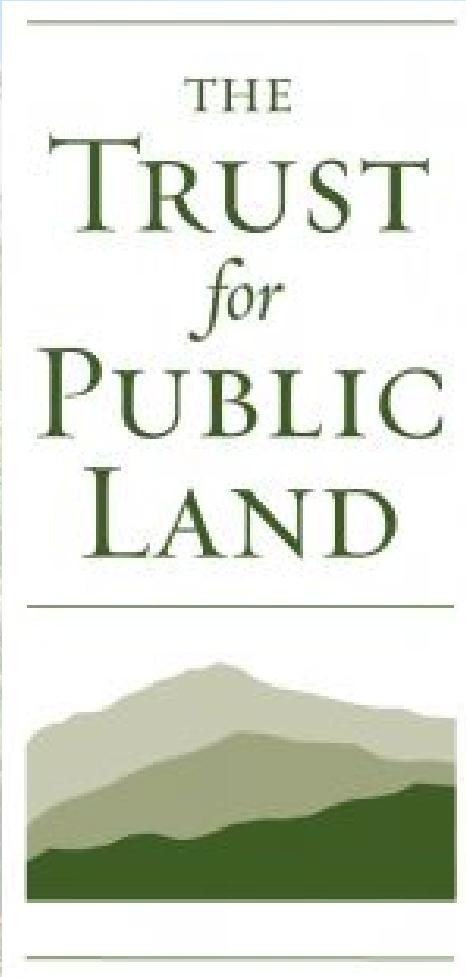


A wide-angle photograph of an urban garden in Boston. In the foreground, there are several raised beds filled with lush green leafy vegetables, likely kale or collard greens. A person wearing a white shirt and dark pants is visible on the right side, working in the garden. In the background, the dense Boston city skyline is visible under a clear blue sky. Several birds are flying in the upper left corner of the image.

Urban Agriculture in Boston and its Economic Viability

Kelly Riley, Marie-Frances Rivera, Rachel Corey, Daniel Sullivan
April 2015

Client: Trust for Public Land



Consultant: Northeastern
University, School of Public
Policy and Urban Affairs

Problem Statement

TPL has observed that *urban farms are overly reliant on philanthropic and public funds for short and long-term sustainability.*

Parameters that guided our research:

- TPL is a mission-driven organization focused on ‘greening the city’ and is seeking an assessment of the **sustainability of ground level farms** in the City of Boston. As a result, rooftop, freight farming and soil-free technologies are not explored.
- Due to the prohibitive cost of private land in the city of Boston, our study will **focus on available public land**.
- The scope of the research is restricted to **agricultural production** in the city, therefore strategies for improving food systems as a whole are not explored.

Methodology

- Attend 3rd Annual Massachusetts Urban Farming Conference on March 28
- Attend monthly UA Visioning Process
- Interviewed key stakeholders
- Literature review
- Case studies
- Prior capstones
- TPL resources



3rd Annual Massachusetts Urban Farming Conference Saturday, March 28, 2015

Worcester State University
486 Chandler St, Worcester, Massachusetts 01602

The annual Massachusetts Urban Farming Conference (UFC) is designed to advance the opportunities and address the barriers involved in cultivating a resilient and thriving Urban Farming sector. The UFC is a multi-sector stakeholder forum designed to share information regarding what is currently happening in Massachusetts. The UFC fosters solutions, sustainable networks and business relationships.

\$50 Registration (February 16, 2015 - March 15, 2015)
\$75 Registration (March 16 - event day)

For More Information Contact: Rose Arruda at MDAR; Rose.Arruda@state.ma.us
For Sponsorship/Vendor Opportunities Contact: Crystal Johnson Crystal@ISEplanning.com

The Mass Urban Farming Conference is Presented by:
City Growers and Urban Farming Institute, in partnership with the Massachusetts Department of Agricultural Resources.

www.urbanfarminginstitute.wordpress.com
www.facebook.com/urbanfarminginstituteboston.com

Boston-area Urban Agriculture Stakeholders

1) Urban Farmers and Gardeners

City Growers, LLC
The Urban Farming Institute
The Food Project
Higher Ground Farm
Green City Growers
ReVision Urban Farm
NUBIA

2) Future Urban Farmers and Gardeners

3) Support Organizations

Massachusetts Farm Bureau Association
Boston-area Academic Institutions:
Northeastern University
Tufts University
Harvard University
Crop Circle Kitchen
Greenovate Boston
Boston Collaborative for Food and Fitness
Boston Food Forest Coalition
Codman Square NDC
Dudley Street Neighborhood Initiative
Boston Natural Area's Network
Conservation Law Foundation
Boston Urban Ag Visioning and Steering Comm.

4) Funders (non-gov't)

Trust for Public Land
Merck Family Foundation
The Carrot Project
Kendall Foundation
The Boston Foundation
Trustees of Reservations

5) Public Sector

Federal:
United States Department of Agriculture (USDA)
Department of Housing and Urban
Development (HUD)
Environmental Protection Agency (EPA)

State:

Massachusetts Department of Agricultural
Resources
Massachusetts Food Policy Council Advisors
Massachusetts Food Policy Alliance
State Legislature and Executive branches

Local:

Mayor Marty Walsh
Mayor's Office of Food Initiatives
Boston Public Health Commission
Boston Redevelopment Authority
Department of Neighborhood Development
City Council

6) Boston Neighborhoods & Residents

Research Questions

- What **organizational and business models** would allow for sustainable urban farming?
- How can we demonstrate and monetize the **economic and community impacts** of urban farms to the City of Boston and other stakeholders?
- What is the role **of local, state, and national policies, laws, and incentives** to reach these goals?

A wide-angle photograph of a massive urban agricultural site, likely a rooftop farm or a large-scale community garden. The foreground is filled with rows of lush green plants, possibly leafy greens or small vegetables. In the middle ground, a person wearing a white shirt and dark pants is seen working in the field. The background features a dense city skyline with numerous skyscrapers and buildings under construction, with several cranes visible. The sky is clear and blue, and there are many birds flying in the upper left corner.

Pathways to Profitability

Recommendation

Local urban farmers must select the best legal structure for their urban agriculture enterprise, mitigate start-up costs, and ensure land security.

They must select high profit, ground-level crops suited to our geographic location to achieve financial sustainability.

What Legal Structure is best for my urban farm?



Use this chart to help you determine what the best legal structure(s) would help your urban farm thrive.

Would you prefer a business that is easy to form?
Do the founder(s) want significant control of business decisions and management?

Yes

Sole Proprietorship
General Partnership
Limited Partnership

No

Corporation
LLC
Nonprofit
Cooperative

Would you like greater opportunities to raise capital
from a wider range of people and institutions?

Yes

No

Corporation
LLC
Nonprofit
Cooperative

Sole Proprietorship
General Partnership
Limited Partnership

Are one (or more of your partners) comfortable with less
direct control, thus ultimately less liability?

Yes

No

Corporation
LLC
Nonprofit
Limited (Liability)
Partnership
Cooperative*

Sole Proprietorship
General Partnership

Will you be the sole entrepreneur of this business and willing to assume all profits and losses?

Yes

Sole
Proprietorship

No

Corporation
LLC
Nonprofit
Limited (Liability)
Partnership
Cooperative*

Would you prefer a structure with access to greater tax benefits?

Yes

LLC
Nonprofit
Limited Partnership
General Partnership
Cooperative*

No

Sole Proprietorship
C Corporation

*Depends on how it is structured and how contract is drafted.

Start-Up Capital Costs

- Land
- Water
- Soil

3 acres - Garlic & Greens	2016	2017	2018	2019	2020	2021
Head Farmer (3% increase/year)	\$43,300	\$44,599	\$45,937	\$47,315	\$48,735	\$50,197
Full-time Assistant (3% increase)	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778
2 Seasonal workers (3% increase)	\$21,000	\$21,630	\$22,279	\$22,947	\$23,636	\$24,345
FICA/Worker's Comp.	\$18,860	\$19,426	\$20,009	\$20,609	\$21,227	\$21,864
Insurance (1% increase)	\$3,000	\$3,030	\$3,060	\$3,091	\$3,122	\$3,153
Distribution (1% increase)	\$19,500	\$19,695	\$19,892	\$20,091	\$20,292	\$20,495
Mustard Green Seeds (3 acres)	\$400					
Garlic Bulbs (3 acres)	\$72,000					
Misc. (1% increase)	\$4,500	\$4,545	\$4,590	\$4,636	\$4,683	\$4,730
Utilities (2% increase)	\$3,600	\$3,672	\$3,745	\$3,820	\$3,897	\$3,975
Operating Costs	\$216,160	\$147,497	\$151,340	\$155,291	\$159,356	\$163,535

Revenues						
Greens @ \$10/lb (1% increase)	\$21,000	\$21,210	\$21,422	\$21,636	\$21,853	\$22,071
Garlic @ \$10/lb (1% increase)		\$318,150	\$321,332	\$324,545	\$327,790	\$331,068
Ending cash balance	(\$874,160)	(\$682,297)	(\$490,883)	(\$299,993)	(\$109,706)	\$79,898



Crop Selection: Grapes



Château Hough Winery Forecast

	Prior Year	2015	2016	2017	2018	2019
Restaurant / Retail Clients	0	8	11	14	19	21
Employees	1	3	5	7	10	12
Sales	0	\$12,000	\$358,356	\$537,524	\$716,712	\$716,714
Expenses	\$10,000	\$141,320	\$202,000	\$302,306	\$423,000	\$475,000
Profits	-\$10,000	-\$129,320	\$156,356	\$235,228	\$293,712	\$241,714

Winery Sales based on a 3 year sales cycle after harvest (50%, 25%, 25%)

Sales based on \$28.40, average sale price (ASP)

25,000 Bottle Mix



\$15

/ Bottle

\$35

/ Bottle

\$125

/ Bottle



The Vineyards of
Chateau Hough
est 2010

CLEVELAND

2013

Traminette-Viognier

Inaugural Vintage
of 350

ALC 12% BY VOL 750 ml

Top Methods of Crop Distribution

Method of Distribution	Definition	PROS	CONS
CSAs	Community supported agriculture; the farmer sells shares of expected produce to customers that customers pick up weekly; on a bad year, customers receive less produce. Conversely, on a good year, customers receive more than paid for.	Raises capital before season to purchase seeds, offset overhead costs, etc.	Resource rich: boxes for produce each week & reserved area of land for boxes each week; farmers need to grow a plethora of varieties to keep customers interested and returning.
Farmer's Markets	Each farmer purchases a table for the duration of the season and sell directly to individual customers	Can create direct relationships with individuals who could then could recurring customers or CSA members	Small time slots; weather dependent; resource rich – needs to be staffed by at least one person who could otherwise be contributing to production
Direct sales	Direct sales to restaurants or wholesale venues	Can create relationships with restaurants that could lead to a strong working relationship (i.e., growing custom crops for the restaurant). Restaurants yield highest profit margin compared to other distribution models.	Direct sales to grocery stores net smallest profit margins. Poor crop season could damage or end relationship with a restaurant or market
Farm Stands	On-site farm stands sell directly to neighbors	Farmers can sell directly while also doing farm tasks; can be semi-permanent so not a lot of capital needed	Could attract vermin if produce is not properly composted



Measuring Economic and Community Impacts

Recommendation

3 data collection mechanisms:

- Farmer-data collection tool
- Community survey
- Independent evaluation

Why Measure Community Impacts?



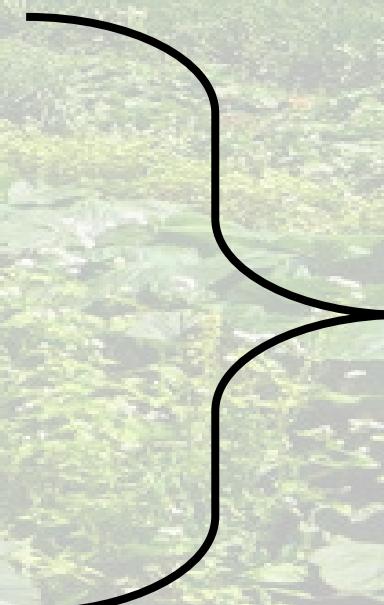
Without enumerating the benefits of urban agriculture and monetizing their value, urban agriculture projects will be an ineffective use of valuable property.

Garrison-Trotter Farm

- Garrison-Trotter or similar $\frac{1}{4}$ acre property (~12,000 sq ft)
 - Projected Annual Revenue - TPL: \$21,000
 - Projected Annual Revenue - Mill City Grows: \$17,000
- 220 Harold Street (12,900 sq ft lot)
 - Land Value - \$515,000
 - Building Value - \$685,000
 - **FY15 Net Tax - \$14,500**
- 202 Harold Street (6,600 sq ft lot)
 - Land Value - \$107,000
 - Building Value – \$130,000
 - **FY15 Net Tax - \$2,900**

Garrison-Trotter Farm

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 - **FY15 Net Tax - \$2,900**



Net Revenue for City
For Equivalent Lot Size
\$6,000 - \$14,000

A wide-angle photograph of an urban farm. In the foreground, there are several raised garden beds filled with various green plants, likely leafy vegetables or herbs. The middle ground shows a vast expanse of similar greenery stretching across the hillside. In the far background, a dense city skyline with numerous skyscrapers and buildings is visible under a clear blue sky. Several birds are scattered across the sky, some flying towards the left and others towards the right.

“Urban farms are growing
more than just food,
they are growing community.”

~ Cheryl Kollin

- Food Production
- Employment
- Property Values
- Entrepreneurship
- Human Capital

Economic



- Community Spaces
- Education and Training Programs
- Diverse Interactions

Social



- Composting Food Waste
- Stormwater Management
- Air Quality

Environmental



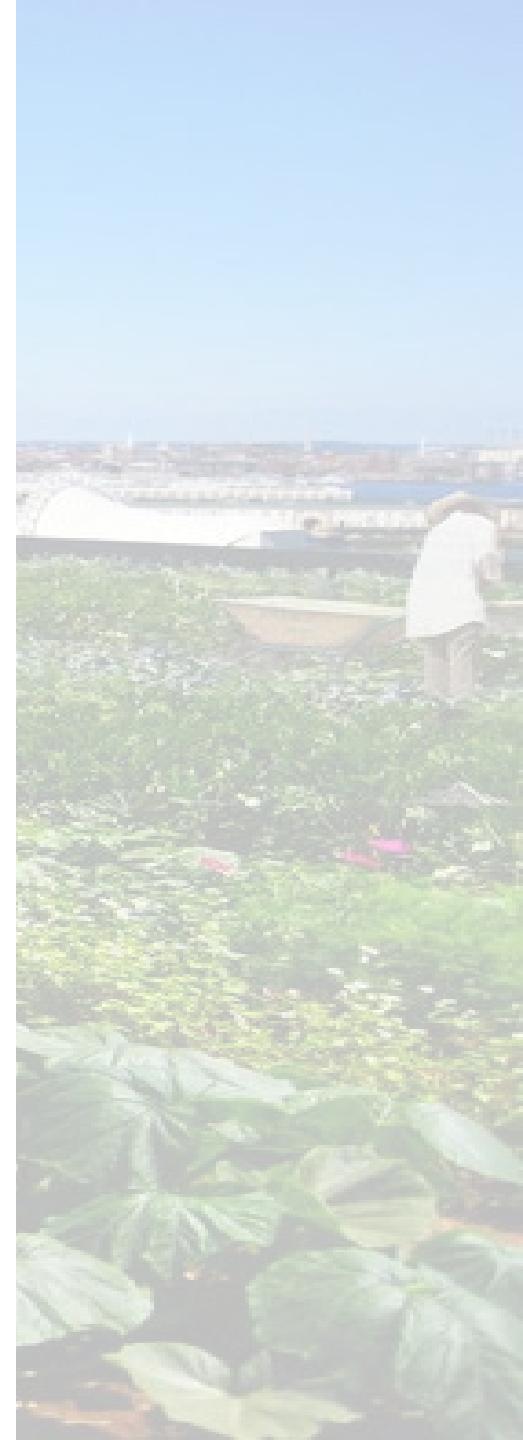
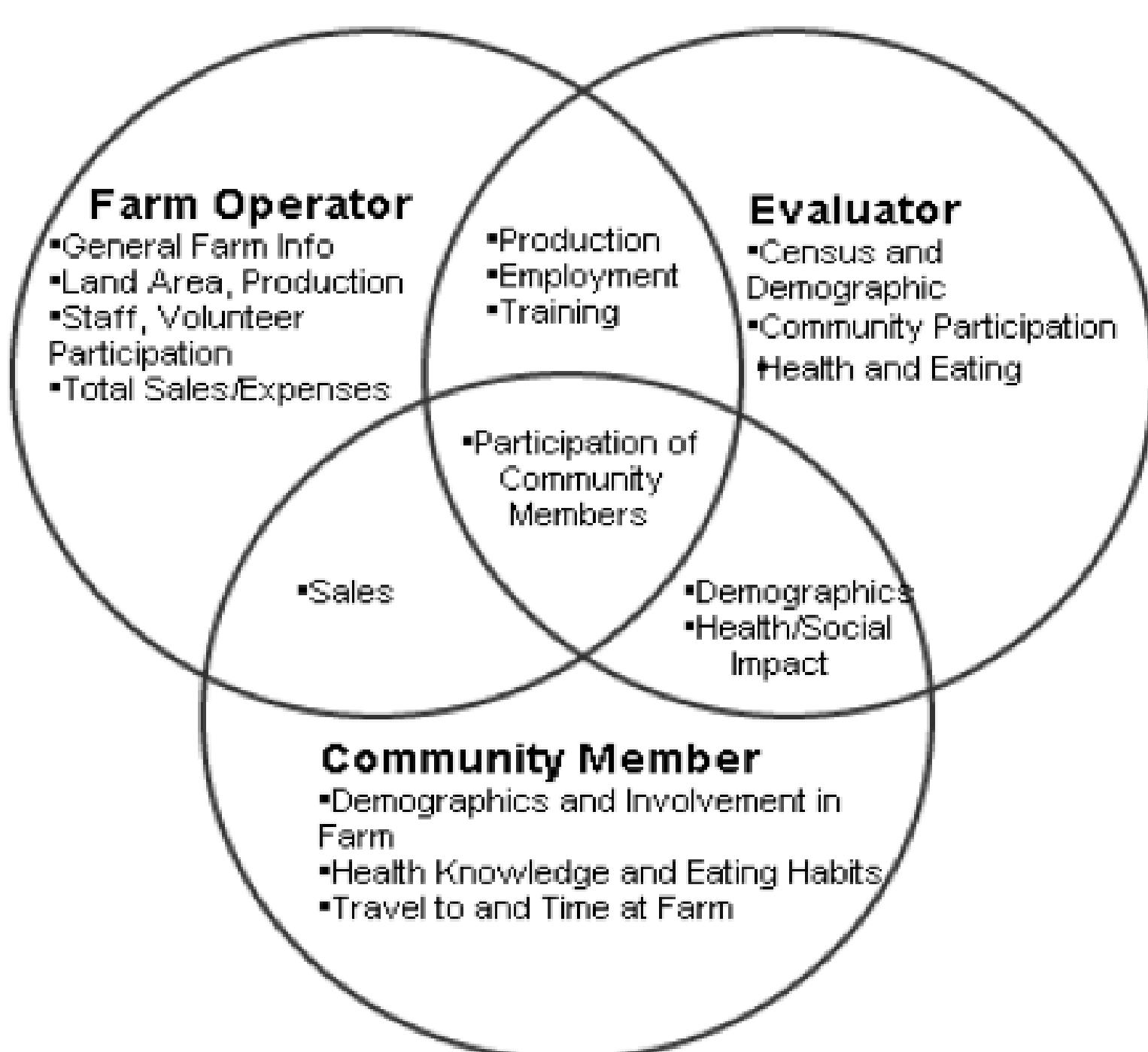
- Access to Healthy Food Options
- Health and Food Literacy
- Physical Activity

Health



Measuring Benefits

- 
1. Farm Operator Data Collection Tool
 2. Community Member Survey
 3. Independent Evaluation



Farm Operator Data Collection Instrument

General	Sales and Programs	Production
Farm Name(s)	Sales to CSA/Farmers	Crop Production
Farm Address(es)	Sales to Food Access Programs	Compost Production
Website/Contact Information	Sales to Retail/Commercial	Food Packaging and Processing
	Types of Programs and People Served	
Staff	Area	Utilities
Full Time Staff	Total Property Size	Energy Use and Sources
Part Time Staff	In-Ground or Raised Beds	Water Use
Volunteers	Greenhouses/Cold Frames	Waste Produced (Non-Compostable)
Participants in Programs	Hydro/Aero/Aquaponics	Rainwater Capture
Number of Youth and Seniors	Storage and Refrigeration	
Average Time On-Site	Packaging/Processing	
	Retail (Point of Sales)	

27 Metrics

Farm Operator Data Collection Instrument		
General	Sales and Programs	Production
Staff	Area	Utilities
Farm Name(s)	Sales to CSA/Farmers	Crop Production
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Participants in Programs	Hydro/Aero/Aquaponics	Rainwater Capture
Number of Youth and Seniors	Storage and Refrigeration	
Average Time On-Site	Packaging/Processing	
	Retail (Point of Sales)	

Basic Farm Information

General Farm Information

Name of Recorder

Email Address

Farm Name

Farm Address (# Street, City, Zip)

Farm Website (Optional)

Additional Farm Sites (Names and Addresses)

Number of People*Only numbers may be entered in these fields.*

Full Time Staff

Part Time Staff

Volunteers

Farmers

Youth (18 or younger)

Seniors (65 or over)

How much area is dedicated to the following functions (sq. ft):*Only numbers may be entered in these fields.*

Total Property Size

In-Ground/Raised Beds

Greenhouses/Cold Frames

Hydro/Aero/Aquaponics

Storage & Refrigeration

Packaging/Processing

Retail (Point of Sales - Farmstand)

Annual Food Production (# per year)

? Pounds per Year (crop, #)

Crop Name	Q1 (January-March)	Q2 (April-June)	Q3 (July-September)	Q4 (October-December)	2015 TOTAL PRODUCTION (lbs)
Crop 1					
Crop 2					
Crop 3					
Crop 4					
Crop 5					

Annual Sales per Mode

Only numbers may be entered in these fields.

\$ Annual Sales to CSA/Farmers Market

\$ Annual Sales to Retail/Commercial

\$ Annual Sales to Food Access Programs

\$ Other

Access the Tool at:

www.farmsurvey.limequery.com

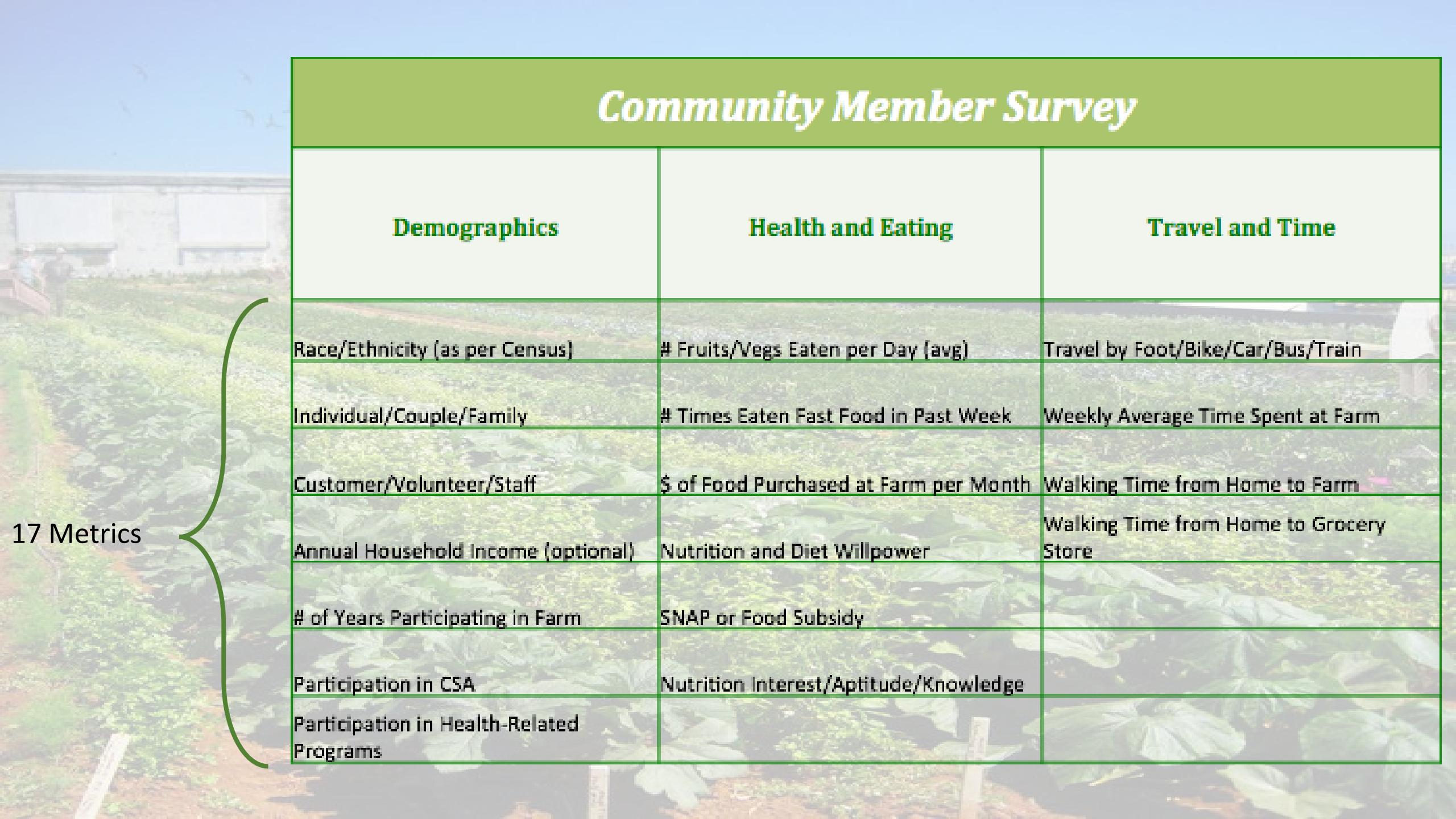
Year-To-Date Revenues and Expenses

	Revenues	Expenses
Land		
Food Production		
Programs, Events and Trainings		
Payroll and Labor		
Fundraising/Donations/Investments		
Misc/Other		

Does the Farm run or facilitate any programs or events? Indicate the Program, Function, and # Served

Community Member Survey

Demographics	Health and Eating	Travel and Time
Race/Ethnicity (as per Census)	# Fruits/Vegs Eaten per Day (avg)	Travel by Foot/Bike/Car/Bus/Train
Individual/Couple/Family	# Times Eaten Fast Food in Past Week	Weekly Average Time Spent at Farm
Customer/Volunteer/Staff	\$ of Food Purchased at Farm per Month	Walking Time from Home to Farm
Annual Household Income (optional)	Nutrition and Diet Willpower	Walking Time from Home to Grocery Store
# of Years Participating in Farm	SNAP or Food Subsidy	
Participation in CSA	Nutrition Interest/Aptitude/Knowledge	
Participation in Health-Related Programs		



Community Member Survey		
Demographics	Health and Eating	Travel and Time
Race/Ethnicity (as per Census)	# Fruits/Vegs Eaten per Day (avg)	Travel by Foot/Bike/Car/Bus/Train
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# of Years Participating in Farm	SNAP or Food Subsidy	
Participation in CSA	Nutrition Interest/Aptitude/Knowledge	
Participation in Health-Related Programs		

17 Metrics

Independent Evaluator Instrument

Census and Demographic	Community Participation	Health and Eating
Median Household Income	# of Participants in Programs and Events	Consumption Rates of Fruits/Vegetables
Unemployment Rate	Person-Hours Spent Farming	Health Education and Awareness
Race and Ethnicity	Youth and Senior Participation	
Social	Economic	Environmental
Mood Changes and Attitude	Number of Paid Staff and Earnings	Water Capture and Re-Use
Perceptions of Healthy Eating	Participation in Job/Skills Training	
Perceptions of Environment and Safety	Impact on Small Business/ Entrepreneurship	

Independent Evaluator Instrument

Census and Demographic			Community Participation			Health and Eating		
Median Household Income			# of Participants in Programs and Events			Consumption Rates of Fruits/Vegetables		
Unemployment Rate			Person-Hours Spent Farming			Health Education and Awareness		
Race and Ethnicity			Youth and Senior Participation					
Social			Economic			Environmental		
Mood Changes and Attitude			Number of Paid Staff and Earnings			Water Capture and Re-Use		
Perceptions of Healthy Eating			Participation in Job/Skills Training					
Perceptions of Environment and Safety			Impact on Small Business/ Entrepreneurship					

15 Metrics

[OVERVIEW](#)[DATA COLLECTION TOOLKIT](#)[ENTER YOUR DATA](#)[DATA REPORTS](#)[YOUR ACCOUNT](#)

0. FOOD PRODUCTION DATA

0.1 CROP COUNT

1 record | 1 bed, 3 plants

Last update: 03/03/2016

[ADD DATA](#)

0.2 HARVEST COUNT

(no data yet)

[ADD DATA](#)

CEDAR STREET COMMUNITY GARDEN

111 Cedar St, Boston, MA

Edit | Delete

1. ENVIRONMENTAL DATA

1.1 LANDFILL WASTE DIVERSION BY VOLUME

(no data yet)

[ADD DATA](#)

1.1 LANDFILL WASTE DIVERSION BY WEIGHT

(no data yet)

[ADD DATA](#)

1.2 COMPOST PRODUCTION BY VOLUME

(no data yet)

[ADD DATA](#)

1.2 COMPOST PRODUCTION BY WEIGHT

(no data yet)

[ADD DATA](#)

1.3 RAINWATER HARVESTING

(no data yet)

[ADD DATA](#)

2. SOCIAL DATA

2.1 PARTICIPATION BY GEOGRAPHY

(no data yet)

[ADD DATA](#)

2.2 PARTICIPATION BY TASK

(no data yet)

[ADD DATA](#)

2.3 PARTICIPATION BY PROJECT

(no data yet)

[ADD DATA](#)

2.4 SKILLS & KNOWLEDGE IN THE GARDEN

(no data yet)

[ADD DATA](#)

2.5 REACH OF PROGRAMS

(no data yet)

[ADD DATA](#)

3. HEALTH DATA

3.1 CHANGES IN ATTITUDE: YUM & YUCK

(no data yet)

[ADD DATA](#)

3.2 GOOD MOODS IN THE GARDEN

(no data yet)

[ADD DATA](#)

3.3 HEALTHY EATING

(no data yet)

[ADD DATA](#)

3.4 BEAUTY OF THE GARDEN

(no data yet)

[ADD DATA](#)

4. ECONOMIC DATA

4.1 MARKET SALES

(0 data yet)

[ADD DATA](#)

4.2 DONATIONS OF FOOD

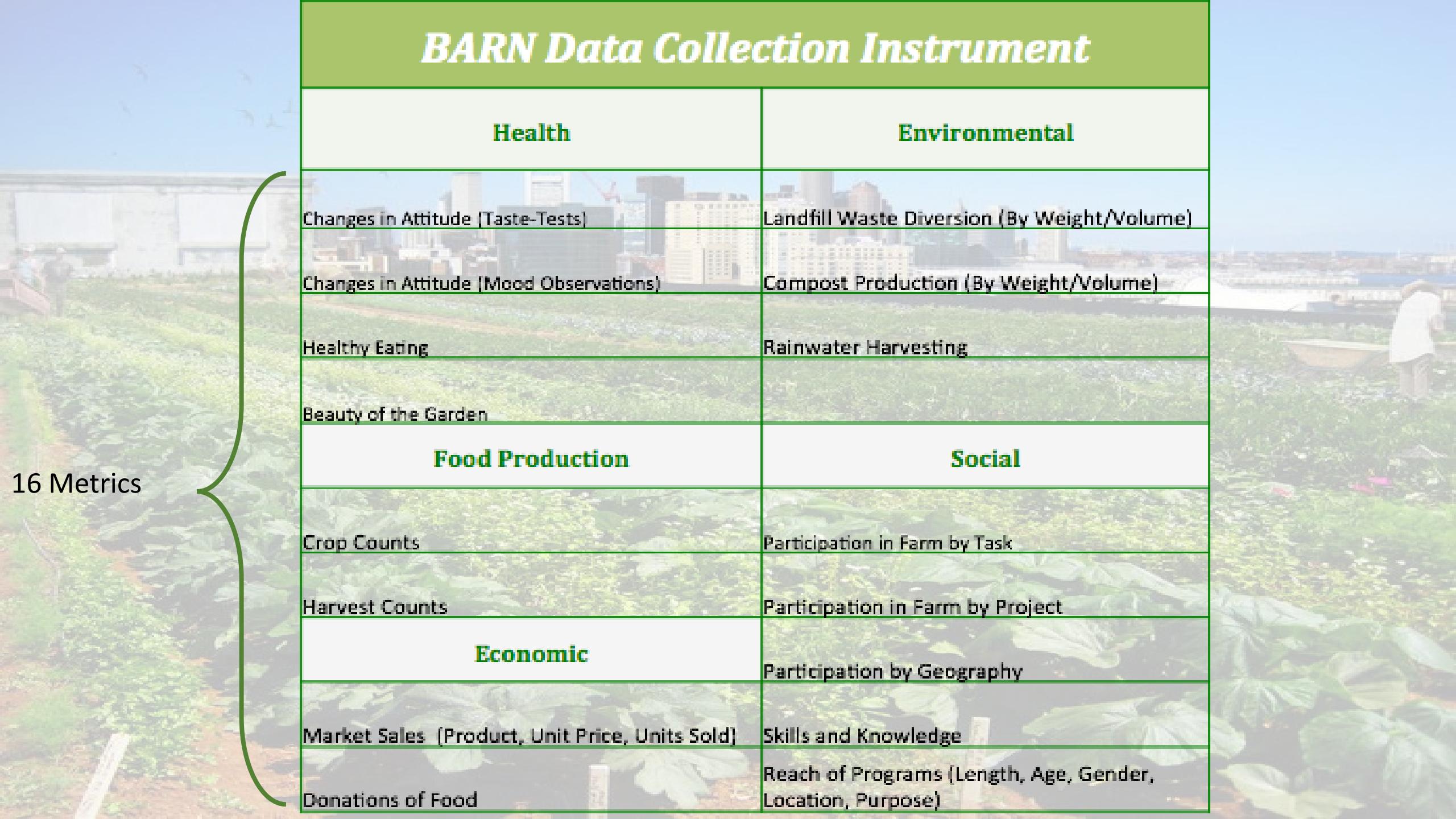
(0 data yet)

[ADD DATA](#)

BARN Data Collection Instrument

Health	Environmental
Changes in Attitude (Taste-Tests)	Landfill Waste Diversion (By Weight/Volume)
Changes in Attitude (Mood Observations)	Compost Production (By Weight/Volume)
Healthy Eating	Rainwater Harvesting
Beauty of the Garden	
Food Production	Social
Crop Counts	Participation in Farm by Task
Harvest Counts	Participation in Farm by Project
Economic	Participation by Geography
Market Sales (Product, Unit Price, Units Sold)	Skills and Knowledge
Donations of Food	Reach of Programs (Length, Age, Gender, Location, Purpose)

BARN Data Collection Instrument



Health	Environmental
Changes in Attitude (Taste-Tests)	Landfill Waste Diversion (By Weight/Volume)
Changes in Attitude (Mood Observations)	Compost Production (By Weight/Volume)
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Beauty of the Garden	
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Donations of Food	Reach of Programs (Length, Age, Gender, Location, Purpose)

16 Metrics

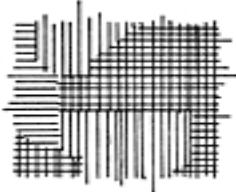
A wide-angle photograph of a massive urban agricultural project. In the foreground, there's a dense field of green plants, likely leafy vegetables or herbs, growing in raised beds. A person wearing a white shirt and dark pants is visible on the right side, working in the garden. In the middle ground, a long, low building with many windows serves as a greenhouse or a cold frame for幼苗. The background features a dense city skyline with numerous skyscrapers under a clear blue sky. Several birds are flying in the upper left corner of the image.

Policies, Laws, and Incentives

Recommendation

For client action: Support and advocate for proven models, such as the Community Land Trust model, that champions TPL's mission and shares a dual objective with Boston-based stakeholders in the smart growth, economic development, and housing conservations

For municipal action: Establish a formal urban agriculture policy; this should be supported by an urban agriculture land use plan, resource database, tax incentives, education, and a single organizational contact for urban agriculture matters



FIVE BOROUGH FARM
Seeding the future of urban agriculture in NYC

UNIVERSITY OF MISSOURI
Extension



CENTER FOR
RESILIENT
CITIES

Good Living Well Grounded



Best Practices

Current Context

National policy is not the forum for urban agriculture at this time. The nature of UA is a local impact and policy objectives are at the state and local level.

STATES:

California and Missouri- UA Zones

New Jersey and Maryland's - property taxes

New York and Texas – funding

Hawaii and Missouri – sustainable communities

Current Context

- Local: Strategic focus Mayor's Office of Food Initiatives is beginning to take a “new direction” (Ryan, 2014). Continuing to address food access and hunger, this work now includes “supporting restaurants and food trucks serving as an entry point for small business.” (Ryan, 2014).
- Small farms are small business, too.

Sustainability and profitability of UA are only possible in a climate that supports farmers and future farmers' efforts.

Planning

- Article 89 to its passage as Massachusetts first modern “right-to-farm” law, in 12/2013.
- *Zoning*: Up to one acre farms are permitted everywhere in the city and over one acre in industrial areas.
- Best use of land resources in the face of scarcity.
- Affordable housing vs. UA social, environmental, economic health benefits.

Planning

Comprehensive Plan:

- The Tufts study an instrument to serve as a foundation for ascertaining where the best opportunity lies.
- DND targets parcels 6,000 sq. ft.+ and then objectively select sights “that make sense.”
- No commitment to specified % of land or # or plots.

RFP process for urban farms

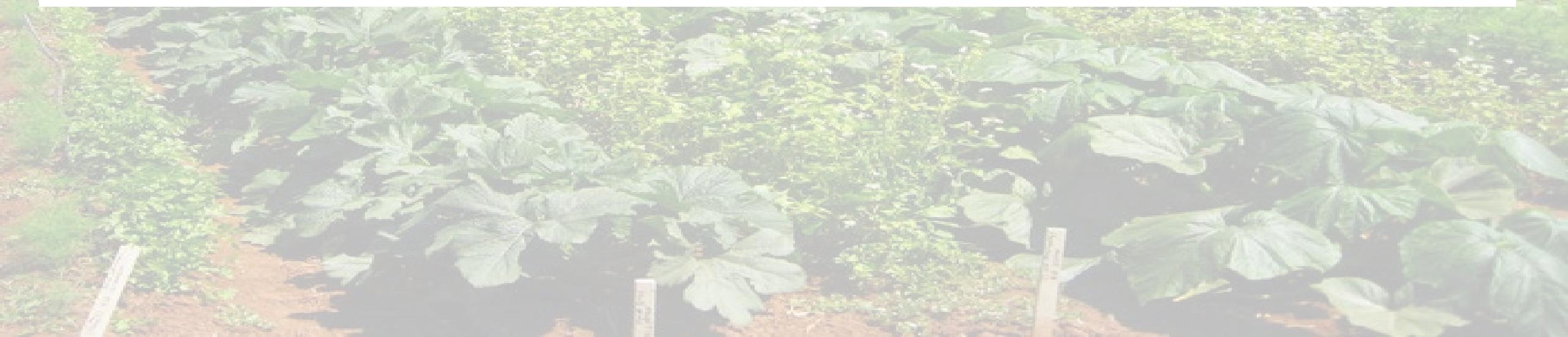
RFP seeks:

- 1) “A developer to redevelop the sites into a healthy, safe, productive urban farm” in compliance with Article 89,
- 2) A farmer or farming organization to manage and operate the site. There is no preference for a non-profit vs. a for profit entity in regards to winning bids, but viability to operate a farm must be demonstrated, and
- 3) A long-term restriction is placed on the sale, stipulating that the land be used for urban farming for a specified time frame, at least ten years. Therefore, if the land were sold the restriction would remain.

Collaboration

[Resources](#) ▾[For Developers](#) ▾
List your project[For Residents](#) ▾
Find local projects[Contact Us](#)[LOG IN](#)

Explore Projects

[All](#)[urban farms](#)

Current Ground-Level Open-Space Commercial Urban Farm Projects in Boston

	Neighborhood	Lot Size	Disposition Stage	Developer
Garrison Trotter Urban Farm	Roxbury	12,669 sq. ft.	Sold	Trust for Public Land
Tommy's Rock Urban Farm	Roxbury	8,762 sq. ft.	Sold	Trust for Public Land
Ballou Urban Farm	Mattapan	19,970 sq. ft.	Closing Underway	Codman Square CDC
Flint Street Urban Farm	Mattapan	13,821 sq. ft.	Community Meetings in Progress	none
Bird Street Urban Farm	Roxbury	10,718 Sq. Ft.	Community Meetings in Progress	none



Farmer Support

The following resources were compiled to assist farmers in starting an Urban Agribusiness in Boston:

[+Expand All Answers](#)

Funding

[Grants](#)

[Microloans](#)

Land Acquisition

[General Information](#)

[Farmland Matching Programs Not Exclusive to Boston](#)

Educational

[Training & Support](#)

[Business Planning](#)

Outside Support

[Landscape Architects](#)

Search:

[Go!](#)



Access to Capital

Government Funding Sources for Urban Agriculture in Boston

	RFP Cycle	Minimum Plot size	Limitations	Grant size	Purpose
Agricultural Environmental Enhancement Program (AEEP)	June 5, 2015 deadline	No minimum	all land in proposal must be under same ownership	Up to \$25,000	reimbursement of installation of conservation practices that prevent direct impacts on water quality, ensure efficient use of water, as well as address impacts on air quality.
Agricultural Food Safety Improvement Program (AFSIP)	June 17, 2015 deadline	No minimum, preference to those that address significant food safety concerns	Must be in good standing and preference to CQP participants or GAP audited*	Up to \$20,000	supports agricultural operations that are looking to upgrade their food safety measures and thereby maintain or increase their competitive market access while reducing food safety risks. Includes hand washing sinks, drainage systems, restrooms and water systems.
Farm Viability Enhancement Program (FVEP)	June 23, 2015 deadline	5 acres (total)	Capital is in exchange for an agricultural covenant on the farm property for a fixed term of 5 or 10 years.	Up to \$20,000 for a 5 yr covenant, or \$40,000 for a 10 yr covenant	to improve the economic viability and environmental integrity of participating farms through the development and implementation of farm viability plans (incl. feasibility studies of potential enterprises, business plans and environmental plans).
Matching Enterprise Grants for Agriculture Program (MEGA)	late June 2015	None	Only farms in 1st-5th year (must be started), receiving this means cannot apply for FVEP and vice versa	Maximum \$10,000	With matching funds and business planning assistance, to assist new farmers develop their farms into commercially viable operations. Individual business planning, technical assistance and financial assistance for equipment, infrastructure or other capital improvements.
MDRA - Urban Agriculture Program	Not yet announced	None	Urban farms		

* Commonwealth Quality Program (CQP) / Good Agricultural Practices (GAP).

Access to Capital

Statewide legislation can offer help through a microloan program as UA grows.

Texas – HB 2994 (2011) Texas Agricultural Authority established urban farm microenterprise support program which supplies loans to expand, renovate, improve and establish new urban farm microenterprises

Property Tax Incentives

“Incentivizing farming is the logical next step to reducing costs of urban farming”

-Jennifer Rushlow, CLF

Property Tax Incentives

- [HB 1062](#) Baltimore: “Authorizes the Mayor and City Council of Baltimore City or the governing body of a county or of a municipal corporation to **grant a tax credit** against the county or municipal corporation property tax imposed **on specified urban agricultural property**. Authorizes the county or municipal corporation to provide for the amount of the credit, eligibility criteria, regulations and procedures, and other provisions necessary to carry out the credit.”

Property Tax Incentives

- Proposed HD 1584 Boston (Representative Schmid). - An Act relative to tax credits for agricultural land sponsored by (Representative Schmid). This act would change the qualifying threshold for 61A to allow for parcels of less than 5 acres to be protected under 61.

Community Building

- Communication
- Responsiveness to concerns
- Including the most pressing needs:

**Affordable Housing
Competing Interests?**

Community Land Trusts

- Cities such as Chicago, Austin and Las Vegas have successfully engaged multiple neighborhoods into forming CLTs (Brown).
- Cities such as Seattle, as recently as this month are looking for solutions to gentrification...

NYC is looking to establish a city-wide CLT.

NYC
community land
initiative



Fighting for vibrant, equitable and sustainable housing and neighborhoods through community ownership of land

Community Building

- Hawaii through legislation passed House Bill 560 (2013) which, “Authorizes the Hawaii housing finance and development corporation to provide incentives for the development of housing projects that incorporate urban gardening programs. Requires the college of tropical agriculture and human resources of University of Hawaii at Manoa to be consulted regarding best practices.”

Community Building

- Missouri [HB 1848](#) (2010): “The bill established the Joint Committee on Urban Agriculture. The committee must study and make recommendations regarding the impact of urban farm cooperatives, vertical farming and sustainable living communities and must examine various trends in urban farming; existing services, resources, and capacity; the impact on affected communities; and any needed legislation, policies, or regulations. The committee must hold meetings to seek public input”

Policy Wrap-Up

- Planning
- Collaboration/Resource Sharing
- Access to Capital
- Property Tax Incentives
- Community Building

Key Findings & Recommendations

A composite image featuring a city skyline in the upper portion and a close-up view of a garden with various plants in the lower portion. The city skyline shows several buildings and a crane, while the garden foreground shows leafy plants and a person's arm reaching towards them.

1. For-Profit and Nonprofit Operational Entities
2. Farm Data Collection, Community Survey, Independent Evaluation
3. Comprehensive Urban Agriculture Policy and Resources

Thank you

