



2025 Highlights



Image of Owl Creek twin homes.

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.

About MACLT

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.

2025: The Year in Review

This year has been one of significant growth and progress for Madison Area Community Land Trust (MACLT). We added seven new homes to the land trust and completed design work for our twelve townhomes planned to break ground on Madison's east side in 2026. We began laying the groundwork to expand our reach beyond Madison, bringing MACLT to additional Dane County communities. We also continued to strengthen our outreach and fundraising efforts. All this growth was made possible through generous support from our partners.



Image above of exterior of Village Cohousing Community (VCC).



Image above of view of exterior of Owl Creek Twin Homes.



Image on left & right of the two new homes in Allied - Dunn's Marsh neighborhood.

Expanding Through Partnerships: 7 New Homes in 2025

MACLT teamed up with partner developers to bring seven new permanently affordable homes to the Madison community in 2025, including two single-family homes in the Allied - Dunn's Marsh neighborhood, four units (in two twinhomes) in the Owl Creek neighborhood, and one condominium unit at Village Cohousing Community. These development partnerships are key to expanding our impact. When we combine resources, expertise, and local knowledge, we can build homes more efficiently and reach more families.

We celebrated the completion of the four Allied - Dunn's Marsh homes in April at an open house where we welcomed one set of new homeowners, the Floyds. Sharing their excitement and hopes for the future, Elsa Floyd said at the event: "Owning my home gives me a sense of pride and freedom. I can personalize my space and have stability." Stories like Elsa's demonstrate the impact of these collaborations and the growing strength of Madison's permanently affordable housing community.

May brought another exciting first for MACLT with the creation of our first condominium unit within the otherwise market-rate Village Cohousing Community (VCC). Neighbors gathered to hear from homeowners and community members about the importance of this partnership, showing how MACLT's work, alongside visionary partners, can create lasting opportunities for families to thrive in Madison.



"Owning my home gives me a sense of pride and freedom. I can personalize my space and have stability."

Elsa Floyd, MACLT Homeowner



Pictured above: Elsa & Warrick Floyd, MACLT Homeowners, speaking at the Allied - Dunn's Marsh new homes celebration in April 2025.

Pictured to the left: Olivia Williams, Executive Director of MACLT and new MACLT Homeowners at VCC celebration.

Two New MACLT Homes Completed in the Allied - Dunn's Marsh Neighborhood

The two new homes in Allied - Dunn's Marsh, developed by the Wisconsin Partnership for Housing Development (WPHD) and built by Threshold Builds, will remain permanently-affordable MACLT homes. This project, funded by the City of Madison, is part of the growing effort to build permanent community-rooted solutions to housing affordability in Dane County.

Community members, city leaders, and housing advocates came together in April to mark the occasion, with powerful words shared by Mayor Satya Rhodes-Conway, Todd Mandel of WPHD, MACLT Executive Director Olivia Williams, and new homeowner Elsa Floyd.

As Olivia shared at the event: "We're proud to partner with the City of Madison, whose support—providing both land and critical subsidy—makes permanently affordable homeownership possible. It's exactly this kind of partnership that allows the community land trust model to grow and thrive."



Pictured: Madison Mayor Satya Rhodes-Conway; Alder Yanette Figueroa-Cole; Olivia Williams, Executive Director of MACLT; Todd Mandel, Executive Director of the Wisconsin Partnership for Housing Development; and Elsa & Warrick Floyd, new homeowners.

Village Cohousing Community: A new condominium partnership with MACLT

Affordability has always been a core value at the Village Cohousing Community (VCC), a Madison co-housing condo development founded by Art and Sue Lloyd. When the Lloyds passed away and gifted their home to VCC, the community saw a chance to honor their legacy in a lasting way. Partnering with MACLT, VCC made the Lloyds' former home permanently affordable—ensuring it remains available to low income buyers for future generations.

This marks MACLT's first condo within a market-rate development, creating a model for future partnerships with condominiums and cohousing communities seeking to preserve affordability. This project, supported by VCC, the City of Madison, Wisconsin Partnership for Housing Development, and Threshold Builds, demonstrates how development partners can come together to create lasting solutions to Madison's housing challenges.

Owl Creek Twin Homes

Construction is nearly finished on MACLT's first twin homes in the Owl Creek neighborhood, another exciting milestone for MACLT in our work to create permanently affordable housing. These twin homes will soon welcome four new families, providing each the opportunity to achieve affordable homeownership and the family stability that allows. This project was made possible through the joint efforts of MACLT, Kaba Bah, our partner developer, and with support from the City of Madison.

Madison has an enormous need for more “missing middle” homeownership options for first-time buyers seeking affordable places to live. “Missing middle” refers to medium-density housing—like townhomes and condominiums—which can be more cost-effective to build than traditional single-family homes. This helps more families achieve homeownership while offering an increased diversity of home styles across the City of Madison available to future generations.



Image of exterior Village Cohousing Community (VCC).



Images of Owl Creek twin home exteriors.

Coming Soon: 12 Townhomes at the Voit Property

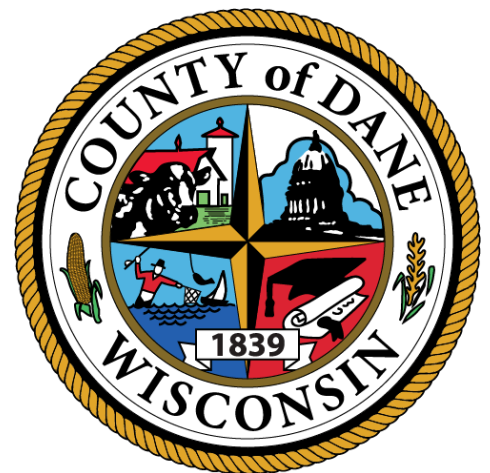
In 2025, MACLT made major progress on the townhome project we are developing on Madison's east side at the former Voit family farm property. It will be a new community of 12 permanently affordable, all-electric townhomes designed for accessibility, energy efficiency, and housing stability. Supported by generous grants from TruStage Foundation, Roots & Wings Foundation, Madison Community Foundation, and the Catholic Campaign for Human Development, MACLT has completed architectural design, with the development team, including Threshold Builds, Vierbicher, and MACLT's Housing Development Advisory Committee. We expect to secure all needed funding by early 2026, positioning the project to break ground this coming spring. This "missing middle" development will expand homeownership opportunities for low-income families in a central, walkable neighborhood, and offer permanent affordability serving generations of homeowners to come.

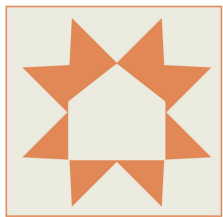


Image: Rendering of the 12 townhomes at the Voit Property on Madison's east side.

Expanding in Dane County

In 2025, MACLT took a major step toward expanding beyond Madison when Dane County committed \$2 million in its 2025 capital budget to support new MACLT housing, with half the funding to be used outside the City of Madison. With these funds, MACLT expects to create six or more permanently affordable homes for households earning below 50% of the Area Median Income (maximum annual income of \$63,500 for a family of four). We are currently in active discussions with several Dane County communities to find or develop these homes. This commitment advances one of the key goals of the 2024 Dane County Regional Housing Strategy: growing community land trust homeownership as a solution to housing affordability across the region.



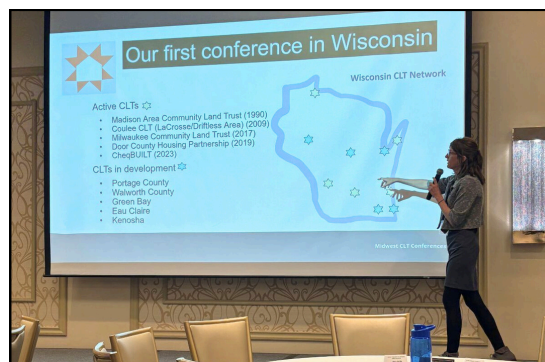


2025 Midwest CLT Conference

In October, MACLT hosted the three-day 2025 Midwest Community Land Trust Conference in Madison, bringing together over 200 attendees from 25 states to share knowledge, strengthen connections, and explore new strategies for expanding permanently affordable homeownership. The conference included 20 sessions on topics such as messaging for CLTs, the history of the movement, and the technical nuts-and-bolts of running a CLT.

Special guests included John E. Davis, a long-time advocate, technical trainer, and historian of the CLT movement, and Dr. Tiffany Manuel and Mariel Ferreiro of TheCaseMade, who led a messaging workshop about racial justice and CLTs. Attendees also toured MACLT's award-winning Troy Gardens as well as Linden Cohousing, two community-focused projects that incorporate permanent affordability.

It was a major effort supported not only by MACLT staff but also by colleagues from CLTs across the Midwest, and conference attendees shared overwhelmingly positive feedback.



Pictured: Olivia Williams welcomes attendees to the 2025 Midwest CLT Conference.



Pictured: John E. Davis and Olivia Williams at the Midwest CLT Conference.

Wisconsin's First CLT Advocacy Day

On the first day of the conference, we hosted Wisconsin's first-ever CLT Advocacy Day at the State Capitol.

Thirty CLT advocates then visited 25 state legislative offices to discuss the important role CLTs can play in Wisconsin, engaging directly with legislators and staff to promote permanently affordable homeownership and housing justice.



Pictured: CLT Advocacy Day Participants at the Wisconsin State Capitol.

Supporting Our Homeowners

Stewardship Committee of MACLT Homeowners

MACLT's Stewardship Committee provides an essential platform for homeowner engagement, education, and leadership within the Land Trust community. This year, homeowners came together to hear from guest speakers on topics like Focus on Energy rebates, financial planning, and home maintenance tips. Just as importantly, the committee provided a forum for homeowners to share experiences, raise concerns, and collaborate on ideas to make MACLT stronger. In addition to this committee of residents, MACLT's Board of Directors reserves at least $\frac{1}{3}$ of its seats for MACLT homeowners.

Maintenance Support

In 2025, MACLT expanded our Tool Library, helping homeowners to perform home maintenance and small repair projects. We also continued leveraging our extensive contractor database so that MACLT homeowners can connect with local service providers and programs to support any more extensive maintenance work they may need, keeping MACLT homes safe, efficient and sustainable for years to come!



Pictured: Deaken Boggs, MACLT Housing Director, provides MACLT homeowners with maintenance support updates at MACLT's Annual Membership Meeting.

Spanish Language Programming

This year, MACLT released its first-ever Spanish-language video explaining who we are and how the Community Land Trust model works. This milestone is part of our ongoing commitment to making our program accessible to all members of our community. We're especially grateful to the Madison Rotary Foundation for making this possible through their generous support.



**MACLT MANTIENE TIERRAS EN FIDEICOMISO
PARA EL BENEFICIO DE LA COMUNIDAD**



[Explicación de MACLT y Los Fideicomisos de Tierras Comunitarias \(CLTs\).](#)

Thank you to all our partners in 2025! We couldn't have done it without your generous *support!*



We are deeply grateful for the generous support of all our financial partners and supporters. Your contributions make it possible for us to expand affordable homeownership opportunities and serve more families in Dane County.

Partners and major donors for our work in 2025 include:

- Alliant Energy Foundation
- Associated Bank
- Bank of America Foundation
- Catholic Campaign for Human Development
- City of Madison
- Community Shares of Wisconsin
- Epic Charitable Trust
- Levin Family Trust
- Madison Community Foundation
- Madison Rotary Foundation
- PRL Keystone Foundation
- Roots & Wings Foundation
- State of Wisconsin Housing Cost Recovery Initiative (HCRI)
- TruStage Foundation
- Widen Family Foundation



WIDEN FAMILY FOUNDATION



In addition to these major commitments, we extend our gratitude to the many individuals and families who contributed in 2025. Your support strengthens our mission and helps sustain our work day by day. We couldn't do this work without your commitment. **Thank you for investing in the future of affordable housing!**

Leadership Transition

This year marks an important leadership transition for MACLT. Over the past five years, Olivia Williams has guided MACLT through a period of tremendous growth—expanding our staff, increasing our fundraising capacity, and laying the foundation for future development. We are deeply grateful for her vision and dedication to housing equity.

We are excited to welcome Mason Cavell as our next Executive Director in November 2025. Mason is an experienced nonprofit real estate developer with a strong background in affordable and supportive housing. Prior to his position with MACLT, he served as Director of Real Estate Development at Community Roots Housing in Seattle, where he led large scale mixed-use affordable housing projects, managing all aspects of acquisition, tax credit financing, design and construction, and community engagement.

We look forward to Mason’s leadership as MACLT embarks on its next chapter of growth, advancing our mission to preserve and expand affordable homeownership for generations to come.



Image of MACLT Board of Directors & Staff at MACLT Annual Membership Meeting in July 2025.

MACLT Staff & Board of Directors

Mason Cavell, Executive Director

Mason joined MACLT as Executive Director in November 2025. He previously led large scale mixed-use affordable housing projects in Seattle, developed supportive homeless housing and clinical facilities in New York City, and managed residential energy efficiency and solar programs for low-income homeowners in rural Virginia. Outside the office, you’ll find Mason pursuing one of his many outdoor hobbies, playing music, and enjoying time with family and friends.

Olivia Williams, outgoing Executive Director (September 2020-November 2025)

Olivia joined MACLT in 2019, first as a board member, then as coordinator, before stepping into the role of Executive Director, where she led the organization for five years. Olivia has been active in the field of Community Land Trusts (CLTs) since 2014, and plans to continue in the field as a consultant for CLTs.

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, and university lecturer, 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 at MACLT since 2021 in a variety of roles and is responsible for creating MACLT’s home maintenance program based on CDBG and ARPA funding guidelines. Deaken previously worked in property management and recently received his master’s degree in urban planning from the University of Wisconsin.

Amber Kolner, Development Manager

Amber Kolner joined the MACLT staff full-time in July 2023. 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.

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