



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

June 28, 2019

Ronda Freeman-McDonald
Altum Care Homes
23408 Plum Hollow
Southfield, MI 48033

RE: Application #: AS630399707
The Strides House
21380 Mada
Southfield, MI 48075

Dear Ms. Freeman-McDonald:

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 4 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 cursive script that reads "Cindy Berry".

Cindy Berry, Licensing Consultant
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(248) 860-4475

enclosure

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

I. IDENTIFYING INFORMATION

License #: AS630399707

Applicant Name: Altum Care Homes

Applicant Address: 23408 Plum Hollow
Southfield, MI 48033

Applicant Telephone #: (313) 377-3776

**Administrator /
Licensee Designee:** Ronda Freeman-McDonald

Name of Facility: The Strides House

Facility Address: 21380 Mada
Southfield, MI 48075

Facility Telephone #: (248) 737-0776

Application Date: 05/09/2019

Capacity: 4

Program Type: PHYSICALLY HANDICAPPED
DEVELOPMENTALLY DISABLED
MENTALLY ILL

II. METHODOLOGY

05/09/2019	Enrollment
05/14/2019	Application Incomplete Letter Sent 1326, RI-030, FP, and 100 for Ronda.
06/03/2019	Contact - Document Received 1326, RI_030 & AFC 100
06/03/2019	File Transferred to Field Office Pontiac
06/06/2019	Contact - Document Received Licensing file received from Central office
06/21/2019	Application Incomplete Letter Sent
06/24/2019	Contact - Document Received Received documents from the licensee designee.
06/24/2019	Application Complete/On-site Needed
06/24/2019	Inspection Completed On-site
06/24/2019	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

This evaluation is based on the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the Administrative Rules governing operation of small group adult foster care facilities with an approved capacity of 1-6 residents, licensed or proposed to be licensed after 5/24/1994.

The Strides House is located at 21380 Mada, Southfield, MI 48075 and is owned by Hesperia Monarch, LLC. Proof of ownership and permission to inspect the property is contained in the facility file.

The Strides House is an aluminum sided, ranch styled structure with 1441 square feet of living space with a one car attached garage of 240 square feet and a patio at the back of the home. The home is situated on a residential street in the City of Southfield. The home is near many resources for shopping, worship and recreation. The home is serviced by municipal water and sewage systems through the City of Southfield. The home consists of a living room, community/dining room, kitchen, one full bathroom, four bedrooms, an office and a laundry room. The home is not wheelchair accessible.

The facility is heated by a natural gas forced air furnace. The furnace and hot water heater is located in the laundry room and contains the required 1¾-inch solid core wood door that automatically closes. The facility is also equipped with an interconnected smoke detection system with battery back-up, which was installed by a licensed electrician and is fully operational.

The living room, dining room/community room offer 483 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	12'6" x 8'9"	109	1
2	8'9" x 11'1" 2'6" x 2'7"	102	1
3	12'2" x 11'1" 2'7" x 3'8"	143	1
4	9'3" x 8'9"	80	1

Total capacity: 4

Based on the above information, this facility can accommodate 4 residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, and standard routine procedures for the facility were reviewed and accepted as written. Altum Care Homes, LLC intends to provide 24-hour supervision, protection and personal care to four (4) adults, male or female, who are physically handicapped, developmentally disabled or mentally ill.

According to the program statement, supervision and personal care services will be provided to each resident based on his or her individual needs. Each resident's plan of care will be established based on his or her individual needs. As part of the basic fee, Altum Care Homes, LLC will provide room and board, three daily meals, snacks, laundry, cleaning and all aspects of personal care as needed for bathing, toileting, grooming, dressing, personal hygiene and maintenance of medication.

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff and only with the prior approval of the resident, guardian and the responsible agency and as written and established by qualified behavioral specialists.

Altum Care Homes, LLC currently has a contract with Community Health Network. It is the applicant's intention to place residents at the Strides House as referred from this agency.

C. Applicant and Administrator Qualifications

The applicant is Altum Care Homes, LLC, a "Domestic Limited Liability Company", established in Michigan on 1/10/2012. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

The members of Altum Care Homes, LLC have submitted documentation appointing Ronda Freeman-McDonald as the licensee designee and administrator of the facility.

A criminal history background check of Ronda Freeman-McDonald was completed and determined that she is of good moral character to provide licensed adult foster care. Mrs. Freeman-McDonald submitted statements from a physician documenting her good health and current negative tuberculosis test results.

Mrs. Freeman-McDonald provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Ms. Freeman-McDonald is the CEO of Altum Care Homes LLC and has worked as the licensee designee for six years. She possesses a master's degree in Counseling/Vocational Rehabilitation and a bachelor's degree in Speech Pathology. She is also a Licensed Counselor and Certified Rehabilitation Counselor.

The staffing pattern for the original license of this four-bed facility is adequate and includes a minimum of 1 staff for every three 3 residents during the day and afternoon shift and 1 staff for every 4 residents during the midnight shift. Altum Care Homes, LLC acknowledged that the staff to resident ratio may need to be increased in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs. Altum Care Homes, LLC has indicated that direct care staff will be awake during sleeping hours.

Altum Care Homes LLC acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

Altum Care Homes LLC acknowledged an understanding of the responsibility to assess the good moral character of employees. Altum Care Homes LLC acknowledge the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing "direct access" to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

Altum Care Homes LLC acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee or *licensee designee* will administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Altum Care Homes LLC acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Altum Care Homes LLC acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Altum Care Homes LLC acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

Altum Care Homes LLC acknowledge the responsibility to obtain the required written assessment, written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of, each resident's admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Altum Care Homes LLC acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Altum Care Homes LLC acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Altum Care Homes LLC acknowledged that a separate *Resident Funds Part II BCAL-2319* form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the applicant.

Altum Care Homes LLC acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. Altum Care Homes LLC indicated the intent to respect and safeguard these resident rights.

Altum Care Homes LLC acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Altum Care Homes LLC acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

Altum Care Homes LLC acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

D. Rule/Statutory Violations

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

IV. RECOMMENDATION

I recommend issuance of a six-month temporary license to this adult foster care small group home with a capacity of 4.




6/28/2019

Cindy Berry
Licensing Consultant

Date

Approved By:



06/28/2019

Denise Y. Nunn
Area Manager

Date