



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

September 23, 2024

Ginger Nahikian
Niche Aging Center LLC
3405 E. Midland Rd.
Bay City, MI 48706

RE: Application #:	AM090408828 Niche Aging Center LLC 3405 E Midland Bay City, MI 48706
--------------------	---

Dear Ginger Nahikian:

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 12 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,

Shamidah Wyden, Licensing Consultant
Bureau of Community and Health Systems
411 Genesee
P.O. Box 5070
Saginaw, MI 48607
989-395-6853

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AM090408828
Licensee Name:	Niche Aging Center LLC
Licensee Address:	3405 E. Midland Rd. Bay City, MI 48706
Licensee Telephone #:	(989) 737-2355
Administrator/Licensee Designee:	Ginger Nahikian
Name of Facility:	Niche Aging Center LLC
Facility Address:	3405 E Midland Bay City, MI 48706
Facility Telephone #:	(989) 684-2273
Application Date:	05/26/2021
Capacity:	12
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL ALZHEIMERS AGED

II. METHODOLOGY

05/26/2021	On-Line Application Incomplete Letter Sent 1326, RI030, AFC100 for Ginger, Tax ID
05/26/2021	On-Line Enrollment
05/27/2021	Inspection Report Requested - Fire
05/27/2021	Contact - Document Sent Fire Safety String, 1326, RI030, AFC100
11/18/2021	Contact - Document Received afc100,1326, ri030, (AM090404906)
02/22/2022	Contact - Document Received 1326 & RI 030 for Licensee
02/22/2022	File Transferred To Field Office Flint via SharePoint
03/03/2022	Application Incomplete Letter Sent Sent via email to Ginger N.
02/06/2024	Inspection Completed-Fire Safety: A
08/27/2024	Inspection Completed On-site
08/27/2024	Inspection Completed-BCAL Sub. Compliance
08/27/2024	Inspection Completed- Environmental Health: A
09/18/2024	Application Complete/ On-site Needed
09/18/2024	Inspection Completed On-site
09/23/2024	Inspection Completed- BCAL Full Compliance
09/23/2024	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Niche Aging Center, LLC is located at 3405 E. Midland Rd. Bay City, MI 48706. The home is situated to the west side of Euclid Ave, on the north side of Midland Rd in Bay County, MI. The property is mortgaged by Niche Aging Center Building, LLC, owned by

Ginger Nahikian and Marookeh Nahikian. The facility was originally designed to be the Young Women’s Christian Association (YWCA). The home was previously licensed as Niche Aging Center under license number AS090309821 since 11/09/2010. The building is constructed of masonry brick. There is an East Wing and West Wing of the building that will be utilized for adult foster care. The East wing is comprised of five resident bedrooms, two full bathrooms, a dining room, kitchen, and living room. A visitor bathroom, reception area, medication room, and patio entrance are located in the east wing as well. The West wing of the facility, separated by several steps, has four resident bedrooms for non-physically handicapped residents. The West wing also has a living room, dining room, kitchen, and a full bathroom. The home is wheelchair accessible on the West wing of the building. There is an outdoor wheelchair ramp on the West wing of the facility, and an indoor wheelchair ramp situated behind the West wing bedrooms for evacuation purposes.

The boiler and hot water heater are located in a room that is constructed of material that has a 1-hour-fire-resistance rating. The Michigan Department of Licensing and Regulatory Affairs Bureau of Construction Codes/Boiler Division’s *Certificate of Boiler Inspection* is dated 05/19/2022 with an expiration date of 05/19/2025. The facility is equipped with interconnected, hardwire smoke detection system, with battery backup, which was installed by a licensed electrician and is fully operational. Bureau of Fire Services conducted a final fire safety inspection on 02/06/2024 and issued full approval, A-rating.

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

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	11ft x 11ft	121	1
2	11ft x 11ft	121	1
3	11ft x 11ft	121	1
4	11ft x 11xft	121	1
5	19ft x 11ft	209	2
6	18ft 11-3/4" x 28ft	531	2
7	11ft 2in x 28 ft	321.7	1
8	11ft 2in x 28 ft	321.7	1
9	9ft 10in x 28 ft	275.3	2

The living, dining, and sitting room areas measure a total of 921.7 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement. The home is connected to public water and sewer systems.

Based on the above information, it is concluded that this facility can accommodate twelve (12) 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 twelve (12) male or female ambulatory adults whose diagnosis is physically handicapped, developmentally disabled, mentally ill, aged, and Alzheimer's 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. Residents will be referred from: Region 7 Waiver, A & D Waiver, and community referrals.

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 assist residents with connecting with outside agencies for transportation, 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 libraries, community music groups, arts and crafts, and shopping centers.

C. Applicant and Administrator Qualifications

The applicant is Niche Aging Center, L.L.C., which is a "Domestic Limited Liability Company", was established in Michigan, on 06/22/2009. 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.

Niche Aging Center, L.L.C. has submitted documentation appointing Ginger Nahikian Licensee Designee for this facility and Administrator of the facility.

A licensing record clearance request was completed and approved for the licensee designee/administrator. The licensee designee/administrator submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

The designee/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 12-bed facility is adequate and includes a minimum of 1 staff -to- 6 to 8 residents and 2 staff -to- 8 to 12 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 –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), 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.

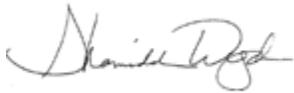
The applicant acknowledges their responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

D. Rule/Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure. 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 medium group home (capacity 3-12).

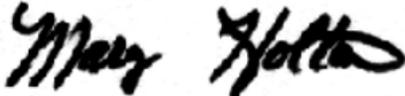


09/23/2024

Shamidah Wyden
Licensing Consultant

Date

Approved By:



09/23/2024

Mary E. Holton
Area Manager

Date