



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF CONSUMER & INDUSTRY SERVICES
LANSING

DAVID C. HOLLISTER
DIRECTOR

March 18, 2003

Edward Schultz
Innovative Housing Dev Corp
Suite 5
3051 Commerce Drive
Fort Gratiot, MI 48059

RE: Application #: AS740253777
Ponderosa Home
5265 Ponderosa
Northstreet, MI 48049

Dear Mr. Schultz:

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 6 is recommended.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available, please feel free to contact Candyce Crompton, Area Manager, at (586) 412-6846.

Sincerely,

Vince Ferreri, Licensing Consultant
Bureau of Family Services
Suite 301
16000 Hall Road
Clinton Township, MI 48038
(586) 412-6831

enclosure

**MICHIGAN DEPT. OF CONSUMER & INDUSTRY SERVICES
BUREAU OF FAMILY SERVICES
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #: AS740253777

Applicant Name: Innovative Housing Dev Corp

Applicant Address: Suite 5
3051 Commerce Drive
Fort Gratiot, MI 48059

Applicant Telephone #: (810) 385-4463

Administrator/Licensee Designee: Edward Schultz, Designee

Name of Facility: Ponderosa Home

Facility Address: 5265 Ponderosa
Northstreet, MI 48049

Facility Telephone #: (810) 984-8097

Application Date: 11/05/2002

Capacity: 6

Program Type: DEVELOPMENTALLY DISABLED
MENTALLY ILL
PHYSICALLY HANDICAPPED

II. METHODOLOGY

11/05/2002	Enrollment taking over control of the operation of this facility
01/15/2003	Comment Transferred to the area manager for on-site inspection.
02/14/2003	Inspection Completed On-site
02/14/2003	Inspection Completed-Fire Safety : A
02/20/2003	Inspection Report Requested - Health
03/11/2003	Inspection Completed On-site
03/11/2003	Inspection Completed-BFS Full Compliance
03/12/2003	Inspection Completed-Env. Health : A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

This facility is an AIS barrier free home specifically constructed to serve the needs of developmentally disabled adults. It is a ranch style home located in a suburban setting within a relatively short driving distance from the city of Port Huron. The exterior finish is brick and aluminum siding. The homes first level contains a living room, family room, dining room, kitchen, two full bathrooms, office and utility room. There also is a two car attached garage. The home exceeds the minimum standard for multipurpose space.

- Bedroom # 1 contains 165 sq. ft. and will accommodate two residents.
- Bedroom # 2 contains 165 sq. ft. and will accommodate two residents.
- Bedroom # 3 contains 165 sq. ft. and will accommodate two residents.

The consultant conducted a fire safety inspection on 02/12/2003 and found the facility to be in full compliance. The facility has an electrically powered interconnected hard-wired smoke detection system with battery back up. The plumbing, electrical and heating systems were all in good working condition. The facility is served by public water and private sewer systems.

The house is leased to the St. Clair County CMH. The applicant, Innovative Housing Development Corporation, is a non-profit corporation and currently operates several licensed facilities in St. Clair County for the Mentally Ill, Developmentally Disabled and Physically Disabled. The proposed licensee is Innovative Developmental Housing

Corporation. The licensee designee is Ed Schultz and the administrator is Mindy Wiegand. Good Moral conduct requirements were explained to the licensee designee and he expressed his intent to comply. Zoning approval is not required for this facility as it meets the requirements of the Federal Fair Housing Amendment.

B. Program Description

All application materials were reviewed on site during the final inspection of 03/11/2003. Upon review, the consultant has determined the applicant was in full compliance with all applicable rule and regulations. In addition, the Program Statement, Admission/Discharge Policy, Refund Policy, Personnel Policy and Staffing Plan were reviewed and found to be acceptable.

This facility offers a program for Mentally Ill, Developmentally Disabled and Physically Handicapped adults of both genders. The consumers currently residing at the Ponderosa Home will continue to live there under the care of Innovative once the licensed is approved. Record keeping requirements for resident and employee files as well as facility records were explained to the applicant. He expressed his understanding and intent to comply with the requirements.

IV. CONCLUSION

No rule violations were observed.

V. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult small group home with a capacity of six (6).

Vince Ferreri Date
Licensing Consultant

Approved By:

Candyce Crompton Date
Area Manager

