



STATE OF MICHIGAN
DEPARTMENT OF HUMAN SERVICES
OFFICE OF CHILDREN AND ADULT LICENSING



JENNIFER M. GRANHOLM
GOVERNOR

MARIANNE UDOW
DIRECTOR

August 29, 2007

Konjit A. Bitew
Koni's AFC Home Inc.
P.O. Box 431425
Pontiac, MI 48343

RE: Application #: AS630287260
Koni's AFC Home I
369 Voorheis
Pontiac, MI 48341

Dear Ms. Bitew:

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 feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (248) 975-5053.

Sincerely,

Genevieve Lopez, Licensing Consultant
Office of Children and Adult Licensing
Suite 358
41000 Woodward
Bloomfield Hills, MI 48304
(248) 975-5069

enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES
OFFICE OF CHILDREN AND ADULT LICENSING
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AS630287260
Applicant Name:	Koni's AFC Home Inc.
Applicant Address:	371 Voorhies Pontiac, MI 48341
Applicant Telephone #:	(248) 499-9084
Administrator/Licensee Designee:	Bitew, Konjit
Name of Facility:	Koni's AFC Home I
Facility Address:	369 Voorheis Pontiac, MI 48341
Facility Telephone #:	(248) 496-6904
Application Date:	11/21/2006
Capacity:	6
Program Type:	MENTALLY ILL DEVELOPMENTALLY DISABLED

II. METHODOLOGY

11/21/2006	Enrollment
11/28/2006	Application Incomplete Letter Sent re: rec. cl. for Deneke & Konjit
12/07/2006	Contact - Document Received rec. cl. for Konjit & Begashaw
12/07/2006	Application Complete/On-site Needed
12/12/2006	Application Incomplete Letter Sent
01/10/2007	Contact - Face to Face Post-application mtg with licensee designee
04/10/2007	Inspection Completed On-site
04/23/2007	Contact - Face to Face Mtg with area manager to review floor plans
08/02/2007	Inspection Completed-BFS Full Compliance
08/03/2007	Comment Onsite inspection conducted with area manager

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

The following findings are based upon P.A. 218 of the Michigan Public Acts of 1979, as amended, and the administrative rules and regulations governing operation of Adult Foster Care small group homes (1-12). The evaluation consisted of several on-site inspections and a review of the supplementary, required documentation.

A. Physical Description of Facility

1. Physical Plant

The facility a single story structure that formerly housed a commercial enterprise is located in the City of Pontiac in a residential community of single-family dwellings and small businesses. The structure was separated into two separate facilities (Koni's AFC Home I and Koni's AFC Home II). Recreational, educational and medical resources are located in the surrounding communities of Auburn Hills and Bloomfield Township.

The main floor contains three bedrooms, one bathroom, kitchen area and a living room/dining area. The heating plant and laundry facilities as well as additional storage in located in the basement. The owner of the property is Begashaw Deneke.

ROOM/LOCATION

DIMENSIONS

AREA/SQ. FT.

Living room/dining area	12 x 18'5" -2' x 4'	222 - 8 214
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The home must minimally afford 35 square feet of indoor living area per occupant. According to the bedroom measurements, you have a capacity of 6 and you intend to have no live in staff. The living space for 6 occupants is 210 square feet. There is a total of 214, which equals 35.6 square feet per occupant, which just meets the required space requirements.

<u>ROOM/LOC.</u>	<u>DIMENSIONS</u>	<u>AREA/SQ. FT.</u>	<u>CAPACITY</u>
B #1	12'4" x 12'1"	148.9	2
B #2	11'3" x 12'3" -2' x 4'	138 - 8 130.	2
B #3	15' x 8'8"	130	2

NOT TO EXCEED: 6

2. Environmental/Sanitation

The proposed facility has municipal sewage and water. Housing keeping standards and furnishings were adequate. The kitchen a "galley" type is in an open area in the main corridor which goes from the front door to the back door in a straight line in a "shooting gallery" style with a counter top stove, refrigerator and sink and cabinets against the wall. The only dining space is located in the living room.

The facility was equipped in terms of appliances, cookware, silver and dishware. Garbage cans with attached lids were also noted. The refrigerator was equipped with a thermometer.

3. General and Fire Safety

A hard-wired, interconnected, automatic alarm system has been installed as well as fire extinguishers on each level. Evacuation routes were also posted on each level. A 1-3/4 -inch solid wood core door with an automatic self-closing device was installed between the first floor and the basement creating a floor separation. The furnace was recently cleaned and inspected. Acceptable emergency procedures were developed.

The kitchen as stated previously is located along one wall of the main corridor that runs from front to back of the house and constitutes the means of egress. In spite of the kitchen location, appliances, sink and cabinets are located against one wall of the corridor which still contains at least a 36" unobstructed width. Both this consultant and

the area manager cautioned Ms. Bitew to assure that the counter top stove did not present a risk to any residents who might be using the corridor to exceed the building or going to the back of the house when the stovetop was in use.

Handrails were installed on the back porch and stairs. Medications and caustics had designated secured places for storage. The bathtub contained nonskid strips and a handrail.

B. Program Description

1. Population to be Served and Admission Criteria

The applicant submitted an acceptable program statement and admission/discharge policy that included the division's mandatory items. The application as well as the admission policy and program statement indicated that the applicant intended to accept residents of either gender between 35-75 who could be developmentally disabled and/or have history of mental illness. Residents who were SSI recipients would be considered for placement. Those with hampered mobility would be accepted but wheelchair bound residents could not be accommodated since the secondary means of egress lacked a ramp. Discharge criteria were in compliance with licensing requirements.

2. Applicant

The applicant is Koni's AFC Home Inc, a domestic profit corporation incorporated on 11/16/06. The Resident Agent is Konjit Bitew. The organizational chart was submitted and reflected the flow of authority and responsibility. The applicant operates one other facility, Koni's AFC Home II. Personnel policies were submitted for this consultant's review and found to include the mandatory items stipulated in R 400.14207 (1).

The applicant submitted the required financial document, the annual budget, to demonstrate financial capability.

3. Licensee Designee, Administrator-qualifications, Experience, Competency & Good Moral Character

The board designated Konjit Bitew the licensee designee and administrator. She is a high school graduate a BA and MA in Counseling from Oakland University. She has assisted her husband for seven years in his operation of two large group facilities in Pontiac that care for residents who are developmentally disabled and/or have a history of mental illness. She had designated her husband as her responsible person.

Medical and licensing record clearances were obtained. The information submitted during the licensing process which included educational certificates and additional training courses demonstrated compliance with the licensing requirements related to

Ms. Bitew's education, experience with the designated population, competencies and health.

4. Staffing, Proposed Ratios, Staff Training & Competencies

The facility will be operated on a shift rotation basis with the standard three shifts. It will be a 1:6 staffing ratio. The licensee designee will be in charge of training with staff referred to a certified trainer for first aid and CPR training. Ms. Bitew has been advised that staffing ratios are determined by resident care needs. With Koni's AFC Home I and II existing next door to each other, Ms. Bitew was cautioned to assure that staff were always assigned to each facility and that residents from one facility were not sent or did not spend time at the other facility without additional staff being assigned or going over capacity could easily occur.

The applicant was provided with technical assistance on the statutory requirements, Section 34 (a) and (b) of P.A. 218, as amended as they pertain to the hiring and/or contracting of persons who provide care to residents or have access to them.

5. Records & Record Keeping

Technical assistance was provided to Ms. Bitew on Act and administrative requirements related to home, resident and employee record keeping including the handling and accounting of resident funds. Sample forms were provided at the final inspection.

C. Rule/Statutory Violations

There was full compliance.

IV. RECOMMENDATION

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



Genevieve Lopez
Licensing Consultant

08/28/07
Date

Approved By:



Barbara Smalley
Area Manager

08/29/2007
Date