

Community Land Trusts

A Great Fit for Urban Agriculture

Community Land Trusts

- ✱ **Madison Area Community Land Trust** is one of 240 community land trusts across the country. A community land trust provides a form of permanent stewardship of land for the benefit of the community that removes land from the speculative market and facilitates multiple uses such as affordable housing, neighborhood revitalization, commercial space, agriculture, recreation and open space preservation.

National Community Land Trust Network

- ✱ The umbrella organization for community land trusts across the country.
- ✱ The CLT Academy is the training and research arm of the CLT Network -- offering classes throughout the country and online.
- ✱ www.cltnetwork.org

Roots of the Movement

- ✱ The first CLT was established near Albany Georgia in 1970, on 5,000 acres of land -- and survived for nearly 20 years. It's demise was linked to racial discrimination on the part of the U.S. government, which prevented the CLT from obtaining federal agricultural loans.
- ✱ One of the key members of New Communities was Shirley Sherrod -- who was the keynote speaker at the National CLT Conference in 2009.

Forever is a long time

- ✱ The long term protection of land for urban agriculture can be complicated -- and the longer you want to protect it, but more complicated it can be.
- ✱ But it is way cheaper to permanently protect it now than to permanently protect it later -- particularly with the depressed real estate market.
- ✱ Land trusts can own the land and serve as the permanent steward -- working in partnership with growers and community groups.

The boring but really important stuff

- * Funding -- for land acquisition.
- * Site selection.
- * Negotiating utility easements.
- * Negotiating favorable property taxation.
- * Installing infrastructure: water, power.

**Here's what all the boring
but important stuff can add
up to!**



TROY GARDENS

CONSERVATION-BASED AFFORDABLE AND ACCESSIBLE HOUSING



WE ENVISION A WORLD

WHERE PEOPLE LIVE AND LEARN TOGETHER IN SUSTAINABLE COMMUNITIES



31 ACRES IN MADISON WISCONSIN

MIXED-INCOME COHOUSING, COMMUNITY GARDENS, CSA FARM, AND RESTORED PRAIRIE



SUMMER YOUTH GARDENING PROGRAM

TEACHING KIDS TO WORK TOGETHER AND GROW THEIR OWN FOOD



THE KIDS GARDEN

FLOWERS, VEGETABLES -- AND AN URBAN CHICKEN COOP



COMMUNITY GARDENS

FOR TROY HOMEOWNERS AND THEIR NEIGHBORS -- THE ENGINE OF COMMUNITY BUILDING



A RESTORED PRAIRIE

FOR REST AND REFLECTION



TROY COMMUNITY FARM

MADISON'S ONLY COMMUNITY SUPPORTED AGRICULTURE FARM



MIXED-INCOME OWNER-OCCUPIED TOWNHOMES

INSPIRED BY COHOUSING PRINCIPLES -- UTILIZING THE COMMUNITY LAND TRUST MODEL



UNIVERSAL DESIGN

LEVEL ENTRANCES -- OPEN FLOOR PLAN -- FULL BEDROOM AND BATH ON 1ST FLOOR



focus on energy
The power is within you.

SUN HELPS TROY GARDENS BLOOM

Unique project combines renewable energy with affordable housing

CASE STUDY

A vital ingredient for any successful garden is ample sunlight. That also holds true for Troy Gardens, a 30-unit residential project in Madison that was designed to allow future retrofitting of solar energy systems if residents so chose. With the help of focus on Energy, however, many of the project's residents were able to install the renewable energy systems and start reaping the benefits right away.

Greg Rosenberg, executive director of the Madison Area Community Land Trust, which developed Troy Gardens, said that renewable energy was crucial to the character of the development. The mixed income development was initiated to preserve the community gardens and green space that area residents have enjoyed for years. "We were interested in sustainable development," he said, adding that rising energy costs were also a concern, especially for the low income residents. "Many of these homeowners would not be able to absorb spikes in energy prices."

The up-front, total installation cost of renewable energy systems – in this case, solar domestic hot water and solar electric (or photovoltaic) – can be prohibitive when compared to simply paying a monthly energy bill; however, the rewards are well worth it. Renewable energy systems have long been considered a future solution, with few builders and homeowners considering them for current homes. With the increased interest in and understanding of renewable systems, the developers designed the homes to be renewable ready. That means homeowners can add the systems at some point in the future.

Many of the eventual buyers chose not to wait. Two-thirds of buyers are including solar domestic hot water systems and some have chosen solar electric systems. What is remarkable, according



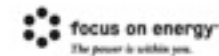
Brackets are in place for the solar domestic hot water and solar electric panels to be installed in the later stages of construction.

to Rosenberg, is that buyers of both market rate and low income residences have chosen these systems. This was made possible with help from Focus on Energy's Renewable Energy Program, which worked with a local bank to include the cost of the systems in buyers' mortgages. The program also worked to secure Cash-Back Rewards for any buyers who opted to install the systems.

FOCUS ON ENERGY HELPS WITH CHALLENGES

Developing Troy Gardens was a "tough row to hoe." The 30 units not only had to incorporate renewable energy systems, but they also had to meet high standards of energy efficiency and indoor air quality, while still remaining affordable. That presented challenges, according to Randy Handel, vice president of McGarr Construction, Inc., who was selected to build the homes. "One of the big challenges is keeping costs down," he said.

To learn more about Focus on Energy™ call 800.762.7677 or visit focusenergy.com



SOLAR POWER

GREAT FOR ENVIRONMENT -- AND KEEPS UTILITY COSTS LOW



THE CAR IS NOT KING

BUS STOP OUT FRONT, BIKING DISTANCE TO DOWNTOWN, CARS KEPT TO PERIPHERY



COMMUNITY

SHARING MEALS -- AND MAKING A COMMITMENT TO BEING A FRIENDLY NEIGHBORHOOD



History of Troy Gardens





Before 1995

- 31 acres of state-owned land adjacent to Mendota Mental Health Institute – held as buffer for potential expansion of facilities
- Community gardens run by local anti-poverty agency, Community Action Coalition
- Big grassy field with mowed paths, one of the few places in Madison to walk your dog without a leash
- Not officially a park, but certainly used like one

1995 – Land Declared Surplus

- State government is in need of money, largely due to spending on massive expansion of state corrections system
- Several large parcels of land neighboring MMHI declared surplus – including Troy Gardens – to be sold for no less than current market value
- Troy Gardens appears destined to become a vinyl-clad suburban subdivision

Don't Mourn – ORGANIZE

- As soon as the news hits – the gardeners and neighbors start meeting in each others' homes to figure out a way to save the gardens and keep a place to walk their dogs
- At this point – there is no plan to buy the land – only to stop the state from selling it for as long as possible.
- And then the Northside Planning Council gets involved...

Northside Planning Council

- An umbrella organization for Madison's Northside made up of neighborhood associations, church groups, business associations, and local elected officials
- NPC community organizer Tim Carlisle helps the community organize to save Troy Gardens – and things really start to get interesting

Finding Allies: UOSF, UW— Madison

Urban Open Space Foundation

- conservation land trust
- focus on creating urban green spaces
- potential purchaser of the land
- prairie restoration project enters the picture

UW—Madison

- primary leadership from Dept. of Urban and Regional Planning
- urban agriculture enters the picture
- not just community gardens, but an organic CSA farm gets put on the wish list



Madison Area Community Land Trust

- Sol Levin, Executive Director of the MACLT, becomes involved in Troy Gardens
- Sol's observation: If people open their minds to putting some affordable housing at Troy Gardens, he believes he can find the money to buy the land.
- When no one else is able to come up with the money – voila – affordable housing becomes part of the plan

Development Concept Plan – 1998

- Community-designed development concept plan for Troy Gardens adopted by the Madison Common Council in 1998
- Key elements of this plan now include community gardens, 5-acre farm, prairie restoration project, nature trails, and up to 30 units of owner-occupied housing



Getting a Good Deal on the Land

- Support sought and obtained from City of Madison, State of Wisconsin, and from U.S. Rep. Tammy Baldwin (D-Madison) – everybody loves this project
- Dilemma: how to buy the land at a deep discount and still be able to call it a market-rate purchase?

Getting a Good Deal on the Land

- **The solution** – Get the State to agree to a market valuation of the land, subject to the following conditions:
 - a conservation easement on 26 acres
 - a land use restriction agreement on 5 acres requiring at least 20 units of owner-occupied affordable housing
- **RESULT:** A market valuation of \$10,000 an acre

The Power of Two Grandpas

- Despite the presence of dozens of stakeholders, the deal ultimately came down to two grandpas nearing the age of retirement
- Ed Main, attorney for WI Dept of Admin
- Sol Levin, Exec Director of MACLT
- Because they knew how to fly this project under the radar, they were able to make it happen

MACLT Buys the Land – 2001

- December 28, 2001: Buys 31 acres comprising Troy Gardens from the State of WI, on behalf of Northside community
- Immediately after purchase, leases 26 acres to the brand-new Friends of Troy Gardens organization
- The same 26 acres are held under a conservation easement by UOSF
- Reserves 5 acres for a future mixed-income housing development

Friends of Troy Gardens (FTG)

- **2001:** Formed specifically to manage and enhance Troy Gardens green spaces
- **2002:** First year for organic CSA farm
- **2003:** Assumes community gardens management; summer youth education programs begin
- **2004:** Sites traditional Hmong garden; farm expands to 44 households
- **2005:** Assumes management of all green spaces; farm expands to 89 households

Urban Open Space Foundation

- **2002:** Work begins on establishment of prairie areas
- **2003:** Volunteer natural areas stewards program started; prairie work continues
- **2004:** Woodland area restoration, stone council ring installed in prairie
- **2005:** Turns over management of all green spaces to FTG; continues to hold conservation easement

TROY GARDENS

KEY CONCEPTS

Community Engagement

- * Troy Gardens was inspired by the hopes and dreams of neighborhood residents -- who fought to protect a community garden and ended up creating something much larger than they ever imagined.
- * Community organizing laid the foundation for the master plan for Troy Gardens -- and resulted in a development concept plan that is what you see today.

Role of Government

- ✱ The State of Wisconsin sold 31 acres for \$10,000 an acre.
- ✱ US Rep Tammy Baldwin, in collaboration with the Madison CDBG Office, secured \$750,000 in HUD-EDI funding. The City of Madison provided additional CDBG and HOME funds for the project.
- ✱ The commitment and creativity of local, state and federal government was essential.

Hall of Fame Partners

- * City of Madison CDBG Office
- * Friends of Troy Gardens
- * Glueck Architects
- * McGann Construction
- * Northside Planning Council
- * State of Wisconsin
- * University of Wisconsin
- * Urban Open Space Foundation
- * US Rep Tammy Baldwin

For More Information

- * **Madison Area Community Land Trust**

- * www.affordablehome.org

- * **Troy Gardens Case Study**

- * www.troygardens.net

- * **National Community Land Trust Network**

- * www.cltnetwork.org