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

Join us on Friday, September 25th as we celebrate 35 years of creating permanently affordable homeownership in Dane County.

This will be a casual community event held at **Troy Gardens** (502 Troy Dr, Madison, WI 53704), featuring food, live music, connection, and opportunities to support MACLT's mission.

Date: Friday, September 25th

Location: Troy Gardens, 502 Troy Dr, Madison, WI 53704

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.

Click [here](#) to learn more!

[Click Here to RSVP!](#)

Save the Date!

ONE
NIGHT.
LASTING
IMPACT.



MACLT'S 35TH ANNIVERSARY CELEBRATION



Friday, September 25
5:00-7:00 PM



Troy Gardens
502 Troy Drive
Madison, WI



Live Music by
Frankie Pobar Lay



Dinner By
Chef Kipp

Celebrate 35 years of building strong communities and creating opportunities for affordable homeownership in Dane County.



Join us

For a night of good food, live music, meaningful connections in support of MACLT.

RSVP by September 18: <https://forms.gle/ycNJfE9N8xtvMM8GA>

MACLT Homeowner Spotlight

Meet MACLT Homeowner, Philippa!

I've been a MACLT homeowner at Anniversary Court since 2020, and an

ACCOA board member since 2021. The stability brought to me by homeownership has rippled outward — I've been able to open my home to family members during sudden housing needs, and my sister purchased her own home recently because of the runway MACLT gave our family.

Professionally, I work in nonprofit operations, fund development, and grants consulting with Step Up: Equity Matters, a Madison firm helping nonprofits navigate change management, finance, HR, and DEI strategy. Outside of work, I'm in the midst of a "Year of Living Courageously" — trying out hobbies that have scared me in years past: performing improv, rock climbing, joining a band, and playing on ultimate frisbee teams. I also advocate locally for affordable housing, renewable energy, and racial equity.

MACLT turned homeownership from something distant into something achievable. That security is what has let me invest in my community and build a life fully rooted here around the things and people I care about.



The Origin of the Troy Gardens: A History Lesson

For 35 years, MACLT has believed that everyone deserves the opportunity to have a stable place to call home. **Over that time, MACLT has helped 134 families achieve affordable homeownership and supported the creation of 69 permanently affordable homes throughout the Madison area.** Our work has helped strengthen neighborhoods and build lasting community connections. As we celebrate MACLT's 35th anniversary, we thought it would be fun to take a look back at MACLT's early history.

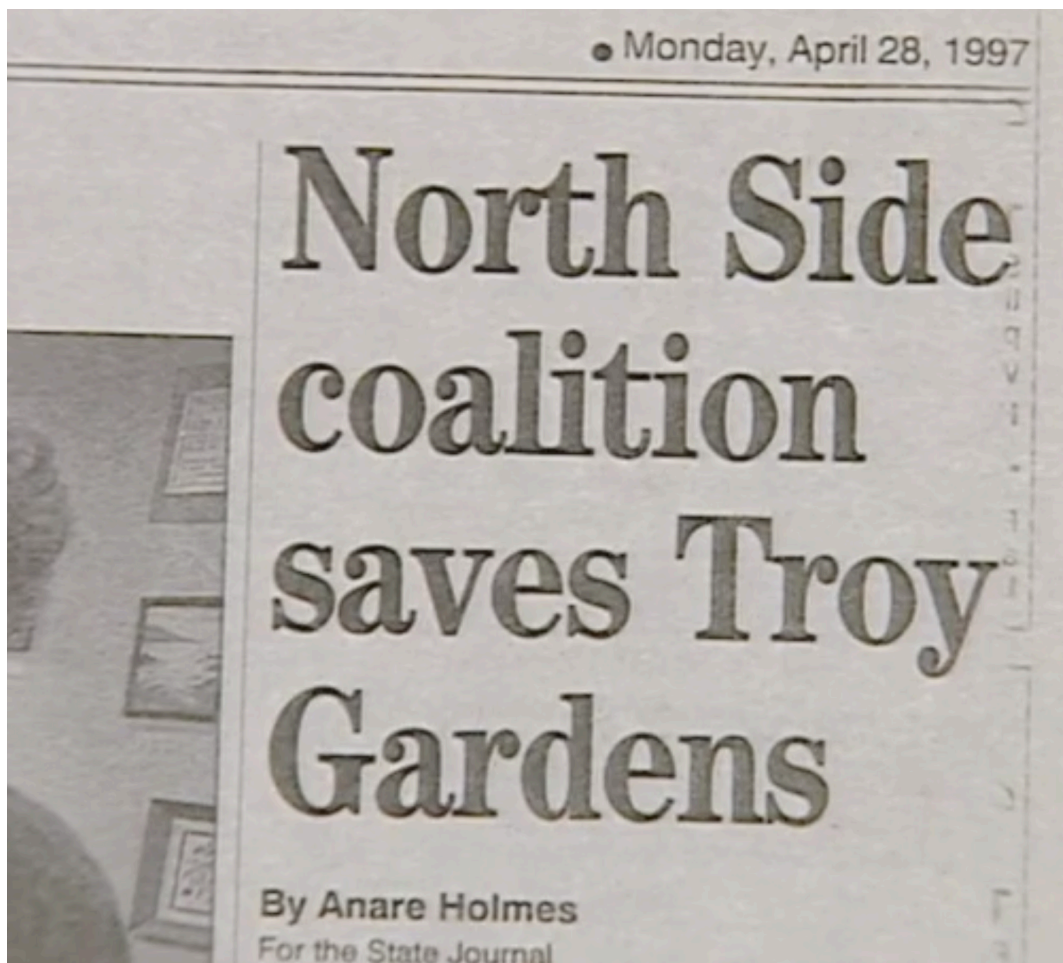
Like many stories, it starts with a land dispute. MACLT was first formed 35 years ago, but the story really picks up a little later in 1995 when the area where Troy Gardens now sits was an informal community garden owned by the state. At this time, inklings about selling the site for redevelopment began to reach community members and local farmers. A group spearheaded by the Northside Planning Committee (NPC) came together in an effort to prevent sale to a market-rate housing developer, knowing how valuable the site was as a community resource, especially for the Hmong and black garden-farmers who made up a significant portion of its users.

This is where MACLT comes in. Housing was needed on the north side of Madison and, as it became clear that some housing would be required to preserve the rest of the site for community use, the local organizing committee expressed a desire that any new housing remain under community control. MACLT entered the picture, proposing to develop low-density, mixed-income housing targeted primarily to lower-income households while simultaneously saving most of the land for use as a community farm. MACLT's social justice mission appealed to a neighborhood community leery of for-profit developers. There were a handful of neighbors who voiced concern over bringing in new affordable housing. However, this was a minority opinion and the group encouraged MACLT to purchase the land (together with another non-profit). Unfortunately, another obstacle remained, the City of Madison.

The city had already targeted an adjacent parcel for development, and the state's desire to sell the Troy acreage led to a desire to combine the plots. At this point, some players dropped out and new ones joined, while the community voted to restart the conversation over what to do with the land. A group including community members, gardeners, planners, MACLT, UW faculty members, architects, and sympathetic state legislators began working together on a sensible solution. Aided by some political maneuvering from state senator Fred Risser, the land was put under long-term lease with the understanding that it would eventually be purchased by MACLT.

So, after years of organizing, planning, and negotiations between community members and the city, a deal was eventually struck. In 1998, the city approved a development plan for Troy Gardens with 5 acres reserved for mixed-income housing, which are now MACLT homes. Without this multi-year organizing effort by the local community, with an assist from MACLT, the site would likely have been sold to the highest bidder and there would be no Troy Gardens. As MACLT approaches its 35th anniversary, we plan to continue being an important part of the Madison community helping more lower-income residents achieve homeownership.

We recommend the following videos for a more in-depth telling of this story and to meet some of the characters involved in creating Troy Gardens: [Part 1](#), [Part 2](#), [Part 3](#).



Pictured above: A headline from the Wisconsin State Journal

ULGM Fall Home Maintenance Workshop

As we head into the cooler months, now is the perfect time to prepare your home for the changing season.

Urban League of Greater Madison is hosting a Fall Home Maintenance Workshop on Tuesday, September 29, from 6:00–8:00 p.m. at the Black Business Hub.

Homeowners and future homeowners are invited to learn practical tips and strategies for caring for their homes, including:

- Seasonal home inspections
- Energy efficiency improvements
- Outdoor and seasonal upkeep
- Preventative maintenance
- Ways to identify potential problems before they become costly repairs

Experts from **Project Home** and **Madison Gas & Electric (MGE)** will be on hand to share their knowledge and answer questions.



Tuesday, September 29, 2026



6:00–8:00 p.m. | Doors open at 5:30 p.m.



Black Business Hub, 4th Floor

2352 S. Park St., Madison, WI 53713

Whether you're a current homeowner or preparing for homeownership, this workshop is a great opportunity to build your home maintenance skills, protect your investment, and prepare for the months ahead. **To register visit: [ULGM Fall Home Maintenance 2026 Workshop](#)**

Urban League of Greater Madison

projecthome Every Home Safe and Sound

MG&E Madison Gas and Electric

FALL HOME MAINTENANCE WORKSHOP 2026

In collaboration with Project Home and MG&E, this workshop will help participants prepare their homes for the fall season with expert guidance and will learn practical strategies for winterizing their homes, improving energy efficiency, and reducing utility costs as temperatures change.

Register here:

ANY QUESTIONS?
jmosley@ulgm.org
608-729-1222

Tuesday, September 29th, 2026

The HUB
4th Floor | 2352 S. Park St.,
Madison, WI

6:00–8:00 PM

2026 Minor Home Repair Update

Every year, as part of MACLT's stewardship mission, we assist homeowners in making repairs around the house with our Minor Home Repair Program. So far this year we have supported 11 projects for 10 homeowners and issued funds for an additional 6 projects that are in progress. Some of these repairs include repairing AC units, fixing electrical issues, and replacing flooring.

We do this because we understand that owning a home, while rewarding, is challenging. Although our main goal at MACLT is to help low-income households attain homeownership, we also view sustainable homeownership as equally important.

If you are a MACLT homeowner with any needed repairs around the house, please visit our [member corner](#) for details on the program and fill out this [form](#) to apply. There is still limited availability for this year's program and we expect to have funding next year in the event that we reach program limits this year.

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 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

**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

[New affordable housing law has something for everyone | Captimes](#)

[Lotus company proposes affordable housing redevelopment as Essen Haus and Come Back In Site | WKOW](#)

[Madison housing inventory sees slight rise | Channel 3000](#)

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](#)



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