



home isn't a place; it's a feeling

a place where you can feel comfortable cooking breakfast in your pajamas

a warm bed that you can't get out of in the morning

security and safety

where I can be me, both emotionally and physically

a dog curled up with you when you sleep

a refuge of joy in the midst of a sometimes fearful world

a place that you can call your own and enjoy with family and friends

home means predictability in an uncertain world

a place where you can be silly

where you go because there is no better place to be



Housing choices for people with disabilities

Movin' Out's mission is to work with people with disabilities to create sustainable housing solutions. What that means for the 1,000-plus Movin' Out households across Wisconsin is that people with disabilities live in a place they can call "my home." Their homes are neither licensed nor certified. They are apartments, condominiums, single or multifamily residences. They live alone, with family, with roommates, and/or caregivers. In other words, **people with disabilities have the same housing choices as people without disabilities.**



This is not to say there aren't unique challenges and barriers to finding safe, affordable, sustainable housing for people with disabilities. But in many cases, there are any number of ways to overcome the obstacles with planning, the right knowledge and assistance.

Movin' Out offers housing counseling to help household members with the development of a plan to reach their housing goals. Movin' Out housing counselors assist people with disabilities and their families to match up what's affordable and attainable with their situation and desires.

In addition, Movin' Out provides programs for people with disabilities that make housing choices more viable. These include 1) gap financing for down payment assistance toward home ownership, 2) rehab funds for owner occupied housing, 3) affordable rental housing that is managed by Movin' Out and 4) a pooled, charitable housing trust and the direct transfer of property to Movin' Out to assure that a person with a disability has a lifetime living arrangement, that includes asset and property management of their home.



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2010 Homeowner Results

142 household members purchased their first home

61 household members participated in rehabbing their existing home

\$5M was put to work in the state's economy

41% of county median was the 2010 average household income of program participant households

47% of all households had children.

12% of all households had members over age 62

21% of all households were minority households

28 WI counties collaborated with Movin' Out to support people with disabilities in their local areas

Why We Do What We Do

“When our son was diagnosed with autism seven years ago, the plan we'd had for our lives was derailed. In the years since then we have devoted every spare penny and all our time to helping him realize his full potential. With very little savings and only one moderate income we gave up on our dream of owning a home and having a back yard in which our son could play. We struggled to find room for all of his therapy equipment in the rentals we could afford.



Then we were referred to Movin' Out and through the wonderful support and guidance of Rebecca and the well-organized process Movin' Out has established, we made our way through the steps of finding a home in which to raise our boy. We have lived in and loved our home for over a year and feel grateful every day for the opportunity.

The folks at Movin' Out worked a small miracle in piecing together multiple funding sources for us. They helped us prepare for the responsibility we were taking on in buying a house. They offered encouragement, practical and emotional support, and celebrated with us when the keys were in our hand. It was a really amazing thing to find and work with an organization whose mission is to bring about such a profound change in the lives of people with disabilities and their families. The gifts of roots, comfort, and building a place in our community are beyond description. We would never have known these if not for Movin' Out.”

Movin' Out Family, 2010

National Realtors Honor Movin' Out

Movin' Out was one of seven organizations and individuals honored by the National Association of Realtors with its HOPE Award. Movin' Out executive director Howard Mandeville accepted the national award at a presentation in Washington, DC. The HOPE award celebrates *Home Ownership Participation for Everyone* and includes a \$10,000 honorarium. There are seven awards given every other year in various categories to recognize individuals and organizations across the country committed to helping minority home buyers overcome barriers to owning a home.

The National Association of Realtors created HOPE Awards in 2001 to recognize contributions by those who increase and sustain minority homeownership. The Association chooses winners based on impact, innovation, minority focus,

leadership, and contributions to increase affordable housing, in the areas of education, finance, leadership, media, housing project, public policy, and real estate brokerage. Movin' Out received the award in the finance category based on the agency's innovative practices



and statewide economic impact.

"I'm happy Movin' Out earned this award because, without the help of my Movin' Out housing counselor and the resources she pulled together for us, my young son and I would still be living in my parents' home. Instead, we have our own home, fixed up to accommodate my disability and my seven-year-old son's energy," said Brad Dakan, Movin' Out home owner. Brad and his son and one other Movin' Out home owner are featured in a short video produced by the National Realtors Association. To view the video, find the link at the Movin' Out website, www.movin-out.org.

The HOPE Award is a biennial awards program recognizing individuals and organizations that are increasing and sustaining minority homeownership. The awards are sponsored by a partnership of real estate organizations. For more information, visit www.hopeawards.org.

Assets and Liabilities

ASSETS

Cash Assets:	\$ 827,884
Fixed Assets:	\$4,179,527
Noncurrent Assets:	\$3,685,170
Total Assets	<u>\$8,692,581</u>

LIABILITIES

Current Liabilities	\$ 263,000
Long Term Liabilities	\$7,251,674
Total Liabilities	\$7,515,274
Total Net Assets	\$1,177,30

TOTAL LIABILITIES

AND NET ASSETS \$8,692,581

THANKS 2010 Donors

Alvarado Real Estate Group
 Bank Mutual
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 Capitol Bank
 First American Title
 First Unitarian Society
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 River Valley Bank
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 Scooter Software
 Stonebridge Condominiums
 Summit Credit Union
 The Murphy Insurance Group
 Veridian Homes
 Waterstone Mortgage Corp
 Wisconsin Community Bank

And More Thanks

Marjorie Aiello
 Daniel Bier
 Charity Eleson
 Diane Greenley
 Joyce Knutson
 Howard Mandeville
 Amy McGrath
 Charlotte Meyer
 Alan Kruger
 Kathryn Mueller

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Movin' Out's 2010 Board of Directors

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Movin' Out's 2010 Staff

Howard Mandeville, Executive Director
Amy McGrath, Operations/Planning
Mary Myers, Property Coordination
Paula Tiffany, Housing Counseling
Rebecca Wiese, Housing Counseling
Amy Wedekind, Housing Counseling
Dave Porterfield, Housing Development
Andre' Brown, Clerical Assistance



Realtors Association of South Central Wisconsin Firefighters Local 311 & Mallards Baseball



Every year in late July, members of the Equal Opportunities Committee of the local real estate trade association host a tail gate picnic and Mallards baseball game, donating the net proceeds to support Movin' Out's work with home buyers with disabilities. While the Mallards may not consistently win their games, this annual picnic has been a winner every year, providing fellowship, networking, and a charitable contribution that gives Movin' Out home owners a big boost. This year, the hosts served about 300 fans, including several families who are Movin' Out home owners or renters. It has become a custom for song writer and performer Peter Leidy to sing a song written to commemorate the Realtors' picnic and Movin' Out home owners. Home owner Sue Helgesen reminded us of the value of home ownership and gave us her success story as a home owner and good neighbor. Thank you Realtors Association, Sue Helgesen, and Peter Leidy!

At the most recent Mallards picnic, Ladder Fire Truck #10 made an appearance at the picnic. Its crew invited the picnickers to view the truck up close and even jump inside the cab. The firefighters of Local 311 are long-time friends of Movin' Out renters and home owners. The firefighters have volunteered to excavate rain gardens, haul mulch, help with home repairs, and clear a tenant's backyard so it could be transformed into the site of a community vegetable garden. Thank you, firefighters!

Neighbors

A core value under which Movin' Out operates is that communities are better places when they're diverse. For Movin' Out, this is demonstrated through the inclusion and integration of people with disabilities. One of Movin' Out's 2010 successes was to purchase and renovate 10 condominium units to be used as rental housing, specifically for people with disabilities. The units are dispersed throughout a three story apartment complex located in Glendale, a suburb north of Milwaukee.



A combination of Milwaukee County HOME funds and HUD Section 811 funds were used to finance the project. In addition to making funds available for the purchase of the units, the HUD 811 program also offers an ongoing rent subsidy to achieve affordability for tenants over the long term. Tenants were able to start moving in at the end of the year.

Jean said another neighbor assisted her to get up the stairs when the elevator was being repaired. "I thanked him and he just said he'd be glad to help anytime I needed it."



Tenant Jean Walker tells us that her new home "is more than I expected: such a nice place." When asked what she enjoys most about her apartment, she ticked off the various amenities but was even more animated telling us about finding neighbors who welcomed her, who lent her a helping hand and even those she befriended through her own kindness. Jean stated, "I did a small favor for a neighbor--didn't think anything of it--and she baked me a pie and brought it over as a thank you gift."

For Jean, having neighbors you can look out for and neighbors who look out for you is what makes a happy and safe home. Jean and a diverse group of other tenants in Glendale are a good example of Movin' Out's success in not only improving housing for people vulnerable because of their disabilities, but also in introducing new neighbors to a community that makes it a stronger, kinder place to live.

Movin' Out, Inc: Providing Services Statewide Since 1996

Movin' Out offers some programs and services on a statewide basis and others in limited geographical areas. By 12/31/10, **1165 households** in 67 Wisconsin counties had worked with us to purchase a new home or to rehab or make accessibility modifications to an existing home.



Adams	44	Marathon	4
Ashland	5	Marinette	11
Barron	2	Marquette	7
Bayfield	3	Menominee	0
Brown	67	Milwaukee	178
Buffalo	2	Monroe	4
Burnett	6	Oconto	14
Calumet	7	Oneida	13
Chippewa	5	Outagamie	27
Clark	2	Ozaukee	2
Columbia	20	Pepin	2
Crawford	26	Pierce	0
Dane	248	Polk	2
Dodge	17	Portage	20
Door	3	Price	0
Douglas	8	Racine	17
Dunn	3	Richland	37
Eau Claire	28	Rock	63
Florence	0	Rusk	4
Fond du Lac	6	Sauk	17
Forest	4	Sawyer	2
Grant	5	Shawano	5
Green	10	Sheboygan	9
Green Lake	4	St. Croix	2
Iowa	5	Taylor	1
Iron	0	Trempealeau	3
Jackson	2	Vernon	21
Jefferson	16	Vilas	2
Juneau	14	Walworth	16
Kenosha	11	Washburn	2
Kewaunee	1	Washington	2
La Crosse	30	Waukesha	3
Lafayette	5	Waupaca	4
Langlade	6	Waushara	15
Lincoln	2	Winnebago	24
Manitowoc	9	Wood	6