



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

November 19, 2021

Shannon East
Madison American Lakeshore TRS, LLC
Suite 1600
One Towne Square
Southfield, MI 48076

RE: Application #: AH500409733
American House Lakeshore
28801 Jefferson Ave
St Clair Shores, MI 48081

Dear Ms. East:

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 26 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 black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH500409733
Applicant Name:	Madison American Lakeshore TRS, LLC
Applicant Address:	Suite 1600 One Towne Square Southfield, MI 48076
Applicant Telephone #:	248-203-1800
Authorized Representative:	Shannon East
Name of Facility:	American House Lakeshore
Facility Address:	28801 Jefferson Ave St Clair Shores, MI 48081
Facility Telephone #:	(586) 218-6228
Application Date:	08/02/2021
Capacity:	26
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

08/02/2021	Enrollment
08/02/2021	Application Incomplete Letter Sent 1326, RI030, Tax ID letter
08/11/2021	Contact - Document Received 1326 & RI030 & AFC100
03/22/2021	Inspection Completed-Fire Safety: C Renewal BFS inspection at this site. Temporary until 5/24/21 by BFS inspector Brian Batten.
08/16/2021	Inspection Completed-Fire Safety: A Re-check annual by BFS inspector Larry DeWachter.
09/17/2021	Application Incomplete Letter Sent Requested policies and procedures
09/20/2021	Contact - Document Received Documentation from S. Darga
10/14/2021	Contact - Document Sent Document review sent to S. Darga
11/03/2021	Contact - Document Sent Follow up email to S. Darga re: submission of revised documentation
11/15/2021	Contact - Document Received Documentation from S. Darga
11/18/2021	Contact - Document Received Additional documentation from S. Darga
11/19/2021	Inspection Completed On-site

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

American House Lakeshore was constructed in 2017. This distinct part of a high-rise building has been continually licensed as a home for the aged since February 2018. It is a first floor "U" shaped structure attached to a non-licensed multi-story 116-unit independent senior living residential facility. Each facility has its own main entrance.

The building is located in the southeast area of Macomb County at 28801 Lakeshore, St. Clair Shores MI 48081. It faces east to a four-lane road zoned 35 mph. There are single-family homes and multi-family high rise residential areas around the building. Parking is available in the front and back of the building.

American House Lakeshore facility is comprised of two residential wings commonly referred to as Harbor #1 west and Harbor #2 east. The wings are connected by a hallway that includes a sitting area, dining area, warming kitchen, laundry facilities, spa room and offices. The home is specifically designed for residents with Alzheimer's disease or a related condition. For resident safety all entrance/exit doors into the facility are magnetically secured with numbered keypads and/or fob swipe devices that can be opened with staff assistance or by pressing on the door handle bar for 15 seconds. The exit doors have audible alarms that sound when opened. In the event of the fire system activation, all magnetic doors automatically unlock to allow easy passage. Windows in the facility are equipped with stop devices so that they can only be opened a few inches for resident safety. An outdoor courtyard has an approximate 10-foot fence enclosure, and the fence gate can be exited by pressing on a bar handle for 15 seconds. The home is equipped with video monitoring cameras in hallways, care center office, and front lobby of the building.

American House Lakeshore has 22 residential units. Eighteen units are approved for single-occupancy and four are approved for double-occupancy [Rooms 11, 12, 16, 21] for a total capacity of 26 residents. Each residential unit has an attached bathroom with shower, compact refrigerator, and HVAC thermostat. Emergency pull cords are present in bathrooms to summon assistance from staff. Personal call alert pendants are also available, for residents to summon staff assistance. A bed and bedside table along with towels, washcloths, and bedding will be available to each resident, 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, care center office, and front lobby of the building.

Meals for American House Lakeshore are prepared in the main kitchen of the attached independent senior living facility and then transported into the memory care facility for serving. The kitchen has a food establishment license #SFE5450254317 with expiration date 4/30/22 through the Macomb County health department. The attached senior living facility also has a hair salon, a chapel and community areas accessible to American House Lakeshore residents, provided they have 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. Bureau of Fire Services state fire marshal inspectors Brian Batten and Larry DeWachter conducted inspections at the facility for the present licensee on 3/22/21 and 8/16/21 respectively and issued an acceptable fire safety certification. This facility has city water and sewer.

The facility is equipped with a natural-gas operated 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

American House Lakeshore has been continuously licensed home for the aged since February 2018. On 8/2/21, Madison American Lakeshore TRS LLC submitted application for a home for the aged license under building fire safety type Chapter 19 Existing Health Facility. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Madison American Lakeshore TRS LLC is a foreign limited liability company with a qualification date of 7/29/21.

The property is owned by American House Lakeshore LLC, a foreign limited liability company with a qualification date of 7/29/21 and leased to Madison American Lakeshore TRS LLC.

Madison American Lakeshore TRS LLC has entered a management agreement with American House Management Company LLC, a domestic limited liability company with an organization date of 1/29/08. American House Management Company LLC will operate and maintain the facility in accordance with operation standards and the management agreement.

As a licensed home for the aged, Madison American Lakeshore TRS LLC will provide at American House Lakeshore, through its management company room, board, protection, supervision, assistance, and supervised personal care to individuals aged 55 and older, that also have a diagnosis of Alzheimer's disease or related condition. Initial and ongoing training will be provided to all staff including specialized training for working with residents with memory care needs.

American House Lakeshore is a smoke-free campus. There will be no smoking in the facility nor on the premises. Staff may smoke inside their own cars if they choose.

Madison American Lakeshore TRS LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

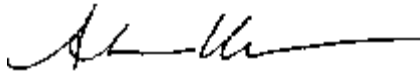
The facility will provide group transportation for residents to enjoy outing activities. Transportation within a 10-mile radius is also available to residents for personal errands, provided the resident is capable of leaving the facility unsupervised.

C. Rule/Statutory Violations

Technical assistance was provided to the applicant’s authorized representative Shannon East 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 Madison American Lakeshore TRS LLC. The terms of the license will enable the licensee to operate American House Lakeshore, as a home for the aged with 26 bed capacity and programs for aged and Alzheimer’s disease or related condition care.

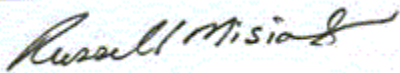


11/19/21

Andrea Krausmann
Licensing Staff

Date

Approved By:



11/19/21

Russell B. Misiak
Area Manager

Date