



**Housing solutions for
people and families
with disabilities**



Mission

Movin' Out Inc
advances disability
justice by co-
creating safe,
affordable,
community-
integrated homes.

Guiding Principles

- **Community integration**
- **Self-determination**
- **Partnership and collaboration**




**Assisted 1,800+
families with
homeownership**



Developed and operate
more than 1,200 units of
affordable rental housing



- **Apartments & single family, duplexes, etc.**
- **30-80% CMI**
- **Supportive units**
- **Resident success**

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- A man with a white beard and a bright orange polo shirt stands on a green lawn in front of a small, single-story house. The house has light-colored siding, a brown roof, and a central door with a small window. The number '1813' is visible above the door. There are potted plants and a small garden bed in front of the house. The background shows more trees and a clear sky.
- **HUD-Certified Housing Counselors**
 - **Information & Referrals**
 - **Homebuyer Education**
 - **Down Payment Assistance**
 - **Safety & Accessibility Modifications**

Working with a Housing Counselor

- Contact a Movin' Out Housing Counselor preferably at the beginning of the homebuying process
- Counselors will work with buyers at any stage of the process
- Down payment assistance programs available



General Eligibility Requirements

- **Income:** Must be under 80% county median income
- **Disability:** At least one family member must have a permanent disability
- **First-time homebuyer** cannot have owned a home in the last three years



Affordable Housing Program Down Payment Assistance

- AHP 5-year forgivable grant from FHLB \$6,000-6,500
- Statewide program
- Most grants must be under 60% CMI, some under 80% CMI
- Counseling Fee of \$700/\$500 depends on the project
- Counseling fee must be the only one on the Closing Disclosure
- FHA loan products are not compatible with this down payment assistance

City of Madison Loan

- Up to \$50,000
- Available only in the City of Madison
- The mortgage will require a repayment equal to the amount of funds invested, or the percent of shared appreciation that the funds represent in the value of the property, whichever amount is greater.
- Maximum purchase price is \$320,000

City of Madison Loan

- Required ratios: front end ratios must be between ~~25~~²⁸%. The back end ratio can't be over 55%.
- Homebuyer must put 1% of their own money into the deal.
- 3rd party and Housing Quality Standard (HQS) inspections required.
- Can purchase single family home, condo, or half of duplex.



City of Madison Scenario

Movin' Out HOME: \$50,000

AHP: \$6,500

Home Start: \$6,000

\$62,500

Dane County Loan

- Property must be located in one of the participating municipalities of the Dane County Consortium.
- Up to \$35,000
- Required ratios: Front end ratios must be between ~~25%~~ 35%. The back end ratio can't be over 55%.
- No payments are required until the borrower sells the property, stops using it a primary residence, or initiates a cash-out refinance process. The entire loan is then due and payable.
- Homeowner must put \$500 of their own funds into the purchase.



Dane County Scenario

Movin' Out CDBG: \$35,000

HBAD: \$5,000

AHP: \$6,500

Home Start: \$ 6,000

\$52,500



Momentum County Loan

- **Disability Requirement Waived**
- Up to \$18,250
- Property must be located in one of the participating municipalities of the Dane County Consortium
- No payments are required until the borrower sells the property, stops using it as a primary residence, or initiates a cash-out refinance process. The entire loan is then due and payable.

Momentum County Loan

- Homebuyer must put \$500 of own funds into the purchase.
- 3rd party and Housing Quality Standard (HQS) inspections required.
- Required ratios: Front end must be between ~~25~~**35**%. The back end ratio can't be over 55%.

Housing Cost Reduction Initiative Funds

- Average amount is \$10,000, can vary
- Must be a first time home buyer, income must be under 80% CMI and must have at least one person with a permanent disability
- Available in the entire state of Wisconsin
- 0%, deferred loan, paid back at time of sale
- Must have a 3rd party inspection that includes verifying if smoke detectors are working and if there is chipping or peeling paint inside the house (if built before 1978)

Home Repair Programs

- AHP rehab grant from FHLB€5 year forgivable grant for \$8,000 18 counties in WI (including Dane).
- Dane County Minor Home Repair grant for up to \$5,000 only in Dane County, but outside the City of Madison.
- Homeowners can use the funds for repairs or changes that make house safe or more accessible



**MOVIN'
OUT**

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