



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

August 9, 2024

Anna Masambaji
PO Box 26243
Lansing, MI 48909

RE: License #: AS230292716
Investigation #: 2024A1033049
Sunshine AFC Home

Dear Mrs. Masambaji:

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.

A six-month provisional license is recommended. If you do not contest the issuance of a provisional license, you must indicate so in writing; this may be included in your corrective action plan or in a separate document. If you contest the issuance of a provisional license, you must notify this office in writing and an administrative hearing will be scheduled. Even if you contest the issuance of a provisional license, you must still submit an acceptable corrective action plan.

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 (517) 284-9730.

Sincerely,

A handwritten signature in cursive script that reads "Jana Lipps". The signature is written in dark ink on a light background.

Jana Lipps, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS230292716
Investigation #:	2024A1033049
Complaint Receipt Date:	07/22/2024
Investigation Initiation Date:	07/22/2024
Report Due Date:	09/20/2024
Licensee Name:	Anna Masambaji
Licensee Address:	2109 Walmar Estate Drive Lansing, MI 48917
Licensee Telephone #:	(517) 980-1925
Administrator:	Anna Masambaji
Licensee Designee:	N/A
Name of Facility:	Sunshine AFC Home
Facility Address:	4041 Rivershell Lansing, MI 48911
Facility Telephone #:	(517) 708-8484
Original Issuance Date:	03/12/2008
License Status:	REGULAR
Effective Date:	02/12/2023
Expiration Date:	02/11/2025
Capacity:	6
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL AGED

II. ALLEGATION(S)

	Violation Established?
There was a fire at the facility on 7/21/24. The facility is currently uninhabitable for the residents. Residents moved to another location.	Yes

III. METHODOLOGY

07/22/2024	Special Investigation Intake 2024A1033049
07/22/2024	APS Referral- No current abuse/neglect concerns.
07/22/2024	Special Investigation Initiated – Telephone call made. Interview with licensee, Anna Masambaji, via telephone.
07/22/2024	Contact - Document Received- Incident Report received via email from licensee, Anna Masambaji.
08/01/2024	Inspection Completed On-site- Photographs taken of fire damage to the home, from the outside. The home is not able to be inhabited at this time. Photographs of the interior could not be obtained.
08/07/2024	Inspection Completed-BCAL Sub. Non-Compliance
07/22/2024	Exit Conference- Conducted with licensee, Anna Masambaji, via telephone. Recommendation for 1 st provisional license was discussed during this telephone conversation.

ALLEGATION: There was a fire at the facility on 7/21/24. The facility is currently uninhabitable for the residents. Residents moved to another location.

INVESTIGATION:

On 7/22/24 I received a telephone call from licensee, Anna Masambaji, regarding the Sunshine AFC Home, adult foster care facility (the facility). Ms. Masambaji reported that there had been a fire at the facility on 7/21/24 and the facility was currently uninhabitable due to damage in the attached garage and smoke damage to

the interior of the facility. Ms. Masambaji reported that a fire started in the garage and began to spread. She reported that the six residents were not in the facility at the time of the fire because they had already been relocated to another adult foster care facility as this facility was under construction to replace the existing flooring. Ms. Masambaji reported that the six residents are all safe and being cared for in a licensed adult foster care facility at this time. She stated that she reported the fire and the relocation of the six residents to the residents' responsible parties. Ms. Masambaji reported that she has plans to reopen the facility but at this time it has been boarded up by the City of Lansing and "red tagged". She reported that she was told no one can enter the facility until it has been cleared by the City of Lansing. Ms. Masambaji reported that she does have insurance and plans to make repairs to reopen the facility.

On 8/1/24 I conducted an on-site investigation at the facility. I was not able to enter the facility as the doors and windows were boarded up and there was a red tag on the door with the title, *Economic Development & Planning, Office of Code Enforcement*. This tag stated, "Unsafe Do Not Enter" and was dated 7/21/24. During this on-site inspection I observed significant fire damage to the attached two-car garage, including the roof and the siding of the garage. The facility had fire damage to the siding and roof connected to the garage, as well as the covered porch area and the entryway near the front door. The fire damage extended across the siding, stretching across the front of the home.

On 7/22/24 I reviewed the document, *AFC-Online Incident/Accident Report Form*, dated 7/21/24, provided via email by Ms. Masambaji. The document read, "Licensee Designee (Anna Masambaji) was notified that Sunshine AFC Home was on fire. [Ms. Masambaji] quickly rushed to the home to see what happened. Upon arrival, the Lansing Fire Department (LFD) and Lansing Police were already on the site putting out the fire and making a report. After the fire was out, the LFD fire investigator determined that the Code Enforcement needed to be notified. The code enforcement officer was notified. Upon the officers arrival she determined that the home was to be red-tagged and boarded up by Paul Davis Restoration of Mid-Michigan. It must be noted that all residents and staff were not present at Sunshine AFC home. The residents and staff were moved on 7/19/24 to Kekelis AFC Home II due to a floor restoration project occurring at Sunshine AFC Home. All guardians were notified of the restoration project on Thursday and that their family members and staff would temporarily be at Kekelis AFC Home II."

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.

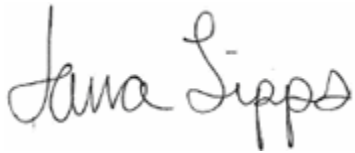
ANALYSIS:	Based upon my interview with Ms. Masambaji, review of the completed incident report, dated 7/21/24, and the findings of the on-site investigation, it can be determined that the home is not inhabitable at this time and is not currently constructed, arranged and maintained to provide adequately for the health, safety, and well-being of the occupants, due to the fire that occurred on 7/21/24. A violation has been established and Ms. Masambaji is working toward making necessary repairs to the facility.
CONCLUSION:	VIOLATION ESTABLISHED

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(4) A roof, exterior walls, doors, skylights, and windows shall be weathertight and watertight and shall be kept in sound condition and good repair.
ANALYSIS:	Based upon my interview with Ms. Masambaji as well as the findings of the on-site investigation, it can be determined that the roof, exterior walls, doors, and windows have been compromised by the fire that occurred on 7/21/24. These areas of the home are no longer weathertight and watertight and must be repaired to resume adult foster care services in the facility.
CONCLUSION:	VIOLATION ESTABLISHED

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(5) Floors, walls, and ceilings shall be finished so as to be easily cleanable and shall be kept clean and in good repair.
ANALYSIS:	Based upon my interview with Ms. Masambaji as well as the findings of the on-site investigation it can be determined that the floors, walls, and ceilings of the facility are no longer in good repair due to the damage caused by the fire that occurred on 7/21/24. These areas of the facility will need to be repaired prior to resuming adult foster care services in the facility.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Based upon the findings of the investigation, the facility is currently uninhabitable due to the damage caused by the fire, a six-month provisional license is being recommended at this time.



8/7/24

Jana Lipps
Licensing Consultant

Date

Approved By:



08/09/2024

Dawn N. Timm
Area Manager

Date