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MACLT Homeowner Spotlight



Meet MACLT Homeowner, Diane Small!

Diane is a longtime MACLT homeowner and valued member of the MACLT community. Known better as Ms. Diane, she will be holding her 17th annual Simpson Street Neighborhood Reunion party on August 15th!

Diane was born in Chicago, but grew up in South Carolina, where she learned how to grow and nurture all types of fruits and vegetables from her family. When Ms. Diane moved back to the north, she brought her love of gardening with her. When she became a homeowner, she named her garden Mamie's Backyard Garden in honor of her mother. Although she misses the South, she has become an important and beloved pillar in the Madison community, due in no small part to her annual neighborhood reunion. This year, due to excessive heat and rain, the garden mostly consists of collard greens, but they are growing quickly as I can personally attest to as Ms. Diane and I were just in the garden picking some and barely made a dent.

Ms. Diane also hosts and organizes the Simpson Street Neighborhood Reunion party every year. The neighborhood is home to multiple MACLT homeowners,

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Reunion will be held [behind](#) Antlers Tavern on West Broadway at noon. Be sure to watch MACLT's Facebook and Instagram accounts, for more information being posted in the coming weeks.

If you're interested in volunteering to help with weeding, harvesting, and other gardening tasks at Mamie's Backyard Garden, please contact us by filling out MACLT's [volunteer form](#) and indicating that you are interested in assisting homeowners with yard work.

[Click here to learn more about Mamie's Backyard Garden](#)



Pictured above: Diane Small works alongside dedicated volunteers in her garden

Save the Date- 17th Annual Simpson Street Neighborhood Reunion!

Saturday, August 15, 2026

Time: 12:00 p.m.

Location: Antlers Tavern Parking Lot, West Broadway

Save the date for this special community tradition! We look forward to celebrating with you. Additional event details will be announced soon on MACLT's Facebook and Instagram pages.



Pictured above: Photos from a past Simpson Street Neighborhood Reunion

You're Invited: Homeownership Fair on Saturday, July 11th!

Whether you're exploring the idea of buying your first home or are already a homeowner, join us on Saturday, July 11, 2026, from 8:30 AM–2:00 PM at The Hub (2352 S. Park St., Madison) for a free community Homeownership Fair designed to support you at every stage of the homeownership journey.

Connect with lenders, realtors, housing counselors, home inspectors, and community organizations while participating in expert-led workshops on:

- Homebuying 101
- Down payment assistance opportunities in Dane County
- Credit building and budgeting strategies
- Community resources for homeowners

Attendees will also have the opportunity to earn a Homebuyer Certificate, potentially unlocking access to down payment assistance programs and additional homeownership resources. Current homeowners can learn more about available support for home repairs, housing stability, and mortgage assistance.

Lunch will be provided, and everyone is welcome! Learn more and register at ulgm.org/HomeownershipFair

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Homeownership

HOMEOWNERSHIP FAIR

Join us!

Whether you're just exploring the idea of buying a home or already a homeowner, join us for expert-led workshops and valuable resources designed to support you at every stage.

Plus, attendees have the option to earn a Homebuyer Certificate—potentially unlocking access to a range of down payment assistance opportunities.

LEARN. CONNECT. EMPOWER



HOMEBUYING 101

Step-by-step guidance for first-time homebuyers.



DOWNPAYMENT ASSISTANCE

Learn about payment and closing cost assistance programs in Dane County.



CREDIT AND BUDGETING TIPS

Learn how to build strong credit & manage your money.



MEET THE EXPERTS

Connect with lenders, realtors, counselors, home inspectors, and community partners.



COMMUNITY RESOURCES

Discover local programs designed to help you achieve your goals.



SATURDAY
JULY 11TH, 2026
8:30 AM - 2:30 PM

 **THE HUB**
2352 S. PARK ST.
MADISON, WI. 53713

Everyone is welcome!

- ✓ **FREE to attend**
- ✓ **Lunch served**
- ✓ **Workshops & Resource Fair**

Register Here



SCAN ME

BROUGHT TO YOU BY











ulgm.org/HomeownershipFair / (608) 729-1222

We'll see you there!

[Click here to register for the Homeownership](#)

Join Us at the Home for Everyone Conference

A Home for Everyone Conference is Wisconsin's premier conference regarding all things affordable housing. With the growth of the CLT model, it's no surprise that MACLT will have a large presence across the two day event, with current Housing Director, Deaken Boggs and former Executive Director, Olivia Williams both scheduled to speak. The conference will be held on July 29th and 30th at the Ingleside Hotel in Pewaukee.



Do you qualify for an MACLT home? Check out the new income limits for 2026 below!

Do you qualify for an affordable MACLT home? Check the chart below and submit a [Pre-Application](#)!

MACLT serves families at or below the income limits in this table below, and these numbers go up every year. Look for your household size and see if your household's total income is no greater than the limit listed. If so, we encourage you to fill out our Pre-Application today, which will make you the first to know about MACLT homes for sale!

Pre-Application: <https://maclt.org/pre-application/>

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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!

2026 Maximum household gross (before taxes) income limit (80% Dane County Median):

FY 2026 Income Limit Category	Household Size							
	1	2	3	4	5	6	7	8
80% Income Limits	74,800	85,450	96,150	106,800	115,350	123,900	132,450	141,000

Turn Your Property into a Legacy

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/>

MACLT Homes for Sale

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**Turn Your Property
Into a Legacy:**
*Support Affordable
Housing with a
Bargain Sale*



Learn how selling your
property below market
value can benefit both you
and our community!



MADISON AREA COMMUNITY LAND TRUST

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

Support Permanently Affordable Homeownership Today!

Articles Worth Reading

[Madison and Wisconsin leaders wrestle with lack of new condos](#) | [Government](#) | [captimes.com](#)

[Housing cost proposals from Wisconsin governor candidates](#) | [Government](#) | [captimes.com](#)

[Du-plex the right thing, city officials urge](#) | [News](#) | [isthmus.com](#)

[How State Coalitions Are Advancing Community Ownership of Housing](#) | [shelterforce.org](#)

Learn more about MACLT Volunteer Opportunities



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