



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

September 20, 2022

Ferdinand Policarpio
Fer Care LLC
775 Quill Creek Dr
Troy, MI 48085

RE: Application #: AS630412279
Genesis Home - Rochester Hills
2609 Stonebury Dr.
Rochester Hills, MI 48307

Dear Mr. Policarpio:

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 6 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 "Kristen Donnay".

Kristen Donnay, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3026 W. Grand Blvd., Ste. 9-100
Detroit, MI 48202
(248) 296-2783

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS630412279
Applicant Name:	Fer Care LLC
Applicant Address:	3225 Mcleod Dr Ste 100 Las Vegas, NV 89121
Applicant Telephone #:	(248) 251-2711
Licensee Designee:	Ferdinand Policarpio
Administrator:	Evangeline Adchao
Name of Facility:	Genesis Home - Rochester Hills
Facility Address:	2609 Stonebury Dr. Rochester Hills, MI 48307
Facility Telephone #:	(248) 292-5132
Application Date:	04/04/2022
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED AGED ALZHEIMERS

II. METHODOLOGY

04/04/2022	Enrollment
04/21/2022	Application Incomplete Letter Sent 1326, AFC 100
05/11/2022	Contact - Document Received AFC 100 & 1326
07/12/2022	Application Incomplete Letter Sent
07/23/2022	Contact - Document Received Program statement, admission/discharge policy, policies/procedures, permission to inspection, proof of ownership
07/23/2022	Contact - Document Received Personnel policies
08/05/2022	Contact - Document Received Licensee designee medical clearance, administrator qualifications
08/30/2022	Inspection Completed On-site
08/30/2022	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the Administrative Rules and Regulations applicable to the licensure of small group facilities (1-6), licensed or proposed to be licensed after 05/24/1994.

A. Physical Description of Facility

Genesis Home - Rochester Hills is located in a residential area at 2609 Stonebury Dr., Rochester Hills, MI 48307. The home is a brick ranch style home with an attached two car garage. The home has two single occupancy bedrooms, two double occupancy bedrooms, one full bathroom, a kitchen, living room, dining room, and a sitting room. There is an additional full bathroom attached to bedroom #1. The home also has a half bathroom that will be utilized by staff only.

Genesis Home - Rochester Hills is located three miles away from Beaumont Hospital-Troy, which includes a 24/7 emergency department. The facility is a short distance from many restaurants, recreational facilities, shopping centers, medical facilities, and places

of worship. The Oakland County Sheriff's Department responds to emergency calls from the home.

The furnace and hot water heater are located in an enclosed room located in the basement of the home, with a 1¾ inch solid core door equipped with an automatic self-closing device and positive latching hardware. The facility is equipped with an interconnected smoke detection system, which is fully operational. The home has public water and sewer.

The bedroom and bathroom doors are equipped with positive latching, non-locking against egress hardware. All of the bedrooms have adequate space, bedding, and storage. All of the bedrooms have a chair and mirror. During the onsite inspection, I observed that the home was in substantial compliance with rules pertaining to maintenance and sanitation.

The home has two primary means of egress equipped with non-locking against egress hardware. The home is qualified for admission of residents who use a wheelchair, as it is equipped with ramps at two means of egress.

Resident bedrooms were measured and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	14.9 x 11.3	168.4	2
2	11.1 x 9.9	109.9	1
3	14.4 x 10.5	151.2	2
4	12.4 x 7.3	90.5	1

Total capacity: 6

The living room, sitting room, and dining room areas offer a total of 567 square feet of living space, which exceeds the required 35 square feet of living space per resident.

Based on the above information, it is concluded that this facility can accommodate six residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

A copy of the warranty/deed was received showing that the home is owned by RF Property LLC. RF Property LLC provided permission to inspect the property for licensing purposes.

B. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for Genesis Home - Rochester Hills were reviewed and accepted as written. Genesis Home - Rochester Hills will provide personal care, supervision, and protection, in addition to room and board, on a 24-hour/day schedule, seven days per week. Genesis Home - Rochester Hills will provide long term care to the

aged population, including individuals with dementia and Alzheimer's disease or physical impairments.

Genesis Home - Rochester Hills will provide personal care services in a supervised environment that balances the need to promote the independence, functioning, and personal dignity of each individual, while providing the supportive care services to keep the residents safe and protected. Genesis Home - Rochester Hills offers services for male and female adults, aged 60 and over, who require assistance with their personal care and activities of daily living due to aging and age-related disorders that may include dementia, Alzheimer's, and/or physical impairments. Personal care services that may be provided include assistance with feeding, toileting, bathing, grooming, dressing, transferring, and assistance with ambulation, as well as management and administration of medication. Additional services include colostomy/catheter care, oxygen monitoring, blood glucose checks, and wound management under the supervision of the administrator who is a licensed medical professional. Genesis Home - Rochester Hills will also offer additional in-home services that are available through outside providers such as visiting physicians, podiatry, home health care, and pharmacy.

Recreational activities will be made available to the residents on a daily basis. Activities may include music and entertainment, arts and crafts, board and card games, picnics, restaurant outings, ice cream socials, manicures, exercise activities, and birthday or holiday celebrations.

The proposed staffing pattern for the original license of this six-bed facility is adequate and includes a minimum of one staff to six 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.

C. Applicant and Administrator Qualifications

The applicant is Fer Care, LLC which is a "Domestic Limited Liability Company", established in Michigan on 11/25/2020. The applicant has established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

Fer Care, LLC appointed Ferdinand Policarpio as the licensee designee and Evangeline Adchao as administrator of the facility. Mr. Policarpio and Ms. Adchao have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The licensee designee, Ferdinand Policarpio, is qualified to work with the aged, Alzheimer's, and physically impaired populations. He is a registered licensed practical nurse with several years of experience providing direct patient care and working in health care facilities, including skilled nursing, rehabilitation, and home care. He has

been previously approved and is currently appointed as licensee designee and administrator for several licensed adult foster care facilities located in Oakland and Macomb County. Mr. Policarpio has over ten years of management experience as an administrator for Genesis Senior Living and Four Seasons Home Health Care.

The administrator, Evangeline Adchao, is qualified to work with the aged, Alzheimer's, and physically impaired populations. Ms. Adchao is trained as a Certified Nursing Aide (CNA). She has over four years of experience as a caregiver and home manager at Genesis Senior Living, a licensed small group adult foster care facility.

Licensing record clearance requests were completed for Mr. Policarpio and Ms. Adchao. Mr. Policarpio and Ms. Adchao submitted current medical clearances with a statement from a physician documenting good health and tuberculosis negative results.

Mr. Policarpio 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.

Mr. Policarpio acknowledged an understanding of the responsibility to assess the good moral character of employees and acknowledges 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.

Mr. Policarpio acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff who have received medication training and have been determined competent by the licensee or licensee designee will 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.

Mr. Policarpio 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, Mr. Policarpio acknowledged the responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteers and to follow the retention schedule for all of the documents contained within the employee file.

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

Mr. Policarpio 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.

Mr. Policarpio 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.

Mr. Policarpio acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Mr. Policarpio acknowledged that a separate Resident Funds Part II BCAL-2319 form will be completed for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the residents' personal money transactions that have been agreed to be managed by Fer Care, LLC.

Mr. Policarpio 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 and indicated the intent to respect and safeguard these resident rights.

Mr. Policarpio 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.

Mr. Policarpio 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.

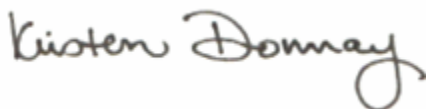
D. Rule/Statutory Violations

The facility has been determined to be in compliance with the applicable administrative rules and the licensing statute, based upon the onsite inspection conducted and the licensee's intent to comply with all administrative rules for a small group home as well as the licensing act, Public Act 218 of 1979, as amended.

It should be noted that Fer Care, LLC was operating Genesis Home - Rochester Hills under a management agreement with the previous licensee, Genesis Senior Care, LLC, while licensure was pending. The new license is being issued due to a change in corporation. The licensee designee, Ferdinand Policarpio, remains the same. At the time of licensure, the facility is currently providing services to six individuals.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC small group home, Genesis Home - Rochester Hills, with a capacity of six (6) residents.



08/30/2022

Kristen Donnay
Licensing Consultant

Date

Approved By:



09/20/2022

Denise Y. Nunn
Area Manager

Date