



2023 Highlights

2023 Home Transactions

- With 5 home sales in 2023, MACLT was able to support 5 very low-income families between 30% and 50% Area Median Income (AMI) on their journey to homeownership. Each of these home buyers were first-time homeowners and were able to leverage both our affordable resale formula and down payment assistance to get to the closing table. To date, we have assisted 123 low-income families in achieving homeownership with our 62 permanently affordable homes.
- In 2023, MACLT's board approved our new resale formula. Our resale formula provides several benefits to MACLT homeowners, such as a clear and immediate maximum resale value.
The new formula is: Sale price = Initial purchase price + 1% simple interest per year home owned + Qualified Capital Improvements



Home Sales in 2023

“ We have a greatly reduced mortgage and pay less property tax than your average Madisonian homeowner when considering comparable properties. The money we save in housing payments goes toward healthy food, warm clothing, and improving the overall health of our family members. ”
-MACLT Homeowner

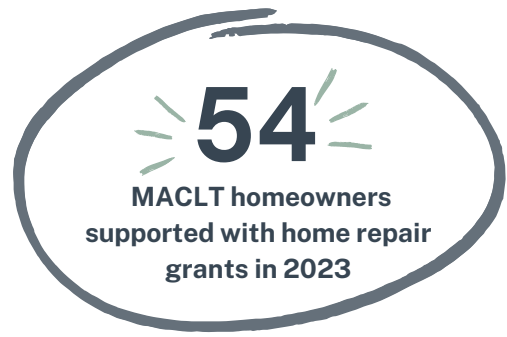


Our Mission

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.

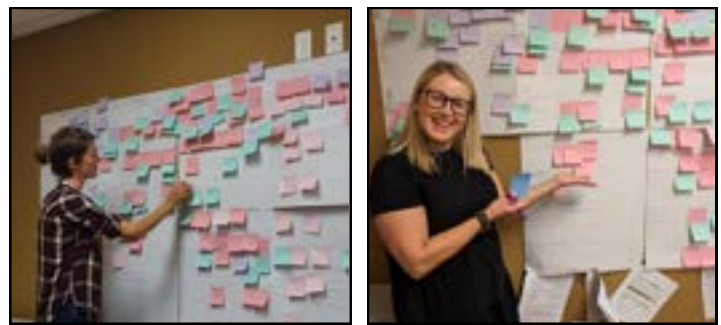
MACLT Maintenance Program

- With the support of the City of Madison, we invested over \$660,000 in the maintenance and rehabilitation into MACLT properties.
- MACLT completed two major rehabilitation projects in 2023 at our two condo associations: new siding, soffit, and fascia on all 14 units at Anniversary Court Condos and roofs at the 30 units at Troy Gardens. Both projects were funded through a one-time special allocation of the City of Madison's CDBG funds.
- MACLT additionally issued grants for 47 minor home repair projects to homeowners in our program in 2023, also with support from the City of Madison.



Rapid Improvement Event


MACLT supports homeowners in our program to find buyers when they are ready to sell their homes, and supports buyers through the purchase of MACLT homes as well. In Fall 2023, MACLT staff participated in a Rapid Improvement Event utilizing the principles of Lean Process Improvement to increase the efficacy of our home transaction procedures and policies. Over the next year, we will be implementing changes to better serve buyers and sellers in our program.



Our Values

Throughout 2023, MACLT's board worked with Abha Thakkar as a facilitator to help the board adopt values and practices to guide MACLT's work. In September, MACLT's board finalized their work adopting values and practices.



 [Click here to learn more about MACLT Values & Practices](#)

New Spanish Programming!

MACLT now offers a Spanish Ground Lease. The new Spanish Ground Lease will be available on our new Spanish web page, which will launch later in February as part of our all-new website. Our new website and Spanish content were made possible by our partner, Hy Cite Gives Back.



We couldn't have done it without your generous *support.*

Thank you, grant funders in 2023!

- City of Madison Community Development Division
- Endres Manufacturing
- Evjue Foundation
- Hy Cite Gives Back
- Lake Ridge Bank
- MGE Foundation
- Oscar Rennebohm Foundation
- Otto Bremer Trust
- Roots & Wings Foundation
- Summit Credit Union
- TruStage Foundation



Thank you to our anonymous donor!

In Fall 2023, MACLT received a \$40,000 check in the mail from an anonymous donor who calls themself "Fresh Squeezed Orange Juice". Thank you for supporting MACLT!

2024 THE YEAR AHEAD



- New homes will be available for purchase in late 2024, offering more options and opportunities for families looking for a stable and secure place to live. Our developer partner Kaba Bah will soon be breaking ground on two duplexes (4 units) at a parcel we were awarded by the City of Madison in Owl Creek. An additional two homes will be built for MACLT in Mosaic Ridge by Wisconsin Partnership for Housing Development.
- With the support of Madison Community Foundation, Roots and Wings Foundation, and Evjue Foundation, MACLT is increasing the capacity of our Housing Development Program to enable MACLT to acquire and develop more land for permanently affordable housing.
- MACLT is expanding our staff team, in early 2024 we will hire for a new Finance and Operations position.
- With the support of the Oscar Rennebohm Foundation, we are utilizing Lean Process Improvement methodologies to streamline the process of buying and selling MACLT homes, making it easier for both buyers and sellers to access the benefits of the community land trust model.

MACLT Staff & Board of Directors

Olivia Williams, Executive Director

Olivia Williams, studied CLTs in her PhD and has been active in the field of CLTs since 2014. Olivia has been involved in MACLT since 2019, first as a board member, then as a coordinator, and finally as an ED starting in 2020. Olivia has expanded MACLT's budget over 10 times in her tenure so far, with a variety of public and private resources.

Deaken Boggs, Housing Director

Deaken Boggs has worked with MACLT since 2021 in a variety of roles, and created MACLT's maintenance fund program based on CDBG and ARPA funding guidelines. Previously, Deaken worked in property management and is additionally seeking a master's degree in urban planning.

Amber Kolner, Communications & Stewardship Manager

Amber Kolner joined the MACLT staff full-time in July 2023 as an Engagement Coordinator and moved to the Communications & Stewardship Manager in January 2024. 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.

- Karen von Huene, President
- Beth Welch, Vice President, Options in Community Living
- Shaya Shreiber, Treasurer, Madison School District
- Evan Bonsall, Secretary, Oregon School District
- Bob Paolino, Wisconsin Legislature
- Eva Wingren, Second Harvest Food Bank
- Andy Heidt, WISCAP
- DaMontae January, OutReach LGBT Community Center
- Grace Coleman, Operation Fresh Start