



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

February 24, 2025

Oluwatoyin Ifaturoti
Joyful Abode, LLC
4982 Wilcox Rd.
Holt, MI 48842

RE: Application #: AS330419105
Joyful Abode AFC
4982 Wilcox Rd.
Holt, MI 48842

Dear Mrs. Ifaturoti:

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 and special certification 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 (517) 284-9730.

Sincerely,

Bridget Vermeesch

Bridget Vermeesch, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS330419105
Applicant Name:	Joyful Abode, LLC
Applicant Address:	4982 Wilcox Rd. Holt, MI 48842
Applicant Telephone #:	(517) 906-6959
Administrator:	Adeola Ifaturoti
Licensee Designee:	Oluwatoyin Ifaturoti
Name of Facility:	Joyful Abode AFC
Facility Address:	4982 Wilcox Rd. Holt, MI 48842
Facility Telephone #:	(517) 906-6959
Application Date:	01/07/2025
Capacity:	6
Program Type:	DEVELOPMENTALLY DISABLED

II. METHODOLOGY

01/07/2025	Enrollment
01/07/2025	Application Incomplete Letter Sent
01/07/2025	PSOR on Address Completed
01/07/2025	File Transferred To Field Office
01/08/2025	Application Incomplete Letter Sent
01/28/2025	Application Complete/On-site Needed
01/28/2025	Inspection Completed On-site
01/29/2025	Application Incomplete Letter Sent
01/29/2025	SC-Application Received - Original
02/21/2025	SC-ORR Response Requested
02/21/2025	SC-ORR Response Received-Approval
02/21/2025	Inspection Completed On-site
02/21/2025	SC-Inspection Completed On-Site
02/24/2025	Inspection Completed-BCAL Full Compliance
02/24/2025	SC-Inspection Full Compliance
02/24/2025	SC-Recommend DD

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

This home is located in Holt Michigan, Delhi Township, off US-127. Holt is 11 miles south of Lansing, MI. and 30 miles north of Jackson, MI. The home is a one-story ranch built in 1982. The facility is a ranch style home with a small deck which faces Wilcox Road and serves as the main egress into the living room area. This egress is not at grade and not equipped with a wheelchair ramp. The second egress on the main level is off the driveway at the side of the residence. The second egress is equipped with a wheelchair ramps, onto a small porch, then enters the home through the kitchen. The home is **NOT** wheelchair accessible and cannot accept residents who require wheelchairs for mobility because there are not two separate means of egress that are wheelchair accessible. The facility utilizes a public water supply and sewage disposal system.

The main level of the facility consists of a living room, eat in kitchen, one full bathroom with a walk-in shower, a half bathroom with laundry services and four resident bedrooms. Two of the resident bedrooms are private and two are semi-private. The facility has a fully finished basement that will not be utilized by residents.

The gas furnace and hot water heater are in the basement and both were newly installed on November 03, 2023, by Zdunic Heating and Air, LLC and were found in good working order. On November 06, 2023, the furnace and hot water heater were inspected and given final approval by Delhi Charter Township Building Inspector. Floor separation has been established at the top of the basement stairs with a solid wood door that is 2 hour rated fire door that is equipped with an automatic self-closing device and positive-latching hardware. The facility is equipped with central air conditioning. All smoke detectors are hard-wired into the structure's electrical system and are in all sleeping areas, kitchen, and living areas and were inspected on January 22, 2025, by Century Electric LLC and found to be in good working order.

The resident bedrooms, living and activity areas measured as follows:

Bedroom #1	12 X 10	120 square feet	1 resident
Bedroom #2	12 X 10 10 X 7	190 square feet	2 residents
Bedroom #3	12 X 10 10 X 7	190 square feet	2 residents
Bedroom #4	12 X 10	120 square feet	1 resident
Living Room	12 X 18	216 square feet	

The indoor living and dining areas measures over 216 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement. The facility does have a basement. Laundry appliances are not regularly accessed by the residents. Residents do not do their own laundry but may aid in folding clothes should their assessment plan indicates this is appropriate.

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

B. Program Description

The facility will provide 24-hour supervision, protection and personal care for up to six female and male residents and who are diagnosed with developmental disability. The applicant's program statement is to serve the developmentally disabled population experiencing limitations which prevent them from living without 24-hour supervision and assistance. The program's goal is to create an environment where self-independence is fostered, and positive social skills are learned through a safe and supportive environment. Each resident will receive assistance as identified in their assessment

plan and kept active and engaged. The Joyful Abode encourages family members to visit and actively engage with their loved ones. Joyful Abode LLC submitted admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to accept referrals from Community Mental Health Agencies.

Joyful Abode LLC will ensure transportation is available for program and medical needs. Each resident will be active as possible by engaging in meaningful activities through utilization of local community resources including, sporting and musical events, local festivals, libraries, local museums, shopping centers, local parks, recreational activities and planned resident outings as a source of entertainment. The facility has board games, puzzles, and crafts as well. The program will utilize resources to provide an environment to enhance the quality of life of residents.

Oluwatoyin Ifaturoti and Adeola Ifaturoti in collaboration with facility direct care staff members will continually assess residents and make changes as necessary to meet residents' needs. If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by direct care staff trained in the intervention techniques.

In addition to the above program elements, it is the intent of the applicant to utilize local community resources such as Community Mental Health for placements.

C. Applicant and Administrator Qualifications

The applicant is Joyful Abode LLC., a "For- Profit Corporation", established in Michigan on April 20, 2022. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate their financial capability to operate this adult foster care facility.

Joyful Abode LLC has submitted documentation appointing Oluwatoyin Ifaturoti as licensee designee and Adeola Ifaturoti as administrator for this facility. Criminal history background checks were completed and both Oluwatoyin Ifaturoti and Adeola Ifaturoti were determined to be of good moral character to provide licensed adult foster care. Both Oluwatoyin Ifaturoti and Adeola Ifaturoti submitted a statement from a physician documenting good health and current negative tuberculosis test results.

The licensee designee Oluwatoyin Ifaturoti and Administrator Adeola Ifaturoti provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Licensee designee Oluwatoyin Ifaturoti has 20+ year of experience working in the health care field as a Direct Care Professional in setting such as Veterans Hospital, Adult Foster Care Homes, Nursing Home Rehabilitations, and Home Care. Oluwatoyin Ifaturoti has been responsible providing transportation, assistance with personal care, social and emotional wellbeing along with supervision of persons with developmental disabilities.

Adeola Ifaturoti has a bachelor's degree from Western Michigan University in Business Administration and Management. Adeola Ifaturoti is currently employed at Acrisure LLC, in Grand Rapids Michigan as a Senior Accountant, where he utilizes his bachelor's degree. Adeola Ifaturoti is also employed at Moka Corporation in Grand Rapids as a Direct Care Professional and has been since July 2012. Adeola Ifaturoti has been responsible providing transportation, assistance with personal care, social and emotional wellbeing along with supervision of persons with developmental disabilities.

Oluwatoyin Ifaturoti reported there will be at least one staff member per shift but will adjust the staff ratio as the number of residents grows and to ensure that the safety, supervision and care of the residents are met in accordance with the resident's written assessment plan. Staff members will be awake during all shifts including the overnight shift.

Oluwatoyin Ifaturoti and Adeola Ifaturoti acknowledged an understanding of the responsibility to assess the good moral character of employees. The applicant acknowledged 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.

Oluwatoyin Ifaturoti and Adeola Ifaturoti 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 licensee designee Oluwatoyin Ifaturoti and Adeola Ifaturoti will administer medication to residents. In addition, applicant Oluwatoyin Ifaturoti and Adeola Ifaturoti has indicated resident medication will be stored in a locked cabinet and daily medication logs will be maintained on each resident receiving medication.

Oluwatoyin Ifaturoti and Adeola Ifaturoti acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home. Oluwatoyin Ifaturoti and Adeola Ifaturoti acknowledged the responsibility to obtain the required 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 at least an annual basis. Oluwatoyin Ifaturoti and Adeola Ifaturoti acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all the documents that are required to be maintained within each resident's file.

Oluwatoyin Ifaturoti and Adeola Ifaturoti 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, applicant Oluwatoyin Ifaturoti and Adeola Ifaturoti acknowledged

the responsibility to maintain all required documentation in each employee's record for each licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Oluwatoyin Ifaturoti and Adeola Ifaturoti understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Applicant Oluwatoyin Ifaturoti and Adeola Ifaturoti 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 residents' personal money transactions that have been agreed to be managed by the applicant.

Oluwatoyin Ifaturoti and Adeola Ifaturoti 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. Oluwatoyin Ifaturoti and Adeola Ifaturoti indicated the intent to respect and safeguard these resident rights.

Oluwatoyin Ifaturoti and Adeola Ifaturoti 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.

Oluwatoyin Ifaturoti and Adeola Ifaturoti 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.

D. Rule/Statutory Violations

Compliance with the licensing act and administrative rules related to the physical plant rules has been determined. Compliance with Quality-of-Care rules will be assessed during the period of temporary licensing via an on-site inspection.

IV. RECOMMENDATION

I recommend issuance of a temporary license and special certification to this AFC adult small group home with a capacity of six residents.

Bridget Vermeesch

02/24/2025

Bridget Vermeesch
Licensing Consultant

Date

Approved By:

Dawn Timm

02/24/2025

Dawn N. Timm
Area Manager

Date