

# THREE OAKS COMMUNITIES

## BUILDING INCLUSIVE NEIGHBORHOODS



# MISSION STATEMENT

Building inclusive neighborhoods for the general public that promote greater independence, integration, and choice for I/DD homebuyers and their families.

3+ YEARS AGO...



# I/DD HOUSING RESEARCH

- Demand is Growing; Supply is Limited
- Ownership vs. Rental
- Private Financing vs. Public Funding
- Affordability and Accessibility Are Keys



# I/DD HOUSING RESEARCH

- “One Size Doesn’t Fit All”
- Create I/DD Housing That Meets Individual Needs
- Integrated vs. Segregated is Better
- **New and Inclusive Neighborhood Concept**
  - Homes for General Public AND I/DD Homeowners
  - Mom, Dad, and Sibs Can Live Next Door
  - Neighbors Embrace Concept From Beginning

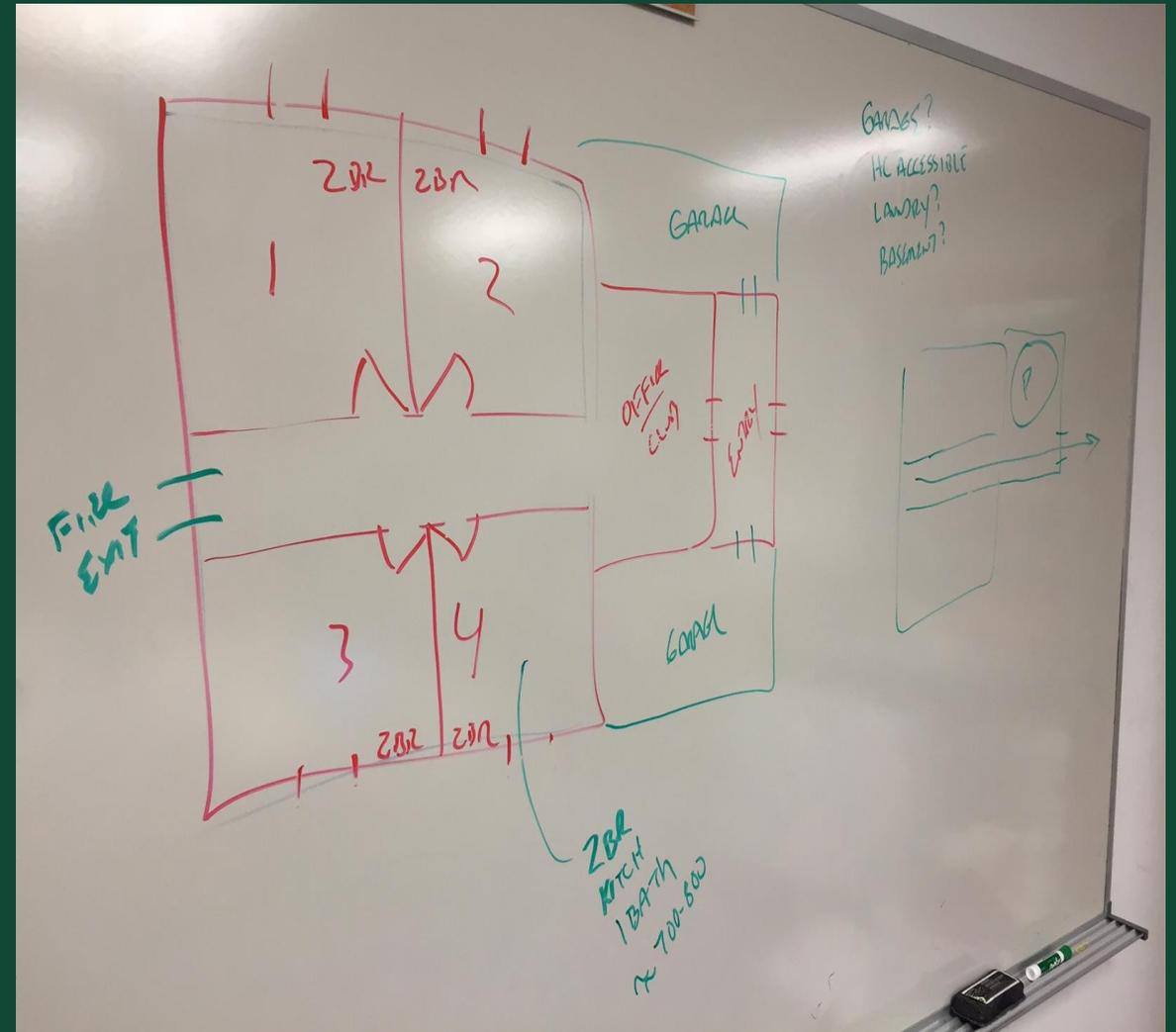


# I/DD HOUSING RESEARCH

- I/DD Housing + Services **REQUIRED**
- **Critical Mass Key to Effective Services** (25%+ I/DD Homeownership)
- Leap of Faith
- Team Effort
  - Three Oaks Communities
  - Homeowners/Caregivers
  - Local Government/Agencies
  - “Banker/Builder/Broker”

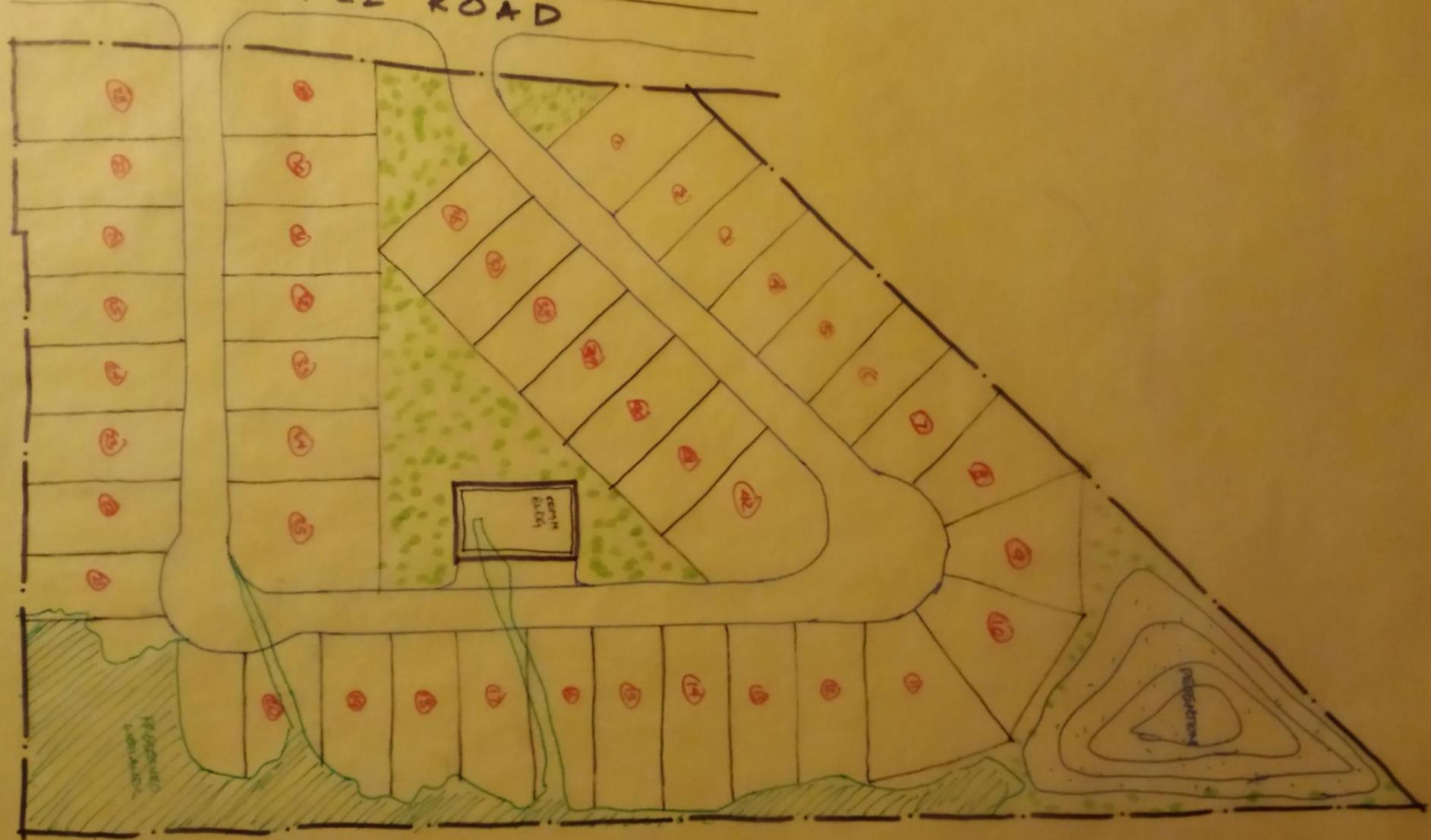


# WE STARTED WITH DESIGN CHARETTES





MAPLE ROAD



















## MAPLE OAKS — *SEVEN (7) DIFFERENT DESIGNS*

- Single-Family Homes — 1,600-1,700 SF
- Townhomes — 1,300-1,400 SF
- Condominiums — 883 SF
- Multigenerational Home Options
- All with First Floor Master BR/BA

# MAPLE OAKS — *NOW UNDER CONSTRUCTION*

- 100% Reserved
- 8 Homes Reserved by I/DD Homeowners
- 2 Homes Reserved by Families with I/DD Children
- 2 Homes Reserved by I/DD Family Members
- 35% (12 Homes) Will Be I/DD or I/DD-Related Homes
- 65% (22 Homes) Will Be Homes Reserved by Great Mix of Young Families, Empty Nesters, Seniors, and Caregivers
- Neighborhood Will Become Service Hub for Caregiving Agency



HAWTHORNE  
OAKS



Existing Trees to Remain

Overhead Power Lines

Overhead Power Lines

Asphalt Path Up to Existing Bridge

Bollard Lighting

Crushed Stone Path

Circle Fire Ring

Shelter  
• BBQ  
• Picnic Tables

Merriman Road

Edward Hines Drive



# COTTAGES



# CAREGIVER OFFICE



# ATTACHED CONDOS



[WWW.THREEOAKSCOMMUNITIES.COM](http://WWW.THREEOAKSCOMMUNITIES.COM)

734-351-2200