



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

August 18, 2026

Kathleen Deggendorf
Angel Home Care Services, Inc
Suite 300
3200 Greenfield Rd
Dearborn, MI 48120

RE: Application #: AS820418581
Balfour Group Home
10870 Balfour Ave
Allen Park, MI 48101

Dear Ms. Deggendorf:

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) 456-0380.

Sincerely,

A handwritten signature in blue ink that reads "Pandrea Robinson".

Pandrea Robinson, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place Ste 2-730
3044 W Grand Blvd, Annex
Detroit, MI 48202
(313) 319-9682

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS820418581
Licensee Name:	Angel Home Care Services, Inc
Licensee Address:	Suite 300 3200 Greenfield Rd Dearborn, MI 48120
Licensee Telephone #:	(313) 386-0622
Administrator/Licensee Designee:	Alexis Richard/Kathleen Deggendorf
Name of Facility:	Balfour Group Home
Facility Address:	10870 Balfour Ave Allen Park, MI 48101
Facility Telephone #:	(313) 386-0622
Application Date:	06/10/2024
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED AGED ALZHEIMERS

II. METHODOLOGY

06/10/2024	On-Line Enrollment
06/17/2024	PSOR on Address Completed
06/17/2024	Inspection Report Requested - Fire
06/17/2024	Contact - Document Sent Fire Safety String
08/08/2024	Contact - Document Received 1326/RI030, AFC 100, TB
08/13/2024	Application Incomplete Letter Sent
07/08/2025	Application Complete/On-site needed.
07/16/2025	Inspection Completed-BCAL Sub. Compliance
02/24/2026	Inspection Completed- BCAL Sub. Compliance
07/09/2026	Inspection Completed- BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Balfour Group Home is located in the downriver community of Allen Park in the County of Wayne. The facility is located in a residential area east of Allen Road and north of Goddard. There are multiple dining options including fast food chains in Allen Park and neighboring communities. Fairlane Green is one of the major shopping hubs and is a 12-minute drive allowing easy access to dine in restaurants, grocery stores and retail centers. The city of Allen Park has a community center that offers a variety of activities for all ages, including a fitness center and gymnasium. The community center has a senior program that runs Monday-Friday from 8:30 a.m. to 4:30 p.m. that offers activities and services, including transportation, for ages 62 and up. There are also several parks in the city that provide outdoor leisure activities and are a hub for local events.

The home is owned by Aurora Properties, LLC, Inc as confirmed by Wayne County property tax website. Rickey Waslewsky/Aurora Properties, LLC. granted permission in writing authorizing the home to be inspected by Licensing and Regulatory Affairs for use as a licensed adult foster care small group home.

Balfour Group Home is a tan all brick ranch style home. The front door is the primary means of egress, and the back door is the secondary means of egress. The facility does have wheelchairs at the two approved means of egress from the first floor; therefore, the facility is wheelchair accessible and can accept residents who require the regular

use of a wheelchair. The facility's doorways to the living, dining, bathroom, and resident bedrooms have a width to allow for residents requiring wheelchairs or other devices to easily navigate through them and access these spaces.

The facility also has a lengthy driveway that allows ample space for parking for staff and visitors.

The facility consists of a dining room, full kitchen, family room, living room, laundry room, five bedrooms, and two full and one half bathroom. The facility's electric washer and clothes dryer are located in the laundry room on the main floor. The clothes dryer is vented to the outside using permanent metal duct work.

The gas furnace and hot water heater are located in the facility's basement. A 1-3/4 inch solid core door equipped with an automatic self-closing device and positive latching hardware is located at the top of the stairs to create floor separation.

The facility is equipped with interconnected, hardwired smoke detection system, with battery backup, which was inspected by a licensed electrician on 07/07/26 and determined to be fully operational and in good condition.

Smoke detectors are located in all sleeping areas, living rooms, kitchen, dining rooms, and similar spaced along with all areas that contain flame or heat producing equipment. The furnace and hot water heater were inspected on 06/17/26 by licensed professionals and were determined to be in good condition and functioning properly. At least one 5-pound multi-purpose fire extinguisher or equivalent is located on each occupied floor.

The facility utilizes public water and sewer.

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

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	8'11"x11'10"	105 sq. ft.	1
2	11'10"x 11'10"	140 sq. ft.	1
3	11'10"x19'0"	225 sq. ft.	2
4	12'10"x10'11"	140 sq. ft.	1
5	12'9"x 11'0"	140 sq. ft	1

The living, dining, and family room areas measure a total of 717 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, emergency preparedness plans, standard procedures, and a visitation policy that addresses overnight visitors were reviewed and accepted as written. The licensee designee intends to provide 24-hour supervision, protection and personal care to six (6) male and female ambulatory and/non ambulatory adults whose diagnosis is aged, Alzheimer's, and physically handicapped, in the least restrictive environment possible.

The licensee designee will assist residents with activities of daily living, education, and employment. The program will promote independence and social interaction by assisting residents with self-care, personal hygiene, personal adjustment skills and public safety skills.

The licensee designee's program will also provide individualized support adapted to each resident's cognitive and emotional needs, coordination with providers and outside agencies, structured daily routines that provide stability while encouraging skill building, behavioral support planning, and facilitation of community integration based on individual abilities and goals. 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 licensee designee intends to accept private pay individuals as referral sources.

The licensee designee shall provide or arrange transportation services as agreed upon in the Resident Care Agreement, but shall ensure immediate emergency transportation through use of a recognized available community service or vehicle that is owned by the licensee, administrator, or direct care staff on duty. The licensee designee will make provisions for a variety of leisure and recreational equipment. It is the intent of the licensee designee to utilize local community resources including libraries, local museums, shopping centers, and local parks for additional entertainment and leisure activities.

Balfour Group Home will provide services to the Alzheimer's population and according to their program statement they will;

Provide therapeutic activities daily that reduce certain problem behaviors in people with Alzheimer's:

- Playing music of the person's choosing
- One-on-one interaction
- Pictures of family members
- Walking and light exercise
- Provide activities on a structured schedule, if possible, to help establish a routine and increase the person's sense of stability
- Bird watching

- Promote the following for Alzheimer's residents
- Need to feel valued
- Companionship
- Strive to maintain an active and independent life
- Recognize the concern about how the disease might affect themselves and their families
- Create a calm and soothing environment for our Alzheimer's residents
- Modify the environment to reduce potential stressors that can create agitation and disorientation in the resident. These include loud or unidentifiable noises, shadowy lighting, mirrors or other reflective surfaces, garish or high contrasting colors, and patterned wallpaper.
- Maintain calm. Getting anxious or upset in response to problem behavior can increase stress or agitation within the resident. Respond to the emotion being communicated by the behavior, not the behavior itself. Try to remain flexible, patient, and relaxed. Remember, the resident is responding to your tone of voice and body language more than the content of what you're saying.
- Provide wandering management for Alzheimer's resident.
- Immediately redirect pacing or restless behavior into productive activity or purposeful exercise.
- Make sure the Alzheimer's residents get plenty of regular physical exercise and movement.
- Reassure the person if they appear disoriented.
- If wandering tends to occur at a particular time of day, distract the person at that time.
- Reduce noise levels and confusion. These can disorient the person.
- Provide cues to help residents who wander orient themselves to the residence. Cues can include memory boxes by a resident's door, personal furnishings that residents will recognize or large visual signs or pictures for bedrooms.
- **Physical environment and design features to support the function of residents with Alzheimer's disease.**
- Alarmed Exit Doors.
- Allow residents to decorate rooms for a more "at home feel"
- Celebrate birthdays, holidays, and religious events by decorating the home for events such as: Christmas, Thanksgiving, Easter, Halloween, 4th of July, New Years.
- Provide a dining environment adequate for Alzheimer's residents.
- Residents should have a pleasant, familiar dining environment free of distractions to maximize their ability to eat and drink.
- Provide a positive social environment that can promote the ability of residents to eat and drink.
- Assistance with personal hygiene and grooming, dressing and clothes selection, showering and bathing, assistance with eating, incontinence management, mobility, socialization, and medication management.
- To provide twenty-four (24) hour on site supervision, personal care, protection and assistance with all medications.

- Provide residents with assistance in the daily activities of living.
- Provide a clean well maintained home environment.
- Provide residents with three meals per day, housekeeping, laundry service, telephone service, television, furniture, linens, utilities.
- Provide services based on the resident's care plan and physician orders.
- Provide a home like environment that is barrier free and wheelchair accessible. To promote dignity, independence, and quality of life with programs that encourage hand-eye movement, exercise, social interaction, interpersonal skills, rehabilitation, entertainment, and family interaction.

C. Licensee designee and Administrator Qualifications

The licensee is Angel Home Care Services, Inc., which is a "For-Profit Corporation" was established in Michigan, on 02/07/2006. The licensee designee has acknowledged sufficient financial resources to provide for the adequate care of the residents. The licensee designee 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 Board of Directors of Angel Home Care Services, Inc. have submitted documentation appointing Kathleen Deggendorf as Licensee Designee for this facility and Alexis Richard as the Administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for the licensee designee. The licensee designee submitted a medical clearance with a statement from a physician documenting the licensee designee's good health, dated 06/23/26.

The Administrator, Alexis Richard, also submitted a medical clearance with a statement from a physician documenting her good health, dated 06/04/26 and verification she has a baseline screening for communicable diseases and records of illness on hiring.

The licensee designee and administrator have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. The licensee designee has several years of experience as an adult foster care licensee designee, with direct care experience serving individuals who are diagnosed with Alzheimer's, who are aged and the physically handicapped. The licensee designee and administrator has provided assistance with activities of daily living, including personal care, medication administration, meal preparation, mobility assistance and behavioral support. The licensee designee also possesses management experience involving staff supervision, compliance with licensing requirements, and oversight of resident care and documentation.

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 licensee designee 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 licensee designee has indicated that direct care staff **will** be awake during sleeping hours. The licensee designee 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 licensee designee 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 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) and the related documents required to be maintained in each employee’s 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, can administer medication to residents. In addition, the licensee designee 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 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 licensee designee 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 licensee designee 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 licensee designee 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 licensee designee 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 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 recording each resident's funds and itemized transactions including payment for services. The licensee designee acknowledges this document 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 licensee designee.

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 licensee designee 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 licensee designee 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 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 6).



08/12/26

Pandrea Robinson
Licensing Consultant

Date

Approved By:



08/18/26

Ardra Hunter
Area Manager

Date