



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

June 28, 2019

Flora Khaimov
Elmcroft of Downriver
19697 Allen Road
Brownstown Township, MI 48183

RE: Application #: AH820391900
Elmcroft of Downriver
19697 Allen Road
Brownstown Township, MI 48183

Dear Mrs. Khaimov:

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 133 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 (248) 975-5053.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH820391900
Applicant Name:	EC Opco Downriver, LLC
Applicant Address:	Ste. 200 500 North Hurstbourne Pkwy Louisville, KY 40222
Applicant Telephone #:	502-357-9000
Authorized Representative/ Administrator:	Flora Khaimov
Name of Facility:	Elmcroft of Downriver
Facility Address:	19697 Allen Road Brownstown Township, MI 48183
Facility Telephone #:	(734) 479-0437
Application Date:	12/27/2017
Capacity:	133
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

12/27/2017	Enrollment
12/27/2017	Contact - Document Sent Administrative Rules and Acts books
12/27/2017	File Transferred - To Field Office Grand Rapids
01/19/2018	Application Incomplete Letter Sent
01/24/2018	Inspection Completed-Fire Safety: C
02/12/2018	Inspection Completed-Fire Safety: A
05/17/2018	Inspection Completed On-site
06/08/2018	Application Incomplete Letter Sent
06/08/2018	Contact - Document Received A revised TB policy.
07/10/2018	Contact - Document Received Admission contract and related policies.
07/24/2018	Application Incomplete Letter Sent Documentation.
01/23/2019	Inspection Completed-Fire Safety: A
02/08/2019	Application Incomplete Letter Sent
02/20/2019	Contact - Document Received Background check information of authorized representative.
02/27/2019	Application Incomplete Letter Sent
06/10/2019	Inspection Completed On-site
06/27/2019	Contact - Document Received Revised admission contract and related policies.
06/28/2019	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Elmcroft of Downriver is a single-story residential facility located at 19697 Allen Road in Brownstown, Michigan. The facility was built in 1999-2000 and has been continually licensed as a home for the aged since June 9, 2000.

The facility is surrounded on three sides with woods and there is a water reservoir directly behind the building. The building faces Allen Road, a five lane 45mph avenue with light industrial and commercial buildings located on both sides of the road. Elmcroft of Downriver is shaped in a figure eight with an additional hallway off the rear of the building. The shape of the building provides two enclosed court yards and a fenced-in area behind the building. The figure eight portion of the building is referred to as the "Assisted Living" and contains the main entrance, the administrative offices, a living room, library, lounge, the main kitchen, main dining room, laundry room, an activity room, and 68 resident rooms. Of the 68 resident rooms, there are 23 single occupancy rooms and 45 dual occupancy rooms for a total capacity of 113 residents in this area of the facility. Depending upon size and construction, the resident rooms are referred to as studio units, suite units, one-bedroom and two-bedroom units. Each unit contains a bathroom with toilet, shower and sink. Additionally, each unit has a small refrigerator.

The hallway extending from the rear of the building contains "Chronicles" a living area designed specifically for residents with Alzheimer's Disease or other forms of dementia. Chronicles contains a prep kitchen, a dining room, living room, laundry room and 12 resident rooms. Of the 12 resident rooms, there are four single occupancy rooms and eight dual occupancy rooms for a total capacity of 20 residents in this area of the facility. The single occupancy rooms are studio units and the dual occupancy rooms are two-bedroom units. Each unit contains a bathroom with toilet, shower and sink.

The facility has public water and sewage and is equipped with an interconnected fire suppression system. All resident room windows are equipped with stop devices so that they can only be opened a few inches for resident safety. Pull cords are located in bathrooms for residents' use to alert staff when they need assistance. Personal call-alert pendants are available for residents to carry and also serve to summons staff assistance. Staff use hand-held pagers and walkie-talkies for communication between rooms. The facility has a 13-passenger ADA lift van to provide transportation to residents for doctor appointments and activities.

With the exception of the doors to the two courtyards, all other facility exit doors including the door exiting Chronicles to enter the assisted living area, are alarmed. These alarmed doors are equipped with keypads that require staff to enter a four-digit code to unlock the door and disarm the alarm. The doors also have delayed egress, meaning if the door handle is pushed continuously, an alarm will sound and after a set

period of time, generally 15 to 30 seconds, the door will open. The doors immediately release upon initiation of the fire alarm system. The doors exiting the main kitchen, the main laundry room, and the door exiting Chronicles into the backyard fenced area require a key to unlock each door and disarm the alarm. The six-foot-tall wooden fence that encloses the backyard is also locked and requires a key for exit.

The facility is equipped with a natural gas powered emergency generator that, in case of electrical power loss, will supply power to the magnetic door locks, the fire suppression system, emergency lighting, the phone system, heating in the common areas, cooling in a defined area, the kitchen cooler, freezer, one power receptacle, and the resident pendant call system.

The Department of Licensing and Regulatory Affairs Bureau of Fire Services state fire marshal Mike McCormick issued fire safety certification approval on 1/23/19.

The State of Michigan Department of Licensing and Regulatory Affairs business entity search revealed EC Opco Downriver LLC is a foreign limited liability company with a formation/qualification date in Michigan of 1/11/18. The administrator/ authorized representative has been appointed by an EC Opco Downriver LLC member with appointing authority.

On 7/23/18, EC Opco Downriver, LLC entered a management agreement with Eclipse Portfolio Operations LLC, to manage the day-to-day operation and leasing of the facility and to provide services on behalf of EC Opco Downriver, in accordance with the agreement. Eclipse Portfolio Operations LLC is also a foreign limited liability company with a formation/qualification date in Michigan of 1/8/18.

The Elmcroft of Downriver property is owned by NHP Brownstown, LLC, which is also a foreign limited liability company with a formation/qualification date in Michigan of 5/11/06. According to the lease agreement between landlord NHP Brownstown, LLC and tenant EC Opco Downriver LLC, there is a valid right of the applicant to occupy the property.

B. Program Description

EC Opco Downriver, LLC will provide room, board, protection, supervision, assistance and supervised personal care to individuals aged 55 and older, along with the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for working with residents with memory care needs.

EC Opco Downriver, LLC will also provide transportation to residents for group activities and for private needs at cost.

EC Opco Downriver, LLC will not be holding resident funds.

EC Opco Downriver, LLC will allow small domestic pets, provided that the resident is capable to maintain care and control over the pet.

Elmcroft of Downriver is a smoke-free property.

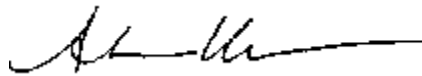
C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Flora Khaimov, regarding Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

The study has determined substantial compliance with home for the aged public health code and applicable administrative rules.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license be issued. The terms of the license will enable the licensee EC Opco Downriver, LLC to operate a home for the aged with 133 licensed beds with programs for aged and Alzheimer's disease or related condition care.

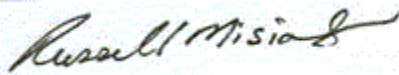


6/28/19

Andrea Krausmann
Licensing Staff

Date

Approved By:



6/28/19

Russell B. Misiak
Area Manager

Date