

# Changing Hands, Changing Lands

Best and emerging practices around ag easements:  
Land access/transfer; OPAV; intersection of tenure and conservation



**Kendra Johnson**

Board member, California FarmLink

Consultant, farm land access, preservation and stewardship

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## *Background:*

Traditional easements are limited in their ability to promote affordable land transfer, access, productive stewardship



Photo courtesy of Tierra Vegetables

# Tenure = Access + Security



Photo courtesy of Natural Trading Company



# Farmer Equity



Photos courtesy of Tierra Vegetables and CA FarmLink

# Affordability



Photos courtesy of Jeff and Annie Main (left) and Chuck Schultz, *The Last Crop* film (right)



# The Good Humus Easement

*a “Whole Farm” approach to affordability, transferability, stewardship*



Photos courtesy of Jeff and Annie Main

- **OPAV**

- Limits sale price (land/bldgs)
- Requires qualified purchaser

- **Affirmative requirements**

- Owner must farm (income requirement)
- Owner must live on farm (occupancy requirement)
- MOU re: production and stewardship

# Stewardship & Tenure

*a few ideas...*

- CLT and/or easement models with strong public-interest stewardship provisions
- Ecological services, eg.
  - Grazing for biodiversity, fuel load reduction and carbon sequestration
  - Rice farming for waterfowl and fish habitat
- Transfer of farming rights by a conservation entity, subject to stewardship requirements