

CREATING LOCALLY BASED COMMUNITY AGRICULTURE

COMPLETE NON-PROFIT OWNERSHIP

- LAND IS OWNED ENTIRELY BY NON-PROFIT WITH 99-YEAR INHERITABLE USE LEASE GRANTED TO THE FARMER
- FARMER OWNS BUILDINGS AND SELLS THEM TO THE NEXT FARMER UNDER A LIMITED APPRECIATION FORMULA
- FARMER PAYS OVERHEAD COSTS LEASE FEE TO THE NON-PROFIT
- ALL MONEY FOR INITIAL PURCHASE OF THE PROPERTY MUST BE FUNDRAISED AS TAX DEDUCTIBLE DONATION TO THE NON-PROFIT

SHARED EQUITY OWNERSHIP

- ECOLOGICAL FARMING USE OF LAND AND BUILDINGS ARE PURCHASED AND OWNED BY THE FARMER; THE NONPROFIT PURCHASES AND OWNS ALL NON-AGRICULTURAL USES AND EQUITY IN THE PROPERTY THROUGH A SPECIALIZED CONSERVATION EASEMENT
- FARMER SELLS AGRICULTURAL USE AND BUILDINGS TO THE NEXT FARMER AT A PRICE LIMITED TO THE LANDS ABILITY TO PAY FOR ITSELF OUT OF ITS AGRICULTURAL INCOME
- NO LEASE FEES; FARMER PAYS REDUCED TAXES
- MONEY FOR INITIAL PURCHASE OF THE PROPERTY COMES FROM FARMER'S PRIVATE INVESTMENT COMBINED WITH TAX DEDUCTIBLE DONATION MADE TO THE NON-PROFIT FOR BUYING THE EASEMENT

CREATING LOCALLY BASED COMMUNITY AGRICULTURE

MARKET BASED FARM

- COMPETITIVE
- CROPS PLANNED FOR VARIABLE AND SOME WHAT UNKNOWN "MARKET"
- NON-COSMETIC PRODUCE DISCARDED OR DE-VALUED
- NO OR LIMITED OPPORTUNITY FOR COMMUNITY PARTICIPATION
- PRODUCER CARRIES ALL THE RISK
- COST OF FOOD BASED ON CURRENT MARKET RATE
- SUCCESS MEASURED IN TERMS OF INDIVIDUAL WELL-BEING
- FARMER IS ALONE AND RELIES ON OWN RESOURCES
- FARMLAND IS ENTIRELY IN PRIVATE OWNERSHIP

COMMUNITY BASED FARM

- COOPERATIVE
- CROPS PLANNED IN SPECIFIC QUANTITY FOR KNOWN MEMBER GROUP
- EVEN NON-COSMETIC PRODUCE HAS FOOD VALUE
- OPPORTUNITY FOR COMMUNITY INVOLVEMENT AND INTERACTION
- SHARED RISK
- COST OF FOOD BASED ON ACTUAL COSTS OF SUSTAINABLE PRODUCTION
- SUCCESS IS MEASURED IN TERMS OF COMMUNITY/ ECOSYSTEM WELL BEING
- FARMER HAS SUPPORT OF MEMBERS GROUP AND VOLUNTEER HELP
- ALL NON FARMING USE AND EQUITY IN THE FARMLAND IS MOVED INTO NON-PROFIT OWNERSHIP

CREATING LOCALLY BASED COMMUNITY AGRICULTURE

MARKET ECONOMY

BOTTOM LINE

- MEETS NEEDS OF INVESTORS IN THE FORM OF PROFIT
- PARTIAL COSTS OF PRODUCTION ON SHORT TERM BASIS

LABOR

- COMMODITY SOLD TO THE HIGHEST BIDDER

LAND

- SALABLE COMMODITY
- USAGE RIGHTS OWNED PRIVATELY

CAPITAL

- ACCRUES TO INDIVIDUALS WITHOUT REGULATION

ASSOCIATIVE ECONOMY

BOTTOM LINE

- MEETS NEEDS OF ALL PARTIES: PRODUCER, USER, ENVIRONMENT
- ALL COSTS OF PRODUCTION ON LONG TERM SUSTAINABLE BASIS

LABOR

- CREATIVE EXPRESSION OF SERVICE
- NEEDS COMPENSATED BY THE COMMUNITY SERVED

LAND

- RESOURCE OF THE COMMUNITY
- ECOLOGICAL USAGE RIGHTS OWNED BY PRIVATE STEWARD

CAPITAL

- REDIRECTED BY COMMUNITY TO PROVIDE NEEDED INFRASTRUCTURE