



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

May 30, 2024

Joseph Iacoban
Liam Holdings LLC
11354 Stony Creek Rd
Milan, MI 48160

RE: Application #: AS810416795
Arbor Oaks Senior Living
11354 Stony Creek Rd
Milan, MI 48160

Dear Joseph Iacoban:

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 (313) 456-0380.

Sincerely,

A handwritten signature in cursive script that reads "Vanita Bouldin".

Vanita C. Bouldin, Licensing Consultant
Bureau of Community and Health Systems
22 Center Street
Ypsilanti, MI 48198
(734) 395-4037

Enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS810416795
Licensee Name:	Liam Holdings LLC
Licensee Address:	11354 Stony Creek Rd Milan, MI 48160
Licensee Telephone #:	(503) 560-2413
Administrator/Licensee Designee:	Joseph Iacoban
Name of Facility:	Arbor Oaks Senior Living
Facility Address:	11354 Stony Creek Rd Milan, MI 48160
Facility Telephone #:	(734) 672-0540 06/15/2023
Application Date:	
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED AGED ALZHEIMERS

II. METHODOLOGY

06/15/2023	On-Line Enrollment
06/16/2023	PSOR on Address Completed
06/16/2023	Contact - Document Sent fire safety string
07/27/2023	Contact - Document Received 1326/RI030/AFC 100, MC
09/14/2023	Application Incomplete Letter Sent US Mail to address listed on application.
10/03/2023	Inspection Completed-Env. Health: D
11/01/2023	Contact - Telephone call made Joseph Iacaban, Licensee Designee. Unavailable - left voice message wanting to discuss environmental health inspection report dated 10/03/23 received.
01/25/2024	Contact - Document Sent 10-DAY Inactive Letter Sent. No items submitted as requested from incomplete app letter sent 09/14/2023.
03/01/2024	Contact - Telephone call made Joseph Iacaban, Licensee Designee. Requesting return phone call.
03/01/2024	Contact - Document Sent Incomplete application for small group home.
03/06/2024	Inspection Report Requested - Health invoice No : 1034292
03/29/2024	Inspection Completed – Environmental Health: A
05/07/2024	Application Complete/On-site Needed
05/08/2024	Inspection Completed-BCAL Sub. Compliance
05/09/2024	Application Incomplete Letter Sent
05/14/2024	Application Complete/On-site Needed
05/16/2024	Inspection Completed – BCHS Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The Arbor Oaks Senior Living adult foster care home is a ranch style home located in the rural area of Milan, MI. The home consists of a living room, den area, kitchen, office and 6 bedrooms. The living room has a non-functioning fireplace with a decorative light to provide relaxing ambiance. The facility is equipped with laundry/mud room, small hair styling salon, and attached garage. The facility has 2 approved means of egress equipped with ramps and can accommodate wheelchairs. The facility utilizes private water and sewage system. An environmental health inspection was completed on 03/29/2024 and was assessed to have an A rating by the Environmental Health Department.

There is no basement in the facility, the gas hot water heater and boiling condensing furnace (uses the steam from the hot water as a heat source) are on the main floor 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	15.4 X 10.7	165 SQ. FT.	1
2	10.6 X 11.0	117 SQ. FT.	1
3	12.0 X 10.5	126 SQ. FT.	1
4	10.5 X 11.2	118 SQ. FT.	1
5	11.10 X 11.5 + 2.4 X 4.9	140 SQ. FT.	1
6	10.1 X 12.2	123 SQ. FT.	1

The living, dining, and sitting room areas measure a total of 686 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 adults whose diagnosis is physically handicapped, aged, and Alzheimer 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. The applicant intends to accept residents from 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 not provide transportation for appointments and/or program needs. The residents may utilize community transportation services or transportation may be provide by family or guardians. 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 Liam Holdings, L.L.C., which is a "Domestic Limited Liability Company", was established in Michigan, on 07/13/2022. 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 members of Liam Holdings, L.L.C. have submitted documentation appointing Joseph Iacoban as Licensee Designee for this facility and Emily Iacoban as the Administrator of the facility.

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

The licensee designee and administrator have 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 six bed facility is adequate and includes a minimum of 1 staff –to- 6 residents per shift. The applicant acknowledges 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. The applicant has indicated that direct care staff will not be awake during sleeping hours.

The applicant acknowledges 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.

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) 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 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, the applicant acknowledges their 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.

The applicant acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

The applicant acknowledges their 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.

The applicant acknowledges their 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.

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

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 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/Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

VI. RECOMMENDATION

I recommend issuance of a six-month temporary license to this adult foster care small group home (capacity 1 - 6).



Vanita C. Bouldin
Licensing Consultant

Date: 05/23/2024

Approved By:



Ardra Hunter
Area Manager

Date: 05/30/2024