

Collaborative Community Housing Initiative-CCHI



www.thecchi.org

Collaborative Community Housing Initiative

Phase 1, 2 & 3 Focus

Phase 1
Purchase Building

Phase 2
Development/Planning
Construction

Phase 3
Transition/Move in

Values:

- We value community
- We are inclusive of all
- We seek solutions for our members seeking housing options

Meeting Norms:

- Stay on topic
- Manage the time
- Keep confidences
- Trust the community formation process

Dialogue Norms:

- Take care of each other
- Speak for yourself
- Accept disagreement
 - No blame
 - All questions are good but we don't have all the answers now

Norms:

- Center on the mission
- Be action oriented yet give the process some breathing room to turn ideas into actions
- Contribute your skills and talents



Established in 2019, CCHI operates as a 501c3 organization. We bring together families of individuals with IDD/ASD, along with community stakeholders, government officials, developers and other nonprofits all dedicated to fostering diversity and inclusion within our communities.



CCHI's Mission



Image of CCHI Members volunteering at the Lake County Food Bank

CCHI Facilitates
housing and
community
engagement to
include people with
disabilities

CCHI's Vision



IMAGE OF TWO CCHI MEMBERS

People with disabilities
are able to live
meaningful lives in their
chosen community.

1651 Details

-CCHI's solution to the housing crisis for adults with disabilities is to build a lasting community together, uniting its members to create something uniquely special.

-Ownership model is a cooperative. Qualified CCHI Members purchase shares in the building and become part owners. The building is funded completely by residents purchasing shares as well as community contributions, grants and foundation support.

-Funding is private, therefore, we have control over many things that we would not if it was government funded, i.e. who lives in the building.

-The difference between a co-op and condo: you are technically a shareholder in the co-op rather than an individual property owner. As a result, the fees charged by the cooperative are for maintaining the entire property and managing the coop's finances, rather than being tied to individual units.

Requirements to 1651 Richfield

- All residents must be CCHI Members
- All families are required to participate in community building programs and fundraising
- Applications are required for all residents
- Interviews are required for all final applicants

To be successful in 1651, Neighbors should have the following:

- Ability to live semi independently
- Able to participate in group activities and meals
- Open to meeting new people
- Able to communicate needs and participate in planning their daily choices

1651 Amenities

**24/7
Front
Desk**

**Private
Apartments**

**ADA Ready
with
Elevators
and
Bathrooms**

**R/A on
Property
Overnight**

**Choice of
Kitchens or
Kitchenettes**

**Community
Meals**

**Flexible
Support
Options**

**Technology
Driven**

1651 Community

**Arts of
Life
Studio**

**CCHI
Community
Manager**

**50
Apartments:
Studio and
One
Bedroom**

**Semi
Independent
Living**

**Cultivate a
close-knit
Community**

**Collaborate
with like
minded non
profits to offer
supports and
programs**

**Community
Kitchen**

**Collaboration
with
Community
Partners**

A day in the life of a CCHI Neighbor

- Grab and Go Breakfast or eat in your apartment
- Head off to programs and employment
- Transportation: Shuttle, Moraine Township, Bus Line, Uber/Pace, Pace
- Group Dinner Options or meal in your apartment
 - Still working through what types of meals can be offered and the cost
- After Dinner opportunities for connections
 - Movies, Games, Sports, Working Out, Music, Art,
- No set bedtime
- Supports needed should be provided by technology or service providers in addition to an evening program manager, RA and front desk staff.

Support Options

Agency

Private Hire

Collaborative Organizations

Technology

CCHI will have 24/7 Front Desk, Technology in units, cameras in all community spaces and security measures at entry.

Service Provider Round Table Programs offer families an opportunity to meet potential service providers

Families can hire support people individually, or leverage multiple neighbors to share supports

Several organizations have hourly support professionals. Attend a CCHI round table to learn about different options

Technology in each unit for daily support needs. Additionally there are virtual support companies for unique needs

Safety is a big concern for everyone. CCHI's onboarding will include guidance on proper behavior, non negotiables and ongoing tools and classes for social skills and respecting neighbors. Our application process includes background checks.

Support Options

These are the current options for residents to use for support:

- Home based funding-Medicaid Waiver
- I-CILA
- Private Funding
- Bring your own support
- Work with other families to leverage service providers with families
 - Keshet, JCFS, Clearbrook, Glenkirk, Ray Graham
- On site service provider engagement-Glenkirk
- **24 HOUR CILA'S ARE CURRENTLY NOT ALLOWED IN THE BUILDING AS PER STATE GUIDELINES.**

Options for Support

- Natural Networks
- Community Networks
- Service Providers
- Other paid supports
- Technology



Image of camera, image of computer, image of van, image of community support worker



Smart Home Technology

Options to Support Independent Living

“Off the shelf” Technology Supports

- Smart home features
- Smart speaker assistants
- Smartphones and tablets
- Apps for navigating life

Remote support providers

- Rest Assured
- SimplyHome
- Night Owl Support Systems, LLC
- Sengistix



Purchase Price for Shares

The anticipated purchase price of One(1) Share (Small Studio+/- 375 square feet) is One Hundred Forty Three Thousand Five Hundred Dollars (**\$143,500.00**)

The anticipated purchase price of One Point Two Five(1.25) Shares (Large Studio+/- 480 square feet) is One Hundred Seventy Two Thousand Five Hundred Dollars (**\$172,500.00**)

The anticipated purchase price of a Small One Bedroom is equal to Two Small Studios (+/- 375 square feet x2) is Two Hundred Fifty Thousand Five Hundred Dollars (**\$250,500.00**):

The anticipated purchase price of Two (2) Shares (Small Studio +/- 375 square feet and Large Studio +/-480 square feet) is equal to a Large One Bedroom Apartment is Two Hundred Eighty Seven Thousand Five Hundred Dollars (**\$287,500.00**):

Monthly Maintenance fees range from **\$900-\$1600.00*



TERMS OF PURCHASE

- Families may purchase up to 2 shares
- CCHI Neighbors must occupy their units(not held for years)
- Rentals are not allowed unless CCHI approves the circumstances
- One person maximum per unit unless otherwise approved by CCHI
- No children under the age of 18 can be a resident
- Shares may be sold to a CCHI approved purchaser
- Construction to units must be approved by CCHI Contractors
- Shares must be purchased by June 2025
- Sales and Purchase agreements will be available by the end of March 2025

Maintenance Fees

Maintenance fees are based on the size of the unit,

Monthly fees range from \$900-\$1600.00

Fees include:

- Property Taxes
- Utilities
- Internet
- 24/7 Front Desk
- Resident Advisor living in building
- Building Management, Maintenance
- Evening and Part Time Weekend Program Manager
- Security and Technology equipment

Timeline 2025

March

- Purchase Building
- Select Architect and Contractor
- Complete Sales and Purchase Agreements, Leases and Deposit Agreements
- Programming for member get togethers and grant programs

April-June

- Capital Campaign
- Ground Breaking
- Complete all building share sales
- Finalize renovation plans
- Complete city approval process
- Monthly programming
- Receive applicants and conduct interviews

July-December

- Renovations
- Complete financing for bridge loans
- Finalize family interviews
- Begin onboarding process
- Complete operational plans
 - Hiring
 - Training
 - Facilitating Service Providers
 - Facilitating Transportation
 - Facilitating Employment Options
 - Resident Feedback Sessions
 - Meal Program Established

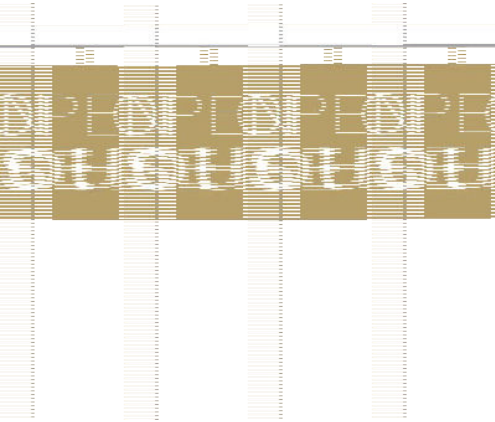
January 2026

BEGIN MOVE IN, GRADUAL PROCESS

Application Process

- Review our website: www.thecchi.org
 - Understand the commitment in time and collaborative work with programming, volunteer work and fundraising as well as the co-op model and requirements.
- Attend a tour of the building
- Fill out an [interest form](#) on our website
- If there is a fit between the applicant and openings, we will request a minimum deposit of 25k, for which \$1500 is non refundable.
Formal Applications will be given out.
 - Applications provide information about finances, diagnosis, specific needs and a family interview.
- Select a unit
- Participate in programs and volunteer work, help in the planning process.

1651 Richfield



**Tours of the building:
Saturday, March 29 11-1pm**



Q&A

THANK YOU!

THECCHI.ORG

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