



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

December 10, 2024

Jeffrey Hunter
720 Hancock
Saginaw, MI 48602

RE: License #: AF730281796
Investigation #: 2025A0576002
Hope AFC

Dear Jeffrey Hunter:

Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames for each violation as to when the correction will be completed or implemented.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the responsible party and a date.

If you desire technical assistance in addressing these issues, please feel free to contact me. In any event, the corrective action plan is due within 15 days. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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 (517) 643-7960.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. Garza".

Christina Garza, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(810) 240-2478

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AF730281796
Investigation #:	2025A0576002
Complaint Receipt Date:	10/16/2024
Investigation Initiation Date:	10/17/2024
Report Due Date:	12/15/2024
Licensee Name:	Jeffrey Hunter
Licensee Address:	720 Hancock, Saginaw, MI 48602
Licensee Telephone #:	(989) 928-2720
Administrator:	N/A
Licensee Designee:	N/A
Name of Facility:	Hope AFC
Facility Address:	720 Hancock, Saginaw, MI 48602
Facility Telephone #:	(989) 790-3056
Original Issuance Date:	09/09/2008
License Status:	REGULAR
Effective Date:	08/19/2023
Expiration Date:	08/18/2025
Capacity:	6
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL AGED

II. ALLEGATION(S)

	Violation Established?
Resident A had an issue with rent payment after Resident A's social security was lowered due to Medicaid premiums being taken out. The home provided Resident A a written a 30-day discharge notice on October 8, 2024, however, they are not honoring it. Resident A is being thrown out on the streets today October 16, 2024, without a place to go.	No
Additional Findings	Yes

III. METHODOLOGY

10/16/2024	Special Investigation Intake 2025A0576002
10/17/2024	Special Investigation Initiated - Telephone Interviewed Jessire Ramos, Saginaw County Adult Protective Services (APS)
10/18/2024	APS Referral
11/12/2024	Inspection Completed On-site Interviewed Licensee Jeff Hunter
11/19/2024	Contact - Document Sent Sent email to Jessire Ramos
11/19/2024	Contact - Telephone call received Received email from Jessire Ramos
11/19/2024	Contact - Telephone call made Interviewed Tabitha Gates, Case Manager Saginaw County Community Mental Health Authority
11/19/2024	Contact - Telephone call made Interviewed Resident A
12/05/2024	Contact - Telephone call made Left message for Guardian A to return call
12/06/2024	Contact - Telephone call made Interviewed Guardian A

12/10/2024	Exit Conference Exit conference with Jeffrey Hunter.
------------	---

ALLEGATION:

Resident A had an issue with rent payment after Resident A's social security was lowered due to Medicaid premiums being taken out. The home provided Resident A a written a 30-day discharge notice on October 8, 2024, however, they are not honoring it. Resident A is being thrown out on the streets today October 16, 2024, without a place to go.

INVESTIGATION:

On October 17, 2024, I interviewed Jessire Ramos from Saginaw County Adult Protective Services (APS) Investigator who reported Licensee, Jeff Hunter wants Resident A out of Hope AFC. There is an issue with payment, and it is no fault of Resident A. Licensee Hunter threatened to put Resident A "outside" and he told this to Resident A's Case Manager, Tabitha Gates. Licensee Hunter went to Saginaw County Community Mental Health Authority and cursed at Case Manager Gates due to being upset that Resident A's rent is not being paid. Licensee Hunter kept saying "I want my money" to Case Manager Gates. Investigator Ramos reported she attempted to maintain the placement and provided Licensee Hunter a payment of \$1000 for Resident A's rental obligation. Investigator Ramos reported that Licensee Hunter provided Resident A and the case manager a written 30-day discharge notice on October 8, 2024.

On November 12, 2024, I conducted an unannounced on-site inspection at Hope AFC and interviewed Licensee, Jeff Hunter. Licensee Hunter reported that Resident A no longer lives at the facility and moved from the facility on October 18, 2024. Resident A has a guardian who is responsible to pay Resident A's rental obligation. Resident A moved into Hope AFC in January 2024 and Guardian A was not paying Resident A's rent. The guardian did not start paying Resident A's rent until March 2024. Licensee Hunter provided Resident A a 30-day notice due to not being paid rent for Resident A. Licensee Hunter denied threatening Resident A and stated he was not going to throw her out however he did want her moved from the facility.

On November 12, 2024, I reviewed Resident A's 30-day discharge notice sent to Resident A's case manager on October 8, 2024. The document indicated that as of September 1, 2024, Resident A had a balance of \$785.00 owed to the AFC home. For September 2024, Licensee Hunter indicated he received \$684 of \$1036 (Resident A's monthly rental obligation) bringing Resident A's balance owed to the home to \$1137. Licensee Hunter documented he was under the impression that Resident A's payee was going to change to Guardianship Services and that he would receive the full amount of Resident A's rental obligation for October 2024. Licensee Hunter did not receive any payment from Guardianship Services and on October 6, 2024, Resident A

provided him an envelope containing \$530. Licensee Hunter asked Resident A about the payment, and she gave him another \$100 stating it fell out of the envelope.

On November 19, 2024, I sent an email to Jessire Ramos regarding the status of her investigation. According to Investigator Ramos, Resident A is a 21-year-old female who has developmental delays, and schizoaffective disorder-depressive type. Licensee Jeff Hunter wanted Resident A out of the AFC home on October 16, 2024, without a 30-day notice due to her rent not being paid. Resident A's Case Manager, Tabitha Gates found a new placement for Resident A, and she subsequently moved from Hope AFC on October 18, 2024.

On November 19, 2024, I interviewed Resident A's Case Manager, Tabitha Gates from Saginaw County Community Mental Health Authority. Case Manager Gates reported that she found Resident A a new AFC home one week after receiving a 30-day discharge notice from Hope AFC for Resident A. Licensee Jeff Hunter provided her a written 30-day discharge notice for Resident A on October 8, 2024; however she does not believe he was going to honor it. Licensee Hunter allowed Resident A to move in "without everything in place" and, initially, Resident A was not paying the full amount of rent. Licensee Hunter was "okay" with that and agreed to a lesser amount. A few months later, there was a problem with Resident A's Medicaid paperwork causing a lowered social security payment which in turn caused a lowered amount paid toward rent. Licensee Hunter told Case Manager Gates he would take Resident A to a shelter or to the guardian's home however that did not happen. Resident A was moved to another AFC home on October 18, 2024.

On November 19, 2024, I interviewed Resident A. Resident A is currently living at another AFC home, and she reported she likes her new home and is doing well. Regarding the allegations, Resident A reported Licensee Jeff Hunter kept complaining that Guardian A was not paying the rent. Licensee Hunter "tried to kick her out" and she did not have anywhere else to go. Licensee Hunter said he would drop Resident A off at Guardian A's house and Resident A said she could not go there. Resident A's case manager found Resident A a different AFC home to move to and Resident A is happy at her new home.

On December 5, 2024, I interviewed Resident A's guardian, Guardian A. Guardian A reported that the situation involving Resident A "was awful". Guardian A never spoke to Licensee Jeff Hunter and Licensee Hunter spoke with Resident A's case manager about her living at the AFC home. Guardian A explained there was a problem with Resident A's Medicare causing a decrease in Resident A's social security payment. Licensee Hunter was upset about the lowered payment and wanted Resident A to move from the home. Resident A is no longer living at Hope AFC and is doing well at her new home.

APPLICABLE RULE	
R 400.1407	Resident admission and discharge criteria; resident assessment plan; resident care agreement; house guidelines; fee schedule; physician's instructions; health care appraisal.
	(12) A licensee shall provide a resident with a 30-day written notice before discharge from the home. The written notice shall state the reasons for discharge. A copy of the written notice shall be sent to the resident's designated representative and responsible agency.
ANALYSIS:	<p>It was alleged that Resident A was provided a written 30-day discharge notice however the facility was not honoring it and was going to throw Resident A out of the facility. Upon completion of investigative interviews, there is not a preponderance of evidence to conclude a rule violation.</p> <p>Resident A moved into Hope AFC in early 2024. Resident A had a problem with her social security income and was unable to pay the full amount of her rental obligation in recent months causing the facility to provide Resident A a 30-day discharge notice on October 8, 2024. Licensee Hunter strongly advocated that Resident A be moved and Resident A's case manager, Tabitha Gates secured Resident A placement into another AFC home on October 18, 2024.</p> <p>There is not a preponderance to conclude that the licensee did not provide Resident A with a written 30-day discharge from the home or honor the document. Resident A was subsequently moved from the home prior to the expiration of the 30-day notice date.</p>
CONCLUSION:	VIOLATION NOT ESTABLISHED

ADDITIONAL FINDINGS:

INVESTIGATION:

On November 12, 2024, I conducted an unannounced on-site inspection at Hope AFC and interviewed Licensee, Jeff Hunter. I requested to view Resident A's Resident Care Agreement. Licensee Hunter reported he did not have the Resident Care Agreement due to the guardian not signing it.

On December 10, 2024, I conducted an exit conference with Licensee Jeff Hunter. I advised Licensee Hunter I would be requesting a corrective action plan for the cited rule violation. Licensee Hunter indicated he understood.

APPLICABLE RULE	
R 400.1422	Resident records.
	(1) A licensee shall complete and maintain a separate record for each resident and shall provide record information as required by the department. A resident record shall include, at a minimum, all of the following information: (e) Resident care agreement.
ANALYSIS:	On November 12, 2024, I conducted an unannounced on-site inspection at Hope AFC and interviewed Licensee, Jeff Hunter. I requested to view Resident A's Resident Care Agreement. Licensee Hunter reported he did not have the Resident Care Agreement due to the Guardian not signing it.
CONCLUSION:	VIOLATION ESTABLISHED

INVESTIGATION:

On November 12, 2024, I conducted an unannounced on-site inspection at Hope AFC and interviewed Licensee, Jeff Hunter. I requested to view Resident A's AFC Assessment Plan. Licensee Hunter reported he did not have the AFC Assessment Plan due to the guardian not signing it.

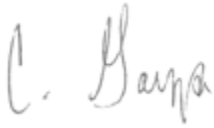
On December 10, 2024, I conducted an exit conference with Licensee Jeff Hunter. I advised Licensee Hunter I would be requesting a corrective action plan for the cited rule violation. Licensee Hunter indicated he understood.

APPLICABLE RULE	
R 400.1422	Resident records.
	(1) A licensee shall complete and maintain a separate record for each resident and shall provide record information as required by the department. A resident record shall include, at a minimum, all of the following information: (f) Assessment plan.

ANALYSIS:	On November 12, 2024, I conducted an unannounced on-site inspection at Hope AFC and interviewed Licensee, Jeff Hunter. I requested to view Resident A's AFC Assessment Plan. Licensee Hunter reported he did not have the AFC Assessment Plan due to the Guardian not signing it.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan no change in the license status is recommended.




12/10/2024

Christina Garza
Licensing Consultant

Date

Approved By:



12/10/2024

Mary E. Holton
Area Manager

Date