



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

December 4, 2025

Jacqueline Jackson-Broxton  
A Nice Place That's Home LLC  
P.O. Box 2585  
Southfield, MI 48223

RE: Application #: AS820418133  
**A Nice Place That's Home LLC**  
**14339 Stahelin Ave.**  
**Detroit, MI 48223**

Dear Jacqueline Jackson-Broxton:

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 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 (313) 456-0439.

Sincerely,

A handwritten signature in cursive script, 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**

<b>License #:</b>	AS820418133
<b>Applicant Name:</b>	A Nice Place That's Home LLC
<b>Applicant Address:</b>	14339 Stahelin Detroit, MI 48223
<b>Applicant Telephone #:</b>	(313) 570-4180
<b>Administrator/Licensee Designee:</b>	Jacqueline Jackson-Broxton
<b>Name of Facility:</b>	A Nice Place That's Home LLC
<b>Facility Address:</b>	14339 Stahelin Ave. Detroit, MI 48223
<b>Facility Telephone #:</b>	(313) 570-4180 12/18/2023
<b>Application Date:</b>	
<b>Capacity:</b>	6
<b>Program Type:</b>	PHYSICALLY HANDICAPPED MENTALLY ILL AGED

## II. METHODOLOGY

12/18/2023	Enrollment
01/02/2024	PSOR on Address Completed
01/02/2024	Application Incomplete Letter Sent 1326/fp, afc 100
01/02/2024	Contact - Document Sent
01/25/2024	Contact - Document Received 1326/RI030, AFC 100
02/07/2024	Contact - Document Received Changed Admin received AFC 100
02/13/2024	Application Incomplete Letter Sent
05/01/2024	Contact - Document Received
06/28/2024	Inspection Completed On-site
07/03/2024	Contact - Document Received
10/07/2024	Contact - Document Received Updated application and 1326/ri030
10/10/2024	Application Incomplete Letter Sent
02/27/2025	Contact - Document Received
03/12/2025	Contact - Document Received
03/17/2025	Contact - Telephone call made
04/21/2025	Contact - Document Sent
06/12/2025	Inspection Completed On-site
09/09/2025	Inspection Completed-BCAL Full Compliance
09/16/2025	Contact - Document Received
09/17/2025	Contact - Document Received
11/13/2025	Contact - Document Received

### III. DESCRIPTION OF FINDINGS & CONCLUSIONS

#### A. Physical Description of Facility

A Nice Place That's Home is a colonial style home located at 14339 Stahelin Ave. Detroit, MI 48223 in a subdivision. The home has four bedrooms located on the second floor, three of which will be used as resident bedrooms, one is designated for live-in staff; and two full baths. The main floor consists of the living room, dine-in kitchen, dining room, living room, office and half bath. There is a sunroom in the rear of the home that will not be utilized by residents. The front main entrance and rear 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 gas furnace and hot water heater are located in the basement in a room that is constructed of materials that provide a 1-hour-fire-resistance rating with a 1-3/4 inch solid core door in a fully stopped frame, equipped with an automatic self-closing device and positive-latching hardware. The facility is equipped with interconnected, hardwire smoke detection system, with battery backup, which was installed by a licensed electrician and is fully operational.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
West	15.17 x 14.58	221.2	2
East	14.33 x 12.42	178	2
South	16.17 x 10.08	163	2
South (staff)	11.58 x 9.58	166	

The living, dining, and sitting room areas measure a total of 498 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, it is concluded that this facility can accommodate **six (6)** 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 **six (6)** male or female ambulatory adults whose diagnosis is aged, physically handicapped or mentally ill, 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. The applicant intends to accept residents from Wayne County organizations including PACE Southeast Michigan organization, Wayne County-DHS, or private pay individuals as a referral source.

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 the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks.

### **C. Applicant and Administrator Qualifications**

The applicant is A Nice Place That's Home L.L.C., which is a "Domestic Limited Liability Company", was established in Michigan, on 12/15/2023. 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 A Nice Place That's Home L.L.C appointing Jacqueline Jackson-Broxton as Licensee Designee and Administrator of the facility.

A licensing record clearance request was completed with no LEIN 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 6 bed facility is adequate and includes a minimum of 1 staff –to- 6 residents per shift. The applicant acknowledges that the staff –to- resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents. The applicant has indicated that direct care staff will be awake during sleeping hours.

The applicant acknowledged that at no time will this facility rely on "roaming" staff or other staff that are on duty and working at another facility to be considered part of this

facility's staff –to- resident ratio or expected to assist in providing supervision, protection, or personal care to the resident population.

The applicant acknowledges 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.

The applicant 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](http://www.miltcpartnership.org)) and the related documents required to be maintained in each employee's record to demonstrate compliance.

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

The applicant acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

The applicant acknowledges their responsibility to obtain the required written assessment, 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.

The applicant acknowledges their 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.

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

acknowledges 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 resident's personal money transactions that have been agreed to be managed by the applicant.

The applicant 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 applicant 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 applicant 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.

The applicant acknowledges that residents with mobility impairments may only reside on the main floor of the facility.

#### **D. Rule/Statutory Violations**

Compliance with the licensing act and applicable 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 at the time of licensure.

**IV. RECOMMENDATION**

I recommend issuance of a temporary license to this AFC adult small group home (capacity 1-6).



11/18/2025

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Denasha Walker  
Licensing Consultant

Date

Approved By:



11/20/2025

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Ardra Hunter  
Area Manager

Date