



[View this email in your browser](#)

## **Celebrating 20 Years of Troy Gardens Cohousing**

This year, we are proud to celebrate the 20th anniversary of Troy Gardens Cohousing—an award-winning community that has become a national model for permanently affordable homeownership, environmental stewardship, and neighborhood connection.

Situated on 31 acres on Madison's north side, Troy Gardens brings together affordable housing, urban agriculture, conservation, and intentional community in a way that is truly unique. The neighborhood includes 30 cohousing homes, with 20 permanently affordable homes stewarded by Madison Area Community Land Trust (MACLT), alongside Troy Farm, Madison's first certified organic urban farm, 15 acres of restored prairie and natural open space, and a community garden with 327 plots serving nearly 190 families each year.

The vision for Troy Gardens began in 1995, when MACLT joined community members and partner organizations to preserve the land and create a neighborhood that would remain accessible for generations to come. After more than a decade of planning, collaboration, and community investment, the housing portion of Troy Gardens was completed in 2007.

As we celebrate this milestone, we extend our gratitude to the residents, partners, volunteers, and supporters who have helped shape Troy Gardens into the vibrant community it is today.



Pictured: Photos taken at the Troy Gardens Cohousing from over the years.

---

## MACLT Homeowner Spotlight





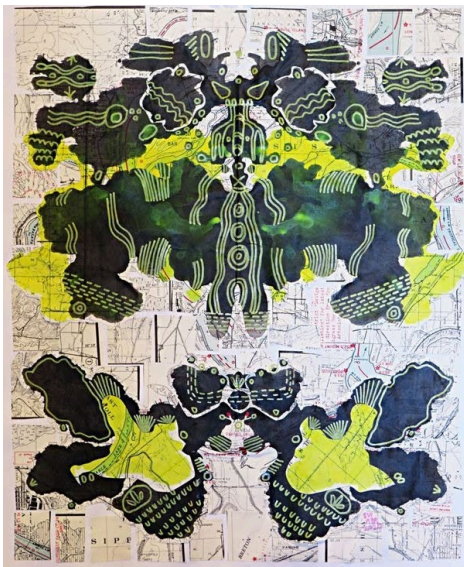
### **Meet MACLT Homeowners, Sean and Beth!**

Sean has lived with his wife, Beth, and their 16-year-old son, Paddy, in the Troy Gardens Cohousing Community for 20 years.

Sean is an artist, musician, and historian. He studied metals & ceramics at MATC and graduated with a History degree from UW-Madison. Sean loves creating paintings, multimedia collages, papier mache sculptures, and pen & ink drawings. The interconnectedness of humans in their environment is a recurring theme in Sean's work. He feels that art should be truly accessible for all. His goal is to create art that inspires others to examine their own consciousness and their human experience.

Beth has been a Community Support Coordinator at Options in Community Living for 21 years. She especially enjoys volunteering in the community. Beth serves on the MACLT Board of Directors as well as several other Boards in Madison and helped start the Madison Cohousing Network.

Paddy loves playing Dungeon Crawl Classics & Magic the Gathering with Sean, Ultimate Frisbee, and working for the Madison Mallards. He'll be a junior at East High this upcoming school year. A few of the Welch's favorite things are thrifting, playing board games, spending time with their neighbor dog (Izzy), and road trips. They're looking forward to more traveling now that Paddy got his driver's license this year!



Pictured:

On the left, pieces of Sean's artwork.

On the right, the Welch's on a family trip.

## Join us in Celebrating MACLT's 35th Anniversary of Programming

Join us this fall as we celebrate 35 years of creating permanently affordable homeownership in Dane County.

MACLT's **35th Anniversary Celebration** will be a casual community fundraiser held at **Troy Gardens**, featuring food, live music, connection, and opportunities to support MACLT's mission.



**Date:** Friday, September 25th



**Location:** Troy Gardens, 502 Troy Dr.



**Time:** 5:00–7:00 PM

Enjoy an evening with MACLT homeowners, supporters, partners, and friends as we reflect on our history and look ahead to the future. Donations will be encouraged onsite to help continue expanding permanently affordable homeownership opportunities in our community.



# SAVE THE DATE!

**Madison Area Community Land Trust Presents...**  
*35th Anniversary Celebration*

**When?** September 25th  
from 5-7 PM

**Where?** Troy Gardens  
502 Troy Drive  
Madison, WI

**Food, drinks, music,  
connection and your  
chance to support MACLT**

**ONE NIGHT ONLY!**

**Support MACLT and celebrate 35 years of affordable  
homeownership in Madison with us!**

Visit [bit.ly/4vJhp10](https://bit.ly/4vJhp10)  
or scan here to RSVP:



Brought to you by MACLT



RSVP Here!

## Celebrating Community at MACLT's Annual Membership Meeting

Last month, MACLT welcomed homeowners, Board of Directors and staff to our Annual Membership Meeting. The gathering was an opportunity to reflect on the past year's accomplishments, celebrate the strength of our community, and share updates on MACLT's



continued efforts to expand permanently affordable homeownership opportunities across Madison and Dane County.

Attendees heard organizational updates, connected with one another, and looked ahead to the future of MACLT as we continue working toward housing stability, equity, and community-driven development. We are grateful to everyone who joined us and helped make this year's meeting a meaningful celebration of community and shared impact.

Board elections were also held during the meeting and as a result we have two new board members, Marge Dresen (MACLT resident) and Tashyanna Mixson. Additionally, existing board members Beth Welch (resident) and Evan Bonsall will be switching positions on the board with Evan serving as the president this year and Beth transitioning over to secretary. Damontae January and Shaya Schreiber (resident) will serve another year in their current roles as vice president and treasurer, respectively. MACLT looks forward to another great year and make sure to give Marge and Tashyanna a warm welcome if you get the chance. MACLT now has 10 total board members, 4 of which are MACLT residents.

Here are some photos taken at this year's event!





## Two New MACLT Homes Create Lasting Legacies of Affordable Home Ownership

MACLT is celebrating another milestone as we welcome two new homeowners into our community through the closing of an affordable home at Northwestern Ave and Troy Drive. Since the home at Northwestern Ave has been in MACLT's program, it has served two families, Troy Drive will be serving its fifth family! Whenever an MACLT home sells it is creating a lasting legacy of affordable homeownership and stability for each household who calls it home.

An MACLT closing represents more than a home sale; it represents a family gaining the security, equity-building opportunity, and community connection that comes with affordable homeownership.

To date, MACLT has served more than 132 families through our 69 permanently affordable homes, helping generations of homeowners build stronger futures while ensuring these homes remain affordable for the next family.

These sales mark MACLT's fourth and fifth closings of 2026, another step forward in our mission to create and preserve permanently affordable homeownership throughout our community.





Pictured: Newly purchased home on Northwestern Ave.

---

## 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/>

# 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<br>Income<br>Limit<br>Category | Household Size |        |        |         |         |         |         |         |
|----------------------------------------|----------------|--------|--------|---------|---------|---------|---------|---------|
|                                        | 1              | 2      | 3      | 4       | 5       | 6       | 7       | 8       |
| 80%<br>Income<br>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



**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!



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

Support Permanently Affordable Homeownership Today!

## Articles Worth Reading

### Resources for the Upcoming Elections

[August 2026 Primary Voting Guide | Isthmus](#)

[For polling place information and to find out what's on your ballot | myvote.wi.gov](#)

### Local Housing News

[Madison is buying part of an old farm with the goal of building more housing | NPR](#)

[Madison OKs rent-restricted apartments ahead of federal deadline | Cap Times](#)

[Prices forcing prospective homeowners to move outside of Madison | Spectrum News](#)

### Stories from Around the Country

[New Federal Housing Act Opens Doors for States, Cities | Pew](#)

[Mayor Mamdani Turns Underused East Village NYPD Parking Lot into 131 Affordable Homes | NYC.gov](#)

[LA County supervisors vote to give affordable housing groups edge on multifamily sales | The Real Deal](#)

Learn more about MACLT Volunteer Opportunities



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

Please share this newsletter with them and encourage them to subscribe for future updates.

Click here to share



*Copyright (C) 2026 Madison Area CLT Corporation. All rights reserved.*

Our mailing address is:

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe](#)