



**STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
Home and Community Living Administration
PO Box 45600, Olympia, WA 98504-5600**

April 2, 2026

ELECTRONIC-FACSIMILE

Licensee, NJERI WAIHARO
COZIE ADULT FAMILY HOME
c/o 29218 45TH PL SOUTH
AUBURN, WA 98001

Adult Family Home License # **751078**
Entity Representative: NJERI WAIHARO

**IMPOSITION OF CONDITIONS ON A LICENSE, AND
STOP PLACEMENT ORDER PROHIBITING ADMISSIONS**

Dear Licensee:

On April 1, 2026, the Department of Social and Health Services (DSHS), Residential Care Services completed a complaint investigation at your facility. This letter is formal notice of the imposition of conditions on a license and stop placement order prohibiting admissions on the license of your adult family home, located at **4021 S 294TH STREET, AUBURN**, by the State of Washington, Department of Social and Health Services, pursuant to the Revised Code of Washington (RCW) 70.128.160 and 70.128.306; and Washington Administrative Code (WAC) 388-76-10940.

The conditions on a license and stop placement order prohibiting admissions are based on the following violations of the RCW and/or WAC determined by the department in your adult family home and described in the attached Statement of Deficiencies (SOD) report dated **April 1, 2026**.

Stop Placement Order Prohibiting Admissions

WAC 388-76-10400 (3)(a)(b) Care and services.

The licensee failed to perform effective Cardiopulmonary Resuscitation (CPR, is an emergency life-saving procedure performed when someone's breathing or heartbeat has stopped) on one former resident when they became unresponsive in the adult family home (AFH). Additionally, the AFH failed to develop and implement a written medical emergency policy and procedure that included prompt actions to ensure the former resident received adequate emergency services. These failures resulted in delayed lifesaving interventions for the former resident during emergency situation, compromising their health, safety, and wellbeing.

WAC 388-76-10250 (1)(a) Medical emergencies—Contacting emergency medical services—Required.

The licensee failed to develop and implement a written medical emergency policy and procedure for one former resident. This failure placed the former resident at risk of delayed and inadequate care during emergency situations, compromising their health, safety and wellbeing.

The stop placement order prohibiting admissions to your adult family home is effective immediately upon **verbal** notice to you on **April 1, 2026**, and electronic facsimile receipt of this letter and the attached Statement of Deficiencies report. The stop placement order prohibiting admissions will not be postponed pending an administrative hearing or informal dispute resolution process, as is required by RCW 70.128.160(5). The stop placement applies to all new admissions, re-admissions, and transfer of residents.

During the stop placement, you may not admit any new resident to your adult family home. In addition, you may not allow any resident who was absent from the home due to a temporary non-out-patient stay (not including out-patient treatment) at a hospital, nursing home or other treatment center to return during the stop placement unless you obtain advance approval from the department. You may request such approval by contacting Lydia Owusu-Acheampong, Field Manager, at (253) 234-6007.

Because it may not be possible to reach the Field Manager on a weekend or holiday, any pre-approval requests should be made as soon as possible during the business week. Such exceptions are made at the sole discretion of the department on a case-by-case basis. The department may impose sanctions or take other legal action if you fail to comply with the stop placement order prohibiting admissions.

The department will terminate the stop placement order prohibiting admissions when the violations necessitating the stop placement have been corrected and you exhibit the capacity to maintain adequate care and service.

Conditions on License

WAC 388-76-10400 (3)(a)(b) Care and services.

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WAC 388-76-10250 (1)(a) Medical emergencies—Contacting emergency medical services—Required.

The licensee failed to develop and implement a written medical emergency policy and procedure for one former resident. This failure placed the former resident at risk of delayed and inadequate care during emergency situations, compromising their health, safety and wellbeing.

The department has determined that the following conditions shall be placed on your adult family home license:

- *The Adult Family Home (AFH) Provider, at their own expense, must hire a Registered Nurse Consultant (RNC), not currently or previously affiliated with the AFH, and familiar with AFH regulations by Friday, April 17, 2026.*
- *The RNC will work with the AFH Provider to ensure all AFH staff are retrained by a verified American Red Cross Cardiopulmonary resuscitation (CPR) trainer in an in-person, hands on, class. The RNC will ensure that:*
 - *AFH staff, to include the Provider, can demonstrate knowledge and implementation of CPR skills within the AFH environment*
- *The RNC must provide training to all AFH staff, including the AFH Provider, on monitoring residents for changes in condition, and responding to medical emergencies, to include, but not limited to:*
 - *How to identify and monitor residents for changes in condition, including respiratory distress.*
 - *How to ensure a resident has a clear airway to facilitate breathing.*
 - *How to identify medical emergencies.*
 - *How to respond to medical emergencies.*
- *The RNC will work with the AFH Provider to develop and implement an AFH medical emergencies policy as required in WAC 388-76-10250. The RNC will ensure that:*
 - *All AFH staff, to include the Provider, are aware of expectations and guidelines for contacting local emergency medical services.*
- *The AFH Provider must provide the RNC with a copy of the Statement of Deficiencies dated April 1, 2026.*
- *The AFH Provider must provide the name and contact information of the RNC to the Department Field Manager upon hire.*
- *The RNC must be available to the Department for questions.*

Licensee, NJERI WAIHARO
COZIE ADULT FAMILY HOME
License # 751078
April 2, 2026
Page 4

- ***The RNC must submit evidence of all completed AFH staff trainings to the RCS Field Manager by 5:00 PM, Monday, May 11, 2026***
- ***The AFH provider must post this Notice of Conditions, with the license, in a visible location in a common use area of the AFH, accessible to residents and visitors.***

These conditions are effective upon **verbal** notice to you on **April 1, 2026**, and remain in effect until lifted by formal Department of Social and Health Services notice.

NOTE: These are the violations, which resulted in the conditions on your license and stop placement order prohibiting admissions; see the attached Statement of Deficiencies for any additional violations.

Attestation (Plan of Correction):

Return the enclosed SOD within 10 calendar days with the following:

- The date you have or will have each deficiency corrected;
- A signature and date attesting that you are taking actions to correct and maintain correction for each cited deficiency.

Return the signed and dated SOD to:

Lydia Owusu-Acheampong, Field Manager
Region 2, Unit G
20425 72nd Ave S suite 400
Kent, WA 98032-2388
Phone: (253)234-6007 / Fax: (253) 395-5071
rcsregion2email@dshs.wa.gov

Appeal Rights:

You have two appeal rights: Informal Dispute Resolution (IDR) and an Administrative Hearing. Each has a different request timeline.

Informal Dispute Resolution [RCW 70.128]

YOU MAY:

Request an Informal Dispute Resolution (IDR) meeting within **10 working** days after you receive this letter.

Licensee, NJERI WAIHARO
COZIE ADULT FAMILY HOME
License # 751078
April 2, 2026
Page 5

Provider Process for Choosing a Panel or Traditional IDR:

You may only choose a **Panel IDR** if you are disputing **three or fewer** citations or enforcement actions. You may choose a **Traditional IDR** regardless of the number of citations or enforcement actions you intend to dispute. If you choose a **Panel IDR**, all documents supporting your dispute must be submitted within **20 working days** after you receive this letter. For **Panel IDRs**, the IDR program will not consider any documents submitted after the **20 working day deadline**. For **Traditional IDR** you should submit documents supporting your dispute at least **seven** days prior to the date of the IDR meeting.

You can make an IDR request and find directions on the IDR web page at:
<http://www.dshs.wa.gov/altsa/idr>.

Formal Administrative Hearing

You may contest the conditions and stop placement by requesting a formal administrative hearing to challenge the deficiencies, which resulted in the conditions, and stop placement. **All hearing requests must be in writing and include:**

- A copy of this letter; and
- A copy of the Statement of Deficiencies.

The written request must be received within twenty-eight (28) calendar days of receipt of this letter.

Send your **written** request to:

Office of Administrative Hearings
PO Box 42489
Olympia, Washington 98504-2489

NOTICE: State and federal law provide protections to defendants who are in military service, and to their dependents. Dependents of a service member are the service member's spouse, the service member's minor child, or and individual for whom the service member provided more than one-half of the individual's support for one hundred eight days immediately preceding an application for relief.

One protection provided is the protection against the entry of a default judgment in certain circumstances. This notice pertains only to a defendant who is a dependent of a member of the National Guard or a military reserve component under a call to active service, or a National Guard member under a call to service authorized by the governor of the state of Washington, for a period of more than thirty consecutive days. Other defendants in military service also have protections against default judgments not covered by this notice. If you are the dependent of a member of the national guard or a military reserve component under a call to active service, or a national guard member under a call to service authorized by the governor of the state of Washington, for a period of more than thirty consecutive days, you should notify the Department in writing of your status as such within twenty days of the receipt of this notice. If you fail to do so, then a court or an administrative tribunal may presume that you are not a dependent of an active duty member of the national guard or reserves, or a national guard member under a call to service authorized by the governor of the state of Washington, and proceed with the entry of an order of default and/or a default judgment without further proof of your status. Your response to the Department about your status does not constitute an appearance for jurisdictional purposes in any pending litigation nor a waiver of your rights.

Licensee, NJERI WAIHARO
COZIE ADULT FAMILY HOME
License # 751078
April 2, 2026
Page 6

If you have any questions, please contact Lydia Owusu-Acheampong, Field Manager, at (253) 234-6007.

Sincerely,

A handwritten signature in cursive script that reads "Alfredo Brown".

Alfredo Brown
Compliance Specialist
Residential Care Services

Enclosure

cc: Field Manager, Region 2, Unit G
RCS Regional Administrator, Region 2
HCS Regional Administrator, Region 2
DDA Regional Administrator, Region 2
WA LTC Ombuds
WA Cares
HQ Central Files
DRW
HP

REQUEST FOR AN ON-SITE REVISIT WITHIN 15 WORKING DAYS

FACILITY: _____

ADDRESS: _____

DATE REQUEST FAXED: _____ **DATE MAILED:** _____

TO: _____, Field Manager, Region ____ Unit ____

I believe we have corrected the violations that led to my facility/home being placed in stop placement of new admissions. I am requesting an onsite revisit within 15 working days of receipt of this letter to verify that correction(s) is complete.

The following steps have been taken to ensure lasting correction.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

Licensee or Designee Signature

Date