



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

March 11, 2023

Teresita Sandoval
Hidden Harbors Center, LLC
11800 E. Nine Mile Road
Warren, MI 48089

RE: Application #: AL500415483
Hidden Harbors Center
31601 Harper Avenue
Saint Clair Shores, MI 48082

Dear Ms. Sandoval:

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 18 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 blue ink, appearing to read "EJ".

Eric Johnson, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3026 W Grand Blvd, Suite 9-100
Detroit, MI 48202

enclosure

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

I. IDENTIFYING INFORMATION

1

License #:	AL500415483
Licensee Name:	Hidden Harbors Center, LLC
Licensee Address:	11800 E. Nine Mile Road Warren, MI 48089
Licensee Telephone #:	(586) 754-2840
Administrator/Licensee Designee:	Teresita Sandoval
Name of Facility:	Hidden Harbors Center
Facility Address:	31601 Harper Avenue Saint Clair Shores, MI 48082
Facility Telephone #:	(586) 859-7556
Application Date:	01/26/2023
Capacity:	18
Program Type:	AGED ALZHEIMER

II. METHODOLOGY

01/26/2023	On-Line Enrollment
01/31/2023	PSOR on Address Completed
01/31/2023	Inspection Report Requested - Fire
01/31/2023	Contact - Document Sent Fire safety string
04/06/2023	Contact - Document Received 1326/ri030 & IRS letter
04/14/2023	Application Incomplete Letter Sent
08/16/2023	Contact - Document Received 1326
08/23/2023	Application Incomplete Letter Sent
09/17/2023	Contact - Document Received Licensing documents received
10/10/2023	Inspection Completed-Env. Health: A
10/21/2023	Contact - Document Received Licensing documents received
10/24/2023	Inspection Completed On-site
11/29/2023	Contact - Document Received Licensing documents received
11/29/2023	Inspection Completed On-site
11/29/2023	Inspection Completed-BCAL Full Compliance
11/30/2023	Inspection Completed-Fire Safety: A
12/20/2023	Contact - Document Received Licensing documents received
01/09/2024	Contact - Document Received Licensing documents received

01/17/2024	Contact- Face to Face Microsoft Teams meeting with Mr. Brian DiBartolomeo and Ms. Michele M Locricchio
01/29/2024	Contact - Document Received Email received from Ms. Locricchio
01/31/2024	Contact - Document Received Email received from Mr. Brian DiBartolomeo
02/02/2024	Contact Document Received Email received from Mr. Brian DiBartolomeo and Ms. Sandoval
02/09/2024	Contact- Document sent Email sent to Ms. Sandoval
02/13/2024	Contact- Document Received Licensing documents received from Ms. Sandoval

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

Hidden Harbors Center is located at 31601 Harper Avenue in Saint Clair Shores. The center is a new construction single story structure that is wheelchair accessible. The center consists of a dining room, laundry room, and kitchen. There are a total of eighteen individual bedrooms that all include a private full bathroom.

The furnace and hot water heater are located on the first floor a with solid core door which has a two-hour-fire-resistance rating equipped with an automatic self-closing device and positive latching hardware. The facility is equipped with interconnected, hardwire smoke detection system, with battery backup, which was installed by a licensed electrician and is fully operational. There is also a fire suppression sprinkler system installed and fire extinguishers placed throughout the home that was inspected and approved by the Bureau of Fire Services on 11/30/23.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	18'1 x 14'5	262.45	1
2	18'4' x 14.8	272.32	1
3	18'4' x 14.8	272.32	1
4	18'4' x 14.8	272.32	1
5	18'4' x 14.8	272.32	1
6	18'1' x 12.3	222.63	1
7	18'1' x 12.3	222.63	1
8	18'1' x 12.3	222.63	1
9	26'1 x 9'7	175.57	1
10	26'1 x 9'7	175.57	1
11	26'1 x 9'7	175.57	1
12	26'1 x 9'7	175.57	1
13	26'1 x 9'7	175.57	1
14	26'1 x 9'7	175.57	1
15	26'1 x 9'7	175.57	1
16	26'1 x 9'7	175.57	1
17	26'1 x 9'7	175.57	1
18	28'0 x 14'8	414.4	1

Total capacity: 18

The living, dining, and sitting room areas measure over 1,000 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement. Based on the above information, it is concluded that this facility can accommodate eighteen (18) residents per the AFC the rule requirement R400.14405 (1) and R400.14409 (2)(3). It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

Hidden Harbors Center is designed to provide a residential program for individuals who require 24-hour supervision, protection and personal care. The center can accept up to twenty (18) adults both male and female with varying functional levels who have experienced life altering changes, primarily aged and Alzheimer. The center is structured to create the least restrictive environment possible and to promote independence in daily living skills. The program services provided include assistance and skills training in basic and advanced activities of daily living. Group and individual leisure activities and community integrations. Transportation and assistance as needed with community activities, services, and therapeutic programs. Hidden Harbors Center LLC strives to provide educational classes on cooking, self-care, arts & crafts, how to work out without hurting yourself, and other topics. This provides opportunities for

involvement and a mutual desire for personal growth. The services will be provided by trained professionals who are capable of meeting the physical, emotional, intellectual, and social needs of each resident. The rehabilitation team will develop and implement a treatment plan, which will be individual to each resident's needs and goals.

Admission and discharge policies, program statement, refund policy, personnel policies, standard procedures, as well as floor plans, organizational chart, permission to inspect, proof of ownership, staff training, fire evacuation plan, and staff pattern for the facility were reviewed and accepted as written as outlined in Rule(s) 400.14103, 400.14207, 400.14209, and 400.14302.

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

C. Rule/Statutory Violations

The applicant is Hidden Harbors Center, LLC, which is a "For Profit Corporation" and was established in Michigan on 8/7/2020. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility. The Board of Directors of Hidden Harbors Center, LLC, have submitted documentation appointing Teresita Sandoval as Licensee Designee and Administrator for this facility. Ms. Teresita Sandoval has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The licensee designee, Teresita Sandoval, has a Bachelor's degree from Instituto Politecnico Nacional in Mexico. She has over a year of experience as a direct in-home caregiver for the aged and Alzheimer population. Ms. Sandoval is the owner and Licensee Designee of AS630348375 Emanuel Senior Living LLC.

The staffing pattern for the original license of this 18-bed facility is adequate and includes a minimum of 1 staff to 15 residents per shift. All staff shall be awake during sleeping hours.

Teresita Sandoval, the licensee designee acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer working with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteer and the retention schedule for all of the documents contained within each employee's file.

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

Ms. Teresita Sandoval 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.

Ms. Teresita Sandoval 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.

Ms. Teresita Sandoval 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.

Ms. Teresita Sandoval 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, Ms. Teresita Sandoval 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.

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

Ms. Teresita Sandoval 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.

Ms. Teresita Sandoval 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.

Ms. Teresita Sandoval acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Ms. Teresita Sandoval 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 Hidden Harbors Center, LLC.

Ms. Teresita Sandoval 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.

Ms. Teresita Sandoval 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.

Ms. Teresita Sandoval 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.

Ms. Teresita Sandoval acknowledged the understanding that all Resident Care Agreements should include the appropriate resident level of care being provided.

Rule/Statutory Violations

The facility has been determined to be in full compliance with the applicable administrative rules and the licensing statute based upon the onsite inspections conducted and the licensee’s intent to comply with all administrative rules for a large group home (13-20) as well as the licensing act, Public Act 218 of 1979, as amended.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult large group home (capacity 18).

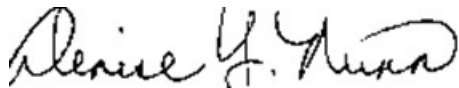


03/06/24

Eric Johnson
Licensing Consultant

Date

Approved By:



03/11/2024

Denise Y. Nunn
Area Manager

Date