



OREGON
AGRICULTURAL
TRUST

Protecting Oregon's Farmland: Agricultural Preservation and Evolving Land Use Needs

Nellie McAdams
Executive Director of OAT

What We Do

AG LAND PROTECTION

Our primary tool is a working land easement — a voluntary agreement where the landowner sells or donates their development rights to keep their land available for agriculture forever.

TECHNICAL ASSISTANCE

In addition to holding working land easements, OAT helps other organizations do the same by providing education and assistance.

EDUCATION

We educate farmers and ranchers, attorneys and appraisers, the general public, and decision-makers about farmland loss, easements, and succession.

ADVOCACY

We advocate alongside state and national partners for funding to protect agricultural land.

Primary Drivers of Ag Land Loss in Oregon

- Land converted from ag use
- Land unaffordable
- Collapse of local ag economy

Primary Drivers of Ag Land Loss in Oregon

- Unplanned Farm Estates
- Low-Density Development
- Fragmentation
- Shadow Conversion

THE CHALLENGE



25%

Oregon land in
farms & ranches



64%

will change hands
in 20 years



60

average age of
farmers & ranchers



81%

of farmers & ranchers
have no succession plan

Farm Succession Planning Challenges

- Identifying successors
- Getting started
- Tough conversations and emotions
- Costs
- Finding resources
- Help staying on track

Not having a Succession Plan may cause Fragmentation or Consolidation



Parcels sold to
pay fees & taxes



Converted to
non-farm uses



Harder for
beginning farmers

Beginning Farmers/Ranchers Face Challenges Accessing Land



Competition from
Amenity & Investment
Buyers



Increasing
Land Prices



Difficulty Cash
Flowing a Mortgage

Low-Density Development

Decreases affordability of the property and surrounding properties.



6,495 SF | 255 acres | \$8,500,000



10,463 SF | 10 acres | \$3,375,000

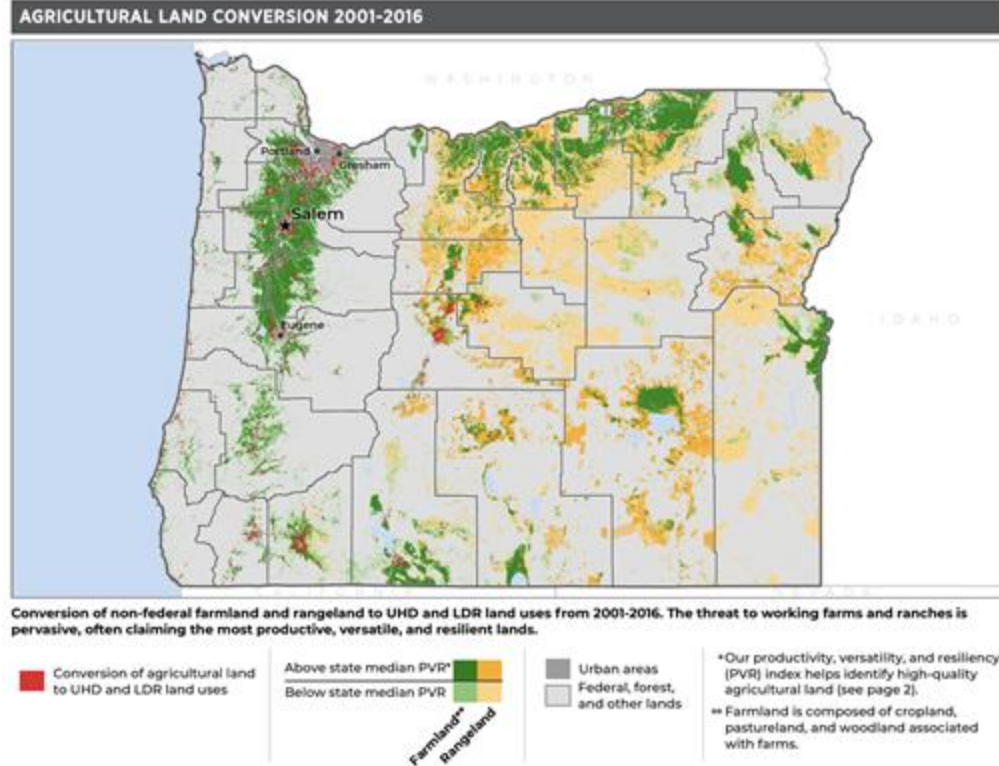


7,994 SF | 247 acres | \$5,800,000

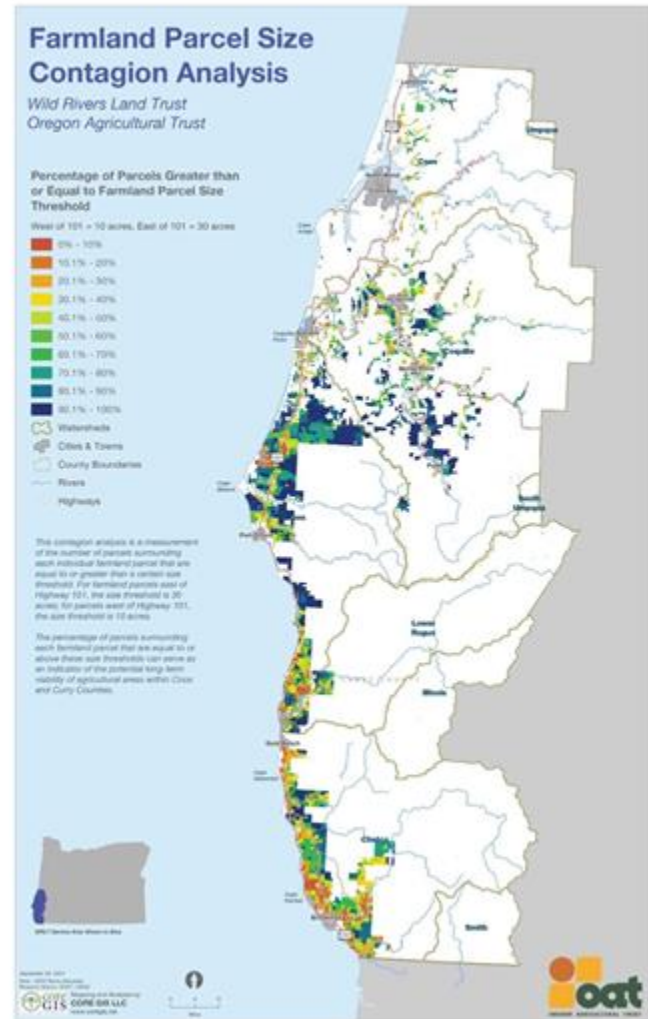
Low-Density Development

American Farmland Trust

“Oregon, agricultural land in areas with low-density residential in 2001 was **95 times more likely to be converted** to urban or highly developed by 2016.”



More small parcels adjacent to an ag property make it more susceptible to development.



SOUTHEAST Investment Zones

1 Chewaucan River
2 Goose Lake Basin
3 Sylvies River Basin
4 Malheur River Headwaters
5 Cow Valley
6 Treasure Valley

Map labels: Lake County, Harney County, Malheur County, Jordan Valley, 97, 205, 20, 22, 26, Lakeview, Prineville, Madras, Burns, Jewell, and various smaller towns.

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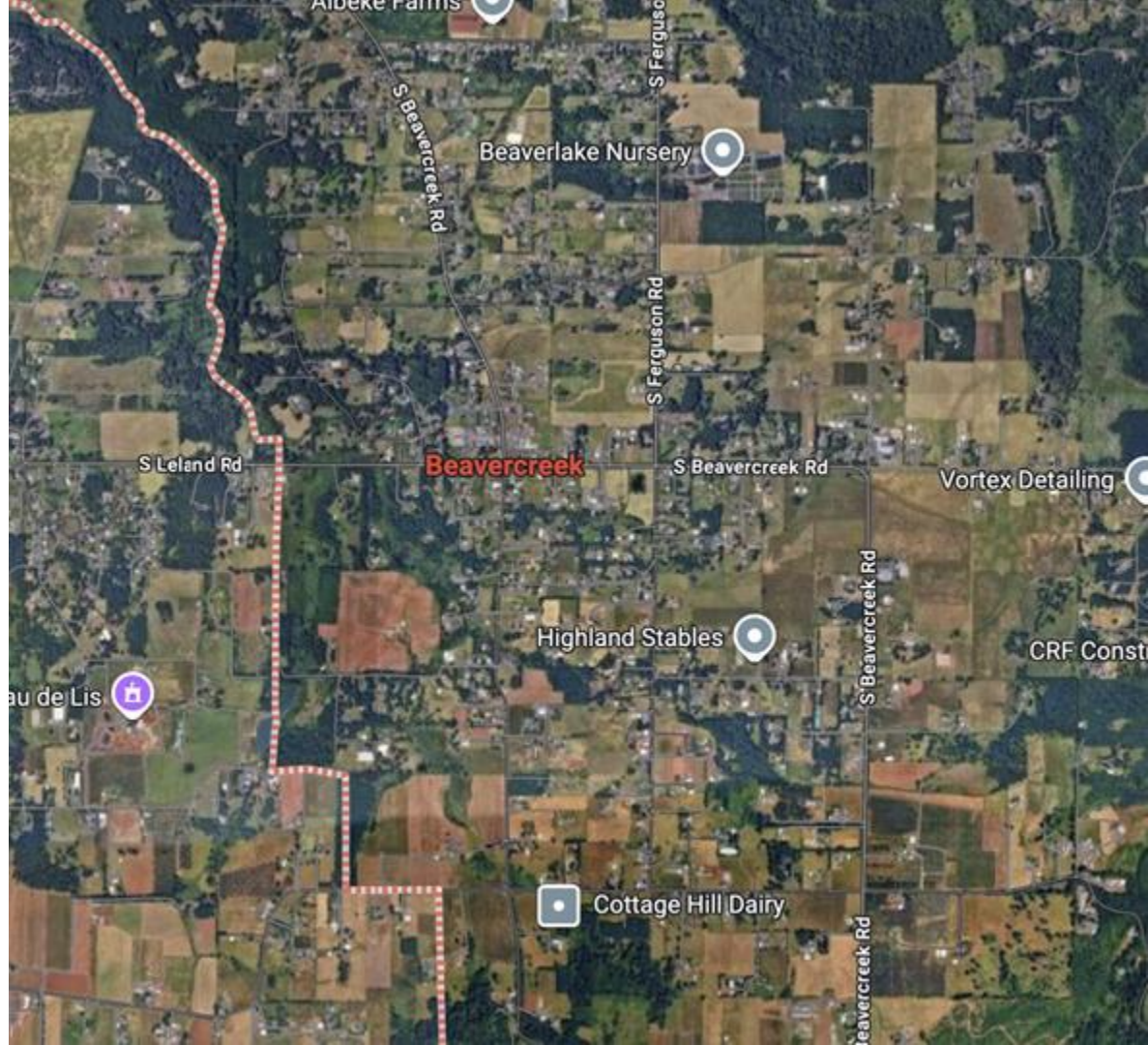
1. Senior Water Rights
2. High Value Farm Lands
- 3. Contagion Analysis**

And 13 others

Fragmentation

- Increased cost per acre
- Difficult to re-aggregate

Difficulty holding on to important parcels
(especially for rangeland)



Shadow Conversion

Cumulative impacts of non-farm uses

Leads to >>>

Loss of critical mass of farms

Leads to >>>

Loss of ag suppliers and infrastructure

Leads to >>>

Collapse of the local ag industry

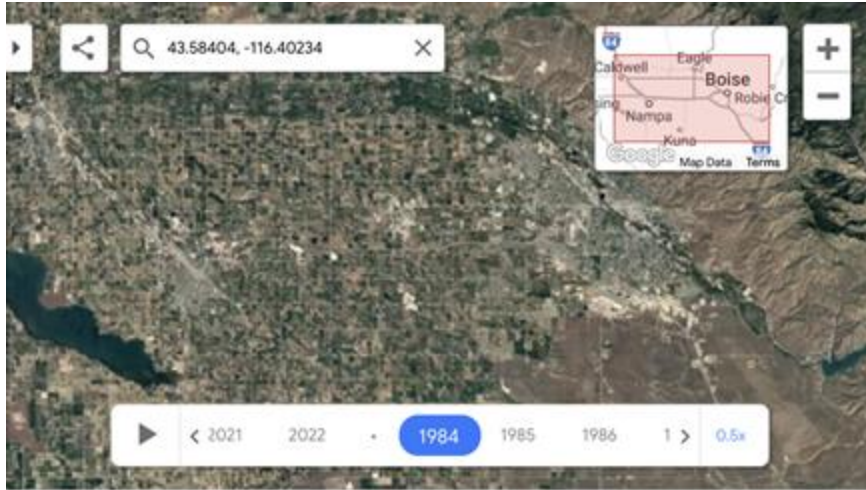


Policy Proposals

1. Prevent additional non-farm dwellings on EFU
2. Fund the Oregon Agricultural Heritage Program

Policy Proposals

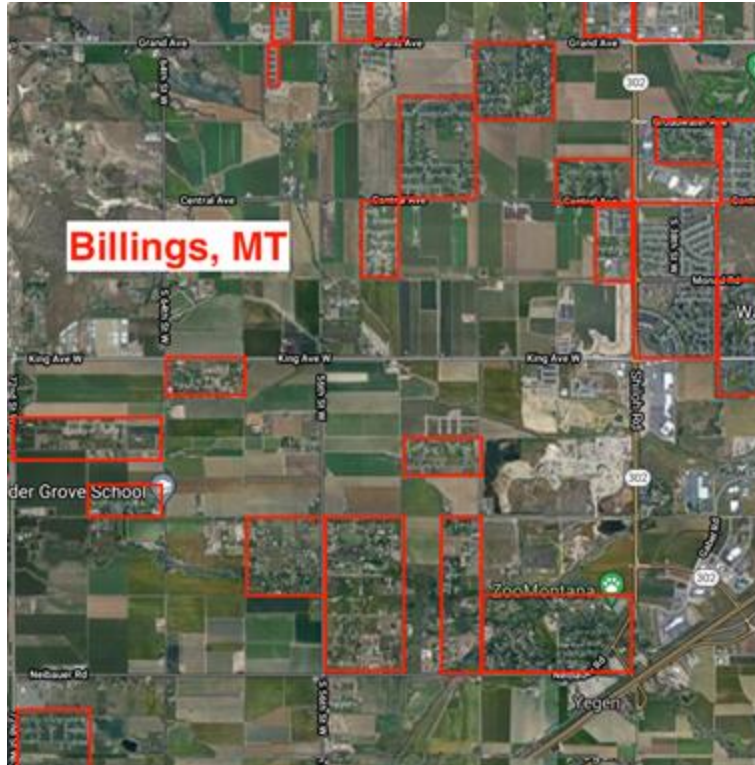
1. Prevent additional Non-farm dwellings on EFU



Treasure Valley, ID has lost over 100,000 acres since 1984

Policy Proposals

1. Prevent additional non-farm dwellings on EFU



Policy Proposals

2. Fund the Oregon Agricultural Heritage Program at \$17.3 Million



BY ANDY SHER

Tennessee



Gov. Bill Lee has signed his \$25 million Farmland Preservation Act into law, saying that amid the state's "unprecedented growth" it "ensures that family farms and traditions can be preserved well into the future" for new generations.

Balance Preserving Ag Land & Marketing Options

- Agritourism *is* a grey area:
 - South African wine country has raves
 - Most Napa Co. vineyards can't have weddings
- Make sure it's "incidental and subordinate" to ag activities occurring *on the property*.

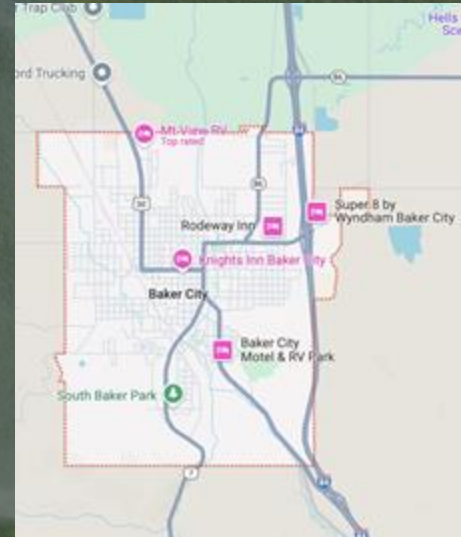


Other Policy Proposal

Incentivize wise use of land inside UGBs

Metro has a **surplus** of 30,000 available units **before** OHNA's housing strategies, and thousands of acres of industrial land

Baker City has 200 acres of undeveloped land inside it's UGB for housing. Infrastructure costs are the limiting factor



Other Policy Proposal

Incentivize wise use of land *inside* UGBs

Increase density & sense of community

Projected to Generate



OMSI District Redesign





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