

# Recoverable Grants

*Regenerative philanthropy  
to scale land conservation*



## The Conservation Challenge

Conserving land for public benefit strengthens climate resilience, safeguards clean air and water, enhances biodiversity, and fuels economies. However, critical lands are vanishing. Every 30 seconds, an area of natural land in the U.S. the size of a football field is lost to development. The reason is simple: conservation buyers (usually public agencies) struggle to compete with the speed of private buyers.

## Our Proven Solution

**The Conservation Fund** (TCF) was formed to address this challenge. TCF acquires high-value conservation lands until permanent stewards can buy them back from us. Our quick involvement allows transactions to move at the speed of the private market, enabling our partners to protect critical lands for communities that depend on them. Over 40 years, TCF has completed 4,000+ projects totaling more than \$8 billion and protected over 9 million acres. Today, our mission has never been more important — the scale of conservation needs requires us to build new capital partnerships.

## Scaling with Recoverable Grants

**Recoverable grants** allow donors to directly support critical land conservation projects, enabling additional conservation that would not otherwise occur while also providing the opportunity to recover and grow philanthropic capital.

Unlike a permanent gift, a recoverable grant gives donors the flexibility to invest in TCF's work today while preserving the option to recoup grant funds for use in the future. TCF utilizes recoverable grant capital to acquire high-priority, at-risk conservation lands across the country as a temporary bridge owner. When long-term conservation stewards purchase the land for permanent protection, sale proceeds return to TCF, allowing capital to be recycled.

During the five-year grant term, TCF expects to provide additional discretionary annual interim payments to a donor's charitable account. At the end of the term, TCF intends to return the original grant amount on a discretionary basis, allowing donors to redeploy those funds for future philanthropic priorities.



**RECOVER  
GRANT CAPITAL**



**GROW CHARITABLE  
ACCOUNT**



**ACHIEVE  
MEASURABLE IMPACT**



**SCALE  
PROVEN MODEL**

## Recoverable Grant Overview & Terms

- **Grant Recovery:** TCF intends to return 100% of the grant amount, supported by our 40-year proven track record
- **Additional Payments:** Discretionary annual interim payments up to 3% of the grant amount
- **Grant Period:** 5 years
- **Minimum Grant Amount:** \$100,000
- **Eligible Donors:** Foundations and donor-advised funds

# Recoverable Grant Cycle



## Clear Conservation Outcomes

In 2025, TCF's revolving fund capital — with support from recoverable grant donors — was used to acquire 56 projects across 21 states, protecting 40,000 acres of conservation lands, 6,000 acres of wetlands, and 80 miles of rivers and streams.

## Donor Impacts & Benefits

- Recoverable grants support multiple projects during the grant period; each \$1 contributed is expected to be recycled to deliver up to \$3 in conservation impact
- Every \$1 million of recoverable grant funding is expected to protect approximately 3,000 acres over five years
- Grants support projects across the country with significant local community-focused benefits; impacts span economic, climate, water, and biodiversity outcomes
- Donors can receive income tax deductions by contributing through a donor-advised fund or foundation; additional tax benefits may apply when donating appreciated assets

## TCF Expertise & Experience

- Our mission drives project selection and site management — projects are designed to maximize conservation and economic benefits to the public
- 200+ full-time staff across the country with extensive experience and deep expertise in real estate and conservation transactions
- TCF operates on a financially sustainable basis, generating consistent margins with extremely low instances of loss
- Four-star rated by Charity Navigator, A+ by CharityWatch, and Platinum level by GuideStar
- Credit rating of A3 by Moody's Investors Service



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## About The Conservation Fund

The Conservation Fund is a 501(c)(3) nonprofit corporation with a dual mission of land conservation and economic development. Our goal is to protect the lands that sustain us all. We carry out our mission by serving as a trusted implementation partner to government, tribal, public, and private entities. Through our innovative solutions, we drive climate stability, ecological health, and long-term economic vitality in all 50 states, protecting millions of acres of America's natural land, cultural sites, recreation areas, and working forests and farms. To learn more, visit [conservationfund.org](http://conservationfund.org)

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