



IS THERE ANY MONEY AVAILABLE TO HELP PAY FOR REPAIRING OUR BARN?

1. Massachusetts Agricultural Preservation Restriction (APR) program

The Massachusetts Department of Agricultural Resources (MDAR), through its Agricultural Preservation Restriction Program (APR), purchases development rights to farmland in order to ensure that the land remains in agriculture. Information about the program is online here: <http://www.mass.gov/eea/agencies/agr/land-use/agricultural-preservation-restriction-program-apr.html> (MDAR also has many other grant and loan programs for farmers. Check out their website for more information.)

2. USDA Grants and Loans

The US Department of Agriculture has a number of grant and loan programs for farms. Go to this webpage for information: http://www.usda.gov/wps/portal/usda/usdahome?navid=GRANTS_LOANS

3. State and Federal Historic Tax Credits

If your barn is still actively used for farming or is used for some other income-producing purpose, the rehabilitation work you do might be eligible for state and federal historic tax credits. There's information on tax credits for barns on the National Park Service's website here: <http://www.nps.gov/tps/tax-incentives/taxdocs/intro-barns.pdf>

You can also find information on historic preservation tax credits here:

Federal credit: <http://www.nps.gov/tps/tax-incentives.htm>

State credit: <http://www.sec.state.ma.us/mhc/mhctax/taxidx.htm>

4. Community Preservation Act (CPA)

CPA is a program that provides funding for open space, affordable housing, and historic preservation projects. To find out if your town has adopted CPA, go to the Community Preservation Coalition's website. On this page – <http://www.communitypreservation.org/content/info-individual-cpa-communities> – there's a drop-down list of all the CPA towns in Massachusetts. If your town's name is on the list, contact your CPA Committee to find out about application procedures. Contact information should be on your town's website or available at your Town or City Hall.

(NOTE: Every community has its own standards for projects; some are reluctant to fund projects involving private property, because CPA projects must provide a "public benefit." However, there have been instances where communities have funded private preservation work in exchange for a preservation easement or some other guarantee that ensures the project provides a public benefit.)

5. Conservation and Preservation Easements

A preservation easement is a deed-related restriction that provides protection for historic structures. Sometimes communities will use CPA funds to purchase preservation easements on historic properties.



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Preservation easements can also be donated or sold to government entities or non-profit organizations like Historic New England <http://www.historicnewengland.org/> . While a donation won't get you the funds you need to repair your home, easements can help you to get income tax deductions or to lower your property taxes.

For information on preservation easements, go to: <http://www.preservationnation.org/information-center/law-and-policy/legal-resources/easements/>

<http://www.nps.gov/tps/tax-incentives/taxdocs/easements-historic-properties.pdf>

Land trusts and conservation organizations will often purchase or accept donations of development rights to agricultural or open-space properties. The Massachusetts Land Trust Coalition has a list of land trusts on its website: www.massland.org

6. Local Historical Commission Grant or Loan Programs

In a few communities, the Historical Commission manages a grant or loan program to assist property owners in rehabilitating historic structures. Check with your Historical Commission to see whether your community has such a program.

7. Community Development Funding

Some communities have Community Development Block Grants (CDBG) or other sources of funding to assist property owners with fixing up their property. Check with your community's Planning and/or Community Development Department to see whether they have such a program.

If you live in a small town, CDBG and similar programs are often managed through the Regional Planning Agency (RPA) rather than the municipality. You can find a list of the state's Regional Planning Agencies online here: <http://www.mass.gov/portal/government-taxes/local/counties-regions/planning/>

8. Technical or construction assistance from trade or vocational schools

Sometimes trade or vocational schools will take on rehabilitation projects as part of their coursework. This could reduce the cost of your rehab project. However, you'll need to be sure that the instructors and supervisors for the project are familiar with working with historic structures, and that students' work will be well-monitored.