



“Creating purposeful housing for adults with Intellectual and Developmental Disabilities”

Building Lives. Growing Together. Creating Community.

THE NEED

Adults with intellectual and developmental disabilities (IDD) face a severe shortage of safe, affordable, long-term housing.

- Most adults with IDD still live with aging parents who are overwhelmed and without a long-term plan.
- In Saginaw County, waiting lists for existing housing options- when you can find them- stretch three years or more.
- Families fear what will happen when they can no longer provide care.

This is an urgent and growing crisis.

OUR VISION

IC3 is developing a purpose-designed residential village for 125 - 130 adults with IDD. A community designed for safety, belonging, purpose, and independence.

A Community, not an Institution.

- Pocket style neighborhoods, green spaces and natural gathering areas for socialization
- Designed with safety in mind, accessible homes with Smart Living environments
- Daily opportunities for connection, belonging and purpose

A community center designed to elevate the lives of the residents and greater community.

A robust and lively hub- the heartbeat of everything we do.

- Life-skills training
- Vocational opportunities
- Educational enrichment
- Recreational and social engagement including the broader community
- Therapy and support services

IC3 will operate as a 501(c)(3) supported by public, private, and charitable funding, focusing on capital campaigns, specialized grants, and affordable housing development programs.

WHY THIS WORKS

- More cost-effective than crisis placements
- Improved outcomes in independence, safety, and quality of life
- Sustainable with diversified funding streams

IMPACT

When adults with IDD have stable housing their world changes.

- Families gain peace of mind. It answers the question of not “if” but “when”
- Reduces isolation and creates independence, purpose and belonging
- Reduces crisis driven placements saving logistical burdens on local services, healthcare systems, and the workforce
- Provides consistent access to structured socialization, recreational and enrichment

HOW YOU CAN HELP

IC3 is seeking partners to assist with funding and provide resources for..

- Land Acquisition & Development- funding to purchase property & prepare for building the community.
- Accessible Infrastructure - capital for construction of housing & safe environments
- Operational Endowment - funds to cover first 3-5 years of operating expenses
- Direct Support Professional Fund - capital to provide training & wages for director and resident advisors.

Your investment will be creating a new replicable model of care. It will reduce long-term reliance on emergency services and save public funds. It will improve the lack of housing crisis, and you will change the journey for both residents and their families that will last for generations.

“When we invest in people and nurture relationships, we strengthen families, build healthier communities, and change the social fabric.”

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