



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

September 22, 2016

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

RE: Application #: AS500382670  
Ashburton Place  
4673 Ashburton Place  
Sterling Heights, MI 48310

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 5 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**

<b>License #:</b>	AS500382670
<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
<b>Name of Facility:</b>	Ashburton Place
<b>Facility Address:</b>	4673 Ashburton Place Sterling Heights, MI 48310
<b>Facility Telephone #:</b>	(586) 779-2482
<b>Application Date:</b>	05/04/2016
<b>Capacity:</b>	5
<b>Program Type:</b>	DEVELOPMENTALLY DISABLED PHYSICALLY HANDICAPPED

## **II. METHODOLOGY**

05/04/2016	Enrollment
05/10/2016	Contact - Document Sent Rules & Act booklets
05/10/2016	Application Incomplete Letter Sent Received clearance for Lawrence M. (LD and Administrator)
05/19/2016	Contact - Document Received Received clearance for Lawrence
05/24/2016	Contact - Document Received Licensing file received from Central office
07/19/2016	Inspection Completed On-site Onsite to check on the status of construction and renovations. Licensee Mr. Maniaci hopes that the construction will be completed by mid August.
08/16/2016	Inspection Completed On-site
08/16/2016	Inspection Completed-BCAL Full Compliance
08/16/2016	SC-Inspection Completed On-Site
08/16/2016	SC-Inspection Full Compliance
09/20/2016	Application Complete/On-site Needed

## **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 with a small brick patio built in 1967. 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 Sterling Heights, 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. The facility also has close access to I-696 and I-75 freeways.

Ashburton Place 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 located on the same floor as the residents' bedroom, 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 also 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 of the front entrance and kitchen. The residents' dining area is shared with the common area. The home features a full bath in the hallway by the bedrooms. And then bathroom #2 is located in bedroom #1 by the front door which will only be used by the residents residing in this bedroom. 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:

Common area	15' x 23.1'	346.2 square feet
Living room	19'4" x 12'	232 square feet
Medication room	15'9" x 14'	220.5 square feet

Total square footage of community space: 798.7 square feet

<b>Bedrooms</b>	<b>Measurements</b>	<b>Square feet</b>	<b>Capacity</b>
Bedroom #1	17'5" x 10'10"	189 sq. ft.	2
Bedroom #2	11'6" x 10'6"	121 sq. ft.	1
Bedroom #3	21'5" x 11'	236 sq. ft.	2

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 5/4/16. The intended population is male and female adults between 20 to 70 years of age who require foster care due to being physically handicapped and 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 of 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 and physically handicapped population, and is also a licensee and administrator at 11 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](http://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 was essentially a change in licensee due to Macomb Oakland Regional Center terminating their contract for services with the previous licensee.

### IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult small group home (capacity 1-5).

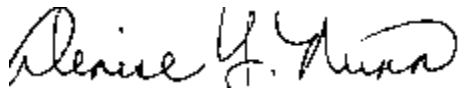


Linda Pavlovski  
Licensing Consultant

8/1/2016

Date

Approved By:



08/01/2016

Denise Y. Nunn  
Area Manager

Date