



BUILDING LIVES. GROWING TOGETHER. CREATING COMMUNITY.

Intentional communities for people with intellectual and developmental disabilities.

Intentional Collaborative Community Connection exists to create an intentional community for people with intellectual and developmental disabilities that provides safe, affordable, accessible, and long-term housing designed to foster meaningful relationships, natural social connections, and access to purposeful work.

The Need and Shared Vision

- Adults with intellectual and developmental disabilities face a severe shortage of safe, affordable, accessible, long-term housing and parents and caregivers are aging out with no feasible plan. Waiting lists for what existing housing there is, far exceed a three year waiting list.
- Currently in Saginaw County alone, there are an estimated 3000 plus individuals over 18 living with a disability.
- Recent community conversations and surveys revealed safety, affordability, community connections, stability and home-like environments as top priorities for this future community.

Acting now allows us to...

Why Now? Impacts & Outcomes

- It answers the question of not just “what if” but “when” because it “will” happen.
- Reduces crisis driven placements, saving logistical burdens on local services.
- It will increase safety, stability, and long-term housing for people with IDD.
- It is a measurable impact on the shortage of housing, which can be replicated seamlessly and created uniquely to each community.
- These communities reduce public spending on institutional care, promote inclusive hiring, and enrich the social fabric.

build healthier communities and change the social fabric

Target Population

- Adults with Intellectual and developmental disabilities (IDD) 18 and over
- Consideration made for caregivers or family members
- Resident Advisors, college students with similar area of study working or training in the community.

A pioneering residential development.

Our Housing Design and Neighborhood...Pocket Style

- A mix of duplexes, functional quadplexes with resident advisors, and townhome style living.
- Homes are arranged facing each other around a central, shared and managed greenspace such as a courtyard, garden or common building.
- Non-institutional environment with homes designed to look and feel like traditional neighborhoods rather than impersonal facilities.
- Roads are placed around the perimeter of the community - not through it.
- Homes are placed within a walkable proximity to the broader community, transportation, shopping and entertainment to facilitate integration.
- Homes designed with safety in mind, accessible homes with Smart Living environments.
- Outdoor paved and lighted walking paths, outdoor playgrounds and natural places of respite and engagement.

The heart of belonging and opportunity...

The Community Center

- Built with universal design to bring residents together with the broader community.
- Community Living Skills - Licensed kitchen and cafe for dining and vocational opportunities. Cafeteria open for families, staff, workers and local community.
- Vocational Training - **Classrooms** for skill building within the community
- Physical Wellness and Therapy - featuring a multipurpose room, designated therapy wing for aqua therapy, physical and occupational therapy and a sensory room.
- Elevated walking track with adaptive fitness areas - good for our residents and our local seniors citizens as well.
- Community connections for ongoing multi disciplinary arts, music lessons and recreational activities.
- An intimate 15 - 20 seat theater for movie nights and presentations.

away from institutionalized care and toward person-centered living

Long Term Sustainability

- A combination of private funding, grants, and resident fees.
- Government agencies, private developers and non profit partnerships.
- A blend of rental and ownership options, with rental income supporting daily operations and ownership contributions providing long-term capital.
- IC3 is not a direct service provider. Families are responsible for arranging primary direct care.