

Exhibit F

Inspectors 2009



NORTH CAPITOL

D.C. Department of Human Services
Family Service Administration

Alicia McCarthy, LICSW
Social Worker
Adult Protective Services

645 H. Street, N.E.
Washington, D.C.
E.A.

Voice: (202) 698-4244
Fax: (202) 673-8828
a.mccarthy@dc.gov

4315

698-9191



225 56th St.
D.C. Department of Human Services
Family Service Administration

Gregory Benton, LICSW
Social Worker
Adult Protective Services

645 H. Street, N.E.
Washington, D.C. 20002
E.A. g.benton@dc.gov

Voice: (202) 698-4296
Fax: (202) 673-8828



157 St.
D.C. Department of Human Services
Family Service Administration

Clarence F. Craig, LICSW
Social Worker
Adult Protective Services

645 H. Street, N.E.
Washington, D.C.
Office: (202) 698-4315
Fax: (202) 673-8828

225 56th St.
Tutley Jones
ATF

(202) 698-4239
(202) 276-7405

Inspectors 2010

717 14th Street, N.W., 11th Floor
Washington, D.C. 20005
E-mail: arkieva.smith@dc.gov
Tel: (202) 727-5935
Cell: (202) 262-8715
Fax: (202) 727-5937

ARKIEVA SMITH
Special Agent

OFFICE OF THE INSPECTOR GENERAL
MEDICAID FRAUD CONTROL UNIT
DISTRICT OF COLUMBIA

225 5649 PL.
D.C. Department of Human Services
Family Service Administration

Gregory Benton, LICSW
Social Worker
Adult Protective Services

645 H. Street, N.E.
Washington, D.C. 20002
Voice: (202) 698-4296
Fax: (202) 673-8828
E-mail: gbenton@dc.gov

645 H. Street, N.E.
Washington, D.C.

Office: (202) 698-4315
Fax: (202) 673-8828

Clarence F. Craig, LICSW
Social Worker
Adult Protective Services

D.C. Department of Human Services
Family Service Administration

156 ST,

645 H. Street, N.E.
Washington, D.C.
E-mail: alicia.mccarthy@dc.gov

Alicia McCarthy, LICSW
Social Worker
Adult Protective Services

645 H. Street, N.E.
Washington, D.C.
Voice: (202) 698-4296
Fax: (202) 673-8828
E-mail: alicia.mccarthy@dc.gov

4315
698-9141

223 844 PL
Turlay Jones
ATF
(202) 698-4239
(202) 276-7405

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ROBERT LOPROTO
Lead Investigator

Department of Consumer and Regulatory Affairs
Office of Consumer Protection
941 North Capitol Street, NE
Washington, DC 20002

www.dcrd.dc.gov
Phone: (202) 442-4408
Fax: (202) 478-9296
robert.loproto@dc.gov

Government
Of The
District of Columbia

DEPARTMENT OF HEALTH
Health Regulation Administration
Child & Residential Care
Facilities Division

Sheila V. Pannell, LICSW
Social Worker

825 North Capitol Street, NE
Washington, DC 20002

Telephone: (202) 442-4779

Fax: (202) 442-4831

E-Mail: spannell@dchealth.com

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HUMAN SERVICES
FAMILY SERVICES ADMINISTRATION

Joann Luster
Social Worker
Adult Protective Services

64 New York Ave, NE.
Washington, DC 20002
E-mail: Joann.Luster@dc.gov

Office: (202) 698-4289
Fax: (202)-478-5747

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Dion Henderson
Investigator

Department of Consumer and Regulatory Affairs
Office of Consumer Protection
941 North Capitol Street, NE
Washington, DC 20002

www.dcrd.dc.gov
Phone: (202) 442-8640
Fax: (202) 478-9296
dion.henderson@dc.gov

Inspectors 2011



Government of the District of Columbia
Office of the Inspector General

*LeRoy
Zimmerman*

Victor Richardson *Call*
Criminal Investigator **ASAP**

Medicaid Fraud Control Unit
717 14th Street, N.W., 11th Floor
Washington, DC 20005
www.oig.dc.gov

Tel: (202) 727-9772
Facsimile: (202) 727-5937
Email: victor.richardson@dc.gov



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Kevin D. Meredith
Investigator

Torres H. H.

Department of Consumer and Regulatory Affairs
Regulatory Investigations Section
1100 4th Street, S.W., 4th Floor
Washington, D.C. 20024

www.dora.dc.gov
Phone: (202) 442-8559
Fax: (202) 442-9448
kevin.meredith@dc.gov



OFFICE OF THE FIRE MARSHAL
Working Harder To Serve You Better



LYNN E. PARKER
Fire Inspector

441 4th St., N.W.
Suite 370N
Washington, D.C. 20001

Cell: 202-246-0006
Ofc: 202.727.1983
Fax: 202.727.3238
lynneparker@dc.gov

1
2 Sharon Mebane
3 Program Manager
4 Dept. of Health
5 Intermediate Care Facilities Division
6 (202) 442-4751 or (202) 424-8800
7
8
9
10
11

*Michael Walker
202-442-4707
Dell
Police Files
202-442-4724
Dell*

Inspectors 2012



Government of the District of Columbia
Department of Consumer and Regulatory Affairs
Inspections and Compliance Administration

R. Dion Spriggs

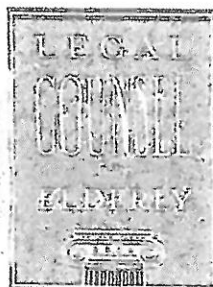
Combination Building Code Inspector

1100 4th Street, SW
Suite E-400
Washington, DC, 20024

Office (202) 481-3562
~~(202) 481-3562~~
Fax (202) 478-5751
Email: robert.spriggs@dc.gov

Inspector 2013
with a list of others attached.

NAME	NAME OF RESIDENT	DATE	TIME-IN	TIME-OUT
1. Clarence F. Craig	DC Department of Human Services	11-22-2013	2:55	DHS
2. 202-541-3950				
3. Vivian Frazier	DHS	11-22-13	2:55	DHS
4. Sheila P. N. Neil		11-22-13	2:55	USP Ombudsman
5. 202-541-3950		11/22/13	2:05	APS
6. Lydia Williams		11/22/13	2:53	Ombudsman
7. 202/434-2139				
8.				
9.				
10. Sharon Maybank				
11. 202) 442-4751				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				
23.				
24.				
25.				



Office of the District of
Columbia Long-Term Care
Ombudsman

601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

LYDIA WILLIAMS
Board & Care Ombudsman,
Manager

Telephone: 202-434-2139

Cell: 202-368-5855

SD000035 434-6595

Email: llwilliams@aarp.org



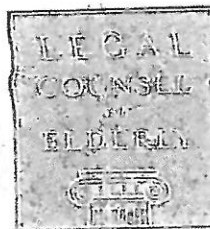
Office of the District of
Columbia Long-Term Care
Ombudsman

601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

BECKY HAZLETT
HCBS Ombudsman

Telephone: 202-434-2212
Cell: 202-714-7995
Fax: 202-434-6595
Email: bhazlett@aarp.org

11/25/13



Office of the District of
Columbia Long-Term Care
Ombudsman

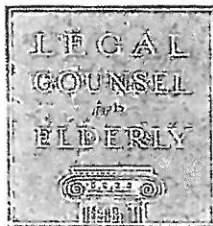
601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

WALTER R. WILLIAMS
HCBS Ombudsman Specialist

202-434-2163
202-215-9458
202-434-6595
Email: wrwilliams@aarp.org

11/25/13

31
31



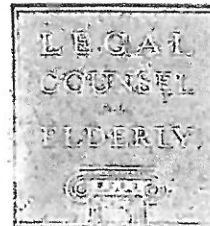
Office of the District of
Columbia Long-Term Care

601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

SHEILA PANNELL
HCBS Ombudsman

Telephone: 202-434-2212
Cell: 202-714-7911
Fax: 202-434-6595
Email: spannell@aarp.org

11/25/13



Office of the District of
Columbia Long-Term Care

601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

LYNNE PERSON
D.C. Long Term Care
Ombudsman
Telephone: 202-434-2140
Cell: 202-368-1833
Fax: 202-434-6595

11/25/13

collected

name of

parked one of

the render

how long been

13/2/13
GOVERNMENT OF THE DISTRICT OF COLUMBIA

Investigator Cliff Dedrick

Department of Consumer and Regulatory Affairs
Regulatory Investigations Section
1100 4th Street, S.W., 4th Floor
Washington, D.C. 20024

www.dkra.dc.gov
Phone: (202) 442-8657
Fax: (202) 442-9448
cliff.dedrick@dc.gov

10.

11. Thomas S. West TREA 12/3/11

5.00 PM

12.

Inspections dept.

12/3/13

13.

14. ~~Civilian~~ Dedicic investigation dept. DCRA refused to sign

15.

Badge 7556

2.00 PM

27. Staci Masar
28. Sharon Mebane
29. Sheila Morton
- 30.
31. → Cindy McGee
- 32.
33. → Staci Mason
- 34.
35. → Sharon Mebane

12/6/13
12/6/13
12/6/2013
12/6/13
202 442 4751

9am - 5pm
9:15A DOH
9:15A DOH
9:15 DOH
9:15am, DOH



BIG CHAIR SITE

2041 Martin Luther King Jr. Ave
Suite 236
Washington, DC 20020
(202) 678-0380

Date: 12/6/13

Dear Consumer: Mr. Washington

A visit was made today to inquire if you are still interested in continuing services at Capital Community Services, a premier provider of Behavioral Health Care.

We provide assistance with, but not limited to, housing, Social Security Benefits, TANF, IDA, healthcare, dentistry, education, substance abuse treatment, and outreach. We also provide therapy and psychiatric services.

Please contact our office at the number listed above to schedule an appointment.

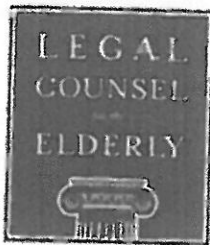
We look forward to working with you.

Sincerely,

Mr. Pindock
CSW/Outreach Worker

Edith Amobi, Director of Clinical Services

NAME	NAME OF RESIDENT	DATE	TIME-IN	TIME-OUT
1.	JOSEPH B. BISON	12-11-13	9 AM	
2.	Siella Morton	12/11/13	9:26 a.m.	DOH 10:42 W
3.	Siella Morton	12/11/13	9:26 a.m.	DOH 10:42 W
4.	Siella Morton	12/11/13	9:26 a.m.	DOH 10:42 W
5.	Siella Morton	12/11/13	9:26 a.m.	DOH 10:42 W
6.				
7.	Siella			
8.				
9.	Sharon Mabon			DOH (202) 442-4751
10.	Sharon Mabon			DOH (202) 442-4751
11.	Phiebu McAlistar			DOH 10:30 202-724-428
12.	Phiebu McAlistar			DOH 10:30 202-724-428
13.	Phiebu McAlistar			DOH 10:30 202-724-428
14.	Phiebu McAlistar			DOH 10:30 202-724-428
15.	Phiebu McAlistar			DOH 10:30 202-724-428
16.	Phiebu McAlistar			DOH 10:30 202-724-428
17.	Phiebu McAlistar			DOH 10:30 202-724-428
18.	Phiebu McAlistar			DOH 10:30 202-724-428
19.	Phiebu McAlistar			DOH 10:30 202-724-428
20.	M3 Hall CCS	12/11/13	1:26pm	202-769-4230
21.	PRINTEXTER	"	"	" 678 0386
22.				
23.				
24.				
25.				
26.				
27.				
28.				
29.				
30.				
31.				
32.				
33.				
34.				
35.				
36.				
37.				



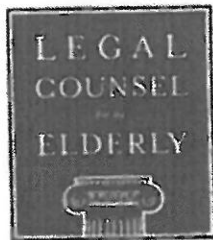
Office of the District of
Columbia Long-Term Care
Ombudsman

601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

BECKY HAZLETT
HCBS Ombudsman

Telephone: 202-434-2212
Cell: 202-714-7995
Fax: 202-434-6595
Email: bharlett@aarp.org

11/25/13



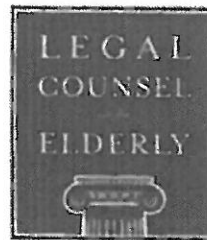
Office of the District of
Columbia Long-Term Care
Ombudsman

601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

SHEILA PANNELL
HCBS Ombudsman

Telephone: 202-434-2213
Cell: 202-714-7911
Fax: 202-434-6595
Email: spannell@aarp.org

11/25/13



Office of the District of
Columbia Long-Term Care
Ombudsman

601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

11/25/13 5:30pm

LYNNE PERSON
D.C. Long Term Care
Ombudsman

Telephone: 202-434-2146
Cell: 202-368-1839
Fax: 202-434-6595
Email: lperson@aarp.org

11/25/13
called
names of
non elderly
asked direct
the extent
she is
you been
training
what facility did you location, here.



Government of the District of Columbia
Office of the Inspector General

Victor Richardson
Criminal Investigator

Rosemary
CALL
ASAP.

Medicaid Fraud Control Unit
717 14th Street, N.W., 11th Floor
Washington, DC 20005
www.oig.dc.gov

Tel: (202) 727-9772
Facsimile: (202) 727-6937
Email: victor.richardson@dc.gov

Legal Counsel for the Elderly

11/22/13

Sheila Pannell
HCBS Ombudsman
D.C. LTC Ombudsman Program
Legal Counsel for the Elderly is
affiliated with AARP.

Part of the Senior Service Network
Supported by the DC Office on Aging

601 E Street, NW
Washington, DC 20049
www.aarp.org/lce
202-434-2213 voice
202-434-6595 fax
202-714-7911 cell
spannell@aarp.org



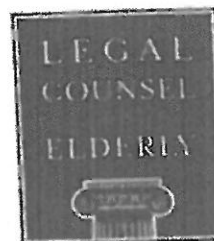
GOVERNMENT OF THE DISTRICT OF COLUMBIA

ROBERT LOPROTO
Lead Investigator

442-7513
442-4615

Department of Consumer and Regulatory Affairs
Office of Consumer Protection
941 North Capitol Street, NE
Washington, DC 20002

www.dcr.dc.gov
Phone: (202) 442-4408
Fax: (202) 478-9296
robert.loproto@dc.gov



Office of the District of
Columbia Long-Term Care
Ombudsman

601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

11/27/13

WALTER R. WILLIAMS
HCBS Ombudsman Specialist

202-434-2163
202-215-9458
202-434-6595
wwilliams@aarp.org

Rodney inform
me that they
came
asked him the
other people that
is still there he
told them the
left.

Robert **LaProto** Sept 2nd
(2) 442-4408 (Phone)
~~(2) 442-4408 (Fax)~~
(2) 442-9448 (Fax)

(202) 200-1774
Tanya Fisher 4/3/14 2pm

225 56th Pl.
D.C. Department of Human Services
Family Service Administration
Gregory Benton, LICSW
Social Worker
Adult Protective Services

645 H. Street, N.E.
Washington, D.C. 20002
Voice: (202) 698-4296
Fax: (202) 673-8828

GOVERNMENT
OF THE
DISTRICT OF COLUMBIA
OFFICE OF THE INSPECTOR GENERAL
MEDICAID FRAUD CONTROL UNIT

ARKIEVA SMITH
Special Agent

717 14th Street, N.W., 11th Floor
Washington, D.C. 20005
E-mail: arkieva.smith@dc.gov

Tel: (202) 727-5935
Cell: (202) 262-8716
Fax: (202) 727-5937

NORTH CAPITOL
D.C. Department of Human Services
Family Service Administration
Alicia McCarthy, LICSW
Social Worker
Adult Protective Services

645 H. Street, N.E.
Washington, D.C. 20002
Voice: (202) 698-4244
Fax: (202) 673-8828

645 H. Street, N.E.
Washington, D.C. 20002
Voice: (202) 698-4244
Fax: (202) 673-8828
Clarence F. Craig, LICSW
Social Worker
Adult Protective Services

D.C. Department of Human Services
Family Service Administration

GOVERNMENT
OF THE
DISTRICT OF COLUMBIA
DEPARTMENT OF HEALTH
Health Regulation Administration
Child & Residential Care Facilities Division

Hilda Torres-Goldberg, MSW, LICSW
Social Worker

825 North Capitol Street, NE
Washington, DC 20002

Telephone: (202) 442-4715
Fax: (202) 442-4400

E-mail: hilda.goldberg@dc.gov

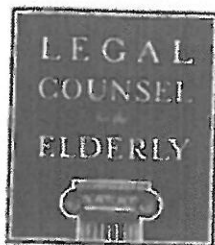
Reprint (2) 442-5588

SD000115

223 8th Pl

Turley Jones
APS

(202) 698-4239
(202) 276-7405



Office of the District of
Columbia Long-Term Care
Ombudsman

601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

LYDIA WILLIAMS
Board & Care Ombudsman,
Manager

Telephone: 202-434-2139
Cell: 202-368-5855
Fax: 202-434-6595
Email: llwilliams@aarp.org



OFFICE OF THE FIRE MARSHAL
Working Harder To Serve You Better



LYNN E. PARKER
Fire Inspector

441 4th St., NW
Suite 370N
Washington, D.C. 20001

Cell: 202-246-0006
Ofc: 202-727-1983
Fax: 202-727-3238
lynneparker@dc.gov

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HUMAN SERVICES
FAMILY SERVICES ADMINISTRATION

Joann Luster
Social Worker
Adult Protective Services

64 New York Ave. NE
Washington, DC 20002
E-mail: Joann.Luster@dc.gov

Office: (202) 698-4289
Fax: (202) 478-5747

Government
Of the
District of Columbia

DEPARTMENT OF HEALTH
Health Regulation Administration
Child & Residential Care
Facilities Division

Sheila V. Pannell, LICSW
Social Worker

825 North Capitol Street, NE
Washington, DC 20002

Telephone: (202) 442-4779
Fax: (202) 442-4831

E-Mail: spannell@dchealth.com



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Investigator Anthony Hooks
anthony.hooks@dc.gov

Department of Consumer and Regulatory Affairs
Regulatory Investigations Section
1100 4th Street, S.W., Suite E496
Washington, D.C. 20024

www.dcrs.dc.gov
Phone: (202) 442-8616
Fax: (202) 442-9448
Cell: (202) 369-0128



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Kevin D. Meredith
Investigator

Kevin D. Meredith

Department of Consumer and Regulatory Affairs
Regulatory Investigations Section
1100 4th Street, S.W., 4th Floor
Washington, D.C. 20024

www.dcrs.dc.gov
Phone: (202) 442-8559
Fax: (202) 442-9448
Kevin.meredith@dc.gov



Government of the District of Columbia
Department of Consumer and Regulatory Affairs
Inspections and Compliance Administration

R. Dion Spriggs

Combination Building Code Inspector

1100 4th Street, SW
Suite E-400
Washington, DC, 20024

Office: (202) 481-3562
Fax: (202) 478-5751
Email: robert.spriggs@dc.gov



Robert ES '92 8435
GOVERNMENT OF THE DISTRICT OF COLUMBIA

Supervisor: Patricia Hill
Dion Henderson 442-8642
Investigator (2) 442-8642
Contractor: 442-4615

Department of Consumer and Regulatory Affairs
Office of Consumer Protection
941 North Capitol Street, NE
Washington, DC 20002

www.dcrs.dc.gov
Phone: (202) 442-8640
Fax: (202) 478-9296
dion.henderson@dc.gov

Clarence Craig
DC Department
of
Human Services
541-3950



11/16/13
GOVERNMENT OF THE DISTRICT OF COLUMBIA

Investigator Cliff Dedrick

Department of Consumer and Regulatory Affairs
Regulatory Investigations Section
1100 4th Street, S.W., 4th Floor
Washington, D.C. 20024

www.dora.dc.gov
Phone: (202) 442-8657
Fax: (202) 442-9448
cliff.dedrick@dc.gov

Phone Call



11/27
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HUMAN SERVICES
FAMILY SERVICES ADMINISTRATION

Toya Fisher, LICSW
Social Worker
Adult Protective Services

64 New York Ave. NE
Washington, DC 20002
E-mail: Toya.Fisher@dc.gov

Office: (202) 698-4289
Fax: (202) 478-9191



First St. NW 03/06/14
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HUMAN SERVICES
FAMILY SERVICES ADMINISTRATION

Damon Byrd, Social Worker
Adult Protective Services
Department of Human Services

64 New York Ave. NE
Washington, DC 20002
E-mail: Damon.Byrd@dc.gov

Office: (202) 698-4259
Fax: (202) 478-9191

The

SD000117

12/2/13 -
GOVERNMENT OF THE DISTRICT OF COLUMBIA**Investigator Cliff Dedrick**

Department of Consumer and Regulatory Affairs
Regulatory Investigations Section
1100 4th Street, S.W., 4th Floor
Washington, D.C. 20024

www.dca.dc.gov
Phone: (202) 442-8811
Fax: (202) 442-9448
cliff.dedrick@dca.gov



601 E Street, NW
Washington, DC 20049
www.aarp.org/lce

WALTER R. WILLIAMS
HCBS Ombudsman Specialist

202-434-2163
202-215-9458
202-434-6695

11/25/13

11. *Th...*
12. *Inspection dept.*
13. *12/3/11*
14. *Cliff Dedrick investigation dept. DORA reviewed*
15. *Badge 7556*
16.
17.

18.
19.
20.
21.
22.
23.
24.
25.
26.
27.
28.
29.
30.
31.
32.
33.
34.
35.
36.
37.

 *12/2/11*
GOVERNMENT OF THE DISTRICT OF COLUMBIA
Investigator Cliff Dedrick
Department of Consumer and Regulatory Affairs www.dora.dc.gov
Regulatory Investigations Section Phone: (202) 442-8667
1100 4th Street, S.W., 4th Floor Fax: (202) 442-9146
Washington, D.C. 20024 cliff.dedrick@dora.gov

Exhibit G

**Government of the District of Columbia
Department of Health
Health Regulation & Licensing Administration**

Intermediate Care Facilities Division



MEMORANDUM

TO: Sharon Mebane
Program Manager

THRU: Laura Hunte
Health Services Program Coordinator

FROM: Jude Jules,
Sanitarian (QMRP)

DATE: January 7, 2010

SUBJECT: Unlicensed Activity Complaint
Senior Dwelling, Inc.
223 & 225 56th Place, N.E.
Washington, D.C. 20019-6742

INTRODUCTION

On Tuesday, December 29, 2009 at 3:43 p.m., the Health Regulation Administration received notification from the Long Term Care Ombudsman's office of a complaint alleging unlicensed activity taking place at the Senior Dwelling facility located at 223 & 225 56th Place, N.E.

According to the notification, the Ombudsman's Office conducted an onsite investigation on December 28th, 2009 and documented the following information:

- Meals are made for the residents. There were locked cabinets for the residents, but it appears they relied on meals to be cooked for them by staff.
- Nurses are on the staffing schedule so it appears that medication assistance or administration is being provided.
- No evidence of any type of license is visible in the common rooms of either 223 or 225.
- Residents are not allowed to make or take phone calls. The original complaint had stated her calls were not getting through to the resident and this was confirmed. Also, we could not ascertain whether the rooms had telephone jacks so the residents could install their own phone.

825 North Capitol Street, N.E. 2nd Floor · Washington, DC 20002 · (202) 442-5888 Fax · (202) 442-9430

Based on the above preliminary findings, on January 7, 2010, a surveyor from the Health Care Regulation and Licensing Administration (HCRLA), initiated an onsite investigation to investigate the scope of services being provided to the residents at 223 & 225 56th Place, N.E. The findings, conclusions, and expected or intended actions as a result of this investigation were based on information obtained from the owner of Senior Dwelling, Inc.

FINDINGS

On Thursday, January 7, 2010 at approximately 3:00 p.m., the Health Regulation Administration conducted an onsite visit and gathered the following information:

- Interview with Ms. Rosemary Ogbenna at approximately 3:05 p.m. revealed both of her facilities were licensed as rooming houses by the Department of Consumer and Regulatory Affairs (DCRA). The Certificate of Occupancy (C of O) which was located at 223 56th Place, N.E. was issued to Rosemary Ogbenna on 5/28/09 and identified the building to be used as a rooming house. The building was also licensed as a rooming house by the DCRA from 10/1/2008 to 9/30/2010. The connecting property, located at 225 56th Place, N.E. also had a C of O that was issued on 6/25/2009 and licensed as a rooming house from 10/1/2008 to 9/30/2010.
- The current census at both locations is eight (8) residents. Four residents currently occupy each of the two facilities. According to Ms. Ogbenna, she has a total bed count of sixteen (16). In addition, she has been provided a variance with regards to her max capacity. The RAD Registration Exemption form for 223 56th Place, N.E. is #549950 and the RAD Registration Exemption for 225 56th Place, N.E. is #549951. It should be noted that the C of O for both property does not reflect an occupancy size, but indicates that all 4 floors can be used as a rooming house.
- The patient referral sources for Senior Dwelling, Inc. are nursing homes and waiver patients. According to Ms. Ogbenna, all medical care is provided via outside services. The nursing care is provided via Home Health Agencies. None of the staff observed in the home were "paid" employees of Senior Dwelling, Inc. Instead, they are all Nurses or Home Health Aides from local Home Health Agencies.
- Ms. Ogbenna revealed some of the current residents receive Supplemental Security Income (SSI). She further indicated the resident's SSI comes to her directly and she covers the rent and then provides the residents with the balance. For the others, they are direct pay residents. The payment is received from either the resident's family or from the resident themselves. In addition, all residents have signed a one year lease for their rooms.
- According to Ms. Ogbenna, most her residents prefer the use of a cell phone as opposed to having a phone in their room. For those who don't have a cell phone, the facility has a general phone for all to use.

825 North Capitol Street, N.E. 2nd Floor · Washington, DC 20002 · (202) 442-5888 Fax · (202) 442-9430

CONCLUSION

The facility appears to be functioning as a rooming home based on the written evidence that was provided and based on some of the information obtained from the owner.

INCIDENTAL FINDINGS

It is recommended that this complaint be referred to DCRA for investigation to determine if the properties are being used and occupied as indicated in its C of O and licenses.

- The facility's owner was in the midst of a phone call at this investigator's initial entrance into the facility. During the phone call, the owner stated she needed additional nurses on the schedule.
- The facility's owner indicated her nurses are the ones who take care of all the cooking for the residents and did not provide any evidence to verify which staff were nurses or the Home Health Agency which employed them.
- The owner also indicated each resident had their own Home Health Aide, but was not able to produce any evidence to verify which staff were Aides or the Home Health Agency which employed them.
- Several staff were observed sitting around the facility and not providing any observable "treatment" services. One staff was observed sitting on a stool eating a meal while two residents sat in the living room with the television on. One of the two residents was asleep on a small couch.

Exhibit H

**Government of the District of Columbia
Department of Health
Health Regulation & Licensing Administration**

Intermediate Care Facilities Division



MEMORANDUM

TO: Sharon H. Mebane
Program Manager

THRU: Louis Woodard
Supervisory Social Worker

FROM: Theodore F. Lomax, Jr.
Sanitarian

DATE: January 5, 2010

SUBJECT: Licensing Inquiry
5033 North Capitol Street, N.E.

INTRODUCTION

On November 5, 2009, Department of Health, Health Regulation and Licensing Administration, Intermediate Care Facilities Division (DOH/HLRA/ICFD), received a complaint from DC Long-Term Care Ombudsman Program (Ombudsman), inquiring as to whether or not the above address is licensed by DOH and if not, if DOH was aware of its licensing structure and manner of operation. According to the Ombudsman, the facility was operated by Rosemary Ogbenna and purported to be an independent type residence. The Ombudsman alleged that Ms. Ogbenna was receiving residents' monthly income checks and returning \$70.00 a month to the resident as if they were residing in a Community Residence Facility.

FINDINGS

On November 16, 2009, the Health Regulation Administration conducted an onsite investigation. Upon arrival, an individual who identified himself as [REDACTED] met the investigator at the door. The investigator explained that he was at the address to verify the licensure status for the property. Mr. [REDACTED] verbalized in an angry tone "You can't come in here." The investigator was not permitted to enter the home, however allowed to stand at the threshold with the door left open. Mr. [REDACTED] directed the investigator's attention towards what appeared to be some type of license posted on the wall. Mr. [REDACTED] stated that he moved to the address on October 5, 2009, from

825 North Capitol Street, N.E. · 2nd Floor · Washington, D.C. 20002 · (202) 442-5888 · FAX (202) 442-9430

the Washington Hospital Center. He appeared to communicate clearly, to be neatly dressed, and to be in good health.

From the entrance, two women were observed standing in the foyer. They were asked to identify themselves. Both women Rose Omuoha, and Leyla Ali, identified themselves as home health aides. Neither Mr. [REDACTED] nor the two home health aides gave any further information when questioned about the ownership or services being provided at the property.

On November 5, 2009, the investigator contacted the Department of Consumer and Regulatory Affairs and was informed that the aforementioned address was licensed as a rooming house from December 2008 through November 30, 2010 under the name of Senior Dwelling, Inc. The property also has a certificate of Occupancy for it to be used as a rooming house.

CONCLUSION

The facility appears to be operating as a properly permitted rooming house, providing rooms to individuals capable of independent living.

Exhibit I

**Government of the District of Columbia
Department of Health
Health Regulation & Licensing Administration**

Intermediate Care Facilities Division



MEMORANDUM

TO: Sharon H. Mebane
Program Manager

FROM: Louis Woodard
Supervisory Social Worker

DATE: January 5, 2010

SUBJECT: Investigation of Inquiry
4910 1 Street, N.W.

INTRODUCTION

On June 17, 2009, the Department of Health, Health Regulation and Licensing Administration, Intermediate Care Facilities Division (DOH/HRLA/ICFD), received an inquiry from the D.C. Long-Term Care Ombudsman Program, regarding a purported group home called Senior Dwellings operated by Rosemary Ogbenna on 4910 First Street, N.W., Washington District of Columbia. The Ombudsman related that Ms. Ogbenna previously operated a Title 22 Chapter 34 CRF under the name of Blessed Home at this address. According to the Ombudsman, as of this date, they had confirmed that two nursing home residents have been discharged to this group home. The Ombudsman related that it was their understanding that at least 4 to 5 nursing home residents have been transferred to this address. The Ombudsman stated that when they called the nursing home to speak with the social worker about the discharge of these residents to the Senior Dwelling, she had little knowledge of this home, its licensing structure, etc., thus, the Ombudsman Program was concerned that these residents did not receive a safe and orderly discharge to an appropriate location.

FINDINGS

On June 17, 2009, DOH/HRLA/ICFD investigator visited the above address. Upon arrival at the address, an individual who identified himself as [REDACTED] greeted the investigator at the door. According to Mr. [REDACTED] he had resided at the address May of the current year. Mr. [REDACTED] stated that prior to moving to this address he resided at the Grant Park Care Center for six years due to having two broken legs sustained when he was hit by a car.

825 North Capitol Street, N.E. · 2nd Floor · Washington, D.C. 20002 · (202) 442-5888 · FAX (202) 442-9430

Mr. [REDACTED] stated that he had keys to the front door of the address and to his room. He stated that he cooked his own meals and that the telephone in the house was his. He stated he received a "SSI" check, but declined to give the amount, and that the check was used to pay his rent. Mr. [REDACTED] was independent in affairs of daily living.

Mr. [REDACTED] stated that his Social Worker at Grant Park was Ryan Byrd and that he occupied an office on the fifth floor of the center and that this telephone number was (202) 399-7504. Attempts at contacting Mr. Byrd were unsuccessful.

During the visit another individual entered the home and identified himself as [REDACTED]. According to Mr. [REDACTED] he had moved to the address from Washington Nursing Center. He reluctantly gave information but stated that he also had keys to the address and to his room and that he was responsible for his own meals. He only knew his Social Worker as Elizabeth and stated that the "head Social Worker" was Brendie Green. He gave Mrs. Green telephone number as (202) 889-3600. Contact was established with Mrs. Green, who stated that Mr. [REDACTED] had been in the nursing facility for wound care, that he no longer needed skilled care, his level of care was independent, he was able to attend to his activities of daily living independently, managed his own meds, had no wounds that that needed dressing changes, was properly oriented and had expressed a desire to leave the facility.

The address had a certificate of occupancy for a rooming house trading as Senior Dwelling, Inc., a business license issued to Senior Dwelling, Inc, listing five units and a kitchen. The document listed the address as Housing: Transient, Rooming House.

There was a notice titled Rules/Regulations, which set out terms of residing at the address, informing the occupants that they were responsible for, among other things, cleaning their rooms, the bathroom, kitchen, and common areas following use. They were to report needed repairs, could have microwaves and refrigerators in their rooms, could have overnight guest for up to seven days, had to replace light bulbs, wash own linens, and buy their own cleaning supplies.

Mr. [REDACTED] contacted the owner of the property, who related that she felt the DOH/HRLA/ICFD was not justified, giving the nature of her business operation, in being inside her property, pointing out that she had the proper occupancy permits, considered the visit to be harassment, and threaten to call the Metropolitan Police Department and file trespassing charges against this writer.

CONCLUSION

Based on the above, it appears that the address is operating as a properly permitted rooming house, providing rooms to individuals capable of independent living.