



# MACLT

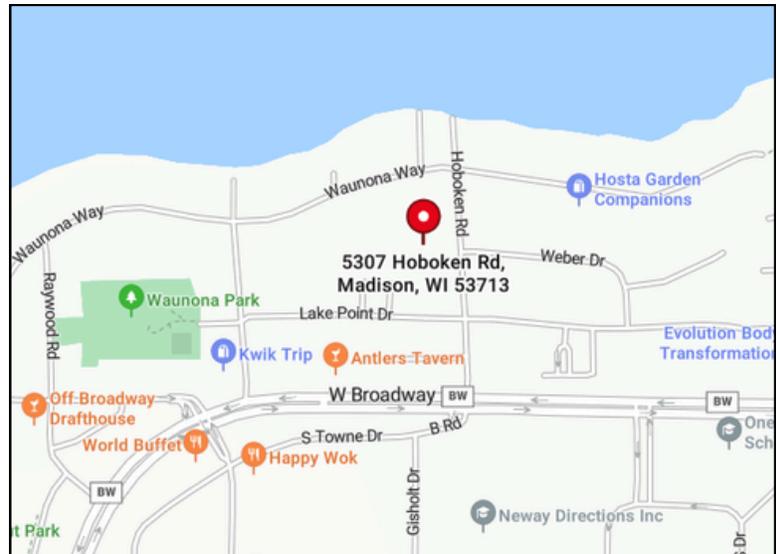
MADISON AREA COMMUNITY LAND TRUST

## AFFORDABLE HOME FOR SALE

5307 HOBOKEN RD  
MADISON, WI 53713



Welcome to this thoughtfully designed 3-bedroom, 1-bath home that blends modern style with everyday comfort. Warm wood flooring flows through most of the home, while solar panels provide energy efficiency and long-term savings. Nestled on a spacious, wooded lot, you'll love the peaceful setting and easy access to nearby parks along the south side of Lake Monona. A covered carport with extra storage adds convenience to this inviting property. Large unfinished basement is waiting for your touches to fit the home to your needs!



MADISON AREA COMMUNITY  
LAND TRUST

[housing@maclt.org](mailto:housing@maclt.org)

(608)571- 5568

[www.maclt.org](http://www.maclt.org)

# Home Features

5307 HOBOKEN RD, MADISON, WI 53713

**PRICE: \$196,830**

- Ranch style home
- 3 bedrooms
- 1 bath
- 1,483 sqft
- Covered carport with parking for two vehicles and attached storage shed
- \$75/month ground lease fee



## Appliances:

- Stove, fridge, microwave, garbage disposal, dryer

## Flooring:

- Hardwood flooring throughout living, dining and hallways
- Tile in Bathroom

## Parking & Storage

- Covered carport with parking for two vehicles and attached storage shed

## Home Improvements:

- EV car-charging port and fenced in back yard
- Solar panels
- Egress windows in basement for potential additions

## Monthly Dues:

- \$75 Ground Lease Fee

## Utilities:

- MG&E, Madison Municipal Services

## School District:

- Madison Metropolitan School District. To learn more about schools [CLICK HERE](#)



Join us for Open House at  
5307 Hoboken Rd on

- **Friday April 10th:  
10 AM- Noon**
- **Sunday April 19th:  
12Noon - 2 PM**

# MACLT Homes & Eligibility Criteria

This home is a permanently-affordable Community Land Trust (CLT) home. Under the CLT model, you buy your land trust home at a below-market price -- and in return, when you are ready to sell, you agree to sell to another income-eligible household at a predetermined below-market price. Technically, how it works is: you purchase the home, but not the land. You get to use the entire property as if you own it, but you hold a ground lease with MACLT which, among other provisions, sets the resale formula for when you are ready to sell the home. Our resale formula which governs the resale price is: Future sale price = Initial purchase price + 1% simple interest per year owned + any Qualified Capital Improvements you have made to the home.

You can stay in your CLT home as long as you live -- and you can pass it along to your children or another member of your household so long as they have incomes below the income limits. Or you can resell and get back the equity you put in, plus some on top. The CLT model helps keep homes affordable for current home buyers and for future generations, meeting the long-term needs of the community. You can learn more at [www.maclt.org](http://www.maclt.org). Note that to qualify to buy this house, the following conditions must apply:

## **ELIGIBILITY CRITERIA FOR THIS HOME**

- Household income at or below 80% of Dane County's area median income (see table below)
- Submit a program pre-application to determine home buyer eligibility
- Attend an MACLT orientation with staff
- Mortgage pre-approval with an MACLT-approved lender for the value of the house available, with consideration for required down-payment and available down-payment assistance
- Attend a HUD-certified Home Buyer Education Workshop (completion certificate valid for 18 months). [See here for a schedule of courses.](#)

**You should first fill out our [MACLT Pre-application](#) to begin the process!**

Pre-applications should be submitted as soon as possible. All other eligibility criteria do not need to be met in any order, but all must be met before a prospective buyer can close on a CLT home. If multiple people are interested in a home, a top buyer will be selected according to an equity-based point system using MACLT's [Applicant Selection Criteria](#).

**2025 Maximum household gross (before taxes) income limit (80% Dane County Median):**

Household Size	1	2	3	4	5	6	7	8
Income Limit	72,700	83,100	93,500	103,850	112,200	120,500	128,800	137,100



# Upcoming MACLT Orientation



The MACLT orientation will review the Madison Area Community Land Trust program, which you can also learn more about at our website - [www.maclt.org](http://www.maclt.org)

**Wednesday, April 8, 5:30-6:30 PM PM on Zoom**

- **Virtual Zoom, to register [CLICK HERE](#)**

Orientations are required to purchase a home. Contact [housing@maclt.org](mailto:housing@maclt.org) if you need assistance or cannot make the scheduled time but are interested in this home.

# Exterior & Interior Photos

**COMING  
SOON**

Bedroom

Bedroom



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