



## **Welcome to Collaborative Community Housing Initiative (CCHI)**

At CCHI, we are creating a sustainable and inclusive living environment for adults with intellectual and developmental disabilities (IDD) and Autism Spectrum Disorder(ASD). Our goal is to provide accessible housing that fosters independence, promotes social connection, and creates a sense of belonging. This community also emphasizes empowerment and integration within the larger community, offering opportunities for personal growth and fulfillment.

**1651 Richfield, Highland Park** will be a place where residents can engage in social, educational, and recreational activities, while still maintaining their current programs, employment, and established routines. This environment is designed to foster relationships, encourage engagement, and promote community interaction. It is not a day program, it is a living experience with daily social opportunities.

### **About CCHI**

CCHI is a grassroots initiative founded by families of adults with disabilities and community members who seek a new kind of inclusive community—one that embraces diversity and offers meaningful opportunities for all. CCHI envisions communities where individuals of all abilities live collectively, making choices about their own lives in housing, work, and social engagement.

#### **Building Size:**

Approximately @50 units.

#### **Target Residents:**

The community is designed for CCHI Members who are adults IDD/ASD.

#### **Design Features:**

The building will be multi-unit, with community-accessible spaces on the first floor. These include:

- Reception desk
- Work stations
- Social and lounge areas
- Fitness room
- Green spaces for relaxation(outdoors)
- Bike Storage

1651 Richfield will provide a wide range of opportunities for residents to engage with one another daily. These community-building options include:

- Group meals
- Game room
- TV/movie room and movie nights
- Quiet sensory friendly room
- Art studio
- Music studio
- Commercial kitchen with individual cooking stations for group meals and classes
- Laundry Rooms on each floor

## Service Model

We believe in giving residents the freedom to choose who provides their support services. To provide maximum flexibility, the following options are available:

- Residents can hire personal support individuals or choose an outside agency, using private funds, Medicaid waivers, intermittent CILAs, or SSI/SSDI.
- The level of support each resident receives will be determined by personal choice and will be independent of rent costs.
- CCHI is supported by a dedicated group of parent and family volunteers who contribute actively to the community and love to participate in our activities.
- At least one resident advisor will be available for overnight stays to offer extra support and guidance.
- A property manager will oversee maintenance and ensure the building remains in optimal condition.
- A 24/7 front desk representative will provide assistance and ensure smooth operations.
- Advanced technology will be integrated into the building to help residents achieve greater independence and self-sufficiency.
- An agency presence-Glenkirk will lease space in the building, offering a range of services billed directly to Medicaid.
- Arts of Life will lease a space on the first floor to operate their program which many CCHI members already utilize. This is an additional cost to residents if they chose to enroll.
- We involve families, caregivers, and residents in the planning and decision-making process to ensure that the community meets their needs.
- CCHI will oversee the building in partnership with our building management company.
- CCHI has a shuttle to assist with some transportation, especially into town. We can also facilitate transportation with Moraine Township Van, Uber and Pace.
- *We are still finalizing meal options, such as grab-and-go breakfasts and group dinners. Costs will be determined after the property purchase.*
- We would also love to include a business or social enterprise on the first floor that will serve the greater community. We hope to employ residents if they would like to work in the building!

## Collaborative Opportunities

CCHI collaborates with other nonprofits to best serve our community. We have an abundance of programs and vocational options in the area, and we encourage our members to utilize them.

- Keshet-Programming
- JCFS-Employment
- Ray Graham-daily supports
- Total Link 2 Community-Employment, Programming
- Our Place of New Trier-Programming
- Glenkirk-Life skills, mental health, daily supports
- Arts of Life-Professional Art Programming
- NSSRA-Programming, Special Olympics
- Center for Enriched Living-Day Programming

**Apartments:** We offer a variety of unit sizes to meet residents' needs:

**Anticipated Pricing, Units are first come first serve.**

- **Small Studio (~375 sq. ft.):** \$143,500. with kitchenette
- **Large Studio (~480 sq. ft.):** \$172,500. with kitchenette
- **Small One Bedroom (Two Small Studios combined):** \$250,500. with kitchenette
- **Large One Bedroom (One Small Studio and One Large Studio combined):** \$287,500. with kitchenette
- All units are fully ADA-compliant, with accessible bathrooms designed to accommodate walkers and wheelchairs.
- Full kitchens may be added to units at the owner's expense.
- Monthly HOA fees will range from \$1,000-\$1,600 to cover utilities, front desk management, taxes, and a RA living in the building.

## What Makes This Project Special?

Ahhh, everything!!! This project is actually super unique because it incorporates advanced technology to assist with daily living. Key features include:

- **Advanced Technology:** CCHI will integrate intuitive technology throughout the building and individual units to support daily living. Examples include:
  - Cameras for hallway and doorway security
  - Assisted Technology supports
- **Green and Universal Design:** The building is designed with sensitivity to sensory needs, mobility challenges, sound control, and aging in place.
- **Co-Living:** This living style gives everyone the space they need to live independently, with the bonus of getting together with your neighbors if you choose.

## Support and Staffing

- **Programming Manager:** A full-time program manager will coordinate social opportunities, activities, and community engagement, while working closely with other support organizations to facilitate resident involvement.
- **Property Manager:** A dedicated property manager will ensure the building remains well-maintained.
- **Resident Advisors (RAs):** At least one resident advisor will be available overnight to provide support and guidance. Additional individual service providers can be hired by residents based on their needs.

## Get Involved

If you are interested in participating in this exciting opportunity or want to learn more about investment and equity options, reach out to us today. Together, we can create a supportive, sustainable community for adults with intellectual and developmental disabilities.

## How to Join the Waitlist

To be considered for residency, please become a CCHI Member, and then fill out an [interest form](#). If you're not a member yet, [we encourage you to join today!](#)



[www.thecchi.org](http://www.thecchi.org)