



RICK SNYDER
GOVERNOR

State of Michigan
DEPARTMENT OF HUMAN SERVICES
BUREAU OF CHILDREN AND ADULT LICENSING



MAURA D. CORRIGAN
DIRECTOR

July 8, 2013

Ozella Wingate
Richton Home Inc
2945 Richton
Detroit, MI 48206

RE: Application #: AM820338943
Richton Home
2945 Richton
Detroit, MI 48206

Dear Ms. Wingate:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 12 is issued.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (313) 456-0380.

Sincerely,

Edith Richardson, Licensing Consultant
Bureau of Children and Adult Licensing
Cadillac Pl. Ste 11-350
3026 W. Grand Blvd
Detroit, MI 48202
(313) 919-1934

enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES
BUREAU OF CHILDREN AND ADULT LICENSING
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #: AM820338943

Applicant Name: Richton Home Inc

Applicant Address: 2945 Richton
Detroit, MI 48206

Applicant Telephone #:

Administrator/Licensee Designee: Ozella Wingate, Designee

Name of Facility: Richton Home

Facility Address: 2945 Richton
Detroit, MI 48206

Facility Telephone #: (313) 354-1617
03/12/2013

Application Date:

Capacity: 12

Program Type: MENTALLY ILL
DEVELOPMENTALLY DISABLED

II. METHODOLOGY

07/10/2012	Inspection Completed-Env. Health : A
07/31/2012	Inspection Completed-Fire Safety : A
03/12/2013	Enrollment
03/12/2013	Inspection Report Requested - Health 1021352
03/12/2013	Inspection Report Requested - Fire Fire Plan
03/12/2013	Application Incomplete Letter Sent 1326 for Gaylon. FP's for Gaylon and Ozella
05/07/2013	Application Complete/On-site Needed
05/07/2013	SC-Application Received - Original
06/29/2013	Inspection Completed-BCAL Full Compliance

DESCRIPTION OF FINDINGS & CONCLUSIONS

Ozella Wingate has been providing adult foster care at this location dating back to 1989. Ms Wingate requested that the license be changed from her name to Richton Home Inc. On May 7, 2013, Ms. Wingate submitted an original adult foster care license on behalf of Richton Home Inc. The only change in this licensed entity is the licensee.

The Richton Adult Foster Care Home is located in a residential area in the City of Detroit. The home is a two- story, two sided structure with a full basement. The first floor consists of a living room, television room, dining room, kitchen, eight bedrooms and two full baths. The second floor consists of, the office, three bedrooms, staff living quarters, an activity room and a full bath.

The heat plant and hot water heater are located in the basement. The basement is separated from the rest of the house with fire rated door that is equipped with a self-closing device.

The home is equipped with hard wired interconnected smoke alarm system that was installed by a licensed electrician and is fully operational. The home is in full compliance with fire safety rules.

The home cannot accommodate wheelchairs.

The home has public water and sewer and is in compliance with environmental health rules.

The living room, dining room and bedrooms were measured during the initial inspection and have the following dimensions.

Living room 12 X 15 = 180 sq. ft.

Dining room 10'10" X 19 = 205 sq. ft.

Resident bedrooms

First Floor west side

Bedroom # 1 12 X 15 = 180 sq. ft. (2 residents)

Bedroom # 2 7'4" X 15'6"= 113 sq. ft. (1 resident)

Bedroom # 3 8 X 13 = 104 sq.ft. (1 resident)

Bedroom # 4 8'6" X 13 = 110 sq. ft. (1 resident)

Bedroom # 5 10 X 11'4" = 113sq. ft. (1 resident)

First Floor east side

Bedroom # 6 10 X 11'4" = 113 sq. ft. (1 resident)

Bedroom # 7 8'6" X 13 = 110 sq. ft. (1 resident)

Bedroom # 8 8 X 13 = 104 sq. ft. (1 resident)

Second Floor west side

Staff quarters

Second Floor east side

Bedroom # 1 10 X 11'4" = 113 sq. ft. (1 resident)

Bedroom # 2 8'6" X 13 = 110 sq. ft. (1 resident)

Bedroom # 3 8 X 13 = 104 sq. ft. (1 resident)

The applicant has requested a license for 12 residents, and based on the above information can accommodate 12 residents.

B. Administration/Program/Resident Care/Records

1. Population to be Served & Admission Criteria

The applicant intends to provide 24-hour supervision, protection and personal care to ten (12) male or female ambulatory adults whose diagnosis is developmentally disabled or mentally impaired, in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. A personal behavior support plan will be designed and implemented for each resident's social and behavioral developmental needs. Residents will be referred from: (Gateway, Consumer Link, and Synergy Partners).

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, or the responsible person.

The licensee will provide all transportation for program and medical needs. The facility will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks.

2. Applicant and Household

a. Corporation or Limited Liability Company

The Richton Home Corporation is the applicant. The Richton Home Corporation is a non-profit company registered with the State of Michigan.

The corporate/organizational structure consists of the Chief Executive Officer, the President, Program Managers and Direct Care Staff. The Board of Directors has designated Ozella Wingate as the licensee designee and named Gaylon Wingate as the administrator.

The applicant does not live in the adult foster care home. The applicant intends to provide direct resident care and to hire direct care staff.

3. Applicant, Licensee Designee, Administrator-Qualifications, Experience, Competency, Financial Capability & Stability and Good Moral Character

A licensing record clearance request was completed with no lien convictions recorded for the licensee designee and the administrator. The licensee designee and administrator submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

The administrator has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The applicant submitted a financial statement, credit report and proposed annual budget. Based on this information, the applicant meets the requirements for financial stability and capability.

4. Staffing Plan, Proposed Ratios, Staff Training & Competencies

The staffing pattern for the original license of this 12-bed facility is adequate and includes a minimum of 2 staff to 12 residents per shift.

The applicant acknowledges an understanding of the training and qualification requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff –to- resident ratio.

The applicant agrees to maintain a personnel file on each employee that includes documentation of the following minimum training:

- Reporting requirements
- First Aid
- Cardiopulmonary resuscitation
- Personal care, supervision, and protection
- Resident rights
- Safety and fire prevention
- Prevention and containment of communicable disease

The applicant acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee, can administer medication to residents.

The applicant acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer working with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteer and the retention schedule for all of the documents contained within each employee's file.

5. Records & Record Keeping

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written.

Evacuation and emergency plans are posted in the facility and the applicant is aware that fire drills must be conducted and recorded.

The applicant has completed an emergency repairs record identifying vendors to service the homes heating and electrical systems and provide general home maintenance and repair major appliances.

The applicant has developed weekly menus that include breakfast, lunch and dinner.

The following resident records were reviewed with the applicant:

- Resident Identification Form
- Resident care Agreement
- Health Care Appraisal
- Medication Record
- Monthly Weight Record
- Assessment Plan
- Funds & Valuables Record Part 1 & 2
- Incident/Accident Report

The applicant acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

The applicant acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. The applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

The applicant acknowledges their responsibility to obtain all of the required forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home as well as the required forms and signatures to be completed for each resident on an annual basis. In addition, the applicant acknowledges their responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

The applicant was provided technical assistance on the statutory requirements (Section 400.734b of PA 218) pertaining to the hiring or contracting of persons who provide direct service or have direct access to residents. The applicant has indicated that the requirements and procedures outlined in 400.734b (3) will be utilized as the process to identify criminal history when assessing good moral character.

Technical assistance was provided to the applicant on Act and administrative rule requirements related to home, resident and employee record keeping including the handling and accounting of resident funds.

The applicant is found to be in substantial compliance with the licensing act and applicable administrative rules.

III. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult medium group home (capacity 7-12).



Edith Richardson
Licensing Consultant

07/05/2013
Date

Approved By:



07/08/2013

Ardra Hunter
Area Manager

Date