

**Agricultural Conservation Easement Program - Agricultural Land Easement Component (ACEP-ALE)
FY 2020 Massachusetts Ranking Worksheet**

MA-NRCS FY 2020 AGRICULTURAL CONSERVATION EASEMENT PROGRAM (ACEP) AGRICULTURAL LANDS EASEMENTS (ALE) RANKING SHEET	
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):	
Eligibility Criteria	
If the answer to any of the following criteria is "no", the application is ineligible for program enrollment.	
<p>1. Entity(s) qualifies as either an eligible or a certified entity:</p> <p>2. Local matching funds are available at application:</p> <p>3. The parcel is privately owned:</p> <p>4. Landowner(s) meet Adjusted Gross Income (AGI) rule, at time of application:</p> <p>5. Landowner(s) meet HEL and Wetland Criteria, at time of application:</p> <p>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:</p>	<p>8. The parcel meets at least one of the following qualifying criteria (circle):</p> <p>A) Has at least 50% Prime or State Important Farmland Soils;</p> <p>B) Documented historic or archaeological resource: 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;</p> <p>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);</p> <p>D) Protection of grazing uses and related conservation values by restoring and conserving land.</p>
<p>If forested land is enrolled, the following criteria are met: A) Forestland is not > 66% B) If > 40 acres or 20% of the easement area, a FMP will be a component part of the ALE plan</p>	<p>9. Eligible entity has a written pending offer for the parcel. Enter date of offer:</p>

Total National & State Ranking Points	
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National Ranking Criteria				
Category	Criteria	Maximum Points	Parcel Data	Points Assigned
Resource Priority - Resource Features	Percent (acres) of parcel containing prime farmland soils, soils of statewide or unique agricultural importance, or locally important agricultural land. SCALE: 0 points for 50 to 55 percent; 15 points for 56 to 60 percent; 30 points for 61 to 70 percent; 45 points for 71 to 80 percent; 60 points for 81 to 90 percent; 75 points for 91 to 100 percent	75.0	0	0.0
	Percent of total offered acres in the following land uses: cropland, pastureland, grassland, or rangeland. SCALE: 8 pts for 34 to 50 percent; 18 points for 51 to 70 percent; 23 points for 71 to 80 percent; 28 points for 81 to 90 percent; and 33 points for 91 to 100 percent.	33.0	0	0.0
	Ratio of total acres of eligible land in parcel to average county farm size for 2017 (Ag Census). SCALE: 0 points for less than 0.5 county average, 5 points for a ratio of 0.5 to 1, 15 points for ratio 1 to 1.5, 20 points for a ratio of >1.5	20.0	0	0.0
Program Priority- Sustainability	Landowner(s) are following a formal business plan, submitted with the application: SCALE: 0 points for no formal plan, 5 points for formal business plan	5.0	0	0.0
	Maximum Points for Resource and Sustainability Factors	133.0		0.0
Resource Priority-Development Pressure Factors Resource	Population Change, 2010 (U.S. Census) and 2018 (estimate) MA average = 5.41% SCALE: Population change is county based. 0 points for a 0% growth rate, 3 points for a growth rate 0.1-0.9 times the state rate, 5 points for a growth rate of =>1 times	5.0	0	0.0
	Population Density (Persons per Square Mile, 2010 (U.S. Census). MA average =839 persons/sq. mile. SCALE: 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	0.0
	Loss of Farmland between the 2012 and 2017 (Ag Census). MA average = 6.1% decrease SCALE: Loss of Farmland is county based. 0 points for an increase of farmland, 3 points for a decrease of 1-9%, 5 points for a decrease of =>10%	5.0	0%	0.0
	Loss of permanent grassland, pasture and rangeland, other than cropland & woodland pasture, between the 2012 and 2017 (Ag Census). MA average = 25.5% decrease SCALE: Loss of pasture/rangeland is county based. 0 points for an increase of pasture/rangeland, 0.5 points for a decrease	0.5	0	0.0
Program Priority-Entity Cash Contribution	Entities Cash Contribution (Non-Federal Share) to the fair market value of the easement compensation to the landowner. SCALE: 0 points for less than 25%, 5 points for 50% or less, and 10 points for 50% or greater	10.0	0	0.0
	Maximum Points for Development Pressure Factors and Cash Contribution	25.5		0.0

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National Ranking Criteria (continued)				
Resource Priority-Infrastructure Factors	Proximity of parcel to other protected lands that limit the conversion of the land to nonagricultural use. Distance measured in a straight line from the closest point on the parcel to the closest point on the nearest protected lands. SCALE: 0 points for less than 50 acres of protected land w/in 1 mile radius, 1 point for 50+ acres w/in 1 mile	1.0	0	0.0
	Proximity of parcel to other agricultural operations or infrastructure. Driving distance along roadways from the location of the agricultural operation to the parcel. SCALE: 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	0.0
	Parcel ability to maximize the protection of contiguous acres devoted to agricultural use. Driving distance along roadways from the location of the agricultural operation to the parcel. SCALE: 10 points if parcel is within 2 mile of other protected ag parcels, 15 points if within 1 mile, 20 points if parcel abuts other protected ag parcel, and 25 points if parcel links two noncontiguous protected ag parcels	25.0	0	
	Maximum Points for Infrastructure Factors	41.0	0	0.0
Program Priority-Special Significance	Currently enrolled in CRP in a contract that is set to expire within a year. SCALE: 0 point for No, 0.5 point for Yes	0.5	0	0.0
	The parcel is a grassland of special environmental significance that will benefit from the protection under the long-term easement. SCALE: 0 point for No, 0 point for Yes	0.0	0	0.0
	Maximum Points for Special Significance Factors	0.5	0	0.0
Total National Ranking possible points:		200.0	0	0.0

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Massachusetts State Ranking Criteria				
Category	Criteria	Maximum Points	Parcel Data	Points Assigned
Program Priority	Protecting the parcel provides multifunctional benefits of farm and ranch land protection or improvement, such as: Are landowners a historically underserved group, small scale farmer, limited resource farmer, new or beginning farmer or rancher, or veteran landowner? SCALE: 0 point for No, 10 points for Yes	10		0
	Landowner(s) offer diversification in agricultural products, i.e. multiple farm sectors represented: SCALE: 0 points for one farm sector or ag. product, 15 points for two different agricultural sectors, such as greenhouse & orchard, 30 points for three or more farm sectors, such as dairy, maple, vegetables	30		0
Resource Priority- Sustainability	The parcel is located in an area zoned for agricultural use or a right to farm community SCALE: 0 points for no, 20 points for yes	20		0
	Maximum Points for Resource and Sustainability Factors	60		0
	Program Priority-Entity & Parcel Applicant Performance			
Program Priority-Entity & Parcel Applicant Performance	For the current Entity Application & associated Parcel Application, Entity has met the following criteria: SCALE: 20 points for each of the following:			
	Proposed parcel area matches the soils map, appraisal map, and survey, if available.	20		0
	Parcel has been appraised at time of application, with current appraisal submitted with application	20		0
	Parcel has a preliminary survey or preliminary title review at time of application, with documentation submitted with application	20		0
	Proposed area is one contiguous parcel, not including bisection by a public way	20		0
	Entity will develop ALE plan including components, general, forest land and grassland as applicable to the ALE land uses.	20		0
	In the past year, Entity has met the following criteria: SCALE: 10 points for annual monitoring of 75% of parcels held, 20 points for annual monitoring of 95% of parcels	20		0
	For Parcel Applicant that has had one or more previous ACEP-ALE contracts in the past 5 years, they have been completed. SCALE: 0 points for no, 20 points for yes or 20 points if applicant had no previous contracts	20		0
Maximum Points for Performance Factors	140		0	
Total State Ranking possible points:		200		0
Program Priority	For Entities that have had previous ACEP-ALE contracts in the past 5 years, Entity has closed one or more contracts within 2 years, with no contract extensions SCALE: 0 points for yes, -10 points for no	-10	0	0
	Parcel boundary changes, excluding minor changes from a survey SCALE: -20 points after application is submitted, -30 points after parcel is funded	-50	0	0
		-60	0	0.0

Data for 2020 ACEP-ALE Ranking

Data from 2012 and 2017 Census of Agriculture & 2010 U.S Population Census and 2018 Census estimates

COUNTY NAME	Average Farm Size (AC) (2017 Ag. Census)	Change in Farmland (%) (2012 to 2017 Ag. Census)	Change in Permanent Pasture, other than Cropland Woodland Pasture (%) (2012 to 2017 Ag. Census)	Ratio of population growth compared to state growth (2010 Census to 2018 estimate)	Ratio of population density compared to state density (2010 Census)
Barnstable	20	40.4		-0.2	0.7
Berkshire	123	-4.9	-38.9	-0.7	0.2
Bristol	47	-8.2	-10.3	0.5	1.2
Dukes	71	-39.3		0.9	0.2
Essex	49	-7.5	-28.8	1.2	1.8
Franklin	106	-1.7	-14.6	-0.1	0.1
Hampden	69	-7	-35.4	0.3	0.9
Hampshire	73	-6.1	-41.4	0.4	0.4
Middlesex	44	-3.2	-17.8	1.4	2.2
Nantucket	37	-37.6		2.1	0.3
Norfolk	39	-19.3	-51	1	2
Plymouth	79	-6.2	-49.9	0.9	0.9
Suffolk	1	-12.5		2.2	14.8
Worcester	61	-6.1	-6.1	0.7	0.6

MA% Population Change 2010 - 2018 = 5.41%

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

> [Ranking Pools](#) > [View Pool](#)

View Pool: MA ALE

Template Status: Active
Program: ACEP-ALE

Land Uses

Land Use	Modifier 1	Modifier 2	Modifier 3	Modifier 4	Modifier 5	Modifier 6
Crop	--	--	--	--	--	--
Forest	--	--	--	--	--	--
Pasture	--	--	--	--	--	--
Farmstead	--	--	--	--	--	--
Developed Land	--	--	--	--	--	--
Water	--	--	--	--	--	--
Associated Ag Land	--	--	--	--	--	--
Other Rural Land	--	--	--	--	--	--

Resource Concerns Categories

Categories

Category	Min %	Default %	Max %
Degraded plant condition	0	10	50
Long term protection of land	40	75	75
Soil quality limitations	0	10	50
Wind and water erosion	0	5	40

Degraded plant condition

Resource Concern	Min %	Default %	Max %
Plant productivity and health	0	100	100

Long term protection of land

Resource Concern	Min %	Default %	Max %
Threat of conversion	100	100	100

Soil quality limitations

Resource Concern	Min %	Default %	Max %
Aggregate instability	0	45	100

Resource Concern	Min %	Default %	Max %
Compaction	0	15	100
Organic matter depletion	0	20	100
Soil organism habitat loss or degradation	0	20	100

Wind and water erosion

Resource Concern	Min %	Default %	Max %
Sheet and rill erosion	0	100	100

Ranking Weights

Category	Allowable Min	Default	Allowable Max
Vulnerabilities	5	5	20
Planned Practice Effects	5	5	10
Resource Priorities	35	40	50
Program Priorities	40	50	50
Efficiencies	0	-1	0

Display Group(s)

Display Group Name	Display Group Status
MA ACEP-ALE FY 20	



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