



STATE OF MICHIGAN  
DEPARTMENT OF HUMAN SERVICES  
OFFICE OF CHILDREN AND ADULT LICENSING



JENNIFER M. GRANHOLM  
GOVERNOR

MARIANNE UDOW  
DIRECTOR

May 16, 2007

Laketa Brodnex  
D.E.B. AFC Inc.  
901 S. Fayette  
Saginaw, MI 48602

RE: Application #: AS730287431  
D.E.B. AFC, Inc. #2  
3197 Studor  
Saginaw, MI 48601

Dear Mrs. Brodnex:

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 feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (989) 835-7241.

Sincerely,

Kathryn A. Huber, Licensing Consultant  
Office of Children and Adult Licensing  
411 Genesee  
P.O. Box 5070  
Saginaw, MI 48605  
(989) 758-1922

enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES  
OFFICE OF CHILDREN AND ADULT LICENSING  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

**License #:** AS730287431

**Applicant Name:** D.E.B. AFC Inc.

**Applicant Address:** 901 S. Fayette  
Saginaw, MI 48602

**Applicant Telephone #:** (989) 752-6758

**Administrator/Licensee Designee:** Laketa Brodnex, Designee

**Name of Facility:** D.E.B. AFC, Inc. #2

**Facility Address:** 3197 Studor  
Saginaw, MI 48601

**Facility Telephone #:** (989) 777-2707  
12/04/2006

**Application Date:**

**Capacity:** 6

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

## II. METHODOLOGY

11/22/2006	Inspection Completed On-site
12/04/2006	Enrollment
12/07/2006	File Transferred To Field Office Sag.
12/22/2006	Application Incomplete Letter Sent
03/08/2007	Inspection Completed-BFS Full Compliance
03/19/2007	SC-Application Received - Original
03/19/2007	Contact - Document Received

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

The property at 3197 Studor, Saginaw, Michigan is owned by Donald and Hattie Tillman and is leased to D.E.B. AFC, Inc. #2. The home was a duplex that has been converted into a single occupancy dwelling.

The premises located at 3197 Studor, Saginaw, Michigan 48601 is located in the Township of Bridgeport. The property is situated near the corner of Williamson Road. Land use in this vicinity is residential and several homes occupy this subdivision where the facility is located. The home is not wheelchair accessible and wheelchair residents will not be accepted. This is a single story ranch style home and has five bedrooms. The capacity of the home will enable four residents to occupy four private bedrooms and two residents to occupy a semi-private room.

D.E.B. AFC #2 is brick sided built on a basement. The home is air conditioned and heated with natural gas. There are two driveways and there is ample parking in each driveway. The interior of the home consists of a living room, kitchen, dining area, office, two full bathrooms and five bedrooms.

Semi-private bedroom number one contains 182.125 square feet of space. Private bedroom number two contains 112.54 square feet of space. Private bedroom number three contains 88.9 square feet of space. Private bedroom number four contains 115.5 square feet of space. Bedroom number four contains 138 square feet of space. There is more than ample space for each resident. The living room contains 200.73 square feet of space and the dining room contains 303.54 square feet of space. This equates to 504.27 square feet of common space or 84.04 square feet per occupant.

This licensing consultant determined D.E.B. AFC Inc. #2 to be in compliance with the *Maintenance of Premises Rules for Adult Foster Care Small Group Homes* on March 8, 2007.

D.E.B. AFC Inc. #2 utilizes public water and sewage systems. This licensing consultant determined D.E.B. AFC #2 to be in compliance with the *Environmental Health Rules for Adult Foster Care Small Group Homes* on March 8, 2007.

D.E.B. AFC Inc. #2's smoke detection system is hard wired to the building's electrical supply with battery backup. Audio Central, Inc. completed sensitivity testing on all the smoke detectors on March 8, 2007 and determined the detectors to be in good working condition. Michigan Department of Labor and Economic Growth inspected the boilers on February 6, 2007 and determined them to be in good working condition. The home has fire extinguishers and evacuation routes posted. Therefore, this licensing consultant determined D.E.B. AFC Inc. #2 to be in compliance with the *Fire Safety Rules for Adult Foster Care Small Group Homes* on March 8, 2007.

Emergency medical and social services are abundantly available within Bridgeport and the City of Saginaw. This would include mental health services, community education and recreations programs, activity centers, programs for the aged, medical clinics and hospitals. D.E.B. AFC Inc. #2 shall be responsible for all transportation associated with educations, medical, social and recreational activities.

## **B. Program Description**

D.E.B. AFC Inc. #2 will serve male and female adults that are mentally ill, developmentally disabled, aged, Alzheimer residents, and physically handicapped. D.E.B. AFC #2 will coordinate case management with Saginaw County Community Mental Health Authority in assisting residents in managing their symptoms and behaviors associated with their disabilities.

D.E.B. AFC Inc. #2 is for profit and was incorporated in August 2004. Licensee Designee is Laketa Brodnex. A comprehensive review of the record keeping requirements for Licensee Designee Laketa Brodnex was discussed with Ms. Brodnex. Ms. Brodnex is aware that she is responsible to assess residents prior to admission to her home.

D.E.B. AFC Inc. #2's Program Statement was reviewed. It indicated, " D.E.B. AFC Inc. #2 is a small group home that provides a program for developmentally disabled adults, aged, mentally ill adults, physically handicapped adults, and adults diagnosed with Alzheimer's. This facility will house men and women. All consumers that are admitted to the facility must be mobile.

- Basic help in learning to do everyday living activities – meaning available staff will be trained in all areas to accommodate consumers. The program in the home provides for basic self-care rehabilitation. A team of professional case

managers, social workers, psychologists, medical staff, and group home staff will assess each resident in the home. Following this assessment, an individual plan of service will be prepared for the consumers by his/her case manager or doctor which will be followed by the staff at D.E.B. AFC Inc. #2.

- As part of the Social Education Component of the program with D.E.B. AFC Inc. #2, residents will be given the opportunity to take regular supervised outings. Residents will attend community based recreational facilities, restaurants, movies and stores. Staff will provide supervision to develop and assure appropriate social interaction in community settings.
- Residents who are of school age if they so desire will attend public schools. Those who are beyond school age will attend work activity programs or sheltered workshops if they so desire or as indicated by their individual plan of services. D.E.B. will arrange admission into these programs with the help of staff members at the facility consumers will be attending.
- Behavior management programs will be available for those residents who require such programs to meet their immediate needs. The decision to utilize such programs will be made by professional staff from the placement agency and staff from D.E.B. This corporation ensures that the staff on duty will be appropriately trained in advance before working with consumers. These programs shall include less restrictive procedures such as extinction, quiet time, differential reinforcement and restoration. If more restrictive procedures are required to meet the residents' immediate needs, the approval of the placement agencies, behavior reduction and human rights committee will be required. Programs will be changed or modified according to resident needs. Copies of the written programs will be maintained in the home; all behavior programs must be signed and dated.
- Transportation will be provided to all consumers to attend doctor appointments, dentist, and group outings. D.E.B. will not be responsible for transporting consumers to friends, boyfriends, girlfriends or places they want to go on their own for recreation. Consumers must have their own transportation when wanting to go out alone. Consumers will be taught to use the public transit transportation if necessary or when appropriate.
- Community based medical services will be utilized to meet the health care needs of the residents. Home staff will be responsible for making appointments and maintaining contacts for services. D.E.B. AFC Inc. #2 will monitor health care needs on an ongoing basis for all consumers. D.E.B. AFC Inc. #2 will schedule monthly visits with visiting physicians as well as med reviews with Saginaw County Community Mental Health Authority.
- The group home will report monthly to Saginaw County Community Mental Health Authority and the Department of Human Services concerning the progress

and needs in all program areas pertaining to the consumers that are placed in the home.”

Laketa Brodnex has years of experience caring for the handicapped adults that are mentally ill, developmentally disabled, aged, Alzheimer’s, and physically handicapped. Laketa Brodnex is fully trained in the Department of Community Health Group Home Training Curriculum. Deborah Johnson is the Administrator and has 15 years experience. Deborah Johnson is also fully trained in the Department of Community Health Group Training Curriculum.

A written process for determining the good moral character of persons employed by D.E.B. AFC Inc. #2 is in place. Staffing at D.E.B. AFC Inc. #2 shall consist of at least one responsible person to six residents at all times. Doctor’s appointments and all other emergencies will be planned out by on call staff.

**C. Rule/Statutory Violations**

None.

**IV. RECOMMENDATION**

Based on the findings of this licensing investigation and submission of all required documents through the pre-licensing process, it is the recommendation of this licensing consultant to issue a temporary license to Laketa Brodnex to operate D.E.B. AFC #2. The terms of the license will enable D.E.B. AFC #2 to provide male and female adults who are mentally ill, developmentally disabled, aged, Alzheimer’s, and physically handicapped with personal care, supervision, and protection, to a total of six residents at 3197 Studor, Saginaw, Michigan 48601. The duration of the license shall be for six months effective May 16, 2007.

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Kathryn A. Huber  
Licensing Consultant

Date: 05/16/2007

Approved By:

5/16/2007

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Jack R. Failla  
Area Manager

Date

