



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

November 3, 2023

Scott Brown
Renaissance Community Homes Inc
P.O. Box 749
Adrian, MI 49221

RE: Application #: AS630416761
Spanish Lake
5183 Dayton
Troy, MI 48098

Dear Mr. Brown:

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 (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Johnna Cade".

Johnna Cade, Licensing Consultant
Cadillac Place
3026 W. Grand Blvd. Ste 9-100
Detroit, MI 48202
Phone: 248-302-2409

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS630416761
Applicant Name:	Renaissance Community Homes Inc.
Applicant Address:	Suite C 1548 W. Maume St. Adrian, MI 49221
Applicant Telephone #:	(151) 740-3769
Licensee Designee:	Scott Brown
Name of Facility:	Spanish Lake
Facility Address:	5183 Dayton Troy, MI 48098
Facility Telephone #:	(248) 813-0144
Application Date:	06/13/2023
Capacity:	6
Program Type:	MENTALLY ILL

II. METHODOLOGY

06/13/2023	Enrollment
06/13/2023	Application Incomplete Letter Sent 1326/New FPS, AFC-100
06/14/2023	PSOR on Address Completed
09/14/2023	Application Incomplete Letter Sent
09/18/2023	Contact - Document Received Received administrator and licensee trainings records, agency policies/ procedures, lease agreement, admission statement, discharge policy, refund policy, and copies of job descriptions.
09/22/2023	Contact - Document Received Received a copy of the agency's policy manual and the consumer handbook.
09/22/2023	Application Incomplete Letter Sent Letter sent to licensee requesting additional documentation.
09/29/2023	Contact - Document Received Received management agreement between Renaissance and Synod.
10/05/2023	Contact - Document Received Permission to inspect received.
10/26/2023	Application Complete/On-site Needed
10/26/2023	PSOR on Address Completed No hits.
10/26/2023	Inspection Completed On-site
10/26/2023	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the Administrative Rules and Regulations applicable to the licensure of small group facilities (1-6), licensed or proposed to be licensed after 05/24/1994.

A. Physical Description of Facility

Spanish Lake is located in a residential area at 5183 Dayton Troy MI, 48098. The home is a brick ranch style home with an attached two car garage. The home has three double occupancy bedrooms, a kitchen, living room, dining room, and a family room. There is a full bathroom in the hallway, an additional bathroom attached to bedroom #3, and a half bathroom off the laundry room.

Spanish Lake is located 2.6 miles away from Beaumont Hospital-Troy, which includes a 24/7 emergency department. The facility is a short distance from many restaurants, recreational facilities, shopping centers, medical facilities, and places of worship. The Troy Police Department responds to emergency calls from the home.

The furnace and hot water heater are located in an enclosed room located in the basement of the home, with a 1¾ inch solid core door equipped with an automatic self-closing device and positive latching hardware. The facility is equipped with an interconnected smoke detection system, which is fully operational. The home has public water and sewer.

The bedroom and bathroom doors are equipped with positive latching, non-locking against egress hardware. All the bedrooms have adequate space, bedding, and storage. All the bedrooms have a chair and mirror. During the onsite inspection, I observed that the home was in substantial compliance with rules pertaining to maintenance and sanitation.

The home has two primary means of egress equipped with non-locking against egress hardware. The home is not wheelchair accessible and cannot admit residents who cannot ambulate independently.

Resident bedrooms were measured and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	11'.2" x 11'.8"	132.16	2
2	11'.4" x 11'.5"	131.1	2
3	15' x 11'.7"	175.5	2

Total capacity: 6

The living room, family room, and dining room areas offer a total of 659.66 square feet of living space, which exceeds the required 35 square feet of living space per resident.

Based on the above information, it is concluded that this facility can accommodate six residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

A copy of the warranty/deed was received showing that the home is owned by Community Housing Network (CHN). CHN provided permission to inspect the property for licensing purposes.

B. Program Description

The home is operated by Renaissance Community Homes dba Pathlight Community Services. Renaissance Community Homes Inc was established in Michigan in 1986. In 2023 Renaissance Community Homes Inc merged with Synod Residential Services. Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for Spanish Lake were reviewed and accepted as written. Spanish Lake will provide personal care, supervision, and protection, in addition to room and board, on a 24-hour/day schedule, seven days per week. Spanish Lake will provide long term care to the mentally ill population.

The facility will offer services to adult males and females with mental illness. The goal of the program is to provide intensive residential treatment and assistance in the management of related symptoms. Programming will be focused on the goals identified in the resident's Individual Plan of Service. Self-care and daily living skills will be promoted through ongoing guidance around dressing, grooming, nutrition, supervision, protection, and use of community resources. Social skills, developmental, and money management skills will also be a part of the programming focuses of the home.

In addition to in-home programming, each resident will have community access unless there is a restriction in their Individual Plan of Service, or a restriction put in place by the Behavioral Treatment Committee. Transportation to activities and day programs is provided via a company vehicle.

The proposed staffing pattern for the original license of this six-bed facility is adequate and includes a minimum of one staff to six residents per shift. The applicant acknowledged that the staff to resident ratio may need to be adjusted to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs.

C. Applicant and Administrator Qualifications

The applicant is Renaissance Community Homes Inc which is a "Domestic Nonprofit Organization," established in Michigan on 09/10/1986. Renaissance Community Homes Inc merged with Synod Residential Services on 10/01/2023. The applicant has

established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

Renaissance Community Homes appointed Scott Brown as the licensee designee and Keisha Duvall as administrator of the facility. Mr. Brown and Ms. Duvall have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The licensee designee, Scott Brown has worked with individuals who have mental illness and/or developmental disabilities in specialized residential adult foster care homes in Michigan for 40 years. Mr. Brown has worked in many roles including working as a direct care staff and a home manager. In 1987, Mr. Brown began working for Renaissance Community Homes. In 2000, Mr. Brown became the Operations Manager where he oversees all programs in Washtenaw, Lenawee, Livingston, Jackson, Hillsdale, and Oakland county. Mr. Brown is the licensee designee for all Renaissance Community Homes facilities.

The administrator, Keisha Duvall worked for Snyder Community Services for 25 years serving adults with mental illness. During this time, Ms. Duvall served as the administrator of several adult foster care homes in Michigan. Ms. Duvall is proficient in licensing standards and agency policies.

Licensing record clearance requests were completed for Mr. Brown and Ms. Duvall. Mr. Brown and Ms. Duvall submitted current medical clearances with a statement from a physician documenting good health and tuberculosis negative results.

Mr. Brown acknowledged an understanding of the qualifications, suitability, and training 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.

Mr. Brown acknowledged an understanding of the responsibility to assess the good moral character of employees and acknowledges the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing "direct access" to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

Mr. Brown acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff who have received medication training and have been determined competent by the licensee or licensee designee will 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.

Mr. Brown acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to

each direct care staff or volunteer working directly with residents. In addition, Mr. Brown acknowledged the responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteers and to follow the retention schedule for all of the documents contained within the employee file.

Mr. Brown acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

Mr. Brown acknowledged the responsibility to obtain the required 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 updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Mr. Brown acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Mr. Brown acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Mr. Brown acknowledged that a separate Resident Funds Part II BCAL-2319 form will be completed 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 Renaissance Community Homes.

Mr. Brown acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights and indicated the intent to respect and safeguard these resident rights.

Mr. Brown acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Mr. Brown acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

D. Rule/Statutory Violations

The facility has been determined to be in compliance with the applicable administrative rules and the licensing statute, based upon the onsite inspection conducted and the licensee's intent to comply with all administrative rules for a small group home as well as the licensing act, Public Act 218 of 1979, as amended.

It should be noted that Renaissance Community Homes was operating Spanish Lake under a management agreement with Synod Residential Services while licensure was pending. The new license was issued as a result of Synod Residential Services merging with Renaissance Community Homes. The licensee designee, Scott Brown, and the administrator Keisha Duvall remain the same. At the time of licensure, the facility is currently providing services to five individuals.

IV. RECOMMENDATION

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

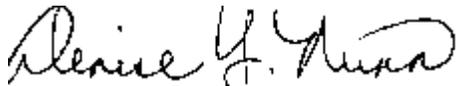


10/30/2023

Johnna Cade
Licensing Consultant

Date

Approved By:



10/30/2023

Denise Y. Nunn
Area Manager

Date