What better way to celebrate summer solstice than to spend an afternoon with the Land Trust at Troy Gardens, our newest development project!

On Saturday, June 22, from 3pm until dark, MACLT, along with our Troy partner, the Friends of Troy Gardens, is having a party at the gardens. We’ll have walking tours, as well as performances by Madison’s favorite juggler Truly Remarkable Loon and the Kojo Precision Drill Team. Kojo, which means “the Unconquerable,” is an all-male precision drill team organized by Richard Scott, Minority Services Coordinator at Madison East High School. The Kojo Step Show includes motivational rap plus amazing precision steps. Following these, we’ll host a Home Grown Jam Session, where anyone with a musical, dance, or storytelling talent can show it off for the rest of us!

Most importantly, we’ll have a special commemoration of Sol Levin, our founder and long-time director, at 4pm.

Truly Remarkable Loon will bring on the oohs and ahs at the Troy Gardens Solstice Potluck Picnic, Saturday, June 22

This rain-or-shine party will be held under a festive canopy at the 500 block of Troy Drive. We won’t have electricity (keep that in mind when preparing your dish to pass), but we will have a Porta-Potty! Bring your own blankets or lawn chairs and enjoy the longest day of the year in the company of Land Trust supporters and garden lovers.

Before the Party—Our Annual Meeting

The Annual Meeting of the Madison Area Community Land Trust will be held on June 22, from 1:30 - 2:30pm, at the Warner Park Community Recreation Center (1625 Northport Drive). On the agenda for the meeting are election of board members, amendment of bylaws, and program/financial reports. For more information, contact us by phone at 280-0131 or by email at maclt@chorus.net.
It’s Here Somewhere
From the Desk of Executive Director Greg Rosenberg

Our new Marketing and Member Services Director, Bridget Birdsall, officially started working for us on June 3rd. Bridget brings many years of real estate experience with her, and is a licensed real estate broker. In addition to her work for the Land Trust, Bridget also serves as Director of Dudgeon Center for Community Programs, a non-profit organization housed at the old Dudgeon school building on Madison's near west side. She is the mother of an eleven-year-old son, Quinn. Bridget is an avid athlete, with basketball, soccer and yoga among her pursuits. Welcome Bridget!

For those of you wondering where Mary Myers is, she left us to focus her energies on her private consulting business, where she works with cooperative businesses around the state and region. But we didn't let go of her entirely—she still works as our bookkeeper.

We will soon be welcoming some new board members, and saying goodbye to some long-serving ones. Rich Pegg, our current Treasurer, will be retiring from the board after ten years of service, starting with his work as our corporation counsel, and then moving onto volunteer services as our Treasurer and Pro Bono attorney. We will also be saying goodbye to Char Tortorice, whose enthusiasm, clear thinking, and good humor will sorely be missed.

We’re all still transitioning from the loss of Sol Levin, who played such a crucial role in the establishment and development of MACLT. While we miss him, we should all feel good about continuing his work, as that is the best memorial he and his family could ask for.

We’re having a special commemoration of Sol at the Troy Solstice Potluck Picnic Saturday, June 22, at 4pm at Troy Gardens. We’ll dedicated a special tree and bench to Sol’s memory, and dedicate a walking trail to Sol at this time.

Anyone with a “Sol Story” to tell will have the opportunity to share it at the Picnic.

We will soon be announcing the establishment of the Sol Levin Endowment Fund, which will provide long-term financial support to the Land Trust and its homeowners for many years to come.

Thank you for your support -- and we’ll see you at the Troy Garden Solstice Potluck Picnic on June 22nd!

Bridget Birdsall
Our First Season Begins
Troy Community Farm

What’s in the box this week?
That’s what CSA (Community Supported Agriculture) members will be wondering as they make their weekly vegetable pickup at Troy Community Farm.

Troy Community Farm is designed not only to be a working vegetable farm and CSA, but also a resource to the local community. We’ll be open for tours, and we’re planning a flower festival in the summer and a pumpkin festival in the fall. We will be selling our produce at a weekly farmstand on site, and we will be a regular vendor at the new Eastside Farmer’s Market, located at 201 S. Ingersoll Street, open Tuesdays from 4:00 pm to 7:00 pm starting June 11th.

A community farm at Troy Gardens has been in the visioning for many years. This summer is our first growing season. The land is cleared and plowed; many vegetables and flowers are already planted. We’re ready to grow!

Get Into Troy Gardens This Summer!

Woodland and Prairie Restoration
Troy Natural Areas

Today the Troy Gardens’ prairie site is full of weedy species and possibilities. But not for long. Through careful planning and a lot of hard work, in time we will restore the field to a native prairie. Visitors will enjoy an amazing array of grasses and flowering plants as they stroll along an interpretive trail connecting the diverse Troy Gardens projects.

This summer, the Urban Open Space Foundation, which holds a conservation easement over 25 acres of Troy Gardens, in conjunction with the Friends of Troy Gardens, will provide first-ever training opportunities in woodland and prairie restoration at Troy Gardens. For specific workshop dates and to find out how you can help restore Troy Gardens Natural Areas, contact Briana Meier at 608-255-9877 or bmeier@uosf.org.

Plots Still Available
Troy Community Gardens

Community Gardens have been here at Troy for more than 20 years. Four acres of garden space is divided into plots of approximately 400 square feet (half plots are also available). The gardens are managed by Community Action Coalition Gardens Program.

Troy Garden plots are ready for planting, with areas for organic and conventional styles of gardening. Amenities like water, compost, classes, and company make Troy a great place to garden!

Plot fees are determined on a sliding scale based on income level. Gardeners choose either to work six volunteer hours per season to help with upkeep of the garden, or pay an extra fee.

For more information, call Kristi Conway at 246-4730 extension 293. Come join a growing community!

Visit MACLT on the Web. We’re at www.affordablehome.org. Check us out!
Editor’s Note: The following is excerpted from an article by Pat Schneider, which appeared in The Capital Times on Feb. 23, 2002. Sol died on Thursday, Feb. 22, 2002, from complications following back surgery.

A native of Milwaukee and 1954 graduate of UW-Madison, Sol Levin came back to Madison to work for the city in 1959, just in time to play a guiding role in the urban renewal of the Greenbush neighborhood, where substandard housing was removed and replaced with low-income public housing.

Levin was the top housing and urban renewal administrator when he left city government in 1978 and founded a private affordable housing development firm.

Levin was involved in not only several city low-income housing projects in the Triangle area, but such private projects as Bram Hill and Quaker Housing on the city's south side. He was involved in the building of housing for seniors, people with disabilities, and low-income families.

Former Madison Mayor Paul Soglin recalls Levin's mastery of housing development law, the market, and affordable housing financing. "He knew every regulation imaginable, why it was there and what might be done to maximize our opportunities."

In 1990, Levin launched the Madison Area Community Land Trust. The Land Trust was Levin's idea of retirement, said Greg Rosenberg, who replaced Levin as its director last year.

Jerry Kaufman knew Levin during the days of urban renewal, and the men's paths continued to cross over the years. Kaufman, a retired UW-Madison professor, described Levin as a principled strategist with a knack for getting the job done.

Levin grew in compassion over the years, Kaufman said, as he realized—perhaps in part from lessons learned from the shortcomings of the dense public housing built during 1960s urban renewal—that participation by the community was vital.

"He moved from a bureaucrat to someone who appreciated citizens' involvement," Kaufman said.

Son Jim Levin said his father had a real passion for his work, "and an equal passion for his family, especially his grandchildren. He loved music—opera and big band—gardening and keeping up with friends."

Mike Kurth (Chief Assessor, City of Madison): I really enjoyed working with Sol and his visits to our office were always pleasant. It saddens me that he is gone. I know he touched many people's lives.

Marianne Morton (Development Director, Common Wealth Development): What a sad day! Sol was a wonderful man and a passionate advocate for housing issues.

Samina Raja (student at UW Dept of Planning and Urban Development): Sol was one of my earliest introductions to so much of what Madison represents for me—warmth, activism, and care. I also remember him for the kind words and jokes he always had for my daughter, Hijab. Madison has lost an truly amazing person. I am so glad I had the opportunity to meet him.

Stephanie Weigel (student at UW Dept of Planning and Urban Development): I recognized Sol as a planning icon in Madison. But he was an icon that was approachable and always willing to really listen to what I had to say, and respond to that. I am glad that I knew him for the short time I did, and hope to learn from his way of listening.
A Troy Gardens Tribute

By Marge Pitts, Board of Directors MACLT and Friends of Troy Gardens; Troy Gardener, Neighbor, and Dog Walker

The first official Troy Gardens baby was born in December to Sharon Lezberg, Executive Director of the Friends of Troy Gardens. This was a chancy birth, five weeks premature, the tiny infant fragile as a squash blossom. But I knew she’d live. I had faith, and on top of that I had a good feeling.

Troy Gardens’ first official bereavement occurred two months later. Our mentor, our manipulator, our walking encyclopedia: Sol Levin put everything into place, including people—including me—for Troy Gardens to become a community owned resource that will bloom with education, food, wonder and stability on the Northside. Beloved curmudgeon, revered father figure, plodding revolutionary: Sol Levin left us holding a bag of riches.

He encountered severe complications following back surgery in January, surgery he had postponed until the sale of Troy Gardens to the Madison Area Community Land Trust was completed. This sale marks the beginning of the next phase for Troy Gardens. Now we become real instead of hoped-for. Now we can start doing things on the ground instead of juggling strategies and documents around a meeting table. Now the fun begins. Sol brought us this far, and then he encountered severe complications.

I had a bad feeling when I heard the news, which I promptly buried under several layers of “Hang in there, everybody.” As the news worsened each day, I began to see through my defensive optimism to the hard thing below. The night Sol passed away I couldn’t sleep. I kept thinking oddly pleasurable thoughts about good stuff that will happen at Troy Gardens in the future, about funny lines Sol has said to me, and funny comebacks I have said to Sol. We always made each other laugh.

I felt absurdly cheerful on that insomniac night, as I flopped my pillows over and over, and the soul of Sol Levin left his body. I do believe he was making me smile one more time as he took a last lap around the people and projects that defined his life.

Grief is an ugly scarf, of intricate workmanship, which we wear across our faces when we must, and put away as soon as we are able; to be taken out and worn again in emergencies, or just looked at in sad wonder at the detail of the thing when time permits.

I wear this scarf across my face now, but I do not cover my eyes. Because I see that the work Sol began will continue in the hands of people—including me—who share his vision of an affordable, abundant city, and his respect for participatory democracy. I know Sol will continue to help us, because his confidence in us has made us stronger, because our memories of him are too dear to put away, because I stubbornly believe that we can have friends on both sides of death’s doorway.

A baby was born, who will play and run at Troy Gardens. She will eat good food grown at Troy Gardens, and may participate in stewarding Troy Gardens when she grows up. A man has died, who is largely responsible for this bright scenario that will be shared by many thousands of people now and in the future.

I have a good feeling, and a bad feeling, and on top of these I have faith. Thanks for everything, Sol.
Bob Paolino is a research analyst. He commutes by bicycle as much as possible. He loves the art of beer making, and has served two years as a judge in the World Beer Cup competition. He pursues diverse hobbies but makes room in his life to participate in his community.

Bob Paolino is both unique and normal: a typical Land Trust homeowner and board member.

Bob had been renting on Madison’s Near East Side for nine years. He wanted to get off that treadmill, and buy his own home. But with home values rising absurdly fast, Bob’s income wasn’t adequate to afford him a basic house in this city. He put his hopes on the back burner. “I decided it wasn’t going to happen,” he says.

A year ago Bob decided to try again. He attended the 2001 Home Buyers Fair, and checked out the MACLT booth. He was familiar with the Land Trust Model of homeownership, but only “vaguely aware” that a Community Land Trust existed in Madison. At the time, MACLT was marketing three new houses on Madison’s Northside. An Open House at the first of these was scheduled for the next day, and Bob attended.

Bob liked the house, but he was reluctant to lose his 8-minute bicycle commute. He had looked at older homes closer to his job, but it dawned on him that for the same price he could buy a new CLT home, and avoid an old house’s maintenance worries. So he explored the Northside until he found a 22-minute bike route to his job, and decided he could live with that.

Bob thought carefully about the limited appreciation agreement that comes with a Land Trust home “(My home) is not going to be an investment,” he eventually decided, “it’s a place to live.”

He had arranged for a WHEDA mortgage through his credit union, but then he heard of a down payment assistance program that was only available through certain banks. Anchor Bank in Madison offered this program. Bob met Susan Day there, who administers affordable housing programs and just happens to be President of the Board of Directors of MACLT.

Susan worked her magic, and Bob not only transferred his WHEDA loan to Anchor Bank, but he decided to join the Board of MACLT as well.

These days Bob is happy in his new home. “I’m not planning on moving any time soon,” he says. “Moving sucks!”

MACLT is lucky Bob Paolino feels that way. They have gained an honest, intelligent board member. Bob Paolino has gained his own home and the right to participate. Now that’s a fair deal.
**Land Trust Snapshots**

**Camino Del Sol/Troy Court:** MACLT built three single-family homes on Troy Drive last year, and there’s more housing on the way. We will be building a new street named after Sol Levin (Camino Del Sol, which also means “Road of the Sun”), with construction scheduled to start this summer.

By the end of the year, you should see a new, fully accessible duplex completed on Troy Drive. And for 2003, we will be building nine single-family homes on Camino Del Sol. All of these homes will be sold to first-time homebuyers with incomes at or below 80% of Dane County median.

**Troy Gardens Cohousing:** After a number of years dreaming big housing dreams, we are getting down to work on cohousing at Troy Gardens. This past December, MACLT purchased the 31-acre Troy Gardens site from the State, reserving five acres for the development of 24-30 units of affordable housing. As part of a Planned Unit Development (PUD) planning process, MACLT will be participating in coordinated land use planning with the Friends of Troy Gardens and the Urban Open Space Foundation. We are in the process of forming a cohousing advisory board, which will be made up of persons interested in purchasing housing, gardeners, Northside activists, accessibility experts, and other folks who can help us bring this project to reality. We also plan to select a project architect this summer, who will actively participate in the PUD planning process.

When will the houses actually be built, and what will they look like? You’ll have to stay tuned for answers to those questions—but expect a whole lot of activity in 2003!

**Our New and Improved Website:** Check out our newly redone website at www.affordablehome.org. There’s lots of new information on it, with more being added every week. It’s the best place to check for the latest information about the Land Trust, including houses for sale.

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Home Sweet Home of Bob Paolino, one of three built by MACLT on Troy Drive last year.

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**MACLT Members—Renew Your Membership Now!—See Back Page**
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.

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_________________

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

Yes

Land Trust Annual Meeting and Solstice Potluck Picnic!
Saturday, June 22, Rain or Shine

Business meeting & election of new board members:
1:30-2:30 at Warner Park Community Recreation Center

Afterward . . . Friends of Troy Gardens/MACLT invite you to a Solstice Potluck Picnic:
3:00-dark at Troy Gardens, 900 Troy Drive.
Guided tours, fun, & entertainment!
Special Remembrance for Sol Levin, 4pm

BYO: Picnic dish to pass, lawn chairs, kids & smiles!

Thank You!