



2040 Future Scenarios Vermont

Farms Under Threat 2040: Choosing an Abundant Future mapped three scenarios of development between 2016 and 2040. If recent trends continue, **41,200 acres** of Vermont's farmland will be paved over, fragmented, or converted to uses that jeopardize agriculture. **That's 3%.** Vermonters can slash conversion, save farmland, and safeguard the future of agriculture and the environment by choosing compact development.

PROJECTED AGRICULTURAL LAND CONVERSION 2016-2040



Projected agricultural land conversion from 2016-2040 in the *Business as Usual* scenario.

Projected Conversion (2040)

Urban and highly developed (UHD) and low-density residential (LDR)

Land Cover (2016)

- Farmland*
- Other lands
- Urban areas
- Forestland
- Federal (no grazing)
- Water

*Farmland is composed of cropland, pastureland, and woodland associated with farms.

On recent trends, from 2016 to 2040:

Vermonters will pave over, fragment, or compromise

41,200 acres of farmland.

That's the equivalent of losing

200 farms,

\$24 million

in farm output, and

700 jobs

based on county averages.¹

60% of the conversion will occur on Vermont's best land.²

Hardest-hit counties:

- ▶ **Addison**
- ▶ **Franklin**
- ▶ **Rutland**

¹ Census of Agriculture 2017
² Freedgood et al. 2020

WHICH FUTURE WILL WE CHOOSE?

How Vermonters choose to develop will shape the future of farming. The scenarios in **Farms Under Threat 2040** show the impacts:



Business as Usual: Development follows recent patterns. Poorly planned development and low-density residential sprawl continue to rapidly convert farmland and ranchland.



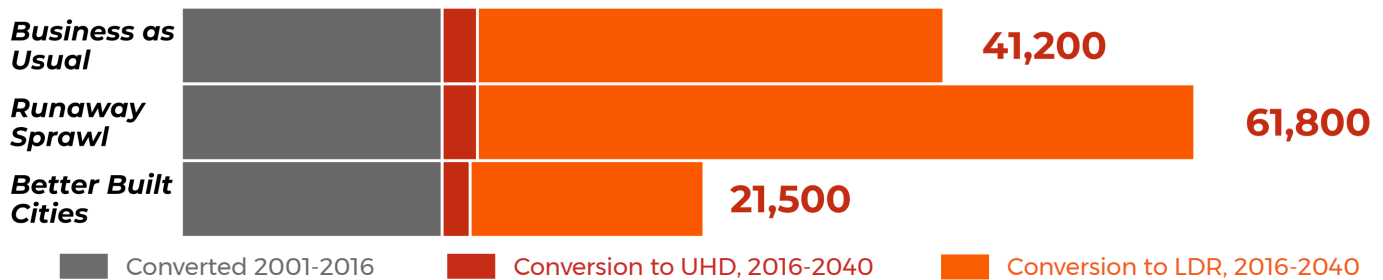
Runaway Sprawl: Development becomes even less efficient than in *Business as Usual*. Low-density housing sweeps across the countryside, displacing farmers and ranchers.



Better Built Cities: Policymakers and land-use planners promote compact development and reduce sprawl, saving irreplaceable farmland and ranchland from conversion.

COMPACT GROWTH CAN SAVE FARMS

Acres of Projected Conversion 2016-2040



Vermont's farmland will be converted to:

Urban and highly developed (UHD) land use includes commercial, industrial, and moderate-to-high density residential areas.

Low-density residential (LDR) land use includes scattered subdivisions and large-lot housing, which fragment the agricultural land base and limit production, marketing, and management options for the working farms and ranches that remain.

LDR PAVES THE WAY FOR FURTHER DEVELOPMENT

Agricultural land that was in LDR areas in 2016 is

5 TIMES MORE LIKELY

to be converted to UHD by 2040, compared to other agricultural land.

DEVELOPMENT CHOICES MATTER

By choosing the *Better Built Cities* scenario instead of *Runaway Sprawl*, Vermonters can save

40,300 acres

of farmland.

That's the equivalent of saving

200 farms,

\$22 million

in farm output, and

600 jobs

based on county averages.¹

¹ Census of Agriculture 2017

WHAT POLICYMAKERS CAN DO

- **Encourage compact development** to minimize sprawl.
- **Permanently protect our best farmland** with voluntary conservation easements.
- **Forge a path to success** for a new generation of farmers.



Farms Under Threat is American Farmland Trust's multi-year initiative to document the status of and threats to U.S. farmland and ranchland and to identify policy solutions to protect and conserve America's diverse agricultural landscape. For questions and to access the data, please contact AFT's Farmland Information Center: www.farmlandinfo.org or (800) 370-4879.

Explore our interactive maps and read the full report at

www.farmland.org/farmsunderthreat

