

# Kent County Farmland Preservation Program Purchase of Development Rights: 2025 Ranking System for Landowner Applications

## Background

State of Michigan P.A. 262 of 2000 created the state Agricultural Preservation Fund, whose purpose is to provide state matching funds for local farmland preservation programs. The Kent County points-based appraisal method, as authorized under P.A. 262 of 2000, provides a consistent and objective value for all applicants and allows property owners to determine the value of the agricultural conservation easement prior to applying.

After all parcels have been scored, the Agricultural Preservation Board will then review and evaluate the highest scoring parcels and recommend to the Kent County Board of Commissioners parcels for their approval to proceed with the purchase of the agricultural conservation easement.

This document is subject to change on an annual basis.

### **Preliminary Information**

There are mandatory criteria to be eligible for funding. If the answer to any these questions is "no", the application will likely not be considered for funding.

Has the application form been signed by the landowner(s) of all nominated parcels?	Yes	_No	
Is at least 51% of all parcels devoted to agricultural use (pasture, cropland, etc.)?	Yes	_No	
(Management of a woodlot is not considered an agricultural use but may be a part of a prop			
Is the landowner donating at least 21% of the estimated value of the easement?	Yes	_No	
Are all parcels located outside of cities or villages?	Yes	_No	
Are all parcels listed as Agricultural in the Township's Comprehensive Land Use Plan?	Yes	_No	
Are agriculture activities a permitted use on the parcel under current zoning?	Yes	_No	
Can the property be developed under current zoning?	Yes	_No	
Does the landowner control all rights associated the parcels (e.g. mineral)?	Yes	_ No	

(Rights may be leased out and will be reviewed on a case by case basis)

If approved to move forward with a conservation easement purchase, the local Township must formally approve the application by way of resolution.

Due to limited funding, not all applications will be selected for funding consideration.

# **Selection Criteria**

How to complete: In each blank line, calculate the points for each item as determined by responses in the application. At the end of the document, total the application's points.

(Acres of Prime or Unique soils/Total Acres) x 5050 points2 Ratio of active land to nonactive landPoints: (Acres of Active Farmland/Total Acres) x 2020 points3 Total acres for all parcels in applicationPoints: 20 points20 points3 Total acres for all parcels in size20 points3 8 to 74.9 Acres in size16 points2 0 to 37.9 Acres in size0 points2 12 points0 to 37.9 Acres in size0 points4 Proximity of parcel to other permanently protected landPoints: 20 points9 arcel is adjacent to protected landPoints9 arcel is not adjacent to but is more than ½ mile to within 1 miles of protected land. Parcel is not adjacent to but is more than ½ mile to within 2 miles of protected land. Parcel is not adjacent to but is more than 1 mile to within 2 miles of protected land. Parcel is not adjacent to but is more than 1 mile to within 2 miles of protected land. Parcel is not adjacent to but is more than 1 mile to within 2 miles of protected land. Parcel is not adjacent to but is more than 1 mile to within 2 miles of protected land. Parcel is not adjacent to but is more than 1 mile to within 2 miles of protected land. Parcel is not adjacent to but is more than 2 miles away from protected land. Parcel is not adjacent to but is more than 2 miles away from protected land. Points Parcel is not adjacent to but is more than 2 miles of protected land. Points Parcel is not adjacent to but is more than 2 mile to within 2 miles of protected land. Points Parcel is not adjacent to but is more than 2 mile to within 2 miles of protected land. Points Points5A succession plan to address farm viability for future use Points PointsPoints7	1.	Percent of prime soils on parcel Points	
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Yes10 pointsNo0 points10Percent matching fundsPoints:30% or more10 points25% to 29.9%7 points21.1% to 24.9%3 points21%0 points			
No       0 points         10       Percent matching funds       Points:         30% or more       10 points         25% to 29.9%       7 points         21.1% to 24.9%       3 points         21%       0 points         11       Certified Organic Farm       Points:	9	Currently enrolled in PA 116 program Points	
10       Percent matching funds       Points:         30% or more       10 points         25% to 29.9%       7 points         21.1% to 24.9%       3 points         21%       0 points         11       Certified Organic Farm		Yes	•
30% or more     10 points       25% to 29.9%     7 points       21.1% to 24.9%     3 points       21%     0 points       11     Certified Organic Farm			•
25% to 29.9%     7 points       21.1% to 24.9%     3 points       21%     0 points       11     Certified Organic Farm	10		
21.1% to 24.9%     3 points       21%     0 points       11     Certified Organic Farm			•
21%   0 points     11   Certified Organic Farm   Points:			
11 Certified Organic Farm Points:			•
			•
Yes 2 points	11	0	
		Yes	2 points

	No		0 points
12	Any listings for critical species	oints: _	
	Yes		4 points
	No		0 points
13	Enrolled in Conservation Reserve Program	oints: _	
	Yes		4 points
	No		0 points
14	Benefits grassland	oints: _	
	Yes		4 points
	No		0 points
15	Contains sizeable natural features (river, forest, lakes, wetland)	Points: _	
	Yes		4 points
	No		0 points
16	Non-motorized public recreational use	oints: _	
	Yes		2 points
	No		0 points
17	Practice no till/ permanent hay/pasture/orchard/tiling/irrigation	Points: _	
	Yes		4 points
	No		0 points
18	Socioeconomic factors	oints: _	
	Yes (Veteran, Limited Resources, Disadvantaged)		2 points
	No		0 points
19	Existence of a Conservation Plan	oints: _	
	Yes		2 points
	No		0 points
20	Future Building Sites for Non-Farm Buildings	oints: _	
	One reserved future building site		-10 points
	Two reserved future building sites		-15 points
	Three reserved future building sites		-20 points
	Removal of non-prime farmland to meet federal/state requirements		0 points

Application Points = \_\_\_\_

Maximum Points = 200

#### **Appendix A**

These definitions reflect the use as detailed in the USDA Agricultural Conservation Easement Program form NRCS CPA 41A.

**Socially Disadvantaged Farmer or Rancher** means a producer who is a member of a group whose members have been subjected to racial or ethnic prejudices without regard to its members' individual qualities. For a legal entity, at least 50 percent ownership in the legal entity must be held by socially disadvantaged individuals. A socially disadvantaged group is a group whose members have been subject to racial or ethnic prejudice because of their identity as members of a group without regard to their individual qualities. These groups consist of the following:

- American Indians or Alaska Natives
- Asians
- Blacks or African Americans
- Native Hawaiians or other Pacific Islanders
- Hispanics

The term entities reflect a broad interpretation to include partnerships, couples, legal entities, etc. **Veteran Farmer or Rancher** - means a producer who served in the United States Army, Navy, Marine Corps, Air Force, or Coast Guard, including the reserve components thereof; was released from the service under conditions other than dishonorable, and:

- Has not operated a farm or ranch; or has operated a farm or ranch for not more than 10 consecutive years; or
- Who first obtained status as a veteran during the most recent 10-year period. A legal entity or joint operation can be a veteran farmer or rancher only if all individual members independently qualify.

Limited Resource Farmer or Rancher means either: (1)(i) A person with direct or indirect gross farm sales not more than the current indexed value in each of the previous two fiscal years (adjusted for inflation using Prices Paid by Farmer Index as compiled by National Agricultural Statistical Service), and (ii) Has a total household income at or below the national poverty level for a family of four, or less than 50 percent of county median household income in each of the previous two years (to be determined annually using Commerce Department Data); or (2) A legal entity or joint operation if all individual members independently qualify under paragraph (1). A legal entity or joint operation if all individual members independently qualify under paragraph (1) of this definition. A Self-Determination Tool is available to the public and may be completed online or printed and completed hardcopy at: https://lrftool.sc.egov.usda.gov/DeterminationTool.aspx?fyYear=2020