



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



JENNIFER M. GRANHOLM  
GOVERNOR

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August 29, 2007

Konjit Bitew  
Koni's AFC Home Inc.  
P.O. Box 431425  
Pontiac, MI 48343

RE: Application #: AS630287261  
Koni's AFC Home II  
371 Voorheis  
Pontiac, MI 48341

Dear Ms. Bitew:

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 (248) 975-5053.

Sincerely,

Genevieve Lopez, Licensing Consultant  
Office of Children and Adult Licensing  
Suite 358  
41000 Woodward  
Bloomfield Hills, MI 48304  
(248) 975-5069

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AS630287261
<b>Applicant Name:</b>	Koni's AFC Home Inc.
<b>Applicant Address:</b>	371 Voorhies Pontiac, MI 48341
<b>Applicant Telephone #:</b>	(248) 891-2543
<b>Administrator/Licensee Designee:</b>	N/A
<b>Name of Facility:</b>	Koni's AFC Home II
<b>Facility Address:</b>	371 Voorheis Pontiac, MI 48341
<b>Facility Telephone #:</b>	(248) 891-2543
<b>Application Date:</b>	11/21/2006
<b>Capacity:</b>	6
<b>Program Type:</b>	MENTALLY ILL DEVELOPMENTALLY DISABLED

## II. METHODOLOGY

11/21/2006	Enrollment
11/28/2006	Application Incomplete Letter Sent rec. cl. for Begashaw & Konjit
12/07/2006	Contact - Document Received rec. cl. for Begashaw & Konjit
12/07/2006	Application Complete/On-site Needed
12/12/2006	Application Incomplete Letter Sent
01/10/2007	Contact - Face to Face Post application meeting with licensee
04/10/2007	Inspection Completed On-site Completed preliminary inspection
04/23/2007	Contact - Face to Face Mtg with area manager to review floor plans
08/02/2007	Inspection Completed-BFS Full Compliance
08/24/2007	Inspection Completed On-site On-site inspection conducted with area manager to inspect kitchen facilities.

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

The following findings are based upon P.A. 218 of the Michigan Public Acts of 1979, as amended, and the administrative rules and regulations governing operation of Adult Foster Care small group homes (1-12). The evaluation consisted of several on-site inspections and a review of the supplementary, required documentation.

### A. Physical Description of Facility

The facility a single story structure that formerly housed a commercial enterprise is located in the City of Pontiac in a residential community of single-family dwellings and small businesses. The structure was separated in two separate facilities, Koni's AFC Home I and II. Recreational, educational and medical resources are located in the surrounding communities of Auburn Hills and Bloomfield Township.

The main floor contains three bedrooms, one bathroom, kitchen area and a living room/dining area. The heating plant and laundry facilities as well as additional storage are located in the basement whose accessibility is in Koni's AFC Home I. The owner of the property is Begashaw Deneke.

The following are the living space measurements:

<u>ROOM/LOCATION</u>	<u>DIMENSIONS</u>	<u>AREA/SQ. FT.</u>
Living room	12 x 18'5" -2' x 4'	222 - 8 <u>214</u>

A small group home must minimally afford 35 square feet of indoor living area per occupant. According to the bedroom measurements, you have a capacity of 6 and you intend to have no live in staff. The required living space for 6 occupants is 210 square feet. The facility contains a total of 214, which equals 35.6 square feet per occupant, which is just barely adequate.

The following are the bedrooms measurements:

<u>ROOM/LOC.</u>	<u>DIMENSIONS</u>	<u>AREA/SQ. FT.</u>	<u>CAPACITY</u>
B #1	11'10" x 12'8" -4' x 2'	149.8 - 8 <u>140.8</u>	2
B #2	12'8" x 11'8" -2' x 4'	147.6 - 8 <u>139.6</u>	2
B #3	14'10" x 12'8" -4'4" x 3'9"	187.7 - 16.2 <u>171.5</u>	2

**NOT TO EXCEED: 6**

2. Environmental/Sanitation

The proposed facility has municipal sewage and water. Housing keeping standards and furnishings were adequate. The kitchen arrangement is a bit irregular but is within the rule requirements. It is a "galley" type arrangement with a stove, refrigerator and sink and cabinets located at the back of the house through which the secondary means of egress is located.

The facility was equipped in terms of appliances, cookware, silver and dishware. Garbage cans with attached lids were also noted. The refrigerator was equipped with a thermometer.

3. General and Fire Safety

A hard-wired, interconnected, automatic alarm system has been installed as well as fire extinguishers on each level. The heating plant and water heater are located in the basement, which is only accessible through the facility next door, Koni's AFC Home I. Evacuation routes were also posted. Since the kitchen area is very confining and small, this consultant and the area manager cautioned Ms. Bitew to assure that the counter stove did not present a risk to any residents who might be using the corridor to exit the

building or going to the back of the house when the stovetop was in use. Acceptable options were suggested. Emergency procedures were developed.

Handrails were installed on the back porch and stairs. Medications and caustics had designated secured places for storage. The bathtub contained nonskid strips and a handrail.

## **B. Program Description**

### **1. Population to be Served and Admission Criteria**

The applicant submitted an acceptable program statement and admission/discharge policy that included the division's mandatory items. The application as well as the admission policy and program statement indicated that the applicant intended to accept residents of either gender between 35-75 who could be developmentally disabled and/or have history of mental illness. Residents who were SSI recipients would be considered for placement. Those with hampered mobility would be accepted but wheelchair bound residents could not be accommodated since the secondary means of egress lacked a ramp. Discharge criteria were in compliance with licensing requirements.

### **2. Applicant**

The applicant is Koni's AFC Home Inc, a domestic profit corporation incorporated on 11/16/06. The Resident Agent is Konjit Bitew. The organizational chart was submitted and reflected the flow of authority and responsibility. The applicant operates one other facility, Koni's AFC Home II. Personnel policies were submitted for this consultant's review and found to include the mandatory items stipulated in R 400.14207 (1).

The applicant submitted the required financial document, the annual budget, to demonstrate financial capability.

### **3. Licensee Designee, Administrator-qualifications, Experience, Competency & Good Moral Character**

The board designated Konjit Bitew the licensee designee and administrator. She is a high school graduate a BA and MA in Counseling from Oakland University. She has assisted her husband for seven years in his operation of two large group facilities in Pontiac that care for residents who are developmentally disabled and/or have a history of mental illness. Ms. Bitew has designated her husband as her responsible person.

Medical and licensing record clearances were obtained. The information submitted during the licensing process which included educational certificates and additional training courses demonstrated compliance with the licensing requirements related to Ms. Bitew's education, experience with the designated population, competencies and health.

#### 4. Staffing, Proposed Ratios, Staff Training & Competencies

The facility will be operated on a shift rotation basis with the standard three shifts. It will be a 1:6 staffing ratio. The licensee designee will be in charge of training with staff referred to a certified trainer for first aid and CPR training. Ms. Bitew has been advised that staffing ratios are determined by resident care needs. With Koni's AFC Home I and II existing next door to each other, Ms. Bitew was cautioned to assure that staff were always assigned to each facility and that residents from one facility were not sent or did not spend time at the other facility without additional staff being assigned or going over capacity could easily occur. Each facility must stand on its own in terms of staffing.

The applicant was provided with technical assistance on the statutory requirements, Section 34 (a) and (b) of P.A. 218, as amended as they pertain to the hiring and/or contracting of persons who provide care to residents or have access to them.

#### 5. Records & Record Keeping

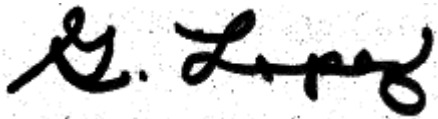
Technical assistance was provided to Ms. Bitew on Act and administrative requirements related to home, resident and employee record keeping including the handling and accounting of resident funds. Sample forms were provided at the final inspection.

#### C. Rule/Statutory Violations

There was full compliance.

### IV. RECOMMENDATION

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



Genevieve Lopez  
Licensing Consultant

8/28/2007  
Date

Approved By:



Barbara Smalley  
Area Manager

08/29/2007  
Date