



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

August 29, 2024

Lori Jordan
KJB Tenant Davison, LLC
10222 Lapeer Road
Davison, MI 48423

RE: Application #: AL250418395
Charter Senior Living of Davison 3
10222 Lapeer Road Unit 3
Davison, MI 48423

Dear Lori Jordan:

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,

A handwritten signature in blue ink that reads "Kent W. Gieselman".

Kent W Gieselman, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(810) 931-1092

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL250418395
Applicant Name:	KJB Tenant Davison, LLC
Applicant Address:	10222 Lapeer Road Davison, MI 48423
Applicant Telephone #:	(312) 401-2188
Licensee Designee:	Lori Jordan
Administrator:	Cynthia Smith
Name of Facility:	Charter Senior Living of Davison 3
Facility Address:	10222 Lapeer Road Unit 3 Davison, MI 48423
Facility Telephone #:	(810) 777-5050
Application Date:	04/09/2024
Capacity:	20
Program Type:	PHYSICALLY HANDICAPPED AGED ALZHEIMERS

II. METHODOLOGY

10/09/2023	Inspection Completed-Fire Safety : A
04/09/2024	Enrollment
04/12/2024	Application Incomplete Letter Sent Requested 1326/RI030 and AFC100
04/12/2024	PSOR on Address Completed
04/12/2024	Contact - Document Sent forms sent
05/31/2024	File Transferred To Field Office
06/11/2024	Application Incomplete Letter Sent
08/01/2024	Application Complete/On-site Needed
08/29/2024	Inspection Completed-Env. Health : A
08/29/2024	Inspection Completed On-site
08/29/2024	Inspection Completed-BCAL Full Compliance
08/29/2024	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Charter Senior Living of Davison 3 is located at 10222 Lapeer Road, Davison in Genesee County. The physical plant is a one-level vinyl and brick-sided structure with no basement. It consists of a living room, dining room, kitchen, office, staff breakroom, Movie Theater, laundry room, and 20 single-occupancy resident bedrooms. There are two separate public restrooms and each resident's bedroom has their own private bathroom with a walk-in shower and a closet. The driveway has adequate parking for staff and visitors. The facility is wheelchair accessible.

The furnaces and hot water heaters were inspected on 7/18/24 and are in good working order. The furnaces and hot water heaters are located on the main floor in a 1-hour protected enclosure with a 1¾ inch solid core door equipped with an automatic self-closing device. The laundry room is located in the back of the facility. 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.

The facility has a public water and sewer system. The facility is also connected to the municipal water supply. The facility was determined to be in substantial compliance with all applicable licensing rules pertaining to environmental health.

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

Bedroom #	Total Square Footage	Total Resident Beds
Bedroom 1	640	1
Bedroom 2	640	1
Bedroom 3	488	1
Bedroom 4	488	1
Bedroom 5	377	1
Bedroom 6	377	1
Bedroom 7	488	1
Bedroom 8	488	1
Bedroom 9	488	1
Bedroom 10	377	1
Bedroom 11	377	1
Bedroom 12	377	1
Bedroom 13	390	1
Bedroom 14	390	1
Bedroom 15	377	1
Bedroom 16	377	1
Bedroom 17	488	1
Bedroom 18	488	1

Bedroom 19	488	1
Bedroom 20	377	1

The living, dining, and sitting room areas measure a total of 1873 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement.

The home has four separate and independent means of egress to the outside. The means of egress were measured at the time of the initial inspection and exceed the 30 inch minimum width requirement. The required exit doors are equipped with positive latching non-locking against egress hardware. All the bedroom and bathroom doors have conforming hardware and proper door width.

The bedrooms have the proper means of egress as required by R 400.15508. The interior of the home 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, KJB Tenant Davison 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 twenty (20) male or female adults whose diagnosis is aged, physically handicapped, and/or Alzheimer's in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. An assessment plan will be designed and implemented for each resident's social and behavioral developmental needs.

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.

KJB Tenant Davison LLC will ensure that the resident's transportation and medical needs are met. KJB Tenant Davison LLC has transportation available for residents to access community-based resources and services. 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

On 04/9/2024, KJB Tenant Davison LLC submitted an application to provide foster care services to twenty adults at 10222 Lapeer Road, Davison, Michigan.

The applicant, KJB Tenant Davison LLC, which is a “Michigan Domestic Limited Liability Company”, was established in Michigan, on 2/27/2018. The company is an experienced adult foster care provider, currently operating several licensed adult foster care facilities in the State of Michigan. 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 applicant has a board of directors that oversee the company.

KJB Tenant Davison LLC submitted a written statement naming Lori Jordan as the licensee designee and Cynthia Smith as the facility administrator. Lori Jordan and Cynthia Smith have submitted a licensing record clearance request that was completed with no LEIN convictions recorded. Lori Jordan and Cynthia Smith also submitted a medical clearance request with statements from a physician documenting his good health and current TB-test negative results. Lori Jordan and Cynthia Smith 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 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 1 to 15 resident ratios.

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 employees 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 administrative rules related to the physical plant. 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 (capacity 13-20).



8/29/2024

Kent W Gieselman
Licensing Consultant

Date

Approved By:



8/29/2024

Mary E. Holton
Area Manager

Date