



**T H R E E O A K S**  
COMMUNITIES

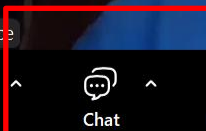
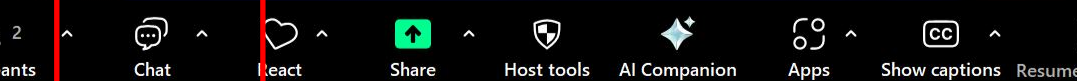


# Informational Meeting

**March 5, 2026**

# Housekeeping

1. The meeting will be recorded and posted on the RHS website the week of March 8
2. Ask questions via the Zoom Chat feature
3. Mute your phone if not speaking



Rochester Michigan Housing Solutions' Zo... ... 🔗 ✕

Everyone New chat

Messages addressed to "meeting group chat" will also appear in the meeting group chat in Team Chat

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Who can see your messages? Recording on

Message everyone

Audio Video Participants **Chat** React Share Host tools AI Companion Apps Show captions Resume/stop recording More End

# Introductions



Bruce Michael

Three Oaks Communities



Dave Mingle

Rochester Housing Solutions



Rochester Housing Solutions, a 501(c)3 non-profit, partners with individuals, community leaders and public and private organizations to develop and sustain creative housing solutions that empower adults with disabilities to thrive and actively participate in, and contribute to, their communities for a lifetime.



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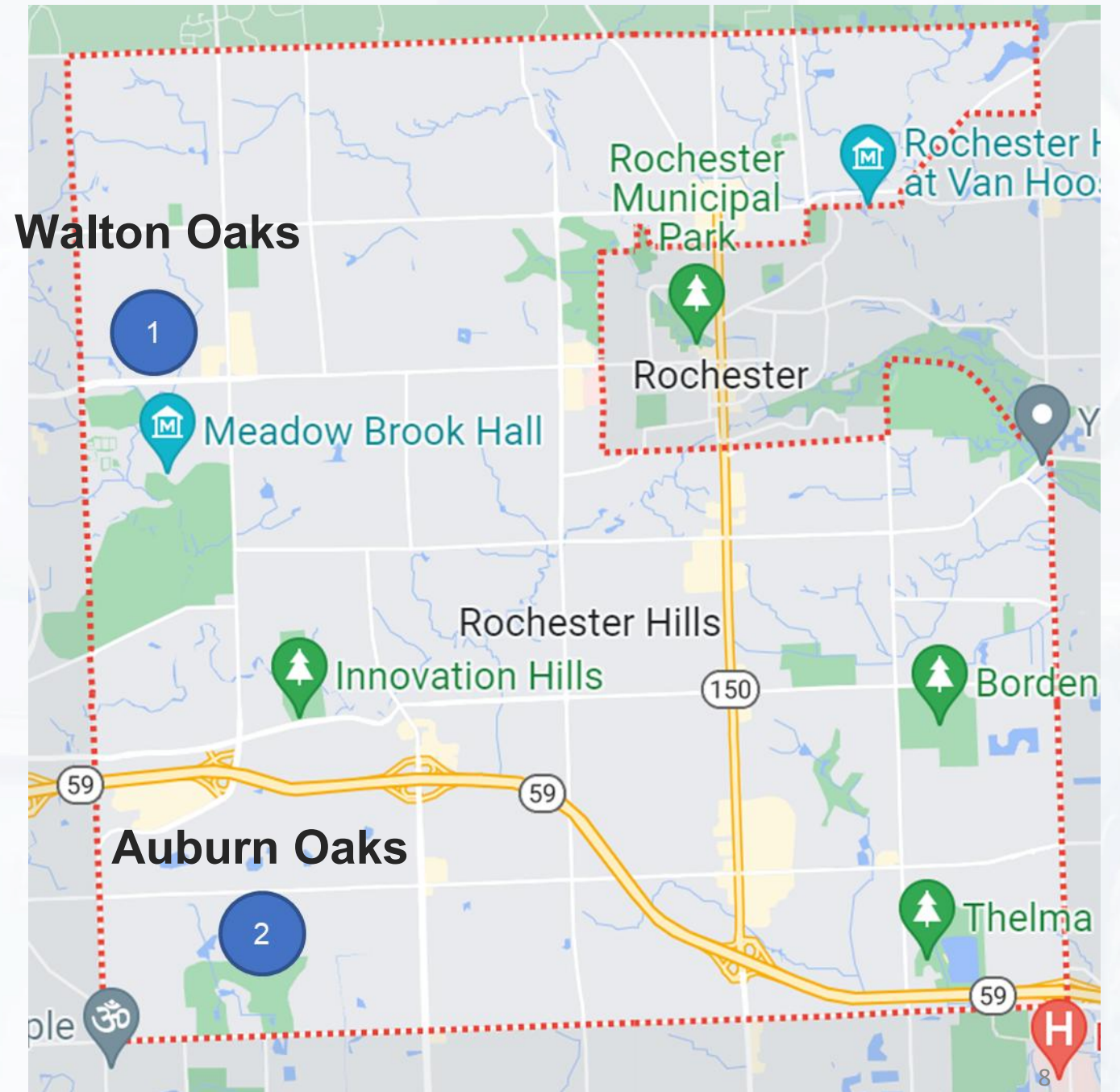
The first private developer in the United States to build neuro-inclusive neighborhoods that include homes for sale to neurotypical homebuyers as well as adults with intellectual and developmental disabilities (IDD) and their families.

# Maple Oaks in Saline, Michigan



# Our Projects in Rochester Hills

- 1. Walton Oaks:** Walton Blvd, north of Oakland University and Meadowbrook
- 2. Auburn Oaks:** Auburn Rd between Crooks and Adams.

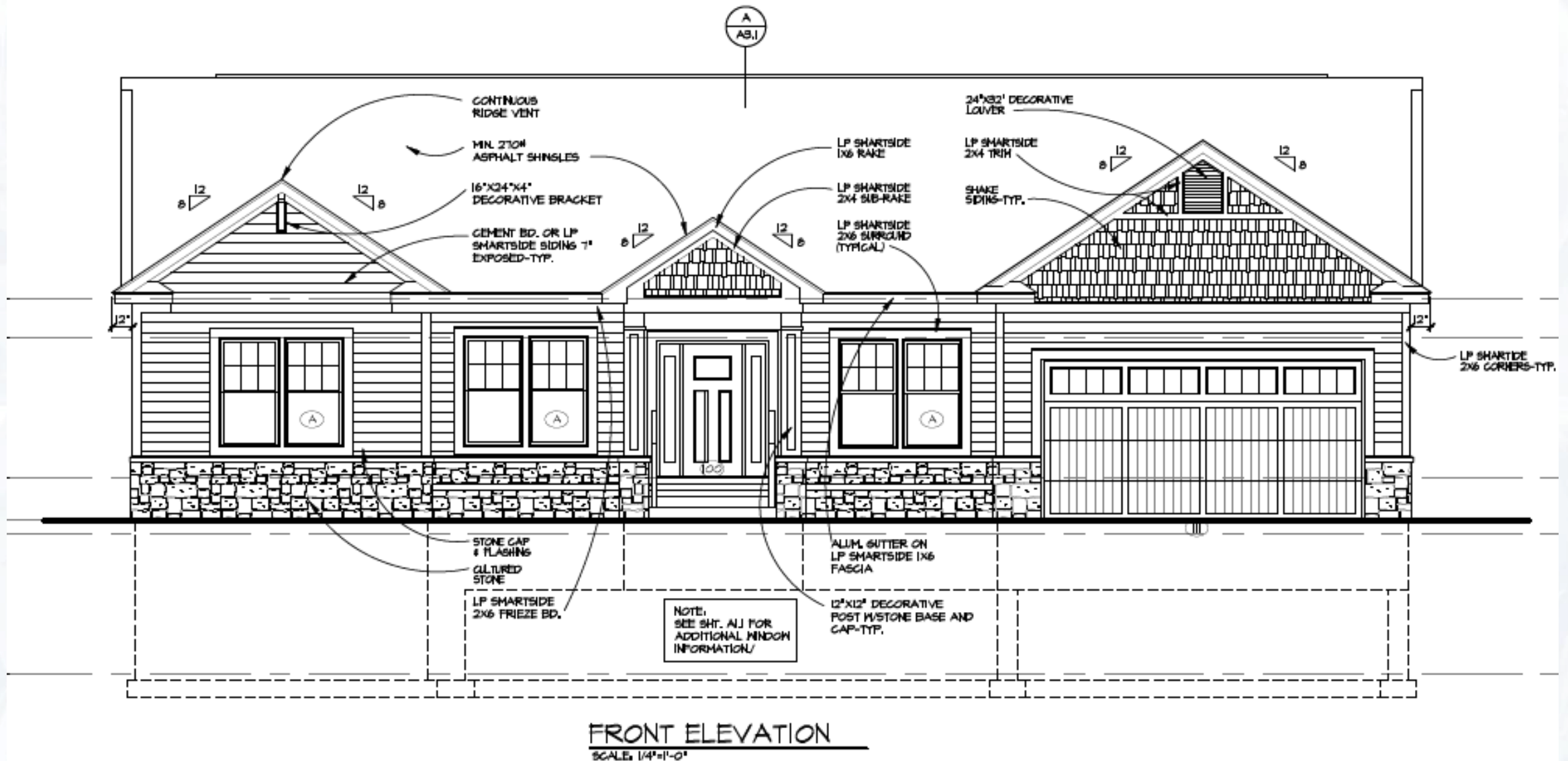


# Walton Oaks

## 8 Neurotypical (NT) Single-Family Homes 3 IDD Single-Family Homes



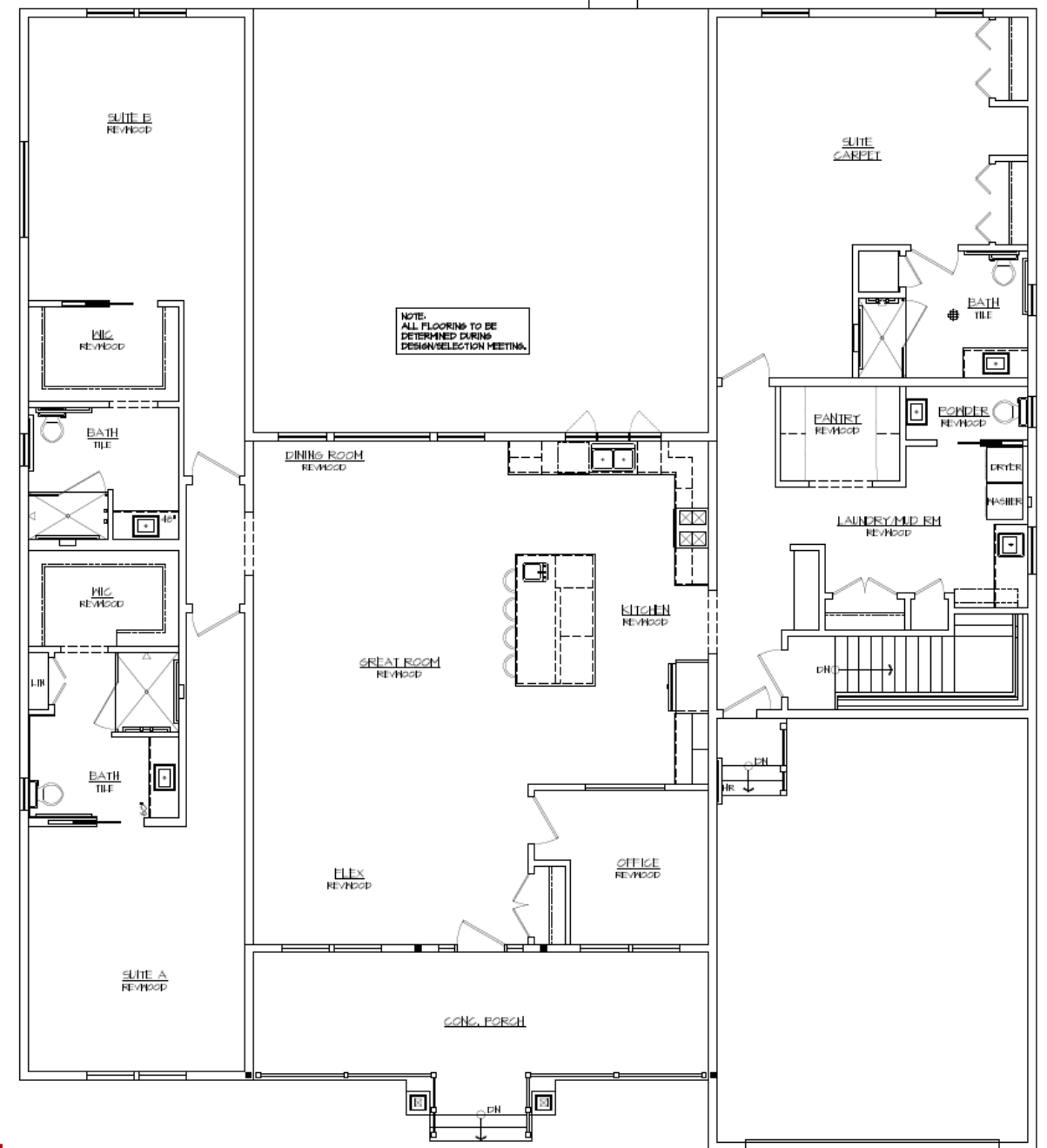
# Walton Oaks IDD Single-Family Homes (Front Elevation)



Example: Each single-family home will have a unique design

# Walton Oaks IDD Single-Family Homes (Floor Plan)

- Up to 4 IDD Suites each
- Each suite is separately-deeded, with a condo-share of all common areas (i.e., kitchen, living room, laundry, garage, and yard)



**Example: Each single-family home will have a unique design**



## **Walton Oaks Timing**

Construction Underway

IDD Homes expected to be  
completed in early 2027

# Auburn Oaks

5 Townhomes  
41 Condominiums (17 IDD)  
9 Single-Family Homes (2 IDD)



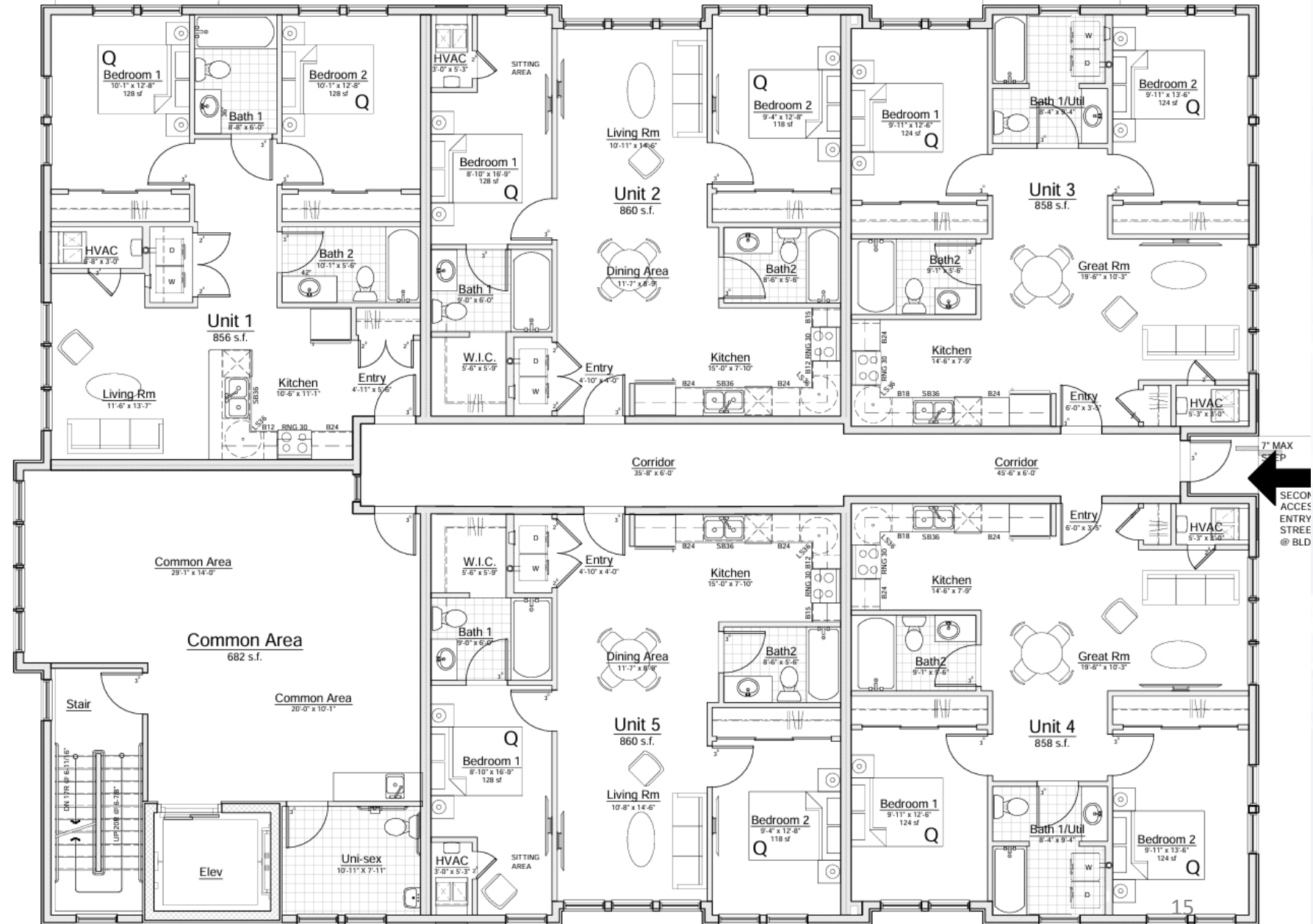
# Auburn Oaks IDD Condominium Building (Elevation)



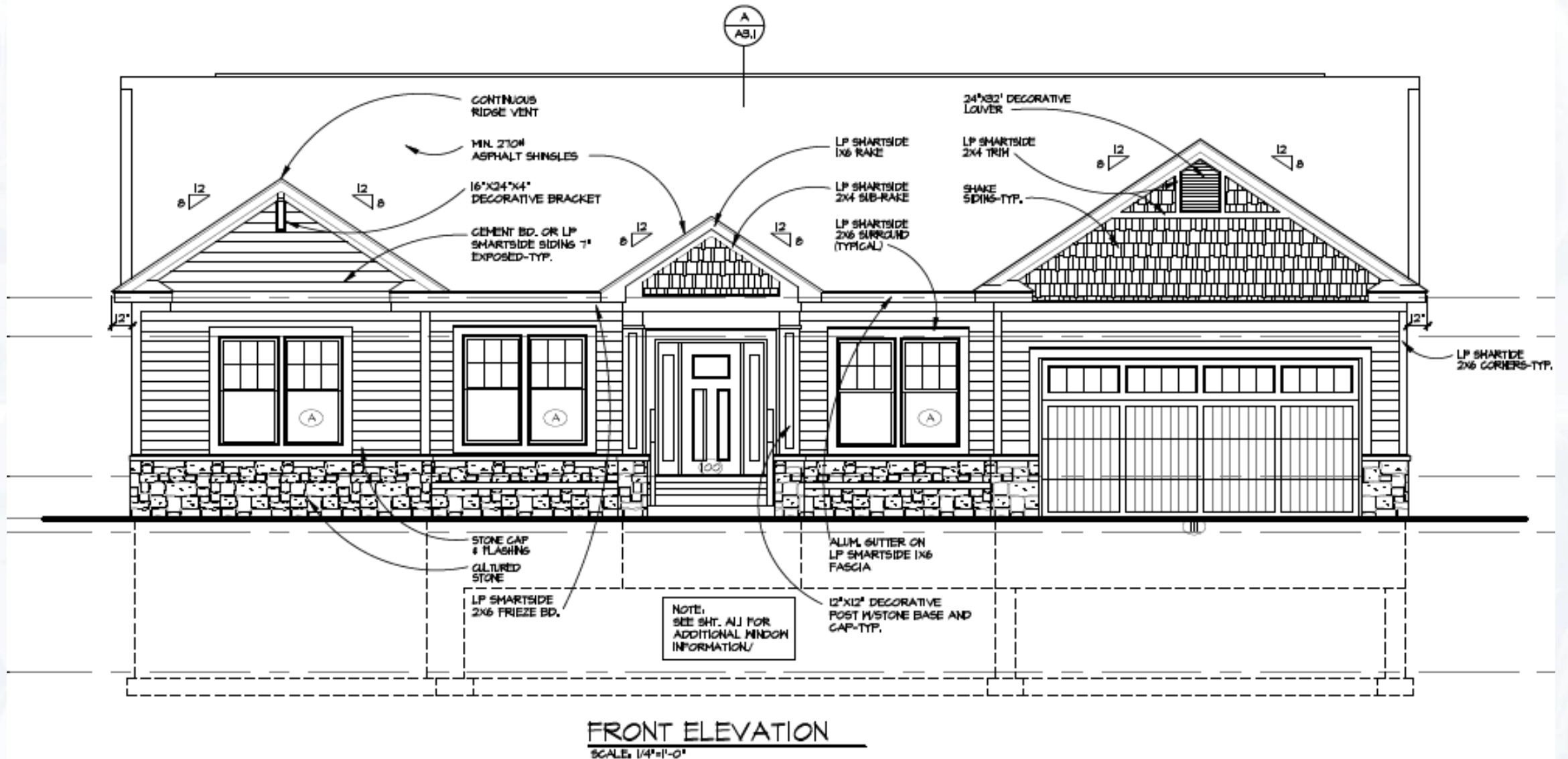
**Illustration only**

# Auburn Oaks Condominium (Floor Plan)

- 1<sup>st</sup> floor of the Mixed Condo buildings include 3 - 5 IDD Units
- 2, 3 and 4 bedroom configurations
- Common area for social activities



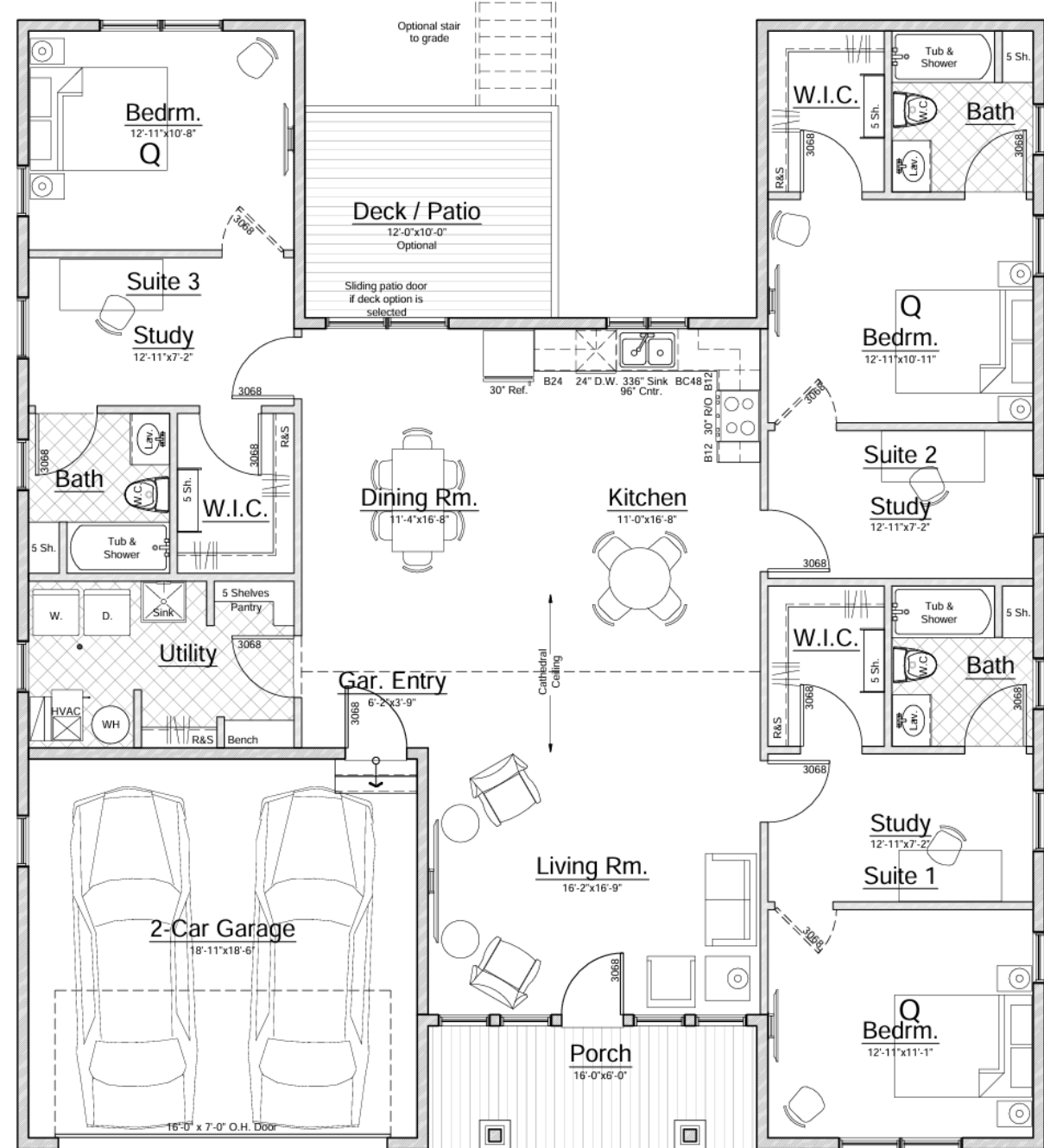
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**Example: Each single-family home will have a unique design**



## **Auburn Oaks Timing**

**Groundbreaking Q2 2026**

**Move-ins starting in late 2027 – first half of 2028**



# Community Design and Services

*“A house is not a home without community.”*

# Our Neighborhoods are Built on Four Core Beliefs



**Self-Determination**



**Empowerment**



**Community and  
Inclusion**



**Ownership**

# Services Model – Direct Care

## Direct Care Services are **Self-Determined**

- IDD residents and their families / guardians select their own service providers (IDD residents residing in the same IDD condo or IDD single-family home must select the same provider)
- Number of hours and other support needs, such as transportation, are defined in each IDD resident's Individual Plan of Service (IPOS)

# Services Model – Community Coordinator

We expect to have an onsite **Community Coordinator** at our Auburn Oaks neighborhood who will:

- Organize **Enhanced Services for both neighborhoods**, such as social events, educational opportunities, and community integration activities for both neighborhoods.
- Act as a liaison among the families, residents, caregivers, and the community at large and safeguard the resident experience
- This resource is private-pay and will be funded via the IDD HOA budget and/or RHS fundraising efforts.
  - Oakland County has committed \$250,000 towards the purchase on an NT condo that RHS will own and rent to the Community Coordinator

# IDD Residency Requirements

Individuals residing in an IDD Unit, as an owner or renter, must:

1. Have an IDD diagnosis
2. Complete the application process (including reference and background checks) and be approved by the HOA.
3. Not present a danger to themselves, others, or the property of others.
4. Select the same service provider as others living in the same dwelling unit (IDD single-family home or IDD condo) and their selected direct care provider must agree and be approved by OCHN to deliver the services requested.
5. Abide by all rules and regulations included in the HOA bylaws.

## RHS' Ongoing Role

RHS is committed to building neighborhoods where individuals with IDD are not only supported, but truly known, valued, and included.

We will:

- Work alongside families and our future IDD residents to ensure they have the supports, relationships, and safeguards they need to thrive and actively contribute to their community for a lifetime.
- Strengthen the foundation of trust that allows parents to breathe easier—to live their own lives with confidence—knowing their loved one is surrounded by a network of people who truly care.
- Champion and steward the rights of individuals with IDD to access safe, inclusive, affordable, person-centered housing—because housing is not a privilege—it is a fundamental human right.

# Reservation Process

## Get to Know Us

Complete Profile Form

Attend our Events

Identify a potential  
roommate /  
housemate and  
partner family

Join RHS



## Submit Application

New Resident Profile

Application Form

Reference

Background Check



## Sign Reservation Agreement

Fees and Deposits  
Required

Complete Family  
Training

# Reservation Fees and Deposits

	<u>IDD Suites</u> (Purchase)	<u>IDD Condos</u> (Rent*)
Reservation Deposit	\$ 3,000	Not Applicable
Design Fee	1,000	Not Applicable
Family Training Fee	<u>750</u>	<u>750</u>
Total	\$ 4,750	\$ 750

\* Co-ownership opportunities may be available. Cost-sharing of the deposit and design fee negotiated between the partnering families.

# Homeowners Association (HOA)

HOA designed to respect the rights of the IDD residents, including representation on the HOA Board.

Budget for IDD-specific items will be approved by the IDD residents exclusively.

Preliminary HOA Fees (per month)			
IDD Suites		IDD Condos (Auburn)	
Walton Oaks	Auburn Oaks	Single Occupancy	Double Occupancy
\$250 - \$300	\$225 - \$250	\$350 - \$375	\$200 - \$225

\* Includes operating costs and reserves for common elements and IDD-specific costs.  
Excludes personal use items: food, utilities, phone, internet, subscription services, etc.

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# **Walton Oaks Availability**

1 IDD Suite in Lot 9

1 IDD Suite in Lot 10

**Pricing: \$240,000 - \$250,000 per IDD suite**

(Before final design and selections)

## **Auburn Oaks Availability for Purchase**

1 IDD Suite in Lot 49

2 IDD Suites in Lot 60

Base Price: approx. \$200,000 per IDD suite

(Before final design and selections)

## **Auburn Oaks Rental Options**

Select opportunities exist to rent or co-own from current reservation holders of IDD Condominiums

(Rent and cost sharing negotiated between renters and owners of the condo)



## **Wait List**

We will maintain a wait list for families with approved applications pending unit assignments.

Those on the wait list will have priority as ownership or rental opportunities become available in the future.

# Interested in learning more?

**1. Complete** the Profile Form that will be sent to all registered participants of this meeting

**2. Join Us** on April 12:

## Bowling Event at Avon North Hill Lanes

- Pizza and Soft Drinks
- \$10 for bowlers (2 games including shoes)
- \$5 for non-bowlers

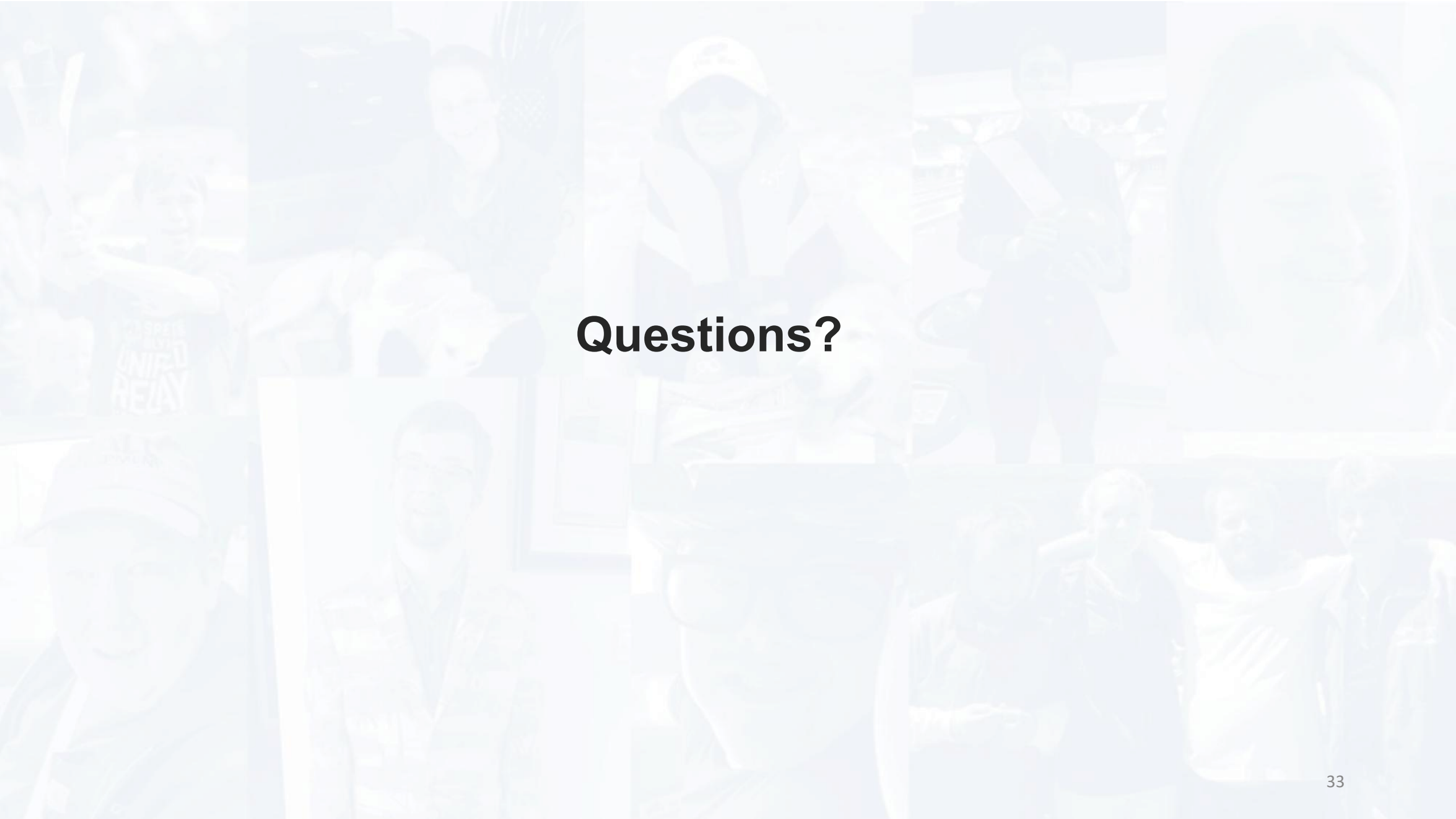
# RHS Membership

Joining RHS is **not** required to attend our Family Connection events.

If you want to attend our member-only events, including access to exclusive content on our website, you must be a member.

Join before July 1 and receive a **50% discount** on your first year's membership (new members only).

- On the RHS website homepage menu, click Get Involved → Become a Member for more information



# Questions?