



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

September 14, 2026

Roger Covill
North-Oakland Residential Services Inc
P. O. Box 216
Oxford, MI 48371

RE: Application #: AS630420928
Almond Lane
6443 Almond Lane
Clarkston, MI 48346

Dear Roger Covill:

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 5 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
3044 West Grand Boulevard
2nd Floor Annex, Suite 2-730
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 #:	AS630420928
Applicant Name:	North-Oakland Residential Services Inc
Applicant Address:	106 S. Washington Oxford, MI 48371
Applicant Telephone #:	(248) 969-2392
Administrator/Licensee Designee:	Roger Covill
Name of Facility:	Almond Lane
Facility Address:	6443 Almond Lane Clarkston, MI 48346
Facility Telephone #:	(248) 232-3276
Application Date:	08/05/2026
Capacity:	5
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED

II. METHODOLOGY

08/05/2026	Enrollment
08/05/2026	PSOR on Address Completed
08/05/2026	Application Incomplete Letter Sent 1326/RI030, AFC-100 and corrected app.
08/05/2026	Contact - Document Received 1326/Ri030 and medical clearance
08/06/2026	Contact - Document Received AFC-100 and correct app.
08/06/2026	File Transferred To Field Office
08/10/2026	Application Incomplete Letter Sent
08/31/2026	Inspection Completed On-site
08/31/2026	Inspection Completed-BCAL Full Compliance
09/01/2026	Application Complete

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Facility Location and Neighborhood Overview:

Almond Lane is located at 6443 Almond Lane, Clarkston, MI 48025. The home is located in a residential neighborhood off of Waldon Road. The neighborhood is in a suburban area that is easily accessible to community-based recreational facilities, shopping centers, medical facilities, and places of worship. The home has an attached two car garage and a driveway with ample space for parking. Due to the facility's location, it utilizes both public water and sewage system.

Almond Lane is located less than five miles away from McLaren Clarkston, which includes a 24/7 emergency department. The Oakland County Sheriff's Department-Independence Township substation responds to emergency calls from the home.

The home is owned by Springhill Housing Corporation and is managed by Community Housing Network, Inc. The lease agreement was reviewed and permission for Licensing and Regulatory Affairs to inspect was received. At the time of licensure, the home was licensed as Abound Rehabilitation Services - Almond Lane (AS630419995). There is an operations contract on file between North-Oakland Residential Services (NORS) and

About Rehabilitation Services whereas NORS agrees to perform all operations at the facility.

Almond Lane is a ranch style home with an attached two-car garage. The home has two primary means of egress equipped with non-locking against egress hardware. The home has wheelchair ramps 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 room, dining room, 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 first floor of the home has two double occupancy bedrooms, one single occupancy bedroom, one full bathroom, a living room, dining room, kitchen, office, and laundry room. There is an additional full bathroom attached to bedroom #3, as well as a powder room, which will be utilized by staff only, located in the laundry room.

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's clothes dryer is vented to the outside using permanent metal duct work.

The furnace, air conditioner, and water heater were inspected on 06/16/2026 by Dynamic HVAC 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 and in the basement. There is a fireplace in the living room area that is not in use.

The applicant acknowledges that all portable heating units used must be in compliance with R 400.729(4), which includes being Underwriters Laboratory (UL) listed and equipped with a tip over sensor, and temperature overheat sensor. The applicant acknowledges portable heating units must not be plugged into extension cords or power strips and must be used in accordance with manufacturer's recommendation and guidelines. Documentation showing compliance with these requirements must be maintained at the facility and available for inspection. The applicant acknowledges when determining if use and placement of a portable heating unit is appropriate, the resident population served and ensuring their safety must be taken into account.

The facility is equipped with an interconnected, hardwired smoke detection system, with battery backup. The system was inspected on 08/21/26 and was determined to be fully operational and in good condition. Smoke detectors are located in all sleeping areas, on each occupied floor, in living rooms, and similar spaces, along with all areas that contain flame or heat producing equipment.

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

Bedroom #	Room Dimensions	Total Sq. Footage	Total Resident Beds
1	14' x 12'	168	2
2	14' x 10.2'	142.8	1
3	14.5' x 11.8'	171.1	2

Total capacity: 5

The living room, dining room, and great room areas offer a total of over 420 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 five residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

The admission and discharge policies, program statement, refund policy, personnel policies, emergency preparedness plans, and standard procedures were reviewed and accepted as written.

The applicant intends to provide 24-hour supervision, protection, and personal care to five female residents who are ambulatory or non-ambulatory. The home provides services in the least restrictive environment possible for adults who are physically handicapped or developmentally disabled.

Almond Lane intends to provide residents with a maximum number of opportunities to exercise personal choice; to experience self-growth; to develop the capacity for meeting the normal challenges and risks of daily living; and to the extent that their individual potential and abilities allow, develop self-reliance. Almond Lane will advocate for the rights of the residents as citizens in their community and will provide a model for the community as to the role that every individual can fulfill as a citizen. Almond Lane will provide basic self-care, social education training, tutorial and special skills training, adult activities, work activities, and opportunities to attend sheltered workshops as required by the Individual Plan of Support (IPOS). Programming and activities will be maximized by the use of community-based support services to provide residents with the same variety of life experiences available to most people. Residents will be encouraged to participate, at their own level, in group activities, meal preparation, shopping, laundering and housekeeping tasks. Almond Lane will provide assistance with activities of daily living (ADLs), including but not limited to housekeeping, laundry, meal preparation, nutritional support, medication management, bathing, dressing, grooming, toileting, mobility assistance, supervision, and redirection. Services will be provided in accordance with each resident's individualized assessment plan.

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.

Almond Lane intends to accept residents from local community mental health agencies as a specialized residential setting for individuals with developmental disabilities.

Almond Lane will ensure the availability of transportation services as agreed upon in the Resident Care Agreement and shall provide or arrange transportation for residents as a specialized adult foster care home.

Almond Lane will make provisions for a variety of leisure and recreational equipment. It is the intent of the applicant to utilize local community resources including libraries, local museums, shopping centers, and local parks for additional entertainment and leisure activities.

C. Applicant and Administrator Qualifications

The applicant is North-Oakland Residential Services Inc., which is a “Domestic Nonprofit Corporation” established in Michigan on 05/30/1980. The applicant has acknowledged sufficient financial resources to provide for the adequate care of the residents. The applicant established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

North-Oakland Residential Services Inc. has appointed Roger Covill as licensee designee and administrator for this facility.

A licensing record clearance request was completed with no LEIN convictions recorded for Roger Covill. Roger Covill submitted a medical clearance with a statement from a physician documenting his good health, dated 08/04/2026.

Mr. Covill provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Mr. Covill has over 30 years of experience working with developmentally disabled adults in licensed facilities. He has held positions as a direct care worker, medical coordinator, home manager, and program director. He has been the Chief Executive Officer of North-Oakland Residential Services Inc. since 01/30/2016 and has been qualified as the licensee designee and administrator for the corporation’s licensed facilities since 03/01/2016.

The staffing pattern for the original license of this five-bed facility is adequate and includes a minimum of one staff to five 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.

Mr. Covill 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.

Mr. Covill acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, “direct access” to residents, 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.

Mr. Covill acknowledged an understanding of the administrative rules regarding medication procedures and that only those direct care staff who have received medication training and have been determined competent by the licensee can administer medication to residents. In addition, Mr. Covill indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Mr. Covill acknowledged a 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, Mr. Covill acknowledged a 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.

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

Mr. Covill acknowledged a 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.

Mr. Covill acknowledged a 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.

Mr. Covill acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Mr. Covill acknowledged the requirement to record each resident’s funds and itemized transactions including payment for services. Mr. Covill acknowledged 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 funds transactions that have been agreed to be managed by the applicant.

Mr. Covill acknowledged an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. Mr. Covill indicated that it is his intent to achieve and maintain compliance with these requirements.

Mr. Covill acknowledged 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. Mr. Covill has indicated an intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

Mr. Covill 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.

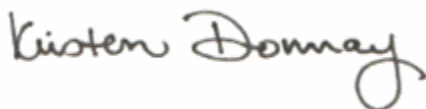
D. Rule/Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

It should be noted that this home was previously licensed as an adult foster care small group home, Abound Rehabilitation Services - Almond Lane (AS630419995). At the time of licensure, there were three residents receiving care in the home.

IV. RECOMMENDATION

I recommend issuance of a six-month temporary license to this adult foster care small group home, Almond Lane (AS630420928), with a capacity of five residents.

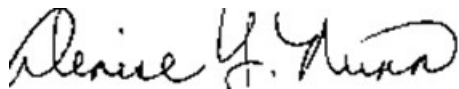


09/01/2026

Kristen Donnay
Licensing Consultant

Date

Approved By:



09/14/2026

Denise Y. Nunn
Area Manager

Date