

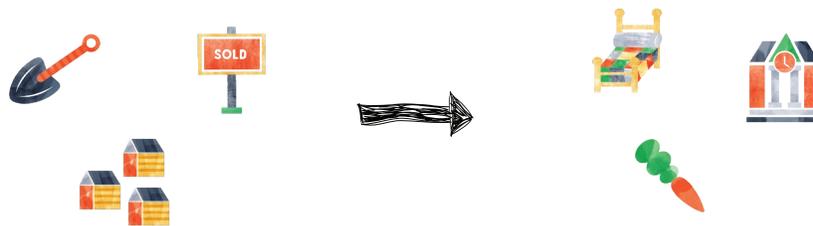


AFFORDABLE SMALL-SCALE FARMING ON LAND SHARED BY MULTIPLE HOUSEHOLDS

— WHAT IS A SMART FARM? —

It's a new model based on an old concept: sharing farmable land.

A Smart Farm re-invests value from increased housing density on acreage outside the Agricultural Land Reserve into affordable farmland and housing for at least one resident farmer.



— WHY SMART FARM? —



Provides affordable housing and land for farmers



Grows community around a common focus: food production



Allows non-farmers to live in a farmland setting



Makes small-scale farming financially viable



Protects farmland in perpetuity



Supports local food security

SMART FARM MODEL EXAMPLES



1. BARE LAND STRATA

- o Multiple owners each buy a lot and build a residence within a strata.
- o One large strata lot is designated for agricultural use.



2. COMMUNITY STRATA

- o Multiple owners each purchase a residence within a strata community.
- o Strata common property is largely earmarked for the farm business.



3. HOUSING & FARMING CO-OPERATIVE

- o Multiple members each own one share of a co-operative that owns or leases the entire property.
- o On an annual basis, co-op members elect a board to manage the property and, in some cases, the farming business.

PRINCIPLES COMMON TO ALL MODELS



A farm business operates on site with a long-term lease and/or property stewardship agreement.



Housing footprint is limited to maximize availability of land for food production.



A Smart Farm is one property with multiple owners or investors who live on the land and allow a farmbusiness to operate according to normal farm practices.



A farm family lives in affordable housing on-site, either owning their home or leasing it from the owners.



Each owner “owns” their own home, either through strata ownership or by lease agreement with a Co-op.

WHO OWNS THE FARMLAND?



A Foodland Trust or other Public Body



The members of an Incorporated Co-operative



The owners of a Strata Corporation