

Brattleboro Area Affordable Housing (BAAH)

APARTMENTS IN HOMES

Program Director: Tyler Maas





BAAH MISSION

Improve, increase and preserve
housing which is affordable
for lower income residents





BAAH PROGRAMS

Save Our Homes

Apartments In Homes

Mobile Home Improvement

Creative Community Housing

WHY APARTMENTS IN HOMES?

- Housing vacancy rate
- Apartment Affordability Index
- Home ownership costs



QUALIFYING HOMEOWNER

Accessory Dwelling Unit (ADU)

- Single family home
Primary residence
<30% of habitable area of home
Home is not destined for sale w/in 5 years



BAAH SUPPORT DURING PROJECT

- Connecting to financial resources
- Design considerations
- Finding and working with a contractor
- Regulatory considerations
- Becoming a landlord
- Follow-up dialog



Regulatory Considerations

- Escape routes
- Lead paint
- Hallways & stairs
- Water and sewer
- Windows
- Code enforcement
- CO and smoke detectors



Home Owner Considerations

- Noise
- Parking
- Contract rent
- Utilities
- Storage
- “House Rules”



Monitoring Workflow

- Design
- Budget
- Financing
- Preliminary codes assessment
- Detailed drawing
- Permits
- Quotes
- Choice of contractor
- Schedule
- Construction
- Confirm code compliance
- Confirm w/public works
- BAAH walk through
- Lease documents
- Homeowners insurance
- Lease-up



PROJECT FINANCING/FUNDING

Bank or Owner?

- Loan
- Savings
- Credit Card

Town of Brattleboro Loan Program

- Up to \$25,000, ½ Prime, not <3%

50% Matching grant upon completion

- Brattleboro municipal grant up to \$3,000 (CDBG \$)
- BAAH matching grant up to \$2,000 (100% donor \$)



STATS 2014-2018

Number of Units.....	14
Grant Funds.....	\$52,796
Average completion.....	7.5 Months
Average cost of projects.....	\$20,273
Average contract rent.....	\$765



Apartments In Homes Projects Completed



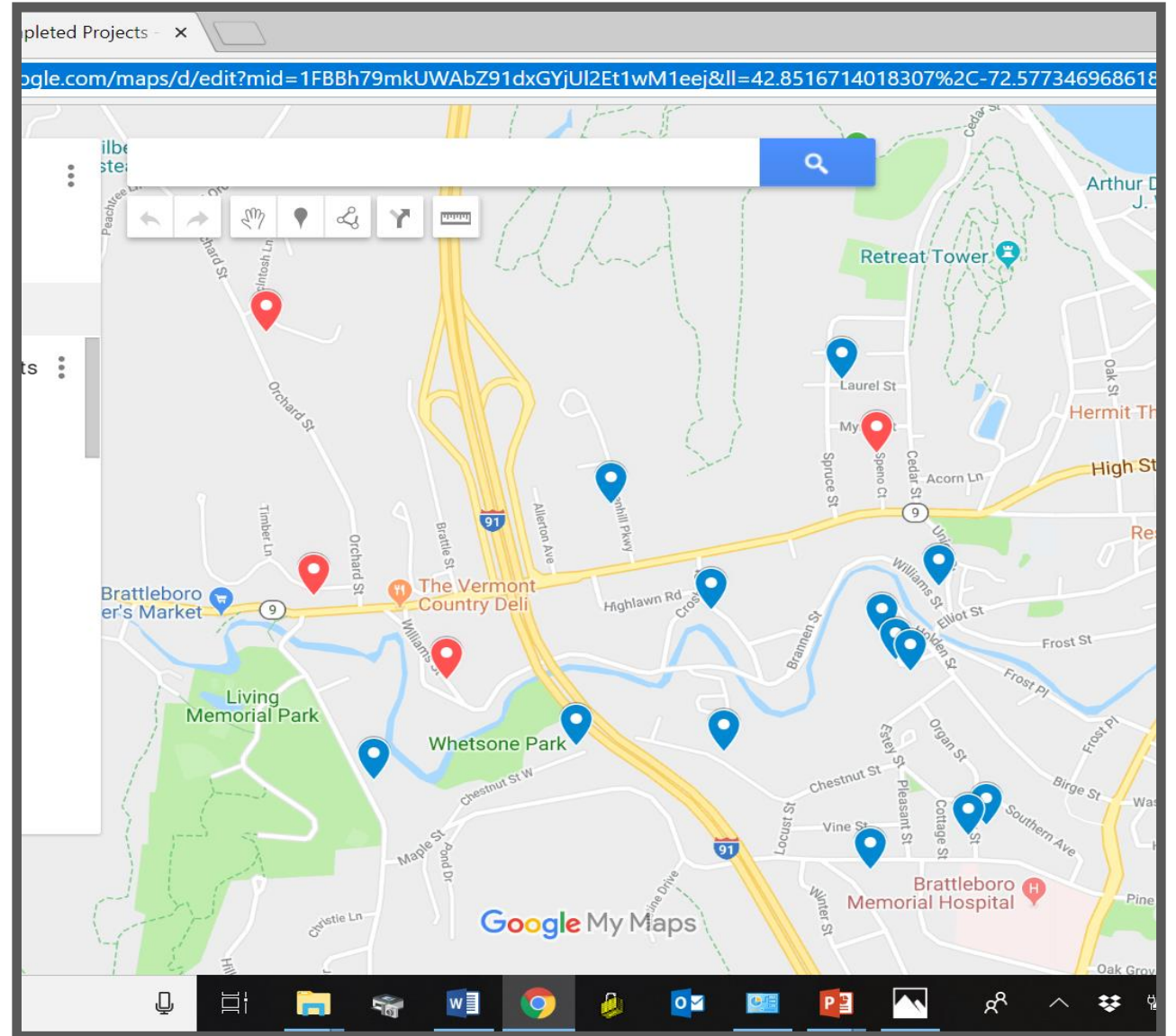
Raised Basement



Garage Conversion



Backyard Cottage



Keys to BAAH's Success

- **Town support**
 - Financial
 - Zoning
 - Inspections
 - Community
 - Promotion



- **Marketing**
 - Town Officials
 - Real Estate Agents
 - Posters
 - Tabling
 - Word of Mouth

BAAH Volunteer Board Members



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**11 West Street
Putney, VT**



THANK YOU!

