

Farmland Partnership Program (FPP) 2026 - 2027

The following is a brief summary of all projects funded through the Farmland Partnership Program for FY2026.

Last updated 12/15/2025

MFAP Goal	FPP Project Title	Lead partner	Other implementers	1-2 sentence description	More than one project to implement task	Contact Name	Contact email	Geographic area	Last edited	Project ID
Protection	Municipal Farmland Protection Plans	Franklin Regional Council of Governments (FRCOG)	Berkshire Regional Planning Commission (BRPC) and Pioneer Valley Planning Commission (PVPC)	Develop a process and model for developing municipal Farmland Protection Plans with communities of varying sizes and characteristics. Identify incentives and barriers that could be addressed that would encourage creation of Farmland Protection Plans. Work with 6 municipalities to develop Municipal Farmland Protection Plans.	No	Tamsin Flanders	tflanders@frcog.org	Western Massachusetts	11/10/2025	FRCOG 1.1
Protection	Build awareness of importance of farm viability in land protection	The Carrot Project (TCP)	None	Education and technical assistance for land trusts connecting the importance of farm viability to farmland protection processes	Two projects	Benneth Phelps	bp Phelps@thecarrotproject.org	Statewide	12/9/2025	TCP 1.1
Protection	Municipal preparedness for land acquisition	Southeastern Regional Planning and Economic Development District (SRPEDD)	Wildlands Trust and Old Colony Planning Council (OCPC)	Engage municipalities and build capacity of municipalities to respond to ROFR. Identify needs and resources for restriction-holding entities in relation to 61A preservation.	Two projects	Karen Pettinelli	kpettinelli@srpedd.org	Southeast Massachusetts	11/24/2025	SRPEDD 1.2
Protection	Increase pool of appraisers and surveyors	Massachusetts Land Trust Coalition (MLTC)	None	Assess needs and barriers, build relationships, and provide training and resources to increase the pool of appraisers, surveyors and other contractors needed for farmland protection transactions.	No	Robb Johnson	robb@masslandtrust.org	Statewide	11/18/2025	AFT 1.1
Protection	Municipal workshops on 61A and ROFR	Southeastern Regional Planning and Economic Development District (SRPEDD)	Wildlands Trust and Old Colony Planning Council (OCPC)	Develop and implement a municipal workshop series on topics relevant to preservation of Chapter 61A lands and Right of First Refusal	No	Karen Pettinelli	kpettinelli@srpedd.org	Southeast Massachusetts	11/24/2025	SRPEDD 1.1
Protection	Municipal training on 61A	Wildlands Trust	Southeastern Regional Planning and Economic Development District (SRPEDD) and Old Colony Planning Council (OCPC)	Municipal training, topical consulting sessions, and one-on-one technical assistance for municipal representatives in relation to ROFRs and protection of Chapter 61A Properties.	No	Karen Pettinelli	kpettinelli@srpedd.org	Southeast Massachusetts	11/24/2025	SRPEDD 1.3
Protection	Using CPA funds for 61A lands	Southeastern Regional Planning and Economic Development District (SRPEDD)	Wildlands Trust and Old Colony Planning Council (OCPC)	Engage municipalities and provide technical assistance to municipal entities to support the use of CPA funds for farmland protection in the case of ROFRs. Create informational materials on the use of CPA funds for acquisition of Chapter 61A lands.	No	Karen Pettinelli	kpettinelli@srpedd.org	Southeast Massachusetts	11/24/2025	SRPEDD 1.5

Farmland Partnership Program (FPP)

The following is a brief summary of all projects

Last updated 12/15/2025

What the Project is implementing from the MFAP implementation matrix								
MFAP Goal	FPP Project Title	Lead partner	MFAP Strategy ID	MFAP Strategy Text	MFAP Action ID	MFAP Action text	MFAP Task ID	MFAP Task text
Protection	Municipal Farmland Protection Plans	Franklin Regional Council of Governments (FRCOG)	I.A	Permanently protect farmland through purchases of agricultural restrictions.	I.A.3	Leverage the maximum amount of federal funding available.	1018	Incentivize municipalities and regional planning agencies (RPAs) to develop local farmland protection plans reflecting local farming opportunities and priorities.
Protection	Build awareness of importance of farm viability in land protection	The Carrot Project (TCP)	I.A	Permanently protect farmland through purchases of agricultural restrictions.	I.A.6	Build capacity of state agencies, land trusts, municipalities, and other entities to protect agricultural land.	1432	Build the capacity of restriction-holding entities to effectively identify, review, and acquire restrictions that allow agriculture.
Protection	Municipal preparedness for land acquisition	Southeastern Regional Planning and Economic Development District (SRPEDD)	I.A	Permanently protect farmland through purchases of agricultural restrictions.	I.A.6	Build capacity of state agencies, land trusts, municipalities, and other entities to protect agricultural land.	1432	Build the capacity of restriction-holding entities to effectively identify, review, and acquire restrictions that allow agriculture.
Protection	Increase pool of appraisers and surveyors	Massachusetts Land Trust Coalition (MLTC)	I.A	Permanently protect farmland through purchases of agricultural restrictions.	I.A.7	Increase the number of applications to APR, ALE, and non-ALE protection programs.	1076	Increase the pool of appraisers, surveyors, and other contractors.
Protection	Municipal workshops on 61A and ROFR	Southeastern Regional Planning and Economic Development District (SRPEDD)	I.A	Permanently protect farmland through purchases of agricultural restrictions.	I.A.11	Increase awareness and understanding of permanent protection options including APR, ALE, and non-ALE protection programs.	1062	Create guidance documents, websites, webinars, and other materials targeted at specific audiences on programs such as Chapter 61A, APR, and others.
Protection	Municipal training on 61A	Wildlands Trust	I.A	Permanently protect farmland through purchases of agricultural restrictions.	I.A.11	Increase awareness and understanding of permanent protection options including APR, ALE, and non-ALE protection programs.	1063	Develop and implement a program to train municipalities on the economic, food security, and other benefits of farmland, to help them understand the details of Chapter 61A Right of First Refusal (ROFR), and to encourage them to exercise their rights or assign them to nonprofits.
Protection	Using CPA funds for 61A lands	Southeastern Regional Planning and Economic Development District (SRPEDD)	I.B	Further develop and implement additional tools to avoid farmland loss and retain farmland.	I.B.3	Identify opportunities to increase CPA funding and its application to protect farmland and affordable on- and off-farm housing.	1114	Provide technical assistance to town community preservation committees, agricultural commissions, and land trusts about how CPA funds can be used to support farmland protection.

MFAP Goal	FPP Project Title	Lead partner	Other implementers	1-2 sentence description	More than one project to implement task	Contact Name	Contact email	Geographic area	Last edited	Project ID
Protection	Education on zoning and planning tools that reduce farmland loss	Southeastern Regional Planning and Economic Development District (SRPEDD)	Old Colony Planning Council (OCPC)	Provide education on zoning bylaws, best practices, municipal planning documents, and policies/procures related to conservation subdivisions and compact development that supports farmland protection.	No	Karen Pettinelli	kpettinelli@srpedd.org	Southeast Massachusetts	11/24/2025	SRPEDD 1.4
Access	Prioritize HUF for municipal land licensing	World Farmers	Massachusetts Food System Collaborative (MAFSC), Nipmuc Indian Development Corporation (NIDC)	Research and report on existing models and best practices for municipal farmland licensing where historically underserved farmers are prioritized.	No	Jessy Gill	farmland@worldfarmers.org	Greater Boston and neighboring areas	12/4/2025	WF 2.2
Access	Education about licensing municipal lands	Massachusetts Food System Collaborative	World Farmers, Nipmuc Indian Development Corporation (NIDC)	Research and report on existing models and best practices for municipal farmland licensing from municipal and farmer perspectives.	Two projects	Kristina Pechulis	kristina@mafoodsystem.org	Greater Boston and neighboring areas	12/4/2025	WF 2.1
Access	Education for municipalities with new licensing programs	World Farmers	Massachusetts Food System Collaborative (MAFSC)	Provide education and technical assistance for municipalities developing and implementing a farmland licensing program.	Two projects	Jessy Gill	farmland@worldfarmers.org	Greater Boston and neighboring areas	12/4/2025	WF 2.3
Access	Education for municipalities about indigenous and local foodways	Nipmuc Indian Development Corporation (NIDC)	None	Design and host a municipally-focused workshop series on indigenous foodways to educate municipal decision-makers about the benefits of hyper local food production.	No	Erica Campbell	ericacampbell118@gmail.com	Greater Boston and neighboring areas	12/4/2025	WF 2.4
Access	Case Study Research on Shared Land Tenure Models	New Entry Sustainable Farming Project (New Entry)	Nuestras Raíces, Pocasset Pokanoket Land Trust (PPLT), Growing Places	Research 10–15 diverse shared land tenure models. Write a synthesized report to summarize lessons and inform future models and advocacy.	Two projects	Colleen Hanley	colleen.hanley@tufts.edu	Statewide	11/18/2025	NE 2.1
Access	Pilot Shared Land Tenure Site	Growing Places	New Entry Sustainable Farming Project (New Entry), Nuestras Raíces	Pilot shared tenure site with historically underserved farmers. Develop operational models, land use agreements and a training curriculum on regenerative practices for climate adaptation.	Two projects	Tony Beattie	robinwoodfarm@gmail.com	Central Massachusetts	11/18/2025	NE 2.2
Access	Educate farmers on transfer planning	Land for Good	None	Share information with farmers on transfer planning models, case studies and best practices. Technical assistance for farmers and organizations that support farmers on transfer planning.	No	Shema Blum-Evitts	info@landforgood.org	Statewide	11/12/2025	LFG 2.1
Access	Promote farmland linking	Land for Good	None	Increase awareness and promote farmland linking and listing tools such as New England Farmland Finder. Develop and host webinars on availability of New England Farmland Finder and how it works.	No	Shema Blum-Evitts	info@landforgood.org	Statewide	11/12/2025	LFG 2.2

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Protection	Education on zoning and planning tools that reduce farmland loss	Southeastern Regional Planning and Economic Development District (SRPEDD)	I.B	Further develop and implement additional tools to avoid farmland loss and retain farmland.	I.B. 7	Advance zoning reform and smart growth policies that encourage density and development that do not result in the loss of farmland.	1125	Educate municipalities about the use of conservation subdivision/natural resources protection zoning and accessory apartment bylaws as tools to promote compact development and provide technical support to communities seeking to adopt and use these zoning tools.
Access	Prioritize HUF for municipal land licensing	World Farmers	II.A	Make more land available for agriculture.	II.A.1	Assess all existing, publicly held land for its suitability for agriculture and make more of it available for agriculture.	1156	Create case studies of expanding access to historically underserved populations through MDAR's land licensing program. Evaluate and refine licensing processes with a view to sharing lessons learned with other entities, such as municipalities.
Access	Education about licensing municipal lands	Massachusetts Food System Collaborative	II.A	Make more land available for agriculture.	II.A.1	Assess all existing, publicly held land for its suitability for agriculture and make more of it available for agriculture.	1162	Support municipalities in developing their own farmland licensing agreements and plans.
Access	Education for municipalities with new licensing programs	World Farmers	II.A	Make more land available for agriculture.	II.A.1	Assess all existing, publicly held land for its suitability for agriculture and make more of it available for agriculture.	1162	Support municipalities in developing their own farmland licensing agreements and plans.
Access	Education for municipalities about indigenous and local foodways	Nipmuc Indian Development Corporation (NIDC)	II.A	Make more land available for agriculture.	II.A.1	Assess all existing, publicly held land for its suitability for agriculture and make more of it available for agriculture.	1395	Educate city and town decision-makers about the benefits of hyper local food production and its connection with climate change and food access. Include information about tools to encourage it, including community gardens and land licensing.
Access	Case Study Research on Shared Land Tenure Models	New Entry Sustainable Farming Project (New Entry)	II.A	Make more land available for agriculture.	II.A.4	Increase the amount of privately leased farmland, coupled with agreements designed to meet the needs of farmers.	1192	Explore novel, alternative methods of land tenure to meet the needs of beginning, BIPOC, and other historically underserved communities with limited equity or credit.
Access	Pilot Shared Land Tenure Site	Growing Places	II.A	Make more land available for agriculture.	II.A.4	Increase the amount of privately leased farmland, coupled with agreements designed to meet the needs of farmers.	1192	Explore novel, alternative methods of land tenure to meet the needs of beginning, BIPOC, and other historically underserved communities with limited equity or credit.
Access	Educate farmers on transfer planning	Land for Good	II.B	Support farm transfer and succession in ways that enhance access to farmland.	II.B.1	Support and expand farmland transfer and farmland succession education and one-to-one technical assistance (TA).	1203	Share information with farmers on transfer planning models, case studies, and best practices.
Access	Promote farmland linking	Land for Good	II.B	Support farm transfer and succession in ways that enhance access to farmland.	II.B.1	Support and expand farmland transfer and farmland succession education and one-to-one technical assistance (TA).	1208	Increase awareness and promotion of farmland linking and listing tools such as New England Farmland Finder.

MFAP Goal	FPP Project Title	Lead partner	Other implementers	1-2 sentence description	More than one project to implement task	Contact Name	Contact email	Geographic area	Last edited	Project ID
Access	Build DEI capacity across food system partners	Pocasset Pokanoket Land Trust (PPLT)	Nuestras Raíces, New Entry Sustainable Farming Project (New Entry)	Lead DEI trainings for technical assistance providers. Conduct statewide audit of land access, conservation and farmland retention programs. Recruit and train a cohort of BIPOC technical service providers.	No	Michelle Nikfarjam	michelle@pocassetlandtrust.org	Partner service areas in eastern, southern and western MA	11/18/2025	NE 2.3
Viability	Financial facilitation	The Carrot Project (TCP)	None	Define the qualifications, characteristics, and responsibilities of business advising staff and organizations to act in this role. Provide financial facilitation, effectively explaining financial processes, to farm owners.	No	Jeff Cole	jcole@thecarrotproject.org	Statewide	12/9/2025	TCP 3.2
Viability	Train realtors and attorneys who work with farmers	Land for Good	None	Train realtors and attorneys about needs of farmers, risks to farmland, and opportunities to support farm transfer and alternative tenure models.	No	Shema Blum-Evitts	info@landforgood.org	Statewide	11/12/2025	LFG 3.1
Viability	Increase the expertise of farm business advisors	The Carrot Project (in their role with the Agricultural Viability Alliance)	None	Train farm business advisors in farm financials, with a focus on farm resiliency.	No	Benneth Phelps	bp Phelps@thecarrotproject.org	Statewide	12/9/2025	TCP 3.4
Viability	Climate change adaptation	American Farmland Trust (AFT)	None	Develop farm-specific climate adaptation plans with farmers. Facilitate education and networking among farm advisors across MA about climate adaptation.	No	Kevin Antoszewski	kantoszewski@farmland.org	Statewide	11/18/2025	AFT 3.2
Viability	Regenerative peer mentorship program for beginning farmers	Pocasset Pokanoket Land Trust (PPLT)	Nuestras Raíces, New Entry Sustainable Farming Project (New Entry)	Pilot and expand peer mentorship programs for beginning farmers that focus on regenerative agriculture and area led by experienced BIPOC farmers.	3 projects	Nathan Erwin	nate@pocassetlandtrust.org	Partner service areas in eastern, southern and western MA	12/1/2025	NE 3.1
Viability	Peer mentorship assessment and storytelling	New Entry Sustainable Farming Project (New Entry)	Nuestras Raíces, Pocasset Pokanoket Land Trust (PPLT)	Assess peer-to-peer mentorship efforts in Massachusetts and identify key themes and best practices.	3 projects	Jennifer Hashley	jennifer.hashley@tufts.edu	Partner service areas in eastern, southern and western MA	11/18/2025	NE 3.2

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Access	Build DEI capacity across food system partners	Pocasset Pokanoket Land Trust (PPLT)	II.C	Prioritize increased access for BIPOC and historically underserved farmers in all farmland access programs and policies.	II.C.2	Increase access to public lands for agriculture, while prioritizing Historically Underserved Farmers.	1231	Work with non-profits and community groups focused on equity and diversity to strengthen and amplify outreach.
Viability	Financial facilitation	The Carrot Project (TCP)	III.A	Ensure that laws, regulations, programs, and investments support farm viability.	III.A.	Establish a financial facilitation support function, potentially requiring new staff resources.	1320 and 1321	Establish qualifications, characteristics, and responsibilities of the financial facilitator to include racial/ethnic/language diversity; ability to effectively explain financial processes to farmers/farm owners; and a deep understanding of related services provided by banks and state agencies and public- and private-sector funding. AND Ensure support is provided by an expert who understands the complexities of farm/farmland-related financing and is able to answer questions, explain the process, and serve as a liaison between bankers, farmers, and other stakeholders as appropriate, at no cost. The financial facilitator will have no equity stake in the transactions.
Viability	Train realtors and attorneys who work with farmers	Land for Good	III.A	Ensure that laws, regulations, programs, and investments support farm viability.	III.A.	Prompt further development of industries supportive of agriculture to ensure they serve farmer, farm and farmland issues fully.	1297	Train and connect key professionals—tax advisors, appraisers, surveyors, realtors, lawyers, and others—who work with farmers and farmland owners through a strong referral system, with incentives/infrastructure to work together.
Viability	Increase the expertise of farm business advisors	The Carrot Project (in their role with the Agricultural Viability Alliance)	III.A	Ensure that laws, regulations, programs, and investments support farm viability.	III.A.	Prompt further development of industries supportive of agriculture to ensure they serve farmer, farm and farmland issues fully.	1298	Support workforce development, networking, and coordination of a next generation of farm succession and farm business advisors.
Viability	Climate change adaptation	American Farmland Trust (AFT)	III.B	Grow resilience and sustainability practices on farms.	III.B.	Increase technical assistance to farmers around crop- and livestock-specific climate change adaptation strategies.	1425	Create a program to support farmers with technical assistance around crop- and livestock-specific climate change adaptation strategies.
Viability	Regenerative peer mentorship program for beginning farmers	Pocasset Pokanoket Land Trust (PPLT)	III.C	Increase use of services, programs, and other resources by farmers.	III.C.	Expand opportunities for one-to-one assistance for farmers, prioritizing beginning and historically underserved farmers and aspiring farmers.	1354	Explore expanding range farmer mentorship and peer-to-peer programs.
Viability	Peer mentorship assessment and storytelling	New Entry Sustainable Farming Project (New Entry)	III.C	Increase use of services, programs, and other resources by farmers.	III.C.	Expand opportunities for one-to-one assistance for farmers, prioritizing beginning and historically underserved farmers and aspiring farmers.	1354	Explore expanding range farmer mentorship and peer-to-peer programs.

MFAP Goal	FPP Project Title	Lead partner	Other implementers	1-2 sentence description	More than one project to implement task	Contact Name	Contact email	Geographic area	Last edited	Project ID
Viability	Farmer mentorship and peer-to-peer programs	Southeastern Massachusetts Agricultural Partnership (SEMAP)	Community Involved in Sustaining Agriculture (CISA)	Host regional farmer roundtables focusing on farm viability. Host farmer-led, on-farm skill-shares and workshops. Expand other networking and mentoring opportunities for farmers	3 projects	Susan Murray	smurray@semaponline.org	Partner service areas in southeastern MA and Connecticut River Valley.	12/9/2025	TCP 3.3
Viability	Navigators for launching and growing a farming enterprise	Community Involved in Sustaining Agriculture (CISA)	The Carrot Project, Southeastern Massachusetts Agricultural Partnership (SEMAP)	Define and refine the role of a navigator who provides support to aspiring and beginning farmers as they launch and grow their farm business. Pilot one-to-one support for farmers in this role as navigator.	No	Margaret Christie	margaret@bulylocalfood.org	Statewide	12/9/2025	TCP 3.1
Viability	Farmland access and farm viability training and technical assistance Community of Practice	New Entry Sustainable Farming Project (New Entry)	Nuestras Raíces, Pocasset Pokanoket Land Trust (PPLT), Growing Places	Establish a Community of Practice (CoP) to train and support navigators that focus on farmland access and farm viability.	Two projects	Jennifer Hashley	jennifer.hashley@tufts.edu	Partner service areas in eastern, southern and western MA	11/18/2025	NE 3.3
Viability	Train-the-Trainer Toolkit and BIPOC cohort development	Growing Places	New Entry Sustainable Farming Project (New Entry), Pocasset Pokanoket Land Trust (PPLT)	Create a multilingual toolkit and launch a “Train-the-Trainer” for delivering culturally responsive farm support. Train BIPOC technical assistance providers embedded in trusted organizations.	Two projects	Ayn Yeagle	ayn@growingplaces.org	Partner service areas in eastern, southern and western MA	11/18/2025	NE 3.4

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Viability	Farmer mentorship and peer-to-peer programs	Southeastern Massachusetts Agricultural Partnership (SEMAP)	III.C	Increase use of services, programs, and other resources by farmers.	III.C.	Expand opportunities for one-to-one assistance for farmers, prioritizing beginning and historically underserved farmers and aspiring farmers.	1354	Explore expanding range [of] farmer mentorship and peer-to-peer programs.
Viability	Navigators for launching and growing a farming enterprise	Community Involved in Sustaining Agriculture (CISA)	III.C	Increase use of services, programs, and other resources by farmers.	III.C.	Expand opportunities for one-to-one assistance for farmers, prioritizing beginning and historically underserved farmers and aspiring farmers.	1353	Establish a diverse network of “navigators,” individuals based at trusted local organizations who are well-versed in the range of public and private resources, regulations, and processes, who can work one-on-one with aspiring farmers through the entire process of launching a farming enterprise.
Viability	Farmland access and farm viability training and technical assistance Community of Practice	New Entry Sustainable Farming Project (New Entry)	III.C	Increase use of services, programs, and other resources by farmers.	III.C.	Expand opportunities for one-to-one assistance for farmers, prioritizing beginning and historically underserved farmers and aspiring farmers.	1449	Establish a diverse network of “navigators,” individuals based at trusted local organizations who are well-versed in the range of public and private resources, regulations, and processes, who can work one-on-one with existing farmers through the process of sustaining a farming enterprise
Viability	Train-the-Trainer Toolkit and BIPOC cohort development	Growing Places	III.C	Increase use of services, programs, and other resources by farmers.	III.C.	Expand opportunities for one-to-one assistance for farmers, prioritizing beginning and historically underserved farmers and aspiring farmers.	1449	Establish a diverse network of “navigators,” individuals based at trusted local organizations who are well-versed in the range of public and private resources, regulations, and processes, who can work one-on-one with existing farmers through the process of sustaining a farming enterprise