



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

September 14, 2022

Queen Ogunedo
Grace Mercy Faith, LLC
2726 Clark Street
Jackson, MI 49202

RE: License #: AS380391105
Investigation #: 2022A0007030
Plymouth Street Home

Dear Mrs. Ogunedo:

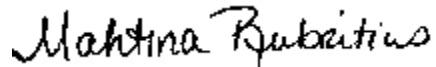
Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames for each violation as to when the correction will be completed or implemented.
- Indicate how continuing compliance will be maintained once compliance is achieved.
- Be signed and dated by the licensee designee.

If you desire technical assistance in addressing these issues, please feel free to contact me. In any event, the corrective action plan is due within 15 days.

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 (313) 456-0380.

Sincerely,

A handwritten signature in black ink that reads "Mahtina Rubritius". The signature is written in a cursive, slightly slanted style.

Mahtina Rubritius, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3026 W. Grand Blvd., Ste. #9-100
Detroit, MI 48202
(517) 262-8604

Enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
SPECIAL INVESTIGATION REPORT**

I. IDENTIFYING INFORMATION

License #:	AS380391105
Investigation #:	2022A0007030
Complaint Receipt Date:	07/21/2022
Investigation Initiation Date:	07/26/2022
Report Due Date:	09/19/2022
Licensee Name:	Grace Mercy Faith, LLC
Licensee Address:	2726 Clark Street Jackson, MI 49202
Licensee Telephone #:	(517) 414-6615
Administrator:	Queen Ogunedo
Licensee Designee:	Queen Ogunedo
Name of Facility:	Plymouth Street Home
Facility Address:	1506 Plymouth Street Jackson, MI 49202
Facility Telephone #:	(517) 795-1296
Original Issuance Date:	07/11/2018
License Status:	REGULAR
Effective Date:	07/11/2021
Expiration Date:	07/10/2023
Capacity:	5
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL

II. ALLEGATION(S)

	Violation Established?
Allegations that the licensee's and their children are residing in the basement of the facility.	Yes
Additional Findings	Yes

III. METHODOLOGY

07/21/2022	Special Investigation Intake - 2022A0007030
07/21/2022	APS Referral - Received
07/26/2022	Special Investigation Initiated - On Site – Unannounced - Face to face contact with Mr. and Mrs. Ogunedo, Resident A and Resident B.
08/22/2022	Contact - Document Received - Email from Mr. Ogunedo.
09/07/2022	Inspection Completed On-site - Unannounced - Face to face contact with Mr. and Mrs. Ogunedo, two children, Resident A and Resident C.
09/07/2022	Contact - Face to Face - contact with Adult Services Worker for Resident C.
09/07/2022	Contact - Face to Face - contact with City Official A and Support Staff A at City Hall.
09/07/2022	Exit Conference - conducted with Mr. and Mrs. Ogunedo.
09/07/2022	Contact – Telephone call – Agency A.
09/07/2022	Contact - Document Sent - Modification Form.

ALLEGATIONS:

Allegations that the licensee's and their children are residing in the basement of the facility.

INVESTIGATION:

As a part of this investigation, I reviewed the original licensing study report. There was no documentation to reflect that the licensee and her family members would sleep in the facility.

On July 26, 2022, I conducted an unannounced on-site investigation and made face to face contact with Mrs. Ogunedo, Licensee Designee, Mr. Ogunedo, Resident A and Resident B.

While at the facility, I also followed-up regarding a previous investigation; a confirming letter was sent to address those matters.

When I first arrived at the home, Mrs. Ogunedo contacted Mr. Ogunedo, requesting that he come over to the facility. Once he arrived, Mr. Ogunedo stated that their family was not living in the basement. He stated that they have a home on Clark Street, and that is still their address. They are in the process of remodeling that home. He stated they do have some personal belongings in the basement of the facility. Mr. Ogunedo also stated that some nights he will sleep at the facility. There have been issues with staffing. He stated that if there is no babysitter and Mrs. Ogunedo is working, the children will stay at the facility with her (Mrs. Ogunedo).

I requested to see the basement. I observed a crib, toddler bed, a couch, and a small table in one area of the basement. The basement was full of belongings and items, and it was difficult to navigate through the area. The basement was dark, and it was difficult to see. There were multiple large plastic bags filled with clothing and other items on the floors. There were several stacks of boxes, which were stacked almost to the ceiling. There were stacks of boxes and other items stored next to the furnace. I informed Mr. Ogunedo that the items next to the furnace needed to be removed promptly. He agreed to move the items. I asked if I could take pictures and Mr. Ogunedo declined; he indicated that those were his personal items, and he did not want them photographed. I informed Mr. Ogunedo that the facility was not originally licensed to include occupants sleeping in the basement of the home, and licensing must be informed of any changes. In addition, that there was only one way to exit out of the basement.

I informed Mr. and Mrs. Ogunedo that they would need to contact the City of Jackson regarding occupying the basement, for the purposes of sleeping. We also

discussed other options, including modifying the use of space on the second floor of the facility. Mr. and Mrs. Ogunedo assured me that no one would sleep in the basement, and they would address the concerns brought to their attention.

As I was leaving the facility, I noted that the enclosed front porch also had multiple items stored on both sides of the porch. I informed Mr. Ogunedo that the piles of personal belongings and furniture prevented residents from sitting on the porch and looking out the windows. He informed me that they do utilize the porch, even in its current condition.

On September 7, 2022, I conducted an unannounced on-site investigation and made face to face contact with Mr. and Mrs. Ogunedo, their two children, Resident A and Resident C. When I arrived at the home, Mrs. Ogunedo opened the front door and walked away. She then called Mr. Ogunedo, and he came upstairs from the basement. I inquired about how they wanted to proceed, and Mrs. Ogunedo stated that they had not decided yet. Mr. Ogunedo stated that moving all the stuff in the basement had consumed his attention. I informed them that I needed to see the basement of the home.

Once in the basement, I observed their two children in the basement. I also noted that the living area remained in place, including beds, and a mattress on the floor on the opposite side of the basement. The boxes next to the furnace had been removed; however, there were wooden bunkbeds, suitcases, bags of clothes, and other items stored in proximity of the furnace. The basement was dark and difficult to navigate through. Photos of the facility were taken for the file.

During the on-site inspection, it was noted that the back porch of the facility had household items stacked up and piled high. Some of the items were covered with tarps. There was furniture, bed frames, a shower chair and other items observed in the porch area.

The kitchen of the facility was observed to have dishes in both sinks, milk thawing on the counter, coffee containers, papers, bags, dishes, and other items on the counters.

I inquired as to how many residents were placed in the home and Mrs. Ogunedo informed there were two. I expressed my concerns that if there were a fire in the basement, the licensee might have difficulty exiting (with only one means of egress) and may not be able to get upstairs to help the residents to exit the home. Mrs. Ogunedo stated that I was presenting hypothetical situations, and that they would be fine.

I then observed the second story of the home. I observed one bedroom and the full bathroom. According to Mrs. Ogunedo, the door to the second bedroom was locked. While upstairs, I spoke to Mrs. Ogunedo. She stated that in the summer, during the pandemic, they had staffing issues. Being at Plymouth Street home was a work

around for being short staffed. She stated that they cannot be at both places (Clark Street and Plymouth Street) at the same time. We discussed the options or modifications that could be made to address this issue. Mrs. Ogunedo stated that they do not have support in Jackson, and other cities have lots of choices. She voiced her dissatisfaction with the investigation, stating that I continued to “dig deeper” and making things harder. Mrs. Ogunedo stated that I had “the power to settle these matters in peace,” and that I did not have to contact my supervisor. Mrs. Ogunedo stated that it was okay for me to be there if I was going to help. I informed her that I will continue to help but I must ensure the safety of the occupants of the home. She stated that there were worse conditions in other homes in Detroit. I informed her that I could not be responsible for how other homes were regulated. In addition, that once a matter is brought to my attention, in which I had regulatory authority, it needed to be adequately addressed.

At the time of this inspection, Mr. and Mrs. Ogunedo would not confirm that they would not sleep in the basement. Mr. Ogunedo stated that he contacted the City of Jackson, and there were no restrictions to occupying the basement, as it was owner occupied. He informed that if there were rules against this, then the State of MI needed to prove otherwise.

As I was getting ready to leave the home, Adult Services Worker #1 arrived. She informed me that she had a scheduled appointment to have paperwork signed for Resident C.

On this same day, I followed-up and contacted the City of Jackson, making face to face contact with City Official A and Support Staff A. The City Official A concurred with LARA and stated that there are requirements, per the Michigan Residential Code, to occupy any basement (not just adult foster care homes). Per *Section R310 – Emergency Escape and Rescue Openings*, the requirements included, but were not limited to, the height of the ceilings, enclosed bedrooms, with minimum square footage and a closet, egress door(s) and window(s), along with smoke and carbon monoxide detectors. City Official A also informed me that City Official B conducted an on-site inspection on July 19, 2022, and Francis (Mr. Ogunedo) met them at the door informing that they both (Francis and Queen) reside in the home. City Official A stated that Mr. and Mrs. Ogunedo will need to sign the appropriate documents based on their living arrangements.

I then followed-up and informed Mr. and Mrs. Ogunedo about the information from the City of Jackson, with the specific rule regulations. I attempted to gather clarification regarding the living arrangements, without success. Mr. Ogunedo did inform that there were seven people in the home (Mr. and Mrs. Ogunedo, their three children, and two residents). I again inquired about how they would like to proceed. Mr. Ogunedo stated to just forward him the information. The request for a modification and use of space form was sent to Mr. Ogunedo later that day. During the phone call, Mr. and Mrs. Ogunedo reluctantly agreed not to sleep in the basement, pending modifications to the basement.

During this phone call, I also conducted the exit conference and informed them of my findings, and that I would be requesting a written corrective action plan to address the established violations.

APPLICABLE RULE	
R 400.14103	Licenses; required information; fee; effect of failure to cooperate with inspection or investigation; posting of license; reporting of changes in information.
	(5) An applicant or licensee shall give written notice to the department of any changes in information that was previously submitted in or with an application for a license, including any changes in the household and in personnel-related information, within 5 business days after the change occurs.

<p>ANALYSIS:</p>	<p>Mr. and Mrs. Ogunedo report that they do not reside in the basement of the facility with their children; however, they do sleep in the basement when working long hours or if there is no babysitter available.</p> <p>I reviewed the original licensing study report. There was no documentation to reflect that the licensee and her family members would sleep in the facility.</p> <p>I did not receive any written notification to document that the licensee would be changing the use of space and utilizing the basement for the purposes of sleeping and personal storage.</p> <p>Mr. Ogunedo reported that there were no regulations for sleeping in the basement of his home, due to it being owner occupied.</p> <p>City Official A concurred with LARA and stated that there are requirements, per the Michigan Residential Code, to occupy any basement (not just adult foster care homes).</p> <p>Based on the information gathered during this investigation and provided above, it is concluded that there is a preponderance of the evidence to support the allegations that the licensee did not give Licensing and Regulatory Affairs any written notice of changes in information that was previously submitted, including household-related information, within five business days after the change occurred.</p>
<p>CONCLUSION:</p>	<p>VIOLATION ESTABLISHED</p>

ADDITIONAL FINDINGS:

INVESTIGATION:

On July 26, 2022, I observed the basement to be full of belongings and items, and it was difficult to navigate through the area. There were multiple large plastic bags filled with clothing and other items on the floors. There were several stacks of boxes, which were almost stacked to the ceiling.

On this same date, I noted that the enclosed front porch also had multiple items stored on both sides of the porch. I informed Mr. Ogunedo that the piles of personal belongings and furniture prevented residents from sitting on the porch and looking

out the windows. He informed me that they do utilize the porch, even in its current condition.

On September 7, 2022, during the on-site inspection, it was noted that the back porch of the facility had household items stacked up and piled high. Some of the items were covered with tarps, and items were stored on top of the covered pile. There was furniture, bed frames, a shower chair and other items observed in the porch area.

The kitchen of the facility was observed to have dishes in both sinks, milk thawing on the counter, coffee containers, papers, bags, dishes, and other items on the counters.

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(2) Home furnishings and housekeeping standards shall present a comfortable, clean, and orderly appearance.
ANALYSIS:	On July 26, 2022, and September 7, 2022, the home furnishings and housekeeping standards did not present in a comfortable, clean, and orderly appearance.
CONCLUSION:	VIOLATION ESTABLISHED

ADDITIONAL FINDINGS:

INVESTIGATION:

On July 26, 2022, I observed several stacks of boxes, which were stacked almost to the ceiling. There were stacks of boxes and other items stored next to the furnace. I informed Mr. Ogunedo that the items next to the furnace needed to be removed promptly. He agreed to move the items.

During the follow-up on-site investigation, it was noted that the boxes next to the furnace had been removed; however, there were wooden bunkbeds, suitcases, bags of clothes, and other items stored in proximity of the furnace.

APPLICABLE RULE	
R 400.14511	Flame-producing equipment; enclosures.
	(4) Combustible materials shall not be stored in rooms that contain heating equipment, a water heater, an incinerator, or other flame-producing equipment.
ANALYSIS:	There were multiple boxes and other items stored next to the furnace.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Contingent upon receipt of an acceptable written corrective action plan, I recommend no changes to the status of the license.

Mahtina Rubritius

09/12/2022

Mahtina Rubritius
Licensing Consultant

Date

Approved By:

A. Hunter

09/14/2022

Ardra Hunter
Area Manager

Date