



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

March 25, 2025

Maya Kemp
Ellas AFC Homes
470 Renaud Rd
Grosse Pointe, MI 48236

RE: Application #: AS820418815
Parker House-Faust
9366 Faust
Detroit, MI 48228

Dear Maya Kemp:

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 (313) 456-0380.

Sincerely,

A handwritten signature in blue ink, appearing to read "Denasha Walker".

Denasha Walker, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Pl. Ste 9-100
3026 W. Grand Blvd
Detroit, MI 48202
(313) 300-9922

enclosure

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

I. IDENTIFYING INFORMATION

| | |
|---|--|
| License #: | AS820418815 |
| Licensee Name: | Ellas AFC Homes |
| Licensee Address: | 470 Renaud Rd Grosse Pointe, MI 48236 |
| Licensee Telephone #: | (313) 516-7357 |
| Administrator/Licensee Designee: | Maya Kemp |
| Name of Facility: | Parker House-Faust |
| Facility Address: | 9366 Faust Detroit, MI 48228 |
| Facility Telephone #: | (313) 939-0330 |
| Application Date: | 09/11/2024 |
| Capacity: | 5 |
| Program Type: | MENTALLY ILL AGED |

II. METHODOLOGY

| | |
|------------|--|
| 09/11/2024 | On-Line Enrollment |
| 09/13/2024 | PSOR on Address Completed |
| 09/13/2024 | Contact - Document Sent |
| 09/23/2024 | Contact - Document Received |
| 09/26/2024 | Application Incomplete Letter Sent |
| 10/31/2024 | Contact - Document Received |
| 11/21/2024 | Contact - Telephone call made |
| 11/26/2024 | Contact - Document Received |
| 12/11/2024 | Inspection Completed On-site |
| 12/11/2024 | Inspection Completed-BCAL Sub. Compliance |
| 02/21/2025 | Inspection Completed On-site |
| 02/26/2025 | Inspection Completed On-site |
| 02/26/2025 | Inspection Completed-BCAL Full Compliance |
| 03/13/2025 | Contact - Document Received |
| 03/17/2025 | Contact - Document Received |
| 03/19/2025 | Contact - Document Received Updated 1326A |

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Parker House-Faust is single-family style home located at 9366 Faust Detroit, MI 48228. The red brick home has a detached garage and fenced backyard. The home has three bedrooms, kitchen, dining room, living room, office area, one full bath and a half-bath. The main entrance and side door exit have been identified as the two means of egress. The home utilizes public water and sewage disposal. The facility is not wheelchair accessible.

The furnace and hot water heater are located in the basement with a 1-3/4 inch solid core door equipped with an automatic self-closing device and positive latching hardware

located at the bottom of the stairs. The facility is equipped with interconnected, hardwire smoke detection system, with battery back-up, which was installed by a licensed electrician and is fully operational. The furnace and water heater were recently inspected by a licensed electrician and is fully operational.

Resident bedrooms were measured and have the following dimensions:

| Bedroom # | Room Dimensions | Total Square Footage | Total Resident Beds |
|-----------|-----------------|----------------------|---------------------|
| 1 North | 11.25 x 14.25 | 160 | 2 |
| 2 North | 14.58 x 12.42 | 181 | 2 |
| 3 West | 10.33 x 10.5 | 108 | 1 |

The indoor living and dining areas measure a total of **(362)** square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, this facility can accommodate five **(5)** 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 procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection, and personal care to **five (5)** both male and female residents who are aged, mentally ill, and physically handicapped in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. A personal behavior support plan will be designed and implemented for each resident's social and behavioral developmental needs. Residents will be referred from Detroit Wayne Integrated Health Network (DWIHN).

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.

The licensee will provide all transportation for program and medical needs. The facility will make provision for a variety of leisure and recreational equipment. It is intent to this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks. These resources provide an environment to enhance the quality of life and/or increase the independence of residents.

C. Applicant and Administrator Qualifications

The applicant is Ellas AFC Homes, L.L.C., which is a “Domestic Limited Liability Company”, was established in Michigan, on 9/16 /2024. 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 applicant has submitted documentation as a sole member of Ellas AFC Homes, L.L.C appointing Maya Kemp as Licensee Designee and Administrator of the facility.

A licensing record clearance request was completed with no convictions recorded for the licensee designee and the administrator. The licensee designee and administrator submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

The licensee designee and administrator have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The staffing pattern for the original license of this **5-bed** facility is adequate and includes a minimum of **1** staff-to-**5** residents per shift. All staff shall be awake during sleeping hours.

The licensee designee acknowledges an understanding of the training and qualification 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.

The licensee designee 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. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org), L-1 Identity Solutions™ (formerly Identix ®), and the related documents required to be maintained in each employees record to demonstrate compliance.

The licensee designee acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee designee can 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.

The licensee designee acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or

volunteer working with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteer and the retention schedule for all of the documents contained within each employee's file.

The licensee designee acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

The licensee designee acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. The applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

The licensee designee acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply.

The licensee designee acknowledges their responsibility to obtain all of the required 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 the required forms and signatures to be completed for each resident on an annual basis. In addition, the applicant acknowledges their responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

The licensee designee acknowledges their 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 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 temporary license to this AFC adult small group home (capacity 1-5).



3/25/2025

Denasha Walker
Licensing Consultant

Date

Approved By:



3/25/2025

Ardra Hunter
Area Manager

Date