



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
20425 72nd Avenue S, Suite 400, Kent, WA 98032

AFFABLE CARING ADULT FAMILY HOME LLC
AFFABLE CARING ADULT FAMILY HOME LLC
20049 104TH PL SE
KENT, WA 98031

RE: AFFABLE CARING ADULT FAMILY HOME LLC License # 752276

Dear Provider:

This letter addresses Compliance Determination(s) 39997 (Completion Date 04/26/2024) and 33022 (Completion Date 02/08/2024).

The Department completed a follow-up inspection of your Adult Family Home on 04/26/2024 and found that you have corrected the violations listed in the Complaint report dated 02/08/2024. Your home is back in compliance as of 02/27/2024 with the cited requirements of the Washington Administrative Code or the Revised Code of Washington or both.

The Department found that deficiencies for the following licensing laws and regulations were corrected:
WAC 388-76-10015-1

The Department staff who did the on-site verification:
Imelda Cornelio, NCI

If you have any questions, please contact me at (253)234-6033.

Sincerely,

Cecile Leano, Field Manager
Region 2, Unit E
Residential Care Services



Residential Care Services Investigation Summary Report

Provider/Facility: AFFABLE CARING ADULT FAMILY HOME LLC
License/Cert.#: 752276
Compliance Determination #: 33022
Investigator: Imelda Cornelio
Investigation Date(s): 11/27/2023 through 02/08/2024
Complainant Contact Date(s): 11/27/2023

Provider Type: Adult Family Home
Intake ID: 105419
Region/Unit #: RCS Region 2 / Unit E

Allegation(s):

The Named Resident (NR) had alarming questionable purchases made on their bank account, and they paid out of pocket to unclog the Adult Family Home (AFH) bathroom.

Investigation Methods:

Sample:	Total residents: 6 Resident sample size: 5 Closed records sample size: 0
Observations:	General environment, resident to resident interaction, staff to resident interaction, care or services provided to residents, residents' appearance.
Interviews:	Residents AFH staff
Record Reviews:	Resident records AFH records

Investigation Summary:

Observation showed six residents lived in the AFH during the unannounced visit. In an interview, NR stated that they had to spend their money down or their [REDACTED] coverage would be affected. NR said they authorized the provider to purchase items for them, for the AFH, and to fix the clogged bathroom plumbing. The provider stated that they were authorized by NR to use NR's money to purchase items for NR, the AFH, and to fix the AFH bathroom plumbing. Review of NR's annual assessment showed that they had short- and long-term memory impairment and that they had some difficulty with decision making when faced with new tasks or situations. Other residents stated that all their money were accounted for, that they did not pay out of pocket for their food and house maintenance and that they denied witnessing other residents paying for their own food and house maintenance such as plumbing. All interviewed residents stated that they felt safe in the AFH and had no concerns. Failed practice identified on AFH compliance.

Conclusion / Action:

- ☒ Failed Provider Practice Identified / Citation(s) Written
- ☐ Failed Provider Practice Not Identified / No Citation Written
- ☐ N/A



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Statement of Deficiencies	License #: 752276	Compliance Determination # 33022
Plan of Correction	AFFABLE CARING ADULT FAMILY HOME LLC	Completion Date
Page 1 of 4	Licensee: AFFABLE CARING ADULT FAMILY HOME LLC	02/08/2024

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Adult Family Home license.

The department completed data collection for an unannounced on-site complaint investigation on 11/27/2023 and 12/27/2023 of:

AFFABLE CARING ADULT FAMILY HOME LLC
20049 104TH PL SE
KENT, WA 98031

This document references the following complaint number(s): 105419

The following sample was selected for review during the unannounced on-site visit: 5 of 6 current residents and 0 former residents.

The department staff that investigated the Adult Family Home:

Imelda Cornelio, NCI

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 2 , Unit E
20425 72nd Avenue S, Suite 400
Kent, WA 98032

As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

Residential Care Services

2/12/2024

Date

I understand that to maintain an Adult Family Home license, I must be in compliance with all the licensing laws and regulations at all times.

This document was prepared by Residential Care Services for the Locator website.

Statement of Deficiencies	License #: 752276	Compliance Determination # 33022
Plan of Correction	AFFABLE CARING ADULT FAMILY HOME LLC	Completion Date
Page 2 of 4	Licenses: AFFABLE CARING ADULT FAMILY HOME LLC	02/08/2024

Alimamy Kamara

Date: 02/26/2024

Provider (or Representative)

Date

WAC 388-76-10015 License Adult family home Compliance required.

(1) The licensed adult family home must comply with all the requirements established in chapters 70.128 , 70.129, 74.34 RCW, this chapter and other applicable laws and regulations including chapter 74.39A RCW; and

This requirement was not met as evidenced by:

Based on observation, interview and record review, the Adult Family Home (AFH) failed to prevent 1 of 1 resident (Resident 1) from misusing their monetary resource to spend down for the purpose of remaining eligible for [REDACTED] benefits. This failure resulted in misleading the Department in determining Resident 1's eligibility for [REDACTED] and the AFH receiving payments inappropriately from Resident 1 for repairs and items for the AFH.

Findings included...

"RCW 74.34.020 Definitions. The definitions in this section apply throughout this chapter unless the context clearly requires otherwise." (7) "Financial exploitation" means the illegal or improper use, control over, or withholding of the property, income, resources, or trust funds of the vulnerable adult by any person or entity for any person's or entity's profit or advantage other than for the vulnerable adult's profit or advantage. "Financial exploitation" includes, but is not limited to:

(a) The use of deception, intimidation, or undue influence by a person or entity in a position of trust and confidence with a vulnerable adult to obtain or use the property, income, resources, or trust funds of the vulnerable adult for the benefit of a person or entity other than the vulnerable adult;"

"RCW 74.39A.160 Transfer of assets—Penalties.

(1) A person who receives an asset from an applicant for or recipient of long-term care services for less than fair market value shall be subject to a civil fine payable to the department if:

(a) The applicant for or recipient of long-term care services transferred the asset for the purpose of qualifying for state or federal coverage for long-term care services and the person who received the asset was aware, or should have been aware, of this purpose;"

Observation on 11/27/2023 at 4:05 PM showed Resident 1, lived in the AFH during the unannounced visit.

In an interview on 11/27/2023 at 4:28 PM, Resident 1 stated that they signed their own paperwork, that they handled their own finances and that they spent their money on their

Provider (or Representative)

Date

WAC 388-76-10015 License Adult family home Compliance required.

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Based on observation, interview and record review, the Adult Family Home (AFH) failed to prevent 1 of 1 resident (Resident 1) from misusing their monetary resource to spend down for the purpose of remaining eligible for [REDACTED] benefits. This failure resulted in misleading the Department in determining Resident 1's eligibility for [REDACTED] and the AFH receiving payments inappropriately from Resident 1 for repairs and items for the AFH.

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Observation on 11/27/2023 at 4:05 PM showed Resident 1, lived in the AFH during the unannounced visit.

In an interview on 11/27/2023 at 4:28 PM, Resident 1 stated that they signed their own paperwork, that they handled their own finances and that they spent their money on their

own will. Resident 1 also stated that they asked Staff A, Entity Representative, that aside from their needs, they should purchase what the AFH needed, to spend their money down or their [REDACTED] coverage would be affected. They mentioned that they insisted on paying for a plumbing repair in the AFH.

In an interview on 11/27/2023 at 5:10 PM, Staff A, stated that per Resident 1's authorization, Staff A purchased extra bedding and linens, cleaning supplies, locks, [REDACTED], clothing, medical supplies, food supplies and Resident 1's cigarettes. Staff A stated that they took Resident 1's offer to pay one time for the AFH plumbing issue believed to have been caused by Resident 1.

In a telephone interview on 02/08/2024 at 11:08 AM, Staff A clarified that all the purchases made were by, or for Resident 1. Staff A added that except for food that Resident 1 shared with other residents, none of the purchases were used by the home.

Review of Resident 1's annual assessment dated 07/14/2023 showed that Resident 1 had a diagnosis of [REDACTED]. It also showed that Resident 1's level of understanding of others, using any means of communication was "Usually Understood." It further showed that Resident 1 had "some difficulty in decision making when faced with new tasks or situations."

Review of Resident 1's negotiated care plan, signed, and dated on 11/19/2023, showed that Resident 1 managed their own finances. It also showed that before moving to the AFH, Resident 1 agreed to sign up to have a payee due to memory issues and history of extensive financial exploitation.

Review of a letter from the Department's Home and Community Services dated 08/08/2023 showed that Resident 1 was over their resource limit, where it entailed that Resident 1 may spend down their "excess resources to AFFABLE CARING ADULT FAMILY HOME LLC, Burial or Funeral arrangements, on personal or medical needs."

In an interview on 01/31/2024 at 8:58 AM, the Department's public benefits specialist stated that Resident 1's excess funds could be spent down to pay the AFH privately for their own care and services, for burial or funeral arrangements and for personal or medical needs. Resident 1 could not gift it or transfer it otherwise there would be a transfer penalty.

Review of Resident 1's Department Case Manager's (DCM) notes dated 12/19/2023 showed that during a home visit, Resident 1 stated that they wanted to control their own finances for now and would ponder on if they wanted a payee.

In an interview on 02/07/2024, the DCM stated that during the home visit with Resident 1 on 12/19/2024, although Resident 1 had trouble formulating words, they could remember details. DCM stated that Resident 1 did not want a payee at this time. DCM stated that

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Resident said they were taken advantage of by friends when they had money in the past.

Review of Resident 1's admission agreement, signed and dated on 11/01/2023, showed that no financial management will be provided by the AFH.

Review of a typed note written by Staff A dated 11/28/2023 showed that Resident 1 signed the note delineating repair charges for the plumbing and other broken items and that they gave permission for the AFH to spend down their money.

Review of multiple receipts from the AFH showed the following purchases:

- 09/09/2023 Costco in the amount of \$2,687.02, smoked salmon, chocolate varieties, ground coffee, floor cleaning supplies, laundry supplies, toilet paper packs, rolls of paper towels, disposable food containers, resealable plastic bags, sparkling water bottles, assorted toiletries, hand, and bath towels
- 09/15/2023 US Foods Chef's Store in the amount of \$426.97, eggs, onions, meat products, salmon, bananas, ice cream, cans of sparkling water.
- 09/19/2023, Costco in the amount of \$417.67, corned beef, sardines, spaghetti sauce, bacon, bread, chicken.
- 09/26/2023, ROTO ROOTER SERVICES CO. in the amount of 618.76, for plumbing service.
- 09/30/2023, Home Depot in the amount of \$743.10, floor cord protectors, surge protectors, power strip, cord cover, brooms, solar post cap
- 09/30/2023, K-Smoke in the amount of \$419.41, cigarettes.

Attestation Statement

I hereby certify that I have reviewed this report and have taken or will take active measures to correct this deficiency. By taking this action, AFFABLE CARING ADULT FAMILY HOME LLC is or will be in compliance with this law and / or regulation on (Date) N/A

In addition, I will implement a system to monitor and ensure continued compliance with this requirement.

See attached
Provider (or Representative)

02/27/2024

Date

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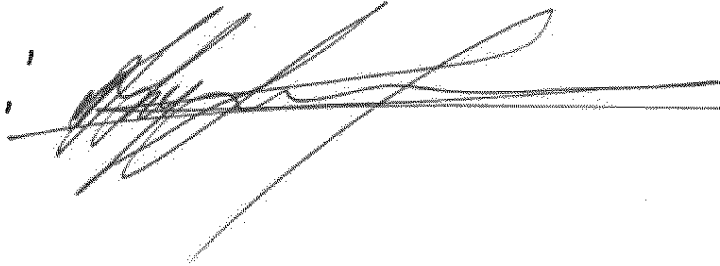
Provider (or Representative)

Date

I, Alimamy Kamara have reviewed the citation and cannot sign because I disagree with it for the following reasons:

1. The client was not on [REDACTED] at the time therefore was private pay and not under DSHS jurisdiction at the time.
2. As the report stated, client did agree to pay for the damage that he caused and ironically just caused a similar damage last week of which he was not charged. It is in our policy that residents can be charged for willful damages even though client was never charged for multiple previous damages of which the AFH incurred.

As for corrections, the only corrections that I have made is to not bill [REDACTED] residents for further willful damages, rather give them a written warning which could be followed up with a thirty day notice and refuse any offer to pay for their own damages.

Sign: 

Date: 02/26/2024