



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

May 20, 2024

Zohaib Syed
Hampton Manor of Van Buren
43345 Tyler Rd
Van Buren Township, MI 48111

RE: Application #: AH820412145
Hampton Manor of Van Buren
43345 Tyler Rd
Van Buren Township, MI 48111

Dear Licensee:

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 116 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 877-458-2757.

Sincerely,

A handwritten signature in cursive script that reads "Jessica Rogers".

Jessica Rogers, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH820412145
Applicant Name:	Hampton Manor of Van Buren LLC
Applicant Address:	43345 Tyler Rd Van Buren Township, MI 48111
Applicant Telephone #:	(989) 708-1878
Authorized Representative/ Administrator/Licensee Designee:	Zohaib Syed
Name of Facility:	Hampton Manor of Van Buren
Facility Address:	43345 Tyler Rd Van Buren Township, MI 48111
Facility Telephone #:	(989) 708-1878
Application Date:	03/24/2022
Capacity:	116
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

03/24/2022 Enrollment

03/24/2022 Application Incomplete Letter Sent
1326, RI030/fps

04/19/2022 Application Incomplete Letter Sent
Req policies & procedures - and HFA LiveScan of AR

02/20/2024 Contact - Document Received
BCAL1603 and BCAL1606 changing AR and administrator positions from Zohaib Syed to Shahid Imran - rec'd from Mr. Imran's assistant Carol Cancio via email.

03/12/2024 Inspection Completed-Fire Safety : A
By BFS inspector Michael Pool

03/26/2024 Contact - Document Received
HFES opening survey by Austin Webster with 15 issues to be addressed before occupancy approval can be granted.

04/05/2024 Occupancy Approval (AH ONLY)
HFES engineer Austin Webster submitted occupancy approval along with room sheets for 116 beds total [56 AL rooms with 36 double occupancy = 96 beds] + [24 MC single occupancy rooms]

04/08/2024 Contact - Document Sent
Email to new owner Shahid Imran - I still do not have his updated HFA LiveScan [current is more than 2 years old 10/14/2021] nor do I have their policies & procedures. CC: A. Moore, and Shahid's assistants Carol Cancio and Razanne Pedawi - attached my 2/20/2024 emails requesting Live Scan and Policies & Procedures.

04/08/2024 Comment
Reminder sent to owner/AR Shahid. Imran - that we still need S. Imran's updated HFA Live Scan, a food license or attestation of no food served to non-residents, a surety bond or attestation of no resident funds and no refundable deposits held, and all policies, procedures, etc - submitted for approval before an on-site license inspection can be scheduled.

04/11/2024 Contact - Document Received
Attestations signed by licensee applicant that no resident funds and no refundable deposits will be held; and that no food shall be served to non-residents i.e. employees, residents' family members, vendors, visitors, etc.

04/17/2024	Contact - Document Received BCAL1603 & BCAL1606 changing AR/administrator from Shahid Imran to Zohaib Syed.
04/21/2024	Comment Disaster Plan still needed - emailed assistant Carol Cancio
05/13/2024	Inspection Completed On-site

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Hampton Manor of Trenton was built in 2024, a one-story residential facility in Wayne County.

The home has 80 residential units with a total approved capacity of 116 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, library, hair salon, staff offices/desk areas, various activity spaces, movie theater and spa room. There are 56 residential units in this assisted living area with 36 units approved for double occupancy. The remaining 20 single occupancy assisted living area units are: Rooms 1, 3, 4, 5, 14, 23, 25, 26, 27, 28, 29, 30, 31, 33, 34, 43, 52, 53, 54, and 56. There is a total capacity of 92 assisted living beds.

Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Some 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 west side of the building. There are 24 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 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 four outdoor courtyards readily accessible to the assisted living residents. These courtyards are surrounded by the building. Doors leading into the courtyards are not locked. There are two additional courtyards at the west side of the facility between the assisted living and memory care secured by fencing at each end. The memory care residents must be escorted to the courtyard.

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 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 Van Buren LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs

revealed Hampton Manor of Van Buren LLC is a domestic limited liability company with an organization date of 05/10/2021.

On 03/24/2022, Hampton Manor of Van Buren 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 5 condition. As a licensed home for the aged, Hampton Manor of Van Buren 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 02/20/2024, BCAL1600 HFA application was received for a change in ownership of Hampton Manor of Van Buren LLC from Zohaib Syed to Shahid Imran, in which the applicant remained the same; however, the number of licensed beds was reduced from 131 to 116; therefore the application was updated.

On 04/11/2024, authorized representative Zohaib Syed submitted an attestation letter that Hampton Manor of Van Buren 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 04/11/2024, Mr. Imran also submitted a letter attesting Hampton Manor of Van Buren LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is required.

C. Rule/Statutory Violations

On 03/12/2024, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Michael Pool issued fire safety certification approval.

On 04/05/2024, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 80 residential units with 36 units having double occupancy for a total capacity of 116 beds.

On 05/13/2024, I conducted an on-site inspection of the building. I met with the facility's authorized representative Zohaib Syed, as well as Azher Farooq and Nayab Virk.

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 116 licensed beds and programs for aged and Alzheimer's disease or related condition care.



05/14/2024

Jessica Rogers
Licensing Staff

Date

Approved By:



05/20/2024

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

Date