



MACLT
MADISON AREA COMMUNITY LAND TRUST

Annual Report 2024



About Us

The Madison Area Community Land Trust (MACLT) is a 501(c)(3) nonprofit organization that began in 1991 as leaders in the field saw a housing affordability crisis coming to Wisconsin's Madison Metropolitan area. Since 1991, housing prices have increased almost three times the rate of median incomes, which is why we are so dedicated to permanently affordable housing.

2024: The Year in Review

This year has been one of significant growth and progress for Madison Area Community Land Trust (MACLT). We welcomed a fourth staff member, allowing us to greatly expand our outreach, fundraising efforts, and housing development activity. With this growth, we've made substantial strides in our mission to provide affordable housing in perpetuity. MACLT's success this year was supported by a capacity-building grant from Madison Community Foundation and significant gifts from Roots & Wings Foundation, Oscar Rennebohm Foundation, and Otto Bremer Trust.

New Housing Developments

We broke ground on six new homes for the land trust, marking a major step in our ongoing commitment to creating affordable housing. Additionally, we partnered with Village CoHousing Community to add one of their condo units to our housing portfolio, ensuring its affordability for future generations. The affordability of these seven homes was made possible by the City of Madison's Affordable Housing Fund.

Our Mission

MACLT's mission is to liberate land for the benefit of historically marginalized populations at the lowest incomes possible, preserve urban space for community use, and create deeply and permanently affordable homeownership opportunities for those typically exploited by the housing market.



Kaba Bah (project developer), Olivia Williams (MACLT Executive Director), Mayor Satya Rhodes-Conway, and MACLT homebuyers at the groundbreaking in October 2024 of two twin homes in the Owl Creek neighborhood.



Exterior drawings of two twin homes (4 homes) being developed by Kaba Bah on a parcel awarded to MACLT by the City of Madison in the Owl Creek neighborhood.



Exterior drawings of two homes in the Mosaic Ridge neighborhood developed by the Wisconsin Partnership for Housing Development for MACLT on parcels we were awarded by the City of Madison.

Permanent Affordability at Village CoHousing Community

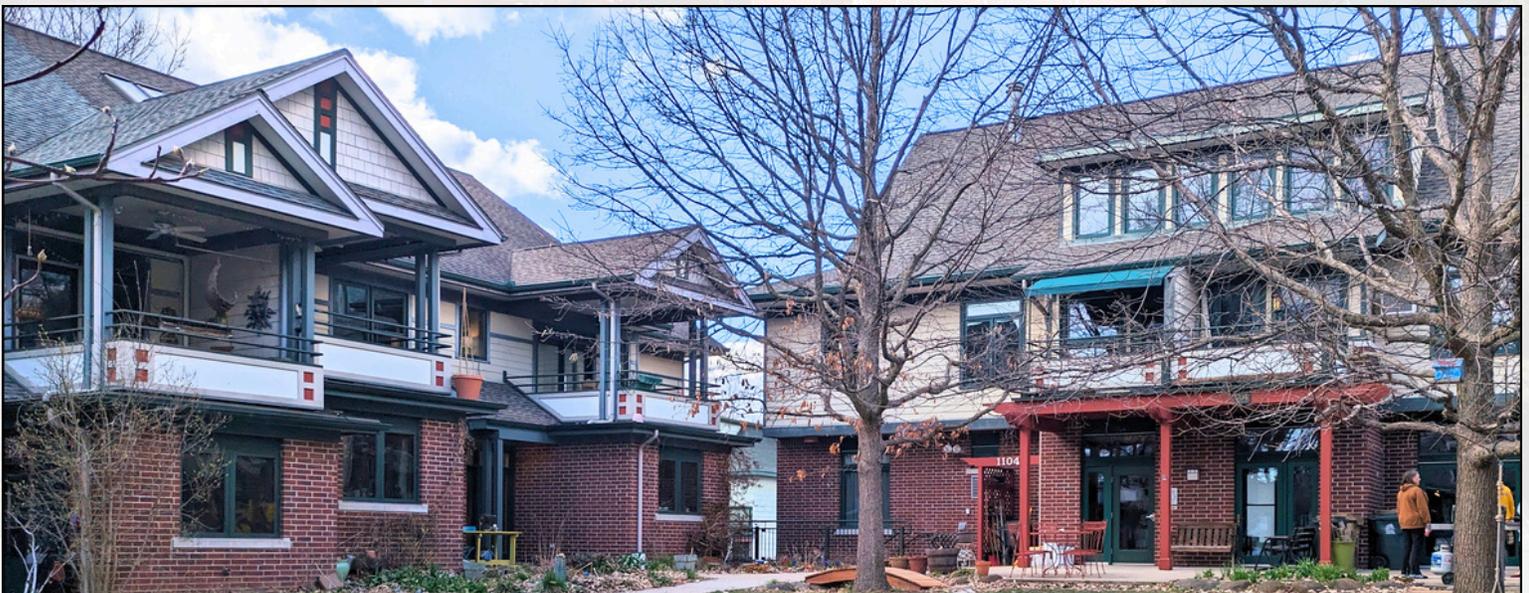
We are proud to share a milestone from this year: our collaboration with the Village CoHousing Community (VCC) to bring one of their homes into the MACLT portfolio, securing its permanent affordability. Affordable housing has long been a value at VCC, inspired by their founders, Art and Sue Lloyd. The Lloyds made sure that some of the original homes at VCC were affordable to low-income families by offering personal, interest-free loans to some of the original buyers, which were repaid upon sale of their units. As Becca Schwartz, Co-President of VCC said, "This was extremely generous, but affordability only lasted for one generation."

When the Lloyds passed away and bequeathed their home to VCC, the community recognized an opportunity to honor their legacy in a lasting way. Seeing the limitations of one-time investments in affordability, VCC pursued a relationship with MACLT to ensure permanent affordability of the Lloyds' unit. Together, we are transforming their beautiful condo unit into a permanently affordable home, ensuring that the VCC community can remain within reach to low-and moderate-income buyers for generations to come.

Becca said of the project: "I hope that this opens the door to others at VCC and others in our community considering making their home affordable with MACLT. [It] would be wonderful if we could find a way to make even more units affordable."

This is MACLT's first permanently affordable condo unit inside an otherwise market-rate development. As a pilot, it opens the door for other condominiums and cohousing communities to consider partnerships with MACLT to make more homes available for low-income buyers, where the units can stay affordable forever.

This partnership is a meaningful milestone for both VCC and MACLT, and it serves as an inspiring example of how individuals and communities can take bold steps to preserve affordability and expand access to housing. We are honored to have worked with VCC and hope this sparks further collaborations in the years ahead.



Village Cohousing Community (VCC) exterior view.

Townhomes at the Voit Property

MACLT has been advancing plans for our next major project at the Voit property on Madison's east side. With a purchase agreement secured for approximately an acre of land, we are preparing to develop a community of permanently-affordable attached townhomes.

This development will also foster a sense of community, with access to parks and community gardens. It will be the largest project MACLT has led in 18 years and will be a major catalyst for the expansion of our Housing Development Program.



The top image shows the original barn at the Voit property. The lower image shows a concept sketch of potential townhomes to be developed on the lot MACLT will develop at the Voit property.

Dane County funds MACLT

The Dane County 2025 Capital Budget includes \$2 million for the development of MACLT homes for families below 50% of the Area Median Income. Many of MACLT's existing residents wrote to the County Board to show their support and appeared at meetings to support the initiative. Capital Budget Amendment HH-C-01 had several sponsors, including Michael Engelberger, Heidi Wegleitner, Tommy Rylander, and Dan Blazewicz.

This commitment will help MACLT expand outside the City of Madison into other Dane County communities, and will support the county's [Regional Housing Strategy Report Strategy #17: The Expansion of Community Land Trusts](#).



MACLT Executive Director, Olivia Williams, joins Dane County staff, Supervisors, and interim County Executive Kuhn at the signing of the 2025 Budget, which includes \$2 million for MACLT to develop permanently-affordable homes.

MACLT Maintenance Program

This year, we proudly supported 30 maintenance projects at MACLT homes, ensuring that our properties remain safe, comfortable, and in great condition. Thanks to \$143,000 in City of Madison funds for Minor Home Repair and \$29,586 in WHEDA Foundation support, we were able to make meaningful improvements at 20 MACLT homes.

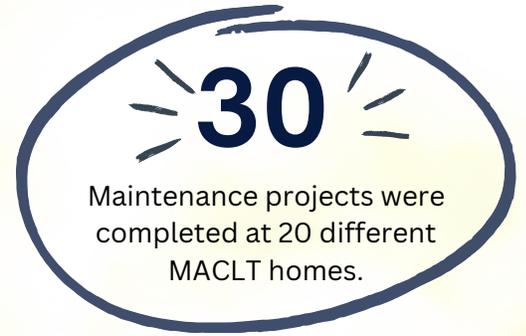
In addition to distributing maintenance funding, we introduced radon testing kits to our tool-sharing program for the use of our residents. These efforts reflect our commitment to maintaining quality housing and healthy living environments for the long term.

Here are just a few of the projects we tackled in 2024:

- Replacing windows
- HVAC system replacements
- Water heater replacements
- Gutter cleaning
- Basement waterproofing
- Repairing fences
- Bathroom tub replacement and repair
- Tree care
- Front door replacements



New water heater at MACLT home.



Maintenance projects were completed at 20 different MACLT homes.



New windows at one MACLT home.

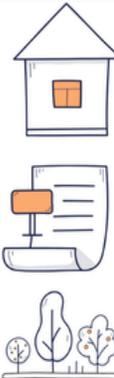
“ — The stewardship that MACLT provides (refinancing education, home maintenance grants, info about funds available to affordable homeowners, knowing we can contact MACLT about general questions we have, etc.) is very valuable. We do not feel alone when a housing issue arises; we can turn to MACLT for insight. They might be able to help or they might not have the answers, but either way, MACLT provides support and an open ear when we need guidance.

— MACLT Homeowner

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Spanish Language Programming

MACLT made significant progress in developing our Spanish language programming, aiming to make our services and resources more accessible to our Spanish-speaking families and neighbors. In 2024, we launched our Spanish web page as part of our all-new website, creating a vital resource for Spanish-speaking community members. Building on this commitment, we are excited to announce that in early 2025, MACLT will release its first video in Spanish, offering a clear explanation of who we are and how a Community Land Trust (CLT) operates. This initiative is part of our broader effort to ensure that all members of our community have access to information about our program. The progress we made in our Spanish programming this year was made possible by Hy Cite Gives Back and the Madison Rotary Foundation.



El comprador de vivienda obtiene una hipoteca solamente para la vivienda.

El arrendamiento del terreno mantiene la casa asequible (con un precio accesible).

MACLT es dueño de la tierra y apoya al propietario de la vivienda a largo plazo.

Spanish Language program material on how the CLT works.



Volunteer Program Launch

MACLT launched its volunteer program in 2024, creating new pathways for community members to actively engage with our mission. Through this program, individuals now have the opportunity to contribute their time and skills in various roles at Madison Area Community Land Trust.

Additionally, we welcomed our first intern from the University of Wisconsin-Madison during the spring semester of 2024. This collaboration provided valuable real-world experience for the student while bringing a fresh perspective and energy to our team. It marks the beginning of a promising partnership with UW-Madison, aligning with our commitment to community engagement and education.



MACLT staff working at tabling event.

Striving for Excellence Initiative

MACLT successfully completed a year-long intensive process to improve our policies, procedures, and information access related to home transactions using Lean Process Improvement. Following a Rapid Improvement Event in October 2023, staff identified challenges in the home-sale process, and mapped out a plan to implement improved procedures and policies. Our dedicated team then researched best practices, consulted experts, and reviewed policies before we developed new policies and procedures this year to facilitate smoother home sales. This important work will ensure a clear home-sale process for buyers and sellers of MACLT homes as we continue to grow. This initiative was supported by the Oscar Rennebohm Foundation.



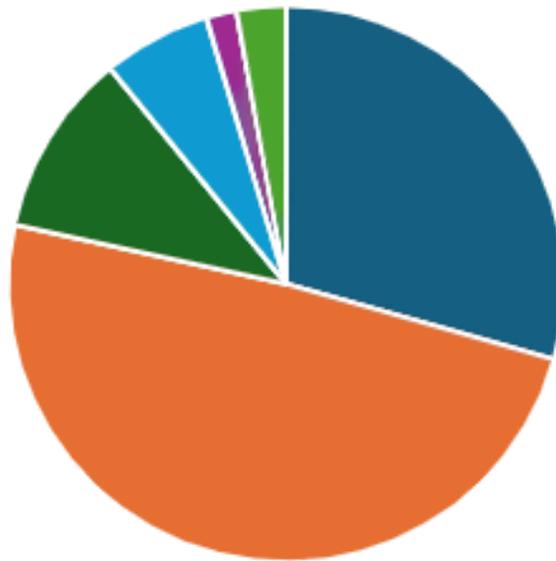
Exterior of MACLT home's garden art created by MACLT homeowner.

MACLT 2024 Sources of Revenue

Total Income: **\$487,044**

| | |
|--|-----------|
| Property Repair and Maintenance Reimbursement Grants: | \$143,066 |
| Other Grants: | \$239,000 |
| Ground lease fees: | \$51,970 |
| Contributions: | \$30,351 |
| Property Development & Transaction Fees and Subsidies: | \$8,680 |
| Other Income: | \$13,977 |

MACLT 2024 Sources of Revenue



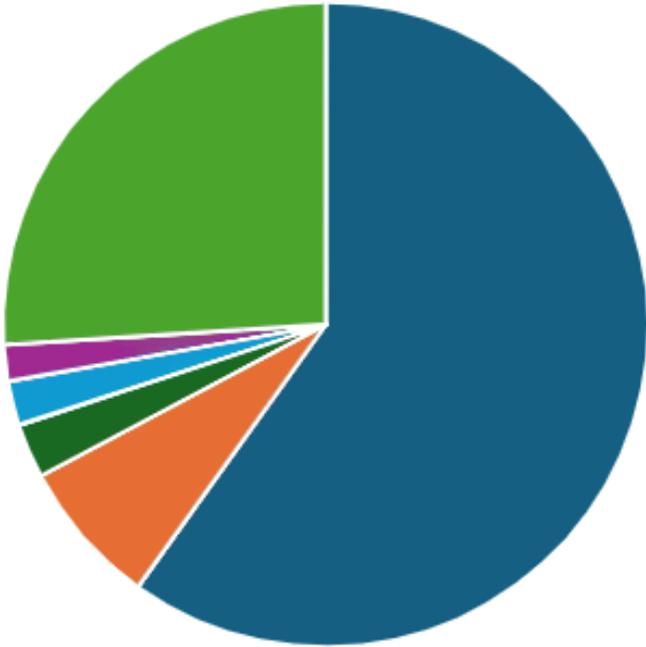
- Property Repair and Maintenance Reimbursement Grants: 29%
- Other Grants: 49%
- Ground lease fees: 11%
- Contributions: 6%
- Property Development & Transaction Fees and Subsidies: 2%
- Other Income: 3%

MACLT 2024 Expenses

Total Expenses: **\$557,489**

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|---|-----------|
| Personnel & Staff Training: | \$333,826 |
| Professional Fees (Lawyers, Accountants & Consultants): | \$40,961 |
| Office and Operating Expenses: | \$15,222 |
| Insurance: | \$12,415 |
| Marketing and Outreach: | \$10,182 |
| Property Development & Maintenance: | \$144,883 |

MACLT 2024 Expenses



- Personnel & Staff Training: 60%
- Professional Fees (Lawyers, Accountants & Consultants): 7%
- Office and Operating Expenses: 3%
- Insurance: 2 %
- Marketing and Outreach: 2%
- Property Development & Maintenance: 26%

Thank you to all our partners in 2024! We couldn't have done it without your generous *support!*



MACLT staff and Board Vice President pose with Roots and Wings Foundation representatives during a tour.

- Summit Credit Union
- Evjue Foundation
- Lake Ridge Bank
- Roots & Wings Foundation
- Oscar Rennebohm Foundation
- City of Madison Community Development Division
- Madison Homebrewers Tasting Guild
- Mad City Dream Homes
- Founders Title
- Hy Cite Gives Back
- TruStage Foundation
- Endres Foundation
- PRL Keystone Foundation
- Otto Bremer Trust
- Associated Bank
- Madison Rotary Foundation
- Epic Charitable Fund
- WHEDA Foundation
- Madison Community Foundation
- MG&E Foundation



MACLT Staff & Board of Directors (2024)

Olivia Williams, Executive Director

Olivia Williams studied CLTs in her PhD work and has been active in the field of CLTs since 2014. Olivia has been involved with MACLT since 2019, first as a board member, then as coordinator, and finally as Executive Director starting in 2020.

Jody Knauss, Finance and Operations Director

Jody Knauss joined MACLT as Finance and Operations Director in March 2024. He is a former union financial analyst, economic policy researcher, university lecturer, and youth recreation specialist with extensive non-profit staff and board experience. He is also an old home lover deep into a long-term renovation/restoration project on Madison's near east side.

Deaken Boggs, Housing Director

Deaken Boggs has worked with MACLT since 2021 in a variety of roles, and created MACLT's maintenance fund program based on CDBG and ARPA funding guidelines. Previously, Deaken worked in property management and recently received his master's degree in urban planning from the University of Wisconsin.

Amber Kolner, Communications & Stewardship Manager

Amber Kolner joined the MACLT staff full-time in July 2023 as Engagement Coordinator and moved to Communications & Stewardship Manager in January 2024. Amber has helped increase our capacity to offer high-quality stewardship programming, increase the speed of our maintenance fund distribution, and increase our capacity for fundraising, outreach, and general communications.

MACLT's Board of Directors is a diverse group of passionate individuals, including 3 homeowners in MACLT's homeownership program.

- Karen von Huene, President
- Beth Welch, Vice President
- Shaya Shreiber, Treasurer
- Evan Bonsall, Secretary
- Bob Paolino
- Eva Wingren
- Andy Heidt
- DaMontae January
- Grace Coleman