



Leanne Scott <scottl@rochesterhills.org>

Auburn Angara Oaks

3 messages

Theresa Mungioli <mungiolit@rochesterhills.org>

Sun, Oct 19, 2025 at 10:15 PM

To: Sara Roediger <roedigers@rochesterhills.org>, Chris McLeod <mcleodc@rochesterhills.org>, Leanne Scott <scottl@rochesterhills.org>

Sara and Chris,

We have gotten a few form letters from individuals supporting this subdivision. How many are buying homes in Walton Oaks and Auburn Angara Oaks? How many of the letters came from residents? From the PC minutes it looks like only 1 comment was from a resident. And there was another letter from a resident opposed to the development.

The wetlands issue - how are they mitigating impacts to the neighbors property? They are changing the grade in the development however I don't see how that is preventing water runoff into the neighborhood around the development.

How much of this development is being funded/receiving money from Oakland County?

How does this get to be a IDD development when less than half of the residences are for IDD individuals.

Is there a requirement that IDD homes must be sold to IDD individuals? Or could they be sold to non-IDD individuals? Can non-IDD residence be converted to IDD residence in the future?

Are there deed restrictions on the IDD properties to prevent non-IDD individuals from purchasing the property in the future?

How is the HOA comprised - single family, row house, condos with IDD and non-IDD residents?

How is the condo/row homes different from a group home? Will there be onsite support staff for the IDD residents?

How is flooding being prevented in the underground parking? Are there pictures that show the underground parking? I am not seeing a garage entrance in the Angara Oaks website unless it is a common entrance to a large garage.

Farmstand - what ordinances do we have that require a farmstand to have locally/RH grown items?

Thanks!

Theresa Mungioli

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Chris McLeod <mcleodc@rochesterhills.org>

Mon, Oct 20, 2025 at 11:45 AM

To: Theresa Mungioli <mungiolit@rochesterhills.org>, Bryan Barnett <barnettb@rochesterhills.org>

Cc: Sara Roediger <roedigers@rochesterhills.org>, Leanne Scott <scottl@rochesterhills.org>

Good Morning Councilperson Mungioli

Please see the responses in red below from City staff and the answers further below in purple, from the developer

If you have any additional questions please let us know

Chris

We have gotten a few form letters from individuals supporting this subdivision. How many are buying homes in Walton Oaks and Auburn Angara Oaks? How many of the letters came from residents? From the PC minutes it looks like only 1 comment was from a resident. And there was another letter from a resident opposed to the development. The vast majority of the letters received have been from those residents either purchasing a home/unit or those that support the project. The percentage of those purchasing and simply supporting is not known. You are correct, at the Planning Commission there was one resident that abuts the project that raised concerns, she spoke as well as provided written correspondence. Based on some assumptions, there appears to be 22 letters of support/public comment that may be outside of the city (we assumed if no address was provided they were outside the City) and there were 4 letters/public comment in favor from residents of the City.

The wetlands issue - how are they mitigating impacts to the neighbors property? They are changing the grade in the development however I don't see how that is preventing water runoff into the neighborhood around the development. As with all developments within the City, the overall development is required to collect stormwater across the entire site and then discharge the water at an approved rate. As designed, the water will be collected onsite and then piped to the stormwater pond near the south end of the site, filtered, and then released into the wetland, again, at an accepted, permitted rate.

How much of this development is being funded/receiving money from Oakland County? See Below
How does this get to be a IDD development when less than half of the residences are for IDD individuals. See Below

Is there a requirement that IDD homes must be sold to IDD individuals? Or could they be sold to non-IDD individuals? Can non-IDD residence be converted to IDD residence in the future? See Below

Are there deed restrictions on the IDD properties to prevent non-IDD individuals from purchasing the property in the future? See Below

How is the HOA comprised - single family, row house, condos with IDD and non-IDD residents? See Below

How is the condo/row homes different from a group home? Will there be onsite support staff for the IDD residents? The condo and row homes will be a mixture of resident types. Some typical units, some dedicated for IDD residents. Within those units dedicated for IDD residents, those units will typically not exceed four (4) residents that share a common space. See Below

How is flooding being prevented in the underground parking? Are there pictures that show the underground parking? I am not seeing a garage entrance in the Angara Oaks website unless it is a common entrance to a large garage. The garage parking for the multi units buildings and the rowhouse building is through a common entrance. So there is one garage door that allows entrance to the parking under the buildings. The units with the under the building parking are on the part of the site with the highest elevations. The site has significant topography. For instance, the front of the site has an elevation of approximately 840 and the wetland portion of the site is approximately 815, so roughly 25 feet of elevation change. So the units with parking under the building will be significantly higher than the portion of the site that has been identified as wetland.

Farmstand - what ordinances do we have that require a farmstand to have locally/RH grown items? There is not an ordinance that would require locally sourced produce. However, that is the intention of the developer.

Here are responses directly from the developer.

How much of this development is being funded/receiving money from Oakland County? **The County has provided \$1,500,000 of mezzanine financing. \$1,250,000 will be repaid from home sales; \$250,000 will be converted into loan forgiveness to help fund on-site housing for support staff.**

How does this get to be a IDD development when less than half of the residences are for IDD individuals. **It's not an IDD development, it's a neuro-inclusive neighborhood with an intentional mix of homes for neurotypical and IDD homeowners. There are significant benefits to living in an integrated setting for both IDD and neurotypical homeowners, especially the strong sense of purpose, community, and belonging that emerges from the development.**

Is there a requirement that IDD homes must be sold to IDD individuals? **Yes.** Or could they be sold to non-IDD individuals? **No.** Can non-IDD residence be converted to IDD residence in the future? **No.**

Are there deed restrictions on the IDD properties to prevent non-IDD individuals from purchasing the property in the future? Yes.

How is the HOA comprised - single family, row house, condos with IDD and non-IDD residents? Yes, there is one HOA; all owners are members. We have separate budgets for the different types of buildings that have different costs.

How is the condo/row homes different from a group home?

IDD homeownership at Auburn Oaks differs from group homes in several important ways.

IDD homeowners and their families:

1. Have a permanent home vs. a group home, which can be impermanent.
2. Build equity in their "forever" home vs. paying rent in a group home.
3. Choose and manage their own direct caregivers vs. having the owner of the group home provide the direct caregivers.
4. Have on-site support staff focused on community integration, daily check-ins, and management of direct care providers.
5. Are part of a welcoming community with other IDD and neurotypical homeowners who choose to live in an integrated setting.
6. Are supported by Rochester Housing Solutions, a local non-profit committed to supporting IDD homeowners at Walton Oaks and Auburn Oaks.

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innovative by nature

Chris McLeod

Planning Manager
Planning & Economic Development

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Leanne Scott <scottl@rochesterhills.org>

Mon, Oct 20, 2025 at 5:23 PM

To: "Ryan (City Cell) Deel" <deelr@rochesterhills.org>, Jason Carlock <carlockj@rochesterhills.org>, "David (Personal) Blair" <blaird@rochesterhills.org>, Carol Morlan <morlanc@rochesterhills.org>, Marvie Neubauer <neubauerm@rochesterhills.org>, "David (Personal) Walker" <walkerd@rochesterhills.org>

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