



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

September 30, 2021

Samuel Tennenbaum
Allegria Village
15101 Ford Road
Dearborn, MI 48126

RE: Application #: AH820409060
Allegria Village
15101 Ford Road
Dearborn, MI 48126

Dear Mr. Tennenbaum:

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 132 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, Homes for the Aged Licensing Staff
Department of Licensing and Regulatory Affairs
Bureau of Community and Health Systems
AFC and Camps Licensing Division
PO Box 30664
Lansing, MI 48909-8164
586-256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH820409060
Applicant Name:	HFV Opco, LLC
Applicant Address:	Suite K 395 Pearsall Avenue Cedarhurst, NY 11516
Applicant Telephone #:	516-371-9500
Authorized Representative:	Samuel Tennenbaum
Name of Facility:	Allegria Village
Facility Address:	15101 Ford Road Dearborn, MI 48126
Facility Telephone #:	(877) 660-1807
Application Date:	06/07/2021
Capacity:	132
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

06/07/2021	Enrollment
06/11/2021	Application Incomplete Letter Sent
06/11/2021	Contact - Document Sent Forms sent via e-mail
08/04/2021	Inspection Completed – Fire Safety: C Temporary until 10/04/2021 by M. McCormick
08/17/2021	Inspection Completed – Fire Safety: A Completed by M. McCormick
08/17/2021	Contact – Document Received Various corporate policies and procedures
08/24/2021	Contact - Document Sent Documentation review
09/01/2021	Contact – Document Received Various revised corporate policies and procedures
09/02/2021	Contact - Document Sent Documentation review
09/08/2021	Contact – Document Received Various revised corporate policies and procedures
09/10/2021	Inspection Completed On-site
09/24/2021	Contact – Document Received Copies of Wayne Co Food Establishment licenses #SFE4882254575 and #SFE4882254571 both to expire 4/30/22.
09/28/2021	Contact – Document Received New application submitted revised to change the property owners to FIRO Property LLC and Paradox Northbrook Property LLC. Also, provided a copy of lease agreement between the two property owners and HFV OpCo LLC.
09/28/2021	Contact – Document Received Various revised corporate policies and procedures
09/28/2021	Technical Assistance – Provided to Jeffrey Segal, who is revising documentation, regarding disaster plans.
09/29/2021	Contact – Document Received Various revised corporate policies and procedures

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Allegría Village is a three-story building built and occupied as a home for the aged since 1998. The building is one part of a senior living complex that includes 852 independent living apartments within seven buildings and an 89-unit skilled nursing facility. Buildings on this campus are three, four, and six stories tall. They are all interconnected via basement tunnels and first floor hallways. The gated community campus is situated on the southeast corner of Ford Road at Greenfield in Dearborn, which is centrally located in Wayne County. One enters the heavily landscaped secure campus from Ford Road. A security guard shack is manned 24/7 and check-in is required in order to drive onto the property. Allegría Village is located at the rear of the campus property.

Allegría Village has 96 residential units with a total approved capacity of 132 resident beds. The southeast facing entrance enters a lobby that may be accessed by visitors of the skilled nursing facility as well. The basement under this area houses the staff break room, the main kitchen, and commercial laundry area that service both the home for the aged and the skilled nursing facility. The main entrance doors are locked at night when there is no receptionist on duty. All exit doors are alarmed and equipped with numbered keypads that can be unlocked with staff assistance. The doors to the stairwells on first and second floor are also equipped with alarmed delay egress bars. A pager system alerts staff whenever doors have been breached. All exit doors automatically unlock upon activation of the fire suppression system. There are two elevators and two sets of stairs within the home for the aged.

Allegría Village's first and second floors are designed for residents that require assistance with activities of daily living. The first floor includes the lobby, staff offices, a dining room along with an attached satellite kitchen for meal plating, an activity room, and 28 single-occupancy resident units. All resident units on this floor have attached bathrooms with showers.

In March 2021, the facility opened a wall between resident units 125 and 127, to create one larger unit for two individuals. The combined two units are now referred to as resident room 125/127, however the number of doors entering the units from the hallway and the capacity of beds for this floor remains the same. There is one communal bathing room on this floor. It has a shower and a spa tub. There is an exterior resident sitting area in an enclosed courtyard accessible via the first-floor dining room.

The facility's second floor has a dining room located at the boundary of both the home for the aged and the attached nursing home. This dining room is utilized by residents of both facilities, however, meals for each facility are served at separate scheduled times. It also has an attached satellite warming kitchen. The second floor of the home for the aged has a beauty salon, staff offices, a personal laundry room for resident access, an activity room and one communal bathroom with a shower and spa tub.

Of the 37 resident units on the second floor, five units are designed for double occupancy. They are rooms 228, 234, 235, 236, and 237, for a total of 42 resident beds. All resident units with the exception of two resident rooms on this floor have attached bathrooms with showers. Resident rooms 236 and 237 only have attached toilet rooms. Similar to the first floor, the facility opened a wall between resident rooms 209 and 211, to create one larger unit for two individuals. An opening with a lockable door has been added in the wall between resident rooms 225 and 227, for either inclusion or separation of the two units.

The third-floor memory care area 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 on this floor are secured with numbered keypads that can be opened with staff assistance. The elevator is accessible, unless a resident wearing a Wanderguard device is nearby the area. In which case, an alarm will sound, the elevator door will not close, and it will not move unless a number is entered into the keypad system located within the elevator car. Only specific residents with wandering tendencies are issued Wanderguard devices. Windowsills in the memory care area are equipped with stop devices that allow the windows to only open a few inches, for resident safety.

The third floor has its own dining room and satellite kitchen, activity room, staff offices, and personal laundry room for residents whose family members prefer to wash the resident's clothes.

The third floor has 31 double-occupancy units for a total capacity of 62 residents on this floor. Each resident room has an attached toilet room. There are two communal bathing rooms on this floor. One room has a shower and spa tub, the other has only a shower. The spa tub in the second bathing room had been removed.

All resident rooms are equipped with individual HVAC thermostat controls. With the exception of certain visitor bathrooms, pull cords are present in all bathrooms to summon assistance from staff. Residents are provided emergency call pendants upon request. Activation of this emergency call system will notify staff by way of smart phones and/or a pager system, planned to be implemented.

A bed and bedside table along with towels, washcloths, and bedding are available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

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.

Bureau of Fire Services state fire marshal inspector Michael McCormick conducted an inspection of the facility for the current licensee on 8/4/21 and upon 8/17/21 re-check, he issued an acceptable fire safety certification.

The facility is equipped with a generator that, during an interruption of the normal electrical supply, will provide a minimum four hours of service and enough power to maintain the fire detection/alarm/extinguishing system, emergency lighting, heating, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel and visitors.

B. Program Description

The property is owned by FIRO Property LLC and Paradox Northbrook Property LLC and leased to HFV Opco, LLC. Allegria Village is operated by HFV Opco, LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed HFV Opco LLC is a foreign limited liability company with a Delaware organization date of 5/4/21, and a Michigan qualification date of 6/4/21. HFV Opco LLC filed a certificate of assumed name Allegria Village under which business is to be transacted.

As a licensed home for the aged, Allegria Village 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.

Allegria Village will have an activity director and will provide transportation to residents upon request.

Allegria Village is a smoke-free campus. There will be no smoking in the facility nor anywhere on the premises. Those who wish to smoke must exit the property.

HFV Opco LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

The facility attained Wayne County food establishment licenses #SFE4882254575 and #SFE4882254571 both to expire 4/30/22, in order to serve food to non-residents such as staff, residents' family members, and visitors.

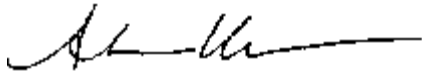
C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Samuel Tennenbaum 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 HFV Opco, LLC. The terms of the license will enable the licensee to operate Allegria Village as a home for the aged with 132 bed capacity and programs for aged and Alzheimer's disease or related condition care.

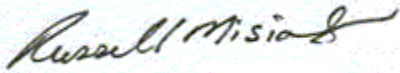


9/30/21

Andrea Krausmann
Licensing Staff

Date

Approved By:



9/30/21

Russell Misiak
Area Manager

Date