

LAPI Case Study - Washington State

Photo credit: J. Allen, Whidbey Conservation District

**Washington State
Conservation
Commission**



**Office of
Farmland
Preservation**

FarmPAI & FPLA Programs

Hilary Aten, OFP Coordinator
Saving America's Working Lands Conference
April 25th, 2025

Origins of Washington LAPI Program

- Steep increase in farmland prices since 2017
- Farmers over the age of 65 increased by 13%
 - 68% of WA farmers over the age of 55
- Loss of 5.6% of farmland overall since 2017; loss of 8.3% in farms under 180 acres in size
 - 81% of WA farms are less than 180 acres
 - 94% of WA farms are family owned

FarmPAI and FPLA – tandem programs



BUY

An agricultural landowner will sell their property at full value to a land trust who makes the purchase using funds from the Washington State Housing Finance Commission's Farmland Protection and Affordability Investment (FarmPAI) low-interest loan program.



PROTECT

The land trust will apply to FPLA (through OFP) to secure an agricultural conservation easement for the property. Easements add a restriction on development/subdivision to the property title, permanently conserving agricultural/ecological assets and making the land more affordable.



SELL

The land trust will sell the property at its agricultural value. Priority will be given to buyers who represent historically underserved and/or new and beginning farmers and ranchers. The land trust will then repay the original FarmPAI loan.


FarmPAI Key Terms:

- 1% loan origination fee
- 1% flat interest rate
- Balloon payment due at end of term – max 8 years
- Shared appreciation for WSHFC and land trust



FPLA Key Terms:

- Eligibility established by FarmPAI loan
- Rolling application, no match required
- Prioritizes projects supporting land access for historically underserved producers



3 farms (247 acres) protected to date
3 farms (460 acres) under contract FY 25
2 farms pending approval

Photo credit: Lesli Schmid
(Source: Columbia Land Trust)

Land access supported to date:

- 4 historically underserved operations (including new and beginning F&R)
- 2 new land opportunities (RFPs)



Challenges & Opportunities:

- Increasing program demand, competitiveness
- Alignment/leverage with other funders
- Additional barriers to capital, land affordability
- Dependence on land trusts for program accessibility
- Continued need for complementary land succession programs (Farm linking, transition services)



Photo credit: Natalie Davey
(Source: Washington Farmland Trust)

Thank you!

Contact:

Hilary Aten
Office of Farmland Preservation
Coordinator
haten@scc.wa.gov
564-250-0691

**Washington State
Conservation
Commission**



**Office of
Farmland
Preservation**