

Program Overview

Vermonters need better housing options and more affordable homes. Meeting that need requires changing the ways homes are built in Vermont, especially the location and types of new homes.

The Vermont Homes for All Toolkit and community engagement process will re-introduce Missing Middle Housing (MMH) to Vermont by focusing statewide attention on small-scale gentle infill and incremental development as a strategy to address Vermont's housing and affordability crisis. This approach is emphasized by [Enabling Better Places: A Zoning Guide for Vermont Neighborhoods](#).

This 'Design & Do' Toolkit will produce four deliverables useful to housing champions across Vermont, including prospective and emerging small-scale developers, planning and regulatory policymakers, municipal and community leaders, and Vermont-based technical advisors for MMH:

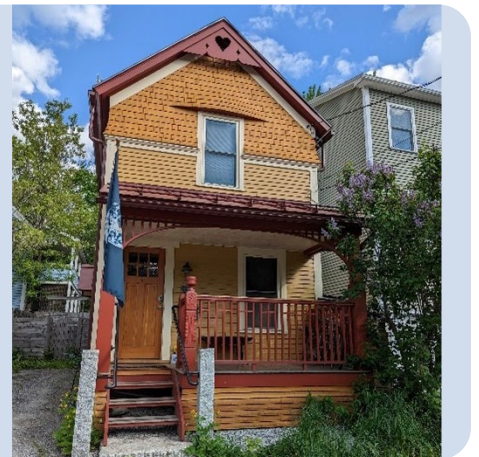
- **Missing Middle Homes Design Guide** - A design guide for Missing Middle Homes in a broadly appealing Vermont architectural vernacular.
- **Vermont Neighborhood Infill Design Case Studies** - A series of five case studies showing how MMH building designs can be integrated into existing Vermont neighborhoods and communities using illustrated visualizations. These case studies and visualizations will be generated in partnership with five pilot communities.
- **Builders' Workbook** - A Missing Middle Home builders' how-to workbook that provides a comprehensive roadmap to real estate development for first-timers. This workbook will provide guidance on a variety of considerations including regulations and zoning, financing, infrastructure, and design, as well as advice on potential partners that can help beginner developers achieve success.
- **Training Resources** - A complete package of training resources for regional and local planning and economic/community development leaders to promote the toolkit and transfer knowledge. The full toolkit, including these Training Resources, will be used for the first time as part of a MMH leadership summit in the spring of 2024.



What Are Missing Middle Homes?

Missing Middle Homes are rooted in Vermont's pre-1945 development pattern and are increasingly viewed by Vermont housing leaders as a way to deliver diverse and affordable housing choices in convenient, existing walkable neighborhoods and places.

Missing Middle Homes (MMH) include home types like accessory dwelling units (ADUs), duplexes, small-scale multi-household buildings, and neighborhood-scale mixed-use/live-work buildings – common before local zoning codes began to separate different kinds of uses and building types. To reverse this, we must allow every neighborhood to incrementally fill in with housing options that meet people's real needs.



Vermont Neighborhood Infill Design Case Studies

This project has a robust focus on community engagement, including underrepresented and nontraditional players and communities in the housing space, which is critical to this project's mission of increasing diverse, affordable housing options for all Vermonters.

In June 2023, DHCD put out a call to communities passionate about creating new housing opportunities to apply to be a Homes for All case study community. The case studies will help communities visualize missing middle infill and ways you can make it easier to build missing middle housing through predictable and streamlined development processes, and permit-ready designs that do not result in displacement, overcrowding, or loss of existing affordability. Through a competitive review process, the five selected communities are: **Bellows Falls, Arlington, Rutland City, Vergennes, and Middlesex.**

Each community received a half-day visit with our project consultants in late October 2023. After the visit, communities will receive visualizations that will serve as problem-solving tools for the community, illustrating strategies for advancing context-sensitive designs that meet City and Town regulations and community design objectives, and that are feasible from a market perspective. Stakeholders can use the test-fit visualization to consider alternative configurations and explore ways in which they can overcome some common and unique challenges of infill development in small sites or settings.

Project Goals

1. **Build** Affordably
2. **Grow** Small-Scale Developer Cohort
3. **Cultivate** Local Support
4. **Empower** Missing Middle Housing Champions



Neighborhood Infill Design Site Visit Orientation - Vergennes

Missing Middle Homes Design Guide

Discovered Typologies → Home Design Prototypes

Starting with existing Vermont typologies observed during our initial site walks, We're currently developing idealized versions.



Typology 1



Typology 2



Typology 3



Typology 4



Typology 5



Typology 6



Note: Draft designs are conceptual and for conversation purposes. Final designs will be included in the complete Homes for All Toolkit launching March 2024

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Vermont Homes for All Toolkit

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