



Beyond Housing

Urban Agriculture and Community Land Trusts

By Greg Rosenberg & Jeffrey Yuen | April 19, 2013



Beyond Housing Working Paper

- Collaboration between the National CLT Network and the Lincoln Institute of Land Policy
- Examines the growing role of U.S. CLTs in urban agriculture and commercial development

Working Paper Available at:

http://www.lincolnst.edu/pubs/2227_Beyond-Housing



Today's Focus Is Urban Agriculture

Here we examine the 3 Roles
CLTs can play in supporting
agriculture

(See working paper for more info and
commercial development examination)

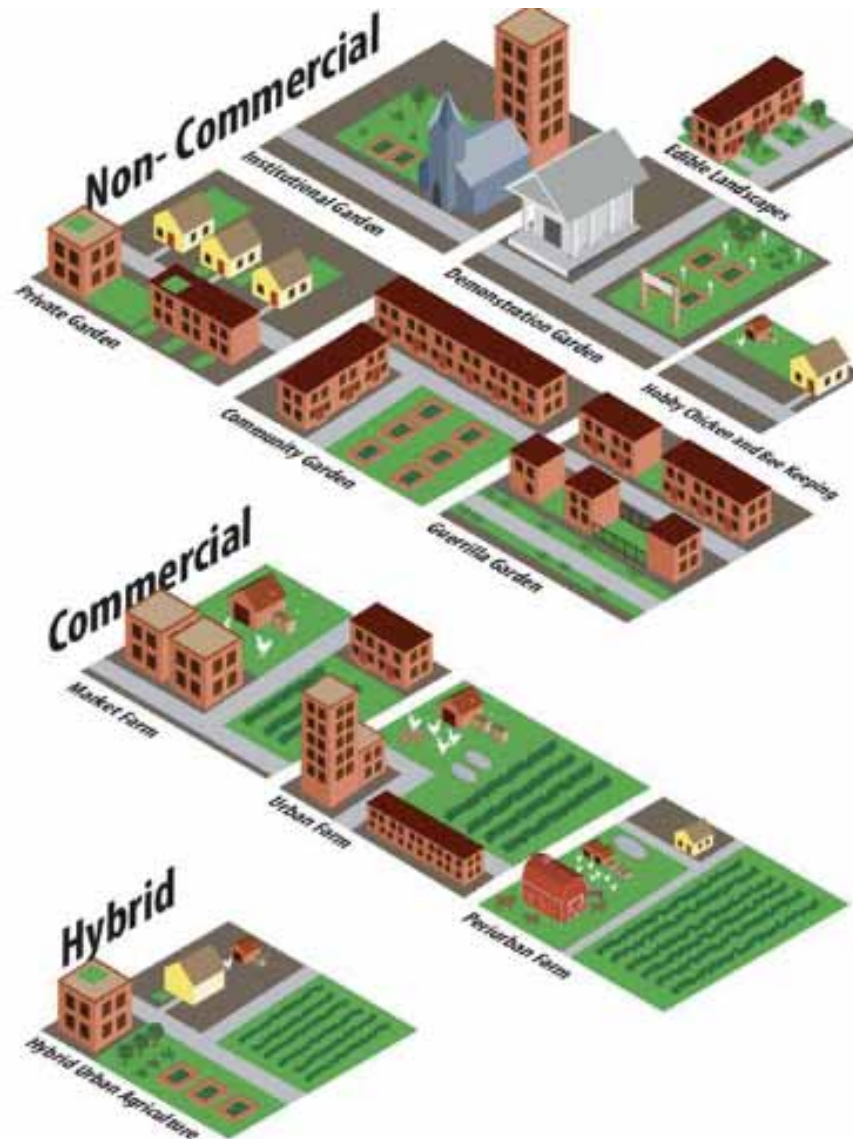


Definition of Urban Agriculture

“ An industry located **within or near an urban center** which raises, processes and distributes a diversity of food and non-food products serving an urban economic and ecological system. ”

- Mougeot (2000)

Types of Urban Agriculture



Benefits of Urban Agriculture

- Food security
- Public health
- Outdoor public space
- Education & training
- Ecological restoration



Challenges of Urban Agriculture

- Environmental safety
- Public policies
- Insecure land tenure

According to ACGA survey
99.9% of gardeners found
land security to be an issue.



Roots of Urban Ag Land Insecurity

Insecurity occurs when:

Market rate cost of land exceeds the income generated from ag activities

... which is nearly always the case



Research Questions

1

What **roles** are CLTs taking in non-residential projects?

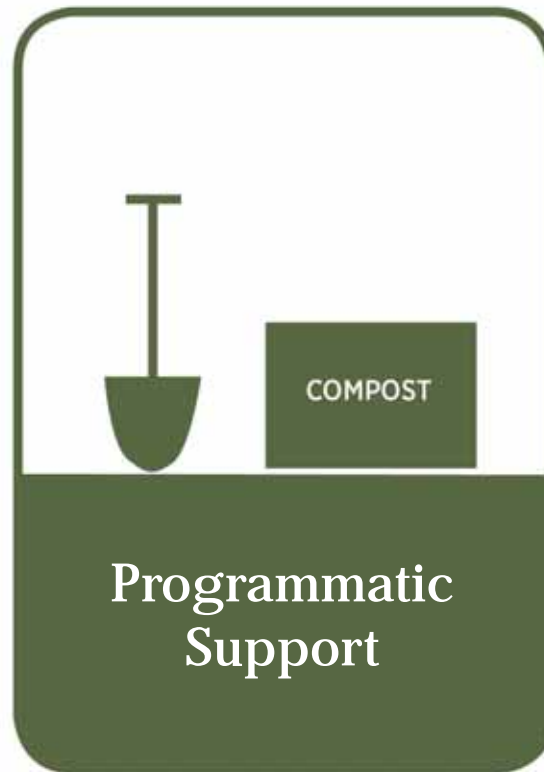
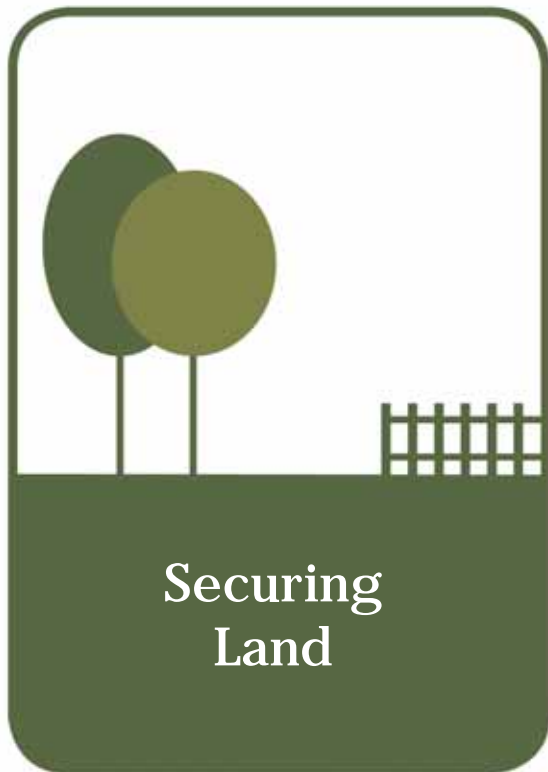
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What are the **benefits and challenges** of non-residential projects to CLTs?

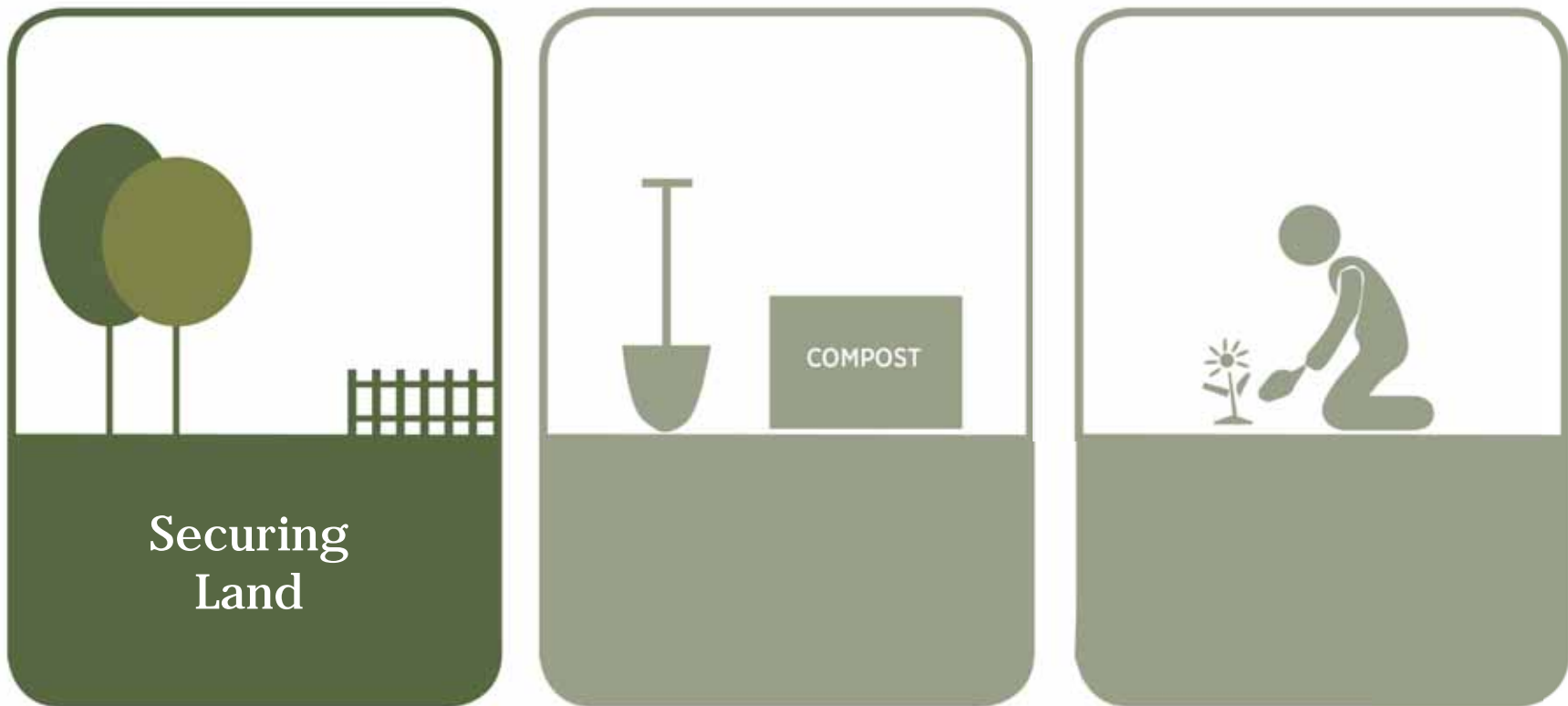
Urban Ag Research Sample

- Athens Land Trust
- Church Community Housing Corporation
- Dudley Neighbors, Inc.
- Durham Community Land Trustees
- Kulshan CLT
- Lopez CLT
- Madison Area CLT
- Sawmill CLT
- Southside CLT

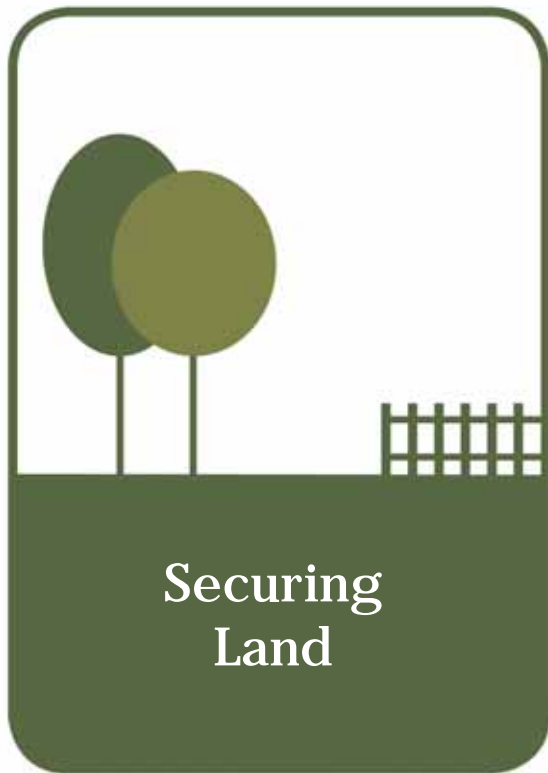
The 3 CLT Roles in Urban Ag



CLT Role 1: Securing Land



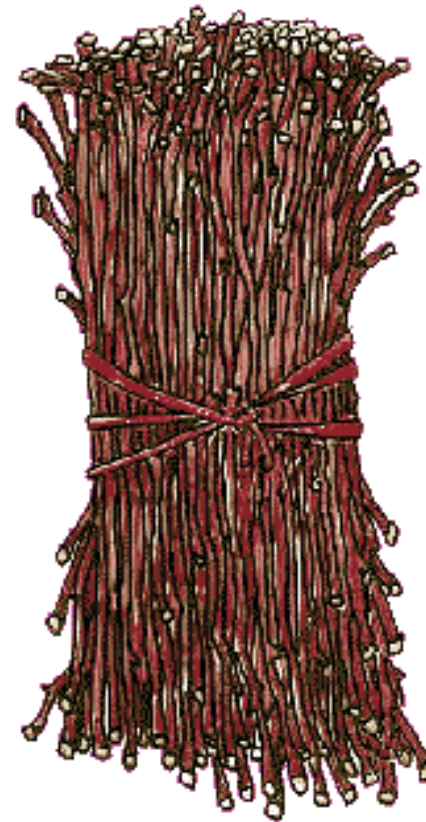
Many Methods for Securing Land



- Fee Simple Ownership
- Ground Lease
- Deed Restriction
- Conservation Easement

Fee Simple Ownership

- The greatest number of "sticks" in the bundle of ownership rights, providing a high level of land security.
- Most durable way to insulate land from the forces of price speculation.



Fee Simple Ownership

Durham CLT: Burch Avenue Community Garden

- DCLT acquired small non-conforming lot
- Neighborhood association advocated for a community garden on the site
- Land leased at nominal rate to neighborhood association



Fee Simple Ownership

Dudley Neighbors, Inc: Dudley Greenhouse

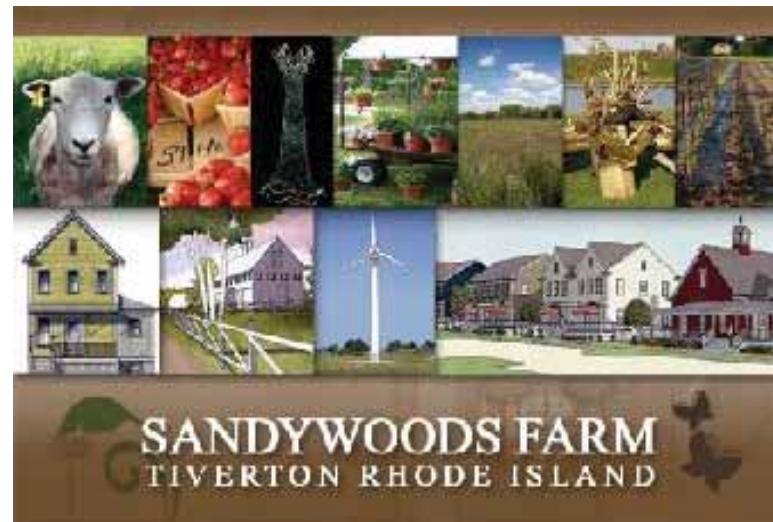
- Contaminated site of former chop shop
- Land purchased by DNI, 10,000 foot greenhouse constructed
- No long-term debt or property tax obligations creates low-risk financial structure
- 50% community growing beds, 50% leased to local nonprofit for commercial growing



Fee Simple Ownership

Church Community Housing Corp.: Sandywoods Farm

Sandywoods Farms is a 26-acre project which combines rental and mixed-income homeownership with preserved farmland, a community garden, orchard, art galleries and a commercial kitchen.



Fee Simple Ownership

Madison Area CLT: Troy Gardens

- Troy Gardens is a 31-acre project which incorporates a community garden, CSA farm, greenhouse, restored prairie, and interpretive trail system along with a 30-unit mixed-income cohousing community.
- All land is owned by the Madison Area CLT.
- Troy Gardens goes beyond fee simple. Land is protected by multiple layers of funding agreements, land use restriction agreements, a conservation agreement, and ground leases.



TROY GARDENS

CONSERVATION-BASED AFFORDABLE AND ACCESSIBLE HOUSING



WE ENVISION A WORLD

where people live and learn together in sustainable communities



31 ACRES IN MADISON, WISCONSIN

mixed-income cohousing, community gardens, csa farm, restored prairie



SUMMER YOUTH GARDENING PROGRAM

TEACHING KIDS TO WORK TOGETHER AND GROW THEIR OWN FOOD



THE KIDS GARDEN

FLOWERS, VEGETABLES -- AND AN URBAN CHICKEN COOP



COMMUNITY GARDENS

for troy homeowners and their neighbors -- the engine of community building



TROY COMMUNITY FARM

MADISON'S ONLY COMMUNITY SUPPORTED AGRICULTURE FARM

Fee Simple Ownership Summary

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- Long-term security
 - High level of control

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- Potentially high cost of land
 - Responsibilities and obligations
 - Property taxation policies

Ground Lease

- CLT can be either the lessor or the lessee
- As landowner, CLT can lease land to an external entity to manage agricultural programs
- CLT can lease land from an external land holding entity



Ground Lease | CLT as Lessor

Madison Area CLT: Troy Gardens

- 5 acres leased to the Troy Gardens Condominium Association
- Renewable 98-year lease
- 26 acres leased to Community GroundWorks
- Series of short-term leases



Ground Lease | CLT as Lessee

Southside CLT: Urban Edge Farm

- 50-acre farm leased from the State of Rhode Island for \$1/year for 10 years
- Subleases to seven new farmers as part of farm incubation program, with 5-year subleases at a nominal fee



Ground Lease Summary

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- Low cost
 - High level of control

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- Legal complexity
 - Transaction costs
 - Performance standards

Deed Restrictions

- Tool for placing limitations on uses of land
- Commonly used by funders to ensure that grant compliance
- Example: Troy Garden



Deed Restriction Summary

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- Low Cost
 - Ensures agriculture use

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- Enforceability
 - Risk of noncompliance highest at the point of transfer of title

Conservation Easements

- Voluntary restrictions that permanently limit types of allowable uses on land
- Easements held by external entities
- Frequently used as a tax planning tool
- Commonly used in rural setting to conserve natural areas



Conservation Easement Summary

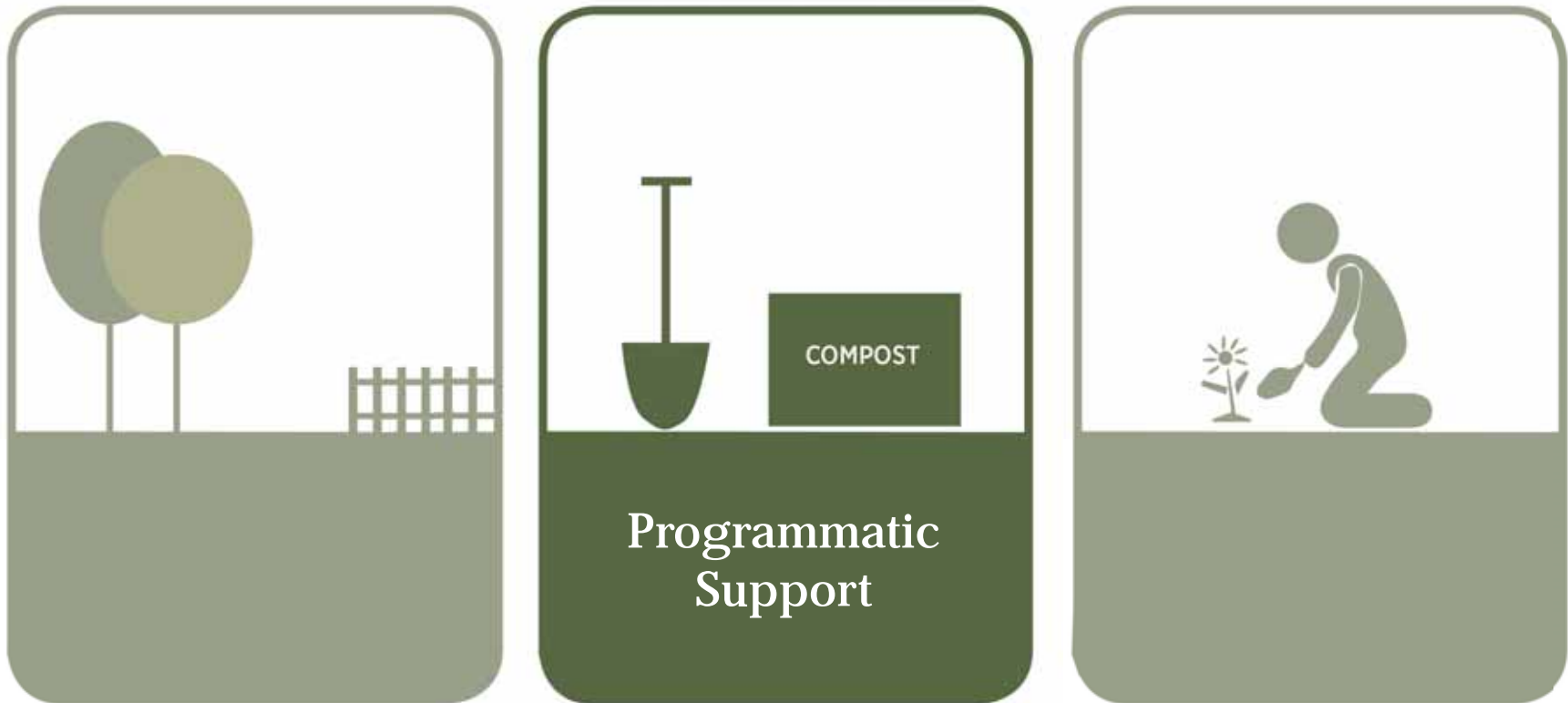
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- Effective for restricting land uses to agriculture

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- No security of tenure for the grower
 - Risk of noncompliance (esp. at the point of title transfer)

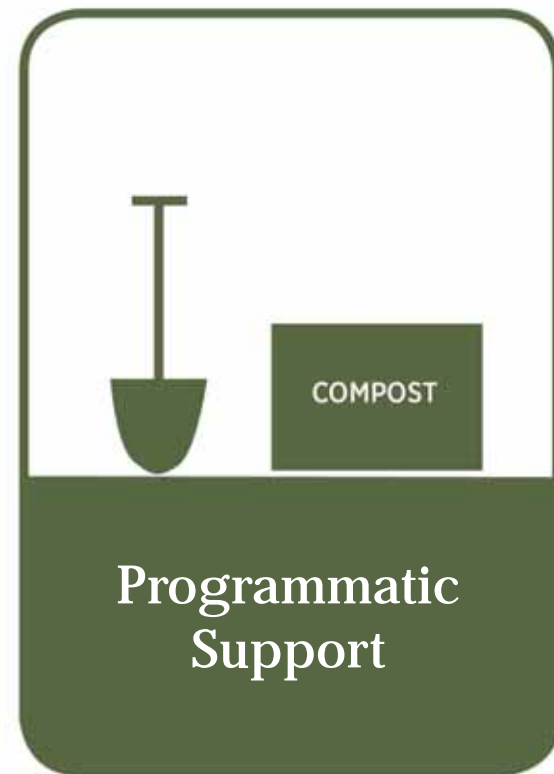
CLT Role 2: Programmatic Support



Programmatic Support

Includes:

- Supporting agricultural efforts beyond securing land
- Agricultural programming
- Technical assistance & education
- Compost, tools, seedlings, etc.



Programmatic Support

Lopez CLT: SARD

- Sustainable Agriculture & Rural Development initiative (SARD)
- Mobile Meat Processing Unit
- Seed Library
- Grain Mill



Programmatic Support

Athens Land Trust: West Broad Market Garden



A program of



Why Gardens?

The mission of the Athens Land Trust is to promote quality of life through integration of community and the natural environment by preserving land, creating energy-efficient and affordable housing, and revitalizing neighborhoods.



Major Funding

- USDA National Institute of Food & Agriculture Community Food Project Grant – 3 year grant for \$287,500
- USDA Farmer's Market Promotion Grant – 2 year grant for \$89,500







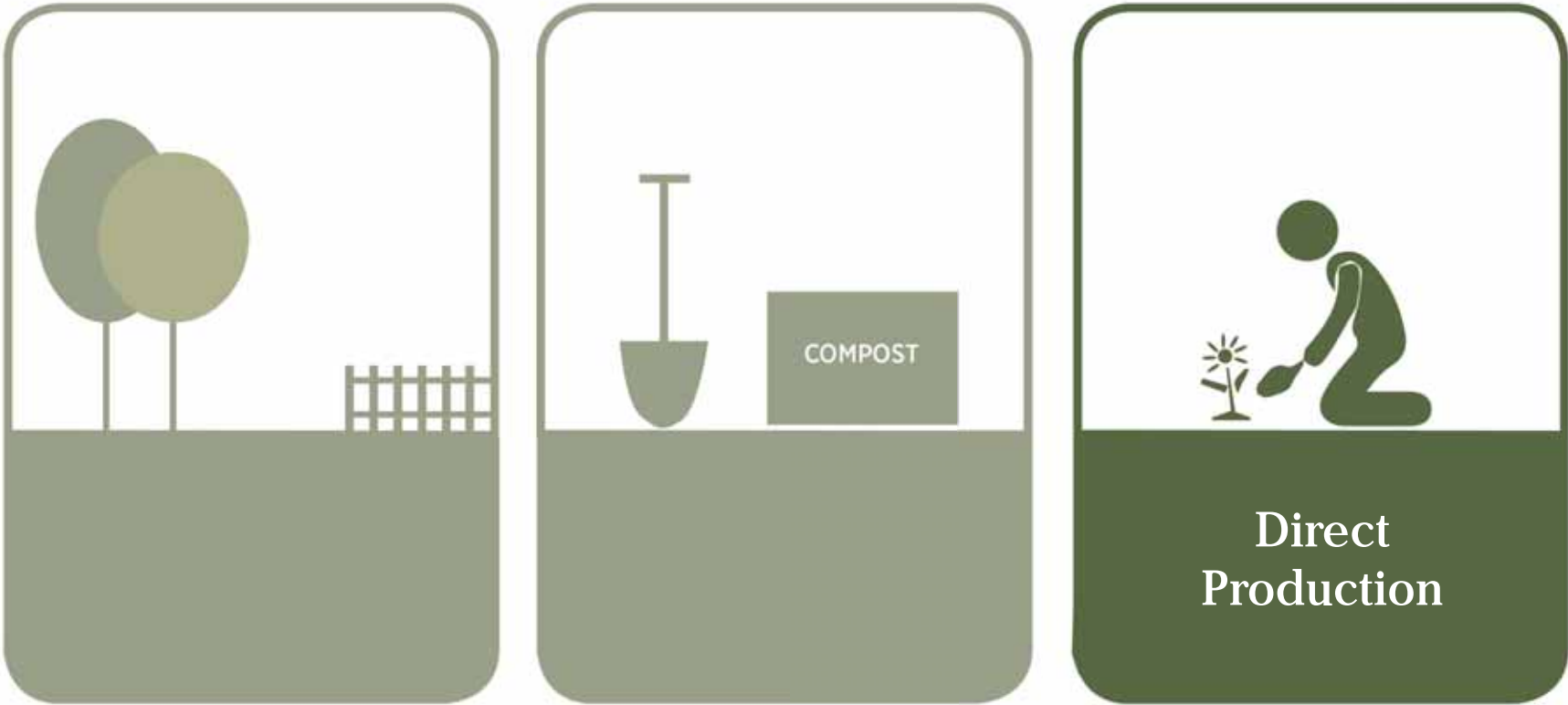
The site has become a community space

- Hub for the Community Garden Network
- Community Events
- Farmers Market





CLT Role 3: Direct Production



Direct Production

The CLT itself is directly involved in agricultural production



Direct Production

Southside CLT: City Farm

- Operates a 3/4 acre farm in Providence, RI
- Staff and volunteers grow produce and sell to local restaurants
- Provides agricultural training to students



Direct Production

Backyard Growing

- By securing access to affordable land, CLTs can enable agricultural production for CLT residents
- Almost all CLTs are food producers!



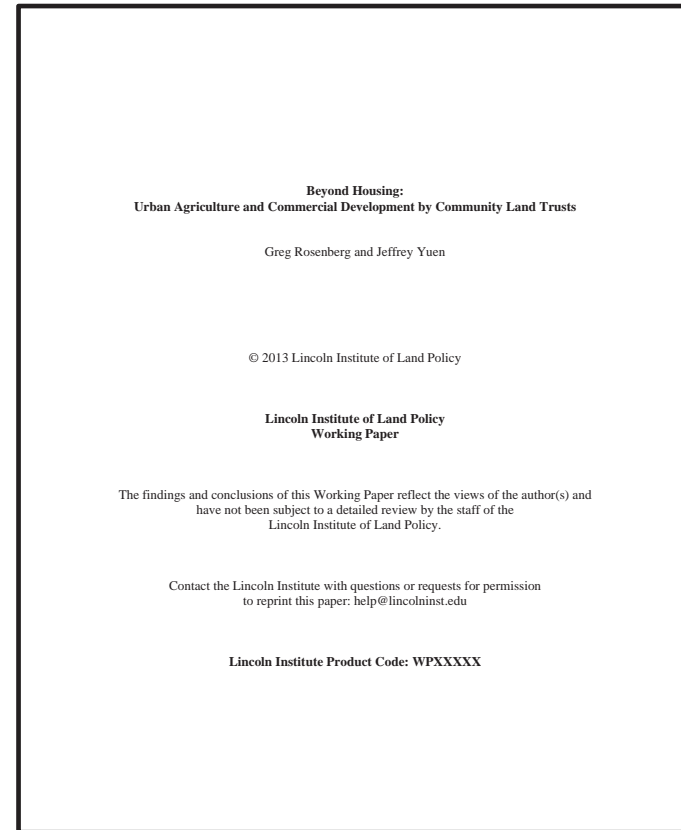
In Summary

CLTs are increasingly supporting ***comprehensive community development efforts***, which often include agriculture

Further, there are ***many ways*** that CLTs can support agricultural efforts

Additional Resources

- 1 Beyond Housing Lincoln Institute Working Paper
- 2 Urban Agriculture Project Decision Guide
- 3 Non-Residential Project Directory
- 4 Non-Residential Resource Directory



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Urban Agriculture Project Decision Matrix

Urban Agriculture Project Decision Guide

This guide was developed by the National Community Land Trust Network to assist community land trusts in evaluating new urban agriculture projects. It is a companion to the Lincoln Institute of Land Policy Working Paper entitled "Reconciling Housing, Urban Agriculture and Community Development for Community Land Trusts", by Qing Rosenburg and Jeffrey Ross.

QUESTION	Questions to Consider
Charitable Purpose	<ul style="list-style-type: none"> Does it conform to the corporate purpose defined in the CLT's bylaws? Does it constitute a "charitable purpose" under 501(c)(3) of the IRS code? Will it generate revenue from an activity that is not an allowable "charitable purpose" (thereby jeopardizing tax exempt status)?
Community	<ul style="list-style-type: none"> Will it strengthen the immediate neighborhood in which the proposed projects located? Will its impact reach beyond the immediate neighborhood benefiting the larger community served by the CLT? Will it help to build connection and solidarity among households who inhabit CLT housing? Will it help to address CLT residents' and the surrounding community?
Workforce	<ul style="list-style-type: none"> Will it improve the lives of lower income households housed by the CLT? Will it improve the lives of lower income households residing in the CLT's service area who are not housed by the CLT?
QUESTION	Questions to Consider
Gap in Service or Supply	<ul style="list-style-type: none"> How do project goals address needs not being met by current community service providers? How do project goals address needs for other community services that a otherwise unmet?
Role of the CLT in Filling This Gap	<ul style="list-style-type: none"> Will the project help address the CLT's mission? How much investment/involvement by the CLT is needed to make it happen? What role is the CLT allowed to play — investment, ongoing support, and/or advisory role?

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Selected housing-related CLT Network Non-Residential Project Directory | April 2022



Dudley Neighbors, Inc.
Dudley Greenhouse

Background & Context:
In 2018, the Dudley Street Neighborhood Initiative (DSNI) acquired the Dudley Greenhouse and its surrounding property. The property was previously used for storage and required a ground improvement project. In the 40+ years, the Massachusetts Highway Department (MHD) utilized a lease with the CPD and was required to undertake a supplemental environmental project. In lieu of paying a \$1M MHD fee for the \$12.5M Dudley Greenhouse project, MHD agreed to healthy food options and food bank as a condition of the lease.

Implementation:
A series of community discussions led to the idea of a community-owned and operated greenhouse. A concrete log structure was built over the existing steel structure. The greenhouse production is used for local food. The site is now owned by Dudley Neighbors, Inc. The CLT structure of Dudley had the greenhouse designated for community agriculture and leased to various groups. The Food Project, a local nonprofit, is the primary partner of the site. It is used for community groups and local residents.

Challenges:
DSNI was unable to secure the right greenhouse lease and the structure was vacant for nearly five years. However, DSNI was well-positioned to absorb the unexpected vacancy time as the project was completed without increasing debt and the organization's financial status allowed for several holiday years.

Benefits:
The Dudley Greenhouse stands as an example that supports the resiliency of DSNI housing units. They produce fresh food and attract to the site a community that is based around healthy food. The project was leased with the community's goal of creating food to quality care spaces.

Be Greg Inquiring & other tips

Project at a Glance	
Location:	Roslindale, Massachusetts
Project Category:	Urban Agriculture
Year Completed:	2018
Agricultural Acreage:	10,000 SF
CLT Role:	Securing Land
Agricultural Activities:	Community Garden, Commercial Agriculture
Lease Arrangements for Securing Land:	Fee Simple Ownership
Major Partners:	The Food Project, Massachusetts Highway Department
Website:	www.dsni.org
Staff Contact:	Harry Smith, Director of Sustainability and Economic Development, hsmith@dsni.org

Lessons Learned

Community engagement is particularly important in the urban agriculture setting, where CLTs often do not have access to early-stage agricultural production. Harry Smith of DSNI explained, "We were not going to have a perfect structure, but we should be getting your own food. This came to us during the pandemic. We had to take a gamble. We had to take a risk. A large-scale greenhouse project had the Dudley Greenhouse project to come under the banner of a more community-oriented project."

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BEYOND HOUSING RESOURCE LIBRARY

URBAN AGRICULTURE

Athens Land Trust: www.athenslandtrust.org

- Spring 2013 Newsletter (see Dropbox)
- Fall 2012 Newsletter (see Dropbox)
- Presentation on Urban Agriculture Programs, 2012 National CLT Network Conference (see Dropbox)

Church Community Housing Corporation: www.cchcnewport.org

- Sandyswoods site plan (see Dropbox)
- Architectural photo gallery website
- Sandyswoods community website

Dudley Neighbors, Incorporated: www.dsni.org/dudley-neighbors-inc

- Dudley Neighbors, Inc. Community Greenhouse website
- The Food Project Dudley Greenhouse website (current greenhouse tenant)

Durham Community Land Trustees: www.dclt.org

- 2012 Annual Report (see Dropbox)

Kulshan Community Land Trust: www.kulshancit.org

- Access to Land for Farming website

Lopez Community Land Trust: www.lopezclt.org

- 2012 Annual Report (see Dropbox)
- Lopez CLT Sustainable Agriculture & Rural Development website
- "Have Knife, Will Travel: A Slaughterhouse on Wheels", Wall Street Journal, September 5, 2006 (about the mobile processing unit) (see Dropbox)
- Grain Project Report for 2010 (see Dropbox)
- Sustainable Agriculture and Rural Development Notes (2010)(see Dropbox)

To Contact the Authors

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