

Greg Rosenberg

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Greg Rosenberg is the principal of [Rosenberg and Associates](#), with a consulting practice in the areas of affordable and sustainable housing development, strategic planning, cohousing, urban agriculture – and all things relating to community land trusts. He also serves as the coordinator of the [Center for Community Land Trust Innovation](#), whose mission is to support the work of CLTs through documenting the history of the movement, conducting and supporting research, as well as providing assistance to innovative efforts around the world.

Greg has developed curriculum and taught workshops on community land trusts, sustainable development, fair housing, property taxation, universal design, and urban agriculture. Greg is licensed to practice law in the state of Wisconsin, is a licensed Advanced Practice Social Worker, and is a LEED Accredited Professional.

Greg is fluent in Wordpress development, Zoom meetings and webinars, as well as Google Workspace and Microsoft Office, with additional familiarity with ArcGIS Online, Airtable, QuickBooks Online, Mailchimp, and Vimeo.

Employment

OWNER/PRINCIPAL

Rosenberg and Associates LLC, Madison, WI (2011 – present)

Consulting services for affordable and sustainable housing development projects, cohousing, urban agriculture, technology for nonprofits, strategy planning, and all things related to community land trusts. Clients include:

- **United States**
 - [Angelic Organics Learning Center](#) (Caledonia, IL)
 - [California Community Land Trust Network](#) (Oakland, CA)
 - [Center for Community Land Trust Innovation](#) (Madison, WI)
 - [Community Land Trust Association of West Marin](#) (Point Reyes Station, CA)
 - [Community Land Trust in the Southern Berkshires](#) (Great Barrington, VT)
 - [Equity Trust](#) (Amherst, MA)
 - [Grounded Solutions Network](#) (Portland, OR)
 - [Grow Pittsburgh](#) (Pittsburgh, PA)
 - [Growing Power](#) (Milwaukee, WI)
 - [Iowa Valley Habitat for Humanity](#) (Iowa City, IA)
 - [Homestead Community Land Trust](#) (Seattle, WA)
 - [The Jones Payne Group](#) (Boston, MA)
 - [Kulshan Community Land Trust](#) (Bellingham, WA)
 - [Lakes Community Land Trust](#) (Spirit Lake, IA)

- [Life History Services](#) (Madison, WI)
- [Linden Cohousing](#) (Madison, WI)
- [Lincoln Institute of Land Policy](#) (Cambridge, MA)
- [Madison Area Community Land Trust](#) (Madison, WI)
- [National Community Land Trust Network](#) (Portland, OR)
- [NeighborSpace](#) (Chicago, IL)
- [NeighborWorks America](#) (Washington, DC)
- [State College Community Land Trust](#) (State College, PA)
- [University of Wisconsin](#) (Madison, WI)
- [Women's Community Revitalization Project](#) (Philadelphia, PA)
- **International**
 - [Brussels Community Land Trust](#) (Brussels, Belgium)
 - [Center for Community Land Trust Innovation](#) (Madison, WI)
 - [London Community Land Trust](#) (London, United Kingdom)
 - [Northern Community Land Trust](#) (Whitehorse, Canada)
 - [UN-Habitat](#) (NYC, US)

COMMUNITY ENGAGEMENT LEAD / BUSINESS DEVELOPMENT MANAGER

The Jones Payne Group, Boston, MA (2012 – 2016)

Coordination of business development research and strategy efforts, with a focus on energy efficiency retrofits, affordable housing programs, database and geographic information system (GIS) applications, and noise mitigation programs. National engagement lead for collaborations with nonprofit development organizations.

ACADEMY DIRECTOR

National Community Land Trust Network, Portland, OR (2010 - 2011)

Direction of training, research and publications for the national network of community land trusts in the United States.

EXECUTIVE DIRECTOR

Madison Area Community Land Trust, Madison, WI (2001-2009)

Overall direction of a nonprofit housing development organization, with lead responsibilities for the development of the Camino del Sol and Troy Gardens projects.

OTHER EMPLOYMENT

- *Web Director*, Duxbury Systems (Duxbury, MA)
- *CEO*, Braille Planet (Madison, WI)
- *Mental Health Attorney*, Disability Rights Wisconsin, Madison, WI.
- *Executive Director*, Fair Housing Council of Dane County, Madison, WI,
- *Executive Director*, Jackson County Fair Housing Center, Jackson, MI.
- *Investigator*, Boston Human Rights Commission, Boston, MA.
- *Community Organizer*, Hyde Park United, Hyde Park, MA.

Licensing & Certification

- Attorney, Member of the State Bar of Wisconsin
- LEED AP (Accredited Professional)
- Advanced Practice Social Worker (WI)

Education

University of Wisconsin Law School, J.D. (*cum laude*, 1995)

Dean's List, Shaw Scholarship, CALI Award for Professional Responsibility, two published articles in Wisconsin State Public Defender law journal.

Boston University School of Social Work, M.S.W. (1985)

Major in Community Development, Organizing and Planning.

University of Michigan, B.G.S. (with distinction, 1979)

Major in general studies, with concentration in modern literature and political science.

Project Development

Linden Cohousing (2016 - 2019)

Project manager of CohoMadison, a 46-unit mixed-income cohousing project incorporating permanently affordable artist studio spaces.

Troy Gardens (2001 – 2007)

Lead developer of Troy Gardens, an award-winning 31-acre urban infill project that includes a working farm, community gardens, a restored prairie, and a 30-unit mixed-income cohousing community. Awards/honors received include:

- Home Depot Foundation Award for Affordable Housing Built Responsibly (2008)
- AARP/National Association of Home Builders Livable Communities Award (2007)
- Lincoln Institute of Land Policy Case Study (2006)

Camino del Sol (2001 – 2005)

Lead developer green built subdivision of nine single-family homes and two zero-lot-line duplex units. All homes were Energy Star certified and were visitable for persons who use wheelchairs. Duplex units honored by Homes Across America for their energy efficiency, affordability, and barrier-free design.

Teaching & Presenting

Teaching/Training (2006 - present)

- *American Bar Association*
 - o 2021 continuing legal education webinar presenter
- *Land for Good*
 - o 2017 Changing Lands Changing Hands Conference (Denver, CO)
- *NeighborWorks America*
 - o 2014 National Training Institute (Kansas City, MO)
 - o 2013 National Training Institute (Portland, OR)
 - o 2011 National Training Institute (Detroit, MI)
 - o 2011 National Training Institute (Los Angeles, CA)

- o 2010 National Training Institute (Philadelphia, PA)
- *Democracy Convention*
 - o 2013 Conference (Madison, WI)
- *London Community Land Trust*
 - o 2012 annual meeting keynote speaker (London, UK)
- *National Community Land Trust Network*
 - o 2012 National CLT Network Conference – Burlington, VT
 - o 2011 National CLT Network Conference – Seattle, WA
 - o 2010 National CLT Network Conference – Albuquerque, NM
 - o 2009 National CLT Network Conference -- Athens, GA
 - o 2008 National CLT Network Conference -- Boston, MA
 - o 2008 National CLT Academy -- Appleton, WI
 - o 2007 National CLT Network Conference -- Boulder, CO
 - o 2007 National CLT Academy - Chaska, MN
 - o 2005 National CLT Network Conference -- Portland, OR
- *Lincoln Institute of Land Policy*
 - o Environmental Journalists Conference (2006),
 - o Faculty member from 2006 to 2012

Conference Planning / Curriculum Development

- *Conference Planning*
 - o International Community Land Trust Festival (virtual), Brussels, Belgium (2021)
 - o National Community Land Trust Conference, Seattle, WA (2011)
 - o National Community Land Trust Conference, Albuquerque, NM (2010)
 - o Accessible Housing Conference, Madison, WI (2007)
 - o Statewide Fair Housing Conference, WI Fair Housing Network, 1992
- *Curriculum Development*
 - o NeighborWorks America, “Affordable Multifamily Homeownership Models for Nonprofit Developers”, 2013 - 2014
 - o National Community Land Trust Network, distance learning course “Preserving Affordable Homeownership”, 2010
 - o Lincoln Institute of Land Policy, distance learning course on Troy Gardens, 2008

Presentations (2007 to present)

- Tufts University, guest lecturer, Boston, MA (2020)
- University of Wisconsin-Madison Land Tenure Center, guest lecturer, Madison, WI (2015)
- Annual Meeting Keynote Address, Community Land Trust Association of West Marin, Point Reyes Station, CA (2015)
- Annual Meeting Keynote Address, East London Community Land Trust, London, UK (2012)
- Accessible Housing Panel, Wisconsin Housing and Economic Development Authority multifamily housing conference, Madison, WI (2009)
- Homeownership Panel, Home Depot Foundation Green Affordable Housing Summit, (pre-conference to Greenbuild 2009)
- Midwest Regional Council of State and Community Development Agencies, annual conference, Madison, WI (2008)
- Better Buildings Conference, Wisconsin Dells, WI (2008)
- Livable Communities Award, Washington, D.C. (2007)

- Single-Family Housing Development, Wisconsin Affordable Housing Conference, Baraboo, WI (2007)
- Conservation-Based Affordable Housing, Minnesota DNR, St. Paul, MN (2007)
- University of Wisconsin, Milwaukee Department of Urban Planning, guest lecturer, (2007)
- University of Wisconsin-Madison Law School, Community Development Course, guest lecturer (2007)

Web Development

Center for Community Land Trust Innovation

Development and maintenance of website for the Center for CLT Innovation and Terra Nostra Press (2018 to present)

www.cltweb.org

CohoMadison

Development and content creation for the marketing website of Linden Cohousing in Madison, WI (2016 - 2019).

Website no longer active

Land Tenure for Urban Farming

Development of a companion website for publication by the University of Iowa Press (2016)

<https://cltweb.org/resources/land-tenure-for-urban-farming/>

Roots and Branches: A Gardener's Guide to the Origins and Evolution of the Community Land Trust

Development of the digital archive of historical materials tracing the origins and evolution of the community land trust, as both a model and a movement (2014 - 2018)

www.cltroots.org

National Community Land Trust Network

Overall coordination of CLT Network website from 2006 - 2010, along with development of all distance learning platforms.

Madison Area Community Land Trust

Webmaster from 2001 to 2011.

Troy Gardens Case Study

Development and content creation for Moodle distance learning course, in collaboration with the Lincoln Institute of Land Policy in 2008.

Publications (selected)

- “Lands in Trust for Urban Farming: Toward a Scalable Model”, co-authored with Nate Ela, *On Common Ground*, Terra Nostra Press, 2020
- “Land Tenure for Urban Farming: Toward a Scalable Model”, co-authored with Nate Ela, *Good Food, Strong Communities*, University of Iowa Press, 2017
- “Beyond Housing: Urban Agriculture and Commercial Development by Community Land Trusts”, co-authored with Jeffrey Yuen, Lincoln Institute of Land Policy, 2013
- “Hanging on to the Land”, co-authored with Jeffrey Yuen, *Shelterforce Magazine*, National Housing Institute, 2013
- “Outperforming the Market: Delinquency and Foreclosure Rates in Community Land Trusts”, with Emily Thaden, *Land Lines Magazine*, Lincoln Institute of Land Policy, 2010
- “Troy Gardens, The Accidental Ecovillage”, *The Community Land Trust Reader*, Lincoln Institute of Land Policy, 2010

Articles About My Work (selected)

- “A Conversation on Community Organizing”, Currents Magazine, Boston University School of Social Work (winter 2013)
- “Troy Gardens Case Study”, Home Depot Foundation (summer 2009)
- “Proponents of Urban Farming Back City Zoning Code Changes”, Madison Isthmus, 3/26/09
- “Home Depot Awards of Excellence”, GreenSource, 9/24/08
- “A Mixed-Income Development in Madison, Wis., Offers Livable Units in a Wildlife Setting”, Multifamily Executive, 9/2/2008
- “Shared Interests -- Communities Built Around Themes Are Getting More Popular, and Require More Homework”, Wall Street Journal, 6/14/2008
- “Madison’s Troy Gardens Builds a Sense of Community”, Nation’s Building News (NAHB), 5/19/2008
- “Homes of Their Own -- Land Trust Makes Dream of Homeownership a Reality”, Milwaukee Journal Sentinel, 2/24/2008
- “Cohousing Neighborhoods Blossom in Madison”, Madison Commons, 2/21/2008

Boards & Committees

Catalytic Communities, Rio de Janeiro, Brazil

Board of Directors (2018 to present)

Southeast Asian Healing Center / Groundswell Conservancy, Madison, WI

Volunteer facilitator/organizer working with Hmong elders (2019 to present)

United Nations - Habitat III

Cross-Cutting Expert Group Meeting on Integration Food Security and Nutrition into Urban and Territorial Planning (2016, 2017)

World Habitat

Peer exchange delegation member to the Fideicomiso de la Tierra de Cano Martin Pena (San Juan, Puerto Rico) (2017)

City of Madison, Wisconsin

- Community Development Block Grant Committee (2014 - 2016)
- Community Gardens Committee (2014 - 2016)
- Housing Committee (2008 - 2010)
- Affordable Housing Subcommittee (2008 - 2010)
- Accessible Housing Conference Planning Committee (2005 - 2007)
- Section 8 Advisory Committee (2004 - 2005)

Other Boards and Committees

- Partnerships for Affordable Cohousing, Boston, MA
 - Board of Directors (2014 - 2016)
- Dane County, Wisconsin
 - Sustainable Agriculture Subcommittee (2009 - 2010)
 - Urban Agriculture and Food Security Workgroup (convenor, 2009 - 2010)
- National Community Land Trust Network, Portland, OR
 - Best Practices Committee (2006 - 2009)
 - CLT Academy Advisory Board (Best Practices Chair, 2006 - 2009)
 - Board of Directors (2005 - 2008)
- Community Shares of Wisconsin, Madison, WI
 - Board of Directors (1989 - 1993, 2001 - 2005, 2009 - 2010)
- Madison Area Community Land Trust, Madison, WI
 - Board of Directors (1991-1993)
- National Fair Housing Alliance, Washington, DC
 - Board of Directors (1991-1993)
- Low Cost Housing Corporation, Boston, MA
 - Board of Directors (1985-1987)