



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

Emailing Date: October 6, 2023

[REDACTED]  
[REDACTED]  
Logan Operator, LLC  
[REDACTED]  
[REDACTED]

RE: Logan Square Enhanced Senior Living  
License #: 149631

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on August 17, 2023 and September 22, 2023 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Your PROVISIONAL license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala".

Juliet Marsala  
Deputy Secretary  
Office of Long-term Living

Enclosures  
License  
Licensing Inspection Summary

**Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY - PUBLIC**

**Facility Information**

Name: *Logan Square Enhanced Senior Living* License #: 14963 License Expiration: 08/17/2023  
 Address: *2 Franklin Town Boulevard , PHILADELPHIA, PA 19103*  
 County: *PHILADELPHIA* Region: *SOUTHEAST*

**Administrator**

Name: [REDACTED] Phone: [REDACTED] Email: ss [REDACTED]

**Legal Entity**

Name: *Logan Operator LLC*  
 Address: *2 Franklin Town Boulevard, PHILADELPHIA, PENNSYLVANIA, 1903*  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *Other* Date: *04/13/1984* Issued By: *City of Philadelphia - L&I*  
 Type: *I-2* Date: *02/25/2004* Issued By: *City of Philadelphia - L&I*

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 82 Waking Staff: 62

**Inspection Information**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
 Reason: *Monitoring* Exit Conference Date: *09/22/2023*

**Inspection Dates and Department Representative**

09/22/2023 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: Residents Served: 56

**Secured Dementia Care Unit**

In Home: *Yes* Area: *3rd floor* Capacity: 14 Residents Served: 9

**Hospice**

Current Residents: 1

**Number of Residents Who:**

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 56  
 Diagnosed with Mental Illness: 4 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 26 Have Physical Disability: 26

**Inspections / Reviews**

**09/22/2023 - Partial**

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *10/02/2023*

09/29/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/29/2023

Reviewer: [REDACTED]

Follow-Up Type: *Exception*

3c - Post Current License

1. Requirements

2600.

3.c. The personal care home shall post the current license, a copy of the current license inspection summary issued by the Department and a copy of this chapter in a conspicuous and public place in the personal care home.

Description of Violation

The legal entity and facility is not licensed as of the date of this inspection. The facility is using a license that was issued to the previous legal entity.

Plan of Correction

Accept ( [redacted] - 09/29/2023)

The former license was removed from the community by the Program Director on Friday September 29, 2023. The old license remained hung in the community as there was a delay in the CHOW process due to a hold up with the City of Philadelphia's record of approval for the mag lock system. To prevent this in the future, if the Community goes through a change of ownership, the Program Director will check with the licensing body weekly to ensure all required documents have been received until the Change of Ownership is approved. Once the Change of Ownership is approved and a new license is issued, the Program Director or designee will immediately remove the old license and replace it with the new license. The Program Director or designee will randomly conduct monthly checks to ensure the current valid license is posted.

Licensee's Proposed Overall Completion Date: 09/29/2023

Not Implemented- 9/29/23- [redacted]

85d - Trash Receptacles

2. Requirements

2600.

85.d. Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

Description of Violation

On 09/22/2023 at 11:10 am, there was a full, uncovered, unattended trash can in the main kitchen.

Plan of Correction

Accept ( [redacted] - 09/29/2023)

Trash cans lids were immediately placed on the trash cans. Dining Director along with Dining Managers in-serviced kitchen utility associates and dining associates on the importance of keeping trash can lids on the trash cans when not in use. Program Director along with Dining Director will conduct random daily inspections for three months of the kitchen to ensure daily log sheet is completed and to ensure compliance. Please see attached log and in-service sign in sheet.

Licensee's Proposed Overall Completion Date: 10/02/2023

103d - Storing Food Off Floor

3. Requirements

2600.

103.d. Food shall be stored off the floor.

Description of Violation

On 09/22/23 at 11:40 am, twenty-two boxes of Poland Spring Water were stored on the floor in the lower-level garage.

Plan of Correction

Accept ( [redacted] 09/29/2023)

Executive Director removed all lower garage bottled water from the floor and placed it on pallets. This was completed on Friday 9/22/23. Program Director will conduct daily rounds for three months in the garage to ensure compliance.

**103d - Storing Food Off Floor (continued)**

*Please see attached picture.*

**Licensee's Proposed Overall Completion Date:** 09/28/2023

**103e - Left Overs****4. Requirements**

2600.

103.e. Food served and returned from an individual's plate may not be served again or used in the preparation of other dishes. Leftover food shall be labeled and dated.

**Description of Violation**

*There was an unlabeled, undated container of pickles and a container of fruit salad in the main refrigerator.*

**Plan of Correction**

**Accept (████ - 09/29/2023)**

*All unlabeled and undated food was immediately labeled and dated. Dining Director along with Dining Managers in-serviced dining associates on the importance of labeling and dating all left over foods. Program Director along with Dining Director and Dining Managers will inspect refrigerators and check log sheets to ensure compliance. Please see attached log sheet and in-service sign in sheet.*

**Licensee's Proposed Overall Completion Date:** 10/02/2023