

MOVIN' OUT, INC.

2011 ANNUAL REPORT

Assets and Liabilities

Current Assets	\$864,316
Fixed Assets	\$5,582,515
Non-current Assets	\$6,820,106
TOTAL ASSETS	\$13,266,937

2011 saw Movin' Out continue to have a positive impact on housing for people with disabilities. In those 12 months, Movin' Out was able to improve the housing situation of more than 100 households.

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

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) development and management of affordable rental housing 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. The Board of Directors and the staff of Movin' Out, Inc. are honored to have the opportunity to contribute to the creation of stronger communities by supporting individuals with disabilities and their families to live in safe, affordable housing.

Movin' Out

in partnership with people with disabilities and their allies, creates and sustains community-integrated, safe, affordable housing solutions.

Current Liabilities	\$111,121
Long-term Liabilities	\$11,375,814
Total Liabilities:	\$11,486,935
Total Net Assets:	\$1,780,002
TOTAL LIABILITIES AND NET ASSETS	\$13,266,937

Board of Directors

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Housing Counseling
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Housing Counseling
Mary Myers
Rental Coordination
Dave Porterfield
Housing Development
Andre' Brown
Clerical Assistance

Movin' Out is a statewide source of housing information and assistance.

www.movin-out.org | info@movin-out.org | 600 Williamson Street, Suite L-1, Madison WI 53703

2011 Rental Housing

In 2011, Movin' Out completed development of 33 units of new multi-family housing situated on the Yahara River at the corner of 8th and Dunkirk in Stoughton. The project is financed with WHEDA low-income housing tax credits syndicated by National Equity Fund. Additional financing is provided by Dane County HOME funds, Disability Opportunity Fund, and BMO Harris Bank.

Elven Sted is an affirmatively inclusive community: the units are attractive examples of the best in workforce and family rental housing. Several units are adapted to meet



accessibility needs of family members with disabilities. Common areas are barrier free and all units are visitable. Elven Sted offers the opportunity to live in new housing built with quality and care. Affordable rents, multiple amenities, and a perfect riverside location distinguish these new homes and attract tenants who want to settle into a friendly, inclusive, stable community of neighbors. Elven Sted, reflecting the area's history and culture, means "River Home Place" in Norwegian.

2011 Home Ownership



A message from Cheryl:

"With Movin' Out's help I now live in a beautiful neighborhood in a lovely home that I can call mine. I am surrounded by nature and my son and his family are just minutes away! The two things that have made this experience truly magnificent are becoming part of a community again and sharing the joy of home-ownership pride. That makes waking each day in my home something to be thankful for every day. I cannot thank Movin' Out enough for their assistance and for their dedication to helping persons with disabilities find their community and share home-ownership pride as well. It truly changes lives.

Movin' Out offers some programs and services on a statewide basis and others in limited geographical areas. By 12/31/11, 1152 households in 67 Wisconsin counties had worked with us to purchase a new home or to rehab or make accessibility modifications to their existing home.

Homeowners by Location

Adams	46	Marathon	4
Ashland	5	Marinette	10
Barron	2	Marquette	6
Bayfield	3	Menominee	0
Brown	62	Milwaukee	179
Buffalo	2	Monroe	4
Burnett	5	Oconto	14
Calumet	7	Oneida	13
Chippewa	5	Outagamie	29
Clark	1	Ozaukee	2
Columbia	18	Pepin	2
Crawford	26	Pierce	0
Dane	249	Polk	2
Dodge	17	Portage	19
Door	3	Price	0
Douglas	8	Racine	15
Dunn	4	Richland	38
Eau Claire	29	Rock	63
Florence	0	Rusk	4
Fond du Lac	7	Sauk	15
Forest	2	Sawyer	2
Grant	4	Shawano	5
Green	9	Sheboygan	9
Green Lake	4	St. Croix	2
Iowa	3	Taylor	1
Iron	0	Trempealeau	3
Jackson	2	Vernon	21
Jefferson	15	Vilas	3
Juneau	15	Walworth	17
Kenosha	9	Washburn	2
Kewaunee	1	Washington	2
La Crosse	30	Waukesha	3
Lafayette	6	Waupaca	4
Langlade	5	Waushara	13
Lincoln	2	Winnebago	25
Manitowoc	9	Wood	6

