

Chatham Agricultural Preservation & Development

FY2024 Pilot Program Guidelines





Chatham Agricultural
Preservation & Development
Trust Fund

Chatham Agricultural Preservation & Development (CAPD) Trust Fund

Progress To Date:

- Establish Trust Fund with perpetual funding stream
- Begin financing working lands conservation easement support through formal application process
- Work within the current Farmland Preservation Plan (2009) to assess needs and develop goals and programs for the future



The purpose of the NCADFP fund is to support the farming, forestry, and horticulture communities within the agriculture industry by:

- Supporting the purchase of agricultural conservation easements (on farm, forest, and horticulture lands), including transaction costs.
- Funding public and private enterprise programs that will promote profitable and sustainable family farms through assistance to farmers in developing and implementing plans for the production of food, fiber, and value-added products, agritourism activities, marketing and sales of agricultural products produced on the farm, and other agriculturally related business activities.

ADFP Current Funding Round

Opens: Monday, October 9, 2023

Closes: Monday, December 18, 2023

Proposed CAPD Funding Round

Opens: ASAP

Closes: Monday, December 4, 2023

CAPD Pilot Program FY 2024



Initial funding round categories:

- Perpetual agricultural working-lands easements. (\$600,000)
 - Transaction costs related to or necessary to facilitate a working-lands easement.
- Organizational and programming support that promotes the preservation and development of working lands of Chatham County. (\$75,000)

CAPD Conservation Easement (CE) Eligibility



- All applicants must be non-profit conservation organizations (G.S.106-744)
- Perpetual Agricultural Working-lands Easement
 - Chatham County properties & in working lands use (Meets NC GS § 160D-903. Agricultural Uses).
 - Present-use value acreage guidelines: five acres for horticulture, 10 acres for agriculture (row crops or pasture), 20 acres for forestry, or a combination of working lands use.
 - Otherwise eligible for NCDA ADFP Easement program.
- Transaction Costs
 - Must expedite a permanent conservation easement acquisition that otherwise meets program requirements based on financial need.
- May request up to 50% of value of easement.

CAPD Conservation Easement Application



- Demonstrate organization eligibility.
- Demonstrate property eligibility (working farmland), prime soils, and conservation planning.
- Demonstrate proximity to other conserved lands/development risk.
- Extra points: minority/disadvantaged owners; water quality protection; innovative practices; natural heritage conservation.
- Provide project budget with matching funds & requested transaction funds.
- Narrative describing project need & benefits.

Programming Support Guidelines & Application

- Must be non-profit conservation organization. (G.S.106-744)
- History of Chatham County work.
- Commitment to Chatham County farmland preservation.
- Support for historically underserved, marginalized, or socially disadvantaged communities.
- Program innovation.



CAPD Score Sheets

PILOT FY 2024 Chatham Conservation Easement & Transaction Costs Application Scoring						
Step 1						
Application Questions and Points (Supporting Documentation Required for a "Yes" response)						
Max Points per category	Points per answer	Questions	Mark Only For Yes Response	Points Assigned For Yes Response	Documentation	Scoring Item Objective
20		What percentage of the proposed easement will be funded by the Chatham Agricultural Preservation & Development Trust Fund? Funds may cover up to 50% assessed value of development rights.			Budget including match percentages and partners.	The limited amount of local funding available for purchasing permanent working lands conservation easements will be better utilized if matched by other entities and/or partners so that the funding may be spread across more acreage protected. NC ADFP may cover up to 50% of value. USDA ACE may cover 25% of value. Landowner or Private donation may be included as match.
	20	Funding requested covers 10% or less of the valued amount per acre required to purchase the proposed conservation easement				
	15	Funding requested covers between 10% & 25% of the valued amount per acre required to purchase the proposed conservation easement				
	5	Funding requested covers between 25% & 50% of the valued amount per acre required to purchase the proposed conservation easement				
	0	Funding requested covers 50% of the valued amount per acre required to purchase the proposed conservation easement				
10		What percentage of the proposed easement will be donated by the landowner?			Budget including match percentages and partners.	Donations made by the landowner show the intent and objective of preserving farmland into perpetuity.
	10	The donation covers 50% or more of the valued amount per acre				
	7.5	The donation covers between 25% & 50% of the valued amount per acre				
	5	The donation covers up to 25% of the valued amount per acre				
	0	No Owner donation				
10	10	Does the proposed conservation easement area contain 60% or greater Prime, Unique or soils of statewide importance?			Soil Certification	Prime Soils are designated as best use for farming and also are at highest risk for development and fragmentation due to septic capabilities.
	6	Does the proposed conservation easement area contain 50% or greater Prime, Unique or soils of statewide importance?				
	2	Does the proposed conservation easement area contain 40% or greater Prime, Unique or soils of statewide importance?				
	0	Does the proposed conservation easement area contain less than 40% Prime, Unique or soils of statewide importance?				
5	5	Is the landowner(s) pledging to keep the proposed conservation easement acres in availability for future production of agricultural commodities as defined in NC Statute 106-581.1?			Pledge statement signed by landowner(s) and applicant organization	This pledge demonstrates the landowner(s)'s desire to keep the proposed conservation easement in working lands in the future, which may include the transition of the farm to future owner/operators or leasees. At closing, a perpetual deed restriction, compliant with the NC ADFP program, will be recorded.
3		Is the proposed conservation easement property currently being used for agricultural production as defined in NC Statute 106-581.1? If so, when was the last production? Please mark appropriate response based upon majority (50% or more) usage of the proposed conservation easement area. Indicate only one response.			To demonstrate active impact to the local ag economy. timestamped photos of crops or residue in the field, a 578 producer print/crop report, a signed letter from the NC Forest Service or a private forester certifying active timber sales, a timestamped photo of livestock on pasture, a receipt of timber sale, a livestock bill of sale	Evidence of a current or recent crop or active commercial timber operations demonstrates that the land parcels are part of working farm and forestry operations.
	3	A crop or livestock is currently or was grown for harvest within the last year				
	2	A crop or livestock was grown for harvest within the last 2 years.				
	1	A crop or livestock was grown for harvest within the last 4 years				
	0	No evidence of crop production for harvest within the last 4 years				
5	5	Does the landowner(s) have an economic interest as a producer in the agricultural production as defined in NC Statute 106-581.1 on the proposed conservation easement acreage? (Producer defined as an individual or entity that produces an Agricultural Commodity through participation in the day-to-day labor, management, and field operations; or that has the legal right to harvest an Agricultural Commodity)			578 producer print/crop report, livestock bill of sale, fertilizer bill, CCC-902 form, farm lease agreement, proof of crop insurance, receipt of chemicals receipt; for forestry productions: forestry management plan with landowner's name, receipt of timber sale	Evidence of economic interest in the proposed conservation easement demonstrates that the landowner(s) depend on the land for their livelihood, a portion of their livelihood, are actively engaged in the operation, or are making investments in the property.

Proposed Next Steps

- Open Application window
- Applications close December 4
- Internal Review for Eligibility & Ranking
- Reviewed by SWCD Board & Agricultural Advisory Board
- Award Recommendations Presented to Commission
- Grant Award Contracts: Spring 2024 (to coincide with ADFP)
- Next Funding Cycle: Fall/Winter FY2025
- Conservation Easements Completed: Summer 2025 and beyond



**Chatham Agricultural
Preservation & Development
Trust Fund**



- Soil & Water Conservation District

News

District Board Members

District Staff

History of Soil & Water
Conservation Districts

- Farmland Preservation

Chatham Agricultural
Preservation & Development
Trust Fund

Voluntary Agricultural District
Program

NC Conservation Reserve
Enhancement Program

NC Agriculture Development
and Farmland Preservation

NRCS Agricultural
Conservation Easement
Program

Additional Resources

+ Our Services

+ Education Programs

English

Our Community

Government

Organizations

Government » Departments & Programs: I-Z » Soil & Water Conservation District » Farmland Preservation »

Chatham Agricultural Preservation & Development Trust Fund

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FY 2024 Pilot Program Grant Applications are now open!

Applications for the Chatham Agricultural Preservation & Development (CAPD) Trust Fund are now open and will close at 5 pm on Monday, December 4.

For the initial funding round, applications will be accepted for the following categories:

- Perpetual agricultural working-lands easements.
- Transaction costs related to or necessary to facilitate a working-lands easement.
- Organizational and programming support that promotes the preservation and development of working lands within Chatham County.

[FY 2024 Pilot Farmland Preservation Program Guidelines](#)

Are you interested in applying? Please fill out our [Application Interest Notification](#) form so we can reach out to you.

Applications

[Conservation Easement and/or Transaction Funds Application](#)
[Organizational & Programming Support Application](#)

Other Farmland Preservation Updates

- Apply for Farmland Preservation Outreach & Education Grant (ADFP)
- Updated Farmland Preservation Plan (Expected January 2024)
- Establish Formal Policies for Recommended Farmland Preservation Programs
- Update Voluntary Agricultural District Ordinance to Include All Farmland Preservation Programs





Thank you!

Chatham Agricultural



Questions ???

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Chatham Agricultural