



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
20311 52nd Ave W, Suite 100, Lynnwood, WA 98036

Queen Anne ALC LLC
Vineyard Park at Queen Anne Manor
100 Crockett St
Seattle, WA 98109

RE: Vineyard Park at Queen Anne Manor License # 2745

Dear Administrator:

This letter addresses Compliance Determination(s) 75816 (Completion Date 04/14/2026) and 73128 (Completion Date 02/25/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 04/14/2026 and found no deficiencies. Your facility meets the Assisted Living Facility licensing requirements.

The Department found that deficiencies for the following licensing laws and regulations were corrected:
WAC 388-78A-2665-1, WAC 388-78A-2665-2, WAC 388-78A-2665-4, WAC 388-78A-2665-5,
WAC 388-78A-2665-6

The Department staff who did the on-site verification:
Cathy Prentice, Complaint Investigator

If you have any questions, please contact me at (253)312-1446.

Sincerely,

Jamie Singer
Jamie Singer, Field Manager
Region 2, Unit J
Residential Care Services



Residential Care Services Investigation Summary Report

Provider/Facility: Vineyard Park at Queen Anne Manor
License/Cert.#: 2745
Compliance Determination #: 73128
Investigator: Cathy Prentice
Investigation Date(s): 02/19/2026 through 02/25/2026
Complainant Contact Date(s): 02/12/2026, 02/17/2026, 02/25/2026

Provider Type: Assisted Living Facility
Intake ID: 210238
Region/Unit #: RCS Region 2 / Unit J

Allegation(s):

1. The ALF had issues related to service disclosure to the Named Residents (NR) power of attorney (POA), assessment transparency, Negotiated Service Agreement (NSA) associated with billing and issued a 30 day discharge notification for non-payment.

Investigation Methods:

Sample:	Total residents: 78 Resident sample size: 7 Closed records sample size: 0
Observations:	Named Resident (NR); delivery of care and services; staff interactions with residents; residents' appearance; environment.
Interviews:	Named Resident, other residents, staff, administration, collateral contacts.
Record Reviews:	Resident care records, Assessment, Negotiated Service Agreement (NSA), investigations, grievances, facility policies, other pertinent records.

Investigation Summary:

Record review showed the ALF provided disclosure of services as required to all residents and representatives in August 2025, ongoing assessments and NSA's for the NR were updated with required contents per regulations and provided to POA. Record review showed POA agreed to a higher tier of care following a change of condition in 2025 and the ALF had sufficient attempts at transparency with communication. The NSA documents remain unsigned by the POA per their choice. Observation, interview and record review showed the ALF continues providing care to the NR during their dispute process with no disruptions or retaliation, the 30-day discharge notice met the minimum requirements. The ALF failed to provide residents with a medicaid policy as a payment source, see Statement of Deficiencies dated 02/25/2026.

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 #: 2745	Compliance Determination # 73128
Plan of Correction	Vineyard Park at Queen Anne Manor	Completion Date
Page 1 of 4	Licensee: Queen Anne ALC LLC	02/25/2026

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Assisted Living Facility license.

The department completed data collection for an unannounced on-site complaint investigation on 02/19/2026 of:

Vineyard Park at Queen Anne Manor
100 Crockett St
Seattle, WA 98109

This document references the following complaint number(s): 213230, 210238, 213194

The following sample was selected for review during the unannounced on-site visit: 7 of 78 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Cathy Prentice, Complaint Investigator

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 2, Unit J
20311 52nd Ave W, Suite 100
Lynnwood, WA 98036

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

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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

3/11/2026
Date

I understand that to maintain an Assisted Living Facility license, the facility must be in compliance with all the licensing laws and regulations at all times.

Administrator (or Representative)

3/16/26
Date

WAC 388-78A-2665 Resident rights Notice Policy on accepting medicaid as a payment source. The assisted living facility must fully disclose the facility's policy on accepting medicaid payments. The policy must:

- (1) Clearly state the circumstances under which the assisted living facility provides care for medicaid eligible residents and for residents who become eligible for medicaid after admission;
- (2) Be provided both orally and in writing in a language that the resident understands;
- (4) Be provided to any current residents who were admitted before this requirement took effect or who did not receive copies prior to admission;
- (5) Be written on a page that is separate from other documents and be written in a type font that is at least fourteen point; and
- (6) Be signed and dated by the resident and be kept in the resident record after signature.

This requirement was not met as evidenced by:

Based on interview and record review, the Assisted Living Facility (ALF) failed to provide a written policy on accepting Medicaid as a payment source, obtain a date and signature of the resident, and keep the signed policy in their record for 2 of 4 residents (Resident 1 and 2). This failure resulted in Resident 1 and 2 not having information about ALF's policy of accepting Medicaid as a payment source.

Findings included...

Record review the Departments Secured Tracking and Reporting System showed the current ALF was licensed on 04/03/2025 and received contracts to accept Medicaid as a payment source for Enhanced Adult Residential Care, Adult Residential Care, Assisted

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Living Standard of Work (SOW) on 04/03/2025 and Specialized Dementia Care on 02/01/2026.

Review of resident records showed the previous ALF ownership admitted Resident 1 on [REDACTED]/2024. Review of Resident 1's records showed no signed or dated policy on accepting Medicaid as a payment source for the currently licensed ALF.

In an interview, on 01/12/2026 at 1:32 PM, Collateral Contact 1 (Resident 1's Legal Representative) stated he had not reviewed or signed written on policy accepting Medicaid as a payment source from the currently licensed ALF.

Review of resident records showed, the ALF admitted Resident 2 on [REDACTED]/2024. Review of Resident 2's records showed no signed or dated policy on accepting medicaid as a payment source for the currently licensed ALF.

In an interview, on 01/12/2026 at 1:32 PM, Collateral Contact 2 (Resident 2's Legal Representative) stated she had no idea what the Medicaid policy was at the ALF and she needed that information as Resident 2 would soon need to transfer to [REDACTED].

In an interview, on 02/19/2026 at 12:30 PM, Staff A (Business Office Manager) confirmed the ALF did not have their policy on accepting medicaid as a payment source, dated and signed by Resident 1 or 2 on file in their records.

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Plan/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, Vineyard Park at Queen Anne Manor is, or will be in compliance with this law and / or regulation on (Date) 4/11/2026 4/11/2026

SB confirmed amended POC date with Provider on 3/16/2026.
In addition, I will implement a system to monitor and ensure continued compliance with this requirement.

Administrator (or Representative) *Abby Chand*

Date *3/16/26*

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