



RICK SNYDER
GOVERNOR

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



NICK LYON
INTERIM DIRECTOR

January 20, 2015

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

RE: Application #: AS740364562
Hancock
2115 Hancock
Port Huron, MI 48060

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 issued. Temporary special certification to service the mentally ill and developmentally disabled populations is also issued, consistent with your application and the established contract with St. Clair County Community Mental Health.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (248) 975-5053.

Sincerely,

Maureen J. Fisher, Licensing Consultant
Bureau of Children and Adult Licensing
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-1081

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS740364562
Applicant Name:	Innovative Housing Dev. Corp
Applicant Address:	Suite 5 3051 Commerce Drive Fort Gratiot, MI 48059
Applicant Telephone #:	(810) 385-4463
Licensee Designee:	Edward Schultz
Administrator:	Melinda Wiegand
Name of Facility:	Hancock
Facility Address:	2115 Hancock Port Huron, MI 48060
Facility Telephone #:	(810) 385-4463
Application Date:	08/11/2014
Capacity:	6
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL

II. METHODOLOGY

08/11/2014	Enrollment
08/18/2014	Application Incomplete Letter Sent
11/03/2014	Inspection Completed On-site
12/03/2014	Contact - Document Received Certificate of occupancy received.
12/03/2014	Contact - Telephone call made Per applicant's request, delay issuance of license until mid-January to allow for HUD processing requirements.
12/03/2014	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The Hancock home is located within the City of Port Huron in close proximity to the I-94 expressway. The home and surrounding community are served by public water and sewage systems. Community resources such as medical, social, shopping, educational, and religious resources are located nearby.

The facility is a single-story building with attached, two and a half car garage built with a crawl space in lieu of a basement. The home is of brick construction with aluminum trim. The property—a corner lot with the front door actually facing 18th Street—is fully fenced with a privacy fence and cement walkways on the front, sides, and rear of the home leading from three different egress doors which are all equipped with “panic bar” type devices which meet the definition of non-locking-against-egress and designed for ease of egress. Each door is also equipped with an alarm system to alert staff should a resident exit the home without staff knowledge. Landscaping has been installed and the lawn area seeded.

The home features a geo-thermal heating system and a fully interconnected smoke detection system with detectors located in all areas required by R 400.14505 and additional detectors located in each resident bedroom. The facility is compliant with all fire-safety regulations and a final certificate of occupancy was issued by the City of Port Huron 11/24/2014.

The home includes a living room, dining room, activity room, six bedrooms, two full baths in the vicinity of the bedrooms and a half bath in the corridor area leading from the kitchen to the garage. This corridor area is also the location of a laundry room, furnace and hot water heater room, and a staff office. The furnace room is finished as required by R 400.14511 for one-hour-fire-resistance with a fire-rated door equipped with a self-

closing device. All interior doors for occupied rooms are equipped with positive-latching, non-locking-against-egress hardware in accordance with R 400.14507(6).

The dimensions, square footage, and capacity of the facility has been assessed and determined to meet and exceed the requirements for a maximum of six residents as permitted in small group homes. The details of those measurements are as follow:

Living room	16'1" x 28'1"	451.53 square feet
Dining room	25' x 14'10"	370.75 square feet
Activity room	16'9" x 9'11"	166.16 square feet

Total living space: 988.44 square feet (meeting and exceeding the requirements of R 400.14405(1) for the maximum of six residents permitted in small group homes).

The six bedrooms are of identical size and layout, each measuring 9'11" x 12'1" minus closet space measuring 5' x 2'5" for a total of 107.7 square feet. Each bedroom, therefore, is sufficient for its intended use, having a maximum capacity of one resident per R 400.14409(2).

B. Program Description

The Hancock facility is a newly-constructed home located within the City of Port Huron. The home is being established to provide specialized adult foster care to a maximum of six male and female adults in need of care due to mental illness and/or developmental disability under contract with St. Clair County Community Mental Health, replacing the currently-licensed Progression House. The home is designed as a barrier-free structure, fully wheelchair accessible. Every resident will have a private bedroom. The property is owned by Homefront Nonprofit Housing Corporation; due to financing requirements, the licensee must comply with federal HUD requirements as to clearances of each resident moving into the Hancock home; therefore, the Progression House facility will remain licensed and in operation until all clearances are completed and approval granted for each of the residents to relocate to the Hancock home.

Per the staffing plan submitted by the applicant, there will be a minimum of two staff on duty at all times when residents are in the home. I have also reviewed the personnel policies, job descriptions, and house rules submitted by the applicant in addition to the program statement, admission and discharge policies and determined that the documentation meet all requirements. The applicant has been provided with technical assistance on the statutory requirements of Section 734b of Public Act 218 as amended pertaining to the hiring or contracting of persons who provide direct service to residents. The applicant has also been provided with technical assistance on Public Act and Administrative Rule requirements related to facility, resident, and employee record keeping, including the handling and accounting of resident funds.

Innovative Housing Development Corporation was established in 1980 as a domestic nonprofit corporation to provide comprehensive residential services to mentally ill and/or

developmentally disabled individuals. The corporation provided financial documents to demonstrate its financial stability and capability. The corporation is contracting with St. Clair County Community Mental Health for the operation of this facility. The corporation is licensee to 11 currently-operating adult foster care small group homes in Port Huron.

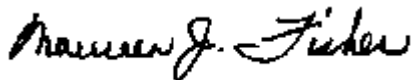
The licensee has named Edward Schultz as licensee designee and Melinda Wiegand as Administrator, consistent with that of the other facilities operated by the licensee. Mr. Schultz and Ms. Wiegand are both experienced in the provision of adult foster care to adults diagnosed with mental illness and/or physical disability and have provided documentation attesting to their experience and training. Licensing Record Clearance Requests and Medical Clearance Requests with confirmation of tuberculosis testing results have been submitted and reviewed for Mr. Schultz and Ms. Wiegand. Mr. Schultz has provided a letter designating that Ms. Wiegand is empowered to sign documents required by licensing on his behalf.

C. Rule/Statutory Violations

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

IV. RECOMMENDATION

I recommend that a temporary license be issued for this facility with a maximum capacity of six (6) residents.



01/20/2015

Maureen J. Fisher
Licensing Consultant

Date

Approved By:



01/20/2015

Denise Y. Nunn
Area Manager

Date