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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

August 3, 2020

Jacquelyn R. Stokes-Williams
AH Roseville MC Subtenant LLC
6755 Telegraph Rd. Ste 330
Bloomfield Hills, MI 48301

RE: Application #: AH500397563
American House Roseville
17267 Common Road
Roseville, MI 48066

Dear Ms. Stokes-Williams:

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 50 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 cursive script that reads "Brender D. Howard".

Brender Howard, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(313) 268-1788

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH500397563
Applicant Name:	AH Roseville MC Subtentant LLC
Applicant Address:	One SeaGate Ste 1500 C/O ReNew Reit Toledo, OH 43604
Applicant Telephone #:	(248) 203-1800
Authorized Representative:	Jacquelyn R. Stokes-Williams
Administrator:	Jacquelyn R. Stokes-Williams
Name of Facility:	American House Roseville
Facility Address:	17267 Common Road Roseville, MI 48066
Facility Telephone #:	(586) 933-1593 12/10/2018
Application Date:	
Capacity:	50
Program Type:	AGED

II. METHODOLOGY

12/10/2018	Enrollment
12/11/2018	Application Incomplete Letter Sent 1326A for Judith (AR); & Shela (Admin)
12/12/2018	Contact - Document Received IRS ltr; cl for Judith (AR)
12/13/2018	Contact - Document Received BACL-1603
12/19/2018	Application Incomplete Letter Sent Requested policies and procedures
12/19/2018	File Transferred To Field Office to Brender Howard Pontiac
09/19/2019	Comment Zabitz phone call with AR Judy Bovin re: policy review is progressing
12/13/2019	Comment Documents for Roseville have been approved.
06/22/2020	Inspection Completed On-Site
06/22/2020	Inspection Completed – BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility is a recently constructed one-story, barrier-free building located in a residential area in the City of Roseville and on the same property but not attached to an American House independent living home. The facility has city water and sewer services. There are two resident living wings on the north and south sides of the building, each with a secure entrance, 20 resident units, and a capacity of 25 beds, with a total of 50 beds. The south side of the facility consists of rooms 1-5, 7-8, 10, 11, 13-15 (single occupancy) and 6, 9, 12, 16, and 17 (double occupancy). The north side of the building consists of rooms 21, 24-31, 33, 34, 36, and 37 (single occupancy) and 22, 23, 32, 35, and 38 (double occupancy). Each resident room has thermostat, a private walk-in-shower and toilet room with grab bars by each shower and toilet, a pull cord by each toilet, locked medication storage cabinet, clothing

storage cabinets, and some cabinets can be locked. A light shine above each toilet during the night. A memory box will be outside each resident room that will contain items of personal interest to the resident, so the resident can identify his/her room and to provide conversation topics. Windows are secured by stop blocks and do not open. Each wing has a serving kitchen with large refrigerator/freezer, large dining room; and small dining room. Food is delivered by carts from the central kitchen. Each wing has a resident laundry room; clean linen storage room; janitor closet, living room with television; sitting room with television; "Reflections" comfort room that has comfortable seating and tables; an interior courtyard with chairs and landscaping; and an external "memory garden" that has chairs, a sidewalk, and landscaping and surrounded by a fence with a gate that has a 15-second delayed egress alarm that rings inside the facility. The two wings are separated by a central services area that has the employee entrance, an employee break room, laundry room, clean and soiled linen rooms, life enrichment director's office, kitchen, and kitchen's janitor closet. A hair salon, maintenance room, medication room, general storage rooms, administrator and concierge offices, and common toilet rooms are also in the facility. An individual must use a fob or enter a code on a PIN pad to open the gates in the fences and doors at the two public entrances, employee entrance, resident wings, and central services. Only employees will have the ability to open the secure doors; the door codes will not be given to visitors. Doors are equipped with 15-second delayed egress mechanisms.

The facility is equipped with an emergency generator that in the event of a power outage will power a red plug in each resident room, a light in each bathroom, kitchen equipment including the exhaust fan, water heaters and pumps, medication room refrigerators, communication systems, egress lights, exit signs, security and intercom systems, fire protection systems, and two HVAC units on the roof that provide heat to all common areas and resident rooms.

The facility has a supply of linens for residents who do not provide their own bedding and towels.

The facility is a smoke free building and has smoke-free grounds.

The Bureau of Fire Services originally approved the building on 8/26/16. The Health Facilities Engineering Section of the Bureau of Health Systems granted occupancy approval on 9/21/16 for the previous license.

The Department of Licensing and Regulatory Affairs Bureau of Fire Services completed an inspection and it was approved on 10/16/19, for the previous licensee.

B. Program Description

According to the Department of Licensing and Regulatory Affairs Business Entity Search, AH Roseville MC Subtenant LLC is a foreign limited liability company with a formation/qualification date in Michigan of 11/9/18, organized under the state of Delaware. The registered office is in East Lansing, Michigan.

The facility provides care to men and women who are over age 55 and have diagnoses of Alzheimer's disease or another type of dementia. A resident must require assistance from the facility and not exhibit behaviors that pose a risk of serious harm to self or others. There are call cords in bathrooms and emergency pendants; socialization and sensory stimulation; personal care assistance with mobility, bathing, grooming, toileting, incontinence, dressing, and medication administration; three meals a day and snacks; housekeeping; and laundry services. Residents may wear a fob pager to summon staff assistance if they are capable of using it. Fees are based on whether the room has single or double occupancy. Respite stays are available. A preadmission assessment is completed to document the resident's needs, determine whether the individual meets criteria for admission, and develop the resident's service plan. Services and activities are individualized according to the resident's needs and preferences. Service plans will be updated when care needs change and at least annually.

The facility has three shifts. The first shift: 6-2, second shift: 2-10 and third shift: 10-6. Staffing levels are one medication technician and three aides on the first and second shifts. One medication technician and two aides on the third shifts. All staff must be able to exhibit proficiency in handling many varied approaches to behaviors and care. All are instructed in the skills required of a nursing assistant, which include but are not limited to activities of daily living and activity-focused care. Because of the nature of the disease, all staff participates in ongoing discussion and problem solving regarding individual residents as part of the care planning process." The home has an employee orientation and training program that includes competency tests and skills reviews. Staff carry walkie-talkies for communication.

The facility provides transportation for outings provided the resident is capable of going unsupervised.

The facility will conduct a criminal background check on its staff, individuals who are granted clinical privileges, and individuals who have an independent contract to provide services in the home. Residents may choose to contract with private duty caregivers or a home health agency of their choice; the facility requires that the administrator be notified of such services so background screenings can be completed, and the service plan updated.

Resident trust funds are not held, and a surety bond is not needed.

C. Rule/Statutory Violations

The applicant is found to be compliant with the licensing act and applicable administrative rules.

IV. RECOMMENDATION

I recommend issuance of a 6-month Home for the Aged temporary license. The terms of the license will enable the licensee to operate a home for the aged with 50 licensed beds for both aged and Alzheimer's disease or related condition care.

Brender d. Howard

8/3/20

Brender Howard
Licensing Staff

Date

Approved By:

Russell Misiak

8/3/20

Russell B. Misiak
Area Manager

Date