



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

August 14, 2024

Shelly Sumner
Heart's Content Care Homes, LLC
4861 Nassau St
Okemos, MI 48864

RE: Application #: AM290418524
Heart's Content AFC
317 N 8 Th Street
Breckenridge, MI 48615

Dear Ms. Sumner:

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 12 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 blue ink, appearing to read "Amanda Blasius".

Amanda Blasius, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AM290418524
Licensee Name:	Heart's Content Care Homes, LLC
Licensee Address:	4861 Nassau St Okemos, MI 48864
Licensee Telephone #:	(989) 878-1761
Administrator/Licensee Designee:	Shelly Sumner, Designee
Name of Facility:	Heart's Content AFC
Facility Address:	317 N 8 Th Street Breckenridge, MI 48615
Facility Telephone #:	(989) 842-1818
Application Date:	05/22/2024
Capacity:	12
Program Type:	PHYSICALLY HANDICAPPED MENTALLY ILL ALZHEIMERS AGED

II. METHODOLOGY

05/10/2024	Application Complete/On-site Needed
05/16/2024	Application Incomplete Letter Sent
05/22/2024	On-Line Enrollment
05/23/2024	PSOR on Address Completed
05/23/2024	Inspection Completed-Fire Safety : A please refer to AM290247447
05/23/2024	Contact - Document Sent
05/24/2024	Lic. Unit file referred for background check review
06/05/2024	File Transferred To Field Office
06/10/2024	Corrective Action Plan Received
06/10/2024	Corrective Action Plan Approved
06/21/2024	Inspection Completed-Env. Health : A- original issuance
06/21/2024	Inspection Completed- BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Hearts Content AFC is a single level facility, and the facility is located in the city of Breckenridge. The facility has seven resident bedrooms, with six of the resident bedrooms having their own private full bathroom. The seventh bedroom has a stand-up shower and sink available within the bedroom. An additional half bathroom is also available within the home. When entering the main entrance of the home, one will enter a large spacious living room, with a resident bedroom on your right. The living room contains a small table that seats four, a couch, recliners, and a TV. Large windows overlook the side lawn of the home. Within this living area is the half bathroom that can be used by guests, residents, and staff members. Through the living room is a long hallway that contains six resident bedrooms and a staff office. At the end of the hallway is a large dining room with two tables that will seat 12 residents. The kitchen is off from the dining room, which also contains another room that is used for storage and a pantry. A laundry room is also off from the dining room. Within the dining room, another exit is available that leads to an outdoor porch. A fireproof, approved door is located in the dining room and leads to another two-story residential home. The home is currently unoccupied and may be used by the owners when they visit the adult foster home. Another door is available within the dining room that leads to the basement. The basement does not allow resident access and is used as rental apartments for

independent adults, which has a separate address. Located in the basement is a heat plant room, two furnaces and additional storage. The home is wheelchair accessible and has 2 approved means of egress that are equipped with ramps from the first floor. Hearts Content AFC has public water and sewer.

The natural gas water heater and two furnaces are located within the basement in a room that is constructed of materials that provide a 1-hour-fire-resistance rating with a 1-3/4 inch solid core door in a fully stopped frame, equipped with an automatic self-closing device and positive-latching hardware. The facility is equipped with an approved pull station alarm system and a sprinkler system installed throughout the main floor and basement. A fire safety inspection was conducted on 05/23/2024 by the Bureau of Fire Safety and Hearts Content AFC was given full approval.

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

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	13'9" X 14'11"	205 sq ft.	2
2	10'1" X 14' 11"	150 sq ft.	1
3	14'4" X 14'11"	214 sq ft.	2
4	15'4" X 15' 1"	231 sq ft.	1
5	15'1" X 14'11"	225 sq ft.	2
6	15'4" X 15'1"	231 sq ft.	2
7	14'10" X 14'11"	221 sq ft.	2

The living, dining, and sitting room areas measure a total of 893 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, it is concluded that this facility can accommodate 12 residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection and personal care to twelve (12) male or female ambulatory adults whose diagnosis is mentally impaired, aged, physically handicapped or Alzheimer's disease in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. The applicant intends to accept residents from local county DHHS offices, hospitals and area on aging as a referral source.

Hearts Content aims to provide a quality environment with a home-like atmosphere, where each resident has the opportunity to reach his or her highest potential. In addition to the above, it is the intent of the applicant to utilize local community resources for

recreational activities including the public library, local museums, shopping centers churches, etc. The facility will also provide board games, card games, coloring, reading and bingo for indoor activities. The licensee will assure that residents have access to private or public transportation to/from health visits.

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. Applicant and Administrator Qualifications

The applicant is Heart's Content Care Homes, L.L.C., which is a "Domestic Limited Liability Company", was established in Michigan, on 8/09/23. 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 members of Heart's Content Care Homes, L.L.C. have submitted documentation appointing Shelly Sumner as Licensee Designee for this facility and Sivakumar Sivaraj as the Administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for the licensee designee and the administrator. The licensee designee and administrator submitted a medical clearance request with statements from a physician documenting their good health and current TB negative results.

The licensee designee and administrator have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Shelly Sumner has a high school diploma and completed some college at Davenport University. Ms. Sumner has been a direct care worker and manager at the previous Hearts Content AFC since 2001. From 2008-2020, Ms. Sumner worked as a Connections Coach for Mid-Michigan Industries, as she supported developmental and mentally impaired adults. Mr. Sivaraj is a licensed physical therapist in Michigan. Since 2018, he has been providing physical therapy to in home clients through Corso Care Health Management Services. Since 2017-2020, Mr. Sivaraj has provided in home therapy to clients through, Residential Home HealthCare in Troy, MI. From 2008-2016, Mr. Sivaraj provided physical therapy to clients through Helping Hands Home Health Care, Inc. From 2006-2011, Mr. Sivaraj provided physical therapy to clients from Home and Hospice Advantage.

The staffing pattern for the original license of this 12-bed facility is adequate and includes a minimum of 1 staff –to- 12 residents per shift. The applicant acknowledges that the staff –to- resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents. The applicant has indicated that direct care staff will be awake during sleeping hours.

The applicant acknowledged that at no time will this facility rely on “roaming” staff or other staff that are on duty and working at another facility to be considered part of this facility’s staff –to- resident ratio or expected to assist in providing supervision, protection, or personal care to the resident population.

The applicant acknowledges 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.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, “direct access” to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee’s record to demonstrate compliance.

The applicant acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee designee, can 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.

The applicant acknowledges their 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, the applicant acknowledges their responsibility to maintain all required documentation in each employee’s record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee’s record.

The applicant acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

The applicant acknowledges their 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. The applicant acknowledges their 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.

The applicant acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledges that a separate Resident Funds Part II BCAL-2319 form will be created 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 resident's personal money transactions that have been agreed to be managed by the applicant.

The applicant acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

The applicant acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. The applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

The applicant acknowledges their 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 applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult medium group home with a capacity of 12 residents.

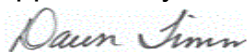


08/14/2024

Amanda Blasius
Licensing Consultant

Date

Approved By:



08/23/2024

Dawn N. Timm
Area Manager

Date