



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

January 27, 2023

Khurram Shahzad  
New Hope White Lake, LLC  
3678 Prairie Creek Ln  
Saginaw, MI 48603

RE: Application #: AH630406127  
New Hope White Lake Senior Living Community  
450 S Williams Lake Rd  
White Lake, MI 48386

Dear Mr. Shahzad:

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 117 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**

<b>License #:</b>	AH630406127
<b>Applicant Name:</b>	New Hope White Lake, LLC
<b>Applicant Address:</b>	450 S Williams Lake Rd White Lake, MI 48386
<b>Applicant Telephone #:</b>	(617) 872-4267
<b>Authorized Representative:</b>	Khurram Rumi Shahzad
<b>Name of Facility:</b>	New Hope White Lake Senior Living Community
<b>Facility Address:</b>	450 S Williams Lake Rd White Lake, MI 48386
<b>Facility Telephone #:</b>	(248) 886-6700
<b>Application Date:</b>	10/07/2020
<b>Capacity:</b>	117
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

10/07/2020	Enrollment
10/14/2020	Application Incomplete Letter Sent 1326 & RI030 for Khurram
10/14/2020	Contact - Document Sent 1605 Sent to applicant, 1326 & RI030
05/18/2021	Application Incomplete Letter Sent Requested policies and procedures
11/08/2021	Contact - Document Sent Continued interest letter sent.
11/15/2021	Contact - Document Received Khurram Rumi Shahzad replied will continue.
11/01/2022	Contact - Document Received Owner Khurram Rumi Shahzad submitted an attestation letter that the home will not hold resident funds nor refundable deposits, therefore, no surety bond is required.
11/01/2022	Contact - Document Received Owner Khurram Rumi Shahzad submitted an attestation letter that the home will not serve food to non-residents unless/until an Oakland Co. food service establishment license is attained.
11/29/2022	Contact - Document Received Policies and procedures approved.
01/17/2023	Inspection Completed-Fire Safety: A Re-check by BFS inspector Don Christensen.
01/19/2023	Occupancy Approval (AH ONLY) Health Facilities Engineering Section (HFES) engineer Austin Webster approved 36 MC units (4 dbl occupancy) = 40 beds 59 AL units (18 dbl occupancy) = 77 beds For a total capacity of 95 units (22 dbls) = 117 beds.
01/26/2023	Inspection Completed On-site Met with K. Rumi Shahzad authorized representative/owner, Shannon Snapp LPN, and Elizabeth Delany business office manager on-site.
01/26/2023	Contact - Document Received Owner Khurram Rumi Shahzad submitted food service establishment license.

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

New Hope White Lake Senior Living Community was built in 2023, a one-story wood frame I-1 construction residential facility located in central Oakland County. The building is on the west side of S. Williams Lake Road, a three-lane road zoned 50 mph. It is located within a heavily wooded area of single-family homes. The driveway surrounds the building.

The home has 95 residential units with a total capacity of 117 resident beds. The facility's main entrance leads into the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, conference room, the main kitchen, dining room, staff offices/desk areas, various activity spaces, and two laundry service rooms.

There are 59 residential units in this assisted living area with 18 units approved for double occupancy: Rooms 102,104,105,107,204,206,209,211,305,306,307,308,401, 403,407,409,505, and 507.

Each assisted living unit has a living room area and separate bedroom area, along with an attached bathroom and shower. Some units also have an additional half bathroom. Each assisted living unit has a dormitory size refrigerator with freezer and thermostat for HVAC. Resident rooms that face the courtyards have direct access doors.

The facility's memory care area is a designated area located along the north side of the building accessible via the assisted living area. There are 36 studio units in the memory care area, with four units approved for double occupancy: Rooms 707,709,723, and 725. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. For resident safety, exit doors in the memory care area are secured with keypad lock systems that require staff assistance to be opened. Windows in this area are equipped with stop devices so that they can only be opened a few inches, also for resident safety. Each memory care unit has its own attached bathroom with shower, dorm size refrigerator with freezer and individualized heat/AC thermostat.

The memory care unit has two dining rooms, a staff office/desk area, a laundry room, and activity space. Meals are prepared in the main kitchen and served through a service window into the memory care dining room. The facility's hair salon and movie theater have access doors for both the assisted living area as well as the memory care area.

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

Emergency pull cords are present in all resident bathrooms to summon assistance from staff. Personal emergency pendants will also be available to summon staff.

The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building. Staff utilize I-phone devices to receive door alarm alerts and to communicate with one another.

The facility has three exterior courtyards surrounded by the building that will be accessible to the residents in the assisted living and memory care areas. A fourth courtyard that will be available to memory care residents and is enclosed by an approximate 6-foot decorative vinyl fence.

This facility has city water and sewer. The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a home for the aged licensed under Chapter 18 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 the building is deemed to be uninhabitable by the fire department/first responders/administration.

The home has a natural gas powered 200 kilowatt emergency generator that meets compliance with MCL333.21335, in that it provides no less than four hours of service and generates enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors.

## **B. Program Description**

On 10/07/2020, New Hope White Lake LLC submitted application a home for the aged license under building fire safety type Chapter 18 New Health Facility, with programs for serving aged residents and those with Alzheimer’s disease or a related condition.

As a licensed home for the aged, New Hope White Lake LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as New Hope White Lake Senior Living Community.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed New Hope White Lake LLC is a domestic limited liability company with an organization date of 11/12/2019.

On 11/01/2022, New Hope White Lake LLC’s owner/authorized representative Khurram Rumi Shahzad submitted a letter attesting no resident funds and no refundable deposits will be held. Therefore, no surety bond is required.

On 01/26/2023, Mr. Shahzad submitted a copy of a food service establishment license in order to serve food to residents as well as non-residents, such as staff, residents' family members, and other visitors, attained via Oakland County Health Department.

**C. Rule/Statutory Violations**

On 01/17/2023, the Dept. of LARA Bureau of Fire Services state fire inspector Don Christensen issued fire safety certification approval.

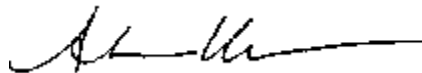
On 01/19/2023, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 95 residential units with 22 units having double occupancy for a total capacity of 117 beds.

On 01/26/2023, I conducted an on-site inspection of the building with licensee authorized representative K. Rumi Shahzad, director of resident care Shannon Snapp, and business office manager Elizabeth Delany.

The study has determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

**IV. RECOMMENDATION**

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 117 licensed beds and programs for aged and Alzheimer's disease or related condition care.



01/26/2023

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Andrea Krausmann  
Licensing Staff

Date

Approved By:



01/27/2023

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Andrea L. Moore, Manager  
Long-Term-Care State Licensing Section

Date