



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

March 25, 2021

Eliyahu Gabay  
True Care Living  
565 General Ave.  
Springfield, MI 49037

RE: Application #: AH130405658  
True Care Living  
565 General Ave.  
Springfield, MI 49037

Dear Mr. Gabay:

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 39 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) 284-9730.

Sincerely,

A handwritten signature in cursive script that reads "Jessica Rogers".

Jessica Rogers, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH130405658
<b>Applicant Name:</b>	True Care Living Limited Liability Corporation
<b>Applicant Address:</b>	16135 Stratford Drive Southfield, MI 48075
<b>Applicant Telephone #:</b>	(818) 288-0903
<b>Authorized Representative/ Administrator:</b>	Eliyahu Gabay
<b>Name of Facility:</b>	True Care Living
<b>Facility Address:</b>	565 General Ave. Springfield, MI 49037
<b>Facility Telephone #:</b>	(269) 968-3365
<b>Application Date:</b>	09/02/2020
<b>Capacity:</b>	150
<b>Program Type:</b>	Aged

## II. METHODOLOGY

09/02/2020	Enrollment
09/02/2020	Application Incomplete Letter Sent 1326/Fingerprint/RI 030 for Authorized Rep
09/02/2020	Application Incomplete Letter Sent Requested policies and procedures and outlined licensing requirements for license issuance.
09/14/2020	Contact - Document Received 1326/Fingerprint/RI 030 for Eli Gabay
09/14/2020	Comment No Plan Review required per AM
09/14/2020	File Transferred To Field Office Grand Rapids
01/20/2021	Comment B. Zabitz received documents for review from attorney Jerry Aben
02/02/2021	Comment B. Zabitz completed initial document review and sent Eli Gabay and attorney Jerry Aben questions and comments for document revision.
02/03/2021	Inspection Completed On-site Area manager Misiak, division director Calewarts, and licensing staff Rogers.
03/19/2021	Comment B. Zabitz/R. Misiak approved documents
03/22/2021	Inspection Completed – Full Compliance
03/22/2021	Exit Conference Conducted with authorized representative E. Gabay

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

## **A. Physical Description of Facility**

This home for aged (HFA) has been continually licensed since July 1, 1976. The large three-story former military building is located minutes from the downtown of Springfield and the air national guard training base. The facility entry and exit doors are locked and have a keypad that require a code for passage. Residents and visitors must use the main entrance and ring the bell in the vestibule to gain entrance. The main entrance leads to a gathering area with a fireplace, seating area, visitor restrooms, and office area with a window to the gathering area.

The building is constructed with two wings on each floor designated as north and south wings. There are two shared community bathrooms for each wing with a toilet, showers, sinks and a bathtub. Each wing is outfitted with an elevator that services each floor. Residents can access the north elevator which allows access to second and third floors. The south elevator is only used by employees with a key. The first-floor day/dining room consists of 1795 square feet of usable space. This area is outfitted with tables and chairs for meals and has a large television with sound bar for resident use. There are multiple drink stations with cups for residents throughout the first floor.

The first-floor south wing consists of 21 resident rooms; eight of which are single occupancy with 138 square feet of floor space and 13 double occupancy rooms with 160 square feet of floor space. Each room has a connected shared bathroom with a toilet and sink. The resident rooms are outfitted with sufficient wardrobe space.

The first-floor north wing consists of 20 resident rooms; seven of which are single occupancy and 13 double occupancy rooms. Square footage of each room style and wardrobe space is like the south wing.

The rooms on the first-floor south wing under construction are: 103, 108, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 123. The rooms on first-floor north wing under construction are: 103, 106, 110, and 113. The rooms under construction will not be granted licensure until completion of the renovation and request from the licensee.

The second-floor south wing consists of 24 resident rooms: nine single occupancy and 15 double occupancy rooms similar in size to the first-floor south rooms with the same bathroom and living area configurations.

The second-floor north wing consists of 24 resident rooms: nine single occupancy and 15 double occupancy rooms similar in size to the first-floor north rooms with the same bathroom and living area configurations.

In addition to resident rooms the second floor has its own 2432 square foot dining and activity space, beauty salon, and staff workstation.

The third-floor south wing consists of 17 single occupancy 156 square foot resident rooms. Bathroom and wardrobe space are like the first and second floors.

The third-floor north wing consists of 13 resident units: two of which are single resident rooms with 156 square feet of floor space and eleven units that consists of two rooms with a double occupancy that has a total of 288 square feet of floor space. Bathroom layout and wardrobe are like the other layouts.

In addition to resident rooms the third floor has its own 2432 square foot dining and activity space, beauty salon, and staff workstation.

The second and third floors are under construction and will be granted licensure upon request of the licensee. The floors are secured from resident access.

The building is outfitted with a generator that is compliant with MCL 333.21335.

The bureau of fire services last granted an acceptable annual fire safety certification on 3/17/21.

The exterior of building has concrete walkways leading to each side of the building with paved parking lots outside the north and south wings.

The building uses Springfield municipal water and sewer systems.

Smoking is permitted in designated areas outside the facility.

A review of the Department of Licensing and Regulatory Affairs' Business Entity search revealed a valid registration for True Care Living Limited Liability Company. The listed resident agent is Eliyahu Gabay and is designated as the licensee authorized representative and administrator.

## **B. Program Description**

True Care Living provides room and board and supervised personal care individuals over age 55. True Care Living will have a payer mix of residents who are eligible for government subsidies such as Social Security Income, Michigan's My Choice Waiver Program, Senior Service's Aid & Attendance, and Veteran's Administration to enable the facility to provide accommodations and care to traditionally underserved aged population.

The facility allows residents to have outside physicians, home health care, and hospice providers of service. The facility has a contracted pharmacy to provide medication delivery to the facility. The facility has an electronic medical record system to track residents' medications, care, and daily needs.

The facility activities are scheduled daily. Staff use common areas to cater to different activities such as a library, art room, gaming room and movie theater. The facility has a country store available for residents to purchase food items during specific times during the day.

The facility will hold resident funds in trust and hold a surety bond.

The facility is located within minutes of the Battle Creek Veterans Medical Center and approximately ten minutes from Battle Creek Bronson Hospital. Local pharmacies, banking, retail, and food establishments are within ten minutes driving distance from the facility.

**C. Rule/Statutory Violations**

The facility is in substantial compliance with home for the aged public health code and administrative rules.

**IV. RECOMMENDATION**

I recommend issuance of a temporary license for 39 licensed beds that will allow the operation of a home for the aged for a period.




3/25/21

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Jessica Rogers  
Licensing Staff

Date

Approved By:



3/25/21

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Russell B. Misiak  
Area Manager

Date