



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

April 12, 2021

Shahid Imran
Hamburg Investors Holdings LLC
7560 River Rd
Flushing, MI 48433

RE: Application #: AL470402180
Hampton Manor of Hamburg 2
7300 Village Center Dr.
Whitmore Lake, MI 48189

Dear Mr. Imran:

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 17 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 "Julie Elkins".

Julie Elkins, Licensing Consultant
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

License #:	AL470402180
Licensee Name:	Hamburg Investors Holdings LLC
Licensee Address:	7244 E M36 Hamburg, MI 48139
Licensee Telephone #:	(313) 645-3595
Administrator/Licensee Designee:	Shahid Imran
Name of Facility:	Hampton Manor of Hamburg 2
Facility Address:	7300 Village Center Dr. Whitmore Lake, MI 48189
Facility Telephone #:	(734) 673-3130
Application Date:	10/29/2019
Capacity:	17
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

10/29/2019	On-Line Enrollment
10/30/2019	Contact - Document Sent Act booklet
10/30/2019	Contact - Document Received App; IRS ltr; 1326A & AFC100 for Shahid
10/31/2019	Contact - Document Received RI-030 for Shahid
11/01/2019	Contact - Document Sent Fire Safety String
11/07/2019	Application Incomplete Letter Sent
11/14/2019	Contact - Telephone call received. LD confirmed receipt of the app incomplete letter and reported that the building is under construction and will not be available for inspection until late 2020.
10/26/2020	Contact - Document Received Special use permit documentation.
02/24/2021	Inspection Completed-Fire Safety: A
03/10/2021	Inspection Completed On-site
03/10/2021	Inspection Completed-BCAL Sub. Compliance
03/18/2021	Contact - Document Sent Email to Fire Marshal Gordon Poyhonen.
03/19/2021	Contact - Document Received Email from Fire Marshall Gordon Poyhonen who reported that the facility was approved on 02/24/2021. Fire Marshal reported that the facility names did not align with how the building plans were submitted. Fire Marshall Gordon Poyhonen reported that he does not have any license numbers attached to each building, just A,B,C and D designations and licensing has buildings listed as #1, #2, #3 and #4 which are in a different order from A,B,C and D that were submitted to fire safety.
03/26/2021	Contact - Document Received Temporary Certificate of Occupancy Received which is valid through 06/01/2021.

04/06/2021 Inspection Completed-BCAL Full Compliance.

04/06/2021 Inspection Completed-BCAL Env. Health Full Compliance.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Hampton Manor of Hamburg 2 is a large, spacious, single story ranch-style facility located in the Township of Hamburg, in Hamburg, Michigan. Hamburg Township is in southeastern Livingston County and is bordered to the south by Washtenaw County. State highway M-36 crosses the township, passing through Lakeland and Hamburg, and leading east 5 miles to U.S. Route 23 at Whitmore Lake and west the same distance to Pinckney. Restaurants, shopping, a bank, post office, library and a variety of churches are available to residents in Hamburg, MI.

The facility is a large and can accommodate up to 17 residents. Hampton Manor of Hamburg 2 is a blue vinyl sided and grey brick one level structure with no basement. The front of the facility has a large, covered entry way into the building. The facility is equipped with security cameras outside and in the common areas of the facility. The facility has a large parking lot with ample parking available for staff and visitors. The facility has a large living room, dining room, kitchen, and laundry room.

The main level of the facility has a roomy layout with 18 private resident bedrooms each equipped with attached full bathrooms, Cable TV, and landline phone options for all bedrooms. Common area televisions, resident available internet, a large main living room, smaller sitting room, and a large dining/activity are also all available for residents to utilize. Additionally, the facility has a half bathroom for employees and visitors. Although all of the resident bedrooms are private and are large enough to accommodate a married couple in the same room, the applicant understands the license capacity of 17 residents cannot be exceeded. Also, even though the facility has 18 resident bedrooms, the licensed capacity of 17 cannot be exceeded.

The facility is also equipped with a backup generator that runs the entire facility if power goes out. The facility's multiple entrances/exits are all at grade and wheelchair accessible. The facility has four exits/entrances at grade level so wheelchair ramps are not required. One exit/entrance is located at the front, another at the back and two on the side of the facility. The required exit doors are equipped with positive latching non-locking against egress hardware. All the bedroom and bathroom doors have conforming hardware. Hallways and door widths inside of the facility are able to accommodate individuals who use wheelchairs to assist with mobility. An additional amenity offered by the facility is a spa and movie theater. The spa offers a walk-in jetted tub and the movie theater offers large reclining chairs for resident use.

The facility utilizes public water and sewage disposal systems. The furnaces and hot water heaters are located on the main floor in an enclosed room equipped with an automatic self-closing device and positive latching hardware. The furnaces were

inspected and approved on 10/14/2020 by the Livingston County Building & Safety Engineering Department. The facility has mechanical rooms that house three water heaters and seven forced air furnaces. On 02/24/2021 the Bureau of Fire Safety conducted a fire safety inspection and determined the facility to be in compliance with all fire safety rules and issued a fire approval. The furnaces are located on the main floor. The facility received a Temporary Certificate of Occupancy on 11/19/2020 which is valid through 06/01/2021. The facility is equipped with an interconnected, hardwired smoke detection system with battery back-up which was installed by a licensed electrician. The system is fully operational and was inspected on 11/12/2020. The facility is fully sprinkled. The facility was determined by the Bureau of Fire Services on 02/24/2021 to be in substantial compliance with the applicable fire safety administrative rules.

Four different style of bedrooms are offered:

- One-bed measuring 604 total square feet per room and resident bedrooms #103, #104, #106, #205, #206, #207, #208 are this style.
- The studio measuring 368 total square feet per room and resident bedrooms #105, #201, #202 are this style.
- Two bed, two bath which is 772 square feet and resident bedrooms # 203 and #204 are this style.
- Memory care studio resident bedroom which is 304 square feet and resident bedrooms #209, #210, #211, #212, #213, #214 are this style.

All resident bedrooms are apartment style and include living rooms and kitchenettes. All the bedrooms are spacious and include ample closet space, as well as a full private bathroom with a walk-in shower. Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
103	24'6" X 24'0"	604	2
104	24'6" X 24'0"	604	2
105	22'6" X 15'11"	368	2
106	24'6" X 24'0"	604	2
201	22'6" X 15'11"	368	2
202	22'6" X 15'11"	368	2
203	40'0" X 22'6"	772	2
204	40'0" X 22'6"	772	2
205	24'6" X 24'0"	604	2
206	24'6" X 24'0"	604	2
207	24'6" X 24'0"	604	2
208	24'6" X 24'0"	604	2
209	14'8" X 20'9"	304	2
210	14'8" X 20'9"	304	2
211	14'8" X 20'9"	304	2
212	14'8" X 20'9"	304	2

213	14'8" X 20'9"	304	2
214	14'8" X 20'9"	304	2
Dining Room	35'10" X 32'2"	1152	0
Living Room	27'1" X 22'10"	618	0

The indoor living and dining areas measures over 10,000 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, this facility can accommodate 17 residents. All of the resident bedrooms are private; however, each resident bedroom can accommodate two people if a married couple wishes to stay together. It is the licensee's responsibility not to exceed the facility's licensed capacity of 17 residents.

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 seventeen (17) male or female ambulatory or non-ambulatory adults who are aged and/or are diagnosed with Alzheimer's Disease or related conditions. The applicant is also able to accommodate older adults who require the regular use of a wheelchair, in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. The program will include opportunities to socialize with one another and direct care staff members through crafts, bingo, coloring, reading, puzzles, watching television and enjoying the outdoors. Family and friends are strongly encouraged to visit as often as possible with their loved one. The applicant intends to accept residents with private sources for payment.

For residents diagnosed with Alzheimer's disease and/or dementia, Mr. Imran plans to gather additional assessment information prior to admission to better understand how to the individual's diagnosis of Alzheimer's disease and/or dementia impacts their daily functioning so direct care staff members will be properly informed on how to best care for the individual on a daily basis. The staff members will be trained through Teepa Snow Training with a focus on the positive approach to care. The goal of the facility will be to maintain/improve an individual's current level of physical and mental functioning through daily activities, exercise, stimulating games, home health care and proper nutrition. Additional information will be gathered to determine the individual's interest so appropriate activities such as music, reviewing photo albums, folding, and sorting tasks can assist the resident in daily functioning.

The facility will continually assess the individual and make changes as necessary to meet the resident needs. If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans.

These interventions shall be implemented only by staff trained in the intervention techniques. The licensee will ensure transportation is available 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 libraries, local museums, shopping centers, local parks, recreational activities and planned resident outings as a source of entertainment. Additionally, the facility offers visiting physicians and hospice care.

C. Applicant and Administrator Qualifications:

The applicant is Hamburg Investors Holdings LLC, a “For Profit Corporation”, established in Michigan on May 13, 2019. 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. The Board of Directors has submitted documentation appointing Mr. Shahid Imran as licensee designee and administrator for this facility. Criminal history background checks of the applicant and administrator were completed, and he was determined to be of good moral character to provide licensed adult foster care. Mr. Shahid Imran submitted a statement from a physician documenting his good health and current negative tuberculosis test results.

The licensee designee/administrator, Mr. Shahid Imran has provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Mr. Shahid Imran started his career working at Hampton Manor of Bay City as a direct care worker and an administrator from 2012 through 2014 where he provided care to aged residents and those who had Alzheimer’s disease. Since July 2020, Mr. Shahid Imran has been a licensee designee/administrator for multiple licensed AFC facilities which also provide care for aged adults diagnosed with Alzheimer’s Diseases or related conditions.

The staffing pattern for the original license of this 17-bed facility is adequate and includes a minimum of one staff to 15 residents per shift. The staffing pattern may change based on the needs of the residents. The applicant acknowledged that the staff to-resident ratio may need to change in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs. The applicant has indicated that direct care staff will be awake during sleeping hours. Mr. Shahid Imran acknowledged an understanding of the qualifications, suitability, and training 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.

Mr. Shahid Imran acknowledged an understanding of the responsibility to assess the good moral character of employees. The applicant acknowledges the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing “direct access” to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

Mr. Shahid Imran acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received

medication training and have been determined competent by licensee designee Mr. Shahid Imran will administer medication to residents. In addition, Mr. Shahid Imran 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.

Mr. Shahid Imran acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Mr. Shahid Imran acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Mr. Shahid Imran acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

Mr. Shahid Imran acknowledged the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal 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 updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Mr. Shahid Imran acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file. Mr. Shahid Imran has an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply.

Mr. Shahid Imran acknowledged that a separate Resident Funds Part II BCAL-2319 form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the residents' personal money transactions that have been agreed to be managed by the applicant.

Mr. Shahid Imran has an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. Mr. Shahid Imran indicated the intent to respect and safeguard these resident rights.

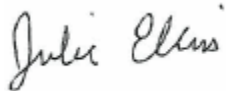
Mr. Shahid Imran acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. Mr. Shahid Imran acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested. Mr. Shahid Imran acknowledged that residents with mobility impairments will only reside on the main floor of the facility.

D. Rule/Statutory Violations

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult large group home with a capacity of 17 residents.




04/07/2021

Julie Elkins
Licensing Consultant

Date

Approved By:



04/12/2021

Dawn N. Timm
Area Manager

Date