



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
ACTING DIRECTOR

September 19, 2023

Eurice Paige  
Lotus Community Living Supports Inc.  
Suite 208  
481 North Main Street  
Frankenmuth, MI 48734

RE: Application #: AS250417661  
Ulrika Place  
3205 Bridle Path  
Flint, MI 48507

Dear Eurice Paige:

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.

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 (517) 643-7960.

Sincerely,

A handwritten signature in cursive script that reads "Christopher A. Holvey".

Christopher Holvey, Licensing Consultant  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(517) 899-5659

enclosure

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

**I. IDENTIFYING INFORMATION**

**License #:** AS250417661

**Licensee Name:** Lotus Community Living Supports Inc.

**Licensee Address:** Suite 208  
481 North Main Street  
Frankenmuth, MI 48734

**Licensee Telephone #:** (810) 423-2479

**Administrator/Licensee Designee:** Eurice Paige, Designee

**Name of Facility:** Ulrika Place

**Facility Address:** 3205 Bridle Path  
Flint, MI 48507

**Facility Telephone #:** (810) 969-0900

**Application Date:** 08/27/2023

**Capacity:** 6

**Program Type:** PHYSICALLY HANDICAPPED  
DEVELOPMENTALLY DISABLED  
MENTALLY ILL  
AGED

**Special Certification:** DEVELOPMENTALLY DISABLED  
MENTALLY ILL

## II. METHODOLOGY

08/27/2023	On-Line Enrollment
08/29/2023	Contact - Document Received Corporate Application
08/29/2023	File Transferred to Field Office Flint via SharePoint
08/29/2023	PSOR on Address Completed
09/01/2023	Application Incomplete Letter Sent
09/15/2023	Application Complete/On-site Needed
09/15/2023	Inspection Completed-Env. Health: A
09/15/2023	Inspection Completed On-site
09/18/2023	Special Certification Application received – Original
09/18/2023	Inspection Completed-BCAL Full Compliance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Ulrika Place is a ranch style home that is located in Flint Township, MI. The home is built on a city lot and has a two-car garage attached, which has room for storage. The facility has a cement driveway for parking space for staff and visitors. The home is owned by JDM Real Estate III, LLC and leased to Genesee Health Systems (GHS). The applicant, Lotus Community Living Supports Inc., has been contracted by GHS to provide adult foster care services to the residents of this home.

The main level of the home consists of a living room, kitchen, dining area, family room, two full baths, laundry room, furnace room, staff office and four resident bedrooms. The level has a total of four entrance/exits, including one through the garage. There is a covered patio at the front entrance and a small cement patio in the back yard, located off the French doors in the living room.

The furnace and hot water heater are located in their own separate room just off of the laundry room and exit to the garage and are separated from residents by a fully stopped, fire rated metal door that is equipped with an automatic self-closing device and positive-latching hardware. The furnace was last inspected by a certified HVAC technician on 3/24/2023 and was found to be in safe working order. There are multiple

fire extinguishers located throughout the home. The smoke detectors are all hard-wired into the home’s electrical system and are located in all sleeping and living areas.

The resident bedrooms and all living areas provide ample space for up to six residents and measured as follows:

Living Room	12' x 12' = 144 square feet	
Dining area	16' x 13' = 208 square feet	
Family Room	11' x 20' = 220 square feet	
Bedroom #1	15' x 11 '= 165 square feet	1 resident
Bedroom #2	15' x 11 '= 165 square feet	2 residents
Bedroom #3	15' x 11 '= 165 square feet	1 resident
Bedroom #4	15' x 11 '= 165 square feet	2 residents

The home has a public water supply and public sewage disposal system provided by Flint Township.

**B. Program Description**

Ulrika Place has the capacity to provide 24-hour supervision, protection, and personal care for up to six male and/or female residents, age eighteen and over, who may or may not be aged, mentally ill, developmentally disabled, or physically handicapped. The intent of this home is to provide a residential setting for adults who have severe skill deficits and, for some, additional secondary handicaps. The focus of the program will be to provide a more normative and home-like setting with a training emphasis on development of basic self-care and socialization skills. Additionally, the home will give residents greater access to typical life experiences and a chance to feel and act as a typical person. Strengthening of family or surrogate family ties will be stressed. All exits for this home are at grade, making this home wheelchair accessible.

**C. Applicant and Administrator Qualifications**

Lotus Community Living Supports Inc. is the applicant and Eurice Paige has been assigned as the licensee designee and administrator of the facility. A criminal history background check was completed for Eurice Paige, and she has been determined to be of good moral character. She submitted statements from a physician documenting his good health and current TB-tine negative results.

The applicant has sufficient resources to provide for the adequate care of the residents as evidenced by projected income for AFC residents along with other financial resources.

The supervision of residents in this small group home licensed for (6) residents will be the responsibility of the applicant 24 hours a day / 7 days a week. The applicant has indicated that for the original license of this 6-bed small group home, there is adequate

supervision with 1-2 direct care staff on-site for six (6) residents. The applicant acknowledges that the number of direct care staff on-site to resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents.

The applicant acknowledges an understanding of the training and qualification requirements for the responsible person or volunteers providing care to residents in the home.

The applicant acknowledges an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, "direct access" to residents, the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website ([www. Miltcpartnership.org](http://www.Miltcpartnership.org)), and the related documents required to be maintained in each employee's record to demonstrate compliance.

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. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

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

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 volunteers and the retention schedule for all of the documents contained within the employee's file. The applicant acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

The applicant acknowledges their responsibility to obtain the required written assessment, written assessment plan, resident care agreement, and health care appraisal 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.

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 acknowledges an understanding of the administrative rules regarding the discharge criteria and procedural requirements for issuing a 30-day written discharge notice to a resident, as well as, when a resident can be discharged before the issuance of a 30-day discharge written notice.

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 an accident involving resident, employee, and/or visitor.

The applicant acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledges that a separate Resident Funds Part II (BCAL-2319) form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the residents' personal money transactions that have been agreed to be managed by the applicant.

Eurice Paige has years of experience working with this population and as a licensee designee of another AFC home, which adequately satisfies the qualifications and training requirements identified in the administrative group home rules. Eurice Paige reports that all resident files will be kept on the facility grounds.

#### **D. Rule/Statutory Violations**

Compliance with the physical plant rules has been determined. All items cited for correction have been verified by visual inspection. Compliance with Quality-of-Care rules will be assessed during the period of temporary licensing via an on-site inspection.

**IV. RECOMMENDATION**

I recommend issuance of a temporary license to this AFC adult small group home (capacity 1-6).



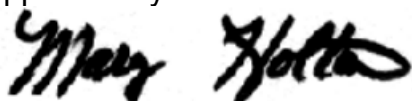
9/18/2023

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Christopher Holvey  
Licensing Consultant

Date

Approved By:



9/18/2023

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Mary E. Holton  
Area Manager

Date