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TO: Supervisor Gloria Molina, Chair
Supervisor Yvonne B. Burke
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: J. Tyler McCauley *tm*
Auditor-Controller

SUBJECT: **GROUP HOME PROGRAM MONITORING REPORT – FERREE’S
GROUP HOMES, INC., SITES #1, #2, #3, #4, AND #5**

We have completed a review of the five Group Home Sites (Group Home or Agency) operated by Ferree’s Group Homes, Inc. Each Group Home contracts with the Department of Children and Family Services (DCFS) and the Probation Department (Probation).

Ferree’s Group Homes are six-bed facilities, which provide care for boys ages 8-17 years who exhibit behavioral, social, and emotional difficulties. At the time of the monitoring visit, none of the Group Homes was providing services for any Los Angeles County children. Ferree’s Group Homes were providing services for eighteen Riverside County Children and eight San Bernardino County Children.

All five Ferree’s Group Home sites are located in Riverside County.

Scope of Review

Because there were no Los Angeles County DCFS or Probation children placed in any of the Group Homes, the review was limited to inspections of the facility and environment.

“To Enrich Lives Through Effective and Caring Service”

Summary of Findings

The Agency needs to address various areas where improvements are needed. All the Group Homes need to make repairs to their facilities. In addition, Ferree's Group Home #2 needs to provide residents with a computer. Ferree's Group Home #3 needs to secure the free weightlifting plates when not in use and provide residents with a computer. Ferree's Group Home #4 needs to secure the free weightlifting plates when not in use. Ferree's Group Home #5 needs to ensure proper use and supervision of residents' electrical devices; secure the free weightlifting plates when not in use; provide residents with a variety of age appropriate resource and reading materials; and provide residents with a computer.

Attached is a detailed report of the review findings.

Review of Report

We discussed our report with the Agency's management. The Agency's management is required to provide a corrective action plan to the Children's Group Home Ombudsman within 15 business days from the receipt of this report. We thank the management and staff for their cooperation during our review.

If you have any questions, please contact me, or have your staff contact Mike Pirolo at (626) 293-1110.

JTM:MP:CC:dl

c: David E. Janssen, Chief Administrative Officer
David Sanders, Ph.D., Director, DCFS
Paul Higa, Acting Chief Probation Officer
Phil Ferree, Executive Director, Ferree's Group Homes, Inc.
Violet Varona-Lukens, Executive Officer
Public Information Office
Audit Committee

**Ferree's Group Homes, Inc.
Ferree's Group Home, Site #1
49991 Fuller Avenue
Cabazon, CA 92230-3824
Phone (909) 849-2338
License No.: 330908170
Rate Classification Level: 11**

I. Facility and Environment

(Facility Based - No Sample)

Method of assessment – Observation

Sample size for resident interviews: N/A

Comments:

Ferree's Group Home, Site #1 (Group Home or Agency) is a large facility located in a residential community. The Group Home is clean, spacious, and comfortable. The Group Home is nicely landscaped, and blends well with the other homes on the block. However, the exterior siding on the front of the house is chipped and peeling. There were no observable safety hazards.

The Group Home interior décor provides a home-like atmosphere. The common rooms are nicely decorated. The resident bedrooms are spacious, comfortable, and personalized to each child's desire with posters, pictures, and knick-knacks. However, there are interior areas of the Group Home that need improvement.

Two baseboard tiles in the dining room are missing. There are numerous unfinished patch repairs on the bathroom walls. The air conditioning vent in the hallway is bent inward. In bedroom number one, the walls have numerous unfinished patch repairs and the lockbox is marked and etched with writing. In bedrooms one and two, the air conditioning register is missing. In bedrooms two and three, the mini blinds are broken and bent. In bedroom number three, the dresser is marked and etched with writing, the top is warped and loose, and the air conditioning register is hanging from the ceiling.

The Group Home maintains age appropriate and accessible outdoor recreational equipment. There are also board games, a TV, and a VCR. There are books and resource materials, including a computer with a variety of programs.

There is a sufficient supply of frozen food, meat, canned goods, bakery items, and fresh fruit. The food is accessible.

Recommendations

- 1. Ferree's Group Homes, Inc. management:**
 - a. Refinish the exterior siding on the front of the home.**
 - b. Replace the tiles at the baseboard in the dining room.**
 - c. Repair and repaint the walls in the bathroom and bedroom number one.**
 - d. Repair/replace the bent air conditioning intake vent in the hallway.**
 - e. Repair/replace the air conditioning register in bedrooms one, two, and three.**
 - f. Repair, refinish, or replace the lockbox in bedroom number one and the dresser in bedroom number three.**
 - g. Repair or replace the window coverings in bedrooms two and three.**

**Ferree's Group Homes, Inc.
Ferree's Group Home, Site #2
14542 Mission Street
Cabazon, CA 92230
Phone (909) 849-2338
License No.: 330910416
Rate Classification Level: 11**

I. Facility and Environment

(Facility Based - No Sample)

Method of assessment – Observation

Sample size for resident interviews: N/A

Comments:

Ferree's Group Home, Site #2 (Group Home or Agency) is a large facility located in a residential community. The Group Home is clean, spacious, and comfortable. The Group Home is nicely landscaped, and blends well with the other homes on the block. However, there were several sections of chain link fence missing from the property.

The Group Home interior décor provides a home-like atmosphere. The common rooms are nicely decorated and maintained. The resident bedrooms are comfortable, and personalized to each child's desire with posters, pictures, and knick-knacks. However, there are interior areas of the Group Home that need improvement.

In the bathroom, the exhaust fan is not working. The handle on the wall of the tub/shower enclosure is missing, and the toilet tissue roller is missing. The bathroom mirror has water damage around the edges and the walls have numerous unfinished patched areas. One of the kitchen sink drawers is broken.

The dressers, counters, and bed frames in bedrooms two and three have numerous markings, scratches, and writing. The walls in bedrooms two and three have numerous unfinished patched areas. In bedroom number two, the electrical outlet cover plate is missing, exposing the wire connections, and presenting a safety hazard.

The Group Home maintains age appropriate and accessible outdoor recreational equipment. There are also board games, a TV, and a VCR. There are books and resource materials. However, there is not a computer for the residents' use.

There is a sufficient supply of frozen food, meat, canned goods, bakery items, and fresh fruit. The food is accessible, appropriately dated, and properly stored.

Recommendations

1. **Ferree's Group Homes, Inc. management:**
 - a. **Repair/replace the missing sections of the fence surrounding the property.**
 - b. **Repair/replace the exhaust fan in the bathroom.**
 - c. **Replace the handle in the fiberglass tub/shower enclosure and the toilet tissue roller in the bathroom.**
 - d. **Repair the damaged mirror in the bathroom.**
 - e. **Repair and repaint the walls in the bathroom and bedrooms two and three.**
 - f. **Repair/replace the broken drawer in the kitchen.**
 - g. **Replace the electrical outlet cover in bedroom number two.**
 - h. **Refinish the dressers, desks, and bed frames in bedrooms two and three.**
 - i. **Provide residents with a computer.**

**Ferree's Group Homes, Inc.
Ferree's Group Home, Site #3
2269 West Nicolet Street
Banning, CA 92220
Phone (909) 849-2338
License No.: 336400048
Rate Classification Level: 11**

I. Facility and Environment

(Facility Based - No Sample)

Method of assessment – Observation

Sample size for resident interviews: N/A

Comments:

Ferree's Group Home, Site #3 (Group Home or Agency) is a large facility located in a residential community. The Group Home is clean, spacious, and comfortable. The Group Home is well maintained, nicely landscaped, and blends well with the other homes on the block.

The Group Home interior décor provides a home-like atmosphere. The common rooms are nicely decorated. The resident bedrooms are spacious, comfortable, and personalized to each child's desire with posters, pictures, and knick-knacks. However, there are interior areas of the Group Home that need improvement.

In the kitchen, the stove burners do not light and a kitchen drawer is broken. The rear security screen door is torn and has sharp edges, and the refrigerator has wiring protruding at the base presenting safety hazards.

The molding in the doors in bedroom number two are missing. The baseboards in bedrooms two and three are missing. The dresser in bedroom number three is worn, marked, and scratched with writing.

The Group Home maintains age appropriate and accessible outdoor recreational equipment. However, the weightlifting plates need to be secured when not in use. There are also board games, a TV, and a VCR. There are books and resource materials. However, there is not a computer for the residents' use.

There is a sufficient supply of frozen food, meat, canned goods, bakery items, and fresh fruit. The food is accessible, appropriately dated, and properly stored.

Recommendations

1. **Ferree's Group Homes, Inc. management:**
 - a. **Repair the burners on the kitchen stove.**
 - b. **Repair the broken kitchen drawer.**
 - c. **Repair the rear security screen door.**
 - d. **Repair the wiring at the base of the refrigerator.**
 - e. **Replace the door frame moldings in bedroom two and the missing baseboards in bedrooms two and three.**
 - f. **Refinish the dresser in bedroom number three.**
 - g. **Secure the free weightlifting plates when not in use.**
 - h. **Provide residents with a computer.**

**Ferree's Group Homes, Inc.
Ferree's Group Home, Site #4
1621 North Durward Street
Banning, CA 92220
Phone (909) 849-2338
License No.: 336401342
Rate Classification Level: 11**

I. Facility and Environment

(Facility Based - No Sample)

Method of assessment – Observation

Sample size for resident interviews: N/A

Comments:

Ferree's Group Home, Site #4 (Group Home or Agency) is a large facility located in a residential community. The Group Home is clean, spacious, and comfortable. The Group Home is well maintained, nicely landscaped, and blends well with the other homes on the block. There were no observable safety hazards.

The interior of the Group Home is generally neat and clean. The décor provides a home-like atmosphere. The common rooms are nicely decorated. The resident bedrooms are spacious, comfortable, and personalized to each child's desire with posters, pictures, and knick-knacks. However, there are areas that need improvement.

The fluorescent lamps in the bathroom light fixture are very dim. The dressers in bedrooms one, two, and three are worn and have scratches and markings.

The Group Home maintains age appropriate and accessible outdoor recreational equipment. However, the weightlifting plates need to be secured when not in use. There are board games, a TV, and a VCR. There are also books and resource materials, including a computer with a variety of programs.

There is a sufficient supply of frozen food, meat, canned goods, bakery items, and fresh fruit. The food is accessible, appropriately dated, and properly stored.

Recommendations

- 1. Ferree's Group Homes, Inc. management:**
 - a. Provide sufficient lighting in the bathroom.**
 - b. Refinish the dressers in the resident bedrooms.**
 - c. Secure the free weightlifting plates when not in use.**

**Ferree's Group Homes, Inc.
Ferree's Group Home, Site #5
860 South 22nd Street
Banning, CA 92220
Phone (909) 849-2338
License No.: 336402245
Rate Classification Level: 11**

I. Facility and Environment

(Facility Based - No Sample)

Method of assessment – Observation

Sample size for resident interviews: Two

Comments:

Ferree's Group Home, Site #5 (Group Home or Agency) is a large facility located in a residential community. The Group Home is clean, spacious, and comfortable. The Group Home blends well with the other homes on the block. The front yard is nicely landscaped, while the backyard is bare. There is a tree stump in an open area of the backyard with several limbs protruding a few feet above the ground, creating a safety hazard.

The Group Home interior décor provides a home-like atmosphere. The common rooms are nicely decorated. The resident bedrooms are spacious, comfortable, and personalized to each child's desire with posters, pictures, and knick-knacks. However, there are areas of the interior of the Group Home that need improvement.

The door in the hallway between bedrooms one and two has a large hole and unfinished patch repairs. An electrical outlet in the hallway leading to the staff bathroom shows evidence of being burnt.

A mattress in bedroom number two has a large tear and the two mattresses in bedroom number three are sagging and broken down. The dresser in bedroom number two is worn, scratched and marked with writing. The cover plate to the electrical outlet in bedroom number two is missing, exposing the wiring connections creating a safety hazard. A resident's electric radio was plugged in and placed on the sink in the bathroom of bedroom number one, creating a safety hazard.

The Group Home maintains age appropriate and accessible outdoor recreational equipment. However, the weightlifting plates need to be secured when not in use. There are board games, a TV, and a VCR. However, there are insufficient books and resource materials, and there is no computer for the residents' use.

There is a sufficient supply of frozen food, meat, canned goods, bakery items, and fresh fruit. The food is accessible, appropriately dated, and properly stored.

Recommendations

- 1. Ferree's Group Homes, Inc. management:**
 - a. Remove the tree stump from the backyard.**
 - b. Repair/replace the hallway door between bedrooms one and two.**
 - c. Repair/replace the electrical outlet in the hallway leading to the staff bathroom.**
 - d. Replace the damaged and worn mattresses in bedrooms two and three.**
 - e. Refinish/replace the dresser in bedroom number two.**
 - f. Replace the missing cover plate on the electrical outlet in bedroom number two.**
 - g. Remove the radio from the bathroom sink and ensure proper use and supervision of residents' electrical devices.**
 - h. Secure the free weightlifting plates when not in use.**
 - i. Provide the residents with a variety of age appropriate resource and reading materials.**
 - j. Provide the residents with a computer.**