



Licensed Child Caring Agency Unannounced Site Visit Report

Licensee: Lifeworks Zenith Place

Executive Director: Mary Monnat

Program Director(s): Greg Spadafora

Site Manager: Whitney Kusters

Date of Unannounced: October 12, 2021

Licensing Coordinators: Holly Ivey, and Ed Wyller (Report written by Holly Ivey)

Other Regulatory or Accrediting Agencies: The Oregon Health Authority

Purpose: Per OAR 413-215-0101 (1) (b) Children’s Care Licensing is required to perform at least one unannounced site visit a year where children in care reside.

Previous Findings	Repeat Findings Further Action Needed	Comments
N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>	There were no licensing violations noted at the time of the last site visit.

New Findings from Site Visit	Comments
<p>413-215-0761 Homeless, Runaway, and Transitional Living Shelters: Safety (Amended 1/1/19) A child-caring agency must meet all of the following requirements related to safety: (b) A child-caring agency must ensure that all of the following standards are met: (B) All buildings where children in care are present must be kept clean and in good repair.</p>	<p>413-215-0761 Homeless, Runaway, and Transitional Living Shelters: Safety (Amended 1/1/19) A child-caring agency must meet all of the following requirements related to safety: (b) A child-caring agency must ensure that all of the following standards are met: (B) All buildings where children in care are present must be kept clean and in good repair.</p> <p>At the Unannounced inspection the following was observed by the Licensing Coordinators:</p> <ol style="list-style-type: none"> 1. Carpet in the bedrooms were stained and required carpet cleaning. 2. A pinkish, brownish substance was observed on the caulking around the bathtub in the upstairs bathroom. The caulking must be cleaned or repaired.

Interview Summary

Greg Spadafora, Program Director, assisted in the inspection by touring the Licensing Coordinators throughout the facility in all areas where youth have access. DHS Licensing Coordinators spoke with Mr. Spadafora, about the program during the tour. Two residents were privately interviewed at the time of the inspection. Both residents reported that things were going well at the program. One youth reported enjoying going for walks and going to a local park. One youth spoke about participating in DBT Groups, which they stated had been helpful for them. Both youth reported that they get enough food to eat, one stated the food was good at the program. When asked what changes they would make at the program, one youth stated being able to hang a mirror in their bedroom and have \$10.00 more in their weekly grocery budget. When asked what the program could do to improve, one youth stated, "They do everything right." When the Licensing Coordinator, asked one youth, "If you had a magic wand and could improve the program what would you do? They reported they could not think of anything. Both youth stated they felt safe at the program.

Observations

The facility smelled and looked clean and was observed to be in good repair. There were two minor facility issues observed as stated above in the report. The program has made many updates to the facility to include:

- New flooring throughout the home
- Interior paint in all the rooms
- New living room furniture- the program has schedule to replace furniture annually
- New fireplace in the living room
- Bathroom toilets, sinks, and cabinetry have been replaced
- New pictures on the walls
- New patio furniture, cushions and a cabana in the backyard
- New BBQ

All the new additions made the house have a warm homelike ambiance. The youth and staff observed at the program appeared to be at ease and comfortable in the setting.

Corrective Actions and Timeframes:

Please submit the following to verify compliance.

Within 45 days of receipt of this report **Lifeworks Northwest**, must submit a letter of verification indicating the agency is in compliance with the specific rules cited above and describing how compliance will be maintained going forward. Along with the letter of verification, the agency must submit any and all specific documentation requested in the body of this report. The letter of verification and any additional requested documents can be emailed directly to Edward.Wyller@dhs.oha.state.or.us or sent by regular mail to the following address:

Department of Human Services
Children's Care Licensing Program
Attn: Ed Wyller, Licensing Coordinator
201 High St. SE Suite 500
Salem, OR 97301

Licensing Coordinator's Signature:  Date: 10-25-2021

Manager Review:  Date: 10-18-2021