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Looking Ahead to 2026: A Year of Growth and Community Impact

As we step into the new year, we're filled with anticipation and determination to continue making a positive difference in our community. At MACLT, 2026 promises to be a year of growth, connection, and meaningful action as we further our mission to provide shared equity homeownership opportunities to more individuals and families in Dane County. Thank you for being part of our mission. We can't wait to see what we achieve together in 2026!

Thank You to Our Supporters!

We want to extend our deepest gratitude to all the donors, volunteers, and partners who supported us during the holiday season and our year-end campaign. Your generosity and dedication have made a significant impact on our mission to

the new year with renewed energy and hope. We couldn't do it without your continued support—thank you for being an essential part of the MACLT community!



A Milestone at Village Cohousing Community (VCC)

Pictured above are first-time homeowner Jamie (center) and Jamie's lender, April Oshiro of Heartland Credit Union (left), alongside MACLT's Housing Director, Deaken Boggs. Jamie recently closed on a condominium at the [Village Cohousing Community \(VCC\)](#), marking an exciting milestone for both the homeowner and MACLT.

This home holds special significance. It was generously gifted to the Village Cohousing Community by founders Art and Sue Lloyd, who envisioned affordability as a core value of their community. Through a partnership with MACLT, the Lloyds' former home has been preserved as permanently affordable housing—honoring their legacy and ensuring the home remains accessible to low-income buyers for generations to come.

commitment to long-term affordability. Supported by the City of Madison, Wisconsin Partnership for Housing Development, and Threshold Builds, this collaboration highlights how community-driven partnerships can create lasting solutions to Madison's housing challenges.

Read more about Art & Sue Lloyd's Legacy →

<https://maclt.org/donate-archive/donate-property/#art-sue-lloyd>

Welcome Home: Three Families Close at Owl Creek

In December, MACLT closed on two twin homes in Owl Creek, and earlier this month we celebrated the closing of a third, bringing permanent, affordable homeownership to three more families.

These closings reflect the momentum built throughout 2025 and the collective effort of our partners, donors, volunteers, and community. One of these moments included the closing of Elizabeth Creech's home, where she was joined by her father, loved ones, and partners who helped make her journey to homeownership possible — including Sara Whitley of Johnson Financial Group, MACLT Development Partner Kaba Bah, and MACLT's Deaken Boggs. We are also grateful to First American Title for hosting the closing and helping guide the process smoothly from start to finish.

Together, these three Owl Creek closings mark a meaningful step forward in expanding permanent, affordable homeownership in our community.



Pictured: MACLT homeowner Elizabeth Creech with her father; Sara Whitley of Johnson Financial Group; MACLT development partner Kaba Bah; and Deaken Boggs, MACLT's Housing Director.





Affordable Twin Home for SALE!

This home is reserved for income-qualified households (80% AMI and below) and will remain permanently affordable for future generations.

5173 Great Gray Drive, Madison, WI 53718

Listing price: \$ 240,000

Type:

- Type: 2-story, Twin home, Shared Wall
- New construction
- 1,199 sqf
- 2 bedroom, 1.5 bathroom plus study
- 1-car attached garage
- Open-concept kitchen with a great room
- Concrete patio from the kitchen
- Barrier-free first floor with 43-inch stairway
- Monthly fees: \$100 total in MACLT fees (\$75 ground lease fee and \$25 maintenance reserve fee)
- \$40,000 Down payment assistance available!

Tours of 5173 Great Gray Drive are available by request at housing@maclt.org

For more information & photos of 5165 Great Gray Drive [CLICK HERE](#)

Interior Photos of
5173 Great Gray Drive Madison, WI 53718



For more information & photos of 5165 Great Gray Drive [CLICK HERE](#)

FREE First Time Homebuyer Education Course

The Urban League of Greater Madison is hosting its first **First-Time Homebuyer**

homebuyers through the full homebuying process—from budgeting and down payment savings to choosing a lender, understanding mortgages, and maintaining a home. Completion may also meet lender requirements and help participants qualify for down payment or closing cost assistance.

Dates: Feb. 3, 10 & 17, 2026

Time: 5:30–8:30 pm

Location: Black Business Hub, 2352 S. Park St., 4th Floor

RSVP: [Urban League of Greater Madison Free First-Time Homebuyer Education Course – Fill out form](#)

Home Buyer's Round Table

MACLT's Housing Director Deaken Boggs has recently been elected to the board of directors for Home Buyer's Round Table. The Home Buyer's Round Table of Dane County is a collaboration of housing industry representatives that promotes homeownership through education and counseling to low and moderate-income families. Home Buyer's Round Table believes that homeownership will increase family stability and financial security, stabilize and strengthen communities and neighborhoods, and generate jobs and stimulate economic growth. Deaken is excited to bring a voice for permanent housing affordability to the table with this organization and help support homeownership throughout Dane County.

Click here to learn more about Home Buyer's Round Table→ [Home Buyers Round Table of Dane County | Homebuyer Education Wisconsin](#)

Do you qualify for an MACLT Home? Check out the new income limits below!

your household size and see if your household's total income is below the limits listed here. If so, we encourage you to fill out our Pre-Application today to be the first to know about homes for sale! Pre-Application: <https://maclt.org/pre-application/>

Do you qualify for an MACLT affordable home?

Look for your household size and see if your household's total income is below the limits listed in the chart. If so, submit a Pre-Application today!

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

FY 2025 Income Limit Category	Household Size							
	1	2	3	4	5	6	7	8
80% Income Limits	72,700	83,100	93,500	103,850	112,200	120,500	128,800	137,100

Are you interested in buying a CLT Home?



Take a closer look to see if you qualify!

Are you interested in buying a CLT home?

For a complete list of qualifications and step-by-step process of buying a CLT home visit: [Home Buyer Guide](#)

Complete the Pre-application to see if you qualify: [Madison Area CLT Homebuyer Pre-application](#)

Pay it Forward

If you're thinking about a way to make a meaningful impact that lasts beyond your lifetime, consider including Madison Area Community Land Trust in your estate plans. You can also help keep homes permanently affordable by choosing to sell your home to MACLT, ensuring it remains a resource for families for generations to come.

Learn more about our Pay It Forward program visit:

<https://maclt.org/donate-archive/donate-property/>

Leave a Legacy

PUT YOUR HOME INTO A
LAND TRUST



KEEP YOUR HOME PERMANENTLY AFFORDABLE

MACLT can help you keep your home permanently affordable for future generations.



WE WILL HELP FIND THE BUYER

We will help find a low-income buyer and support them along the way.



PAY OFF YOUR MORTGAGE

Pay off your mortgage, gain a modest return, and ensure that the next homeowner can do the same.

Contact us at info@maclt.org to consider options for a tax-deductible property donation!

Donate to MACLT today!

Articles Worth Reading

[New Dane County population projections see growth accelerating.](#) | [Government](#) | [captimes.com](#)

[Dane County housing prices up again in 2025, listings show.](#) | [News](#) | [captimes.com](#)

[Two of Madison mayor's housing proposals advance to City Council.](#) | [Government](#) | [captimes.com](#)

Learn more about MACLT Volunteer Opportunities



Do you know someone who might be interested in our work?

[Click here to share](#)



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