



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

April 23, 2026

Senait Hailu
3907 New Salem Ave
Okemos, MI 48864

RE: Application #: AS330420031
Peace Adult Foster Care
2718 Geert Ct
Lansing, MI 48910

Dear Ms. Hailu:

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 (517) 335-5985.

Sincerely,

A handwritten signature in cursive script that reads "Julie Elkins".

Julie Elkins, 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 #:	AS330420031
Licensee Name:	Senait Hailu
Licensee Address:	3907 New Salem Ave OKEMOS, MI 48864
Licensee Telephone #:	(517) 204-9707
Administrator:	Simon Nayzgi
Name of Facility:	Peace Adult Foster Care
Facility Address:	2718 Geert Ct Lansing, MI 48910
Facility Telephone #:	(517) 205-9707
Application Date:	10/30/2025
Capacity:	6
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL AGED

II. METHODOLOGY

10/30/2025	On-Line Enrollment
10/31/2025	PSOR on Address Completed
10/31/2025	Contact - Document Sent forms sent.
12/03/2025	Contact - Document Received 1326.
12/03/2025	Contact - Document Sent still missing AFC100 for admin; email sent.
12/04/2025	Contact - Document Received AFC100.
12/04/2025	File Transferred to Field Office.
12/05/2025	Application Incomplete Letter Sent.
01/30/2026	Contact - Document Sent-Email to licensee about the status of their application.
01/30/2026	Contact - Document Received licensee responded that she is still working on paperwork and still interested in being licensed.
02/16/2026	Contact - Document Received.
02/19/2026	Contact - Document Sent feedback provided about submitted documents.
02/19/2026	Contact - Document Received from licensee Senat Hailu.
02/20/2026	Contact - Document Sent to licensee Senat Hailu.
02/20/2026	Contact - Document Received training records.
02/25/2026	Contact - Document Sent Policy Templates.
02/26/2026	Contact - Document Received.
03/08/2026	Contact - Document Sent Policy - items still needed sent.
03/11/2026	Contact - Telephone call made Phone call to discuss what was missing, needed and what needs to be updated.
03/15/2026	Contact - Document Received.
03/27/2026	Contact - Document Sent of items need and those that require correction.

03/30/2026	Contact - Document Received.
03/31/2026	Contact - Document Sent emergency route and floor plans needed.
04/08/2026	Inspection Completed On-site.
04/08/2026	Inspection Completed BCAL Sub. Compliance.
04/09/2026	Confirming Letter Sent.
04/19/2026	Contact- Documents Received.
04/22/2026	Inspection Completed On-site.
04/22/2026	Inspection Completed BCAL Full Compliance.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Peace Adult Foster Care is a ranch style home located in Lansing, Michigan, which serves as the capital city of Michigan. Peace Adult Foster care is in a part of Lansing that offers a convenient and diverse range of amenities with pharmacies such as Walgreens (half mile away) and McLaren Drug Shop (1.3 miles away) healthcare services like McLaren Greater Lansing and Sparrow Hospital are just over 2 miles away from the facility, and multiple dining options, including various restaurants like University Club, Woody's Oasis and fast-food chain restaurants like McDonald's within 2 miles of the facility. For recreational activities, parks like Hawk Island County Park offer opportunities for outdoor relaxation and enjoyment.

The facility has front and back doors as the primary and secondary means of egress. However, the facility does not have wheelchair accessible ramps at either means of egress so therefore cannot accept residents who require the regular use of a wheelchair. Parking is available for staff and visitors in the driveway of the facility.

The main level of the facility consists of a living room, dining room/kitchen, one full bathroom, one half bathroom and three semi-private resident bedrooms. The facility has a bathroom that contains 1 toilet, 1 sink, and 1 bathing fixture that is located off the main hallway by resident bedrooms. Resident bedroom #3 has a small half-bathroom connected to this resident bedroom which consists of a sink and toilet. The small half-bathroom has a door to provide privacy for residents using this space.

The facility has an unfinished basement that contains an enclosed laundry/utility room that includes the furnace, gas powered hot water heater, washing machine and gas dryer. The utility room is enclosed with a solid wood core door that is equipped with an automatic self-closing device and positive-latching hardware. There is a solid wood door at the top of the stairs to create floor separation. The residents do not access the basement unless they need to take cover for bad weather as there is not a second means of egress available in order for residents to use the basement on a regular basis.

Tewolde Meresa is the property owner and has entered a lease agreement with applicant Senait Hailu. Ownership has been verified by reviewing property tax records and the signed lease agreement. Written permission for Peace Adult Foster Care facility to operate on the property and for Licensing and Regulatory Affairs (LARA) to inspect the property has been obtained.

The furnace was inspected on 3/25/2024 by the City of Lansing Building Safety Office and was determined to be in good condition and function properly. At least one 5-pound multi-purpose fire extinguisher or equivalent is located on each occupied floor and including the basement.

All smoke detectors are interconnected and hard-wired into the structure's electrical system with battery backup. They were installed/inspected by a licensed electrician on 3/10/2026 determined to be fully operational and in good condition. Smoke detectors are located in all sleeping areas, kitchen, living areas along with all areas that contain flame or heat producing equipment. The facility's electrical system was inspected and approved by the City of Lansing Building Safety Office on 3/20/2026.

The facility utilizes both public water and sewage system.

Resident bedrooms, living and activity areas measured as follows:

Bedroom #1	11'11" X 11'10"	141.01 ft ²	2 residents
Bedroom #2	8'11" X 15'3"	135.98 ft ²	2 residents
Bedroom #3	11'07" X 12'6"	144.79 ft ²	2 residents
Living Room	11'06" X 13'05"	154.29 ft ²	
Kitchen/dining Area	12'03" X 11'4"	138.83 ft ²	

The indoor living and dining areas measure around 293 square feet of living space. This exceeds the minimum of 35 square feet of living space per resident as required. The basement, which contains the laundry appliances and heating and cooling elements, is not included in the living space and is not regularly accessed by residents. Residents do not do their own laundry but may aid in folding clothes should their assessment plan indicate this is appropriate. Based on the above information, this facility can accommodate six residents.

B. Program Description

Admission/discharge policies, program statement, refund policy, personnel policies, emergency preparedness plans, standard procedures, and a visitation policy that addresses overnight visitors were reviewed and accepted as written.

The facility will provide 24-hour supervision, protection and personal care for up to 6 female and/or male residents and who are either aged and/or have a diagnosis of mental illness or developmentally disability. The applicant's primary preference is to provide care to individuals who are at least 45 years in age or older and fall within the three program types listed above (Mental Illness, Developmentally Disability or Aged). The applicant's program statement is to serve the mentally ill, developmentally disabled and/or aged population experiencing limitations which prevent them from living without constant supervision and assistance. The program's goal is to create a peaceful and loving environment while efficiently and completely caring for the loved ones entrusted to them. Each resident will receive assistance as identified in their assessment plan and kept as active as possible by engaging each resident in meaningful activities. The applicant encourages family members to visit and actively engage with their loved ones.

If required, behavioral intervention and crisis intervention programs and personal behavior support plans will be developed and identified in the assessment plan for each resident's social, behavioral, and developmental needs and designed and implemented specific to each resident. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

The applicant intends to accept residents from local community mental health agencies, local Department of Health and Human Services, programs or agencies working with the aged populations such as Tri County Office on Aging, Program of All-Inclusive care (PACE) and Adult Protective Services.

The licensee will ensure transportation is available for programming and medical needs. Facility direct care staff members will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including libraries, local museums, shopping centers, local parks, recreational activities and planned resident outings as a source of entertainment.

Senait Hailu in collaboration with facility direct care staff members will continually assess each resident and make changes as necessary to meet the resident 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 and Tri-County Office on Aging for recreational activities as well as bringing in books from the local library for residents. 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.

C. Applicant and Administrator Qualifications

The applicant has acknowledged sufficient financial resources to provide for the adequate care of the residents. The applicant has cash in savings and income from savings and outside employment. The applicant acknowledges the department may request an operational budget, invoices, purchase orders, receipts and other nonproprietary financial documents maintained in the normal course of business to demonstrate the provision of care and services for an Adult Foster Care facility.

A licensing record clearance request was completed with no LEIN convictions recorded for Senait Hailu. Senait Hailu submitted a medical clearance with a statement from a physician documenting Senait Hailu's good health, dated 2/26/2026. Administrator Simon Nayzgi also submitted medical clearance with a statement from a physician documenting Simon Nayzgi's good health, dated 2/16/2026 and verification Simon Nayzgi has a baseline screening for communicable diseases and records of illness on hiring.

Applicant, Senait Hailu and administrator Simon Nayzgi have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Senait Hailu, applicant began working as an adult foster care worker with direct care experience serving aged individuals and residents with mental illness and developmentally disabilities in January 2020. Senait Hailu has provided assistance with activities of daily living, including personal care, medication administration, meal preparation, mobility assistance and behavioral support. Senait Hailu also possesses experience involving compliance with licensing requirements and oversight of resident care and required documentation.

Administrator Simon Nayzgi began working in May 2023 as private duty aid for an individual that is 45 years old and diagnosed with Multiple Sclerosis (MS). In this capacity, Simon Nayzgi has provided assistance with activities of daily living, including personal care, medication administration, meal preparation, mobility assistance and behavioral support.

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 facility does not have any space to house a live in or sleeping staff member.

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) and the related documents required to be maintained in each employee’s record to demonstrate compliance. 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 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 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 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 recording each resident’s funds and itemized transactions including payment for services. The applicant acknowledges this document will be created for each resident to document the date and amount of the adult foster care service fee paid each month and all 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.

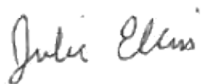
The applicant acknowledges that the facility is not equipped for those residents with mobility impairments and therefore no one using a wheelchair or walker may reside there.

D. Rule/Statutory Violations

Compliance with the physical plant rules has been determined. All items cited for correction have been verified by visual inspection. 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 to this AFC small group home with a capacity for 6 residents



04/23/2026

Julie Elkins
Licensing Consultant

Date

Approved By:



04/23/2026

Dawn N. Timm
Area Manager

Date