



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

July 9, 2025

Roshell Watley-Thomas
The Prosperity House, LLC
2015 Gratiot Ave
Saginaw, MI 48602

RE: Application #: AS730419370
The Prosperity House, LLC
2015 Gratiot Ave
Saginaw, MI 48602

Dear Roshell Watley-Thomas:

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 and special certification with a maximum capacity of 6 are 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 (517) 643-7960.

Sincerely,

A handwritten signature in cursive script that reads "Christopher A. Holvey".

Christopher Holvey, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(517) 899-5659

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS730419370
Licensee Name:	The Prosperity House, LLC
Licensee Address:	2015 Gratiot Ave Saginaw, MI 48602
Licensee Telephone #:	(989) 753-9665
Administrator/Licensee Designee:	Roshell Watley-Thomas
Name of Facility:	The Prosperity House, LLC
Facility Address:	2015 Gratiot Ave Saginaw, MI 48602
Facility Telephone #:	(989) 753-9665
Application Date:	03/27/2025
Capacity:	6
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL AGED
Special Certification:	DEVELOPMENTALLY DISABLED MENTALLY ILL

II. METHODOLOGY

03/27/2025	On-Line Enrollment
03/31/2025	PSOR on Address Completed
03/31/2025	Contact - Document Sent Forms sent.
04/03/2025	Contact - Document Received AFC-100 and 1326/RI030
04/03/2025	File Transferred To Field Office
04/07/2025	Application Incomplete Letter Sent
05/12/2025	Contact - Document Received Received needed paperwork from applicant.
05/12/2025	Special Certification Application received – Original
05/12/2025	Application Complete/On-site Needed
06/23/2025	Inspection Completed-BCAL Sub. Compliance
06/24/2025	Application Incomplete Letter Sent
07/07/2025	Inspection Completed On-site
07/07/2025	Inspection Completed-Env. Health : A
07/09/2025	Inspection Completed-BCAL Full Compliance
07/09/2025	Recommend license issuance.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The Prosperity House LLC is a 2-story home that is located in Saginaw, MI. The home is located on a 0.8-acre city lot, with a large fenced-in backyard. There is also a 2 ½ car detached garage on the property. The home has a long driveway for adequate parking space for staff and visitors. The home is owned by The Prosperity House, LLC.

The main level of the home consists of a living room, kitchen, dining area, one full bath, one resident bedroom, a large foyer, medication room, and a staff office. The level has

a total of three entrance/exits, one at the front and two at the rear of the facility. There is a large wooden deck located off one of the rear exits of the home.

There are multiple steps leading up to the second story of this home. The second story consists of three resident bedrooms and one full bath.

There are multiple steps leading to the basement level of this home. The basement consists of a laundry room, ½ bath, boiler, water heater, and plenty room for storage. The basement does not have an exit leading directly to the outside and will not be used for any resident use. This home is not wheelchair accessible.

The boiler and hot water heater are located in the basement of the home and are separated from residents by a fully stopped, fire rated metal door that is equipped with an automatic self-closing device and positive-latching hardware. The boiler was last inspected by a certified HVAC technician on 6/5/2025 and found to be in good working order. There is at least one fire extinguisher located on each level of the facility. The smoke detectors are all hard-wired into the home’s electrical system and are located in all sleeping and living areas.

The residents’ bedrooms and all living areas measured as follows:

Living Room	23' x 12' 5" = 286 square feet	
Dining area	13' 11" x 11' 10" = 165 square feet	
Bedroom #1	12' x 16' 9" = 201 square feet	2 residents
Bedroom #2	10' 4" x 10' = 103 square feet	1 resident
Bedroom #3	8' 6" x 12' 3" = 104 square feet	1 resident
Bedroom #4	10' x 23' = 230 square feet	2 residents

The living and dining room areas measure a total of 451 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement.

The home has a public water supply and public sewage disposal system provided by the city of Saginaw. On 7/7/2025 this home was inspected and it was determined to be in full compliance with all applicable licensing rules pertaining to environmental health.

B. Program Description

The Prosperity House LLC has the capacity to provide 24-hour supervision, protection, and personal care for up to six male and/or female residents aged eighteen and over, and who suffer from mental illness and/or developmental disabilities. The Prosperity House LLC will provide trained and qualified staff who are skilled in maintaining a safe environment and promoting compatibility. The goal is to provide supervision and protection toward enhancing the residents acceptance and confidence in community settings. The Prosperity House LLC will assist residents with activities of daily living, life skills, medications, and recreational activities. This home will strive to provide a clean

and healthy home, while providing a supportive, yet structured family atmosphere for individuals desiring to achieve and maintain prosperous lives. This home is not wheelchair accessible and cannot accommodate residents that require the use of a wheelchair.

C. Applicant and Administrator Qualifications

The Prosperity House LLC. is the applicant and Roshell Watley-Thomas has been assigned as the licensee designee and administrator of the facility. A criminal history background check was completed for Roshell Watley-Thomas and she has been determined to be of good moral character. She submitted statements from a physician documenting his good health and current TB-tine negative results.

The applicant has sufficient resources to provide for the adequate care of the residents as evidenced by projected income for AFC residents along with other financial resources.

The supervision of residents in this small group home licensed for (6) residents will be the responsibility of the applicant 24 hours a day / 7 days a week. The applicant has indicated that for the original license of this 6-bed small group home, there is adequate supervision with 1-2 direct care staff on-site for six (6) residents. The applicant acknowledges that the number of direct care staff on-site to resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents.

The applicant acknowledges an understanding of the training and qualification requirements for the responsible person or volunteers providing care to residents in the home.

The applicant acknowledges an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, "direct access" to residents, 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](http://www.Miltcpartnership.org)), and the related documents required to be maintained in each employee's record to demonstrate compliance.

The applicant 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 applicant 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 applicant acknowledges their responsibility to establish good moral character and suitability, obtain and maintain documentation of good physical and mental health status, maintain documentation of all required training, and obtain all required documentation and signatures that are to be completed prior to direct care staff and volunteers working directly with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator, or volunteer staff, and the retention schedule for all of the documents contained within each employee's file.

The applicant acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer working with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator and direct care staff or volunteers and the retention schedule for all of the documents contained within the employee's file. The applicant 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 applicant 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, the required forms and signatures to be completed for each resident on an annual basis.

The applicant acknowledges their responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

The applicant acknowledges an understanding of the administrative rules regarding the discharge criteria and procedural requirements for issuing a 30-day discharge written notice to a resident, as well as, when a resident can be discharged before the issuance of a 30-day discharge written notice.

The applicant 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 applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

The applicant 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 applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident an accident involving resident, employee, and/or visitor.

The applicant acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant

acknowledges that a separate Resident Funds Part II (BCAL-2319) form 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 applicant.

Roshell Watley-Thomas has several years' experience as a licensee designee of an AFC home, which adequately satisfies the qualifications and training requirements identified in the administrative group home rules. Roshell Watley-Thomas reports that all resident files will be kept on the facility grounds.

D. Rule/Statutory Violations

Compliance with the physical plant rules has been determined. All items cited for correction have been verified by visual inspection. Compliance with Quality-of-Care rules will be assessed during the period of temporary licensing via an on-site inspection.

IV. RECOMMENDATION

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



7/9/2025

Christopher Holvey
Licensing Consultant

Date

Approved By:



7/9/2025

Mary E. Holton
Area Manager

Date