

Program Goals:

- 1.) Leverage the resources of the AHT to **add affordable ADUs** to the local housing market.
- 2.) Test viability of using direct partnerships with **resident homeowners** to increase AMI protected housing in Great Barrington.
- 3.) Provide an opportunity for resident homeowners with financial need – including those with incomes over 100% AMI, but who experience difficulty meeting the cost of living in Great Barrington – to support their cost of living by leveraging AHT funds for construction or renovation to create additional rental income as a means to become financially secure.

<u>Mandatory Residency Requirement</u> – meets residency requirements and is likely to continue to do so. Prescreening requirement. Not eligible to apply if not met.	Fails eligibility: Not eligible to vote in Great Barrington.	Meets eligibility: Eligible to vote in Great Barrington.			
Assessment Criteria:	Weakest	Somewhat Weak	Moderate	Somewhat Strong	Strongest
1) <u>Project viability</u> – may consider additional funding/cost savings sources (e.g., savings, other loan, or sweat equity/labor on project)	Low level of detail on budget and financial plan such that assessment of viability is not realistically possible.	Low level detail budget or financial plan.	Moderate detail on both budget and financial plan.	Strong budget detail or financial plan but not equally strong.	Detailed budget and financial plan that shows 100% of the project cost will be covered, once the loan amount is included.
2) <u>Living space proposed</u> – the extent to which the proposed ADU is appropriate for a living space • Square Footage. • Amenities. • Natural light. • Environmental quality of materials used.	Minimum allowable square feet (150 sq. ft. of habitable floor space for first occupant and 100 sq. ft. for each additional occupant) under State Sanitary Code. 105 CMR 410.420 Meets minimum standards for a dwelling unit re: water, sanitation, insulation, heat. See State Sanitary Code, chapter 2. Meets minimum windows requirements. Meets minimum environmental design/construction standards. (Refer to Chapter 83 of Great Barrington Code, Stretch Energy Code, and LEED (Leadership in Energy and Environmental Design) rating system of the U.S. Green Building Council.) Meets all minimums to get a Certificate of Occupancy under State Building Code.	Minimum allowable square feet (338 sq. ft.) Meets minimum standards for a dwelling unit re: water, sanitation, insulation, heat and has either: full kitchen, a washer/dryer, a full bath, or high-speed internet. At least 1 window more than minimum windows. Incorporates at least 1 best-practice standard in environmental design/construction.	Minimum allowable square feet (525 sq. ft.) Has some but not all: full kitchen, washer/dryer. Full bath, high-speed internet. At least 2 windows more than minimum. Meets some but not all best-practice standards in environmental design/construction.	Minimum allowable square feet (713 sq. ft.) Has most but not all: full kitchen, washer/dryer, full bath, high-speed internet. Good natural light. Incorporates many best-practice standard in environmental design/construction.	Maximum allowable area: (no more than 900 sq. ft. net usable floor area), per Zoning Bylaw, section 8.2. Has full kitchen, washer/dryer, full bath, high-speed internet. Strong natural light. Meets all best-practice standards in environmental design/construction.

3) <u>Location</u> – The extent to which the location is accessible to food shopping sites and downtown area, and has cell phone (wireless communications) coverage. - Ease of access to groceries/food and Main Street. - Cell phone service/coverage.	Must have transportation to access grocery or food and Main Street, no cell phone coverage.	Has access to only one of: groceries/food; Main Street; or cell phone coverage.	Has access to more than one of: groceries/food; Main Street; or cell phone coverage.	Has access to all but one of: groceries/food; Main Street; or cell phone coverage.	Within walking distance of groceries/food and Main Street & full cell phone coverage.
4) <u>Resident-Landlord Financial Need</u> – the extent to which the landlord/applicant demonstrates financial limitations in meeting cost of living in Great Barrington that an income restricted ADU would help alleviate	No financial need.	Housing costs are less than 30% of applicant’s household income and there is little financial need. ¹	Housing costs are approximately 30% of household income and there is some financial need.	Housing costs are over 30% of household income and there is clear financial need.	Application information demonstrates ADU rental income will prevent landlord/applicant from leaving home.
5) <u>Cost Effectiveness</u> – the extent to which the project is cost effective	Inefficient use of estimated cost/square foot.	Somewhat inefficient use of estimated cost/square foot.	Moderately efficient use of estimated cost/square foot.	Fairly efficient use of estimated cost/square foot.	Maximizes efficient use of estimated cost/square foot.
6) <u>Impact</u> – the extent to which the application demonstrates a likelihood to provide secure housing for the most people possible – considering ADU capacity and the size of the resident landlord’s household in total – consistent with the goals of the ADU Program.	Minimum impact: Studio unit, or 1 resident in the landlord/applicant’s residential unit.	Studio unit and 1 resident in the landlord/applicant’s residential unit.	1 bedroom and more than one resident in the landlord/applicant’s residential unit.	Multiroom ADU or high number of residents in the landlord/applicant’s residential unit.	Maximum impact: Multiroom ADU and highest number of residents in the landlord/applicant’s residential unit.

¹ Financial need shall include assessment of assets.