



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

August 27, 2026

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

RE: License #: AS820418680
Investigation #: 2026A0993026
Woodmont

Dear Ms. Kemp:

Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames for each violation as to when the correction will be completed or implemented.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the responsible party and a date.

If you desire technical assistance in addressing these issues, please feel free to contact me. In any event, the corrective action plan is due within 15 days. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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 cursive script, reading "DaShawnda Lindsey". The signature is written in a dark ink and is positioned above the printed name and address.

DaShawnda Lindsey, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place Ste 2-730
3044 W Grand Blvd, Annex
Detroit, MI 48202

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS820418680
Investigation #:	2026A0993026
Complaint Receipt Date:	08/05/2026
Investigation Initiation Date:	08/06/2026
Report Due Date:	10/04/2026
Licensee Name:	Ellas AFC Homes
Licensee Address:	470 Renaud Rd Grosse Pointe, MI 48236
Licensee Telephone #:	Unknown
Administrator:	Maya Kemp
Licensee Designee:	Maya Kemp
Name of Facility:	Woodmont
Facility Address:	14247 Woodmont Ave Detroit, MI 48227
Facility Telephone #:	(313) 985-1227
Original Issuance Date:	03/12/2025
License Status:	REGULAR
Effective Date:	03/12/2026
Expiration Date:	03/11/2028
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED MENTALLY ILL AGED

II. ALLEGATION(S)

	Violation Established?
- Staff, Willie Burrell forced Resident A to undress and sprayed Resident A with a water hose in the backyard when he returned to the facility dirty. - Staff, Willie Burrell and staff, Jeremiah Kemp laughed at Resident A and said he had a small penis. - While Resident A was in the shower, staff, Willie Burrell stuck his hand in the shower and told him to use a rag because he smelled.	Yes

III. METHODOLOGY

08/05/2026	Special Investigation Intake 2026A0993026
08/05/2026	APS Referral Allegations received from Adult Protective Services (APS). APS denied the intake.
08/06/2026	Special Investigation Initiated - Telephone Telephone call made to Guardian A1
08/06/2026	Contact - Telephone call made Telephone call made to Hegira case manager, Aleya Smith. Left a message.
08/06/2026	Referral - Recipient Rights Forwarded allegations to Detroit Wayne Integrated Health Network (DWIHN) Office of Recipient Rights
08/10/2026	Inspection Completed On-site Conducted an unannounced onsite investigation. I interviewed home manager, Kimberly Sundi
08/11/2026	Contact - Telephone call made Telephone call made to Hegira case manager, Aleya Smith. Left a message.
08/14/2026	Contact - Telephone call made Telephone call made to Hegira case manager, Aleya Smith. Left a message.

08/17/2026	Inspection Completed On-site Conducted an unannounced onsite investigation. I interviewed staff, Jeremiah Kemp
08/18/2026	Contact - Telephone call made Telephone call made to Hegira case manager, Aleya Smith. Left a message.
08/18/2026	Contact - Telephone call made Telephone call made to staff, Willie Burrell
08/18/2026	Contact - Telephone call made Telephone call made to Hegira case manager, Aleya Smith
08/20/2026	Inspection Completed On-site Conducted an unannounced onsite investigation. I interviewed Resident A
08/25/2026	Exit Conference Held with licensee designee Maya Kemp

ALLEGATION:

- **Staff, Willie Burrell forced Resident A to undress and sprayed Resident A with a water hose in the backyard when he returned to the facility dirty.**
- **Staff, Willie Burrell and staff, Jeremiah Kemp laughed at Resident A and said he had a small penis.**
- **While Resident A was in the shower, staff, Willie Burrell stuck his hand in the shower and told him to use a rag because he smelled.**

INVESTIGATION:

On 08/05/2026, I received the allegations from Adult Protective Services (APS). APS denied the intake.

On 08/06/2026, I conducted a telephone interview with Guardian A1. Guardian A 1 stated Resident A returned to the facility on 08/01/2026 from being in the community. Staff, Willie Burrell did not allow Resident A to enter the facility. He told Resident A to take his clothes off while in the backyard and proceeded to spray Resident A with the water hose. Resident A does not wear underwear. When he took his shirt and shorts off, he was completely naked. Mr. Burrell and staff, Jeremiah Kemp laughed at Resident A and said he had a small penis. Afterwards, Resident A took a shower. While in the shower, Mr. Burrell stuck his hand in the shower and told Resident A to use a rag because he smelled. Guardian A1 stated Resident A felt embarrassed and humiliated. Guardian A1 is currently looking for another facility for Resident A due to this incident.

On 08/06/2026, I forwarded allegations to Detroit Wayne Integrated Health Network (DWIHN) Office of Recipient Rights.

On 08/10/2026, I conducted an unannounced onsite investigation. I interviewed home manager, Kimberly Sundi. Ms. Sundi stated Resident A smokes crack. On 08/01/2026, Resident A returned to the facility in the middle of the night, disheveled, and his clothes were dirty. Mr. Burrell asked Resident A if he wanted to be sprayed with the water hose, and Resident A agreed to it. Ms. Sundi denied that Mr. Burrell and Mr. Kemp laughed at Resident A and said he had a small penis. She also denied that Mr. Burrell stuck his hand in the shower and told him to use a rag because he smelled.

While at the facility, I reviewed the incident report (IR). Per the IR, written by Mr. Burrell on 08/01/2026, Resident A returned to the facility after using drugs. He "appeared disheveled, visibly dirty with grass, dirt and debris on his face, body and clothing, and had a strong body odor." Resident A "reported feeling as though bugs were crawling all over his body." "Staff instructed Resident A to remove his soiled clothing on the basement landing while clean clothing was gathered and a shower was prepared." Initially, Resident A was reluctant to remove his clothing. Staff suggested rinsing Resident A off with the water hose prior to the shower. Resident A "agreed, stating "Let's do it because I feel that bugs are crawling over me." Staff rinsed Resident A off with a water hose. Resident A took a shower. "Staff continued to monitor the resident for his safety and well-being."

On 08/17/2026, I conducted an unannounced onsite investigation. I interviewed staff, Jeremiah Kemp. Mr. Kemp that Resident A returned to the facility after doing drugs in the community. Mr. Burrell prompted him to shower. Resident A refused. Mr. Burrell asked Resident A if he could spray him with the water hose. Resident A agreed. Mr. Burrell sprayed Resident A in the backyard with the water hose. Resident A did not take off his clothes. He was fully dressed. Mr. Kemp denied that he and Mr. Burrell laughed at Resident A or said that he had a small penis. Mr. Kemp denied knowledge of Mr. Burrell sticking his hand in the shower and telling Resident A to use the rag because he smelled.

On 08/18/2026, I conducted a telephone interview with staff, Willie Burrell. Mr. Burrell stated Resident A was out all day and returned to the facility at night on 08/01/2026. Resident A admitted to doing crack. Resident A was dirty and stated he felt like bugs were crawling on him. Mr. Burrell asked Resident A if he wanted to be sprayed with the water hose. Resident A agreed. Mr. Burrell stated he sprayed Resident A with the water hose in the backyard. Resident A took his shirt off, but he kept his shorts on. Mr. Burrell denied that he and Mr. Kemp laughed at Resident A or said that he had a small penis. Mr. Burrell stated Resident A took a shower afterwards. He denied that he stuck his hand in the shower and told Resident A to use the rag because he smelled.

On 08/18/2026, I conducted a telephone interview with Hegira case manager, Aleya Smith. She denied knowledge of the allegations. She stated staff informed her Resident

A was in an abandoned building doing drugs, but she was not informed about Resident A being sprayed with a water hose in the backyard or Mr. Burrell and Mr. Kemp laughing at Resident A, telling him he had a small penis. Ms. Smith did not specify which staff informed her of Resident A's substance use that day. Ms. Smith stated she has not talked to Resident A. She stated Resident A does not have a history of making false allegations. Ms. Smith stated she does not have any concern about the care provided at the facility.

On 08/20/2026, I conducted an unannounced onsite investigation. I interviewed Resident A. Resident A stated he returned to the facility after being at a friend's house. Mr. Burrell looked at him and told him he was dirty. Mr. Burrell told him to go to the backyard to be sprayed with the water hose. Resident A stated he asked Mr. Burrell what if he did not want to go. Mr. Burrell told him he had to go. Resident A stated when he went into the backyard, Mr. Burrell sprayed him with the water hose. Resident A stated he had on his underwear. Afterwards, Resident A took a shower. While in the shower, Mr. Burrell and Mr. Kemp were laughing at him. Resident A did not know why they were laughing at him. Mr. Burrell stuck his hand in the shower and told Resident A to use the rag. Resident A stated he did not want to be sprayed with the water hose. He also stated he planned to move to another facility due to the incident.

On 08/25/2026, I conducted a telephone interview with licensee designee Maya Kemp. Ms. Kemp stated Resident A was in the community and returned to the facility dirty and had debris on him. Resident A stated he felt like there were bugs crawling over him. Staff suggested that he sprayed him down with the water hose. Resident A agreed. Resident A took a shower afterwards. The next morning, Resident A woke up, called his sister and made false allegations. Per Ms. Kemp, staff try their best to provide good care to all the residents. While talking with Ms. Kemp, I conducted an exit conference. I informed her of the findings.

APPLICABLE RULE	
R 400.681	Resident rights; licensee responsibilities.
	(1) A resident shall be treated with dignity and respect, free from exploitation, and protected and safe.
ANALYSIS:	On 08/01/2026, Resident A returned to the facility after being in the community. Mr. Burrell sprayed him with the water hose in the backyard. Resident A did not want to be sprayed with the water hose. Resident A wants to move to another facility due to the incident. Therefore based on a preponderance of the evidence, Resident A was not treated with dignity and respect, free from exploitation, and protected and safe.

CONCLUSION:	VIOLATION ESTABLISHED
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IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, I recommend no change in the license status.



08/25/2026

DaShawnda Lindsey
Licensing Consultant

Date

Approved By:



08/27/2026

Ardra Hunter
Area Manager

Date