

NEWS RELEASE

Oakland County's Second Neuro-Inclusive Neighborhood Breaks Ground

- Auburn Oaks will feature 55 homes, including a mix of condominiums, single-family and town homes, with 17 condominiums and two single-family homes reserved for adults with intellectual and developmental disabilities.
- The project is a public-private collaboration involving the Oakland Together Housing Trust Fund, the Michigan State Housing Development Authority, Community Housing Network, Three Oaks Communities, Rochester Housing Solutions, F&M Bank, First State Bank and private equity partners.
- Auburn Oaks is Three Oaks Communities' third neuro-inclusive neighborhood in Michigan.

June 4, 2026, Rochester Hills, Mich. – Oakland County, Rochester Housing Solutions and Three Oaks Communities are collaborating with the Michigan State Housing Development Authority (MSHDA) and Community Housing Network (CHN) to build the county's second neuro-inclusive neighborhood, Auburn Oaks in Rochester Hills.

The project has both public and private support from the Oakland Together Housing Trust Fund (HTF), MSHDA, CHN, F&M Bank, First State Bank and private equity partners. HTF provided \$1.5 million in mezzanine financing to the Auburn Oaks development.

"Oakland County is committed to building communities where every resident has the opportunity to live independently and thrive," said Oakland County Executive Dave Coulter. "Auburn Oaks is another example of how strong public-private partnerships can create innovative housing solutions that are inclusive and welcoming for adults with intellectual and developmental disabilities and their families."

Auburn Oaks - located off Auburn Road - will feature 55 new homes, including 41 condominiums in five buildings, nine single-family homes, and five townhomes. The development will reserve 17 condominiums and two single-family homes for adults with disabilities.

"I am very excited and proud of this neuro-inclusive neighborhood and cannot wait for its completion," said Gerry Seizert, father of Laurel, who will be a resident of Auburn Oaks. "It will provide my daughter and over 25 others independent living in a safe, supportive and compassionate community."

This community is the third in Michigan featuring homes for sale to the public and homebuyers with intellectual and developmental disabilities (IDD). The first Oakland County neighborhood of this kind - Walton Oaks - broke ground in Rochester Hills in September 2024.

“Our pioneering neuro-inclusive neighborhood model provides low-income IDD homeowners with an opportunity to live more independently, build equity and have greater control over support services in their permanent home close to friends, family and local resources, all in an integrated setting with neurotypical neighbors who welcome and support them,” said Bill Godfrey, CEO of Three Oaks Communities.

The success of Auburn Oaks is made possible through a collaborative investment from local, state and private partners committed to expanding housing opportunities for residents of all abilities.

“Housing is foundational to a good quality of life, and Auburn Oaks represents the kind of investment that helps ensure more Michiganders can feel a true sense of belonging in their community,” said Amy Hovey, CEO and executive director of the Michigan State Housing Development Authority. “MSHDA is proud to support this development, which will expand access to homeownership while building a stronger sense of connection, confidence, and stability for adults with intellectual and developmental disabilities and their families.”

As Auburn Oaks moves from vision to reality, local leaders say the development demonstrates the impact of community collaboration.

“Auburn Oaks shows what can happen when the right partners come together around a clear vision and actually execute,” said Rochester Hills City Council President Jason Carlock. “This development sets a new bar for inclusive, attainable homeownership and creates real, lasting impact for residents. It’s exactly the kind of project that reinforces why Rochester Hills is the preeminent place to live, work and raise a family for everyone.”

Rochester Housing Solutions (RHS) is a nonprofit and was founded in 2021 by local families who couldn’t find long-term housing options for their adult children with intellectual or developmental disabilities. RHS partnered with Three Oaks Communities, which is known for its innovative approach and success in building Michigan’s first neuro-inclusive neighborhood in Saline.

“As both a parent and member of Rochester Housing Solutions’ leadership team, this moment is deeply personal for me,” said David Mingle. “Auburn Oaks represents hope, dignity and long-term stability for families like ours. It’s more than housing — it’s a community intentionally designed to foster independence, connection and a meaningful quality of life for adults with intellectual and developmental disabilities.”

About Oakland Together Housing Trust Fund

The Oakland Together Housing Trust Fund (HTF) supports the development and preservation of affordable, attainable, workforce, and mixed-income housing throughout Oakland County by leveraging HTF funds with the financial resources of the private sector and other governmental funding sources. The Oakland County Board of Commissioners allocated \$18 million in American Rescue Plan Act (ARPA) funds and a \$2 million annual appropriation of general funds. The HTF is governed by a seven-member board populated with representatives that have relevant residential development, funding and/or oversight experience. HTF funds are allocated through an application process that prioritizes developments that meet the specific goals and needs of the county and its community partners.

About Three Oaks Communities

Based in Plymouth, Mich., Three Oaks Communities (“Three Oaks”) is 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 (“I/DD”) and their families. Three Oaks’ unique development concept also includes caregiving and support services that are organized by the families of our I/DD homebuyers. Its concept is also aligned with the U.S. Department of Health and Human Service guidance for home and community-based housing and services, promoting greater independence, autonomy, choice, privacy, dignity, respect, and community integration for all its I/DD homebuyers. The principals of Three Oaks are William J. Godfrey, John E. Zdanowski, and Bruce A. Michael.

About Rochester Housing Solutions

Rochester Housing Solutions (RHS) is a nonprofit founded in 2021 to create long-term, inclusive housing options for adults with Intellectual and Developmental Disabilities (IDD). Originating from a group of families in the Rochester Hills area, RHS formed to address the need for homeownership opportunities for their adult children. RHS began collaborating with Three Oaks Communities several years ago to develop plans for two neuro-inclusive neighborhoods in Rochester Hills. Three Oaks Communities was one of the pioneers in the development of neighborhoods for people with and without intellectual disabilities. Since its inception, RHS has grown steadily, with more than 50 families now actively involved and strong demand for its housing. Walton Oaks, located near Oakland University, will feature three fully reserved homes for adults with IDD, while Auburn Oaks offers a mix of condos, single-family homes, and townhomes for both IDD and neurotypical residents. These unique neighborhoods foster diversity, independence, and community, offering both purchase and rental options for families and individuals who value a supportive and integrated lifestyle.

Based in Plymouth, Michigan, Three Oaks Communities ("Three Oaks") is the first private developer in the United States to build neuro-inclusive neighborhoods that include homes for two to neurodivergent homeowners as well as adults with intellectual and developmental disabilities ("IDD") and their families. Three Oaks' unique development concept also includes caregiving and support services that are organized by the families of our RHD homeowners. In concert with the U.S. Department of Health and Human Services guidance for home and community-based settings and services, providing greater independence, autonomy, choice, dignity, respect, and community integration for all with IDD. The principals of Three Oaks are William J. Corbrey, John B. Zimm, and Bruce A. Mitchell.

About Rochester Housing Solutions

Rochester Housing Solutions (RHS) is a nonprofit founded in 2011 to create high-quality, inclusive housing options for adults with intellectual and developmental disabilities (IDD). Originating from a group of families in the Rochester Hills area, RHS formed to address the need for nonresidential opportunities for their adult children. RHS began collaborating with Three Oaks Communities several years ago to develop plans for neuro-inclusive neighborhoods in Rochester Hills. Three Oaks Communities was one of the pioneers in the development of neighborhoods for people with and without intellectual disabilities. Over the past few years, RHS has grown steadily with more than 50 families now actively involved and strong demand for its housing. Wilson Oaks, located near Children's University, will feature three fully featured homes for adults with IDD, while Auburn Oaks offers a mix of single, multi-family homes, and townhomes for both IDD and neurotypical residents. These unique neighborhoods foster dignity, independence, and community, offering both guidance and real choice for families and caregivers who value high quality and thoughtful