



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

June 25, 2021

Shahid Imran
Hampton Manor of Woodhaven LLC
7560 River Rd
Flushing, MI 48433

RE: Application #: AH820402181
Hampton Manor of Woodhaven
22125 Van Horn
Woodhaven, MI 48183

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 113 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 #: AH820402181

Applicant Name: Hampton Manor of Woodhaven LLC

Applicant Address: 22125 Van Horn
Woodhaven, MI 48183

Applicant Telephone #: (734) 673-3130

Authorized Representative: Shahid Imran

Name of Facility: Hampton Manor of Woodhaven

Facility Address: 22125 Van Horn
Woodhaven, MI 48183

Facility Telephone #: (734) 673-3130

Application Date: 10/29/2019

Capacity: 113

Program Type: ALZHEIMERS
AGED

II. METHODOLOGY

10/29/2019	Enrollment
10/29/2019	Application Incomplete Letter Sent 1326 & RI030
11/07/2019	Contact - Document Received 1326 & RI030
11/21/2019	Application Incomplete Letter Sent Requested policies and procedures.
05/18/2020	Contact - Document Sent Email to Shahid Imran asking status of the documentation.
05/18/2020	Contact - Document Received

Shahid Imran will check w/his assistant.

02/24/2021	Comment Per Barbara Zabitz documents were approved 2/9/2021 on 2/24/21.
06/08/2021	Inspection Completed-Fire Safety: A
06/21/2021	Occupancy Approval (AH ONLY)
06/21/2021	Contact - Document Received Property deed
06/23/2021	Inspection Completed On-site Met Carol Cancio on-site.
06/25/2021	Contact - Document Received Application revised to match bed # approved by HFES and other previously omitted information.
06/25/20	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Hampton Manor of Woodhaven is a newly constructed 2021, one-story residential facility located in the south-east area of Wayne County at 22125 Van Horn Road Woodhaven, MI. The building faces north on Van Horn, a two-lane road zoned 45 mph. There are manufacturing complexes to the west and south of the building, residential area to the north and east of the building. The east and south areas directly around the building have drainage/retaining ponds. Parking is available in the front and back of Hampton Manor of Woodhaven and the driveway goes completely around the building.

The home has 76 residential units with a total approved capacity of 113 resident beds. The facility's main entrance enters the assisted living area of the facility. This area includes the lobby, administrative offices, conference room, the main kitchen, dining room, movie theater, hair salon, library, staff break room, staff offices/desk areas, various activity spaces, a spa room, and laundry service rooms. There are 56 residential units in this assisted living area with 37 units approved for double occupancy. The nineteen single occupancy assisted living area units are: Rooms 102, 103, 106, 107, 108, 109, 117, 118, 302, 303, 310, 311, 312, 313, 314, 317, 318, 406, and 408. Various unit configurations are available in this area including 18 studios, 33 one-bedroom units, and five 2-bedroom units. Each unit has its own attached bathroom with shower and HVAC thermostat. Compact refrigerators will also be available in assisted living units.

Six units are equipped with electric LED lit non-heat fireplace units. Approximately 22 assisted living units have sliding glass doors that provide access to the exterior courtyards.

The facility's memory care area is a designated hallway located along the east side of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. The memory care area can be entered via the assisted living area. For resident safety, all entrance/exit doors into the memory care area are secured with numbered keypads that can be opened with staff assistance. The exit doors have audible alarms that sound when opened. An opened door will send an alert to the staff via portable i-pads, notifying them as to which door has been opened. There are 20 studio units in the memory care area, all designed for single occupancy. Each unit has its own attached bathroom with shower. There are individual HVAC thermostats for each resident room in memory care, but these thermostats are all located at the staff office area. Windows in the memory care unit rooms are equipped with stop devices so that they can only be opened a few inches for resident safety. The memory care unit has its own dining room, meal service area, staff office/desk area, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

All residential units have attached bathrooms. Pull cords are present in bathrooms to summon assistance from staff. Personal pendants are available for residents in the assisted living area to wear and serve to summon staff assistance. Staff will utilize I-pad devices for resident information, alarm/notification system, and to communicate with one another. A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building.

There are five outdoor courtyards readily accessible to the assisted living area residents. Four of these courtyards are surrounded by the building, and one has building on three sides and an approximate five-foot tall decorative metal fence at the end. The courtyards service the assisted living areas with a gazebo, a putting green, and seating areas. Memory care residents will have access to these courtyard areas with staff supervision.

A sixth exterior yard at the end of the memory care unit is enclosed with an approximate five-foot tall decorative metal fence. This area houses air conditioning units and will not be used by residents. Main egress doors in the home are alarmed for security but not all doors to the courtyards are alarmed.

The facility is equipped with a whole home fire suppression system. Residents of a home for the aged are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the

building if/when determined necessary by the fire department. This facility has city water and sewer.

The home has a natural gas powered 125,000-kilowatt generator that powers the fire alarm system, emergency call system and pendants, phones, data, medication rooms and staff stations, plumbing, egress lighting, kitchen outlets, heat, water, refrigerators, freezers, and every other light in the hallways and dining rooms. Certain red labeled electric plug outlets will also be powered by the generator and can be utilized for resident equipment such as oxygen concentrators and the like.

The Department of Licensing and Regulatory Affairs (LARA) Bureau of Community and Health Services licensing staff Barbara Zabitz approved policy and procedure documents for sister facility Hampton Manor of Canton. This facility will be using those same documents where applicable. Documents that are substantially different reviewed and approved by Ms. Zabitz on 2/24/21.

On 6/8/21, the Dept. of LARA Bureau of Fire Services state fire inspector Mike McCormick approved the whole-home fire suppression system.

On 6/21/21, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted Opening Survey, Occupancy Approval I-2 construction, Room Sheets, and Floor Plan approving 20 units/single occupancy beds in memory care unit; and 56 units with 37 having double occupancy for 94 beds in assisted living. Total approved capacity 113 beds.

On 6/23/21, I conducted an on-site inspection of the building with authorized representative Shahid Imran's assistant Carol Cancio.

On 6/25/21, Ms. Cancio submitted a revised application on behalf of Mr. Imran, along with some revised documents for use in the home.

B. Program Description

Hampton Manor of Woodhaven is owned and operated by Hampton Manor of Woodhaven LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed it is a domestic limited liability company with a formation/qualification date of 4/11/19.

As a licensed home for the aged, Hampton Manor of Woodhaven LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older. The facility also represents to the public 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 those working in the memory care area.

Hampton Manor of Woodhaven will have an activity director and will provide transportation to residents only for certain activities.

Hampton Manor of Woodhaven is a smoke-free campus. There will be no smoking in the facility nor anywhere on the premises. Staff may smoke inside their own cars if they so choose.

Hampton Manor of Woodhaven LLC will allow small domestic pets weighing under 20 lbs., provided that the resident is capable to maintain care and control over the pet.

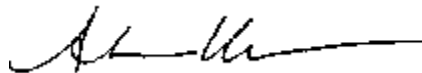
Hampton Manor of Woodhaven LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Shahid Imran and to his assistant Carol Cancio 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/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 113 licensed beds and programs for aged and Alzheimer's disease or related condition care.

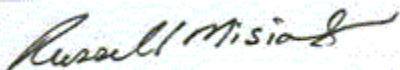


6/25/21

Andrea Krausmann
Licensing Staff

Date

Approved By:



6/25/21

Russell B. Misiak
Area Manager

Date