Farm PAI

Farmland Protection & Affordability Investment
Farmland in Washington is preserved in perpetuity

BIPOC Farmers have better access to purchase land

WSHFC’s Beginning Farmer/Rancher program is better utilized
Outcome Driven

Farmers can get capital infusions to improve and operate farmland.

Farmland passes from generation to generation with security.

Land appreciation is reinvested and grows the program.
Three Uses

Short-Term Turnkey Acquisition
- Farmer identifies land to be purchased.
- Trust buys and holds while farmer assembles financing.
- Farmer buys with USDA or conventional financing (such as WSHFC Beginning Farmer/Rancher loan).
- Trust is paid a fee for the transaction out of the WSHFC FarmPAI fund.

Development Rights
- Farmers sell their development rights to finance equipment and other needs.
- Trust buys development rights on farmland, preserving its value at farmland prices and making it easier for farmers to access.
- Trust sells development rights (for use by other properties) to repay Farm PAI

Longer-Term Conversion
- Trust identifies parcels of farmland to purchase and buys using FarmPAI.
- Trust places restrictions on land to preserve value at farmland prices.
- Trust markets and sells land to farmers.
  ✓ Priority 1: BIPOC farmers
  ✓ Priority 2: Other users of the WSHFC Beginning Farmer/Rancher program
- Appreciation of land or development rights while held by Trust is split evenly between WSHFC and Trust. WSHFC proceeds are returned to the fund.
How it Works

Low-Interest Loan (up to ~8 years)

Priority to BFR users & BIPOC farmers

Permanent Financing From Other Sources

Development Rights

Land Trusts+

Repay Loan + 50% of Appreciation

[Image of farmer]

[Image of fields]

[Image of buildings]