



THE
IDDeal
P L A C E

A
**Philanthropic
Housing
Initiative**



Facts

- Intellectual or Developmental Disabilities (“I/DD”) can develop in utero or after birth.
- An intellectual disability is clinically diagnosed prior to age 18, with an IQ of 70 or under.
- People with I/DD can have problems with major life activities such as language, mobility, learning, self-help, and independent living.
- Today, most people with I/DD will outlive their parents, and over one-third live with a family member over 60.
- Once a family member can no longer care for their child with I/DD, the care for that individual becomes the responsibility of other family (if any) or the state.

The Case

A residential community for persons with I/DD provides enhanced dignity and self-respect with safe, affordable, and supportive housing for life. Residents will belong to a community, have a purpose, and develop a level of independence built around a healthy lifestyle and active living.

The IDDeal Place will provide its members with the permanency and family-type structure that may no longer be available to them. Without more homes like The IDDeal Place, members are directed to state facilities whose staff does not have the specific training, knowledge, or care for their unique I/DD needs. The IDDeal Place is specifically designed for this purpose.

Figures in State of Florida

- Approximately 500,000 people in Florida are diagnosed with mild to profound I/DD. (Source: State of the State of I/DD, University of Kansas, 2019).
- Florida currently ranks 49th in providing services to this population. (CDC, 2021)
- At age 22, most public aid and healthcare benefits are significantly reduced, with Supplemental Security Income paying a maximum \$914/mo. (SSA.gov, Jan 2023)
- Currently, there are seven privately funded I/DD communities in Florida, with one under construction in Tallahassee. These communities provide 600 beds in total, enough for 0.12% of Florida’s I/DD population.

Examples of the benefits include:

- Supporting residents with verbal prompts, reminders, mentoring, independent life coaching, and limited supervision.
- Allowing residents to go to work and/or continue their education or vocational training.
- Engaging residents in opportunities for community dining, maintaining a full social calendar, continuing education, personal growth, vocational opportunities, recreational activities, healthy meals, active lifestyle, and engagement with neighbors, friends, and civic organizations.
- Inclusion in the surrounding community will provide enrichment for not only the residents but their neighbors as well through life-long learning opportunities for both groups.



Katie



Jamie

The IDDeal Place
will help members develop
an enhanced quality of life built around
the IDDeal Foundation’s
Work / Live / Play pillars.

The Partnership

The Intellectually Developmentally Disabled Community Foundation (IDDCF) is a registered 501(c)3 nonprofit organization planning to build an independent housing community for people with mild to moderate intellectual and development disabilities (I/DD). As the lead donor, the Pulte Family Charitable Foundation has purchased a 3-acre parcel in unincorporated Palm Beach County and will also fund the design, entitlement, and land development processes. New partners will include nonprofit foundations, philanthropists, private corporations, and public entities.

Preliminary Budget (Estimate)

Land	\$ 1,825,000
Soft Land Development	\$ 230,751
Hard Land Development	\$ 950,357
Land Development (PFCF Contribution)	\$ 3,006,108
Vertical Construction	\$ 5,638,800
Construction Contingency	\$ 204,597
GC Overhead & Supervision	\$ 818,389
Vertical Construction (Philanthropic Partners)	\$ 6,661,786
Total Project Cost	\$ 9,667,894

ETA on Construction
ETA on Occupancy

October 2024
October 2025

Meet Some of Our Members and Learn About Their Journey



Drew

Drew was born with a genetic disorder and survived cancer. He is proud to have worked at Publix for 10 years.



Jessica

Jessica has epilepsy and a traumatic brain injury. She is an artisan candlemaker.



Kim

Kim has Autism. She is proud to have worked at Publix for 19 years as a bagger.



Lexy

Lexy has Down Syndrome and Type 1 Diabetes. She is an artisan candlemaker.



To learn more, please visit
pultefamilyfoundation.org/housing/#ideal
or contact Jeff Bookstein at jeff@pultefamilyfoundation.org

Thank You

for
helping build
The IDDeal Place.



Pulte Family Charitable Foundation

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Find us on Social Media under [pultefamilyfdn](#) at:

