



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

July 8, 2021

Stephanie Seifert
Regency Assisted Living LLC
30700 Telegraph Road Suit
Bingham Farms, MI 48025

RE: Application #: AL290408542
Regency Assisted Living
211 West Wallace St
Ashley, MI 48806

Dear Ms. Seifert:

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 16 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 "Bridget Vermeesch".

Bridget Vermeesch, Licensing Consultant
Bureau of Community and Health Systems
1919 Parkland Drive
Mt. Pleasant, MI 48858-8010
(989) 948-0561

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL290408542
Licensee Name:	Regency Assisted Living LLC
Licensee Address:	30700 Telegraph Road Suit Bingham Farms, MI 48025
Licensee Telephone #:	(313) 549-7708
Licensee Designee:	Stephanie Seifert
Administrator:	Stephanie Seifert
Name of Facility:	Regency Assisted Living
Facility Address:	211 West Wallace St Ashley, MI 48806
Facility Telephone #:	(989) 847-2188 05/06/2021
Application Date:	
Capacity:	16
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL

II. METHODOLOGY

04/15/2021	Inspection Completed-Fire Safety: A Used Wallace St Inspection (previous license)
05/06/2021	On-Line Application Incomplete Letter Sent 1326 & RI030 for Stephanie, AFC100 for Admin
05/06/2021	On-Line Enrollment
05/07/2021	Inspection Report Requested - Fire
05/07/2021	Contact - Document Sent Fire Safety String, 1326, RI030, AFC100
05/14/2021	Contact - Document Received 1326, RI030 & AFC100 for Stephanie
05/17/2021	Application Incomplete Letter Sent
05/19/2021	SC-Application Received - Original
06/11/2021	SC-ORR Response Requested GIHN intends to contract with Regency Assisted Living.
06/11/2021	SC-ORR Response Received-Approval GIHN intends to contract with Regency Asst Living.
06/30/2021	Application Complete/On-site Needed
06/30/2021	Inspection Completed On-site Review of physical plant, policy/procedures, water temps, resident files.
06/30/2021	Inspection Completed-BCAL Full Compliance
06/30/2021	SC-Inspection Completed On-Site
06/30/2021	SC-Inspection Full Compliance
07/02/2021	SC-Recommend MI and DD

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Regency Assisted Living is located in the quaint Village of Ashley, Michigan, Elba Township, in Gratiot County. The facility is approximately 20 miles from St. Johns, Michigan and Alma, Michigan which provide residents with opportunities for shopping, movie theaters, entertainment, doctors, and hospitals. This spacious facility is a single story, red brick outside with a cinder block interior and has a large, enclosed patio for resident's privacy. The facility has a large sitting room, two activity rooms which include a pool table and ping pong table, a weight/workout room, and large dining room/multipurpose room. The facility has 10 private bedrooms with jack and jill bathrooms to include a sink and toilet. There is one private bedroom, with a full bathroom attached and four double occupancy bedrooms that include jack and jill bathrooms with sink, toilet, and shower. The facility has an additional full bathroom with a walk-in shower and additional half baths. The five exits of the facility are at ground level and lead to sidewalks that connect to a paved parking lot, making the facility wheelchair accessible and barrier free.

The facility utilizes public water and sewer. The facility uses a natural gas boiler system for heat and hot water. The boiler and hot water are in a separate room made of cinder block that is connected to the facility with a private entrance into the room from the outside of the facility. The boiler room is equipped with a 1-3/4 inch solid core door with an automatic self-closing device and positive latching hardware. The boiler system was inspected and certified by the State of Michigan-Department of Licensing and Regulatory Affairs on April 21, 2021.

The facility is equipped with interconnected, hardwired smoke detection which was installed by a licensed electrician and is fully operational. The facility is fully sprinkled and has been inspected and found in compliance with the applicable fire safety administrative rules by the Bureau of Fire Services on April 15, 2021. The facility is equipped with a generator for when power outages occur.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
#1	10'9" X 14'2"	154.78 sq. ft.	1 Bed
#2	10'9" X 14'2"	154.78 sq. ft.	1 Bed
#3	10'9" X 14'2"	154.78 sq. ft.	1 Bed
#4	10'9" X 14'2"	154.78 sq. ft.	1 Bed
#5	8' X 14'9"	119.2 sq. ft.	1 Bed
#6	8' X 14'9"	119.2 sq. ft.	1 Bed
#7	8' X 14'9"	119.2 sq. ft.	1 Bed

#8	8' X 14'9"	119.2 sq. ft.	1 Bed
#10	8' X 14'9"	119.2 sq. ft.	1 Bed-full bathroom
#11	10'7" X 15'	160.50 sq. ft.	1 Bed
#12	10'7" X 15'	160.50 sq. ft.	1 Bed
#13	15' X 21'11"	316.65 sq. ft.	2 Beds
#14	15' X 21'11"	316.65 sq. ft.	2 Beds
#15	15' X 21'11"	316.65 sq. ft.	2 Beds
#16	15' X 21'11"	165 sq. ft.	2 Beds
Lobby/Sitting Room	20' X 27'7"	554 sq. ft.	
Dining Room/Multipurpose	25'10" X 28'3"	710.33 sq. ft.	
Recreation Room-Pool	14'6" X 22'3"	325.58	
Workout/Weight Room	14'6" X 22'3"	325.58	
Recreation Room	14'6" X 22'3"	325.58	

The indoor living and dining areas measure a total of 2, 241.07 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 16 residents. Even though the facility has the space to accommodate more than 16 residents, the licensee designee and administrator understand and know their responsibility not to exceed the facility's licensed capacity.

B. Program Description

The applicant intends to provide 24-hour supervision, protection, and personal care to 16 male and female residents who are mentally ill and/or developmentally disabled. The program will include social interaction; training to develop personal hygiene, personal adjustment, public safety, and independent living skills; opportunity for involvement in educational or day programs or employment. Regency Assisted Living will provide transportation. Regency Assisted Living intends to accept referrals from CMH.

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.

In addition to the above program elements, it is the intent of the Regency Assisted Living to utilize local community resources for recreational activities including a local market store, community festivals-Ashley Trading Days and County Christmas-Polar Express, church services at facility, local music groups, trips to Alma and St. Johns for shopping, public libraries, and local community festivals. These resources provide an

environment to enhance the quality of life and increase the independence of the residents.

C. Applicant and Administrator Qualifications

The applicant is Regency Assisted Living, LLC a “For Profit Corporation”, established in Michigan on 04/07/2021. 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.

Regency Assisted Living, LLC is a sole proprietor and has submitted documentation appointing Stephanie Seifert as licensee designee and administrator of the facility.

Criminal history background checks for Ms. Seifert were completed and she was determined to be of good moral character to provide licensed adult foster care. Ms. Seifert submitted statements from a physician documenting her good health and current negative tuberculosis test results which were completed on April 28, 2021.

The Regency Assisted Living, LLC and Ms. Seifert have provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Ms. Seifert has been the Administrator of the facility under a previous license for the past 17 years. Ms. Seifert is fully trained in the required AFC trainings and has many years of experience with individuals diagnosed with mental illness and developmental disabilities.

The staffing pattern for the original license of this 16 bed facility is adequate and includes a minimum of 2 staff for 16 residents per shift. The applicant acknowledged that the staff to resident ratio may need to be adjusted 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.

The applicant 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.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees. The applicant acknowledged 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.

The applicant 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 the licensee designee and

able to administer medication to residents. In addition, the applicant 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.

The applicant 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, the applicant acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

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

The applicant 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.

The applicant 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.

The applicant acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant 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 resident personal money transactions that have been agreed to be managed by the applicant.

The applicant acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. The applicant indicated the intent to respect and safeguard these resident rights.

The applicant 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.

The applicant 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.

The applicant acknowledged that residents with mobility impairments may 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 and special certification for Regency Assisted Living, adult large group home with a capacity of 16 residents.

Bridget Vermeesch

07/02/2021

Bridget Vermeesch
Licensing Consultant

Date

Approved By:

Dawn Timm

07/08/2021

Dawn N. Timm
Area Manager

Date