm and unlock after a 15 push on the door, in case of emergency.

The facility's memory care area is a designated hallway located along the north side of the building. There are 18 studio units in the memory care area, all approved for single occupancy. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. The memory care area can be entered via the assisted living area. For resident safety, main exit doors in the memory care area are secured with numbered keypads devices that can be opened with staff assistance. The doors unlock automatically with the fire suppression system.

Each memory care unit has its own attached bathroom with shower and individual HVAC thermostat control. Windows in the memory care unit resident rooms are equipped with stop screws so that they can only be opened a few inches for resident safety. The common area memory care windows have had the hand cranks removed so the windows cannot be opened, again for resident safety. The memory care unit has its own dining room, meal service area, staff office/desk area, laundry room and activity

space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

All residential units have attached bathrooms. Emergency pull cords are present in bathrooms and bedrooms to summon assistance from staff. Personal emergency pendants are available for residents to wear, and also serve to summon staff assistance. Staff will utilize I-phone devices and computers at office desks for resident information, alarm/notification system, and to communicate with one another. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building.

A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

There are two outdoor courtyards readily accessible to the residents. These courtyards are surrounded by the building. Doors leading into the courtyards are not locked.

This facility has city water and sewer. The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a Chapter 18 new home for the aged are expected to “shelter-in-place” in case of fire. If smoke and/or fire are present within the residents’ immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when the building is deemed to be uninhabitable by the fire department/first responders/administration.

The home has a natural gas powered 200-KW emergency natural gas generator that in accordance with MCL 333.21335, during an interruption of the normal electrical supply, is capable to provide not less than four hours of service and generating enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls and other critical mechanical equipment essential to the safety and welfare of the residents, personnel and visitors.

## **B. Program Description**

The facility is owned and operated by Hampton Manor of Trenton LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Hampton Manor of Trenton LLC is a domestic limited liability company with an organization date of 07/17/2018.

On 09/17/2019, Hampton Manor of Trenton LLC submitted application for a home for the aged license under building fire safety type Chapter 18 New Health Facility with programs for serving aged residents and those with Alzheimer’s disease or a related

condition. As a licensed home for the aged, Hampton Manor of Trenton LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for those working in the memory care area.

On 11/16/2022, authorized representative Shahid Imran submitted an attestation letter that Hampton Manor of Trenton LLC will not be serving meals to any non-residents, such as residents' family members, employees, vendors, and other visitors, unless and until a food service establishment license is attained through the Wayne County Health Department.

On 11/16/2022, Mr. Imran also submitted a letter attesting Hampton Manor of Trenton LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is required.

### **C. Rule/Statutory Violations**

On 01/26/2023, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Angela Dayfield issued fire safety certification approval.

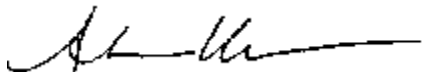
On 03/02/2023, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 77 residential units with 43 units having double occupancy for a total capacity of 120 beds.

On 03/06/2023, I conducted an on-site inspection of the building. I met with Razanne Pedawi and Carol Cancio, executive assistants to the facility's owner/authorized representative Shahid Imran.

The study has determined substantial compliance with home for the aged Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

**IV. RECOMMENDATION**

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 120 licensed beds and programs for aged and Alzheimer's disease or related condition care.



03/06/2023

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Andrea Krausmann  
Licensing Staff

Date

Approved By:



03/09/2023

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Andrea L. Moore, Manager  
Long-Term-Care State Licensing Section

Date