



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

May 28, 2024

Frederick Lagman
Pheo Senior Residence, LLC
45350 W 10 Mile
Novi, MI 48375

RE: Application #: AS630418113
Pheo Senior Residence, LLC
45350 W 10 Mile
Novi, MI 48375

Dear Mr. Lagman:

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 6 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 cursive script, appearing to read "DaShawnda Lindsey".

DaShawnda Lindsey, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place, Ste. 9-100
Detroit, MI 48202
(248) 505-8036

Enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS630418113
Applicant Name:	Pheo Senior Residence, LLC
Applicant Address:	45350 W 10 Mile Novi, MI 48375
Applicant Telephone #:	(734) 516-9187
Administrator/Licensee Designee:	Frederick Lagman
Name of Facility:	Pheo Senior Residence, LLC
Facility Address:	45350 W 10 Mile Novi, MI 48375
Facility Telephone #:	(734) 846-9552
Application Date:	12/05/2023
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED AGED

II. METHODOLOGY

12/05/2023	Enrollment
12/05/2023	Contact - Document Received 1326
12/12/2023	PSOR on Address Completed
12/12/2023	Inspection Report Requested - Health Invoice No: 1034128
12/12/2023	Application Incomplete Letter Sent Fingerprints (FPS)
12/12/2023	Contact - Document Sent Forms sent
01/02/2024	Inspection Completed-Env. Health: A
01/11/2024	Contact - Document Received AFC-100s and MC (No FPS)
01/11/2024	Contact - Document Sent Application incomplete for FPS for Fredrick Langman
01/25/2024	Contact - Document Received RI-030
01/30/2024	Application Incomplete Letter Sent
02/20/2024	Contact - Document Received Received documentation
03/06/2024	Inspection Completed On-site
03/06/2024	Inspection Completed-BCAL Sub. Compliance
03/19/2024	Application Incomplete Letter Sent Confirming letter emailed
05/17/2024	Contact - Document Received Received documentation
05/21/2024	Application Incomplete Letter Sent Confirming letter emailed.

05/21/2024	Inspection Completed-BCAL Sub. Compliance Last onsite completed on 03/06/2024
05/23/2024	Contact - Document Received Received documentation

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

This single level ranch is in Novi. The single level consists of five resident bedrooms, a living room, a kitchen with an adjoining dine-in area, a medication room, a laundry room with an attached lavatory, a full bathroom, and a dining room. There is also a bedroom/lounge room for a live-in caregiver. The facility is wheelchair accessible and has two approved means of egress that are equipped with ramps from the first floor. This facility utilizes private water and/or sewage.

The gas furnace and hot water heater are located on the main floor or basement in a room that is constructed of materials that provide a 1-hour-fire-resistance rating with a 1-3/4-inch solid core door in a fully stopped frame, equipped with an automatic self-closing device and positive-latching hardware. The facility is equipped with interconnected, hardwire smoke detection system, with battery backup, which was installed by a licensed electrician and is fully operational.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	10' x 11' -6'8" x 1'11"	97.19	1
2	10'10" x 13'5"- 1'11" x 2'4"	140.87*	1
3	21' x 13'5"	281.82	2
4	10'6" x 14'5" -9'9" x 4.5"	107.53	1
5	13'3" x 10'4"	136.87	1*

Total capacity: 6

*This facility is large enough to accommodate up to two residents.

The living, dining, and sitting room areas measure a total of 648.75 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, it is concluded that this facility can accommodate **six (6)** residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

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 **six (6)** male or female ambulatory adults 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. The applicant intends to accept residents from Oakland County-DHS, Oakland County CMH, or private pay individuals as a referral source.

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.

The licensee will provide all transportation for program and medical needs. 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 Pheo Senior Residence, LLC, which is a "Domestic Limited Liability Company", was established in Michigan, on 06/15/2023. Pheo Senior Residence, LLC 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 members of Pheo Senior Residence, LLC have submitted documentation appointing Frederick Lagman as Licensee Designee and the Administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for Mr. Lagman. Mr. Lagman submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

Mr. Lagman have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Mr. Lagman is a registered nurse. He has over four years of experience working in a nursing home/

center, providing direct nursing care to physically handicapped, aged and other populations.

The staffing pattern for the original license of this six-bed facility is adequate and includes a minimum of one staff –to- six residents per shift. Mr. Lagman acknowledged that the staff –to- resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents. Mr. Lagman has indicated that direct care staff will be awake during sleeping hours.

Mr. Lagman acknowledged that at no time will this facility rely on “roaming” staff or other staff that are on duty and working at another facility to be considered part of this facility’s staff –to- resident ratio or expected to assist in providing supervision, protection, or personal care to the resident population.

Mr. Lagman acknowledged an understanding of the qualifications, suitability, and training 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.

Mr. Lagman 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) and the related documents required to be maintained in each employee’s record to demonstrate compliance.

Mr. Lagman acknowledged 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, Mr. Lagman 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.

Mr. Lagman acknowledged his responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Mr. Lagman acknowledged his responsibility to maintain all required documentation in each employee’s record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee’s record.

Mr. Lagman acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

Mr. Lagman acknowledged his responsibility to obtain the required written assessment, written assessment plan, resident care agreement, and health care appraisal 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 updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Mr. Lagman acknowledged his responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Mr. Lagman acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Mr. Lagman acknowledged that a separate *Resident Funds Part II BCAL-2319* form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the applicant.

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

Mr. Lagman acknowledged 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. Mr. Lagman has indicated his intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

Mr. Lagman acknowledged his responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

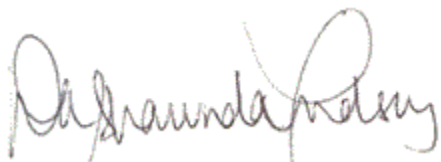
Mr. Lagman acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

D. Rule/Statutory Violations

Pheo Senior Residence, LLC was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult small group home (capacity 6).

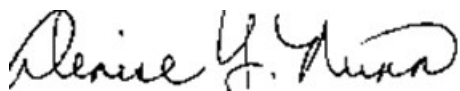


05/28/2024

DaShawnda Lindsey
Licensing Consultant

Date

Approved By:



05/28/2024

Denise Y. Nunn
Area Manager

Date