



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

May 20, 2025

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

RE: Application #: AS630418289
Maywill House
25660 Code Rd
Southfield, MI 48033

Dear Ronda 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 3 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) 972-9136.

Sincerely,

A handwritten signature in cursive script that reads "Kristen Donnay".

Kristen Donnay, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3026 W. Grand Blvd. Ste 9-100
Detroit, MI 48202
(248) 296-2783

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS630418289
Licensee Name:	Altum Care Homes, LLC
Licensee Address:	23408 Plum Hollow Southfield, MI 48033
Licensee Telephone #:	(313) 377-3776
Licensee Designee/Administrator:	Ronda Freeman McDonald
Name of Facility:	Maywill House
Facility Address:	25660 Code Rd Southfield, MI 48033
Facility Telephone #:	(313) 377-3776
Application Date:	03/01/2024
Capacity:	3
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL TRAUMATICALLY BRAIN INJURED

II. METHODOLOGY

03/01/2024	On-Line Enrollment
03/11/2024	PSOR on Address Completed
03/11/2024	Contact - Document Sent Forms sent
07/25/2024	Contact - Document Sent Second application incomplete letter
08/19/2024	Contact - Telephone call received Interested in moving forward. and is working on the documents
09/10/2024	Contact - Document Sent 10 day letter sent.
09/11/2024	Contact - Document Received MC & RI030
09/16/2024	Contact - Document Received 1326
10/15/2024	Application Incomplete Letter Sent
01/27/2025	Contact - Document Received Received proof of ownership and permission to inspect
01/27/2025	Inspection Completed On-site
01/27/2025	Inspection Completed-BCAL Sub. Compliance
03/10/2025	Inspection Completed On-site
03/10/2025	Inspection Completed-BCAL Full Compliance
03/10/2025	Contact - Document Received Program statement, policies, procedures, evacuation plan
03/11/2025	Contact - Document Received Budget and financial documents
04/28/2025	Contact - Document Received Updated CPR/First Aid training
04/25/2025	Application Complete

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the Administrative Rules and Regulations applicable to the licensure of small group facilities (1-6), licensed or proposed to be licensed after 05/24/1994.

A. Physical Description of Facility

Maywill House is located in a residential area at 25660 Code Rd., Southfield, MI 48033. The home is a two-story bungalow style home with a detached garage. The home has two resident bedrooms located on the main level, one full bathroom, one half bathroom, a kitchen, living room, dining room, media room, laundry room, and office area. The home has two additional rooms and a storage area upstairs. The upstairs area will be used for resident recreational activities, but the rooms may not be used as bedrooms, as there is no bathroom on the second floor. The home is not approved to admit residents who have impaired mobility or who use wheelchairs.

Maywill House is located less than five miles away from Ascension Providence Hospital - Southfield Campus, which includes a 24/7 emergency department. The Southfield Police Department responds to emergency calls from the home.

The home is equipped with a boiler and a hot water heater, which are located in the laundry room. An inspection was provided showing that the boiler is in good working order. The laundry room is equipped with a 1¾ inch solid core door equipped with an automatic self-closing device and positive latching hardware. The facility is equipped with an interconnected smoke detection system, which is fully operational. The home has public water and sewer.

The bedroom and bathroom doors are equipped with positive latching, non-locking against egress hardware. All of the bedrooms have adequate space, bedding, and storage. All of the bedrooms have a chair and mirror. During the onsite inspection, I observed that the home was in substantial compliance with rules pertaining to maintenance and sanitation.

The home has two primary means of egress equipped with non-locking against egress hardware. The home is not qualified for admission of residents who use a wheelchair, as it is not equipped with ramps at both means of egress.

Resident bedrooms were measured and have the following dimensions:

Bedroom #	Room Dimensions	Total Sq. Footage	Total Resident Beds
1	12.2 x 8.8	107.4	1
2	15.4 x 11.6	178.6	2

Total capacity: 3

The living room, dining room, and media room areas offer a total of over 596 square feet of living space, which exceeds the required 35 square feet of living space per resident.

Based on the above information, it is concluded that this facility can accommodate three 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 Maywill House were reviewed and accepted as written. Maywill House intends to provide 24-hour supervision, protection, and personal care for three male and/or female residents who have a mental illness, developmental disability, or traumatic brain injury. The staff at Maywill House will serve as advocates within the home and community, with a primary purpose to ensure the betterment of the lives of the residents. Maywill House aims to lead and support a community system for which its services will honor individuality, choice, and advancement of quality of community life for adults with traumatic brain injuries, developmental disabilities, or mental illness.

Maywill House will provide assistance with activities of daily living including dressing, bathing, personal hygiene, laundry, meal preparation, feeding, and medication administration. Maywill House will utilize local community resources for recreational activities including the public schools, library, local museums, shopping centers, churches, and vocational programs. Maywill House intends to obtain contracts with local community mental health (CMH) providers and will provide specialized adult foster care services. If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions will be implemented only by staff trained in the intervention techniques.

The proposed staffing pattern for the original license of this three-bed facility is adequate and includes a minimum of one staff to three residents per shift. The applicant acknowledged that the staff to resident ratio may need to be adjusted to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs. The applicant has indicated that direct care staff will be awake during sleeping hours.

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.

Altum Care Homes, LLC appointed Ronda Freeman McDonald as the licensee designee and administrator for this facility. Ronda Freeman McDonald provided

documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Ronda Freeman McDonald was previously approved and is currently acting as licensee designee and administrator of Altum Care Homes, LLC for the following licensed adult foster care small group homes: Plum Hollow House (AS630332450), The Strides House (AS630399707), and Sandy Lane (AS630410805). Ms. Freeman McDonald has over ten years of experience as a licensee designee and administrator for adult foster care homes. Ms. Freeman McDonald has a master's degree in counseling/vocational rehabilitation and a bachelor's degree in speech pathology.

Criminal history background checks of Ronda Freeman McDonald were completed, and she was determined to be of good moral character to provide licensed adult foster care. Ronda Freeman McDonald submitted statements from a physician documenting her good health and current negative tuberculosis test results.

Ms. Freeman McDonald 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.

Ms. Freeman McDonald acknowledged an understanding of the responsibility to assess the good moral character of employees and acknowledges 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.

Ms. Freeman McDonald acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff who have received medication training and have been determined competent by the licensee or licensee designee will administer medication to residents. In addition, Ms. Freeman McDonald 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.

Ms. Freeman McDonald 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, Ms. Freeman McDonald acknowledged the responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteers and to follow the retention schedule for all of the documents contained within the employee file.

Ms. Freeman McDonald acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

Ms. Freeman McDonald 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 an annual basis.

Ms. Freeman McDonald 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.

Ms. Freeman McDonald acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Ms. Freeman McDonald acknowledged that a separate Resident Funds Part II BCAL-2319 form will be completed 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 Altum Care Homes, LLC.

Ms. Freeman McDonald 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 and indicated the intent to respect and safeguard these resident rights.

Ms. Freeman McDonald 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.

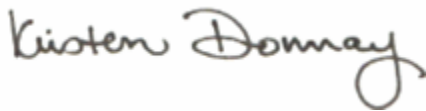
Ms. Freeman McDonald acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

D. Rule/Statutory Violations

The facility has been determined to be in compliance with the applicable administrative rules and the licensing statute, based upon the onsite inspection conducted and the licensee's intent to comply with all administrative rules for a small group home as well as the licensing act, Public Act 218 of 1979, as amended.

IV. RECOMMENDATION

I recommend issuance of a six-month temporary license to this adult foster care facility, Maywill House, with a capacity of three **(3)** residents.

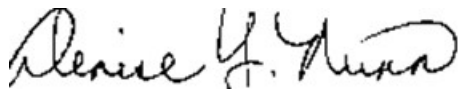


05/07/2025

Kristen Donnay
Licensing Consultant

Date

Approved By:



05/20/2025

Denise Y. Nunn
Area Manager

Date