

Movin' Out: Inclusive Housing Solutions for People with Disabilities

A HOME FOR EVERYONE
INNOVATIONS IN SUPPORTIVE HOUSING
MAY 10, 2022





Movin' Out's Mission

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





Who is Movin' Out?

- ❖ A state-wide nonprofit housing organization. Our mission is to provide affordable housing options to households that include a family member with a permanent disability and military veterans.
- ❖ We assist households with both home ownership and affordable rental opportunities.
- ❖ We provide specialized housing counseling to assist households to create and carry out a housing plan.
- ❖ We own and operate over 250 units of community-integrated, affordable, barrier free rental housing. We have developed 18 community development projects and are owners or co-owners of over 1,200 multi-family units.
- ❖ We are committed to Long term ownership by preserving affordability for 30+ years.

Movin' Out: Partner Communities

- ❖ Wisconsin Dells
- ❖ Stoughton
- ❖ Waterloo
- ❖ Watertown
- ❖ Waunakee
- ❖ Madison
- ❖ Milwaukee

- ❖ Brown Deer
- ❖ Oconomowoc
- ❖ And more....



Integrated & Affordable Multi-Family Housing



- ❖ Integrated – No more than 25% of total units are set aside for households where one family member has a permanent disability.
 - Rooted in Movin' Out's mission to prevent congregation and isolation.
 - Units are spread throughout the property to establish a truly integrated community on all levels – abilities, incomes, and backgrounds.

- ❖ Where is this housing needed?
 - Communities with a demonstrated interest and demand for affordable housing.
 - Areas where services exist to support individuals with disabilities and their family.

Integrated & Affordable Multi-Family Housing



- ❖ Can we build it?
 - Is the project financially feasible?
 - Is the location competitive for traditional Low Income Housing Tax Credit funding?
 - Are there other soft funding resources available? (i.e. City funds, TIF, land, historic building)

- ❖ Does a path exist to take the necessary steps for development or can we create it?
 - Zoning
 - Community Support
 - Infrastructure (roads and utilities can be prohibitive in some areas)

Movin' Out: The Ace Apartments - Madison



Movin' Out: Glen Grove – Cottage Grove



Integrated Housing Service Plan Approach

- ❖ **Movin' Out Resident Service Coordination Program**
 - Aims to help residents in supportive units to be successful as tenants and as full citizens.
 - Coordinates resident services for all residents, including empowerment services such as financial literacy and other life skills education.
 - Builds social capital by creating and strengthening connections between all residents in the development and the surrounding community.
 - Applies an Asset-Based Community Development approach.
 - Movin' Out does not directly provide services



Service Coordination Approach Dane County



Resident Service Coordination Approach

- ❖ Movin' Out has established MOU's with the following local service providers:
 - My Choice – adults with physical and developmental disabilities
 - Dane County Dept. of Human Services – children with disabilities & mental health
 - Dane County Veterans Service Office - veterans
 - The Road Home/Dane County Homeless Services Consortium– families experiencing homelessness
- ❖ Many Movin' Out referrals are individuals that come with services through the statewide care system. This can include transportation, housing, employment, medical and more.
- ❖ Movin' Out has established working relationships with each of these systems to both receive referrals for those seeking permanent housing that is linked with their supportive services as well as to coordinate with these systems to help these residents to successfully maintain their housing.

Outcomes and Strategic Planning

- ❖ Resident Service Coordination program has been successful. Our relationships with service providers has helped during the lease up process and continues to help support residents after they move in.
- ❖ Prioritization of projects in more parts of Wisconsin has led to more potential projects outside of the south central and south eastern corridor.
- ❖ Emphasis on strategic partnerships has resulted in:
 - New partnerships with emerging developers.
 - Affordable housing with complementary uses including childcare and a grocery store.
- ❖ We look forward to new and exciting partnerships in the coming years.