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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

June 27, 2019

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

RE: Application #: AS630390326
Walbridge Home
2650 Walbridge Rd.
Rochester Hills, MI 48307

Dear Mr. Maniaci:

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 (248) 975-5053.

Sincerely,

A handwritten signature in blue ink, appearing to read "Linda Pavlovski".

Linda Pavlovski, Licensing Consultant
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 835-6827

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS630390326
Applicant Name:	Homes of Opportunity Inc
Applicant Address:	15878 Kingston Dr Fraser, MI 48026
Applicant Telephone #:	(586) 596-5700
Administrator/Licensee Designee:	Lawrence Maniaci
Name of Facility:	Walbridge Home
Facility Address:	2650 Walbridge Rd. Rochester Hills, MI 48307
Facility Telephone #:	(586) 779-2482
Application Date:	09/06/2017
Capacity:	5
Program Type:	DEVELOPMENTALLY DISABLED

II. METHODOLOGY

09/06/2017	Enrollment
09/11/2017	Contact - Document Sent Rules and Acts books
09/11/2017	Application Incomplete Letter Sent 1326 for Lawrence
09/13/2017	Contact - Document Received 1326 for Lawrence
09/13/2017	File Transferred To Field Office Pontiac
09/18/2017	Contact - Document Received Licensing file received from Central office
10/30/2017	Application Incomplete Letter Sent
06/05/2018	Inspection Completed On-site
09/11/2018	Contact - Document Sent Requesting more licensing paperwork to complete the application.
09/19/2018	Contact - Document Sent Documents sent to Mr. Maniaci.
02/15/2019	Contact - Document Received Documents received from Mr. Maniaci.
03/01/2019	Application Complete/On-site Needed
03/01/2019	Inspection Completed On-site
03/01/2019	SC-Inspection Completed On-Site
03/01/2019	SC-Inspection Full Compliance
03/08/2019	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility is a single-family brick ranch-style home with an attached two-car garage. The home is wheelchair accessible. The property is fully landscaped and the rear yard is enclosed with a fence. The home is located in a residential neighborhood in the city of Rochester Hills, a suburb north of the city of Detroit. The home and community are serviced by public water and sewage systems. Medical, educational, and social resources are located within close proximity to the home in the surrounding community.

Walbridge Home features an interconnected smoke detection. Fire extinguishers have been installed and mounted as required in the home. The home is heated by gas, forced-air furnace and has a hot water tank located in the home's garage complete with a 1¾ inch solid core door equipped with an automatic self-closing device and positive-latching hardware. The home also features central air conditioning. The home has sliding doors leading to the backyard. The home is located on a concrete slab and does not have a basement.

The living room is located off the front entrance and then there is the family room near the dining room area. The home features two bathrooms—1 full bathroom with a walk-in shower, and a 2nd half bathroom. I measured all the community living space and bedrooms within the home to determine occupancy limits. The measurements, square footage, and capacity limits are as follow:

Living room	15'7" x 12'7"	196 square feet
Family room	23'11" x 13'7" plus 6' x 4'3"	350 square feet
Dining room	16'2" x 9'4"	151 square feet

Total square footage of community space: 697 square feet

Bedrooms	Measurements	Square feet	Capacity
Bedroom #1	15'9" x 10'10"	171 sq. ft.	1
Bedroom #2	10'10" x 14'11" plus 3'10" x 2'4"	171 sq. ft.	2
Bedroom #3	10'10" x 14'11" plus 2'5" x 3'10"	171 sq. ft.	1
Bedroom #4	15'5" x 11'1"	171 sq. ft.	1

Total capacity: 5

The square footage of community space is adequate for the facility to accommodate up to five (5) AFC residents per the rule requirement R400.14405 (1). Also each bedroom meets the rule requirement R400.14409 (2)(3). The capacity cannot exceed 5 residents.

B. Program Description

Homes of Opportunity, Inc. submitted an original application for licensure on 9/6/17. The intended population is male and female adults between 20 to 70 years of age who require foster care due to being developmentally disabled in the least restrictive environment possible. The facility is also able to accommodate any individual that may use a wheelchair. Homes of Opportunity, Inc. has a contract with Macomb Oakland Regional Center to provide services and placement of residents. In coordination with an assigned supports coordinator, an individual plan of service will be designed and implemented for each resident's social, emotional, and behavioral developmental needs.

Homes of Opportunity, Inc., which is a "Non-Profit Domestic Corporation", was established in Michigan on 4/8/1980. A financial statement and an established annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility has been submitted. The Board of Directors of Homes of Opportunity, Inc. appointed Lawrence Maniaci as the Licensee Designee and Administrator of the facility.

Mr. Maniaci has submitted all the training and educational requirements as outlined in Rule 400.14201 (3)(a) through (i). Mr. Maniaci has more than 30 years of experience working with the developmentally disabled population and is also a licensee and administrator at 12 other licensed facilities that are currently in operation. Mr. Maniaci and his corporation have been providing care and residential services to the developmentally disabled, physically handicapped, and mentally ill since the 1990s. In addition, Mr. Maniaci provides job assistance to the mentally impaired through a vocational facility that he also operates.

Mr. Maniaci completed his medical exam and tuberculosis test and was found to be in good physical and mental health. Mr. Maniaci tested negative for his T.B. test. Mr. Maniaci also submitted his fingerprint to the licensing unit and there is currently no criminal history.

Mr. Maniaci submitted the following documents to licensing as outlined in Rule(s) 400.14103, 400.14207, 400.14209, and 400.14302: Program Statement; Admission Policy, Discharge Policy; Personnel Policies; Refund Agreement; Articles of Incorporation; Board of Directors List; Designated Person; Budget; Floor Plans; House Rules; Organizational Chart; Permission to Inspect; Proof of Ownership; Standard/Routine Procedures; Staff Training; Fire Evacuation Plan; and Staffing Pattern.

Mr. Maniaci was informed during the final onsite inspection that he will need to maintain in each resident record the required forms and signatures that need to be completed prior to, or at the time of each resident's admission to the home as well as updating these required forms and signatures for each resident on an annual basis consistent with Rule 400.14316(1)(a) through (2).

Mr. Maniaci was also informed that he will need to maintain in each employee file the required items that are consistent with Rules 400.14204 and 400.14208 for staff qualifications and training: completed and signed employment application that includes a hire date; educational information and experiences; two references; copy of the person's driver's license; a signed job description and personnel policies; initial physical signed by a physician and then annual health care reviews thereafter; tuberculosis testing with results; copy of fingerprinting results; and training requirements for direct caregivers. Mr. Maniaci 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. In addition, Mr. Maniaci has knowledge on how to obtain criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org).

Both the staff and resident files will be reviewed prior to the expiration of the temporary license during the next onsite inspection.

C. Rule/Statutory Violations

The facility has been determined to be in full compliance with the applicable administrative rules and the licensing statute based upon the onsite inspections conducted and the licensee's intent to comply with all administrative rules for a small group home (12 or less) as well as the licensing act, Public Act 218 of 1979, as amended.

It should be noted, however, that at the time of licensure, this facility is currently providing services to five individuals. This application is a change in corporations from Life Center Inc. to Homes of Opportunity, Inc.

IV. RECOMMENDATION

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

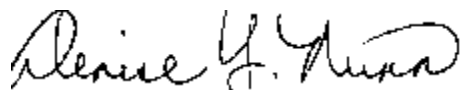


06/21/2019

Linda Pavlovski
Licensing Consultant

Date

Approved By:



06/27/2019

Denise Y. Nunn
Area Manager

Date