

Activity 3: *Development vs. Preservation*

Case Study of the Upper Perkiomen School District from “Saving Land Saves Money” (view publication at www.conserveland.org/lpr/library)—Montgomery County Lands Trust, 2002. Compare the one time purchase price cost of the easement to the shortfall per year. To determine the break-even period, divide the purchase price of the easement by the shortfall.

Development of the “100 Acre Farm.”

A farmer is selling his 100 acre farm. A developer will buy the property and build houses on 1.42 acre lots with land set aside for roads, drainage area, and commons.

There will be 0.66 homes per acre. How many houses can be built on 100 acres? _____
(100 acres \times 0.66 homes per acre = total homes per acre)

It is estimated that there are 0.8265 school-age children per home. How many children would be in the subdivision? _____
(Number of homes \times 0.8265 = total children in the subdivision)

\$7,995 is the cost of public school for each participant. How much does it cost to send the children of the subdivision to school? _____
($\$7,995 \times$ number of children = public school costs/subdivision)

In this community, the average school-tax revenue per home is \$1,779. Each home in the new subdivision must pay an average school tax of \$1,779 a year. How much public school revenue will be collected from the homes in the subdivision each year? _____
($\$1,779 \times$ number of homes = public school revenues/year)

What is the cost to the community for allowing the farm to be developed? _____
(Dollars of revenue/year – public school costs = dollars of shortfall)

Preservation of the “100 Acre Farm” by purchase of the Conservation Easement.

The average cost per acre for the easement purchase is \$4,349. How much is the total purchase price of the easement? _____
(100 acres \times \$4,349 = one time purchase price cost of easement)