



WHERE CAN I FIND... FUNDING TO REPAIR MY HISTORIC NON-PROFIT OR MUNICIPAL BUILDING?

- 1 **Has your community adopted the Community Preservation Act (CPA)?** (CPA is a program that provides funding for open space, recreation, affordable housing, and historic preservation projects.)

To find out if your town has adopted CPA, go to the Community Preservation Coalition website. On this page - https://www.communitypreservation.org/map#anchor_list 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.)

If your community does not have CPA, you might want to consider campaigning for its adoption. CPA funds are the biggest resource for historic preservation grants in Massachusetts. Find out more at the Community Preservation Coalition website: <http://www.communitypreservation.org/>

- 2 **Are you eligible for grants from foundations, government entities, or other donors?**
Preservation Massachusetts has a long list of grants for historic preservation projects on our website. While there are only a few grant, loan, and tax credit programs specifically targeted at historic preservation projects, many preservation projects include cultural, arts, education, and environmental components that may qualify them for other types of funding, so don't limit yourself in your quest for grant funds. And keep in mind that grants don't always require an organization to be a 501(c)3 nonprofit to apply. Municipalities, religious organizations, and other groups can often qualify for grants.
- 3 **Does your community's Historical Commission have a grant or loan program?**
In a few communities, like Cambridge, 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 a program.
- 4 **Does your community or regional planning agency have a grant or loan program?**
Some communities have Community Development Block Grants (CDBG) or other sources of federal or state 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.



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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 map of the state's Regional Planning Agencies online here: <http://www.apa-ma.org/resources/massachusetts-regional-planning-agencies>, or a map here: <http://www.massmarpa.org/who-we-are>

5 **Is your property in a rural community?**

The US Department of Agriculture sometimes has some grant and loan programs for community facilities and other community development projects in rural areas.

Go to this webpage for information:

<https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

6 **Would you be willing to sell or donate a preservation easement for the property?**

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.

Preservation easements can also be donated or sold to government entities or non-profit organizations.

For information on preservation easements, go to:

<http://forum.savingplaces.org/learn/fundamentals/preservation-law/easements>

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

7 **Will there be any business use associated with the property?**

If the property is an income-producing property, the rehabilitation work you do might be eligible for state and federal historic tax credits, even if you are a nonprofit organization. Often, nonprofits will form for-profit subsidiaries or partner with for-profit entities to take advantage of historic preservation tax credits, which can attract funding to a project. A long-term lease to a business user might also qualify a project for historic preservation tax credits.

See the following website for information on how nonprofits can use the historic preservation tax credits:

<http://historicboston.org/but-how-can-a-non-profit-developer-use-tax-credits/>

<https://ntcic.com>

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

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



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<https://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

(Updated to reflect the new tax laws that passed in December, 2017)

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

8 **Is the property part of a farm or land that has conservation/open space potential?**

While there might not be funding for the building itself, there might be funding to help keep the property in agriculture or preserve it as open space. You might be able to pay for renovations to the buildings on a site by selling the development rights to the community, to the state, or to a conservation organization. Communities often purchase development rights to land using CPA funds.

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:

<https://www.mass.gov/service-details/agricultural-preservation-restriction-apr-program-details>

(MDAR also has many other grant and loan programs for farmers. Check out their website for more information.)

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: <http://www.massland.org>

9 **Is there a trade or vocational school in your area?**

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.

Here is a list of Massachusetts Vocational Public Schools:

<https://www.publicschoolreview.com/massachusetts/vocational-public-schools>

10 **Is your property in a National Heritage Area?**

Although National Heritage Areas do not often provide funding assistance, they may be a source of technical assistance for projects.

There are five National Heritage Areas in Massachusetts. The National Park Service (NPS) provides technical, planning and limited financial assistance to the National Heritage Areas. If your town is in a National Heritage Area, your project might be eligible for



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funding or technical assistance. Check the National Heritage Area's website for information.

John H. Chafee Blackstone River Valley National Heritage Corridor -

<http://www.nps.gov/blac/index.htm> - covers Blackstone, Douglas, Grafton, Hopedale, Leicester, Mendon, Millbury, Millville, Northbridge, Sutton, Upton, Uxbridge, Worcester

Essex National Heritage Area - <http://www.essexheritage.org/> - covers Amesbury, Andover, Beverly, Danvers, Essex, Georgetown, Gloucester, Groveland, Haverhill, Ipswich, Lawrence, Lynn, Manchester, Marblehead, Methuen, Nahant, Newbury, Newburyport, North Andover, Peabody, Rockport, Salem, Salisbury, Saugus, Swampscott, Topsfield, and Wareham

Freedom's Way National Heritage Area - <http://freedomsway.org> - covers Acton, Arlington, Ashburnham, Ashby, Ayer, Bedford, Bolton, Boxborough, Carlisle, Clinton, Concord, Devens, Dunstable, Fitchburg, Gardner, Groton, Harvard, Hudson, Lancaster, Leominster, Lexington, Lincoln, Littleton, Lunenburg, Malden, Maynard, Medford, Pepperell, Princeton, Shirley, Sterling, Stow, Sudbury, Townsend, Westford, Westminster, Winchendon, Woburn

Quinebaug and Shetucket Valley National Heritage Area (aka "The Last Green Valley") -
<http://www.tlgv.org/index.php> - covers Brimfield, Charlton, Dudley, East Brookfield, Holland, Oxford, Southbridge, Sturbridge, and Webster

Upper Housatonic Valley National Heritage Area -

<http://www.upperhousatonicheritage.org/> - covers Alford, Becket, Dalton, Egremont, Great Barrington, Hancock, Hinsdale, Lanesboro, Lee, Lenox, Monterey, Mount Washington, New Marlboro, Pittsfield, Richmond, Sheffield, Stockbridge, Tyringham, Washington, and West Stockbridge.

11 **Are you uncertain about how to begin fundraising?**

There are many good online resources to help you get started. Here are a few:

The Network for Good has a number of free online publications and checklists to guide nonprofits through fundraising and grant seeking. Go to www.fundraising123.org

Fundraising planning worksheet -

http://www.fundraising123.org/files/KleinNP911_Fund_Plan_Worksheet.pdf

The National Council of Nonprofits has a number of online tools and resources for fundraising and grantwriting: <https://www.councilofnonprofits.org>



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Ten Steps to Creating Your Fund Development Plan:

<http://www.massnonprofit.org/expert.php?artid=1756&catid=19#%22%20http://www.massnonprofit.org/expert.php?artid=1756&catid=19#>

Creating a 60-day Fundraising Plan

<http://www.amyeisenstein.com/creating-a-60-day-fundraising-plan-days-1-15/>

The National Trust for Historic Preservation has several lists of tips for fundraising:

<https://savingplaces.org/stories/preservation-tips-tools-how-to-fund-your-preservation-project#.WkaSJSOZOqk>

<https://www.mainstreet.org/blogs/national-main-street-center/2017/05/24/get-ready-to-ask-for-year-end-gifts>