



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

May 8, 2017

Rhonda Hendrickson
University Living
2865 S. Main Street
Ann Arbor, MI 48103

RE: Application #: AH810386132
University Living
2865 S. Main Street
Ann Arbor, MI 48103

Dear Ms. Hendrickson:

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 90 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) 284-9720.

Sincerely,

A handwritten signature in cursive script that reads "Loma M Campbell".

Loma M Campbell, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(248) 860-3110

enclosure

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

I. IDENTIFYING INFORMATION

Application #:	AH810386132
Licensee Name:	CSH Ann Arbor Licensee, LLC
Licensee Address:	NW 2nd Floor 1275 Pennsylvania Ave Washington, DC 20004
Licensee Telephone #:	(202) 469-8400
Authorized Representative:	Rhonda Hendrickson
Administrator:	Kimberly Tanner
Name of Facility:	University Living
Facility Address:	2865 S. Main Street Ann Arbor, MI 48103
Facility Telephone #:	(734) 669-3030
Application Date:	12/22/2016
Capacity:	90
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

12/22/2016	On-Line Enrollment
12/27/2016	Application Incomplete Letter Sent BCAL-1603 Cert of Appt. and Bcal-1326 and RI-030 sent for authorized representative-R. Hendrickson.
12/27/2016	Contact - Document Sent 1605 sent to applicant
02/15/2017	Application Incomplete Letter Sent
02/23/2017	Inspection Completed-Fire Safety : B
04/19/2017	Inspection Completed On-site
05/05/2017	Application Complete/On-site Needed
05/05/2017	Inspection Completed On-site
05/05/2017	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

University Living is a three-story, barrier free building located at 2865 S. Main Street in Ann Arbor, MI. The building at 2865 S. Main Street has been licensed since 7/1/2003. The facility was purchased by CSH Ann Arbor Licensee, LLC in 12/2016.

CSH Ann Arbor Licensee, LLC has appointed Rhonda Hendrickson to be the authorized representative and Kim Tanner as the administrator of the facility. Ms. Hendrickson and Ms. Tanner are both over the age of 18 years and have over 10 years' experience working with seniors.

University Living is close to Briarwood Mall, downtown Ann Arbor, MI, University of Michigan campus and hospital, restaurants, and freeways US-23, M-14, and I-94.

University Living has an aged program located on the first and second floors and a dementia care program located on the lower floor, known as Garden Level. The general aged and dementia care program areas have a living room with fireplace, television set, activity room, and staff support stations. The dining rooms for the facility are located on the Garden Level and on the first floor.

The dementia care resident rooms located on the Garden Level consist of 12 rooms (Room 16, 17, 18, 19, 21, 23, 26, 28, 30, 31, 32, and 33). The first floor aged program resident rooms consist of 24 rooms (Room 106, 108, 109, 110, 111, 112, 113, 124, 125, 126, 127, 128, 129, 130, 132, 135, 138, 141, 142, 143, 144, 145, 146, and 147). The second floor aged program resident rooms consist of 27 rooms (Rooms 206, 208, 209, 210, 211, 212, 213, 217, 218, 224, 225, 226, 227, 228, 229, 230, 232, 235, 238, 241, 242, 243, 244, 245, 246, 247, and 250). Each resident room has a refrigerator and a bathroom equipped with a toilet, sink, walk-in shower with bench seat, grab bars, and two pull cords to request assistance. At the head of each resident's bed a pull cord is available to request assistance and residents living in the aged program areas have the option of wearing a pendant device to request assistance from staff.

The dementia care unit is a secured area that requires a code to enter and exit the unit. The physical environment within the unit is designed to provide the least restrictive environment while ensuring the safety of the residents. In addition, a secured and enclosed courtyard is attached to the dementia care unit.

The facility has forced gas heating and cooling in common areas throughout the building. Each resident's room has an individual control for heating and cooling that allows the resident to control the air temperature in the room to their desired comfort level. The facility has city water and sewer service. No smoking is not permitted in the building and a designated area has been provided for smoking outside. The entire building is fire suppressed. On 2/23/17, The Department of Licensing and Regulatory Affairs/Bureau of Fire Services (BFS) inspected the facility and provided a fire safety certification until the next inspection.

The facility has an elevator that operates for the three floors, and a generator to provide power in the event of loss of electricity.

All of the resident rooms, common areas, and living spaces were determined to be in compliance with home for the aged rules by Robert Salkeld, Sanitarian, Health Facilities Evaluation Section/Department of Consumers and Industry Services on 6/30/2003. The licensed bed capacity of the facility was increased from 75 to 90 licensed beds on 5/01/2009.

The facility has a receptionist at the main entrance from 8:00 am until 9:00 pm daily. From 9:00 pm until 8:00 am, the main entrance as well as exit doors are locked and visitors must ring the doorbell or call button at the main entrance for a staff member to allow entry. From 8:00 am until 9:00 pm, if a secured door is opened without proper code entry, the door will alarm, transmit the location of the opened door to a computer at the receptionist desk, and the receptionist notify staff member of the location of the door alarm by two-way radio that a staff member carries. After 9:00 pm, the alarm transmission goes to the supervisor on duty pager and then the staff member receive the notification of the door alarming by two-way radio that a staff member carries.

B. Program Description

University Living provides services to the general aged population and to individuals that have been diagnosed with Alzheimer's/dementia or a related condition who are 60 years of age or older. The services provided consist of twenty-four hour supervision, room board, and assistance with personal care including administration of medication. University Living has designed services and supports to meet residents' cognitive and physical capabilities. Activities have been offered throughout the day and consisted of outings, two movies daily, shopping, book club, musical entertainment, entertainment from community entertainers, church services, parties, exercise, arts and crafts, gardening, card games, bingo, movies, current events, and sensory stimulation. The facility has a bus that has provided transportation to residents to various community destinations within the Ann Arbor, MI area. The facility holds funds for residents and has a surety bond (Bond # 84BSBHR1636) for \$1500. In addition, a shared spa tub room and beauty/barber salon are available to the residents.

The facility has established a training curriculum that is based on the home's program statements and has been specifically designed to meet the needs of the residents based on the each resident's service plan. All staff members working in the facility have completed an orientation program as well as training specific to the home, fire safety, service plans, home's policies and procedures, and incident reporting. Continuing education will be presented through staff meetings, in-house in-services, and monthly trainings.

C. Rule/Statutory Violations

The study has determined compliance with applicable licensing statutes and administrative rules.

IV. RECOMMENDATION

Based on the findings, it is recommended that a temporary license be issued. The terms of the license will enable the licensee to operate a Home for the Aged (HFA) for 90 residents, for a six-month period.

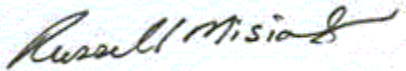


5/8/2017

Loma M Campbell
Licensing Staff

Date

Approved By:



5/8/17

Russell B. Misiak
Area Manager

Date