

Model for Whole Farm Preservation for Food Security

To provide food security a farm must have land, housing, infrastructure and food products.

Community land trusts can partner with government soil conservation programs and conservation land trusts to create food security.

HOUSING for Farmer & Farm Workers

Farmer owns/has equity in house and all buildings on the land.
Land beneath house is community owned and leased to farmer.
Land lease ensures house is occupied by a farmer.



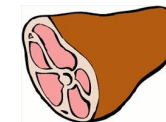
LAND Conservation

Cropland may be privately owned or community owned.
Easement reduces land value/price and restricts use.

Whole Farm Preservation = Foodshed Conservation

Farm INFRASTRUCTURE

Farmer owns buildings, fences, etc. Land beneath infrastructure is community owned and leased to farmer. Land lease ensures farmer has access and equity, and reduces debt.



communitylandtrust.org

Food PRODUCTS

If cropland is community owned the land lease may specify good agriculture practices and production of food for regional markets.

State Agriculture Preservation Program

may fund/hold farmland easements.

501(c)(2) Community Land Trust holds title to the land, sets terms of occupancy, administers the 98-year land lease, receives land rent and allows farm owner to have equity. Community ownership of the land reduces the farmer debt, increases farm viability and ensures farms produce food for regional consumers.

501(c)(3) Community Land Trust or Conservation Land Trust presents education programs, receives gifts of money and land, and may hold easements. An easement permanently removes the land owner's development rights in order to protect natural resources like soil.

Community Land Trust Two-Tier Model

Community ownership of land for homes, farms and businesses to protect strategic land assets, cultivate diversity and build resilience.

Regional CLT 501(c)(3)

Berkshire Community Land Trust

Not allowed to apply buyer selection criteria or give equity

- Main purpose is education and fundraising
 - Three-part board of trustees with one-third member elected, one-third leaseholder elected and one-third professional experts appointed by the other two-thirds
- Education programs, research and development of prototypes
 - Building public awareness of community land trusts and generating demand for their solutions
 - Center of expertise offering technical support and administrative services to Local CLTs
 - Modeling innovative applications of community ownership of land
- Fundraising and solicitation of gifts of land
 - Establishing a culture of philanthropy around community ownership of land
 - Popularizing the bequest of land to the community
- Income stream from profits of the Local CLTs

Local CLT 501(c)(2)

CLT in the Southern Berkshires

Not allowed to receive tax deductible donations

- Main purpose is holding title to land and managing land leases
 - Controlled by the Regional CLT
 - Two-thirds same board as Regional CLT with one-third Local leaseholders
- Managing purchase and sale, land rent collection and lease compliance
- Developing and implementing buyer selection criteria to meet community goals
 - Residency-based criteria for local owner occupancy requirements
 - Skills-based criteria for farmers and workforce
 - Income-based criteria for affordable housing
- Developing and implementing re-sale formulas to enable owner equity while preserving affordability
- All Local CLT income after expenses is turned over to the Regional CLT

Community Land Trusts and Food Security

Food security depends upon control, access, affordability and stewardship of land for producing food, housing farmers and farm and food workers, and supporting food system infrastructure such as manufacturing and distribution.

FOOD SECURITY

Access for all people to healthy, appropriate food

- Food security requires regional systems of diverse agriculture enterprises practicing sustainable farming methods
 - Climate and geography define regions and crops
 - Regionalism reduces transportation and carbon
 - Food system development builds security for regions
- Corporate aggregation of farmland as an investment strategy leads to speculation in global commodity markets (standardized, high volume, low price products like corn and soy)
 - Commodity crops are not the basis for a healthy nutritious diet
 - Corporations are obligated to produce profits, not nutritious food for local people
- Conservation of farmland does not ensure food security as it does not require farms to produce food for local people, and it may increase the value of nearby land and housing

SUSTAINABLE FARMING

Regenerative processes that renew natural resources

- Sustainable farming depends upon access to land for growing food, housing the farm family, and on-farm infrastructure such as barns and water systems
 - A CLT can own farmland to ensure permanent access for local farmers and reduce farmer debt
 - A CLT can ensure the farm house and housing for farm workers remain accessible and affordable
- Farming methods directly impact the quality, safety and nutritional value of the food
 - A CLT can require a farm to use good agricultural practices and protect natural resources
 - A CLT can require a farm to produce food for people living in regional markets
- Farms and food entrepreneurs depend on other related businesses for services and supplies
 - A CLT can hold land for food processing and distribution infrastructure to protect the regional agriculture economy