MACLT

MADISON AREA COMMUNITY LAND TRUST

2025 Annual Report



Image of Owl Creek twin homes.

Our Mission

MACLT's mission is to liberate land for the benefit of historically marginalized populations at the lowest incomes possible, preserve urban space for community use, and create deeply and permanently affordable homeownership opportunities for those typically exploited by the housing market.

About MACLT

The Madison Area Community Land Trust (MACLT) is a 501(c)(3) nonprofit organization that began in 1991 as leaders in the field saw a housing affordability crisis coming to Wisconsin's Madison Metropolitan area. Since 1991, housing prices have increased almost three times the rate of median incomes, which is why we are so dedicated to permanently affordable housing.

2025: The Year in Review

This has been a year of significant growth and progress for Madison Area Community Land Trust (MACLT). We added seven new homes to our portfolio and completed design work for twelve townhomes planned to break ground on Madison's east side in late 2026 or early 2027. We also began laying the groundwork to expand our reach beyond Madison, bringing MACLT to additional Dane County communities. And we continued to strengthen our outreach and fundraising efforts. All this growth was made possible through generous support from our partners.



Image above: Exterior of Village Cohousing Community (VCC).



Image above: Exterior view of Owl Creek Twin Homes.





Images on left & right: Two new MACLT homes in Allied - Dunn's Marsh neighborhood.

Expanding Through Partnerships: 7 New Homes in 2025

MACLT teamed up with partner developers to bring seven new permanently affordable homes to the Madison community in 2025, including two single-family homes in the Allied - Dunn's Marsh neighborhood, four units (in two twinhomes) in the Owl Creek neighborhood, and one condominium unit at Village Cohousing Community. These development partnerships have been key to expanding our impact. When we combine resources, expertise, and local knowledge, we can build homes more efficiently and reach more families.

We celebrated completion of the Allied - Dunn's Marsh homes at an April open house where we welcomed one set of new homeowners, the Floyds. Sharing their excitement and hopes for the future, Elsa Floyd said at the event: "Owning my home gives me a sense of pride and freedom. I can personalize my space and have stability." Stories like Elsa's demonstrate MACLT's impact on the lives of our homeowners and the growing strength of Madison's permanently affordable housing community.

May brought another exciting first for MACLT with the addition of our first condominium unit within the otherwise market-rate Village Cohousing Community (VCC). Neighbors gathered to hear from VCC homeowners and community members excited about our budding partnership, further demonstrating how MACLT, working alongside visionary partners, can create lasting opportunities for families to thrive in Madison.



"Owning my home gives me a sense of pride and freedom. I can personalize my space and have stability."

Elsa Floyd, MACLT Homeowner



Pictured above: Elsa & Warrick Floyd, MACLT Homeowners, speaking at the Allied - Dunn's Marsh new homes celebration in April 2025.

Pictured to the left: Olivia Williams, former Executive Director of MACLT and new MACLT Homeowners at VCC celebration.

Two New MACLT Homes Completed in the Allied - Dunn's Marsh Neighborhood

MACLT's two new homes in Allied - Dunn's Marsh, developed by the Wisconsin Partnership for Housing Development (WPHD) and built by Threshold Builds, will, like the rest of our portfolio, remain permanently-affordable forever. This project, seed-funded by the City of Madison, is one more part of our community's growing effort to build permanent solutions to the housing affordability crisis in Dane County.

Community members, city leaders, and housing advocates came together in April to mark the occasion, with powerful words shared by Mayor Satya Rhodes-Conway, Todd Mandel of WPHD, MACLT Executive Director Olivia Williams, and new homeowner Elsa Floyd.

As Olivia shared at the event: "We're proud to partner with the City of Madison, whose support—providing both land and critical subsidy—makes permanently affordable homeownership possible. It's exactly this kind of partnership that allows the community land trust model to grow and thrive."



Pictured: Madison Mayor Satya Rhodes-Conway; Alder Yanette Figueroa-Cole; Olivia Williams, Executive Director of MACLT; Todd Mandel, Executive Director of the Wisconsin Partnership for Housing Development; and Elsa & Warrick Floyd, new homeowners.

Village Cohousing Community: A new condominium partnership with MACLT

Affordability has always been a core value at the Village Cohousing Community (VCC), a Madison co-housing condominium development founded by Art and Sue Lloyd. When the Lloyd's passed away and gifted their home to VCC, the co-housing community saw a chance to honor their legacy in a lasting way. Partnering with MACLT, VCC made the Lloyds' former home permanently affordable—ensuring its availability to lower-income buyers for future generations to come.

This marks MACLT's first condo in an otherwise non-MACLT market-rate development, a model for future partnerships with condominium and cohousing communities seeking to preserve affordability. This project, supported by VCC, the City of Madison, Wisconsin Partnership for Housing Development, and Threshold Builds, is another demonstration of how our work with development partners can create lasting solutions to Madison's housing challenges.



Image of exterior Village Cohousing Community (VCC).

Owl Creek Twin Homes

Another exciting milestone for MACLT in 2025 was the completion of our project to add two twin homes in the Owl Creek neighborhood. We welcomed the first two new families to Owl Creek in December (and two more early in 2026), providing each the opportunity to achieve affordable homeownership and the housing stability that allows. This project was made possible through the joint efforts of MACLT, Kaba Bah, our partner developer, and with support from the City of Madison.



Images of Owl Creek twin home exteriors.

Madison continues to have an enormous need for more "missing middle" homeownership options for first-time buyers seeking affordable places to live. "Missing middle" refers to medium-density housing – like twinhomes, townhomes and condominiums – which can be more cost-effective to build than traditional single-family homes. This helps more families achieve homeownership while offering an increased diversity of home styles across the City of Madison available to future generations.

Coming Soon: 12 Townhomes at the Voit Property

In 2025, MACLT made major progress on the Voit Townhomes project we are developing on Madison's east side at the site of the former Voit family farm. It will be a new community of 12 permanently affordable, all-electric townhomes designed for accessibility, energy efficiency, and housing stability. Supported by generous grants from the TruStage Foundation, Roots & Wings Foundation, Madison Community Foundation, and Catholic Campaign for Human Development, MACLT has completed planning and architectural design with the development team that includes Threshold Builds, and Vierbicher Associates. We expect to secure all needed funding in 2026, positioning the project to break ground later in 2026 or early 2027. This "missing middle" development will further expand homeownership opportunities for lower-income families in a walkable, transit-friendly neighborhood, offering permanent affordability for generations of homeowners to come.



Image: Rendering of the 12 townhomes at the Voit Property on Madison's east side.

Expanding in Dane County

In 2025, MACLT took a major step toward expanding beyond Madison when Dane County committed $2 million in its capital budget to support additional MACLT housing, with half the funding to be used outside the City of Madison. MACLT expects this funding to create six to ten permanently affordable homes for households earning below 50% of the Area Median Income (maximum annual income of $63,500 for a family of four). We are currently in active discussions with several Dane County communities to find or develop these homes. This commitment advances one of the key goals of the 2024 Dane County Regional Housing Strategy: growing community land trust homeownership as a key part of the solution to the housing affordability crisis across the county.

2025 Midwest CLT Conference

In October, MACLT hosted the three-day 2025 Midwest Community Land Trust Conference in Madison, bringing together 200 attendees from 25 states to share knowledge, strengthen connections, and explore new strategies for expanding CLT homeownership. The conference included 20 workshops addressing both the technical nuts-and-bolts of running a CLT and related topics including the history of the CLT movement and strategies to raise our public profile. Attendees also toured MACLT's award-winning Troy Gardens as well as Linden Cohousing, two community-focused housing developments that incorporate permanent affordability.



Pictured: Olivia Williams welcomes attendees to the 2025 Midwest CLT Conference.

Special conference guests included John E. Davis, long-time CLT advisor, advocate, and historian, and Dr. Tiffany Manuel and Mariel Ferreiro of TheCaseMade, who led a messaging workshop centered on CLTs and racial justice. Conference attendees shared overwhelmingly positive feedback.



Pictured: John E. Davis and Olivia Williams at the Midwest CLT Conference.

Hosting the conference was both a major effort and a proud moment for MACLT, one we could not have accomplished without the support of our CLT colleagues from across the Midwest.

Wisconsin's First CLT Advocacy Day

On the first day of the CLT conference, we hosted Wisconsin's first-ever CLT Advocacy Day at the State Capitol. Thirty CLT supporters from across the state heard opening remarks from State Sen. Jamie Wall and then visited 25 state legislative offices to advocate for and help educate legislators and staff on the important role CLTs can play in expanding affordable homeownership in Wisconsin.



Pictured: CLT Advocacy Day Participants at the Wisconsin State Capital.

Supporting Our Homeowners

Stewardship Committee of MACLT Homeowners

MACLT's Stewardship Committee provides one important platform for MACLT homeowner engagement, education, and leadership within our community. This year, homeowners came together to hear from guest speakers on a variety of topics including Focus on Energy rebates, financial planning, and home maintenance tips. Just as importantly, the committee provided a forum for homeowners to share their own experiences, raise concerns, and collaborate on ideas to make MACLT stronger going forward.

Maintenance Support

In 2025, MACLT expanded our Tool Library, which helps homeowners to perform basic home maintenance and take on small home repair projects. We also continued to leverage our extensive contractor database so that MACLT homeowners can connect with local service providers and programs to support more extensive work they may need, all in service of keeping MACLT homes safe, in good repair, energy-efficient and sustainable for years to come!



Pictured: Deaken Boggs, MACLT Housing Director, provides MACLT homeowners with maintenance support updates at MACLT's Annual Membership Meeting.

Spanish Language Programming

In 2025, MACLT released its first-ever Spanish-language video explaining who we are and how the Community Land Trust model works. This milestone was part of our ongoing commitment to making our program accessible to all members of our community, including a Spanish-language version of our website. We are grateful to the Madison Rotary Foundation for their generous support of our Spanish-language programming.



YouTube **Explicación de MACLT y Los Fideicomisos de Tierras Comunitarias (CLTs)**

Thank you to all our partners in 2025! We couldn't have done it without your generous *support!*



We are deeply grateful for the generous support of all our financial partners and supporters. Your contributions make it possible for us to expand affordable homeownership opportunities and serve more families in Dane County. Partners and major donors for our work in 2025 include:

- Alliant Energy Foundation
- Associated Bank
- Bank of America Foundation
- Catholic Campaign for Human Development
- City of Madison
- Community Shares of Wisconsin
- Epic Charitable Trust
- Levin Family Trust
- Madison Community Foundation
- Madison Rotary Foundation
- PRL Keystone Foundation
- Roots & Wings Foundation
- State of Wisconsin Housing Cost Recovery Initiative (HCRI)
- TruStage Foundation
- Widen Family Foundation
- Evjue Foundation
- Summit Credit Union

In addition to these major commitments, we extend our sincere gratitude to the many individuals and families who contributed to our work in 2025. Your financial support strengthens our mission and helps sustain us each and every day. We couldn't do it without you. **Thank you for investing in the future of affordable homeownership!**

Leadership Transition

2025 marked a significant leadership transition for MACLT. Since 2020, Olivia Williams has guided MACLT through a period of tremendous development – expanding our staff, increasing our fundraising capacity, and laying the foundation for our future growth. We are deeply grateful for her vision and dedication.



Image of Olivia Williams, Peter Gray, & Mason Cavell

In November, we were excited to welcome Mason Cavell as our new Executive Director. Mason is an experienced nonprofit real estate developer whose background is in affordable and supportive housing. Prior to MACLT, he served as Director of Real Estate Development at Community Roots Housing in Seattle, where he led large scale mixed-use affordable housing projects, managing all aspects of acquisition, tax credit financing, design and construction, and community engagement.

We look forward to Mason's leadership as MACLT embarks on its next chapter, continuing to advance our mission of preserving and expanding affordable homeownership opportunities for generations to come.

MACLT Staff & Board of Directors

Mason Cavell, Executive Director

Mason joined MACLT as Executive Director in November 2025. He previously led large scale mixed-use affordable housing projects in Seattle, developed supportive homeless housing and clinical facilities in New York City, and managed residential energy efficiency and solar programs for low-income homeowners in rural Virginia. Outside the office, you'll find Mason pursuing one of his many outdoor hobbies, playing music, and enjoying time with family and friends.

Olivia Williams, outgoing Executive Director (September 2020-November 2025)

Olivia joined MACLT in 2019, first as a board member, then as coordinator, before stepping into the role of Executive Director, where she led the organization for five years. Olivia has been active in the field of Community Land Trusts (CLTs) since 2014, and plans to continue in the field as a consultant for CLTs.

Jody Knauss, Finance and Operations Director

Jody Knauss joined MACLT as Finance and Operations Director in March 2024. He is a former union financial analyst, economic policy researcher, and university lecturer, with extensive non-profit staff and board experience. He is also an old home lover deep into a long-term renovation/restoration project on Madison's near east side.

Deaken Boggs, Housing Director

Deaken Boggs has worked at MACLT since 2021 in a variety of roles and is responsible for creating MACLT's home maintenance program based on CDBG and ARPA funding guidelines. Deaken previously worked in property management and recently received his master's degree in urban planning from the University of Wisconsin.

Amber Kolner, Development Manager

Amber Kolner joined the MACLT staff full-time in July 2023. Amber has helped increase our capacity to offer high-quality stewardship programming, increase the speed of our maintenance fund distribution, and increase our capacity for fundraising, outreach, and general communications.

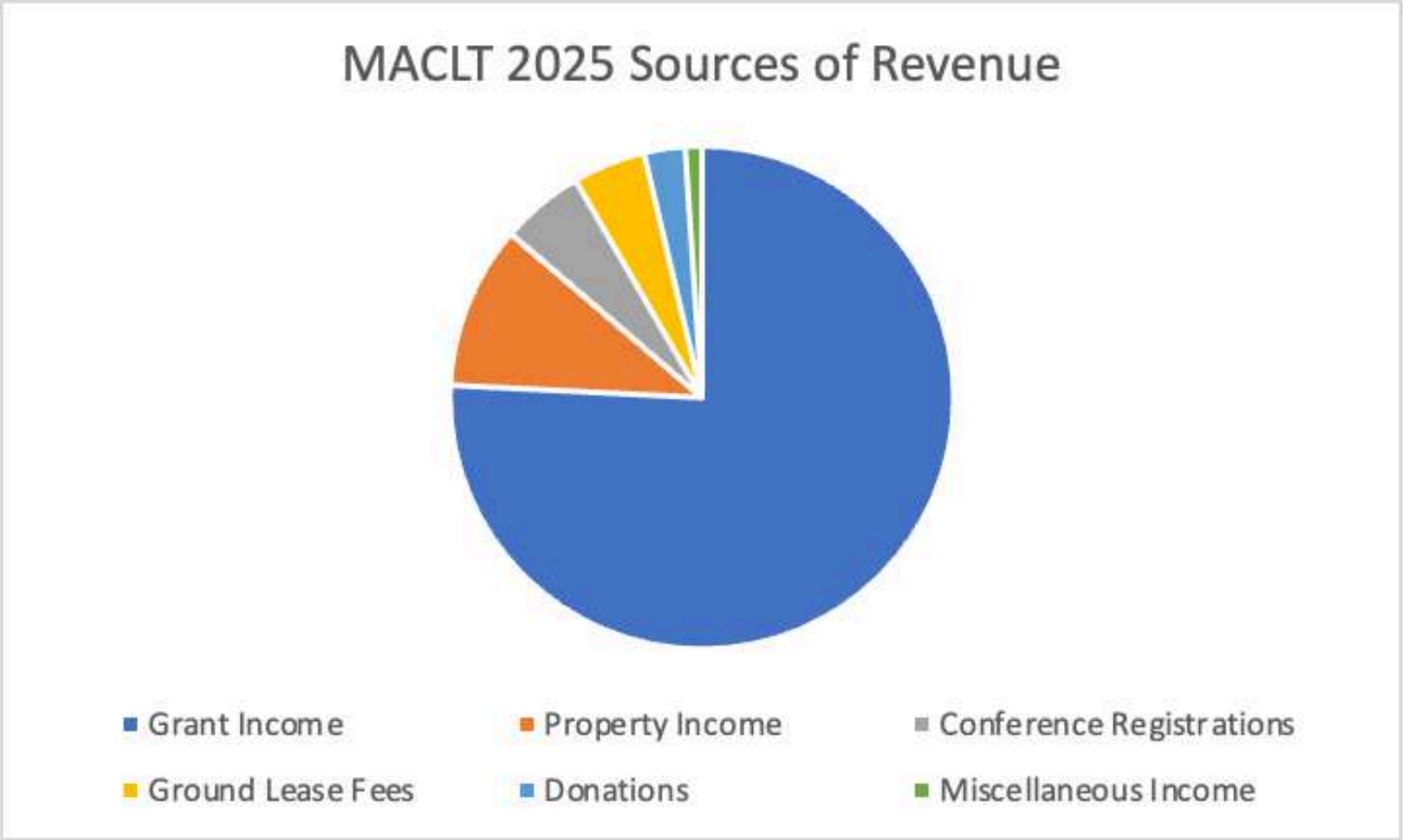
MACLT's Board of Directors is a diverse group of passionate individuals, including 3 homeowners in MACLT's homeownership program. Our 2025 Board members were:

- Beth Welch, President
- DaMontae January, Vice President
- Shaya Shreiber, Treasurer
- Evan Bonsall, Secretary
- Bob Paolino
- Eva Wingren
- Andy Heidt
- Karen Von Huene
- Grace Coleman

MACLT 2025 Sources of Revenue

Total Revenue: **$1,106,571**

Grants:	$838,581
Donations:	$29,118
Ground lease fees:	$51,767
Property Development and Resale Income:	$116,288
CLT Conference Registration Fees:	$58,960
Other Income:	$11,857



MACLT 2025 Expenses

Total Expenses:	**$750,983**
Personnel & Staff Training:	$401,145
Property Development & Maintenance:	$198,285
CLT Conference Expenses:	$48,488
Board and Hiring Expenses:	$34,791
Professional Fees (Lawyers, Accountants & Consultants):	$33,736
Office and Operating Expenses:	$13,762
Insurance:	$10,981
Marketing and Outreach:	$8,553
All Other Expenses:	$1,242

