

## **GREG ROSENBERG**

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## **EMPLOYMENT**

### **Business Development Manager, Community Engagement Lead The Jones Payne Group (2012 – present)**

- Coordination of business development research and strategy efforts, with a focus on energy efficiency retrofits, affordable housing programs, geographic information system (GIS) applications, and noise mitigation programs.

### **Owner/Principal**

#### **Rosenberg and Associates LLC (2011 – present)**

- Consulting services for community land trusts and other nonprofit organizations. Areas of expertise include:
  - o Teaching and curriculum development,
  - o Affordable housing development, with expertise in sustainability, cohousing, and universal design,
  - o Urban agriculture,
  - o Website development,
  - o Distance learning,
  - o All aspects of the operation and management of community land trusts.

### **Academy Director**

#### **National Community Land Trust Network (2010 - 2011)**

- Direction of training, research and publications for the national umbrella organization for community land trusts in the United States.
- Responsibilities include:
  - o Coordination of placed-based training and distance learning programs.
  - o Supervision of research and publication activities.
  - o Writing for publication (print and web).
  - o Training (both placed-based and distance),
  - o Development and coordination of distance learning platforms.
  - o Overall coordination of CLT Network website.
  - o Staff support for board committees/subcommittees.

## **Executive Director**

### **Madison Area Community Land Trust (2001-2009)**

- Administration: financial management, staff supervision, board support.
- Project Development: lead developer for Camino del Sol and Troy Gardens communities.
- Consulting: focused on technology issues, urban agriculture, sustainable development, community land trusts.
- Teaching/Speaking: presentations on a local, statewide, and national level, faculty member of National CLT Academy and Lincoln Institute of Land Policy.
- Other: support to homeowners, webmaster, fundraising.

## **CEO/Web Director**

### **Braille Planet/Duxbury Systems, Madison, WI (1998-2000)**

- Web Director (Duxbury Systems): Coordination and development of corporate website and other marketing materials for Braille translation software company; site manager of Madison, WI office; project manager for web-based Braille production project. *[Duxbury Systems purchased Braille Planet in 1999.]*
- CEO (Braille Planet): Overall direction of Braille translation software company. Negotiated the sale of company to Duxbury Systems.
  - Managed two major software development efforts: (1) a web-based Braille translation, production and shipping system, and (2) a client-side, windows-based automated Braille translation plug-in.

## **Other Employment**

- Mental Health Attorney, Disability Rights Wisconsin, Madison, WI (1996-1998).
- Executive Director, Fair Housing Council of Dane County, Madison, WI (1989-1993, 1996-1997)
- Executive Director, Jackson County Fair Housing Center, Jackson, MI (1987 – 1989).
- Investigator, Boston Human Rights Commission, Boston, MA (1986-1987).
- Community Organizer, Hyde Park United, Hyde Park, MA (1985-1986).

## EDUCATION

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

*Intern for Justice Shirley Abrahamson (Chief Justice of the Wisconsin Supreme Court), Deans List, Shaw Scholarship, CALI Award for Professional Responsibility, two published articles in WI State Public Defender law journal.*

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

*Major in Community Development, Organizing and Planning, with minor in Groupwork.*

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

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

### **Other Education**

- Berklee College of Music (1981): jazz guitar, arranging, composition.

## LICENSING & CERTIFICATION

- LEED AP (Accredited Professional)
- Attorney, Member of State Bar of Wisconsin

## PROJECT DEVELOPMENT

- **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:
  - o Home Depot Foundation Award for Affordable Housing Built Responsibly (2008)
  - o AARP/National Association of Home Builders Livable Communities Award (2007)
  - o 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 (2006 to present)

- NeighborWorks America
  - 2014 National Training Institute (Kansas City, MO)
    - Development and teaching of 2-day seminar entitled "Innovative Approaches to Affordable Multifamily
  - 2013 National Training Institute (Portland, OR)
    - Development and teaching of 2-day seminar entitled "Innovative Approaches to Affordable Multifamily
  - 2011 National Training Institute (Detroit, MI)
  - 2011 National Training Institute (Los Angeles, CA)
  - 2010 National Training Institute (Philadelphia, PA)
- Democracy Convention
  - 2013 Conference (Madison, WI)
    - Models for Permanently Affordable Housing: Community Land Trusts and Co-ops
- National Community Land Trust Network
  - 2012 National CLT Network Conference – Burlington, VT
    - Courses/seminars included:
      - Urban Agriculture
      - Condominium Development
      - Property Taxation
  - 2011 National CLT Network Conference – Seattle, WA
    - Courses/seminars included:
      - Mergers and Acquisitions
      - Property Taxation
      - Cohousing
      - Urban Agriculture
  - 2010 National CLT Network Conference – Albuquerque, NM
    - Seminar on Urban Agriculture and Greenspace Conservation.
    - Seminar on fair housing.
  - 2010 – National CLT Network
    - CLT 101 (Sister Bay, WI; Madison, WI)
    - Urban Agriculture and CLTs (Milwaukee, WI)
    - Permanently Affordable Homeownership Distance Learning Course
  - 2009 National CLT Network Conference -- Athens, GA
    - Urban Agriculture Workshop
  - 2008 National CLT Network Conference -- Boston, MA
    - Greenbuilding Workshop
    - Troy Gardens Online Course - Beta Debrief/Workshop
    - CLT 201 (section on condominiums)

- o National CLT Academy -- Appleton, WI (July 2008)
  - CLT 101 (co-taught with John Davis)
- o 2007 National CLT Network Conference -- Boulder, CO
  - Land Banking Workshop (panel member)
- o National CLT Academy - Chaska, MN (October 2007)
  - CLT 201 (section on condominiums)
- o 2005 National CLT Network Conference -- Portland, OR
  - CLTs, Agriculture and Conservation Workshop (co-taught with Kirby White)
- Lincoln Institute of Land Policy:
  - o Environmental Journalists Conference (2006),
  - o Faculty member from 2006 to present.

## CONFERENCE PLANNING

- National Community Land Trust Conference, Seattle, WA (2011)
- National Community Land Trust Conference, Albuquerque, NM (2010)
- Accessible Housing Conference, Madison, WI (2007)
- Statewide Fair Housing Conference, WI Fair Housing Network, 1992

## PRESENTATIONS (2007 to present)

- University of Wisconsin-Madison Land Tenure Center , guest lecturer (12/16/2015)
- Annual Meeting Keynote Address, Community Land Trust Association of West Marin, Point Reyes Station, CA (5/17/2015)
- Annual Meeting Keynote Address, East London Community Land Trust, London, UK (8/30/2012)
- Accessible Housing Panel, Wisconsin Housing and Economic Development Authority multifamily housing conference, Madison, WI, 10/15/2009
- Homeownership Panel, Home Depot Foundation Green Affordable Housing Summit, (pre-conference to Greenbuild 2009), Boston, MA, 11/17/2008
- Midwest Regional Council of State and Community Development Agencies, annual conference, Madison, WI, 4/30/2008
- Better Buildings Conference, Wisconsin Dells, WI, 3/6/2008
- Livable Communities Award, Washington, D.C., 12/11/2007
- Single-Family Housing Development, Wisconsin Affordable Housing Conference, Baraboo, WI, 7/25/2007
- Conservation-Based Affordable Housing, Minnesota DNR, St. Paul, MN, 6/13/2007
- University of Wisconsin, Milwaukee Department of Urban Planning, guest lecturer, 4/24/2007
- University of Wisconsin-Madison Law School, Community Development Course, guest lecturer, 3/14/2007

## WEB DEVELOPMENT

### **National Community Land Trust Network**

[www.cltnetwork.org](http://www.cltnetwork.org)

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

### **Madison Area Community Land Trust**

[www.affordablehome.org](http://www.affordablehome.org)

Webmaster from 2001 to 2011.

### **Troy Gardens Case Study**

[www.troygardens.net](http://www.troygardens.net)

Site developer, including writing of all content and development of associated Moodle distance learning course. This website was a joint project with the Lincoln Institute of Land Policy.

## PUBLICATIONS (selected)

- "Land Tenure for Urban Farming: Toward a Scaleable Model", co-authored with Nate Ela, University of Iowa Press (publication pending 2016)
- "Beyond Housing: Urban Agriculture and Commercial Development by Community Land Trusts", co-authored with Jeffrey Yuen, Lincoln Institute of Land Policy (April 2013)
- "Hanging on to the Land", co-authored with Jeffrey Yuen, Shelterforce Magazine (February 2013)
- "A Conversation on Community Organizing", Currents Magazine, Boston University School of Social Work (January 2013)
- "Outperforming the Market: Delinquency and Foreclosure Rates in Community Land Trusts", co-authored with Emily Thaden, Land Lines Magazine (Lincoln Institute of Land Policy) (October 2010)
- "Troy Gardens, The Accidental Ecovillage", The Community Land Trust Reader, Lincoln Institute of Land Policy (June 2010)

## AWARDS

- Sol Levin Award, Madison Area Community Land Trust (2011)
- Northside Planning Council Northstar Award (2007)
- Awards for work in fair housing from the Madison Mutual Housing Association, Madison Equal Opportunities Commission, and the Metro Milwaukee Fair Housing Council.

## BOARDS & COMMITTEES

### **City of Madison, Wisconsin**

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

### **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)

### **Home Depot Foundation, Atlanta, GA**

- 2009 Awards of Excellence Selection Panel

### **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)

## 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