

WHY IS EVERYONE TALKING ABOUT UN AGENDA 21?

UN Agenda 21/Sustainable Development is the action plan to inventory and control all land, all water, all minerals, all plants, all animals, all construction, all means of production, all information, all energy, and all human beings in the world. **INVENTORY AND CONTROL**

Have you wondered where these terms 'sustainability' and 'smart growth' and 'high density urban mixed-use development' came from? Doesn't it seem like about 10 years ago you'd never heard of them and now everything seems to include these concepts? Is that just a coincidence? That every town and county and state and nation in the world would be changing their land use/planning codes and government policies to align themselves with...what?

Far from being a 'conspiracy theory' or a 'tin-foil hat' fantasy, this is an actual United Nations plan, signed onto in 1992 by President George HW Bush along with 178 other world leaders. The UN called it Agenda 21 because it is the Agenda for the 21st century. According to UN Secretary General Maurice Strong, the 'affluent middle-class American lifestyle is unsustainable.' That includes single family homes, private vehicles, appliances, air-conditioning, & meat-eating. They are a threat to the planet.

This might sound like a silly plan that doesn't affect you. But look around. This economic collapse is UN Agenda 21. You'll hear that this plan is non-binding, that it's a dusty old plan with no teeth. That is a lie. In fact over the last 20 years this plan has been implemented all over the United States. It's called Sustainable Development. The 3 E's: ecology, economy, equity.

After George Bush signed it in 1992, it was brought back to the US by President Clinton (1993) when he created the President's Council on Sustainable Development for the sole purpose of getting it into every city, county, and state in the US through federal rules, regulations, and grants. This is a global plan but is implemented locally. You'll see it as a regional plan. It might be called Vision 2035, or Your Town 2025, or One Bay Area, or Plan NY...all of these regional plans are the same. They call for stack and pack housing, restricted mobility, and regional government. Domestic surveillance, smart meters, GMO's, loss of freedom—all UN Agenda 21/Sustainable Development. You are losing your rights. You are being manipulated. You are being lied to. You are the Resistance.

This is a non-partisan worldwide grassroots movement.

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PostSustainabilityInstitute.org DemocratsAgainstUNAgenda21.com

WHAT'S WRONG WITH SUSTAINABLE DEVELOPMENT?

How could something that sounds so good be bad? Who wouldn't want to be sustainable? Vibrant? Walkable? Bikeable? Green? These buzz words were designed to make you think that you're doing something good for the planet. This is the biggest public relations scam in the history of the world.

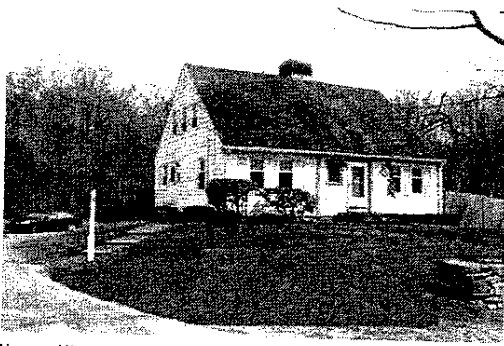
Sustainable Development was created and defined by the United Nations in 1987, and the action plan to implement it was signed onto in 1992 by US President Bush and 178 other nations. It was called Agenda 21, the Agenda for the 21st century. Considered unsustainable under this plan: middle class lifestyle, single family homes, private vehicles, meat-eating, air conditioning, appliances, dams, farming, you.

Clinton began to implement it in the US in 1993 by giving the American Planning Association a multi-million dollar grant to write a land use legislative blueprint for every municipality in the US. It is called *Growing Smart Legislative Guidebook with Model Statutes for Planning and the Management of Change*. This was completed in 2002 and is being used to train planners in every university, college and government planning office in the nation. *Growing Smart* is Smart Growth.

Growing Smart is in our planning department and its principles are in our city and county plan. Right now. Beside this, on the shelf, is *The Local Agenda 21 Planning Guide* put out by ICLEI and the United Nations. Urban areas are being consolidated and rural areas are being emptied of people through restrictive land use policies, gasoline costs, vehicle miles traveled taxes, loss of rural road maintenance, closure of rural schools, closure of rural post offices, water well monitoring, smart meters, and regionalization pressures. Smart Growth is not just the preferred building style for UN Agenda 21/Sustainable Development; it is the ideology. Moving people into centralized urban areas in high density housing creates the perfect opportunity for domestic surveillance. This ideology is being used as the justification to radically change every city in the United States and to impose regulations dictated by unelected regional boards and commissions. It is remaking government. This dramatic revolution in private property rights extends to every facet of our lives: education, energy, food, housing, transportation. We are being told that this is OUR PLAN but it is not. We object to this manipulation and refuse to be subjected to it. Educate yourself. Speak out. BE the Resistance.

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A Sustainable Development Q&A



From Plymouth Rock to the Pacific Coast, home owners across America are losing rural land and property rights in alarming numbers.



Willingly or not, they are being crowded into high-density urban living and "walkable" communities in the name of sustainable development, Smart Growth and environmental justice.

■ **What is sustainable development?**

The United Nations defined the term in a 1987 report as "development that meets the needs of today without compromising the ability of future generations to meet their own needs." A 1992 UN convention, called Agenda 21, codified the report.

■ **What is wrong with that?**

The "needs" the report refers to are not human needs but those of the planet. It concludes we can only meet them by eliminating or reducing "unsustainable" activities globally. These include property ownership, consumerism, and high meat intake, use of fossil fuels, roadways, automobiles, dams, our legal system, pastures, golf courses and more.

■ **How can a United Nation's program affect citizens in the United States?**

Three presidents agreed through executive orders to 1. abide by these definitions of sustainable development, 2. reduce the "unsustainable" activities and 3. implement action plans to accomplish this through federal agency regulations.

■ **Why have I not heard of this side of sustainable development before?**

Because, most see sustainable development as a safe way to protect the planet. The UN and other groups see sustainable development as a political agenda in which it is acceptable to sever personal rights in the name of the environment.

■ **How does the UN version of sustainable development enter my community?**

Public agencies or planners approach local officials and "stakeholders" (not always residents) with proposals to review Master Plans and conduct surveys to improve living quality and the environment. Frequently, they invoke perceived "crises" such as transportation issues, overpopulation or poor water quality. Grant money often follows, and may include strings that limit property rights. The UN version, while protecting the earth and wildlife, has secondary regard for personal rights.

■ **How might sustainable development affect my property rights?**

By accepting certain grants and extreme regulations on property usage, owners find their development rights stripped away in favor of bicycle paths, solar farms, open spaces, mixed-use dwellings and controlled property and farming use.

■ **The Constitution and local laws protect my property rights, don't they?**

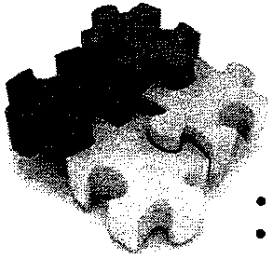
Not if you sign them away by agreeing to accept certain grants, surrender them through conservation easements, wetland or endangered species designations, or lose them through eminent domain or specific changes in your town's Master Plan.

■ **What can I do?**

See pamphlet: The "Sustainability" Solution.

**For more info go to: www.didyouknowonline.com and
www.americanpolicy.org/issues**

Unraveling the "Sustainability" Paradox



The word "sustainability" flashes images of fresh air, clean water and revitalized resources. Yet, Americans are discovering it also means lost property rights and value, reduced mobility and the surrender of family land. Because of "sustainable development":

- Mike Sackett faces \$100s of thousands in EPA fines for building his dream home on his own ID property
- Planners in Carver County, MA force citizens to accept solar farms few want.
- In Dade County, Florida, the local government is forcing 1500 homeowners from their property.
- In King County, WA, 17,000 residents filed court complaints attempting to win back lost property rights.

Here is why a good idea like sustainability has such destructive outcomes:

Locally, most see sustainable development (SD) as a reasonable way to protect the environment. Globally, SD is much different. *It is a social, political and economic action plan that forces boilerplate solutions for real or perceived environmental crises on willing and unwilling participants.*

Most citizens and public officials are not aware their local sustainable plan derives from the coercive global one. Here is how it happened:

- The term Sustainable Development came from a 1987 UN report called "Our Common Future" which concluded that developed nations, such as the US, were responsible for global warming and poverty, which in turn created an unsustainable planet. The solution was to limit property ownership and growth in the US, and transfer consumer wealth to developing nations. (Read, "Our Common Future" - Amazon)
- The 1992 UN Rio Earth Summit in Brazil codified the report, created a worldwide action plan called Agenda 21, and was signed onto by 178 nations including the US. (Search: "UN Agenda 21 Rio," "Rio Declaration")
- A 1993 executive order bypassed Congress to create the President's Council on Sustainable Development (PCSD) whose stated purpose was to "implement UN Agenda 21 in the US" via regulatory agencies. (Search: EO 12852; State Dep't. submission to the 5th Session of the Commission on Sustainable Development, April 1997)
- In 1998, J. Gary Lawrence, an advisor to the PCSD, recommended the term Agenda 21 and UN references be dropped to more easily implement SD in the US. Agencies and planners changed their terminology to Smart Growth and other environmentally friendly terms. (Search: "The Future of Local Agenda 21 in the New Millennium" p.5)
- By 2001, Sustainable Development/Smart Growth was part of the regulatory makeup of every federal agency and signed onto by the US Conference of Mayors, The National Governor's Association and several Leagues of Municipalities. It is now in your hometown. (Search: your town, state, and sustainable development)
- In 2002, HUD and other federal agencies funded the American Planning Association's, Growing Smart Legislative Guidebook 2 to incorporate Agenda 21 principles. This is now the standard planning apparatus throughout US communities. (Search for guidebook by name)



Now you know the problem. For what to do read, The "Sustainability" Solution.

For more info go to: www.didyouknowonline.com and www.americanpolicy.org

The "Sustainability" Solution



Are individual rights more important than those of the collective community are? Do human rights come before the environment? Public officials must answer these tough questions as sustainable development programs roll across the national landscape.

As green community plans with reassuring names like Smart Growth, open spaces, corridors and multi-use dwellings, transform the American landscape, alert citizens ask if these programs relate to land-grabbing UN initiatives. Planners routinely assure officials their plan is 'pure' and has nothing to do with the UN.

Here is why officials should consider 'pure' as unlikely:

- It is highly unlikely your town's plan does not follow the actions outlined in the 1992 UN Rio Earth Summit (Agenda 21) as they were implemented via the President's Council on Sustainable Development, embedded in every federal agency and state government and are attached to HUD community grants. (Search: UN Agenda 21, Rio Declaration; also: <http://clinton4.nara.gov/PCSD/>)
- ICLEI, a UN sanctioned Non-Governmental Organization (NGO), has memberships in over 600 US communities for the purpose of implementing Agenda 21, under the name of sustainable development or Smart Growth programs. (Search: ICLEI UN Agenda 21; also <http://www.iclei.org/index.php?id=11454>)
- Over 2000 NGO's, including the American Planning Association, operate within the US to implement the UN version of sustainable development. (Search: NGO American Planning Association Agenda 21; Go here to see how NGO's work: <http://americanpolicy.org/sustainable-development/attack-of-the-ngos.html/>)
- Many, if not most planners use the Growing Smart Legislative Guidebook that echoes the UN's Agenda 21 program by using universally acceptable terms and boilerplate solutions. (Search: Growing Smart Legislative Guidebook)

These plans purport to sustain the planet by shifting people from rural areas into high-density urban developments and reducing vehicle use, whether they want to or not.

Plans are generally initiated in response to a presumed and often poorly validated crisis such as "urban sprawl", "farmland development" or "poor water management." Changes to master plans and conservation easements are two methods of implementation. In the process, many citizens lose their property rights. (Search: Global Biodiversity Assessment; wildlands project map)

Here is how public officials can protect citizens' rights and the planet:

- Recognize that citizen's property rights are paramount in America and must be protected first.
- Never assume your plan's initiators know if it is part of a larger global plan; or would share that information if they did.



- Question the validity and source of crises claims such as "wildlife endangerment" or "population explosion in the next 10 years will cause massive overcrowding if we do not act now."
- Do not take grant money unless you check all of the attached strings. There are a lot more than you may think. (See: <http://www.hud.gov/offices/adm/grants/nofa10/scrpgsec.pdf> Page 11 tells what your new 'livable' community will look like.)
- Refuse federal or state money for new sustainable development or Smart Growth programs that jeopardize rights; and transition out of existing programs.
- Avoid partnerships with the federal government, NGOs, foundations, and corporations that incorporate land-grabbing clauses in their agreements.
- Develop a Property Rights Council (PRC) for reviewing all governmental and intergovernmental activities to protect citizen's rights. (Search: Bonner County Property Rights Council)
- Seek alternative plans and planners who will work with your community to protect individual property rights first, and respect the planet.
- Be certain legislation is in force to repeal any plan that infringes on individual property rights.

Families must not be forced from their homes, nor farmers or citizens forced to surrender property rights to manage our environment.

Hi-density urban housing and 'livable' communities are not for everyone and should be voluntary.

Public officials now assume a new role of protecting the property rights of those who elected them to office as they act responsibly toward the environment.



Read and know all proposed land use regulations and governmental and nongovernmental activities. That is the ultimate "sustainability" solution.

For more information go to:

- www.didyouknowonline.com
- www.americanpolicy.org/issues
- www.democratsagainstunagenda21.com

Read, "Unraveling the Sustainability Paradox" for further background.

7 Facts You Should Know About Conservation Easements



Here are some facts you should know before signing away your development rights under a conservation easement.

Fact 1

While, as a landowner you have a "bundle" of property rights, the most important are your development rights. When you sign away these rights, you are no longer the "dominant estate" holder. You surrender your controlling interests to a partner and become "subservient" to their demands.

Fact 2

Land trust brokers are salespeople and have no legal obligation to disclose information that might discourage the sale of the conservation easement. The Ninth Circuit Court of Appeals has held that pre-contract promises, conversations, commitments, brochures and manuals, even from the government, are not binding.

Fact 3

Land trusts frequently "flip" conservation easements to make quick money. In one example, The Nature Conservancy paid \$1.2 million for an easement and promptly sold it to the Bureau of Land Management for \$1.4 million. This enabled the government to control the private property with no publicity and place the landowner under the scrutiny of a federal bureaucracy.

Fact 4

Third party land trusts, non-profits or public agencies can attack or enforce the agreement you made with your land trust thereby changing the original agreement.

Fact 5

Easement deeds use broad language that expands the trust's control but very specific language that limits the landowner's rights.

Fact 6

Through "mitigation banking," your property can become part of a databank, condemned and used to offset environmental damage to another conservation eased property hundreds of miles away. The trust can then use your land for purposes you never intended.

Fact 7

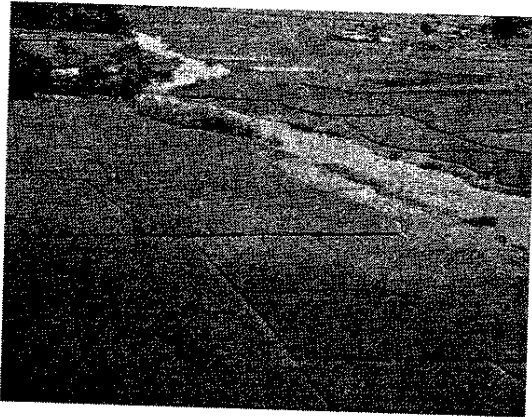
Because the ownership rights are muddled between taxes, restrictions and best practices requirements, it can be difficult to find a buyer willing to pay a fair market price for the land *or* the promised tax deductions.



"Conservation easements are often a short-term windfall in exchange for a long-term property loss."

For more info go to: www.didyounowonline.com/agenda21.php and www.americanpolicy.org/issues

The "Hazards" of Conservation Easements



Conservation easements are promoted as a way to gain tax advantages and protect private lands from development. For those who fail to read the fine print, they can be a nightmare of legal proceedings, extreme regulations and the eventual loss of cherished property.

The background:

In a typical conservation easement, a Land Trust purchases some or all of the "bundle" of a property owners' rights. Once signing the agreement, the owner's rights are legally subservient to his new partner, the trust.

Owners make this trade to gain tax benefits, cash payments, protect their property from development or avoid the threat of government land acquisition or regulation.

To receive the benefits the owner agrees among other duties to one or several of the following: protect animals, plants or eco-systems, preserve open spaces for farming, outdoor enjoyment or recreation for the public; historic preservation and to follow best land management practices. The trust enforces the restrictions.

The benefits:

Benefits have the greatest value for wealthy owners. The relief of estate taxes was a primary driver of conservation easements as inheritance laws forced many heirs to sell property to developers to pay the IRS. Conservation easements avoided this sell-off.

Today, trusts sell easement programs to lower income owners who may gain little from tax benefits. Instead, trusts promote cash payments, assurances land will not be sold to developers, safety for heirs and good environmental stewardship. In this way, trusts, collaborating with public agencies, gain control of vast amounts of private property in perpetuity as part of an ecological initiative.

- The property owner receives charitable deductions on federal taxes based on the difference between the values of the land before and after granting the easement.
- The property owner receives relief from federal estate or inheritance taxes.
- Many states provide income tax credits and property tax relief for conservation easements.
- Owner receives a payment for development rights.
- Property usage and development is strictly controlled.

The hazards:

- Under a conservation easement, the owner sells his development rights and therefore no longer has controlling interest in his or her property.
- Trusts often re-sell the easement to government agencies, which alter best management practices, driving up compliance costs. Eventually, these cost increases can force owners to sell their land at a reduced price.



- Third party trusts, non-profit organizations or government agencies can attack or enforce your easement restrictions even if your trust does not.
- By law, conservation easements can be challenged by third parties, but only if the party can issue conservation easements. Therefore, there can be no third party challenge by the landowner or even a supporter of the landowner.
- Because the ownership rights are muddled between taxes, restrictions and best practices requirements, it can be difficult to find a buyer willing to pay a fair market price for the land or the tax deductions. Further, it will be hard to find a lender or to get full title insurance.
- The IRS demands the easement remains in perpetuity. This ignores changes in science, nature and even the definition of what is ecologically beneficial over time.
- The cozy promises of a friendly working partnership between the landowner and the trust prior to the contract have no bearing in a court of law. The Ninth Federal Circuit Court of Appeals has ruled pre-contract discussions unenforceable.
- Land Trusts are in the sales business. They are under no legal obligation to disclose information detrimental to closing the sale.
- Often land trusts "flip" your easement to a public agency to make a "pre-acquisition" profit. (In one example, The Nature Conservancy paid \$1.2 million for an easement and promptly sold it to the Bureau of Land Management for \$1.4 million. This enabled a non-scrutinized transfer of private property to the federal government while avoiding publicity, regulations, zoning changes or eminent domain.)
- Through "mitigation banking," and "habitat protection" your property can be condemned and used to offset damage, loss of endangered species, wetlands or proposed development to another ecosystem or habitat; it can be allocated to complete a contiguous wildlife habitat.

- *According to a Gulf of Maine Times article, "The Maine Coast Heritage Trust has sold more than 700 of its 850 easements and acquisitions to federal and state agencies."*
- *Additionally, more than 2/3 of The Nature Conservancy's operating budget is to purchase private lands that are then sold to federal and state agencies, says American Enterprise.*

What you can do:

- Think twice before selling anyone your property development rights.
- Be aware that federal, state and local governments collaborate with Land Trusts every day for the purpose of acquiring private land through conservation easements. Arguably, this is to protect the environment. Practically, it forever severs your personal property rights, which are the foundation of freedom.
 - Know that once you sell your development rights you have sold the control of your property for you and your heirs. Your remaining rights will likely decrease in value.
 - Remember, nothing the land trust representative or the government representative says; nor anything manuals or brochures depict, prior to signing the contract, is binding or legal. The only words that matter are those in the contract.
 - Be aware that you can protect the environment without surrendering your property rights.
 - Before signing any documents, discuss your wants, needs and expectations with your family. Read every document.
- Hire an unbiased attorney of your choosing, not the land trust's, government's or broker's. Choose one who will place your rights above all else to review each document before entering into any agreements.



Sources:

- Uniform Conservation Easement Act - National Conference of Commissioners on Uniform State Laws, Approved by the ABA
- Big Meadows, Big Mistake - American Land Foundation
- Colorado Landowners Burned By Conservation Easements - Fred Grant
- Conservation Easements and Title Insurance - L.M.Schwartz
- Conservation Easements: The Good, the Bad, and the Ugly - National Center for Public Policy Research
- Environmental Protection Agency Website - Mitigation Banking Factsheet

For more info go to: www.didyouknowonline.com/agenda21.php and www.americanpolicy.org/issues