



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

June 12, 2025

Ginger Nahikian  
Niche Aging Hampton OP  
581 Scheurmann Rd.  
Bay City, MI 48708

RE: Application #:	AL090418499 Niche Aging Hampton OP 581 Scheurmann Rd Bay City, MI 48708
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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 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,

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**

<b>License #:</b>	AL090418499
<b>Licensee Name:</b>	Niche Aging Hampton OP
<b>Licensee Address:</b>	581 SCHEURMANN RD BAY CITY, MI 48708
<b>Licensee Telephone #:</b>	(989) 737-2355
<b>Administrator/Licensee Designee:</b>	Ginger Nahikian
<b>Name of Facility:</b>	NICHE AGING HAMPTON OP
<b>Facility Address:</b>	581 SCHEURMANN RD BAY CITY, MI 48708
<b>Facility Telephone #:</b>	(989) 737-2355
<b>Application Date:</b>	05/19/2024
<b>Capacity:</b>	20
<b>Program Type:</b>	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL AGED TRAUMATICALLY BRAIN INJURED ALZHEIMERS

## II. METHODOLOGY

05/19/2024	On-Line Enrollment
05/20/2024	PSOR on Address Completed
05/20/2024	Contact - Document Sent forms sent
05/20/2024	Inspection Report Requested - Fire
05/20/2024	Contact - Document Sent fire safety string sent
08/23/2024	Contact - Document Received Received 1326/RI030; still need EIN verification
08/27/2024	Contact - Document Sent sent email to Ginger requesting EIN again
10/07/2024	File Transferred To Field Office
10/10/2024	Application Incomplete Letter Sent
11/20/2024	Inspection Completed- Fire Safety: A
05/13/2025	Inspection Completed On-site
05/13/2025	Inspection Completed- Env. Health: A
05/13/2025	Inspection Completed-BCAL Sub. Compliance
05/21/2025	Application Incomplete Letter Sent
06/12/2025	Application Complete/On-site Needed
06/12/2025	Inspection Completed- BCAL Full Compliance
06/12/2025	Recommend License issuance

### A. Physical Description of Facility

The Niche Aging Hampton OP facility was built in 2003 originally as a youth program. The facility has been operating as an adult foster care home continually by Close to Home Assisted Living Hampton since 2016 under license number AL090382733, and as Niche Aging Center Hampton since May 2022. The facility was purchased by Niche Aging Center Hampton LLC on 01/25/2022.

The facility is a two-story building with a wood sided, log cabin-like exterior. The home sits off Schuermann road, with a winding private driveway, and a large spacious yard surrounding the home. The building has a total of 12,055 square feet of living space. There is approximately 9,550 square feet on the first floor, and 2,505 square feet of living space on the second floor. There are six exits on the first floor of the home and two exits from the second floor of the home. On the first floor, there is a large cathedral ceiling in the living room which is in the heart of the home. The dining room is adjacent to the living room, and the bedrooms are to the east and west wings off the center of the home. The first floor also has two half-bathrooms, and a shower room. On the second floor, there is a lounge area, an activity room, a file room, and full bathroom.

There are 17 large bedrooms on the first floor of the home to provide a capacity of 20 residents. Room #4, #8, and #11 are double occupancy bedrooms. Eight of the resident bedrooms have their own full bathrooms. There are two main bathrooms on the first floor in the facility that are only half-bathrooms, one on the east side of the facility, and one on the west side of the facility. There is one room that is a shower room only. There is a full bathroom upstairs as well. There is ample-parking in front of the facility. The Niche Aging Center Hampton facility is on the-East side of Bay City, within blocks of shopping, medical care, and a variety of-municipal services. City bus transportation is available to the residents for independent-outings. The stairways have fires doors at the bottom and at the top of the stairs on-each floor. The home is at street level and is handicap/wheelchair accessible to-residents and visitors. The home also has an elevator.

The main furnaces and hot water heaters are located in the basement with a 1-3/4-inch solid core door equipped with an automatic self-closing device and positive latching hardware is located in a room that is constructed of material that has a 1-hour-fire resistance rating. The furnace room also has sprinkler system and smoke detectors in case of fire. There is a furnace located on the second floor at the end of the east hallway. This furnace room is located inside another room but has a solid wood fire door enclosing the one-hour barrier furnace room with a sprinkler head inside the furnace room and a smoke detector right outside the room. The facility is equipped with interconnected, hardwire smoke detection system, with battery backup, which was installed by a licensed electrician and is fully operational. The Bureau of Fire Safety gave full approval of inspection on 11/20/2024. A letter was obtained from RP Carder Mechanical LLC stating that the facility has seven furnaces. Furnace #2, #4, and #5 were installed brand new at the end of 2024, and are due for inspection in Fall 2025. System #1 and System #3 had a full test and inspection during in Fall 2024, including filters, replacement of inducer motor, and ignitor motors, and is due for inspection in Fall 2025. System #6 and #7 had a bi-annual filter replacement and operation/performance test done in the Fall of 2024 and is due for inspection in Fall 2025 as well. The letter is dated 05/12/2025.

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

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	15x14	210 sq. ft	Single Occupancy
2	15X16	240 sq. ft	Single Occupancy
3	15X15	225 sq. ft	Single Occupancy
4	16.4x17.6	288.64 sq. ft	Double Occupancy
5	15.10x11.6	175.16 sq. ft	Single Occupancy
6	12.11x10.9	132 sq. ft	Single Occupancy
7	12x16	192 sq. ft	Single Occupancy
8	12.1x16	193.6 sq. ft	Double Occupancy
9	12.2x13	158.6 sq. ft	Single Occupancy
10	11.7x15.9	186.03 sq. ft	Single Occupancy
11	16.3x18	293.4 sq. ft	Double Occupancy
12	15.9x14.3	227.37 sq. ft	Single Occupancy
13	15x16	240 sq. ft	Single Occupancy
14	15.9x14	222.6 sq. ft	Single Occupancy
15	12x12.9	155 sq. ft	Single Occupancy
16	12x13	156 sq. ft	Single Occupancy
17	12x13	156 sq. ft	Single Occupancy

The living, dining, and sitting room areas measure a total of 1,987 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement.

Based on the above information, it is concluded that this facility can accommodate **twenty (20)** 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 **twenty (20)** male or female ambulatory adults whose diagnosis is developmentally disabled, mentally ill, physically handicap, aged, Alzheimer's, or 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: Hospice, A & D Waiver, Region 7, and local hospitals.

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 with seeking 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 Niche Aging Hampton OP, Inc., which is a “For Profit Corporation” which was established in Michigan, on 03/11/2022. 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.

Niche Aging Hampton OP, Inc. has submitted documentation appointing Ginger Nahikian as Licensee Designee 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 licensee designee/administrator 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 3 staff –to- 20 residents from 6:00 am to 9:00 pm, and 1 staff between 9:00 pm and 6:00 am. Staffing patterns will be adjusted based on resident needs. 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](http://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.

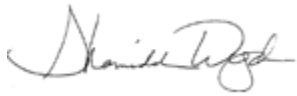
The applicant acknowledges their responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

#### **D. Rule/Statutory Violations**

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure. Compliance with the physical plant rules has been determined. Compliance with quality-of-care rules will be assessed during the period of temporary licensing via an on-site inspection.

### III. RECOMMENDATION

I recommend issuance of a temporary license to this adult foster care large group home (capacity 13-20).



06/12/2025

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Shamidah Wyden  
Licensing Consultant

Date

Approved By:



06/12/2025

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Mary E. Holton  
Area Manager

Date