

California Agricultural Land Equity Task Force Grants and Resources Subcommittee Meeting Summary: June 27, 2025

Meeting Called to Order

Facilitator Wylie started the meeting at 1:05 p.m.

Welcome and Housekeeping

Facilitator Wylie provided housekeeping information for all meeting participants. Slides and materials presented during the meeting are available on the California Strategic Growth Council [\(SGC\) website](#).

Roll Call

Roll call was conducted by the facilitator. Members present:

- Thea Rittenhouse
- James Nakahara
- Liya Schwartzman

Members absent:

- Darlene Franco
- Doria Robinson

Quorum was established.

Staff present:

- Camille Frazier, SGC
- Meagan Wylie, Sacramento State University

Action: Approval of Past Meeting Summaries

Approval of the April 7, 2025 meeting summary.

- Motion to approve made by member Nakahara.
- Motion seconded by member Schwartzman.
- Motion passed (3-0-0*)

Public Comment:

None.

Discussion: Best Practices for Program Design

Guest speaker, Tim Bryant, California Department of Conservation (DOC) provided framing remarks and presented three discussion questions related to upcoming DOC program design under Proposition 4:

1. How might resale tools like affordability provisions or shared appreciation be adapted to support land access?
2. What types of advisors typically support new or disadvantaged farmers with land tenure?
3. What are the pros and cons of property size maximums?

Highlights from member discussion:

- There is limited technical and financial support infrastructure for land tenure, particularly for priority producers.
- Members emphasized the need for more technical assistance (TA) providers and better coordination among them.
- Members noted existing explorations into shared appreciation and preemptive purchase rights by organizations like California FarmLink.
- There is opportunity for DOC to learn from examples presented to the Task Force earlier in the year (e.g., the Scottish Land Commission, presentation by Adam Calo, February 2025).
- Concerns were raised about how programs might be structured to overcome legal constraints like the “gift of public funds” issue.

Public Comment:

None.

Working Session

Staff first facilitated a review of previous Subcommittee discussions about the funding landscape and their inclusion in the current draft Recommendations Report (May 2025 version).

Discussion highlights:

- Members reflected on gaps in the funding landscape and the limitations of existing state programs to fund individual land acquisition.
- There was support for exploring public-private partnerships and revolving loan funds as mechanisms to address down payment barriers.
- Members suggested to consolidate and clearly organize recommendations related to different funding mechanisms and refine how programs are presented in the draft report.
- Several members recommended that the report include flexibility and regional tailoring through “menu” options for grant and loan program design.
- The need for intermediaries, such as land trusts or local non-profit organizations, to address timing mismatches between land availability and funding was discussed.
- Members proposed that loan or grant programs should not require that a specific property be identified in order to apply, helping applicants remain competitive in

- fast-moving markets.
- Members emphasized the importance of minimizing administrative burden by clearly identifying which agency could host new programs (e.g., iBank or DOC).

The Subcommittee next reviewed existing and potential tax incentive and related recommendations, including:

- Tax credits for landowners who lease/sell to priority producers.
- Policy changes to allow property tax base transfers for retiring landowners.
- Ideas such as forgivable, tax-exempt loans and seller financing models.

A member shared that Working Group 5 is actively working to update these concepts.

Members discussed how these mechanisms interact with the broader recommendations throughout the report and considered the idea of organizing them into a “best practices for loan program design” section or “menu of options” for flexibility.

Staff and applicable working groups will incorporate subcommittee feedback into the August 2025 draft report to be discussed further at the upcoming Aug. 13-14, 2025, Task Force meeting.

Public Comment:

None.

General Public Comment:

None.

The meeting adjourned at 2:48 p.m.