



PULTE FAMILY

CHARITABLE FOUNDATION



CARE FOR OTHERS



EDUCATION



HUNGER & THIRST



SHELTER

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THE IDDeal Place

Independence. Security. Belonging.

An affordable housing community for adults with
Intellectual and Developmental Disabilities

Facts Intellectual & Developmental Disabilities

- ~500,000 people in FL are diagnosed with mild to profound I/DD
- At age 22, most public aid and healthcare benefits are significantly reduced, with Supplemental Security Income paying a max \$943/mo
- ~115,000 currently living with a caregiver over 60 years old
- Many people with I/DD become a ward of the state or homeless when their family caregiver can no longer provide care
- 83% of Women and 32% of Men are victims of sexual assault, and more than half of those assaulted multiple times
- Currently, there are 7 privately funded I/DD communities in FL, These communities provide 600 beds in total, enough for 0.5% of Florida's I/DD population living with aging caregivers.



Independent Housing with Supports

Higher Quality of Life

More Opportunities for Growth

State Savings of Over \$100,000/resident/year

Independence

Independent Living with Supports
Empowering Responsibility
Building Self-Reliance

Belonging

Full social calendar
Community Meals
Neighborhood Integration

Benefits

Safety & Security

Staff Supervision
Managed Property
Controlled Access

Personal Growth

Job Training
Active Lifestyles
Other Programmatic Offerings



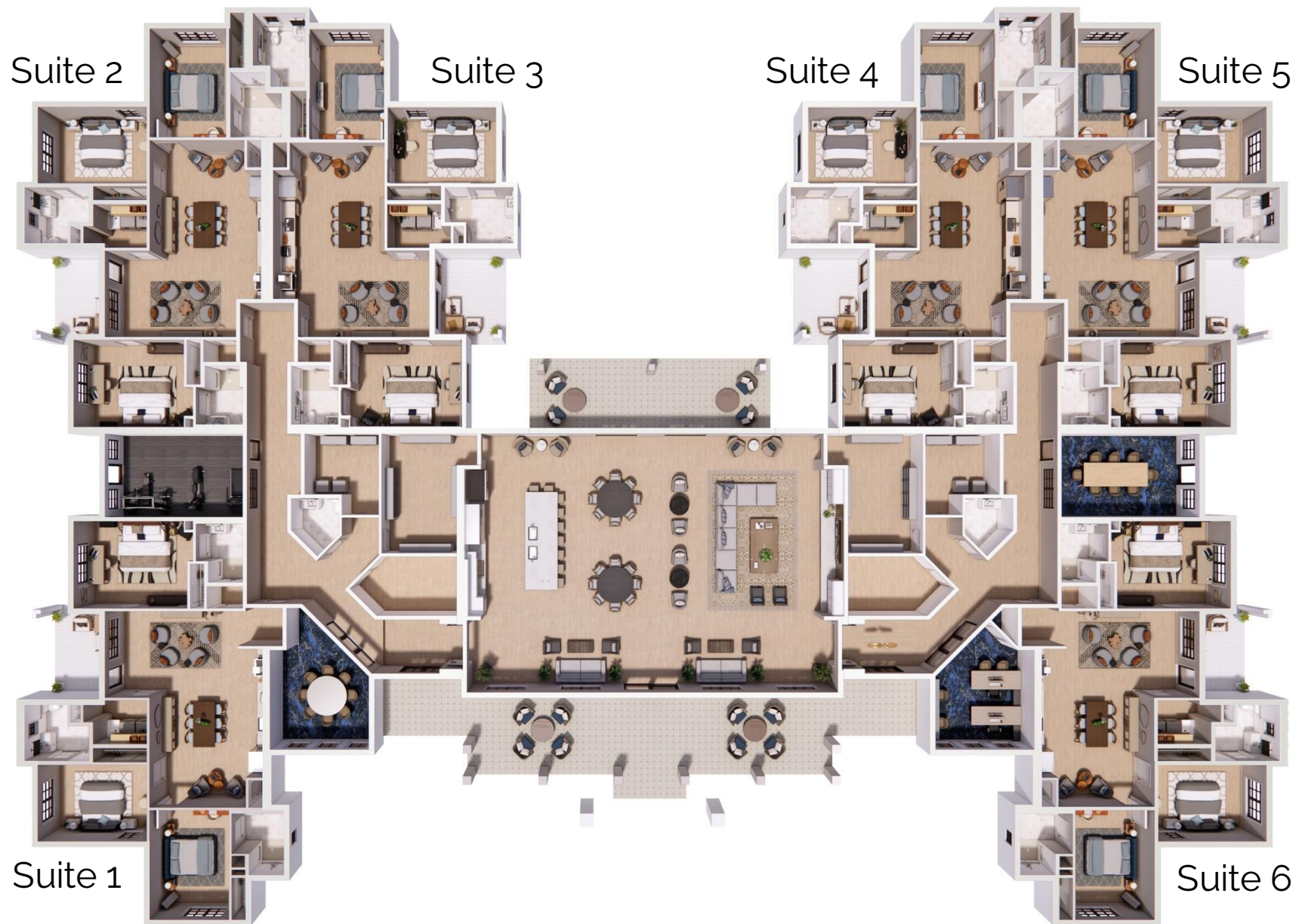


SITE PLAN







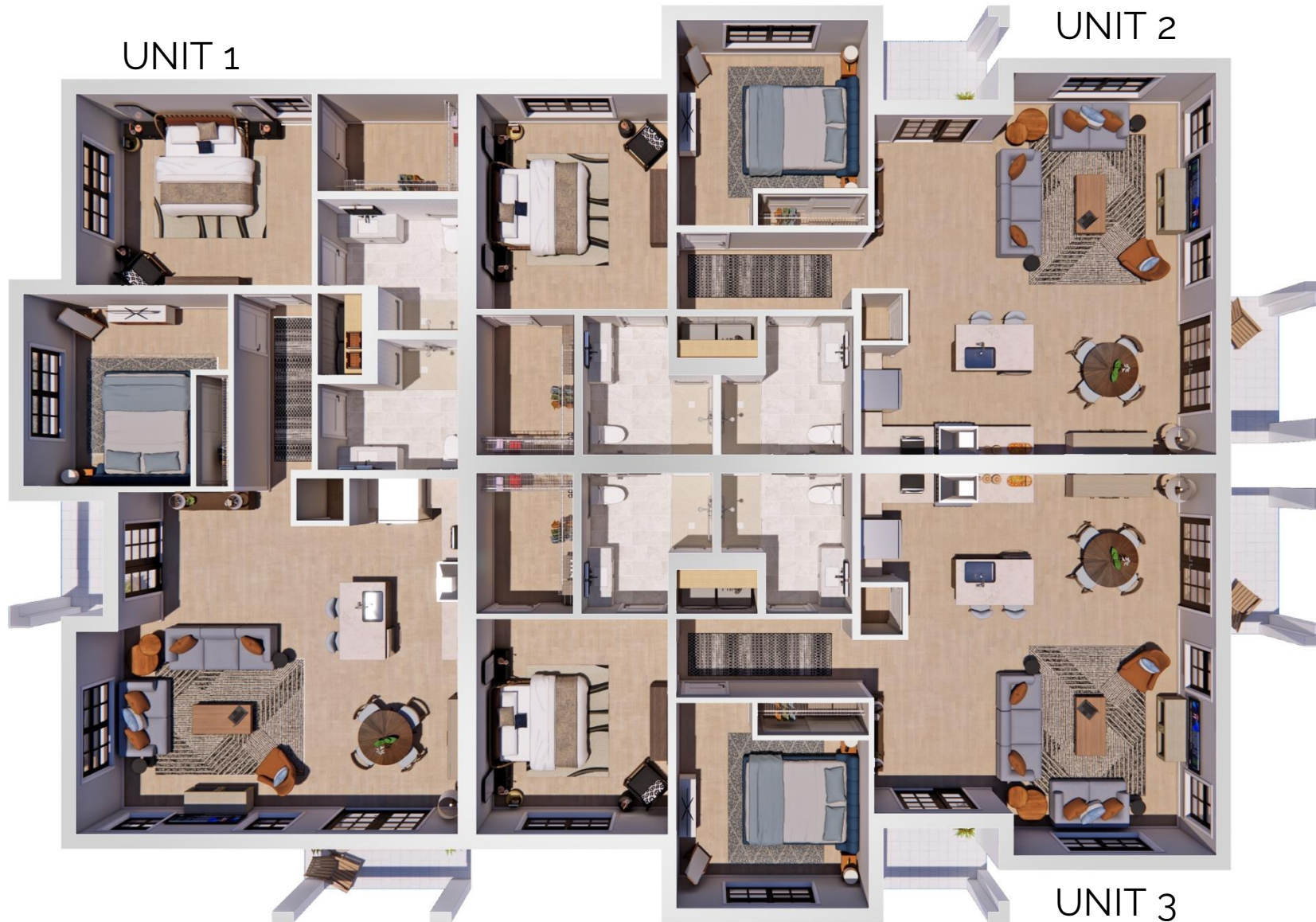

















The Numbers

Capital Campaign

Uses	Amount	Sources
Land Acquisition Design & Entitlement Site Development	\$3,900,000	 PULTE FAMILY CHARITABLE FOUNDATION
Vertical Construction	\$7,100,000	Public Funding Corporate Partnerships Private Philanthropy



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Monarca
A SANCTUARY WHERE EVERY HOME IS A HAVEN

An Affordable Housing community for low income
and farm working families in Immokalee, FL

The Case Reality in Immokalee



Poverty
Rate

43%

Median HH
Income

\$35,000

Median Net
Worth

\$13,000

60% AMI
Rent

\$1,557

Population w/o
HS Diploma

56%

Median
Age

28.3



Monarca A Neighborhood with a Mission



Build Monarca
179 Single Family Homes
in a Safe Neighborhood

Build A Better Life
Wrap Around Services
Housing Literacy
Financial Literacy
Nutrition & Health





**12.5-acre
Preserve**

**6-acre Community
Amenity Area & Lake**

**Future
Early
Education
Center**

**Oversize
Vehicle Lot**





3-Bedroom Home
1,215 Square Feet
One Story
Two Bathrooms



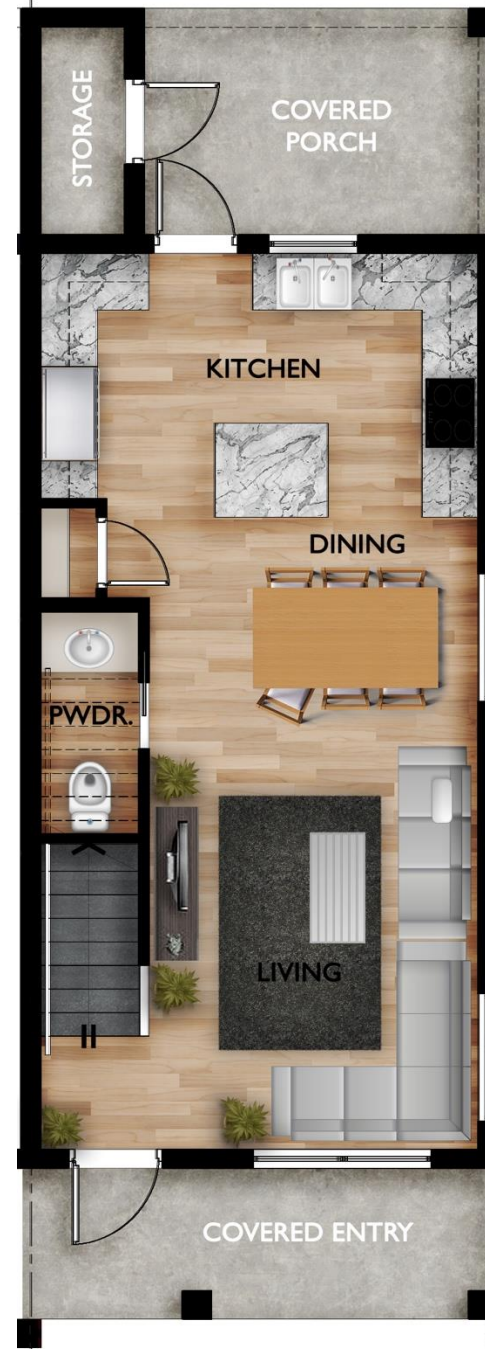


4-Bedroom Home
1,836 Square Feet
Two Stories
3 Bathrooms
Ground Floor Bedroom





2-Bedroom Townhome
1,070 Square Feet
Two Stories
2.5 Bathrooms







The Numbers

Income and Rent Limits

Household Income Limits			
% of AMI	Family of 3	Family of 4	Family of 5
30% AMI	\$28,170	\$31,290	\$33,810
50% AMI	\$46,950	\$52,150	\$56,350
60% AMI	\$56,340	\$62,580	\$67,620
80% AMI	\$75,120	\$83,440	\$90,160

Monthly Rent Limit			
% of AMI	2BR Units	3BR Units	4BR Units
30% AMI	\$704	\$813	\$907
50% AMI	\$1,173	\$1,356	\$1,512
60% AMI	\$1,408	\$1,627	\$1,815
80% AMI	\$1,566	\$2,170	\$2,420


- Collier County AMI: \$104,300
- Immokalee Median Income: \$35,000

Unit Mix		
% of AMI	# of Units	% of Units
30% AMI	92	51.4%
50% AMI	46	25.7%
60% AMI	12	6.7%
80% AMI	20	11.2%
Market	9	5.0%
TOTAL	179	

Income and Rent Limits from 2024
Florida Housing Finance Corporation
for Collier County

The Numbers

Funding Sources

Uses	Amount	Sources
Land Acquisition Design & Entitlement Ph1 Site Development	\$8,000,000	 PULTE FAMILY CHARITABLE FOUNDATION
Phase 1 (64 Homes)	\$16,000,000	Public Funding Corporate Partnerships Private Philanthropy
Phase 2 (Future)	TBD	
Phase 3 (Future)	TBD	



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