

Collective Land Access Models

Model	Requirements and Considerations	Benefits	Drawbacks	Examples
<p>Commons Land: Creates a perpetual trust protecting the land for agriculture stewardship while removing it from private ownership and farmers are given leases that last for their working lives and that can be passed on.</p>	<ul style="list-style-type: none"> -Commons Land organizations often partner with farm organizations to help with access to land -Governed by a board consisting of one third community members, one third Commons members and one third farmers who are part of the commons (combining community land trust and conservation models). 	<ul style="list-style-type: none"> -Farmers build equity by investing in their business and infrastructure (with potential for assessing equity in land investments) -The focus in on sustainable land practices as well as sustainable community practices -Farmers access land without all the costs of ownership 	<ul style="list-style-type: none"> -The one third split in decision making could complicate issues and challenge decision making for farmers. -Farmers do not build equity in the land, even if they can build equity in farm enterprises and infrastructure -Needs specific ways to navigate Corporate Farmland rules 	<ul style="list-style-type: none"> -Minnesota Commons Land -Sharing Our Roots, Northfield, MN -Liberation Farms/Little Jubba, Maine - Others from the Agrarian Commons/Agrarian Trust network, finding different ways to move forward with land governance
<p>Community Land Trust: Similar to the Commons Land and potentially including housing on the land that would be leased (in long-term ground leases) by individual farmers. The housing or farm is owned, while the land remains leased from the Community Land Trust (CLT).</p>	<ul style="list-style-type: none"> -Usually governed by a board that includes one third representatives who are direct users of CLT land, plus those from relevant networks & those from larger CLT (inclusive community boards) -Affordability is key goal, so many CLTs have income/ wealth cutoffs for buyers, and then require permanent affordability, limiting price increases -Gains or losses on sale split between home/farm owners and CLT in predetermined proportion 	<ul style="list-style-type: none"> -Land is protected in both affordability and community-determined uses (i.e. housing and/or agriculture, or whatever community decides) -May include housing or may not -Lower cost for farmers to access land and housing -Farmers build equity in house or business (if included) and infrastructure that they own. 	<ul style="list-style-type: none"> -Farmers do not build equity in the land (although they build equity in the enterprise or housing on land) -Board and community governance may make decision making difficult -Needs specific ways to navigate Corporate Farmland rules 	<ul style="list-style-type: none"> -New Communities in Georgia -Troy Gardens in Madison, WI (Madison Area Land Trust and Rooted WI) -Commons Land Community Farmland Trust -Twin Cities Community Agricultural Land Trust (Twin Cities, MN) - Southside CLT (Providence, RI) mostly Hmong farmers feed several farmers markets from CLT farmland, no housing - NeighborSpace in Chicago holds over 100 community-stewarded greenspaces; their board includes 6 govt seats and 7 for community -Thrive Santa Ana Community Land Trust in Santa Ana, CA
<p>Cooperatives: All farmers are members and hold shares of farm ownership. (Sometimes these are organized around equipment or</p>	<ul style="list-style-type: none"> -A legal entity formed under state law that is owned and controlled by its members 	<ul style="list-style-type: none"> -Farmers can pool financial resources and strengths, spreading out costs and drawing from a range of experience 	<ul style="list-style-type: none"> -Often need a private or cooperative financier if legally forming as a cooperative (and financing needs exceed members' resources) 	<ul style="list-style-type: none"> -Hidden Falls Land LLC and Humble Hands Harvest in Decorah, IA (Hannah Breckbill) -Zephyr Valley Coop in SE Minnesota

<p>infrastructure or processing sharing rather than or in addition to land sharing.)</p>	<p>-Can also form as an LLC or Partnership, but operate as a Cooperative</p>	<p>-All members have an equal vote in decision making -There is specific cooperative development support (govt and NGO)</p>	<p>-No long-term successful case studies were found in MN -Can be harder to work within Corporate Farm rules</p>	<p>-New Roots Cooperative Farm in Southern Maine -Earthseed Land Collective in Durham, NC -Poudre Valley Community Farms in Colorado (have now moved to a non-profit model)</p>
<p>Condominium: Similar to a housing condominium model but expanded to include agriculture by bundling the living units on the land on which it is built</p>	<p>-Individually owned homesteads and shared agriculture land that is owned by all members -An LLC or partnership must be formed along with articles of incorporation and bylaws</p>	<p>-Individuals own their own homestead and have access to more land without paying the full ownership price of that land -Farmers get individual land loan</p>	<p>-Individuals must cooperative with other members and have a decision-making process -Can take extensive time and fees to establish -May be prevented by many zoning rules against more than a few unrelated adults sharing housing -No available examples of this model in MN (not sure how this falls in Corporate Farmland rules)</p>	<p>Cherry Tree in Colfax,WI, Bonnie Warndahl</p>
<p>Agri-hood/ Development: A community that integrates agriculture into a residential neighborhood</p>	<p>-Homeowners or renters live on parcels of land and either own agriculture land as individuals or co-own. -Developers could develop land similarly as conventional developments with higher density housing and all land held together for ag. -Similar to conservation subdivisions</p>	<p>-Centered around a shared agriculture area -Each individual owns their own home and land -There could be shared infrastructure and agriculture communal areas -Variety of ownership structures</p>	<p>-A proactive approach is required to build this model -Homeowners share the cost of additional land -The developer maintains primary control over the Agri-hood until a transition plan is put into place. -Some supports for agriculture as an amenity exist in Planned Unit Development codes (Mpls)</p>	<p>-Bt farms in Madison, WI -Jackson Meadows in Marine on St. Croix, MN -Liberty Prairie Foundation in Illinois -Ecovillage</p>
<p>Incubators: Provide access to land, infrastructure, equipment and often mentorship or training for the purpose of developing skills and growing a farm business.</p>	<p>-Often on land held (or leased) by community service orgs -Provide a supportive environment for beginning farmers to establish a farm business and be in a good position to access resources, such as farmland loans (specifically FSA loans that require experience)</p>	<p>-Incubators often focus on training, skills-building, market building, and record keeping, with emphasis on support for farmers, and exchange between newer and more experienced farmers</p>	<p>-Land transitions after 3 years at incubator present a widespread challenge -The rare incubators with enough land find it helpful to retain farmers as mentors -Not many models of building equity in land</p>	<p>-New Roots Farm Incubator Co-op (MN) -Farley Center (WI) -Dream of Wild Health developing Native Incubator</p>