



RICK SNYDER  
GOVERNOR

State of Michigan  
DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING



MAURA D. CORRIGAN  
DIRECTOR

May 24, 2012

Lawrence Maniaci  
Homes of Opportunity Inc  
15878 Kingston Dr  
Fraser, MI 48026

RE: Application #: AS500312356  
Lowe Plank  
65860 Lowe Plank Road  
New Haven, MI 48050

Dear Mr. Maniaci:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined full compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 4 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,

Karen LaForest, Licensing Consultant  
Bureau of Children and Adult Licensing  
39531 Garfield  
Clinton Township, MI 48038  
(586) 228-2682

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AS500312356
<b>Applicant Name:</b>	Homes of Opportunity Inc
<b>Applicant Address:</b>	15878 Kingston Dr Fraser, MI 48026
<b>Applicant Telephone #:</b>	(586) 296-6188
<b>Administrator/Licensee Designee:</b>	Lawrence Maniaci, Designee
<b>Name of Facility:</b>	Lowe Plank
<b>Facility Address:</b>	65860 Lowe Plank Road New Haven, MI 48050
<b>Facility Telephone #:</b>	(586) 727-4419
<b>Application Date:</b>	02/04/2011
<b>Capacity:</b>	4
<b>Program Type:</b>	DEVELOPMENTALLY DISABLED

## II. METHODOLOGY

02/04/2011	Enrollment
02/17/2011	Contact - Document Sent Rules & Act booklets
02/17/2011	Application Incomplete Letter Sent Received clearance Lawrence
03/08/2011	Contact - Document Received Received clearance Lawrence
03/15/2011	Application Incomplete Letter Sent
03/17/2011	Contact - Telephone call made Called the licensee designee and left message to call so that he can submit licensing documents and schedule an on-site inspection.
04/28/2011	Contact - Telephone call made Left message for Larry Maniaci to submit licensing documents and lease agreement.
05/05/2011	Contact – Telephone call made Left message for Mr. Maniaci to call me regarding submission of his licensing documents for new license.
08/24/2011	Inspection Completed-Environmental Health: A
10/13/2011	Inspection Completed On-site Preliminary inspection
12/13/2011	Contact – Telephone call made Left message for Larry Maniaci regarding the status of physical plant.
05/03/2012	Application Complete/On-site needed
05/03/2012	Inspection Completed On-site Conducted final inspection and obtained CAP on-site.
05/03/2012	Inspection Completed-BCAL Sub. Compliance
05/03/2012	Corrective Action Plan Received
05/03/2012	Corrective Action Plan Approved

### III. DESCRIPTION OF FINDINGS & CONCLUSIONS

#### A. Physical Description of Facility

Lowe Plank home is a ranch style established home located in a rural area off of Lowe Plank Road near 29 Mile road in New Haven, Michigan. The home is vinyl sided. The home contains a dining area, kitchen, attached garage, living room, four bedrooms, 1½ bathrooms and a basement. The home has private water and sewage. An environmental health inspection was conducted on August 24, 2011 which indicated that the facility is in substantial compliance with applicable rules. The facility was taken over by Homes of Opportunity, Inc from DA Residential last February of 2011. The prior license number is #AS500015608.

I conducted two inspections, a preliminary inspection on October 13, 2011 and a final inspection on May 3, 2012. The facility was noted to be in substantial compliance with regards to licensing rules and regulations. The licensee designee submitted a corrective action plan and provided supporting documentation that corrections have been completed.

Mr. Maniaci, the licensee designee, was present for both inspections. He indicated that the bedrooms will be utilized for residents as follows:

<b><u>Bedroom</u></b>	<b><u>Measurement</u></b>	<b><u>Square footage</u></b>	<b><u>Number of Residents</u></b>
Southeast	8' x 13'10"	110.64 sq. ft.	1
Southwest	11'5" x 13'6"	154.17 sq. ft.	1
Northeast	11'1" x 11'	121.88 sq. ft.	1
Northwest	11'½" x 12'1"	133.36 sq. ft.	1

The facility can accommodate four residents as proposed in accordance with Rule 400.14409 (2).

Measurements were taken of the dining room and living room areas at the preliminary inspection. The living room measured 21'8" x 11'2" or 241.94 square feet. The dining room measured 13'9" x 10'3" or 140.94 square feet, totaling 382.88 square feet, adequate for four residents which would be a minimum of 140 square feet and in compliance with Rule 400.14405 (1) regarding living space.

The home is an older home and the applicant completed several physical plant upgrades including new flooring in the kitchen and dining room (but not hallway), painting of the entire house, new living room furniture and television, dining room table and a water softener. The kitchen was well equipped with kitchen cookware, dishes, glassware, serving utensils, eating utensils, and pots and pans. A thermometer was located in the refrigerator and freezer. The waste receptacle in the kitchen contained a lid. Poisons and caustics were located away from food preparation areas and secured per Mr. Maniaci. There were adequate towels, washcloths, hand towels and at least two sets of sheets and pillow cases for each resident's bed. The bathroom tub contained hand rails and nonskid strips on the tub surface. Medications are locked up and separated by internals and externals for each resident.

A fire safety inspection was conducted at both the preliminary and the final inspections. When the smoke detection system was activated, it was audible in all the areas of the home. The smoke detection system is interconnected to the electrical system and has back-up batteries in place. All door locking hardware was single motion, non-locking against egress on the primary and secondary exits. Bedroom windows opened easily. Interior finish is drywall with some paneling in the bedrooms that was approved by Jim Perry and John MacDougall of the Fire Safety Section on November 18, 1994. A letter of this approval is located in the file dated December 7, 1994. Fire Extinguishers were posted on the first floor and basement. The home has written procedures for fire, severe weather and medical emergencies and a schematic fire evacuation plan with areas for exits. Emergency telephone numbers are posted by the telephone. An electrical inspection was conducted on August 10, 2011 by Eastern Electric that the house meets current electrical standards. A furnace inspection was completed by EPIC International, inc. on October 11, 2011 that stated the furnace was operating and in good condition.

## **B. Program Description**

Homes of Opportunity, Inc. submitted an application for licensing on February 4, 2011 for an original license issuance. The application states that the corporation will accept both males and/or females who are developmentally disabled and ambulatory. The proposed capacity is four residents. Since the application, one resident has become non-ambulatory so ramps were installed at the rear of the house and a portable bolted ramp at the front of the house to accommodate this resident. This is a change of licensee from one corporation to another corporation.

The following corporate documents have been submitted to licensing: Organizational chart, list of corporate board of directors, corporate by-laws, articles of incorporation, personnel policies and procedures accompanied by job descriptions, and financial documents including annual budget for the home and corporate statement of income.

Mr. Lawrence Maniaci is the appointed licensee designee authorized to conduct business and make decisions on behalf of the corporation. The corporate administrator is also Lawrence Maniaci. Mr. Maniaci has well over a year experience working with the developmentally disabled and has numerous licensed adult foster care homes. Mr.

Maniaci provided evidence he is in good mental and physical health via medical clearance dated and a tuberculosis test with results on April 27, 2012 that indicated negative results. A licensing record clearance was completed on March 9, 2011 that indicated Mr. Maniaci is of good moral character. Mr. Maniaci also submitted evidence of his high school graduation and verification of all training materials in compliance with Rule 400.14201 (3) and (6).

During the final inspection, Mr. Maniaci confirmed that the facility is maintaining the following documents, which have been approved: The admission and discharge policy; the program statement; written emergency procedures; staff schedules; menus; personnel policies and procedures; job descriptions; standard and routine procedure; designated person in the absence of the administrator; refund policy; financial documents; appointed licensee designee by the board of directors; and ownership verification of the property and home. The applicant also submitted the contract with Macomb Oakland Regional Center, Inc.

The facility has six employees. The employee files were reviewed and are in compliance with the following: Completed and signed employment applications; two reference checks; driver's license which verifies the employee's age; work experience and education; signed job descriptions and signed receipt of personnel policies for the corporation; medical information including an initial physical and TB testing with results; signed long term background workforce agreement and fingerprinting; and all applicable training for staff that includes CPR, First Aid, Reporting Requirements, Personal Care, Protection, and Supervision, Medication Administration, Resident Rights, Fire Safety, Prevention and Containment of Communicable Diseases, and other training to meet the residents' specialized needs, such as diets, medical conditions, etc.

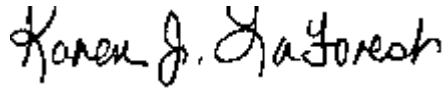
Resident files will be reviewed prior to the expiration of the six month temporary license to ensure rule compliance.

### **C. Rule/Statutory Violations**

There was no rule violations were noted at the final inspection.

#### IV. RECOMMENDATION

Based upon the findings, I recommend a temporary license be issued to Homes of Opportunity to the Lowe Plank home located at 65860 Lowe Plank in New Haven, license #AS500312356.



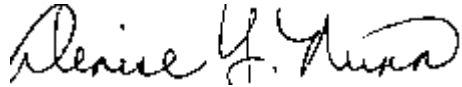
05/24/2012

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Karen LaForest  
Licensing Consultant

Date

Approved By:



05/24/2012

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Denise Y. Nunn  
Area Manager

Date