



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

Aida Moussa
Westwood Macomb Senior Living LLC
16700 23 Mile Road
Macomb, MI 48044

September 14, 2021

RE: Application #: AH500391642
Westwood Inn
19759 23 Mile Road
Macomb, MI 48042

Dear Ms. Moussa:

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 147 beds 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
51111 Woodward Avenue 4th Floor, Suite 4B
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 #:	AH500391642
Licensee Name:	Westwood Macomb Senior Living LLC
Licensee Address:	16700 23 Mile Road Macomb, MI 48044
Licensee Telephone #:	(586) 228-9700
Authorized Representative:	Aida Moussa
Name of Facility:	Westwood Inn
Facility Address:	19759 23 Mile Road Macomb, MI 48042
Facility Telephone #:	(586) 228-9700
Application Date:	12/07/2017
Capacity:	147
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

12/07/2017	On-Line Enrollment
12/11/2017	Contact - Document Sent Rule & Act booklets
06/12/2018	Application Incomplete Letter Sent Requested policies and procedures.
08/11/2021	Contact – Document Received Corporate policies and procedures approved.
08/19/2021	Inspection Completed-Fire Safety: A Paul Mullett Bureau of Fire Services
09/01/2021	Inspection Completed - onsite
09/13/2021	Contact – Document Received Confirmation emails from Aida Moussa and Anthony Marszalec, attesting that all windowsill stops in the memory care unit have been installed.
09/14/2021	Occupancy Approval – from Kasra Zarbinian

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Westwood Inn is a newly constructed in 2021, two-story residential facility with basement set in the center of Macomb County. The building is located on the north side of 23 Mile Road, a two-lane road zoned 50 mph. The building faces east to the Macomb County Sherriff and fire department directly across the parking lot. There are single family residential homes to the north and west sides of the building. The grassy areas immediately surrounding the building have drainage/retaining ponds. The driveway goes completely around the building and parking lots are located east, west, and north of the building.

The facility is “H” shaped with the main entrance on east side of the “H” at the middle of the building. The facility has 118 residential units with a total approved capacity of 147 resident beds.

Two north facing hallways on the first floor and the building’s complete second floor are designated the assisted living area of the facility. It is designed to provide residents assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, the main kitchen, two congregate dining areas, a private dining room, movie theater, hair salon, library, staff offices/desk areas, various activity spaces,

a spa room, and personal laundry service rooms for residents to use. The assisted living area also has two residential and one service elevator along with four staircases.

There are 80 residential units on first and second floors in the assisted living area with 14 units approved for double occupancy. The 14 double occupancy assisted living area units are: Rooms 143,145,156,158,204,207,209,226,228,230,238,240,255, and 257. Various unit configurations are available in this area including studios, one-bedroom, and two-bedroom units. Each unit has its own attached bathroom with shower and HVAC system with in-room thermostat controls. The two-bedroom units have two attached bathrooms. A full-size refrigerator, microwave oven, dishwasher, and kitchen sink are available in each assisted living unit. A full-size bed, bedside table, along with bedding, towels, and washcloths will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort. Exit doors in the assisted living area have key fob controlled with the exception of doors entering the stairwells that have the delay egress alarm doors.

The facility's designated memory care area is comprised of the two south facing hallways located on the first floor of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. For resident safety, all entrance/exit doors into the memory care area are secured with key fob operated locked doors that can be opened with staff assistance. An opened door will send an alert to the staff via portable android phones, notifying them as to which door has been opened. The doors unlock automatically when the fire alarm system is activated. Visitors of the memory care area enter via the assisted living area main lobby. Windows in the memory care unit resident rooms are equipped with stop devices so that they can only be opened a few inches for resident safety.

There are 38 studio type residential units in the first-floor memory care area, with 15 units approved for double occupancy and a total capacity of 53 residents in this area. The 15 double occupancy memory care units are: Rooms 102,105,107,109,111,114,119,123,127,130,132,134,136,139, and 140.

Each memory care residential unit has its own attached bathroom with shower and HVAC system with in-room thermostat controls. 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.

Emergency pull cords are present in all facility bathrooms to summon assistance from staff. Personal pendants are available to residents and serve to summon staff assistance. *Elopement Beacon* pendants will be available for residents who tend to wander but no longer possess the cognitive skills to leave the facility unsupervised. The *Elopement Beacon* pendants can be set to alert staff when a resident is nearing an exit door.

Staff will utilize android phone devices for resident information, alarm/notification system, and to communicate with one another. The home is equipped with video

monitoring cameras in the hallways, courtyards, at the front entrance and employee entrance.

There are two outdoor courtyards readily accessible to the residents. Each courtyard is each surrounded on three sides by the building with an approximate five-foot tall decorative metal fence across the ends. The assisted living courtyard will have a gate that opens. The memory care courtyard gate will be locked for resident safety. Memory care residents will have access the courtyard with staff supervision.

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 facility is equipped with a whole-home 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.

B. Program Description

Westwood Inn is operated by Westwood Macomb Senior Living LLC. A business entity search of the State of Michigan Department of LARA revealed it is a domestic limited liability company with an organization date of 11/15/17.

Westwood Macomb Senior Living LLC has a management agreement with University Management Company LLC. According to the agreement, University Management Company LLC is to prepare the facility to commence operation, and to provide management, operational, and administrative services for the facility, on the terms and subject to the conditions set forth in the agreement.

As a licensed home for the aged, Westwood Macomb Senior Living LLC proposes the facility Westwood Inn is 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 staff working in the memory care area.

Westwood Macomb Senior Living LLC contacted the local health department for a food establishment license, to prepare and serve meals to visitors and staff in addition to the residents of the home. A pre-opening inspection was completed on 8/5/21 with a follow-

up on 8/18/21. According to the *Food Service Establishment Evaluation Report*, the facility has been approved by the Macomb County Health Department.

Westwood Inn will have an activity director and two life enrichment coordinators to provide activities to residents in assisted living area as well as in the memory care area of the building.

The facility will provide transportation to residents for activities and for physician appointments upon request at separate cost.

The facility will have a designated smoking area outside of the building for staff and residents. No cigarettes or lighting materials will be maintained in resident rooms. They will be secured and accessible by staff upon request.

The facility will allow small domestic pets under 30 lbs., provided that the resident is capable to maintain care and control over the pet.

Westwood Macomb Senior Living LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

On 8/19/21, the Dept. of LARA Bureau of Fire Services state fire inspector Paul Mullett issued a fire safety certification approval of this home.

On 9/1/21, I conducted an on-site inspection of the building.

On 9/13/21, I received confirmation emails from authorized representative Aida Moussa and Anthony Marszalec, Senior VP of Architecture firm Alexander V. Bogaerts & Associates, PC attesting that all windowsill stops in the memory care unit have been installed.

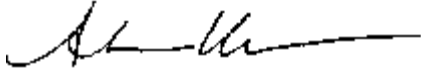
On 9/14/21, the Dept. of LARA Health Facilities Engineering Section engineer Kasra Zarbinian submitted an opening survey and occupancy approval for the 118 residential units (80 assisted living with 14 double occupancy and 38 memory care with 15 double occupancy) for a total capacity of 147 beds.

C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Aida Moussa 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 to Westwood Macomb Senior Living LLC. The terms of the license will enable the licensee to operate Westwood Inn, as a home for the aged with 147 bed capacity and programs for aged and Alzheimer's disease or related condition care.

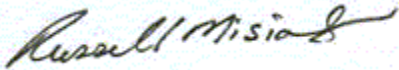


9/14/21

Andrea Krausmann
Licensing Staff

Date

Approved By:



9/14/21

Russell B. Misiak
Area Manager

Date