

### Category 3 - Land for Housing Swap

The family needed an additional farm labor housing unit on their property. The best location for this dwelling was in proximity to the existing farm infrastructure and along the town road.

The family had extensive unconserved land, but constructing a farm dwelling on a portion of this land would not have been a logical use by the farm, as it would have been a long distance from the farmstead area and would have required a long driveway over varied terrain, driving up construction costs.

The family requested that, in exchange for the right to construct an additional dwelling for the farm, they would conserve an amount of land equivalent to the value of the housing right. The easement holders performed an appraisal to determine the relative values of such a swap, and the appraiser determined that 31 acres of forestland would need to be conserved to equal the value gained by allowing an additional dwelling on the farm.

The family gained an additional housing right on the farm, but retired all of the housing rights and development potential on the 31 additional acres they conserved.