



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

June 4, 2021

Mary Ostrowski
SJV 2 N Farmington OpCo LLC
7902 Westpark Drive
McLean, VA 22102

RE: Application #: AH630407346
Sunrise of North Farmington Hills
29681 Middlebelt Road
Farmington Hills, MI 48334

Dear Ms. Ostrowski:

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 75 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 #: AH630407346

Applicant Name: SJV 2 N Farmington OpCo LLC

Applicant Address: 250 Vesey St., 15th Floor
New York, NY 10281

Applicant Telephone #: (703) 273-7500

**Authorized Representative/
Administrator/Licensee Designee:** Mary Ostrowski

Name of Facility: Sunrise of North Farmington Hills

Facility Address: 29681 Middlebelt Road
Farmington Hills, MI 48334

Facility Telephone #: (248) 804-5075
02/22/2021

Application Date:

Capacity: 75

Program Type: AGED
ALZHEIMERS

II. METHODOLOGY

02/22/2021	Application Received
02/22/2021	Enrollment
02/23/2021	Contact – Document Received IRS letter
02/23/2021	File transferred to field office
05/05/2021	Application Incomplete Letter Sent Requested P and P
05/13/2021	Contact Document Received No resident funds held and generator meets Compliance letters.
06/04/2021	Inspection Completed On-site

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Sunrise of North Farmington has been continuously licensed as a home for the aged (HFA) since 2/2/2004. The facility is a two-story steel frame building that is located at 29681 Middlebelt Road in Farmington Hills. The building is fire suppressed and has elevators. Public restrooms and a café are all located on the first floor near the lobby area. The HFA facility is divided into two units, general assisted living and memory care. Each unit has its own designated beauty salon and laundry area for the convenience of the staff and residents. The home has 75-bedroom units. Twenty-nine bedroom units are located on first floor in a secured locked area for individual who has been diagnosed with Alzheimer disease or related condition. Each resident's room has an individual control unit to regulate the heating and cooling in the room. In addition, the resident rooms located on the second floor have a kitchenette that is equipped with a sink and refrigerator/freezer. Each resident room has an attached bathroom outfitted with a sink, shower, and toilet. The living areas are outfitted with a bed, dresser, and nightstand. Cable television and Wi-Fi are available. Resident areas are equipped with emergency call systems that when activated alert staff via pagers worn on the person of the resident's need for

assistance. Sunrise of North Farmington serves individuals who are 55 years or older including those residents diagnosed with Alzheimer disease or related condition. The home provides 24 hours supervised and assistance with personal care including administration of medication. Many activities are provided, and these activities are based on the competency level of the residents. These activities include chair yoga, church service, exercise, bingo, movie, and card games. The memory care area consists of the secured unit. A card reader is utilized to enter and exit the unit. This method of protection is used to prevent those with poor safety awareness from leaving unsupervised. The physical environment within the memory care unit is designed to provide a less restrictive environment while ensuring the safety of the residents. For the safety of the residents, locks have been placed on windows throughout that prohibit opening more than four inches. A secure and enclosed courtyard is attached to the memory care unit that has an above ground garden box for planting herbs and vegetables. In addition, a walking path, chairs, and tables are available to residents for activities and entertainment.

Meals for the entire facility will be prepared in the central commercial kitchen located on the first floor that is a licensed food establishment by the Oakland County Health Department.

The meals are prepared and served to the two dining rooms throughout the facility. Essential electrical equipment within the building is fully operational during an electrical outage by means of the emergency generator located onsite.

The Department of Licensing and Regulatory Affairs Bureau of Fire Services granted an acceptable annual certification on 4/21/21.

The facility is wheelchair accessible, uses public water and sewage disposal, and is a non-smoking building. SJV 2 N Farmington Opco, LLC is the licensee of Sunrise of North Farmington Hills.

The Department of Licensing and Regulatory Affairs Corporations Division Business Entity Search reveals it is a registered foreign limited liability company with a qualification date of 12/30/2020. SJV 2 N Farmington Opco, LLC has designated Mary Ostrowski as the authorized representative and administrator of the HFA facility.

B. Program Description

The facility provides services to the individuals 55 years of age or older and to individuals that have been diagnosed with Alzheimer's/dementia or a related condition. The services provided include room, board, assistance with personal care, including administration of medications, and twenty-four-hour supervision. Personal care and activities are designed with the residents' cognitive and physical capabilities in mind. Activities will be offered throughout the day and include outings,

shopping, musical entertainment, exercise, chair yoga, painting, card games, bingo, etc. The facility will make available regularly scheduled group activity transportation, at no extra charge, for shopping trips to selected local malls and shopping centers. Individual transportation to appointments and errands will be on fee for service basis. Staffing of the facility is based on the care needs of the residents and adjustments will be made as needed. Staff members will complete policy and procedure trainings, online Relias training, and disaster plan trainings. Continuing education will be presented through staff meetings and in-services. Each staff member's competencies will be evaluated by written testing, oral testing, and shadowing by the administrator or designee.

SJV 2 N Farmington OpCo LLC has entered into a management agreement with Sunrise Senior Living Management, Inc. to operate the facility.

SJV 2 Farmington OpCo LLC does not hold resident funds.

SJV 2 N Farmington OpCo LLC has a policy for no smoking in the building, however, residents, staff and visitors are permitted to smoke in a designated area outside the building.

C. Rule/Statutory Violations

The study has determined substantial compliance with applicable licensing statutes and administrative rules.

IV. RECOMMENDATION

It is recommended that issuance of a temporary license enabling the licensee to operate an HFA for 75 residents for a six-month period.

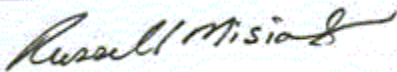


6/7/21

Brender Howard
Licensing Staff

Date

Approved By:



6/4/21

Russell B. Misiak
Area Manager

Date