

COMPARING STRUCTURES

	<i>CONSERVATION LAND TRUSTS</i>	<i>COMMUNITY LAND TRUSTS</i>	<i>AGRARIAN TRUST (AT) AGRARIAN COMMONS (AC)</i>
MISSION	Protection of land for habitat, water quality, open space, natural/cultural/historic resources.	Protection of land as a resource for social and community benefits e.g. affordable housing.	Protection of whole farms and natural ecosystems for land access, equity, and affordability for farmers, health of soils, water, biodiverse systems, and agrarian enterprises interconnected to community.
LEGAL STRUCTURE & TOOLS	<p>501(c)3 nonprofit. Holds perpetual conservation easement on privately owned land. May also own land in fee and manage for conservation values.</p> <p>Conservation easements keep land in private ownership; bought/sold/consolidated/fragmented/and speculated on. If land trust closes, easements must be conveyed to nonprofit with similar mission.</p> <p>Conservation easements generally prohibitory - of subdivision, development, extraction, etc.</p>	<p>501(c)(3) nonprofit, owns land in fee. Often conveys use and equity to individuals via ground leases.</p> <p>Bylaws usually prohibit land from ever being sold. If community land trust closes, land must be conveyed to nonprofit with similar mission.</p> <p>Community values protected via long-term ground lease conveyed to individual(s). A third-party conservation land trust may hold easement as well.</p>	<p>501(c)(3) Agrarian Trust supports and oversees multiple local 501(c)(2) and 501(c)(25) Agrarian Commons affiliate land holding entities. Agrarian Commons conveys use, equity, and secure tenure through leasehold interest to farmers.</p> <p>Bylaws prohibit land from ever being sold. If local AC closes, AT must steward while new AC formed. If AT closes ACs are assigned to named 501(c)(3).</p> <p>Food system, ecological and equity values protected via leasehold interest conveyed to farmers and/or community-based organization. Third-party conservation land trust may hold conservation easement as well.</p>
GOVERNANCE	Vary from small and flexible to large and quasi-public. Governed by board of directors that may include farmer representation.	Governed by board of directors with community, resident, and ally representation.	AT governed by representative national board of directors. AC governed by majority local board including farmer/lessee, community stakeholder, and AT representation.
OWNERSHIP, ACCESS & EQUITY	<p>Conservation land trust holds specific rights through conservation easement with land and improvements held privately, may hold land in fee.</p> <p>All other property rights remain owned in private markets, rarely guaranteeing farming or conveyance to farmers. Conservation land trusts rarely involved when protected land is leased or sold.</p> <p>Easements rarely give concrete advantages to small/beginning/disadvantaged farmers. Lands owned in-fee often leased to established farmers, at market rates, for modest terms.</p>	<p>Land owned by the community land trust. Improvements either shared, rented, or owned outright by lessee.</p> <p>Tenure conveyed to qualifying individual at the discretion of the community land trust, in accordance with its mission and public benefits.</p> <p>Long-term, secure, equity-building tenure conveyed via affordable lease.</p>	<p>Land owned by the local AC and improvements either shared, rented, or owned outright by lessee. AT supports each AC, with collective benefits across ACs.</p> <p>Tenure conveyed to working farmers/ranchers, via process managed by AC and supported by AT to promote equity and land justice.</p> <p>Long-term, secure, equity-building tenure conveyed via affordable lease to farmers/ranchers/stewards. Commons designed to decommodify and regenerate land and support agriculture.</p>
PRODUCTION & STEWARDSHIP	<p>Protects land and natural resources via prohibitory language and enforcement rights of conservation easement, very rarely to protect or support farms and agriculture on the land.</p> <p>Protects farmland, very rarely requires active farming, conservation practices, or addressing the ecological degradation of soils, water, and ecosystems caused by agriculture.</p>	<p>Protects land, housing, infrastructure, and community assets to support access, affordability, and equity.</p> <p>Protect and support social/economic goals through ownership, lease, and governance structure.</p>	<p>Protects and supports land, farms, and agriculture for diversified and sustainable food production, business viability, and shared ecological stewardship.</p> <p>Community centered, farmer/rancher/steward lead, nationally supported representative structure creates shared commitment to agricultural viability, agrarian community wealth, and soil, water, and overall ecosystem health.</p>
<p><i>Please note: Each type of entity shown is of great value to the earth and society. These generalizations are for purposes of comparison; and may not be true in every instance.</i></p>			

CONSERVATION LAND TRUST



Protection of natural and cultural resources

Board of directors with varying representation requirements

Land usually owned privately, with easement held by land trust

COMMUNITY LAND TRUST



Social housing emphasis

Board of directors with resident and community representation

Land is owned by community nonprofit

AGRARIAN TRUST / AGRARIAN COMMONS



Collective stewardship for ecosystem health

Habitats, farm, food and equity are considered holistically

Board of directors with farmer, community and trust representation

Tenure given to working farmers, with a commitment to race, class and gender equity

National-level Agrarian trust provides oversight, funding and legal support