House for Sale—Under $60,000!

Land Trust Home, Newly Remodeled, Affordable—Here’s How We Do It

In 1994, Sol Levin sold MACLT’s very first house. Earlier this year, we repurchased that house and totally fixed it up—new paint, carpet, appliances, gutters, etc. Now it’s for sale for $59,900. Yes, only $59,900. This is the least expensive house in our inventory—but still, it is a great illustration of the power of permanent affordability!

When we build or renovate a house, we always sell it at a below-market price. In exchange, we ask the home buyer to pass along the good deal to the next home owner.

We never sell our land—just the houses. We rent land to our homeowners under a 98-year renewable ground lease (the longest allowed by law), and charge folks an annual rent equal to 5% of the assessed value of the land. This way, the home buyer does not have to finance the purchase price of the land, which lowers their overall mortgage amount.

The key feature of the ground lease is the resale formula (or Purchase Option Price). Under this formula, the house can be resold for what the homeowner originally paid for it, plus 25% of the appreciation in the appraised value of the house. And MACLT always has the first option to repurchase the house.

As far as investments go, this is much better than renting. It is not as good an investment as a conventional house—but you won’t find conventional houses at the prices we sell our houses for—and certainly not in the excellent condition that our houses are in.

We have an accepted offer on the house—but if you want to put your name in the ring just in case, call our realtor, Al Lynk, at 831-3234. Al has gone above and beyond the call of duty supervising the renovation work on the house—so thanks to Al for all his hard work!

Why I Support MACLT

By Marge Pitts, Vice President of MACLT Board of Directors

I’m odd. Not married, no offspring, not so young. I don’t have a “great” job. I’ve been a waiter in downtown Madison for over 20 years and I like it. I’m earthy, no stranger to the weather, a friend of animals. I have a BA in creative writing, a knack I continue to pursue with enough small success to keep my ego afloat. Eleven years ago I bought one of the last

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MADISON’S HOUSING CRISIS IS NOW OFFICIAL!
There is a lot of talk about “affordable housing” around Madison these days.
Every elected official is proclaiming his or her unshakable support for it.

While I am grateful that we have a community consensus that housing prices are too high, I just wish we had come to this “awakening” a hell of a lot sooner. The median price for houses sold in the Madison area this summer was $171,000. If prices continue to increase at the same rate they have been for the past number of years (10% per year), we will hit a median sales price of $250,000 in 2006—only four years down the road!

When I moved here in 1989, Madison was a place where anyone with a decent job could buy a house. Not necessarily a fancy house, but an adequate house. For example, where I live, people who teach my kids, haul my trash, fix my sink, play music for me at local venues—all own houses in my neighborhood. It’s one of the things I love most about where I live. But none of these people could afford to buy a house in my neighborhood if they had to start over, not one of them. Neither can I. And that’s just not right.

The clock is ticking, and if we want to save our community as we know it, we need to act with urgency and commitment. And guess what—there are things you can do that will really make a difference. Here are a few examples:

- **Sell your house for something less than the absolute highest price you can get.** When we sell our houses at the highest possible price, without regard to the impact that it has on the overall housing market, we are being reckless, even greedy. We each need to take personal responsibility for the role that we play in the escalation of housing prices. By charging a bit less for our houses, we help make it a little more likely that our children will be able to live in our community.

- **Support a non-profit housing organization through donating your time, money, land, house, or expertise.** Personally, I think MACLT does a hell of a good job—and there are other organizations doing good work out there, among them Habitat for Humanity, Common Wealth Development, Project HOME, Transitional Housing Inc, Community Housing and Services, and the YWCA. It is less important which organization you support—it is far more important that you make a commitment to support at least one of them.

- **Let your elected officials know that affordable housing is an important issue to you, and demand that they do something significant to address the problem.** And remember to hold them accountable for their actions (or lack thereof) when it comes to election time.

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**From the Executive Director**

Greg Rosenberg

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**MACLT Staff**

Greg Rosenberg, Executive Director

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**Madison Area Community Land Trust**

- Provides opportunities for homeownership
- Preserves affordability of properties well into the future
- Stabilizes neighborhoods through development, rehabilitation, and maintenance of housing
- Encourages good land use decisions through meaningful community input
- Is a democratically organized, member organization, established in 1990

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**2002 Board of Directors**

President, Dave Borski :: Vice President, Marge Pitts :: Secretary, Bob Paolino :: Treasurer, Susan Day :: At Large Directors, Kevin Bartrom :: Nick Berigan :: Jo Ann Dailey :: Doug Haynes :: Connie Kilmark :: Greg Lawless :: Jim Powell :: Stuart Utley

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From the Executive Director
Why Should You Support Your Community Land Trust?

The Madison Area Community Land Trust needs your financial support to stay healthy enough to provide affordable housing and strengthen neighborhoods in our city. With so many good causes competing for your generosity, we’d like the opportunity to show you how including MACLT in your goodwill giving will directly help working families, and keep Madison diverse and stable, now and in the future.

We build efficient and attractive new homes, and rehabilitate older houses. Land Trust homes are built or remodeled with high standards for energy efficiency, accessibility, and environmentally friendly construction practices. The CLT beautifies neighborhoods!

We work with other organizations to meet our goals. From the very beginning of our organization, we have worked in partnership with the City of Madison, in particular the Community Development Block Grant Office, on all of our development projects to date. We work with local banks to assist prospective homebuyers in finding the right mortgage plan. At Troy Gardens, MACLT teams with the University of Wisconsin, Urban Open Space Foundation, Northside Planning Council, Community Action Coalition, Friends of Troy Gardens, and local residents. We build success by means of collaboration and citizen participation.

We recycle our subsidy. The families we help today agree to limit their profit if they sell their home, so that we can resell these homes at below-market rates forever. Your gift today puts a mechanism into play that provides affordable housing permanently.

The people we help return the favor. The CLT model is not a handout. The people we help become instant philanthropists—they agree to limit their future profit so that a future family can buy an affordable home.

We are a healthy organization with a history of accomplishment. MACLT is a member organization established in 1991. We have 23 owner-occupied homes, 2 rental homes, and one home under remodeling which will be marketed soon. We have built 17 new homes in Madison, with plans and funding in place to build 9 single family homes, 2 duplexes, and 30 condo units by 2006. Your gift will support our organization to continue to meet the ever-expanding responsibilities that accompany our successes.

We believe economic diversity makes cities strong and lively. There can be no diversity without affordable housing. We want Madison to remain a city where the people who teach our children, who staff our hospitals, who fix our cars and serve us Friday fish fry can afford to own their homes.

Home ownership creates stakeholders in our community. Ownership gives people a reason to get involved in their neighborhoods, the courage to speak with authority at public meetings, the wherewithal to become fully realized citizens. When people are thus empowered, communities grow stronger, not weaker.

Affordable home ownership means stronger families. When both parents must work fulltime just to pay rent, families suffer. The CLT model makes the American Dream possible—without forcing parents to commit their time to their jobs first and their children second.

Please give now! See the back page of this newsletter and become a member/supporter of MACLT!
MACLT and Friends of Troy Gardens Celebrate the Solstice in Style!

MACLT and the Friends of Troy Gardens (FTG) teamed up to present a Solstice Picnic celebrating the height of summer and commemorating the passing of Troy Gardens’ great hero, Sol Levin. There was something big, bright and warm in the sky that day—we’re sure it was Sol smiling along with us.

Truly Remarkable Loon entertained neighbors, gardeners and families with feats of balance, precision and a silliness—jolly fun for a summer day.

Why I Support MACLT

(Continued from page 1)

affordable houses in Madison, a half-block away from an open space with no name where I could take my dogs and my thoughts out wandering.

As soon as I bought my 1917 vintage house, it began falling apart. At the same time, property values in Madison began to climb wondrously, like some fabled beanstalk, which continues to this day. My dumpy house grew in value, simply by virtue of existing in Madison.

So I’d refinance when my equity magically grew, take the money and fix something, wait for the rising tide to increase my equity again, refinance, fix the next thing, and so on. I figured, the house will take care of me, and I’ll take care of the house, and that’s what happened. I discovered that whatever was broken could be repaired, for house and for me. I got better. I grew. Home ownership did that for me.

Things were happening outside my door, too. The no-name open space became endangered by development; a coalition of neighbors, gardeners and nonprofit organizations came together to create an alternative vision for that land, which now has a name: Troy Gardens.

Secure in my home, I found the motivation to become involved in the process, attend meetings, put myself out there to take care of my local landscape as it took care of me. At the invitation of Sol Levin, I joined the Board of Directors of MACLT. My contribution to the Land Trust and to Troy Gardens continues to grow.

Now we have community gardens, a community farm, a prairie restoration, and soon—an affordable housing development designed to foster neighborhood. Troy Gardens is a work in progress, without a motto yet; but for me, the unofficial motto of this vision has always been “Welcome to the Revolution!”

This land would not have been spared; this vision would not have taken shape without affordable housing as the engine that pulls the train. MACLT did that for Troy Gardens.

MACLT acquires land for the benefit of the community, and develops affordable housing that remains affordable, because CLT homes are immune to “magically” rising property values that inflate the housing market beyond the means of most people.

Especially people like me, who work in unglamorous but suitable jobs, who have unique stories, who are ready to bloom just as soon as we can set down roots. Home ownership does that for people. MACLT is an engine that brings that train around, even for people like me.

Learn more about Troy Gardens Cohousing at www.troycohousing.shorturl.com
MACLT owns all 31 acres of **Troy Gardens**, having purchased the land from the State of Wisconsin in December of 2001. Five acres at Troy Gardens is reserved for a 30-unit cohousing project. The rest is leased to the Friends of Troy Gardens, a non-profit organization established to develop and manage the 26 acres of conservancy land at Troy Gardens.

Cohousing is an approach to housing development that encourages interaction among neighbors but still provides plenty of individual privacy. One important feature is the community building, where residents can come together to share meals, have an indoor play space for kids, and have a meeting space for the resident association, which governs the community. Democratic decision-making is a hallmark of cohousing, both in terms of having input into the design and development of the community, as well as in running the community once it is built and occupied.

Of the 30 units at **Troy Gardens Cohousing**, 20 will be subsidized units to be sold to folks at or below 80% of county median, with another 10 units to be sold at market rates. We are also planning on building a community house, part of which would be available to gardeners, farmers, and other folks involved with the Friends of Troy Gardens. Most of the units will be 3-bedroom residences, with some 2-bedroom units. Legally, these residences will be set up as condominiums.

We hope to break ground on Troy Gardens Cohousing in the fall of 2003—and as you might guess, we have a lot of work to do between now and then. We have a good base of funding for the housing, thanks to a HUD grant secured by Rep. Tammy Baldwin. We are meeting regularly with our project architect, Jim Glueck, to begin laying out the site plan and start design work on the individual units.

We hope to have our planning work completed by summer of 2003. For up to the minute information, check out our Troy Gardens website at www.troycohousing.shorturl.com.

Just down Troy Drive from Troy Gardens is our other development project, **Camino del Sol**. Our new street is just about done, with a bit of grading work and a final layer of asphalt remaining. The street name came from Sol Levin’s family, whom we asked to name the street in his memory.

We’re finishing up design work for the first building, which will be a two-unit duplex on Troy Drive. One of the units is a fully-accessible, two-bedroom residence, while the other is a three-bedroom unit with a fully-accessible first floor with two bedrooms upstairs. We are partnering with Movin’ Out, an organization that works with homebuyers with disabilities, to find homebuyers who will really appreciate the accessibility features of these units.

In 2003, we will be building 9 single-family residences on Camino del Sol. All of these homes will have accessible first floors, including a bedroom and full bath on the ground floor, with two bedrooms upstairs.

At present, we’re projecting prices as follows: $92,500 for the two-bedroom duplex unit, $99,500 for the three-bedroom duplex unit, and $105,500 for the three-bedroom single-family homes.

This project would not have been possible without the support of the City of Madison, in particular Mayor Sue Bauman and the CDBG office. The City has been our partner in a number of projects, and they have played an indispensable role in the good work of MACLT.
I want to help the Madison Area Community Land Trust preserve and develop affordable housing in Dane County.

____ Please enroll me as a member.
____ Please renew my membership.
____ Please accept an additional contribution.

Memberships dues begin at $5. MACLT makes the following suggestions:
Individuals $5 :: Organizations $25

Members have the right to vote at our annual meeting and will receive MACLT’s newsletter.

____ I’m interested in learning more about purchasing CLT housing. There are ____ people in my household.
____ I’m interested in volunteering. Please call to let me know how to start.
____ I would like to make an additional contribution at the following level:
  Apprentice Level $25____  Journeymen Level $50____  Master Level $100+____

All contributions are tax deductible. Any contribution of $50 or more entitles you to a MACLT T-shirt. Please tell us where to send your shirt (size L), if different from the address on your check.

NAME ___________________________________
ADDRESS_________________________________
CITY___________________________________
STATE________________ZIP_________________
PHONE_________________________________

Send this form along with your check payable to: MACLT :: 131 W. Wilson, Suite 400 :: Madison, WI 53703

Thank You!