



OREGON AGRICULTURAL HERITAGE PROGRAM

(OAHP) HB 3249



HB 3249 Elements

Match grants for voluntary conservation

- **Permanent easements**
- **Temporary covenants**
- **Conservation management plans**

Capacity building for easement holders

Succession planning workshops

Study of Oregon estate tax

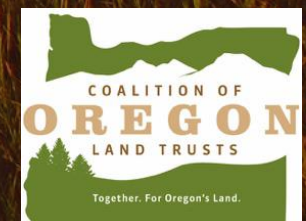
HB 3249 Design Process

Work Group Convened by
Governor's office

Six diverse nonprofits, OWEB,
one farmer, one rancher

Met every 2 weeks for over
one year

Nine listening sessions held
across the state



HB 3249 Supporting Organizations



HB 3249 Co-sponsors

Chief Sponsors

Rep. Clem

Rep. Witt

Rep. Buehler

Regular Sponsors

Rep. Gomburg

Rep. Helm

Rep. Huffman

Rep. Johnson

Rep. Lively

Rep. Marsh

Rep. McLain

Rep. Nearman

Regular Sponsors

Rep. Power

Rep. Smith DB

Rep. Smith G

Rep. Whisnant

Sen. Beyer

Sen. Boquist

Sen. Frederick

Sen. Hansell

Sen. Roblan

HB 3249 Status

**Passed out of House Agriculture
& Natural Resources Committee**

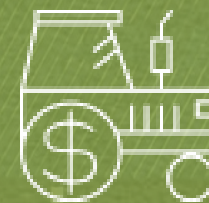
**Subsequent Referral to Ways &
Means Committee**

**Awaiting referral to W&M Natural
Resources Subcommittee**

WHY WE NEED HB 3249



**Support fish and
wildlife habitat**



**Keep farms and
ranches in production**



**Leverage largely
untapped federal dollars**

Conservation Benefits of Agricultural Land

25% of Oregon (10.5 million acres) is in agricultural production

Riparian areas and forest habitat

Migratory corridors

Foundation for water quality efforts

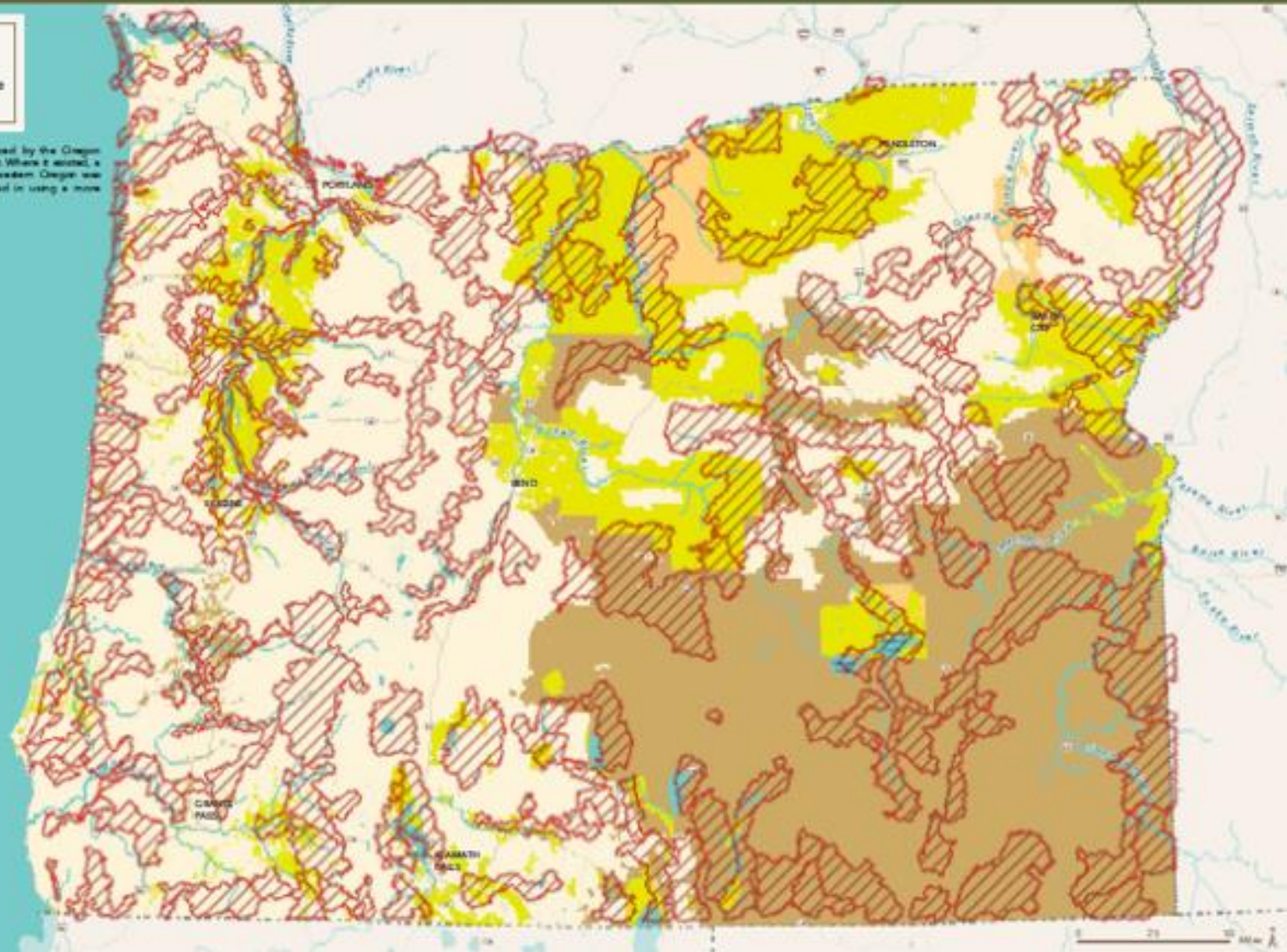
OREGON WORKING LANDS DATA BANK

Areas Zoned for Agriculture and Rangeland

Zoning Designation *

- Agricultural EFU
- Other Agricultural Type
- Rangeland

* Zoning data compiled using two datasets produced by the Oregon Department of Land Conservation and Development. Where it existed, a more precise dataset for 196 local jurisdictions in western Oregon was used. Areas not covered by this dataset were filled in using a more generalized dataset that covers eastern Oregon.



Red overlay represents conservation opportunity areas according to the Oregon Conservation Strategy.

Voluntary Conservation

The Oregon Conservation Strategy recommends voluntary strategies to protect Oregon's fish and wildlife

This includes easements, covenants and conservation management plans

Front-end measures are less expensive than regulating environmental emergencies

Safeguarding Investments

**Easements permanently protect
and covenants temporarily protect
public investments in conservation**



\$8.2 BILLION

Agriculture is Oregon's 2nd
largest economic driver.

THESE “WORKING LANDS”
ENCOMPASS MORE THAN

25%

OF OREGON’S
63 MILLION
ACRES.



AGRICULTURAL LANDS

OVER THE NEXT 20 YEARS,

64%

OF OREGON'S
AGRICULTURAL LANDS
WILL CHANGE HANDS



**84% of Oregon farms are sole proprietorships,
suggesting they have not done thorough
planning for succession.**



**AS A RESULT,
PARCELIZATION &
CONVERSION
OCCUR**



More Fragmented
Into Parcels



Converted to
Non-Farm Uses




Harder for Beginning
Farmers

**NEW AND
GROWING
COMPETITION
FOR OREGON
FARMLAND**



\$\$\$

Investment and
Development
Companies



Land Use alone is not enough

Oregon's unique land use program has slowed development of open space

But 500,000 acres have been removed from agricultural use and 65,500 acres from EFU since the program was created

There are over 50 permitted non-farm uses on EFU



Easements & Covenants

A conservation easement is a

- voluntary legal agreement
- between a landowner and land trust or government agency that
- permanently limits use of the land to protect its conservation values



Easements & Covenants

“Working lands easements” are conservation easements that allow agricultural and/or forestry

Covenants are 20-50 years

Land Trusts and Soil & Water Conservation Districts

Growing landowner demand

How easements preserve working landscapes

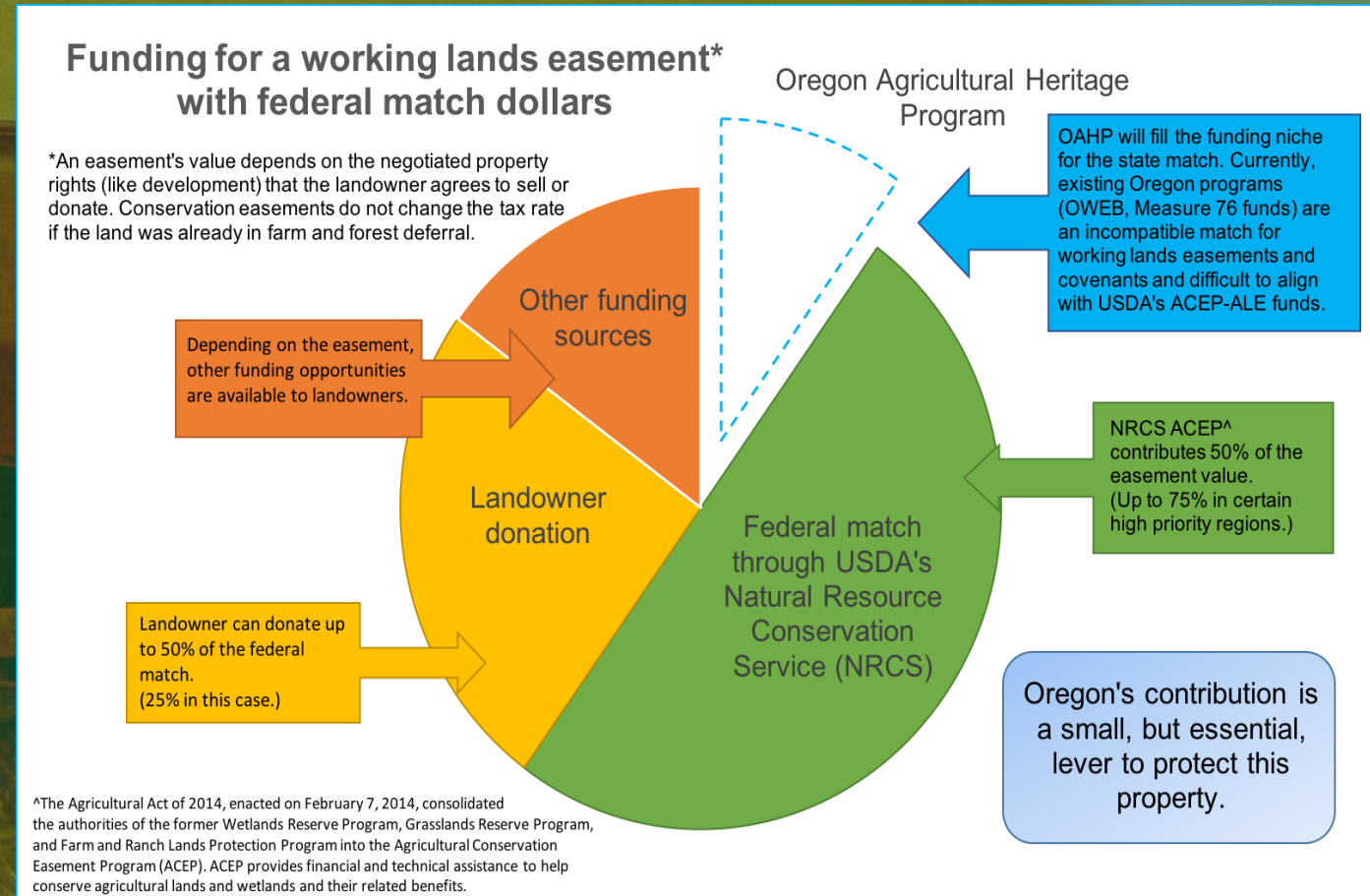
| | | | | |
|---|---|---|---|--|
| Landowners convey working lands easements or covenants through the Oregon Agricultural Heritage Program | Landowners form close partnerships with conservation organizations and agencies for land management and succession planning | Landowners access programs to maximize landowner's priorities and environmental quality | Secure investments permanently with easements or for 20-50 years with a covenant | Save millions of dollars from threatened or endangered species listings by preventing habitat loss and in economic viability by protecting soil and water quality of the land |
|---|---|---|---|--|

Oregon does not have a match program for working lands easements

NRCS ACEP-ALE offers 50-75% match for working lands easements.

28 other states have state match programs for ACEP-ALE.

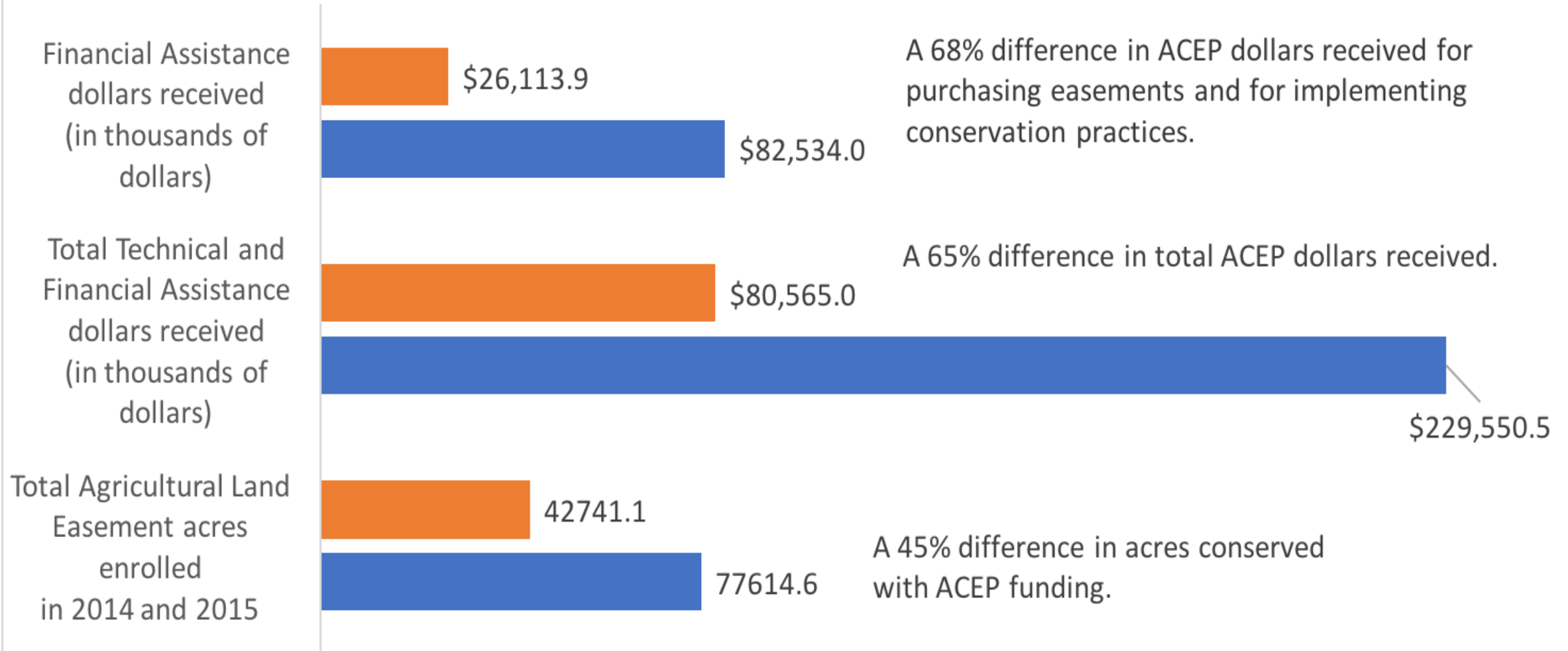
Oregon has only received 0.19% of ACEP-ALE Funds.



ACEP dollars received and acres enrolled in 2014 and 2015 between states with and without a state match agricultural conservation easement program

■ States without a state match program

■ States with a state match program





Conservation Management Plans

Voluntary tool

**Establishes strategies for
property stewardship**

**Separate from, but complementary
to easements and covenants**

**Helps prevent need for environmental
regulation, e.g. species listing**



HB 3249 Elements

Match grants for voluntary conservation

- **Permanent easements**
- **Temporary covenants**
- **Conservation management plans**

Capacity building for easement holders

Succession planning workshops

Study of Oregon estate tax



HB 3249 OAH Fund

**For program elements and
administration**

Separate from OWEB

Administered through OWEB



HB 3249 Commission

Develops rules

Oversees program and investments

Separate and advisory to OWEB

**11 members representing natural
resources, agriculture, and Tribes**

This cannot wait another session

Opportunities will be irrevocably lost if HB 3249 is not passed in 2017.

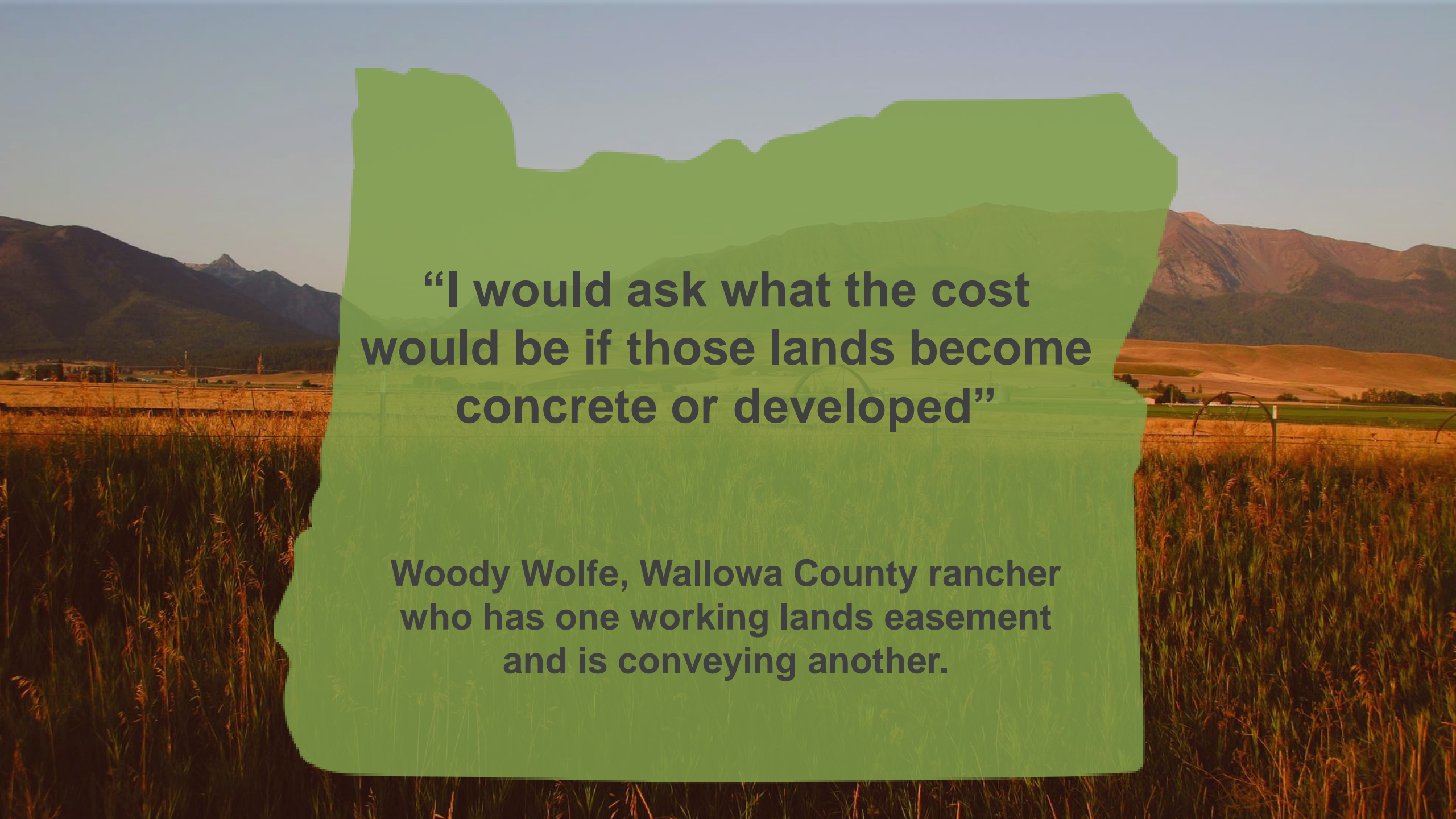
We cannot slow the changing hands of Oregon agricultural land.

Once it is fragmented, it is rarely re-consolidated.

Once it is sold to investors, it rarely comes back to family ownership.

Once it is developed, it never returns to agriculture and open space.





**“I would ask what the cost
would be if those lands become
concrete or developed”**

**Woody Wolfe, Wallowa County rancher
who has one working lands easement
and is conveying another.**