



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

March 12, 2025

Maya Kemp
Ellas AFC Homes
470 Renaud Rd
Grosse Pointe, MI 48236

RE: Application #: AS820418680
Woodmont
14247 Woodmont Ave
Detroit, MI 48227

Dear Ms. Kemp:

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 (313) 456-0380.

Sincerely,

A handwritten signature in blue ink that reads "K. Robinson".

K. Robinson, MSW, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Pl. Ste 9-100
3026 W. Grand Blvd
Detroit, MI 48202
(313) 919-0574

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS820418680
Applicant Name:	Ella's AFC Homes
Applicant Address:	470 Renaud Rd Grosse Pointe, MI 48236
Applicant Telephone #:	(313) 516-7357
Administrator/Licensee Designee:	Maya Kemp, Designee
Name of Facility:	Woodmont
Facility Address:	14247 Woodmont Ave Detroit, MI 48227
Facility Telephone #:	(313) 985-1227
Application Date:	07/24/2024
Capacity:	6
Program Type:	MENTALLY ILL AGED PHYSICALLY HANDICAPPED

II. METHODOLOGY

01/28/2024	Inspection Completed-BCAL Full Compliance
07/24/2024	Enrollment
07/24/2024	PSOR on Address Completed
07/24/2024	Application Incomplete Letter Sent 1326 (Signed), RI030/FPS, Sign application, IRS letter
07/24/2024	Contact - Document Sent
07/24/2024	Contact - Document Received
08/01/2024	Contact - Telephone call received
08/05/2024	Application Incomplete Letter Sent
09/24/2024	Contact - Document Received
09/30/2024	Inspection Completed On-site
12/11/2024	Inspection Completed On-site
02/13/2025	Contact - Document Received
02/13/2025	Contact - Telephone call made
02/14/2025	Contact - Document Received
02/18/2025	Contact - Document Received
02/24/2025	Contact - Telephone call made
03/10/2025	Contact - Document Received

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The Woodmont home is located in the Rosedale Park Historic District, a residential community on Detroit's northwest side. The home is within walking distance to many local businesses including, restaurants, churches, financial institutions, and various

storefront properties. This two-story house is comprised of 4 bedrooms, 1.5 bathrooms, separate living room and dining rooms, den, and eat-in kitchen.

The furnace and hot water heater are located in the basement behind a 90-minute rated steel fire door at the bottom of the stairs. The fire door has an automatic self-closing device and positive latching hardware. The facility is equipped with an interconnected smoke detection system that is hardwired through the home's electrical system. The system was installed by a professional contractor and is fully operational. The facility also has fire extinguishers on each level of the home, including the basement.

The home **cannot** accommodate persons who require the regular use of a wheelchair.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	8.17 X 8.58 + 5.42 X 4	92	1
2	12.58 X 12.83	162	2
3	10.33 X 12.66	131	2
4	10.33 X 12.25	127	1

The living, dining, and sitting room areas measure a total of 602 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement.

Based on the above information, it is concluded that this facility can accommodate **six (6)** residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection and personal care to **six (6)** male or female ambulatory adults whose diagnosis is **mentally impaired, aged, and/or physically handicapped** in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. A personal behavior support plan will be designed and implemented for each resident's social and behavioral developmental needs. Residents will be referred from: (networking, guardian services, or the Detroit Wayne Integrated Health Network).

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

The licensee will provide all transportation for program and medical needs. The facility will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks.

C. Applicant and Administrator Qualifications

The applicant is Ella's AFC Homes, LLC which is a Domestic Limited Liability Company that was established in Michigan on 9/16/24. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

The Board of Directors of Ella's AFC Homes, LLC has submitted documentation appointing Maya Kemp as Licensee Designee for this facility and Maya Kemp as the Administrator of the facility.

A licensing record clearance request was completed with no lien convictions recorded for the licensee designee and the administrator. The licensee designee and administrator submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

The licensee designee and administrator have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The staffing pattern for the original license of this 6-bed facility is adequate and includes a minimum of 1 Staff-to-6 Residents per shift. All staff shall be awake during sleeping hours.

The applicant acknowledges an understanding of the training and qualification 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.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, "direct access" to residents or 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), Identego TM (formerly L-1 Identity Solutions ®), and the related documents required to be maintained in each employees 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 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 volunteer and the retention schedule for all of the documents contained within each employee's file.

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 and accident involving a 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 their responsibility to obtain all of the required 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. In addition, 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 their 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 applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

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



03/12/25

Kara Robinson
Licensing Consultant

Date

Approved By:



03/12/25

Ardra Hunter
Area Manager

Date