

**Agricultural Conservation Easement Program - Agricultural Land Easement Component (ACEP-ALE)  
FY2017 Massachusetts Ranking Worksheet**

<b>MA-NRCS 2017 AGRICULTURAL CONSERVATION EASEMENT PROGRAM (ACEP) AGRICULTURAL LANDS EASEMENTS (ALE) RANKING SHEET</b>	
Landowner Name(s):	
Entity Name:	Parcel Address
Notes:	Parcel Acres:
	Agricultural Farm sectors & ag products:
Parcel Name:	NRCS employee confirming eligibility:
Parcel Location (Town/County/State):	
<b>Eligibility Criteria</b>	
<b>If the answer to any of the following criteria is "no", the application is ineligible for program enrollment.</b>	
1. Entity(s) qualifies as either an eligible or a certified entity:	<b>8. The parcel meets at least one of the following qualifying criteria (circle):</b>  <b>A) Has at least 50% Prime or State Important Farmland Soils;</b>  <b>B) Documented historic or archaeological resource:</b> The land is listed or formally determined eligible for listing on the: - National Register of Historic Places, or - State or Tribal Register of Historic Places, or included in the State or Tribal Historic Preservation Office's inventory with written justification as to why it meets the criteria;  <b>C) Protection of the offered land will further a state or local policy consistent with the purposes of ACEP (requires documentation of both the local policy and justification of how it furthers the purposes of ACEP);</b>  <b>D) Protection of grazing uses and related conservation values by restoring and conserving land.</b>
2. Local matching funds are available at application:	
3. The parcel is privately owned:	
4. Landowner(s) meet Adjusted Gross Income (AGI) rule:	
5. Landowner(s) meet HEL and Wetland Criteria:	
6. If a land transfer is involved, the parcel has a valid purchase and sales agreement at the time of application. Enter date of agreement:	
If forested land is enrolled, the following criteria are met: <b>A) Forestland is not &gt; 66%</b> <b>B) If &gt; 40 acres or 20% of the easement area, a FMP will be a component part of the ALE plan</b>	<b>9. Does the eligible entity have a written pending offer for the parcel? Enter date of offer:</b>

<b>Total National &amp; State Ranking Points</b>	<b>0</b>
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<b>National Ranking Criteria</b>				
<b>Category</b>	<b>Criteria</b>	<b>Maximum Points</b>	<b>Parcel Data</b>	<b>Points Assigned</b>
<b>Resource Features</b>	<b>Percent (acres) of parcel containing prime farmland soils, soils of statewide or unique agricultural importance, or locally important agricultural land.</b> <b>SCALE:</b> 1.5 points for each percent > 50% prime and statewide important soils	75	0	0
	<b>Percent of total offered acres in the following land uses: cropland, pastureland, grassland, or rangeland.</b> <b>SCALE:</b> 0.5 point for each percent > 34%	33	0	0
	<b>Ratio of total acres of eligible land in parcel to average county farm size for 2012 (Ag Census).</b> <b>SCALE:</b> 0 points for less than 0.3 county average, 5 points for a ratio of 0.3 to 0.6, 10 points for 0.7 to 1, 15 points for ratio >1.0	15	0	0
<b>Sustainability</b>	<b>The application package contains a farm succession plan or similar plan established to address farm viability for future generations.</b> <b>SCALE:</b> formal business plan or succession plan = 3 points, plan prepared by industry professional = 6 points	6	0	0
	<b>Maximum Points for Resource and Sustainability Factors</b>	<b>129</b>	<b>0</b>	<b>0</b>
<b>Development Pressure Factors</b>	<b>Population Change, 2010 (U.S. Census) and 2015 (estimate)</b> <b>MA average = 3.77%</b> <b>SCALE:</b> Population change is county based. 0 points for a 0% growth rate, 4 points for a growth rate 0.1-0.9 times the state rate, 8 points for a growth rate of =>1 times the state rate	8	0	0
	<b>Population Density (Persons per Square Mile, 2010 (U.S. Census).</b> <b>MA average =839 persons/sq. mile.</b> <b>SCALE:</b> Population Density is county based. 0 points for a density < 0.5 the state population density, 3 points for a density 0.5-0.9 times the state, 5 points for a density of =>1 times the state	5	0	0
	<b>Loss of Farmland between the 2007 and 2012 (Ag Census).</b> <b>MA average = 1% increase</b> <b>SCALE:</b> Loss of Farmland is county based. 0 points for an increase of farmland, 5 points for a decrease of 1-3%,10 points for a decrease of 4-9%, 15 points for a decrease of =>10%	15	0	0
	<b>Loss of permanent grassland, pasture and rangeland, other than cropland &amp; woodland pasture, between the 2007 and 2012 (Ag Census).</b> <b>MA average = 29% increase</b> <b>SCALE:</b> Loss of pasture/rangeland is county based. 0 points for an increase of pasture/rangeland, 2 points for a decrease of 1-5%, 4 points for a decrease of >5%	4	0	0
	<b>Maximum Points for Development Pressure Factors</b>	<b>32</b>	<b>0</b>	<b>0</b>

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<b>National Ranking Criteria (continued)</b>				
<b>Infrastructure Factors</b>	<b>Proximity of parcel to other protected lands.</b> Distance measured in a straight line from the closest point on the parcel to the closest point on the nearest protected lands parcel. <b>SCALE:</b> 0 points for less than 50 acres of protected land w/in 1 mile radius, 1 point for 50-99 acres w/in 1 mile, and 2 points for 100 acres or more of protected land w/in 1 mile radius of parcel	2	0	0
	<b>Proximity of parcel to other agricultural operations or infrastructure.</b> Driving distance along roadways from the location of the agricultural operation to the parcel. <b>SCALE:</b> 0 points for less than 50 acres of ag land/infrastructure w/in 2 mile of parcel, 10 points for 50-100 acres w/in 2 mile, and 15 points for 100 acres or more of ag land/infrastructure w/in 2 mile of parcel	15	0	0
	<b>Parcel ability to maximize the protection of contiguous acres devoted to agricultural use.</b> Driving distance along roadways from the location of the agricultural operation to the parcel. <b>SCALE:</b> 5 points if parcel is within 2 mile of other protected ag parcels, 10 points if within 1 mile <u>or</u> abuts other protected ag parcel, and 20 points if parcel links two noncontiguous protected ag parcels	20	0	0
	<b>Maximum Points for Infrastructure Factors</b>	<b>37</b>	<b>0</b>	<b>0</b>
<b>Special Significance</b>	<b>Currently enrolled in CRP in a contract that is set to expire within a year.</b> <b>SCALE:</b> 0 point for No, 1 point for Yes	1	0	0
	<b>The parcel is a grassland of special environmental significance that will benefit from the protection under the long-term easement.</b> <b>SCALE:</b> 0 point for No, 1 point for Yes	1	0	0
	<b>Maximum Points for Special Significance Factors</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Total National Ranking possible points:</b>		<b>200</b>	<b>0</b>	<b>0</b>

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<b>Massachusetts State Ranking Criteria</b>				
<b>Category</b>	<b>Criteria</b>	<b>Maximum Points</b>	<b>Parcel Data</b>	<b>Points Assigned</b>
<b>Resource Features</b>	<b>Protecting the parcel provides multifunctional benefits of farm and ranch land protection or improvement, such as:</b> Are landowners a historically underserved group, small scale farmer, limited resource farmer, new or beginning farmer or rancher, or veteran landowner? <b>SCALE:</b> 0 point for No, 10 points for Yes	10	0	0
	<b>Parcel contains habitat for at-risk species &amp; Landowner plans to manage for the species habitat:</b> <b>SCALE:</b> 0 point for no species, 1 point for State-listed species, 2 points for federally-listed candidate and threatened and endangered species	2	0	0
<b>Sustainability</b>	<b>Landowner(s) offer diversification in agricultural products, i.e. multiple farm sectors represented:</b> <b>SCALE:</b> 0 points for one farm sector or ag. product, 15 points for two different agricultural sectors, such as greenhouse & orchard, 23 points for three or more farm sectors, such as dairy, maple, vegetables	23	0	0
	<b>Maximum Points for Resource and Sustainability Factors</b>	<b>35</b>	<b>0</b>	<b>0</b>
<b>Entity &amp; Parcel Applicant Performance</b>	<b>For the current Entity Application &amp; associated Parcel Application, Entity has met the following criteria in order to facilitate closing within 2 years</b> <b>SCALE:</b> 25 points for each of the following:			
	Parcel applicant name(s) exactly match entity documents as applicable, and the proof of ownership (deed) or Purchase & Sale Agreement	25	0	0
	Parcel applicant(s) are AGI & HEL/Wetlands-eligible at time of application	25	0	0
	Parcel has been appraised at time of application, with current appraisal submitted with application	25	0	0
	Parcel has a preliminary survey or preliminary title review at time of application, with documentation submitted with application	25	0	0
	Parcel has written pending offer with a purchase price and executed by all parties, with offer submitted with application	25	0	0
	<b>In the past year, Entity has met the following criteria:</b> <b>SCALE:</b> 10 points for annual monitoring of 75% of parcels held, 20 points for annual monitoring of 95% of parcels	20	0	0
	<b>In the past year, Entity has met the following criteria:</b> <b>SCALE:</b> 10 points for each of the following, with documentation provided:			
	Annual report of parcel monitoring with (potential) violations and action plan	10	0	0
	Parcels with (potential) violations are corrected within 3 years	10	0	0
<b>Maximum Points for Performance Factors</b>	<b>165</b>	<b>0</b>	<b>0</b>	
<b>Total State Ranking possible points:</b>		<b>200</b>	<b>0</b>	<b>0</b>
	<b>In the past three years, Entity has met the following criteria for FRPP or ACEP contracts:</b> <b>SCALE:</b> -20 points for closing less than 25% of parcels within 2 years of contract, -15 points for closing 25-50% of parcels, -10 points for closing 51-74% of parcels, -5 points for closing 75-99% of parcels within 2 years of contract	-20	0	0
	<b>Entity Closing Deficiency (minus 0-20 POINTS)</b>	-20	0	0

### Data for 2017 ACEP-ALE Ranking

Data from 2007 and 2012 Census of Agriculture & 2010 U.S Population Census and 2015 Census estimates

COUNTY NAME	Average Farm Size (AC) (2012 Ag. Census)	Change in Farmland (%) (2007 to 2012 Ag. Census)	Change in Permanent Pasture, other than Cropland Woodland Pasture (%) (2007 to 2012 Ag. Census)	Ratio of population growth compared to state growth (2010 Census to 2015 estimate)	Ratio of population density compared to state density (2010 Census)
Barnstable	14	-11	79	-0.2	0.7
Berkshire	117	-7	43	-0.7	0.2
Bristol	49	-4	-2	0.4	1.2
Dukes	145	61		1.2	0.2
Essex	43	-20	7	1.2	1.8
Franklin	115	13	85	-0.3	0.1
Hampden	67	5	50	0.4	0.9
Hampshire	68	2	39	0.5	0.4
Middlesex	38	-17	33	1.4	2.2
Nantucket	62	100		2	0.3
Norfolk	39	-19	54	1	2
Plymouth	78	29	51	0.8	0.9
Suffolk	1	-76		2.1	14.8
Worcester	65	-4	-13	0.7	0.6

MA% Population Change 2010 - 2015 = 3.77%

MA Population Density in 2010 = 839 persons/sq. mile