GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

September 23, 2026

Renae-Marie Kiehler
Innovative Housing Dev Corp
Suite 5
3051 Commerce Drive
Fort Gratiot, MI 48059

RE: License #: AS740411463
Investigation #: 2026A0580048
Vine Group Home

Dear Renae-Marie Kiehler:

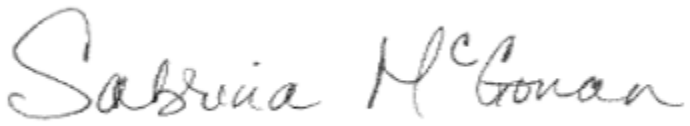
Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- 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.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the responsible party and a date.

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. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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,



Sabrina McGowan, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(810) 835-1019

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS740411463
Investigation #:	2026A0580048
Complaint Receipt Date:	08/03/2026
Investigation Initiation Date:	08/05/2026
Report Due Date:	10/02/2026
Licensee Name:	Innovative Housing Dev Corp
Licensee Address:	Suite 5 3051 Commerce Drive Fort Gratiot, MI 48059
Licensee Telephone #:	(810) 385-4463
Administrator:	Melinda Campbell
Licensee Designee:	Renae-Marie Kiehler
Name of Facility:	Vine Group Home
Facility Address:	1984 Vine St. St. Clair, MI 48079
Facility Telephone #:	(810) 385-4463
Original Issuance Date:	07/01/2022
License Status:	REGULAR
Effective Date:	01/01/2025
Expiration Date:	12/31/2026
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED

	MENTALLY ILL

II. ALLEGATION(S)

	Violation Established?
Resident A and Resident B were allowed to remain as roommates after it was alleged that Resident B inappropriately touched Resident A.	Yes

III. METHODOLOGY

08/03/2026	Special Investigation Intake 2026A0580048
08/03/2026	Contact - Telephone call received Call from Administrator Melinda Campbell and Licensee Designee, Renae-Marie Kiehler.
08/03/2026	Contact - Document Received Document received.
08/05/2026	Special Investigation Initiated - Telephone Call to St. Clair Co. APS Investigator, Steven Dutcher.
08/05/2026	APS Referral Referral to APS. Opened by APS for Investigation.
08/06/2026	Contact - Telephone call received Interview with S. Dutcher, APS.
08/10/2026	Contact - Telephone call made Call to Marissa George, RR Investigator.
08/11/2026	Inspection Completed On-site Unannounced onsite.
08/11/2026	Inspection Completed On-site Unannounced onsite.
08/11/2026	Contact - Face to Face Interviewed Direct Staff, Amanda Pendley.
08/11/2026	Contact - Face to Face Interviewed Home Manager, Shanna Stephenson.

08/11/2026	Contact - Face to Face Interviewed Direct Staff, Josalan Hibec-Young.
08/11/2026	Contact - Face to Face Interviewed Direct Staff, Nicole Kaupp.
08/11/2026	Contact - Face to Face Interview with Resident B.
08/27/2026	Contact - Document Received Document received.
09/02/2026	Contact - Telephone call received Call from APS Investigator Dutcher.
09/15/2026	Contact - Telephone call made Call to Admin Campbell.
09/18/2026	Contact - Document Received Documents received.
09/18/2026	Contact - Telephone call made Call to HM Stephenson.
09/18/2026	Contact - Document Received Michigan PSOR check.
09/21/2026	Contact - Telephone call made Call to Public Guardian A.
09/22/2026	Contact - Telephone call received Call from RR Investigator George.
09/22/2026	Contact - Telephone call made Call to Brooke Sniesak. Clair Co CMH.
09/22/2026	Contact - Document Sent Email to APS Investigator.
09/22/2026	Contact - Telephone call received Interview with Melissa Herschel, Case Manager, St. Clair County CMH.
09/23/2026	Exit Conference Exit Conference with Licensee Designee, Melinda Campbell.

ALLEGATION:

Resident A and Resident B were allowed to remain as roommates after it was alleged that Resident B inappropriately touched Resident A.

INVESTIGATION:

On 08/03/2026, I received a complaint via LARA-BCHS-Complaints. On 08/03/2026, I received a call from License Administrator, Melinda Campbell. Administrator Campbell informed me of the circumstances involving the allegations and requested temporary approval to move Resident A to another room in the home. Admin Campbell stated that the police were called in this matter and it is possible that Resident B will be criminally charged due to newly received information indicating that Resident A possibly has a prior CSC charge. Admin Willaims denied that the home had any knowledge of the prior charges and no criminal history is listed in the St. Clair County Community Mental Health (CMH) Individual Plan of Service (IPOS). A 24-hour discharge notice will be given to Resident A.

On 08/03/2026 I reviewed a copy of the Innovative Housing Discharge Notice. The notice indicates the following:
Innovative Housing Development Corporation is giving Resident A a 24-hour notice of discharge from Vine Group Home.
The reasons for discharge:
Substantial risk to the resident due to the inability of the home to meet the resident's needs and assure the safety and well-being of other residents of the home.

On 08/05/2026, I contacted Steven Dutcher, assigned Adult Protective Services (APS) Investigator in St. Clair County. There was no answer. A voice mail message was left requesting a return call.

On 08/06/2026, I received a call from APS Investigator Dutcher. Investigator Dutcher stated Resident A alleged that he was touched by his roommate, Resident B on 07/22/2026, however it took several days for the two residents to be separated. The home manager, Shanna Stephenson contacted the police and during his interview with the police, Resident B admitted to prior CSC charges. During his interview with Manager Stephenson, she stated that she had no knowledge of Resident A's prior charges. A current safety plan is in place.

On 08/10/2026, I spoke with Marissa George, assigned Recipient Rights (RR) Investigator in St. Clair County. A joint investigation was scheduled.

On 08/11/2026, I, alongside RR Investigator George, conducted an unannounced onsite inspection. An interview with Resident A was conducted outside for privacy. Resident A stated that he does not want to prosecute Resident B. Resident A stated that he likes Resident B, but he doesn't like his actions. Resident A also expressed that he does

want to move from the home. Resident A stated that Resident B went tickly on his genitals 6-7 times and he told him to stop. Resident A stated that he told staff what Resident B was doing. Resident A stated that he and Resident B continued to share rooms, however they had to sleep with the door open. Resident A stated that Resident A was moved into a different room a few days later, however, he feels that Resident B is the person that should be moved. Resident A was adequately dressed and groomed. No concerns regarding his care were noted.

On 08/11/2026, while onsite, Investigator George and I interviewed Direct Staff, Amanda Pendley. Staff Pendley stated that she was not working when the allegations were reported. Staff Pendley stated that neither resident has ever made allegations alleging sexual inappropriateness.

On 08/11/2026, while onsite, Investigator George and I interviewed Home Manager (HM), Shanna Stephenson. HM Stephenson stated that Resident A reported the information to Staff Kaupp on or about 07/22/2026. HM Stephenson stated that due to the home being at full capacity, there are no free beds in the home. The residents were separated on 08/03/2026 once a temporary sleeping arrangement was made. Resident B was allowed to remain in the room due to the use of a hospital bed. Resident B shared with staff that he had done this before and has a prior CSC charge, however he denied these current allegations.

On 08/11/2026, while onsite, Investigator George and I interviewed Direct Staff, Josalan Hibec-Young, who has been employed at the home a little over 1 year. Staff Hilbec-Young stated that on 07/22/2026 Resident A went to Direct Staff Nicole Kaupp and stated that he was upset with Resident B and wanted to be separated because Resident B had come into the room, removed his blanket and touched his genitals. Staff Kaupp wrote an IR, contacted the home manager for guidance and a safety plan was put in place.

On 08/11/2026, while onsite, Investigator George and I interviewed Direct Staff, Nicole Kaupp. Staff Kaupp stated that as Resident A was preparing to shower, he shared with her that Resident B had played with his genitals while he was lying in bed. Upon inquiring if had happened before, Resident A stated, “yes, about a month ago”. Staff Kaupp stated that she contacted HM Stephenson who put a safety plan in place. The plan includes leaving the residents’ bedroom door open, around the clock 15-minute bedroom checks, and a staff being present when the two residents are in the common areas. Residents A and B remained roommates after Resident A reported the allegations until other sleeping arrangements were made.

On 08/11/2026, while onsite, I interviewed Resident B. The interview was conducted outside for privacy. Resident B denied the allegations. Resident B stated that in actuality, Resident A has been the person being inappropriate. Resident B stated that Resident A has grabbed stuffed animals, placing them in the crotch area, shaking it around saying, “get the hot dog”. Resident B stated that he did not report this to staff because Resident A didn’t know any better. Resident B added that Resident A has also

been trying to get him to sneak him sodas, and when he refused, Resident A then made the allegations. Resident B stated that Resident A still calls him his buddy and considers him a friend. Resident B stated that he has forgiven Resident A for making the allegations. Resident B stated that when he was interviewed by the police, he told them he had been accused before, when a girl said that he'd slapped her on the butt. Resident B was adequately dressed and groomed. No concerns regarding his care were noted.

On 08/27/2026, I received a copy of the St. Clair Police Department Police Report. Report #260003437 dated 07/29/2026, states that on July 24, 2026, police were contacted by HM Stevenson who runs the group home located at 1984 Vine Street. HM Stevenson stated that on July 21, 2026, Resident A reported unwanted sexual contact to staff. Police scheduled July 29, 2026, to respond to the group home and interview both residents regarding the incident. During the interview with Resident A, Resident A reported that while bedroom lying in bed, covered with a sheet and comforter, Resident B came over, lifted up the sheet, and touched his private area. Resident A stated that the contact was over the outside of his pants and occurred very quickly, approximately six times. Resident A demonstrated the motion by wiggling his finger. Resident A stated she told Resident B to stop and told him that if he did not stop, he could get arrested. Resident B stated he did not want to be touched. Resident A denied that Resident B had ever done this before. Resident A stated that he and Resident B had hugged and kissed in the past, and that those actions were consensual and okay with him. Resident A stated that after the incident, Resident B went back to his bed, laid down, and laughed about what had occurred. Resident A stated she had been nervous about the incident since it happened; however, he did not feel scared being left in the room with Resident B. Resident A made it clear that he did not want to pursue charges against Resident B.

During the interview with Resident B police asked if he had ever touched Resident A when he did not want to be touched. Resident B stated he had not. When asked if he had ever hugged or kissed Resident A, Resident B stated he had, but that Resident A was okay with it. When asked if he had ever made any other gestures or comments toward other residents. Resident B stated that he has in the past, but had been told to stop, and he did. Resident B stated that he understands he cannot touch other people if they do not want to be touched. There were no witnesses to the incident. The case closed with no further action taken.

On 09/02/2026, I received a call from APS Investigator Dutcher, who expressed concern that Resident B is still in the AFC home, with no efforts being made by St. Clair County Community Mental Health to have him moved.

On 09/15/2026, I conducted a follow-up interview with Administrator Campbell. Admin Campbell stated that a new placement for Resident B has been identified. Admin Campbell stated that it is her understanding that due to the previous consensual kissing between the two residents, no criminal charges will be filed against Resident B. Administrator Campbell also added that Resident B is not on the CSC Registry as initially thought.

On 09/18/2026, I received a copy of the documents requested. The Incident Report (IR) states that on 07/21/2026, Resident A approached Staff, Nicole Kaupp, informing her that he had something to tell her. Resident A proceeded to state that while in bed relaxing, Resident B tickled his genitals. Staff Kaupp inquired if it had ever occurred before and Resident A stated “yes, about a month ago”. Staff Kaupp contacted the home supervisor who stated that she will follow up with the team and guardians. Staff assured Resident A that he was safe and to inform someone when/if it occurs again. Staff will continue to monitor.

The current AFC Assessment Plan reviewed for Resident A states that he controls sexual behavior. The assessment plan does not indicate that Resident A is sexually active. The current St. Clair County CMH IPOS reviewed for Resident A does not contain any information related to Resident A having been a victim of sexual abuse.

The current AFC Assessment Plan reviewed for Resident B states that he controls sexual behavior. The assessment plan does not indicate that Resident B is sexually active. The current St. Clair County CMH IPOS reviewed for Resident B does not contain any information related to criminal history.

On 09/18/2026, I interviewed HM Stephenson who stated that the safety plan for the residents, which includes leaving the residents’ bedroom door open, around the clock 15-minute bedroom checks, and a staff being present when the two residents are in the common areas, remains in the place until a new placement for Resident B has been found.

On 09/18/2026, I reviewed the Michigan Public Sexual Offender Registry (PSOR). There were no offenders found in the area. Resident B is not listed on the PSOR.

On 09/21/2026, I interviewed Resident A’s legal representative, Public Guardian A. Public Guardian A stated that Resident A does not have the capacity to make his own decisions. Public Guardian A stated that he is concerned that Resident A, a vulnerable adult, was placed in a room with a resident that has CSC history, and moved from his bedroom, while the alleged perp gets to remain in the bedroom. Resident A has never been an aggressor or a victim of sexual abuse. Public Guardian A stated that he has filed a complaint against CMH, due to Resident B still being in the home when it has been asked that he moved.

09/22/2026, RR Investigator George stated that while she is done with the report, there does not appear to be any evidence for a substantiation of a Recipient Rights violation. Investigator George adds that there has been no evidence that Resident B has a prior CSC charge.

On 09/22/2026, I interviewed Brook Sniesak, of St. Clair County CMH Residential Coordinator of Placements. Residential Coordinator Sniesak stated that due to the home being a HUD home, all residents have to complete a background check. Hud

denies any criminal background check for all residents. Had there been any known sexual history, the information would be identified as a risk in Resident B's assessment plan and Resident B would not have been referred to a shared bedroom.

09/22/2026 I emailed assigned APS Investigator Steven Dutcher, inquiring if he had reached a conclusion to his investigation.

On 09/22/2026 I interviewed Melissa Herschel, Case Manager (CM) at St. Clair County CMH assigned to both Residents A and B. CM Herschel stated that neither resident had ever expressed any concerns with the other being sexually inappropriate. A new placement for Resident B continues to be sought, with an appointment scheduled this coming Thursday, 09/24/2026, for Resident B to be assessed for care at a potential new home.

09/23/2026 I conducted an exit conference with License Administrator, Melinda Campbell. LD Campbell stated that she agrees that due to HM Stephenson being off work for a few days, she should have been notified. For future reference staff will contact upper management for an immediate decision. Admin Campbell was informed of the findings of this investigation.

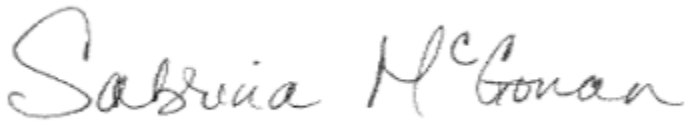
APPLICABLE RULE	
R 400.681	**Resident rights; licensee responsibilities.**
	(1) A resident shall be treated with dignity and respect, free from exploitation, and protected and safe.
ANALYSIS:	It was alleged that Resident A and Resident B were allowed to remain as roommates after it was alleged that Resident B inappropriately touched Resident A. APS Investigator, Steven Dutcher stated Resident A alleges that he was touched by his roommate, Resident B on 07/22/2026, however it took several days for the two residents to be separated. A current safety plan is in place. On 8/03/2026, Administrator Campbell informed me of the circumstances involving the allegations that occurred on 7/22/206. On 8/03/2026, Administrator Campbell requested temporary approval to move Resident A to another room in the home. License Administrator, Melinda Campbell. denied that the home had any knowledge of Resident B's prior charges. A 24-hour discharge notice will be given to Resident A. I reviewed a copy of the Innovative Housing Discharge Notice for Resident B.

	Resident A stated that Resident B went tickly on his genitals 6-7 times and he told him to stop. Resident A stated that he told staff what Resident B was doing. Resident A stated that he and Resident B continued to share rooms, however they had to sleep with the door open. Resident A stated that he was moved into a different room a few days later, however, he feels that Resident B is the person that should be moved. Direct Staff, Amanda Pendley, stated that neither resident has ever made allegations alleging sexual inappropriateness. Home Manager (HM), Shanna Stephenson, stated that due to the home being at full capacity, there are no free beds in the home. The residents were separated on 08/03/2026 once a temporary sleeping arrangement was made. The safety plan for the residents includes leaving the residents' bedroom door open, around the clock 15-minute bedroom checks, and a staff being present when the two residents are in the common areas, remains in place until a new placement for Resident B has been found. Direct Staff, Josalan Hibec-Young, stated that once informed of the allegations, Staff Kaupp wrote an IR, contacted the home manager for guidance and a safety plan was put in place. Direct Staff, Nicole Kaupp, stated that once informed of the allegations, she contacted HM Stephenson who put a safety plan in place. The plan includes leaving the residents' bedroom door open, around the clock 15-minute bedroom checks, and a staff being present when the two residents are in the common areas. Residents A and B remained roommates after Resident A reported the allegations until other sleeping arrangements were made. Resident B denied the allegations. Resident B stated that in actuality, Resident A has been the person being inappropriate. The St. Clair Police Department Police Report #260003437 dated 07/29/2026 was reviewed. There were no witnesses to the incident. After interviewing both Resident A and Resident B, the case closed with no further action taken. The AFC Assessment Plan for Resident A states that he controls sexual behavior. The AFC Assessment Plan reviewed for Resident B states that he controls sexual behavior. The

	current St. Clair County CMH IPOS reviewed for Resident A does not contain any information related to criminal history. I reviewed the Michigan Public Sexual Offender Registry (PSOR). There were no offenders found in the area. Resident B is not listed on the PSOR. Public Guardian A stated that Resident A does not have the capacity to make his own decisions. Resident A has never been an aggressor or a victim of sexual abuse. Based upon my investigation, which consisted of interviews with multiple facility staff members and residents, as well as a review of relevant facility documents pertinent to the allegation, there is enough evidence to substantiate the allegation. The facility failed to take immediate appropriate measures to ensure the safety and protection of Resident A.
CONCLUSION:	**VIOLATION ESTABLISHED**

IV. RECOMMENDATION

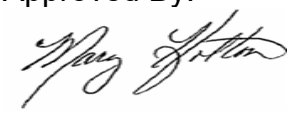
Upon the receipt of an approved corrective action plan, no changes to the status of the license is recommended.



September 23, 2026

Sabrina McGowan — Date
Licensing Consultant

Approved By:



September 23, 2026

Mary E. Holton — Date
Area Manager