

Vermont 802 Homes Catalog

Community Workshops

February 2026



802 Homes Catalog

Free Home Designs with Streamlined Permitting

Purpose

Put community-tested home designs with streamlined permitting in the hands of small scale developers to accelerate the timeline from site selection to move-in day.

Goals

1. Reduce development costs
2. Streamline development review
3. Bridge the gap between capabilities of local builders and off-site construction technology
4. Empower small scale developers with the tools to create missing middle homes
5. Cultivate local support for MMH

Outcomes

10 construction-ready, pre-approved housing plan sets + Development-Ready Community Resources

Each set of plans will be designed for both traditional on-site construction, as well as modern, off-site building methods (modular, pod, or panelized systems).



The CASTLETON Honor Built \$1,989⁰⁰
No. 227 Not Cut or Fitted.

At the price quoted we will furnish all the material to build this eight-room house. Price does not include cement, brick or plaster.

First Floor Four nicely arranged rooms on this floor, well lighted, and with plenty of room for furniture.

Second Floor Four bedrooms, bathroom and linen closet on this floor.

Height of Ceilings The basement has concrete to joists. The first floor is 9 feet from floor to ceiling; second floor, 8 feet 6 inches from floor to ceiling.

We furnish our best "Quality Guaranteed" mill work, shown on pages 118 and 119. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color.

Paint for three coats outside, your choice of color. Varnish and wood filler for interior finish. Chicago Design hardware, see page 120.

Built on a concrete block foundation, excavated under the entire house.

Our Guarantee Protects You—Order Your House From This Book. Price Includes Plans and Specifications. For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

OPTIONS

Wood Siding on second story, \$70.00 extra.
Sheet Plaster and Plaster Finish to take the place of wood lath, \$195.00 extra. See page 114.
Oriental Asphalt Shingles, instead of wood shingles, \$22.00 extra.
Fire-Chief Shingle Roll Roofing, Red or Sea Green in color, instead of wood shingles, \$6.00 less.
Floors, Trim, Doors, etc., for living room, dining room, hall, den and stairs, furnished in clear red oak for \$142.00 extra.
Clear Maple Flooring furnished for kitchen, pantry and bathroom, instead of yellow pine, no extra charge.
Storm Doors and Windows, \$88.00 extra.
Screen Doors and Windows, black wire, \$60.00 extra; galvanized wire, \$63.00 less.
If Mantel is not wanted, \$53.00 less.
Should be built on a lot about 35 feet wide.



Consultant Team Introductions



Core Management & Engagement Team



Matthew Littell, LEED AP
Principal-in-Charge
Utile



Zoë Taft Mueller, AICP
Senior Urban Planner,
Project Manager
Utile



Alex Davis, AIA, CPHC
Project Architect
Utile



Camille Wimpe
Urban and Architectural
Designer
Utile



Samantha Dunn
Local Policy & Economic Feasibility
All At Once

Dedicated Specialist Team

- **Missing Middle Housing Design & Market-Driven Building Types**
 - Tim Love FAIA, Advising Principal
 - Jessy Yang, Senior Urban Designer
 - Sam Naylor AIA, Housing Specialist
- **Sustainable Design**
 - Jeff Geisinger, LEED AP, CPHP, Director of Sustainable Design
- **Policy, Planning & Economic Feasibility**
 - All At Once
- **Offsite Construction**
 - Logic Building Systems
 - Bensonwood
- **Structural Engineering**
 - Mass Timber Advisors
- **Building Code & Cost**
 - Tom Burse Design

Agenda

Part 1: Welcome & Presentation (30 min)

1. **Welcome & Introductions** (10 min)
2. **Project Orientation** (15 min)
 - a. Background
 - b. Homes for All Prior Phases
 - i. Toolkit
 - ii. Training Cohort
 - c. Process Overview
3. **Today's Content & Format** (5 min)
 - a. Home Design Candidates
 - b. Event Format Overview

Part 2: Workshop (90 min)

1. **Self-Directed Board Exploration** (20 min)
2. **Thematic Discussions** (60 min)
Pick 2 of 4 topics, ~20 minutes each.
3. **Wrap-Up & Mingle** (10 min)

Don't forget to take the **Housing Preference Survey!**

Today we are looking to you to help us evaluate our home design candidates in terms of how effective they are at meeting local housing needs, and how well they fit in your community.

Project Orientation

State Project Team Introductions

Vermont Agency of Commerce & Community Development,
Department of Housing & Community Development



Alex Ferrell
Commissioner of Housing &
Community Development



Chris Cochran
Director of Community Planning &
Revitalization



Jeff Dube
Community Planner & Project Manager



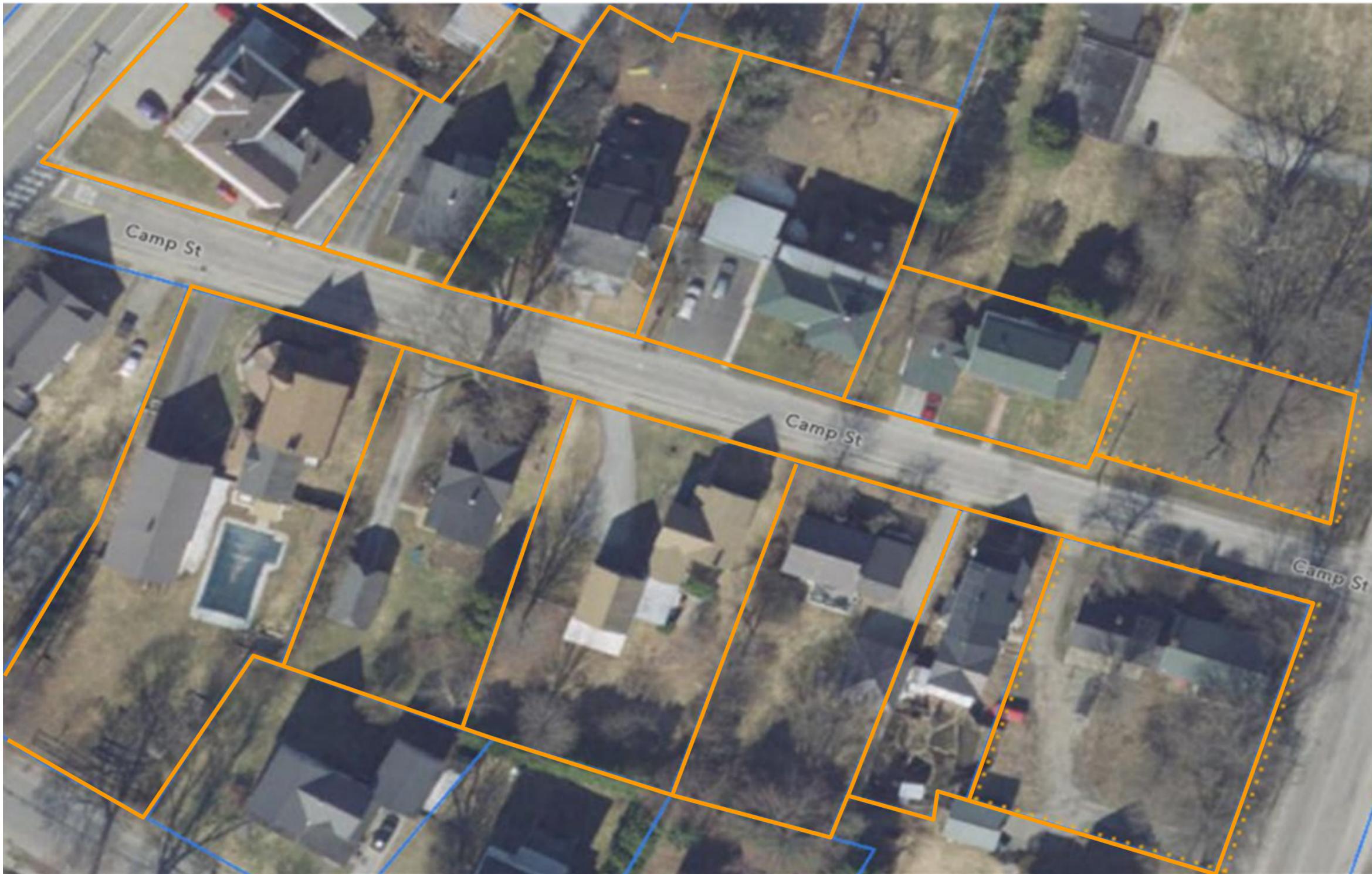
Jacob Hemmerick
Planning & Policy Manager



Bristol in the 1980s



Today!



Vermont's Current Housing Production

Where are the new Missing Middle Homes?



Single-Family Homes
on Large Lots



Large, Multi-Unit,
“Podium
Construction”



Missing Middle Homes are not new to Vermont!

- Pre-1940s zoning supported increased densities and integrated land uses
- Pre-auto development supported walkable, compact neighborhoods with multiple home types
- Multi-family homes were the norm and took different forms
- Compatible with single family homes

Policy & Program Alignment

2013

Neighborhood Development Area Designation

Established place-based incentives to support walkable residential development surrounding village centers and downtowns.

2023

HOME Act Legislation (Act 47)

Legislation promoting small-scale infill on lots serviced by existing infrastructure:

- Allows more homes on smaller lots (5+ units per acre on lots served by water and sewer)
- Allows 2-unit buildings anywhere that single-detached homes are allowed, and up to 4-unit buildings in areas served by water and sewer.
- Reduces min. parking requirements for some newly constructed homes.

Community Partnership for Neighborhood Development

Pre-development grants for projects providing a mix of housing types, styles, tenure, and sizes.

Housing Funders Roundtable

Bimonthly meetings with housing developers providing unified guidance from state funders and regulators.

2025

Act 69: CHIP & VT Infrastructure Sustainability Fund

Legislation enables municipalities to finance essential infrastructure (like water, sewer, roads, and stormwater systems) that supports new housing development.

Allows towns and cities to:

- Access long-term financing without raising local property taxes
- Capture a portion of new property tax revenues from future development
- Invest in public improvements that directly support the creation of homes.

2022-2024

Bylaw Modernization Grants

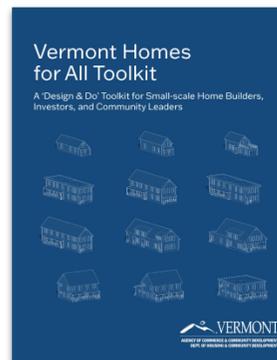
Funding to support municipalities updating their land use, development, and zoning bylaws.

2024

Evaluating and Modernizing Vermont's State Designation Programs

Recommendations to modernize Vermont's five smart growth Designation 2050 Programs, which provide financial support and permitting advantages to facilitate housing production and compact development in over 250 Vermont communities.

Vermont Homes for All Toolkit



2020

Zoning for Great Neighborhoods

Recommendations for incremental changes to municipal bylaws, including sample language to make change easier for local boards and commissions.

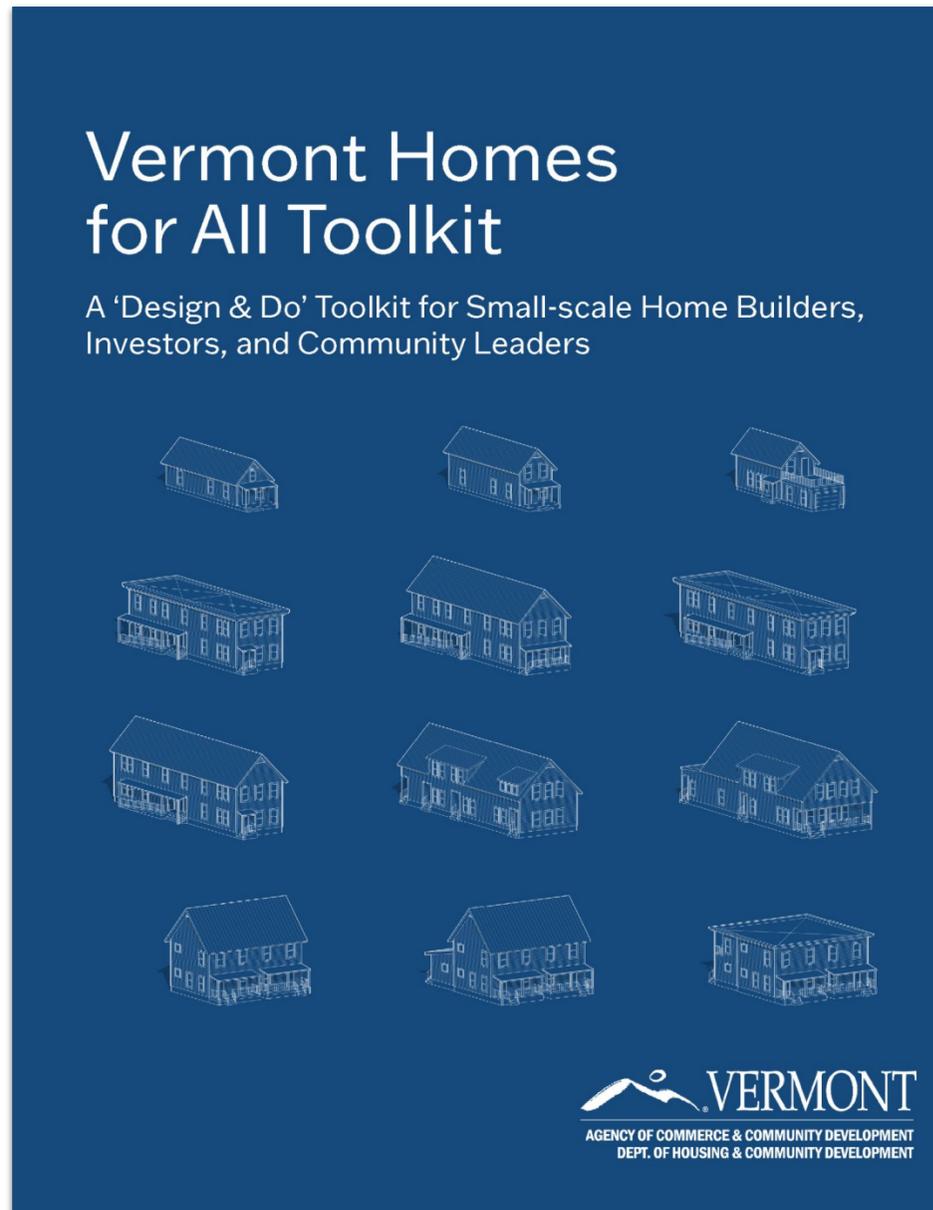
2025-2026

Homes for All Training Cohort & 802 Homes Pre-Approved Designs

Subsequent phases of Homes for All initiative.



Homes For All Project Phases



Phase 1: Engagement & Design (Toolkit)

Actions: Homes for All Toolkit, Builders' Workbook, Infill Case Studies
Status: Completed (Utile)



Phase 2: Training Curriculum & Cohort

Actions: 101-Level Training; Individualized Technical Assistance; CoP
Status: Intake is Live; First Workshop on Feb 21 in Montpelier (IncDev)



Phase 3: Pre-Approved Design Access (802 Homes)

Actions: Construction-Ready Pre-Approved Designs
Status: Started Nov 2025, Public Workshops Today! (Utile)

Missing Middle Homes Development Approaches

Smart Growth Aligned to Existing Infrastructure: Gentle Infill & Incremental Development

Gentle Infill is infill compatible with existing surroundings to achieve community design goals. Many times, this type of new development goes largely unseen due to its location within or behind an existing structure.

Incremental Development is small-scale development that is primarily undertaken by developers who live in the community they are operating in. This term includes both housing and commercial development types. Can also be a development strategy.



Phase 1: Homes for All Toolkit

A 'Design & Do' Toolkit for Small-scale Home Builders, Investors & Community Leaders

Part 1: Builders' Workbook

- Step-by-step guidance on all aspects of the development process for a broad audience of potential developers.

Part 2: Missing Middle Homes Design Guide

- A series of context-sensitive "homes for all" typologies with illustrated designs.

Part 3: Community Infill Design Case Studies

- Case studies used to test and refine the home prototype designs and builders workbook concepts in the context of five representative Vermont communities.



Chapter 3 Building Your Team

Real estate development is as diverse as the buildings and communities it creates—from towering skyscrapers to single-household homes, and dense downtowns to quiet villages. Starting small is a smart move, minimizing risks while gaining practical experience. It's also a chance to build relationships with potential team members for future collaborations at a larger scale.

There is no certification required to practice real estate development, so guidance from a strong team of experienced professionals is key to building your own expertise and credibility. A great team on a suboptimal project is preferable to a subpar team on your dream project.

This section will explore outside technical expertise required depending on your skill sets and your project's complexity.

Chapter at a glance:
Understand roles and develop a team member selection process

Step 1: Self-Assessment & Building Your Network

- Start with a self-assessment
- Take a Personal Skills Inventory
- Organize your personal financial documents
- Conduct a personal financial assessment
- Identify what skills or areas you need support in

Step 2: Building Your Team

- Understand roles and develop a team member selection process
- Real Estate and/or Land Use Attorney
- Engineer(s)
- Equity Partner
- Lender
- Architect/Designer
- General Contractor
- Bookkeeper
- Property Manager

Examples of Project & Team Composition

Team members on site at small-scale developer's small, historic recent multi-unit new construction development in Fairlee, Vermont. Photo Credit: Leah Richard.

Part 1. Builders' Workbook Chapter 3

Overview of Design Approach

All home typologies in this Toolkit have been designed to take into account general residential architectural best practices at a schematic level. The home typologies are intended to serve as inspiration for developers to start thinking about their particular sites' development opportunities. In all cases, further development of these designs by the developer and their architect, engineer, or other building professional will be required to certify that they meet local, state, and federal codes and are suitable for a particular site.

Basic Design Constraints & Approach

Generally speaking, typologies have been designed to be narrower than they are long. This enables them to work in a wide array of vacant and underutilized parcels and allows for varying parking solutions within door yards (side yards) and rear yards. The overall parcel dimensions, environmental and infrastructural constraints, local zoning requirements, and parking dimensional requirements will dictate the typology and scale of development your parcel can support. Other site considerations that should be considered when laying out your potential development on your site include well and wastewater infrastructure placement, storage of household waste (trash/recycling/compost), parking area, snow storage, retention of usable on-site open space, and location of mailboxes (e.g., aggregated in one common location, or individualized). See [Chapter 4](#) of the Builders' Workbook and the [Community Infill Design](#) section of this toolkit for more on these site-specific design considerations.

Roof Design & Rain and Snow Shed

Each typology has been drawn with a recommended roof configuration that maximizes interior square footage while maintaining an exterior profile that is consistent with single-dwelling unit norms. In some cases, typologies have been drawn to show both pitched and flat-roof options. When selecting the roof type for your development (e.g., pitched vs flat), you should consider whether the roof type will shed snow and rain into specific areas of your property—especially emergency egresses. The inconvenience of rain shedding from a roof onto a unit entrance or related stair/ramp can easily be solved with gutters. However, snow and ice shedding from roofs onto circulation and egress areas can be dangerous. If pitched roofs are proposed, it is

Existing Vermont homes that are, or could be, small multi-unit missing middle homes. Photo Credit: DHCDC.

Part 2. Home Design Guide

Existing multi-unit building in Barre, likely converted from a single-unit dwelling. Photo Credit: Utile.

highly recommended that all unit entrances and related stairs/ramps be protected by a roof. Snow shedding into driveways and walkways is also a hazard, but this is often secondary to other competing design considerations.

Floor Plans & Interior Functionality

Typology interiors have been designed to be efficient and practical while maximizing the resident experience.

- Shared common areas have been eliminated, as they can be difficult to manage and maintain. This means that each upper-floor dwelling unit has its own entry and stair.
- All entrances have been designed to include ample storage for coats and boots, and mudroom benches have been incorporated where feasible.
- Living areas are open-concept to allow for furnishing flexibility, while maintaining reasonable flooring joist spans to minimize material cost and maximize ceiling heights. Where necessary to limit costly long-joint spans, isolated columns have been incorporated into some layouts.
- In-unit laundry facilities have been provided in varying configurations (side-by-side or stacked) based on the constraints of each interior layout. Laundry has been incorporated on the same level as bedrooms where space permits for added convenience.
- Additionally, two-level dwelling units include a half bath on the ground floor to better accommodate guests and limit the need to traverse upstairs frequently.

In all cases, development teams will need to closely coordinate egress and code requirements with the local authorities who have jurisdiction, especially on means of egress, secondary means of egress/escape, and placement of mechanical closets/equipment relative to bedrooms.

Part 2. Home Design Guide

Forming a Business

As mentioned previously, the Limited Liability Corporation, or LLC, is the most important and commonly used business structure to meet the needs of small-scale developers. Below we will offer a primer on what an LLC is and how to think about structuring your own.

Limited Liability Corporation

An LLC's primary advantage is that it separates the business's legal and financial obligations from the personal assets of its owners. Members of the LLC typically enjoy limited liability, meaning that their personal assets are shielded from business debts and legal liabilities including credit default or personal litigation.

A key component of operating a business under the LLC structure is the "operating agreement." Having an LLC operating agreement is not required in the State of Vermont, but is highly recommended because it fully outlines roles, responsibilities, return expectations, project management, and the procedures for dissolution.

Below, we will outline how the creation of multiple LLCs interacts in a development project, who might be a member of one or the other, and how this business structure affects project finance options. Business structure also has implications for taxes and loans that will not be addressed at length in this workbook. You should discuss the specifics of your project with tax specialists and lenders to better understand how your chosen business structure will interact with taxes and loans.

If you are interested in exploring alternatives to the standard LLC structure described in this workbook, the Small Business Association (SBA) has details on other common business structures. Regardless of whether you opt for an LLC or another structure, you should plan to discuss the details of your business structure with a local attorney or tax advisor—especially since the requirements vary by state and online information may be inaccurate.

Development Project Business Structure

1. Development Company

To separate personal assets and liability from the development business, you should consider forming a development company first as a limited liability corporation (LLC). The corporation will be the developer of each project you take on, and each project will also be its own individual LLC. Using this business structure protects the individual who is undertaking development projects, and protects those who invest in different individual projects developed by the company.

The development company does not typically require much operating cash since the small-scale developer will pay for each project separately—in other words, each project will have its own distinct capital stack (see section below, "Building Your Capital Stack"). The development company's expenses consist of business insurance and office expenses. The development company's revenue comes solely from developer fees and excess profits. These profits are drawn from the operating income of individual projects after all expenses and capital reserve contributions have been paid.

2. Development Project

It is good practice to also form an LLC for each property being developed.

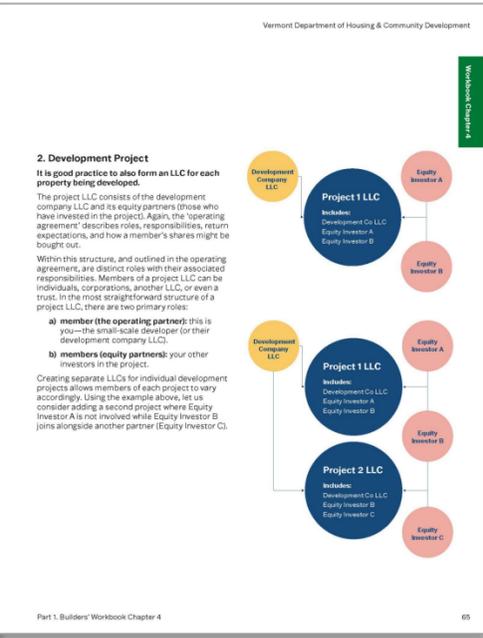
The project LLC consists of the development company LLC and its equity partners (those who have invested in the project). Again, the "operating agreement" describes roles, responsibilities, return expectations, and how a member's shares might be bought out.

Within this structure, and outlined in the operating agreement, are distinct roles with their associated responsibilities. Members of a project LLC can be individuals, corporations, another LLC, or even a trust. In the most straightforward structure of a project LLC, there are two primary roles:

- member (the operating partner):** this is you—the small-scale developer (or their development company LLC).
- members (equity partners):** your other investors in the project.

Creating separate LLCs for individual development projects allows members of each project to vary accordingly. Using the example above, let us consider adding a second project where Equity Investor A is not involved while Equity Investor B joins alongside another partner (Equity Investor C).

Part 1. Builders' Workbook Chapter 4



Part 1. Builders' Workbook Chapter 4

Rutland City Case Study Parcel

Parcel Address: 104 South Street

Context & Goals

This vacant corner site is walking distance to Rutland's train station and bike path, shopping center, and downtown commercial center. This gridded neighborhood is highly walkable with many existing small multi-unit dwellings ranging from one to two and a half stories. The owner of this site is already engaged in a gut rehab of a property a few blocks away and is interested in developing this site to maximize its potential as a rental property for one and two-bedroom units.

Siting Considerations

The site is flat and relatively unencumbered for a denser neighborhood like this one. South Street is the primary frontage and has an existing sidewalk and parking pad. Primary siting considerations are reorienting and activating South Street as the primary frontage, preserving existing mature trees to the extent possible, and arranging the parking to allow for the preservation of some yard space while ensuring convenient and accessible access to the rear unit.

Home Typology Considerations

he Side by Side Plus One, with its square footprint and naturally efficient interior layout, was chosen for this site for three reasons:

1. Its dimensions fit the developable lot area well
2. The unit types and sizes are a good fit for local housing need
3. It works well with a corner lot that can accommodate efficient side parking, preserving more usable open space.

Infrastructure & Regulatory Constraints	
Water Access	Municipal
Wastewater Access	Municipal
Max # of Dwelling Units Allowed	4 units
# Parking Spaces Per Unit	no parking minimum
Setbacks (Front / Side / Rear)	20' / 10' / 20' - 50' (20% of lot depth)
Minimum Lot Size	0.21 ac / 9,147 sf

Development Metrics	
Number of Units	3 Units
Number of Bedrooms per Unit	(1) 1 Bedroom, (2) 2 Bedroom
Unit Types (Accessible/Age-Friendly)	(1) Accessible, (2) Conventional
Gross Square Footage per Unit	624 sf / 1,000 sf / 1,000 sf
Building Footprint	40' x 40'

Part 3. Community Infill Design

Site Plan

The site plan anticipates the building sitting close to the street to activate the South Street sidewalk and anchor the James Street corner in this walkable neighborhood. This position on the parcel also helps preserve an efficient side parking layout with an integrated ramp to the rear accessible unit and ample usable open space associated with each unit. Additionally, by siting the building to the northern side of the site we increase the chance of preserving south-facing kitchen garden opportunities.

Buildout Visualization

A pitched roof form has been selected to align with the norms of nearby homes. The typology could be further tailored to its context by adding deeper front porches to support a more social neighborhood front porch culture. This typology also allows for the integration of rear-facing second floor outdoor decks extending over the rear unit on the first floor if desired at a future point.

Disclaimer: In most cases, the infill parcel case studies shown in this Toolkit would not be possible under the by-right zoning patterns and showcases, as well as inspire, the kind of development that would be possible with sensible zoning reforms.

Part 3. Community Infill Design

Phase 2: Training Curriculum and Cohort

Training provided by Incremental Development Alliance (IncDev), HELM Construction Solutions, and local VT developers.
Partnership of DHCD, LAOB, VHFA.

Multi-entrance points to build local capacity:

- Workshops (Single-day)
- Small-Scale Developer Academy (6-week course)
- Advanced Project Coaching
- Community of Practice

Status:

- [Intake form/sign up](#) is live!
- Quarterly in-person workshops will target different regions throughout VT
 - Montpelier - 2/21
 - Middlebury - 4/22
 - Brattleboro - 6/22
 - Lyndon - 9/23
- Academy (six, 3hr classes) will be virtual



Process Overview

(802 Homes Catalog / Homes for All Phase 3)

Partner Communities

In order of population via the 2020 census



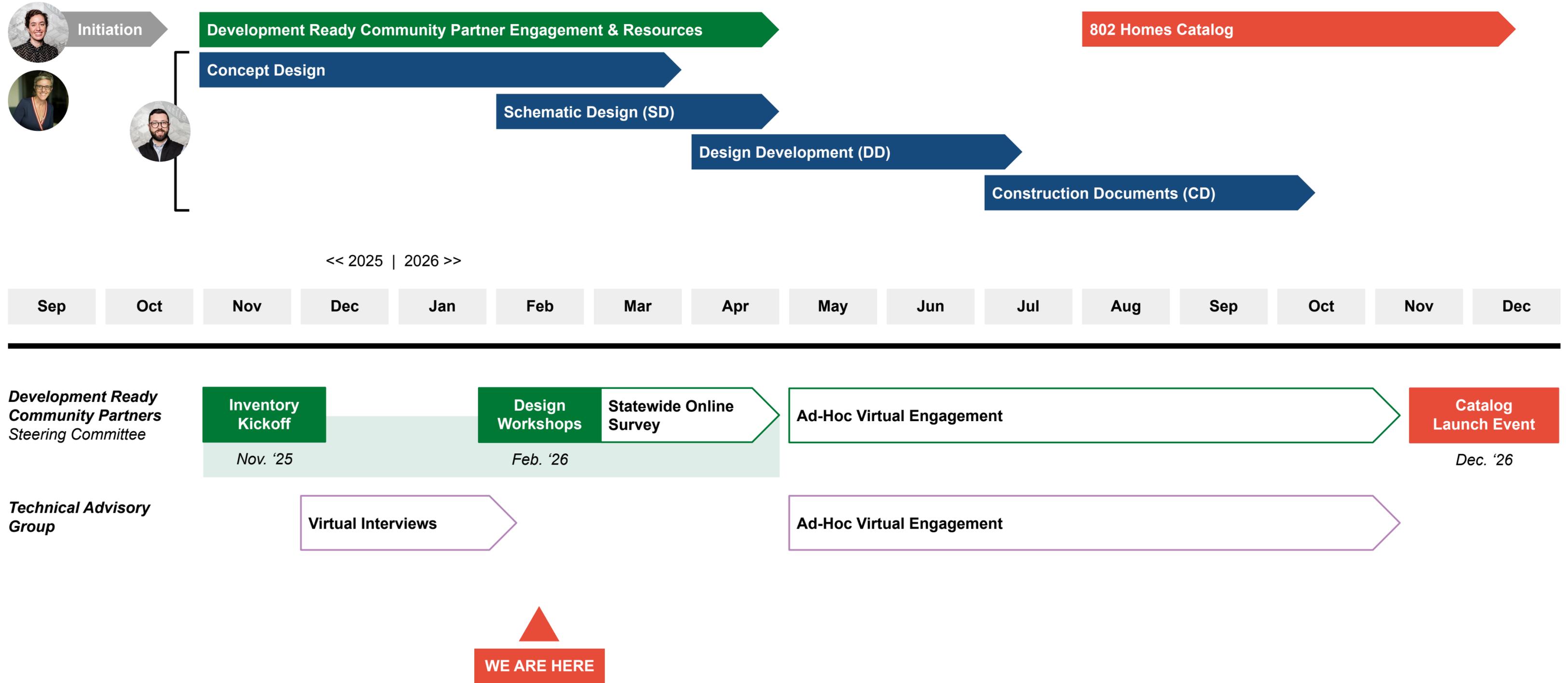
1. **Hartford** (population: 10,686; area: 45.9 sq miles)
2. **Essex Junction** (population: 10,590; area: 4.74 sq miles)
3. **Town of Manchester** (population: 3,701; area: 42.2 sq miles)

Municipal staff from our three community partners will help us make sure this effort results in pre-permitted home designs that align with local infill opportunities and plug into streamlined local review and approval processes.

- Identify eligible sites
- Co-develop and test home designs within the community
- Expand access to development opportunities for would-be housing developers
- Create a roadmap for other communities by identifying the steps required to incorporate administrative approvals into bylaws or streamline existing administrative approval processes

Today we are looking to you to help us evaluate our home design candidates in terms of how well they fit in your community and how effective they are at meeting local housing needs.

Project Schedule

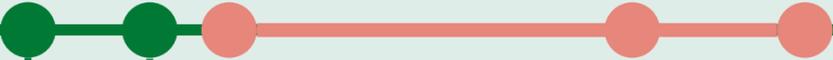


Project Schedule: Zoom In

<< 2025 | 2026 >>

Nov Dec Jan Feb Mar Apr

Development Ready Community Partner Engagement & Resources



Holiday Work Period

Statewide Online Survey

Virtual Tours
November 18

Share local development challenges and opportunities, help us identify home designs, infill focus areas/sites.

In-Person Design Workshops
February

Explore and provide feedback on initial home concept designs.

Virtual Follow-Up
Spring 2026

Development-Ready Community Resources Preview & Feedback

Schematic Design Feedback

Virtual Kickoff
November 14

Concept Design

Schematic Design (SD)

Home Design Candidates

Development Sweet Spot: Focus of Homes for All

From Ph 1 Toolkit - Part 1. Builders' Workbook

Toolkit Focus

Sweet Spot #1 Scale: 1-4 units

Units Per Building

1-4 units

Unit Sizes

1-2 bedroom units with expandability options

Unit Types

At least one ground-floor unit designed with accessibility + aging-in-place in mind

Use Mix

Residential

This scale is a great place for a first-timer to get started.

Why?

- Lower risk on-ramp
- Capacity building to grow a cohort of small scale developers that can eventually grow into Sweet Spot #2

Sweet Spot #2 Scale: 5-11 units

This scale is more challenging for a first-timer.

Challenges:

- Necessitates more complex financing
- Triggers additional code considerations

Opportunities:

- Economies of scale
- Live-work and mixed-use

Offsite Spectrum

Types of modular components



Parts

Prefabricated elements that are already largely used in traditional stick-built construction; Windows, vanities, IKEA

Panelized

2D, most commonly used for exterior wall panels, can be finished to variable degrees (pre-insulated, or finished)

Pods

Mid-scale 3D, Bathrooms, Kitchens, Laundry rooms, can be used with panelized systems or a stick built base

Volumetric

Room-scale 3D, full room size volumes, in some cases electrical and plumbing work can be done in the factory rather than on site



Railroad Flat

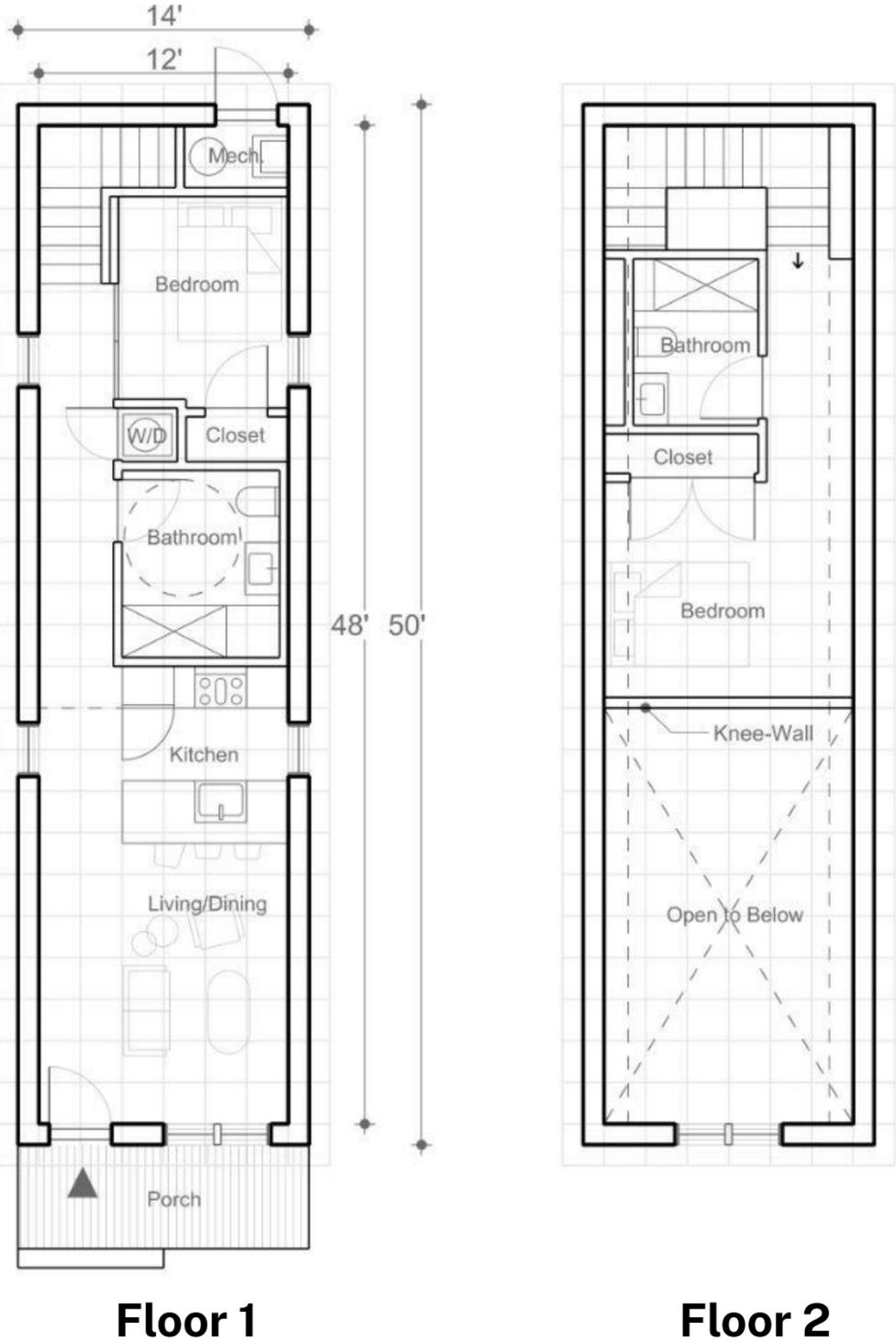
Narrow ADU with Caretaker Suite

This type provides a single unit, with two bedrooms and two bathrooms, providing a fully accessible unit on the ground floor with a caretaker suite or guest room above. This type is ideal for narrow lots.

# of Units	1
Bedrooms	2
Bathrooms	2
Building Dims	14' x 50'
# of Stories	1.5 stories
Overall GSF	1,010 SF



Franklin Street - Montpelier



Disclaimer: These plans represent a schematic approach to a one unit building. Further development of the design by the developer and their architect, engineer or other building professional will be required to certify that it meets local and state codes, and that it is suitable for a particular site.

Patio Cottage with Garage

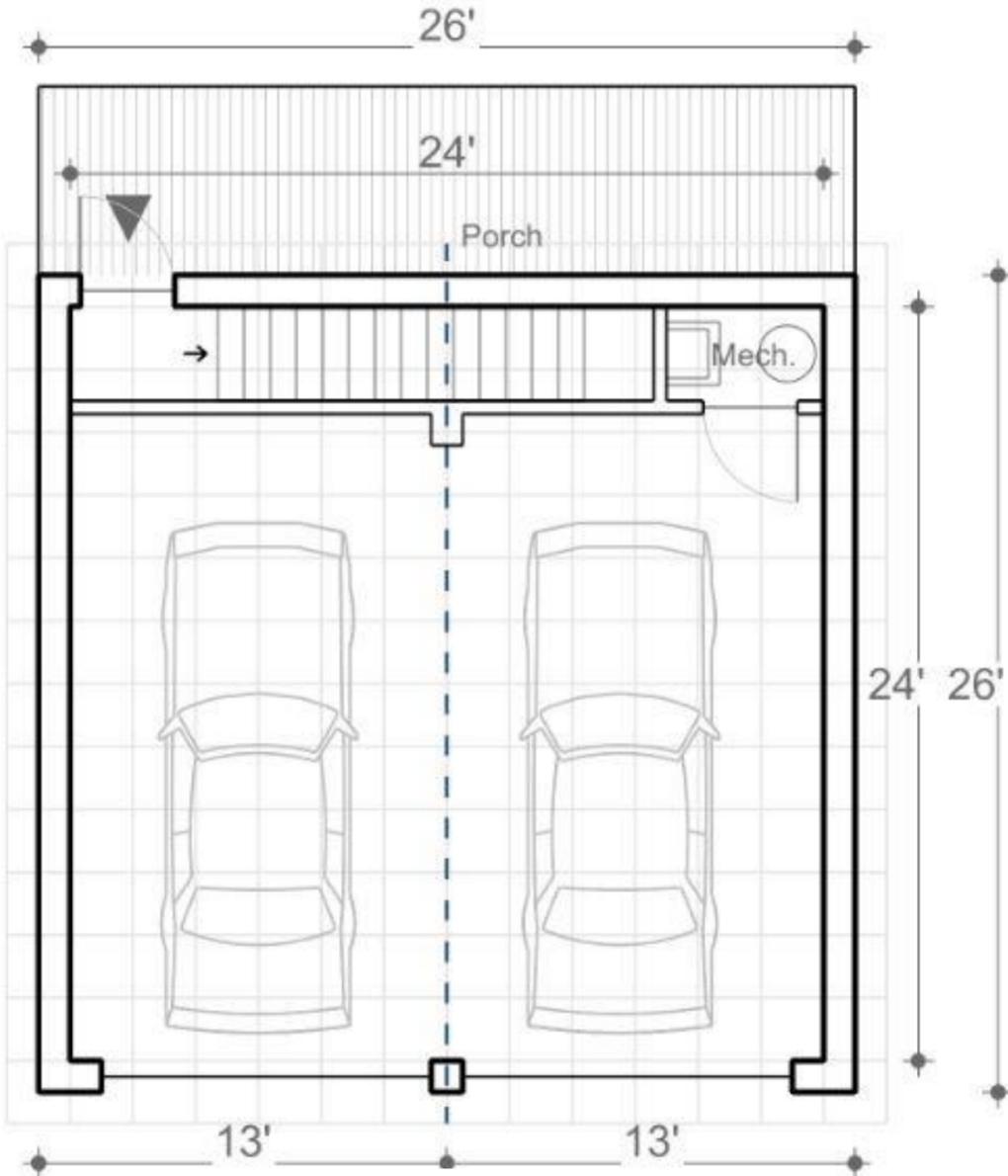
Square ADU with Two-Car Garage

This type mimics the proportions of a typical garage, and provides 2 parking spaces with a small unit above

# of Units	1
Bedrooms	1
Bathrooms	1
Building Dims	26' x 26'
# of Stories	1.5 stories
GSF (excl. garage)	570 SF



Pleasant St, Essex Junction



Floor 1



Floor 2

Disclaimer: These plans represent a schematic approach to a one unit building. Further development of the design by the developer and their architect, engineer or other building professional will be required to certify that it meets local and state codes, and that it is suitable for a particular site.

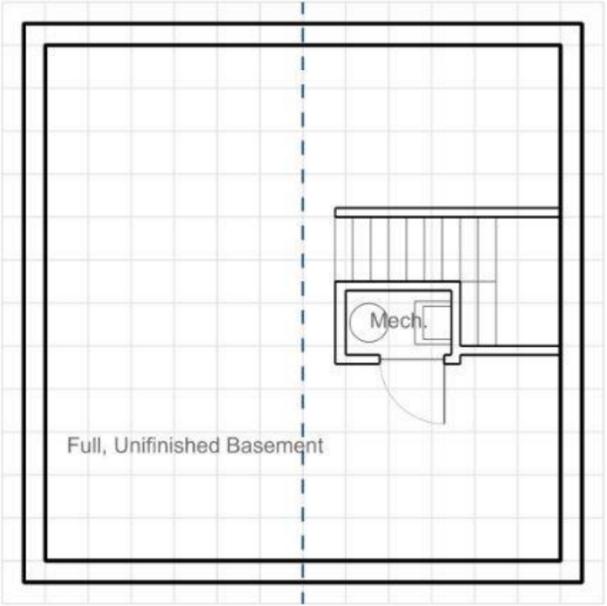
Four Square Square Starter Home

This type has a minimal footprint and provides a starter home with a full basement that could provide additional storage for residents, or could be finished as desired.

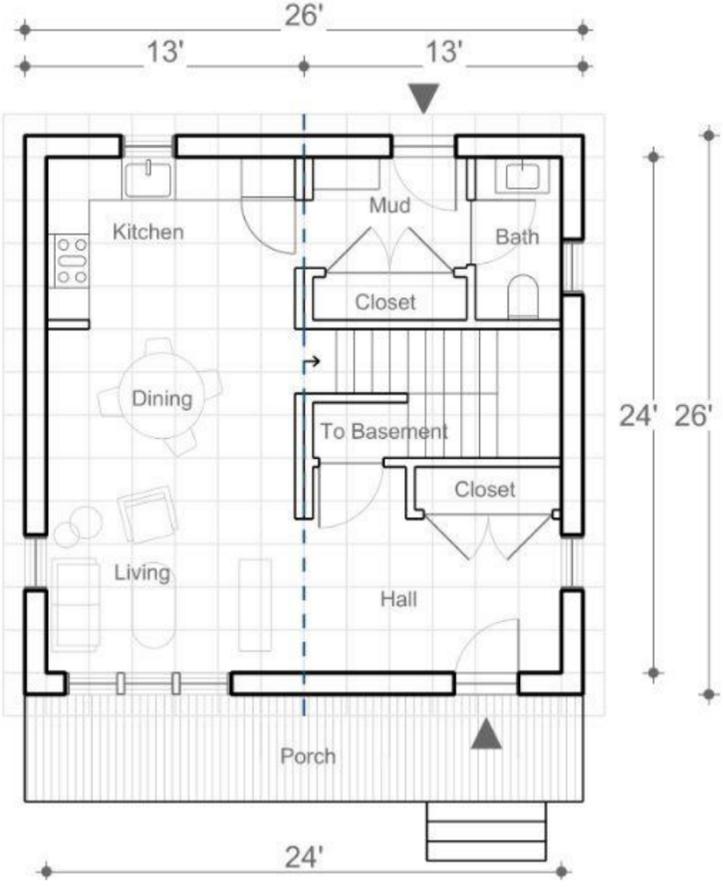
# of Units	1
Bedrooms	3+
Bathrooms	1.5
Building Dims	26' x 26'
# of Stories	2.5 stories
GSF (excl/incl attic)	1,350 SF



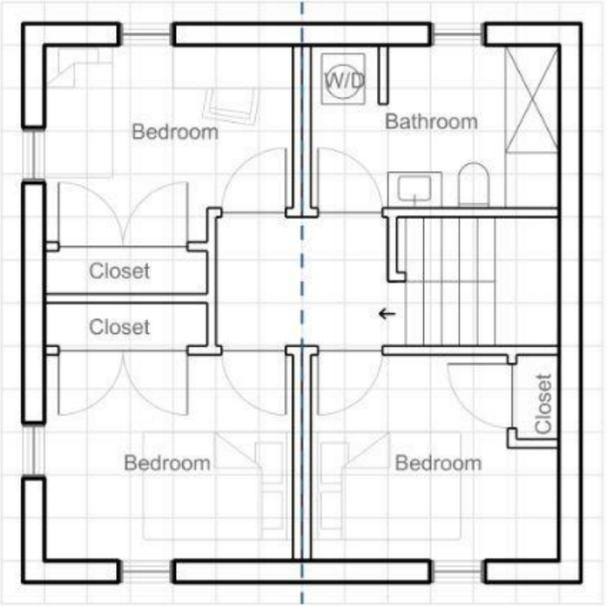
Highland Ave - Manchester



Basement
(unfinished)



Floor 2



Floor 2

Disclaimer: These plans represent a schematic approach to a one unit building. Further development of the design by the developer and their architect, engineer or other building professional will be required to certify that it meets local and state codes, and that it is suitable for a particular site.

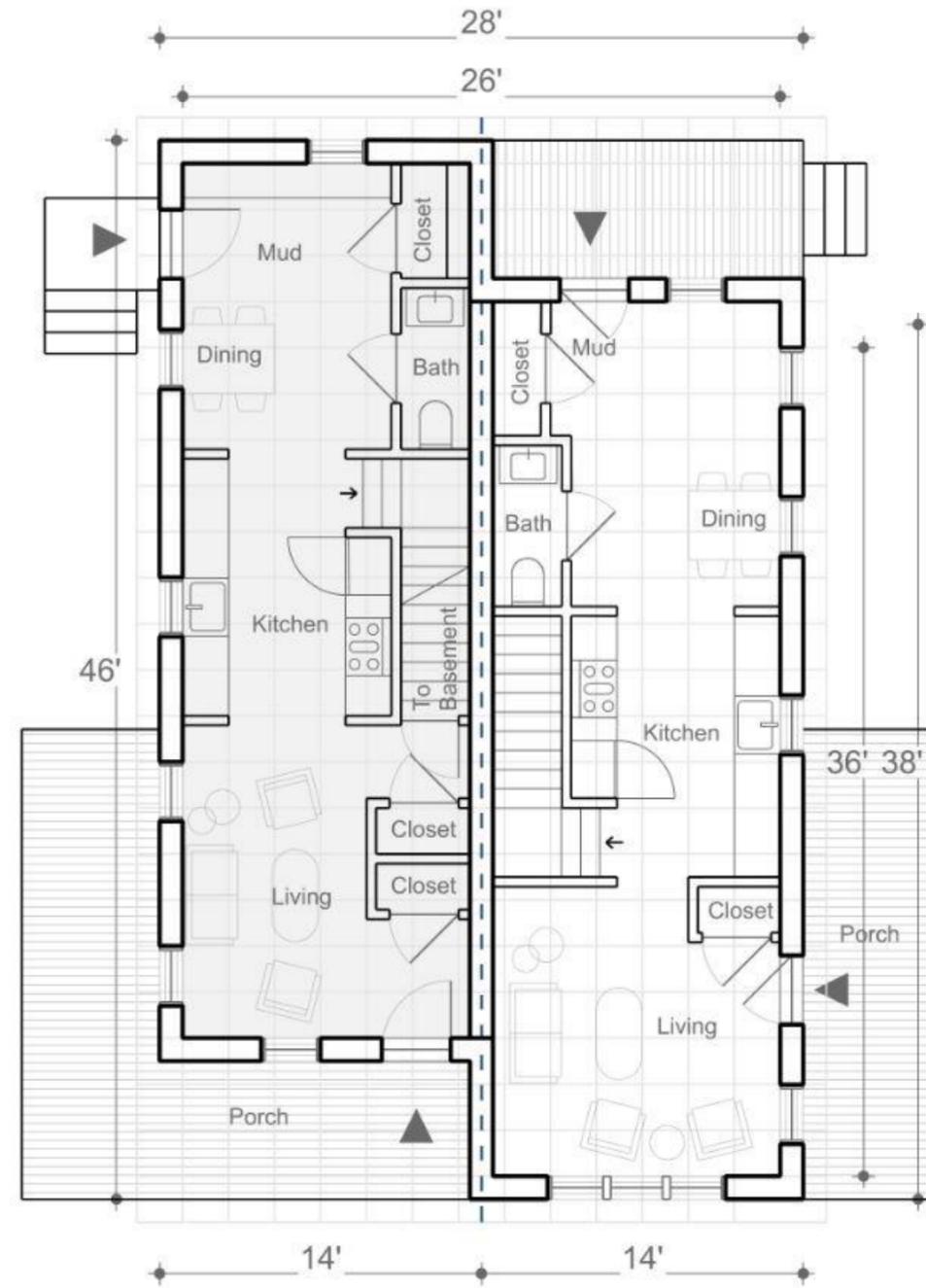
Paired Starter Home Duplex

This duplex type has a relatively small, square footprint, and provides two, two-bedroom units with their own entries and porches.

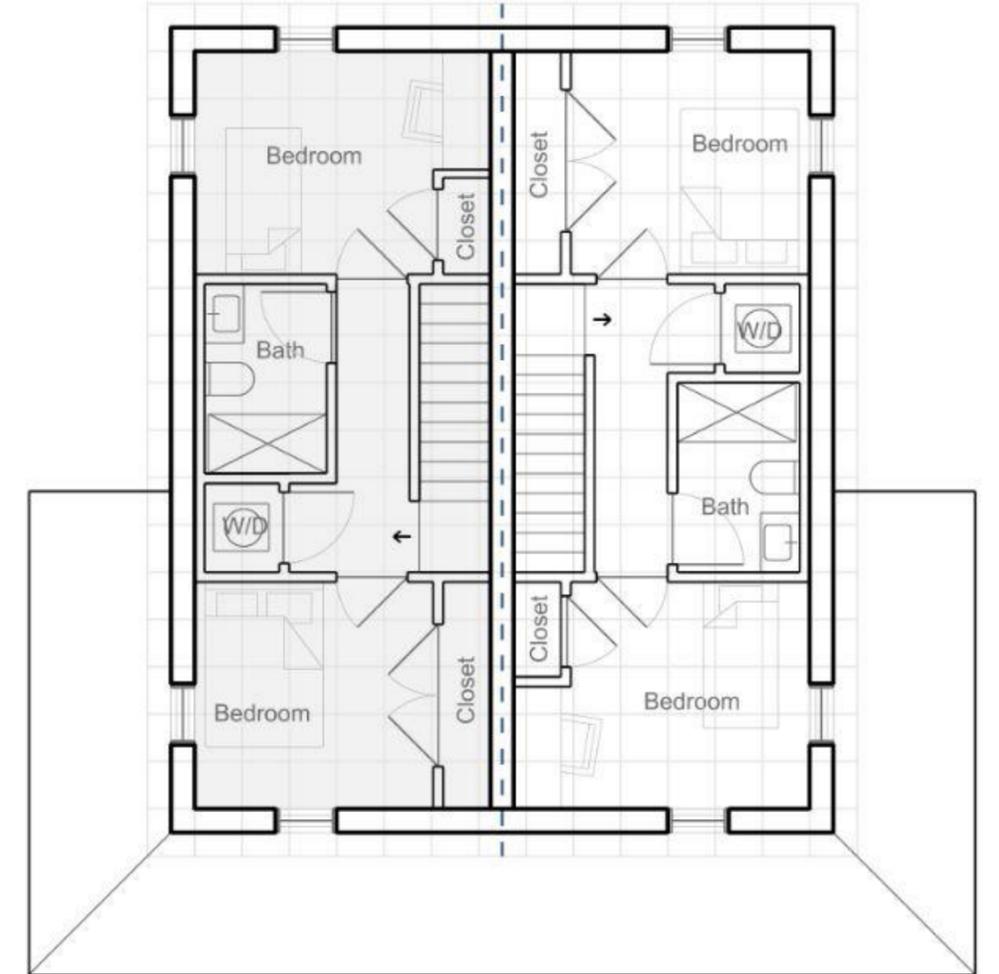
# of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Building Dims	28' x 46'
# of Stories	2
GSF	2,078 SF



Hyde Park Ave - Roslindale (Boston) MA



Floor 1



Floor 2

Disclaimer: These plans represent a schematic approach to a one unit building. Further development of the design by the developer and their architect, engineer or other building professional will be required to certify that it meets local and state codes, and that it is suitable for a particular site.

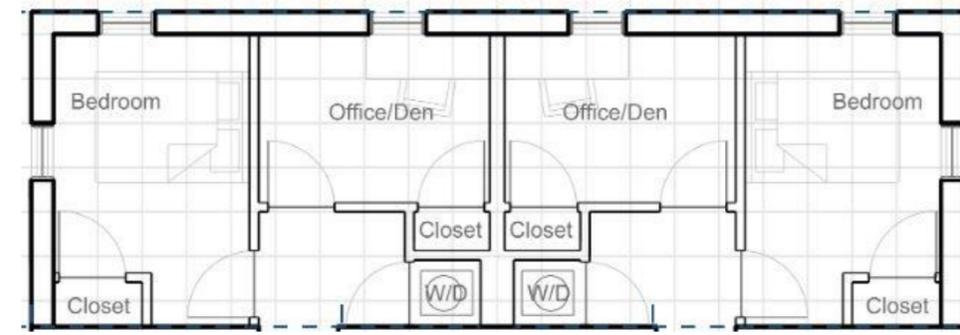
Side-by-Side Duplex

This duplex type has three additional variations, with the addition of a backpack accessible unit, or a backpack with additional bedrooms - or both!

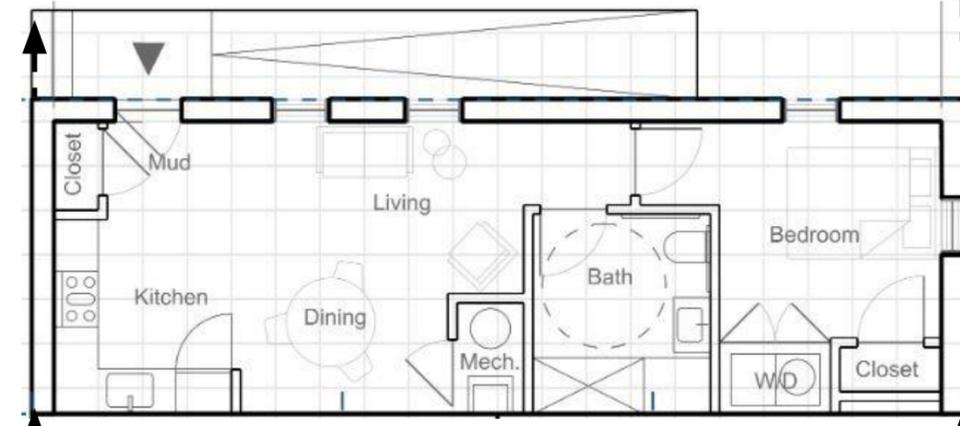
# of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Building Dims	42' x 24'
# of Stories	2
GSF (base/alts)	2,016 SF/2,616 SF



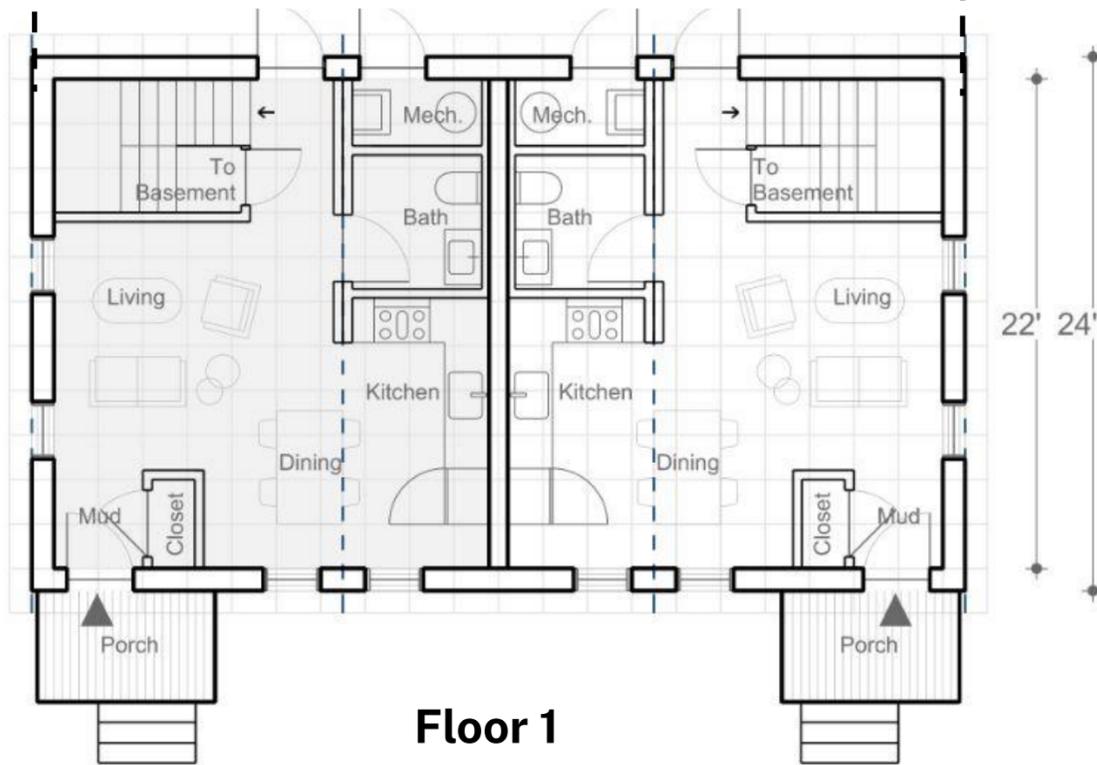
St Paul Street - Montpelier



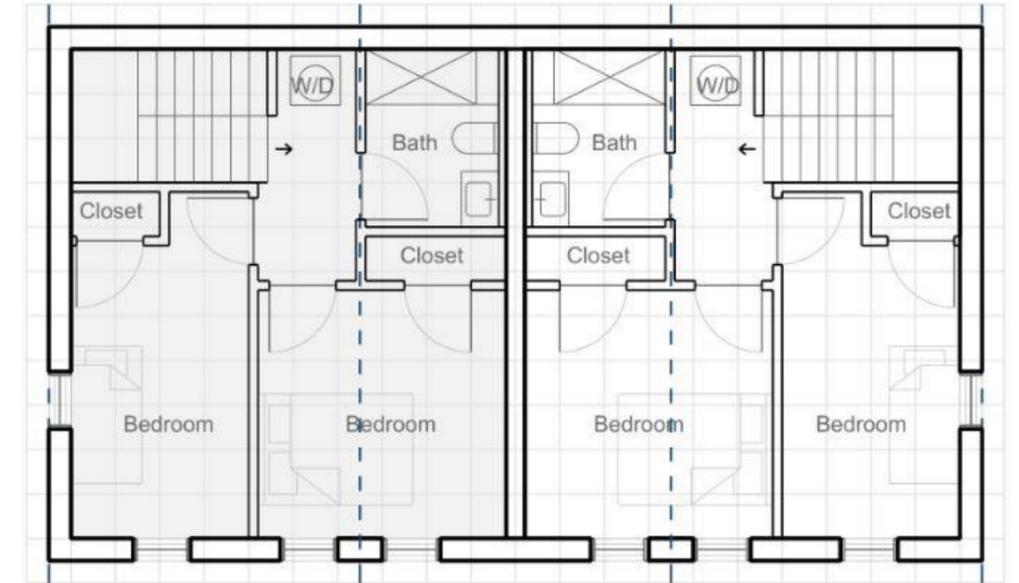
Variation Option 2:
Additional bedroom and den for both units



Variation Option 1:
Additional age-in-place, one bedroom unit



Floor 1



Floor 2

Disclaimer: These plans represent a schematic approach to a one unit building. Further development of the design by the developer and their architect, engineer or other building professional will be required to certify that it meets local and state codes, and that it is suitable for a particular site.

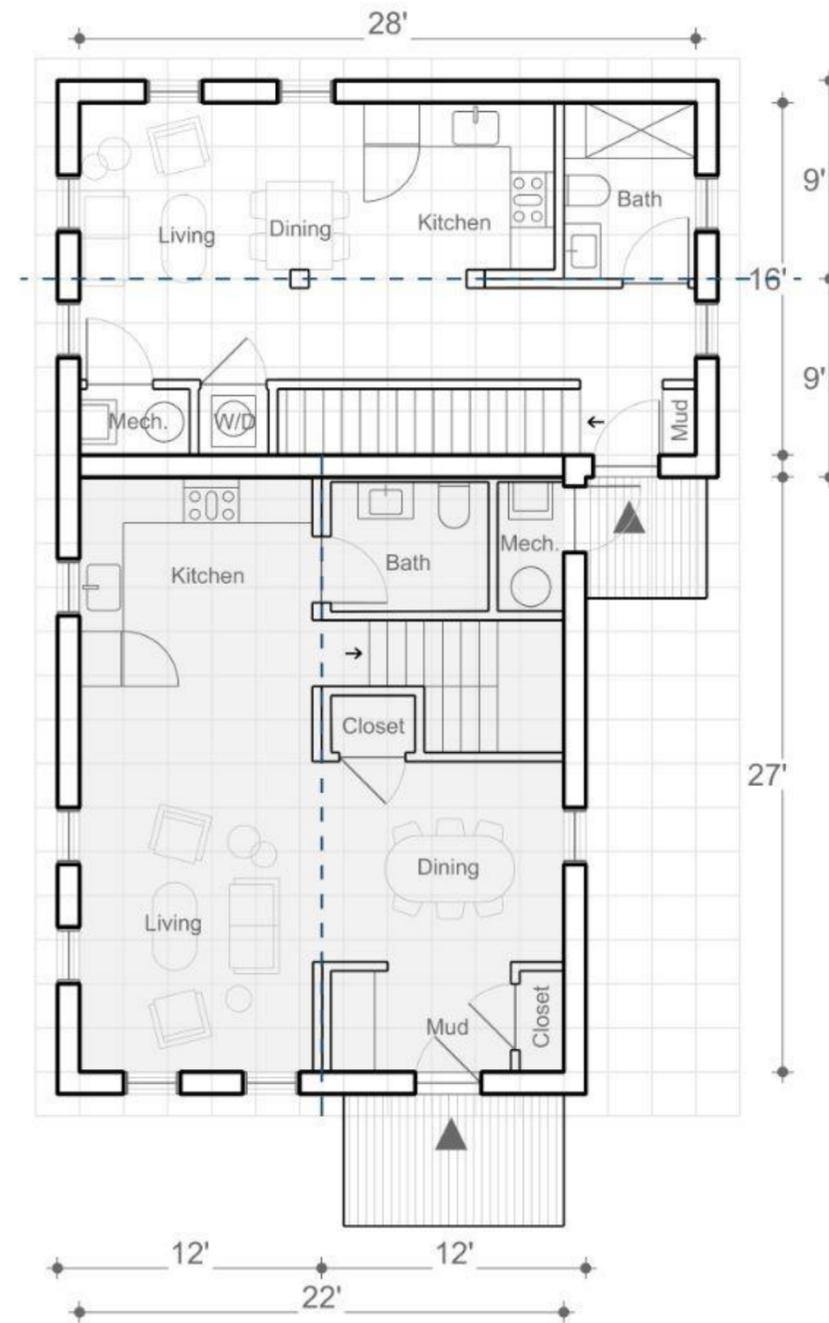
Back-to-Back Duplex

This L-Shaped type provides two differently sized units - a small, 1-bedroom unit in the rear and a larger 3-bedroom unit in the front with both entries oriented to the street.

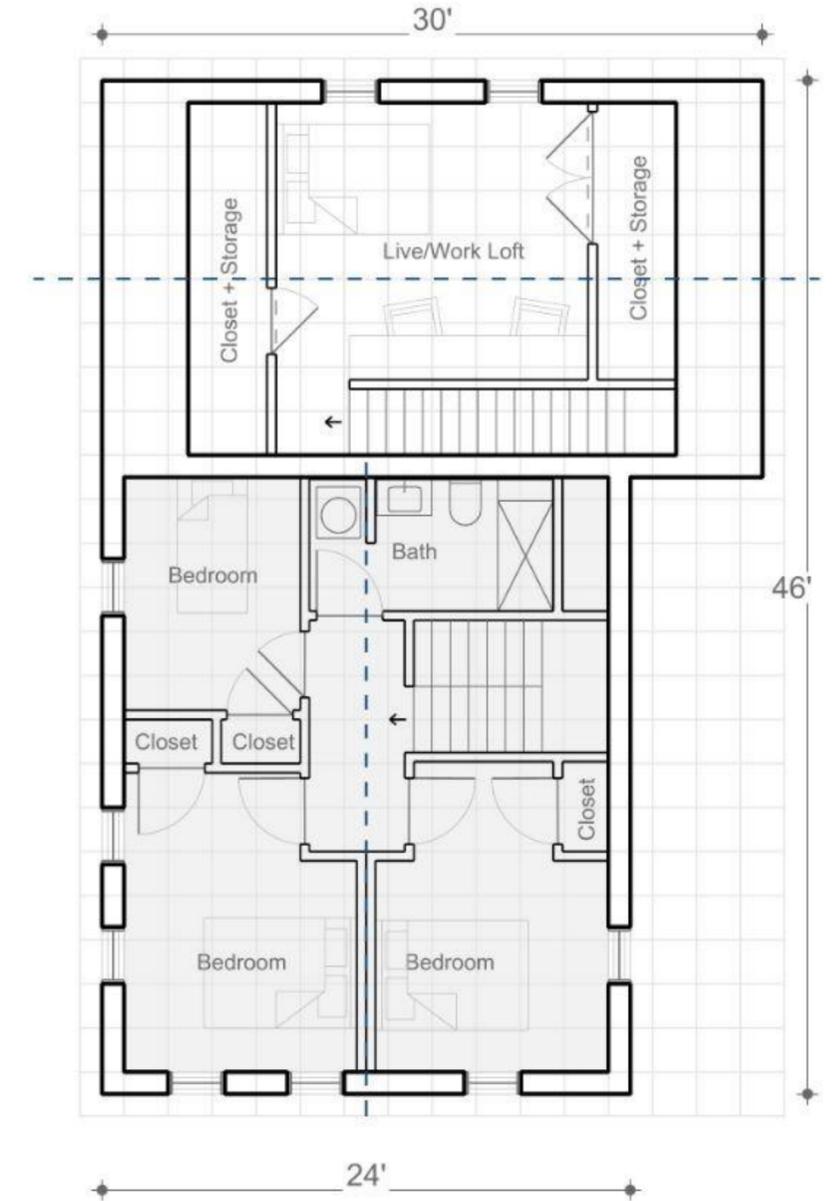
# of Units	2
Bedrooms	3 / 1
Bathrooms	1.5 / 1
Building Dims	30' x 46'
# of Stories	2 / 1.5
GSF	2,126 SF



Arlington Street - Essex Junction



Floor 1



Floor 2

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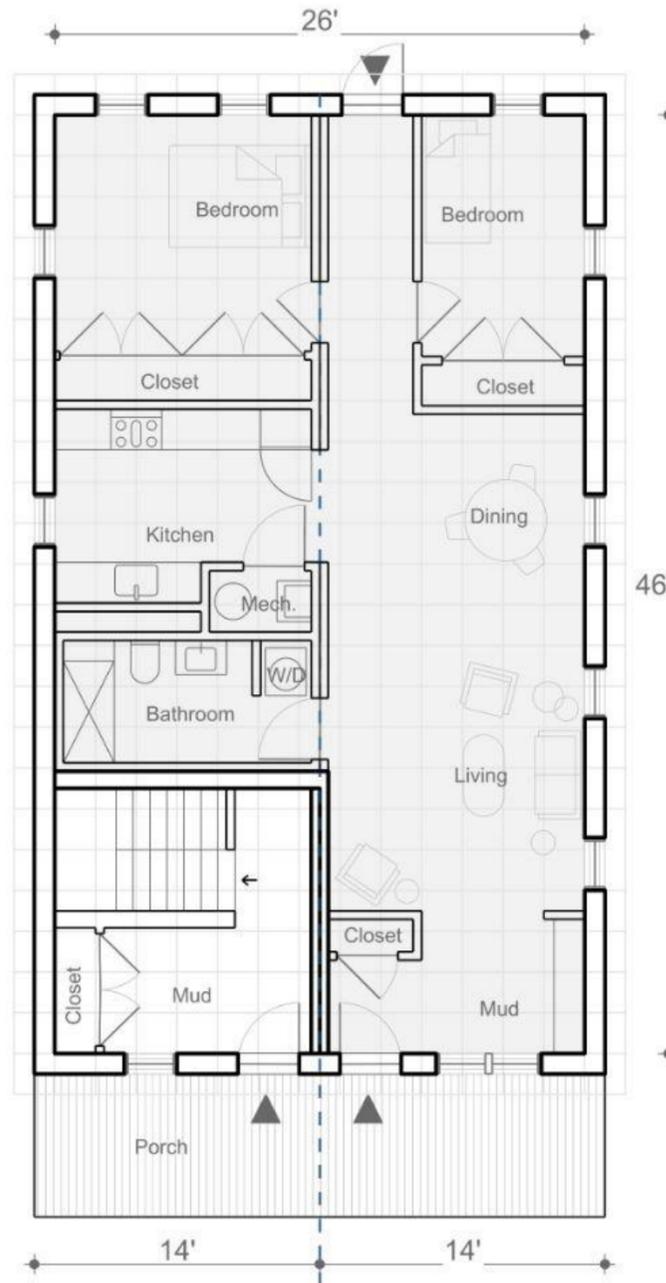
Intergenerational Triple Decker Duplex+

This two-and-a-half story type contains a two-bedroom unit and a large three-bedroom unit. This type could work for a variety of multi-generational family types, as the first floor unit could be made accessible.

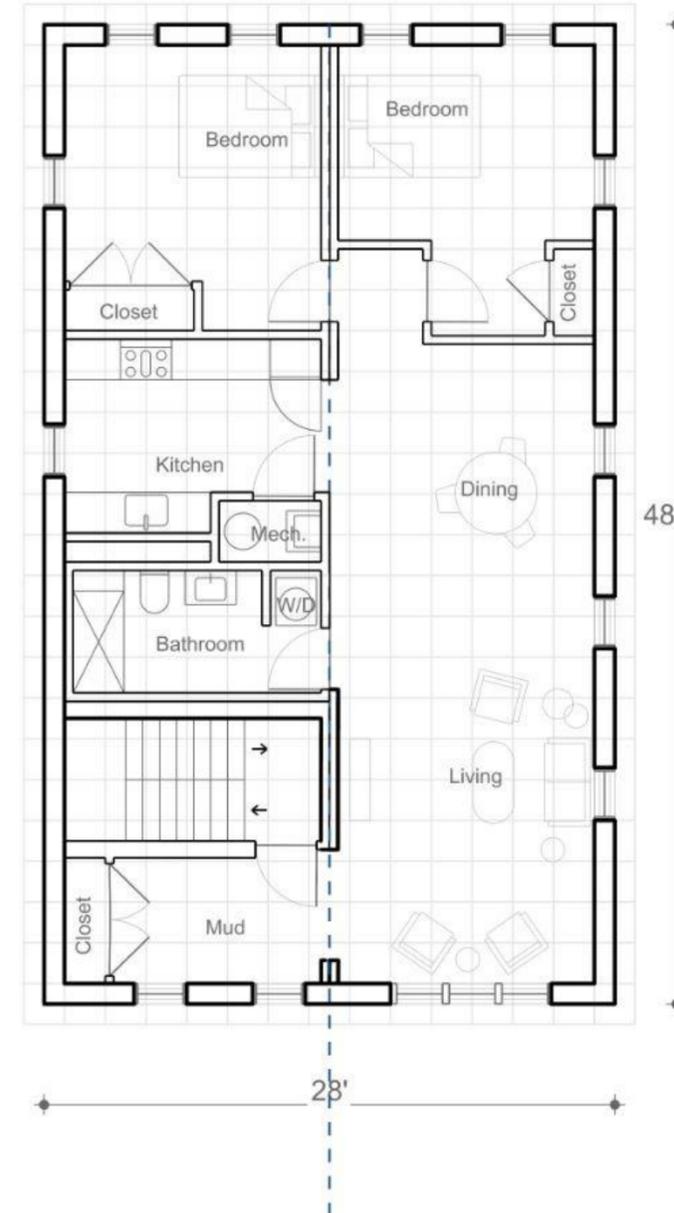
# of Units	2
Bedrooms	2/4
Bathrooms	1/2
Building Dims	28 x 48'
# of Stories	2.5
GSF	3,150 SF



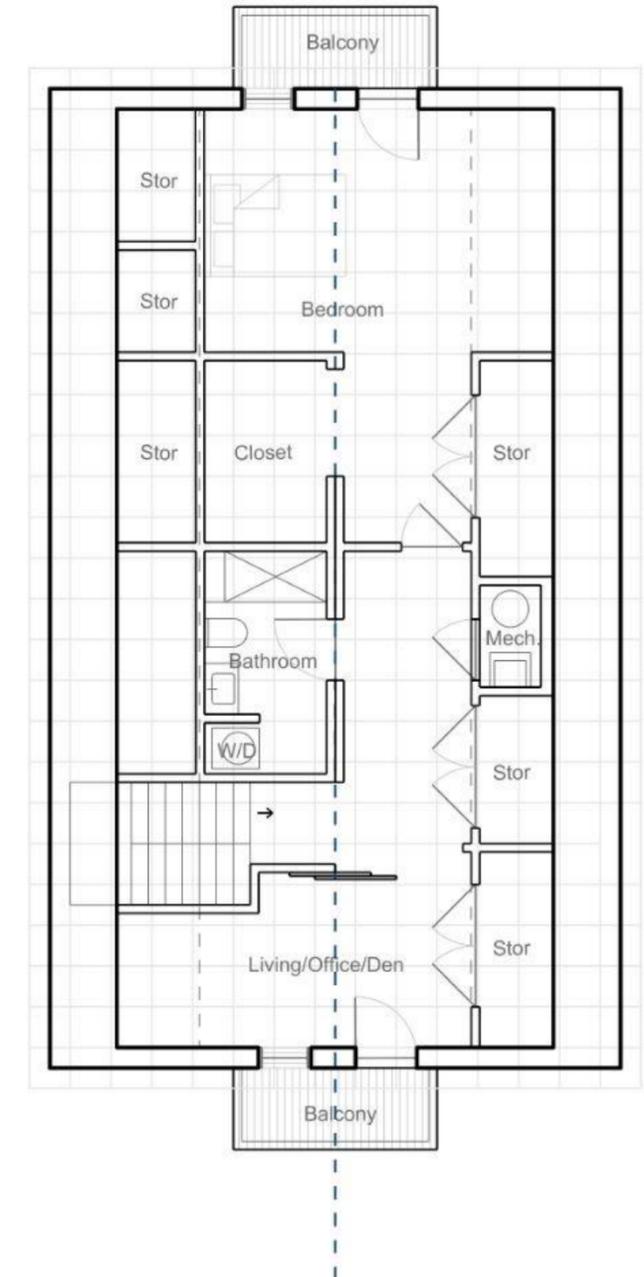
Hartford Ave - Hartford



Floor 1



Floor 2



Floor 3

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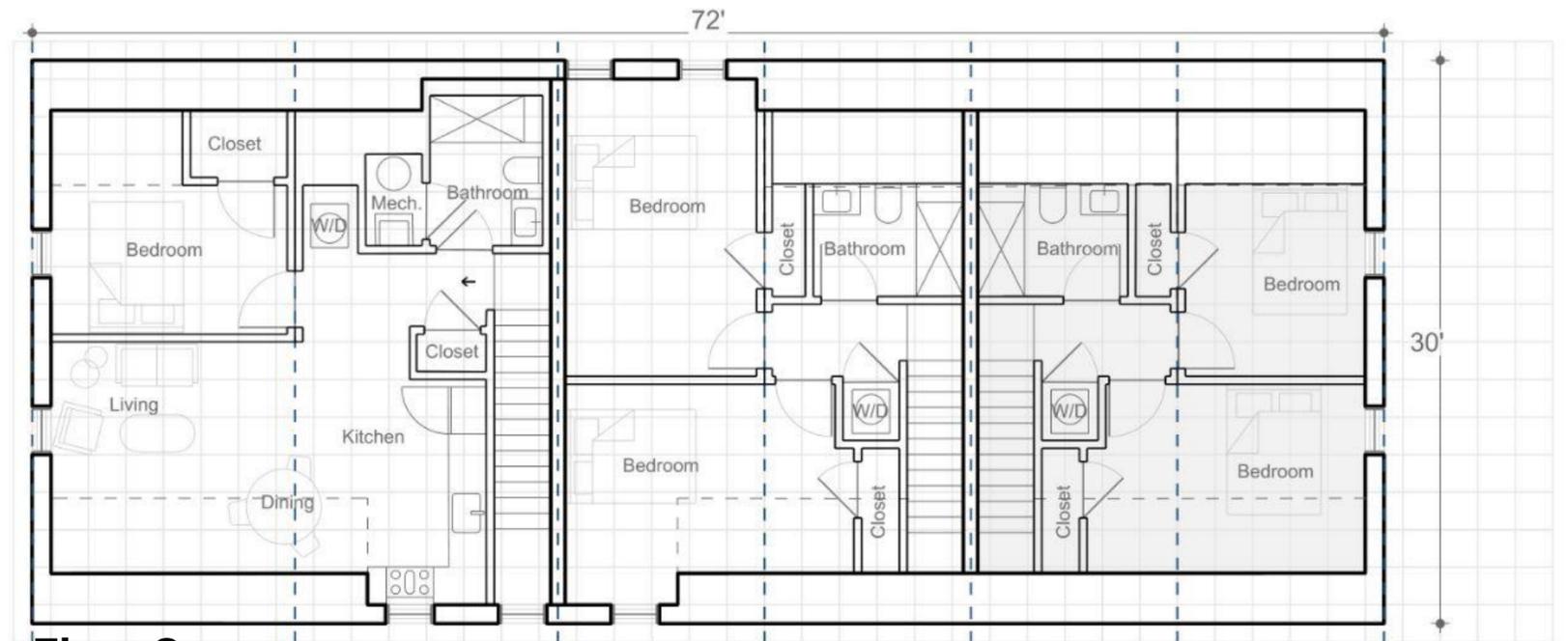
Village 4 Four Plex

This four unit type appears as a single family home from the street, but stretches back to provide additional units. Inside, there are two 1-bedroom flats and two 2-bedroom townhouses.

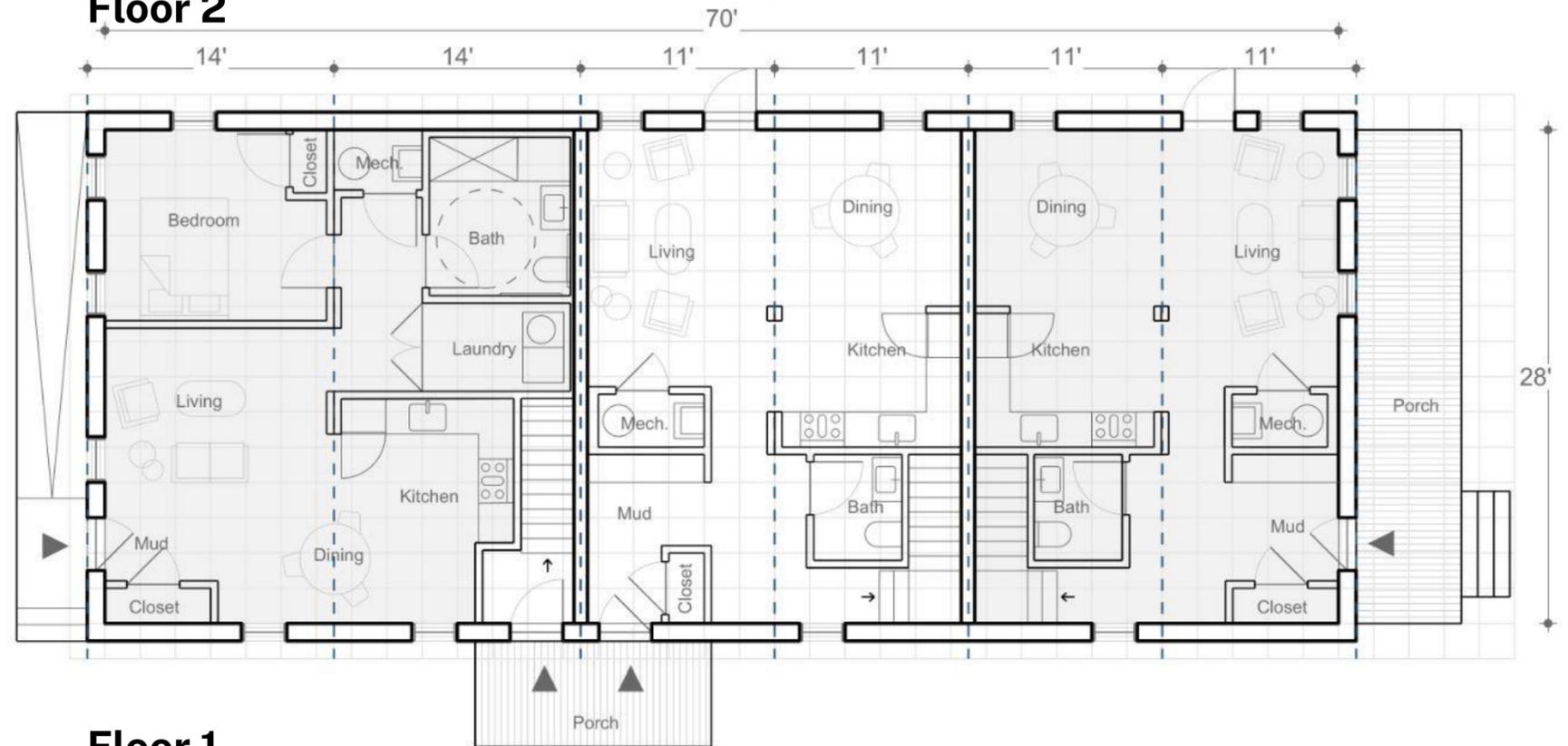
# of Units	4
Bedrooms	2/2/1/1
Bathrooms	1.5/1.5/1/1
Building Dims	30' x 74'
# of Stories	1.5
GSF	3,590 SF



School Street - Randolph



Floor 2



Floor 1

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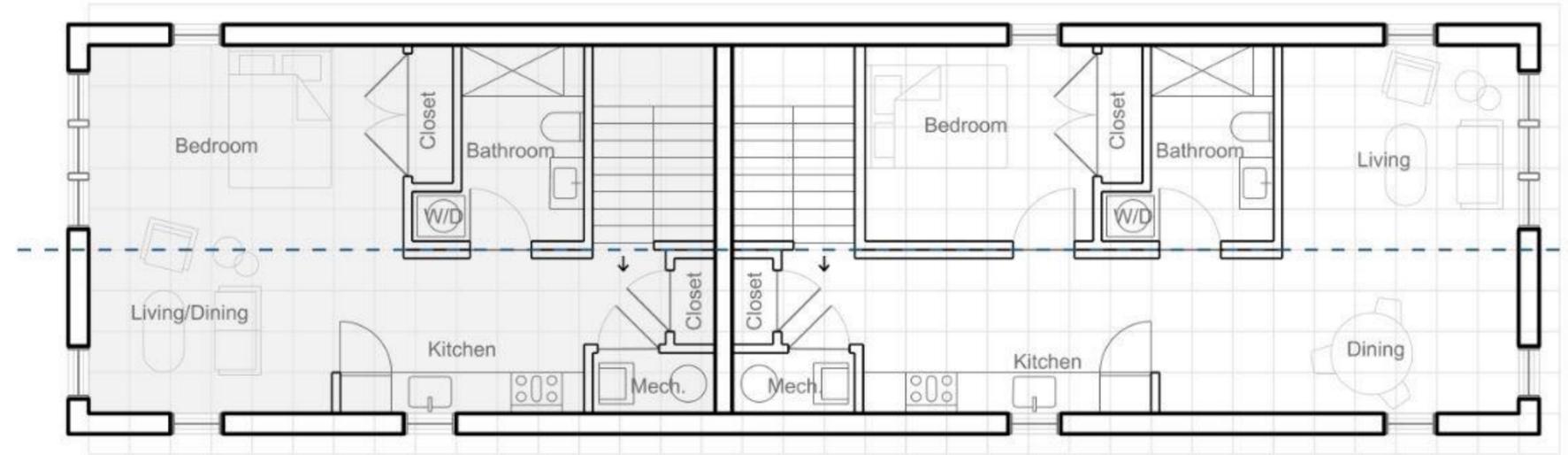
Narrow Lot Four Plex

This type uses small, efficient units to maximize the number of units within a relatively small overall footprint.

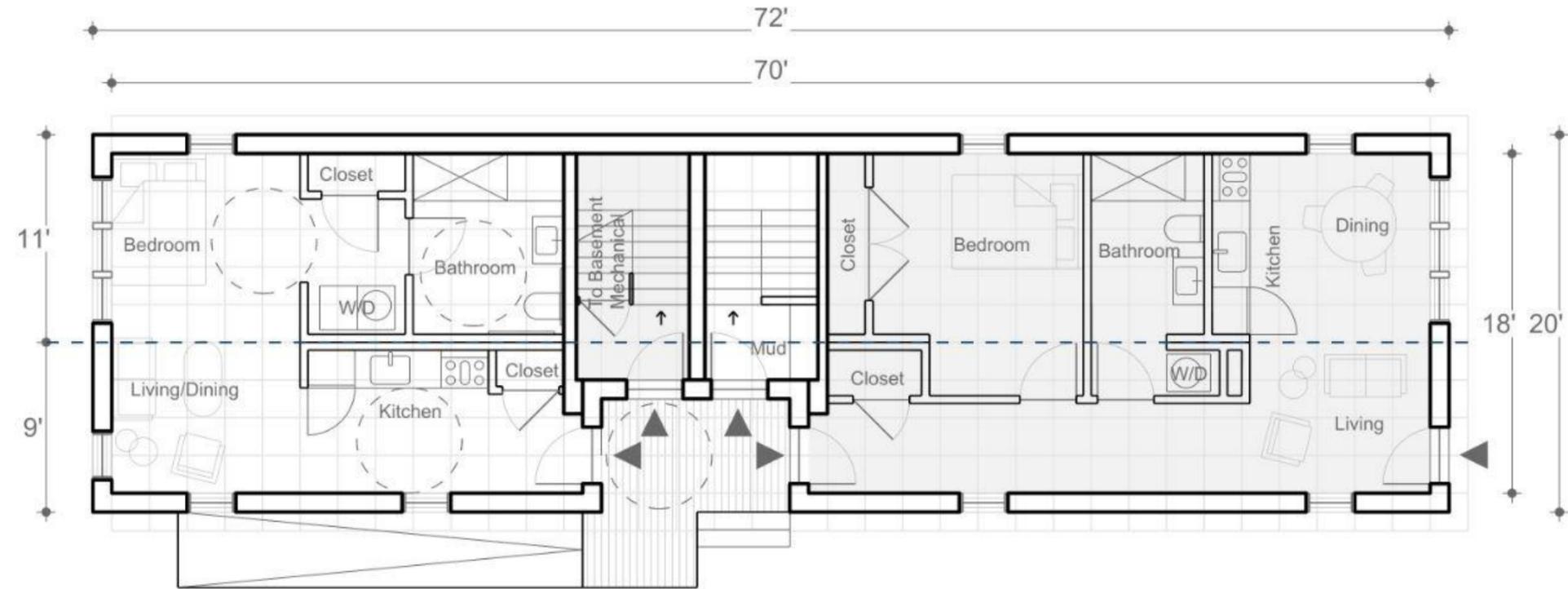
# of Units	4
Bedrooms	1/1/stu/stu
Bathrooms	1/1/1/1
Building Dims	20' x 72'
# of Stories	2
GSF	2,658 SF



Spring Street - Montpelier



Floor 2



Floor 1

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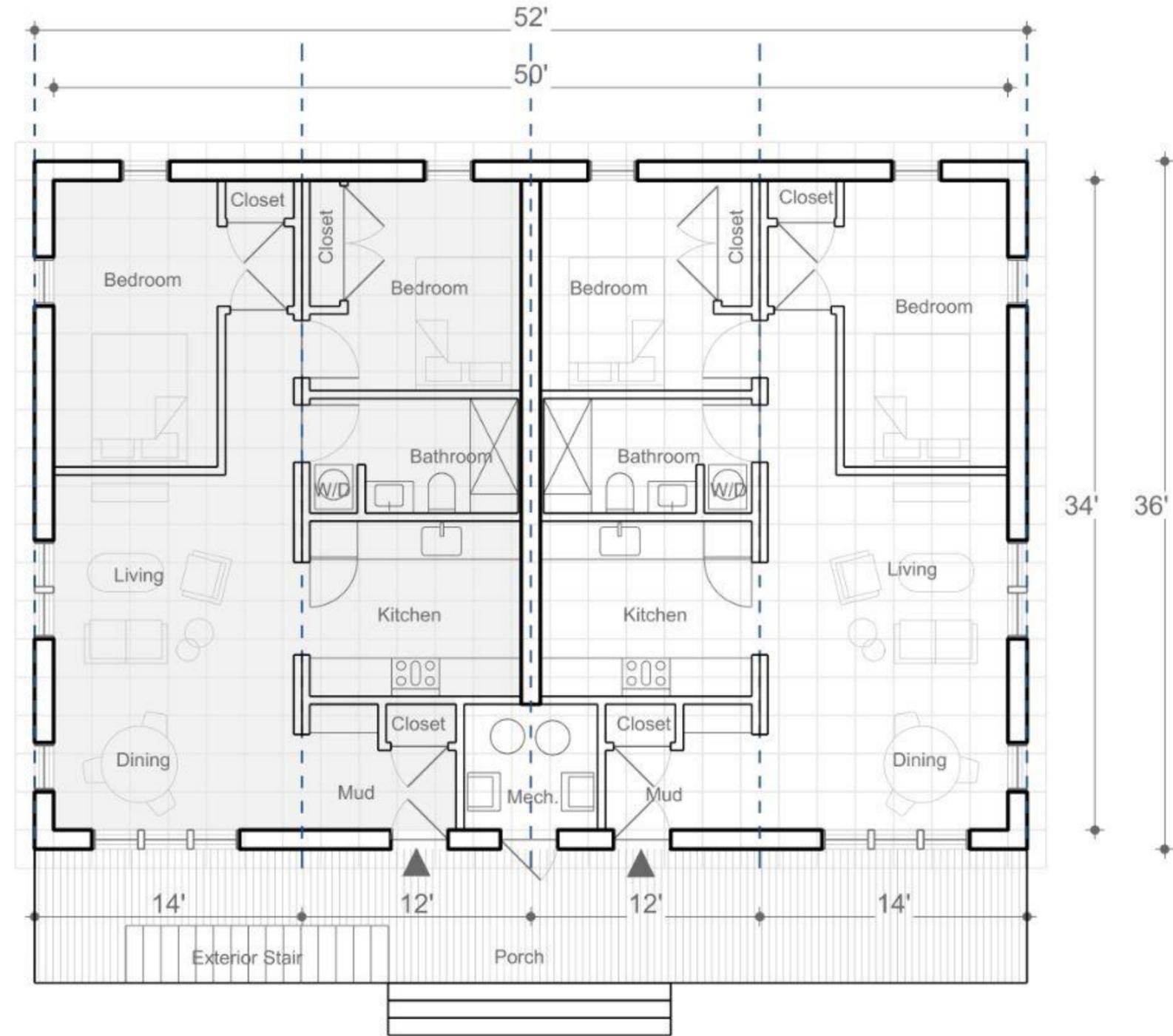
Stackable 2-6 Unit Aggregate

This flexible type aggregates units around an exterior stair, avoiding the sprinkler threshold of common interior space, and can be 2-3 stories tall.

# of Units	2-6
Bedrooms	2/2/2/2
Bathrooms	1/1/1/1
Building Dims	36' x 52'
# of Stories	2+
GSF	1,872 SF per floor



Hartford Ave - Wilder (Hartford)



All Floors

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Townhouse

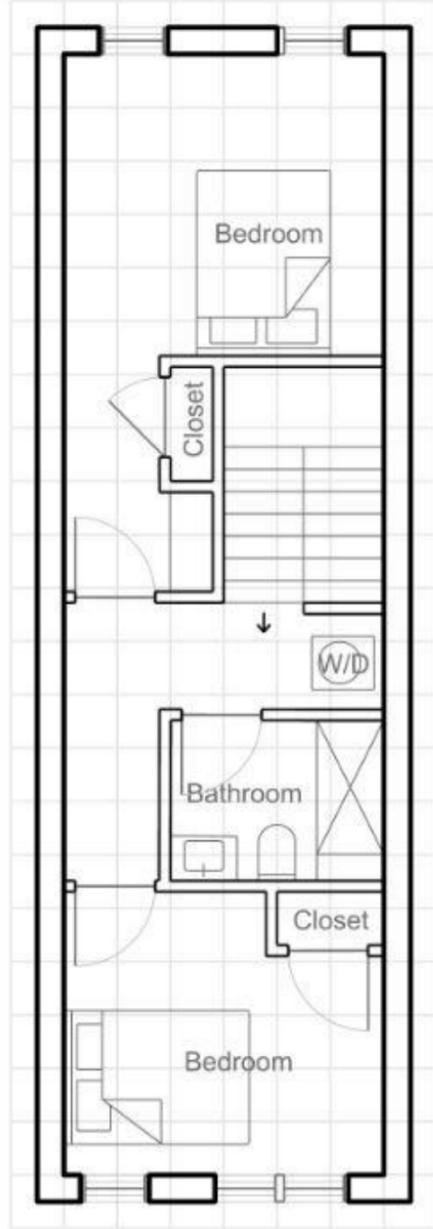
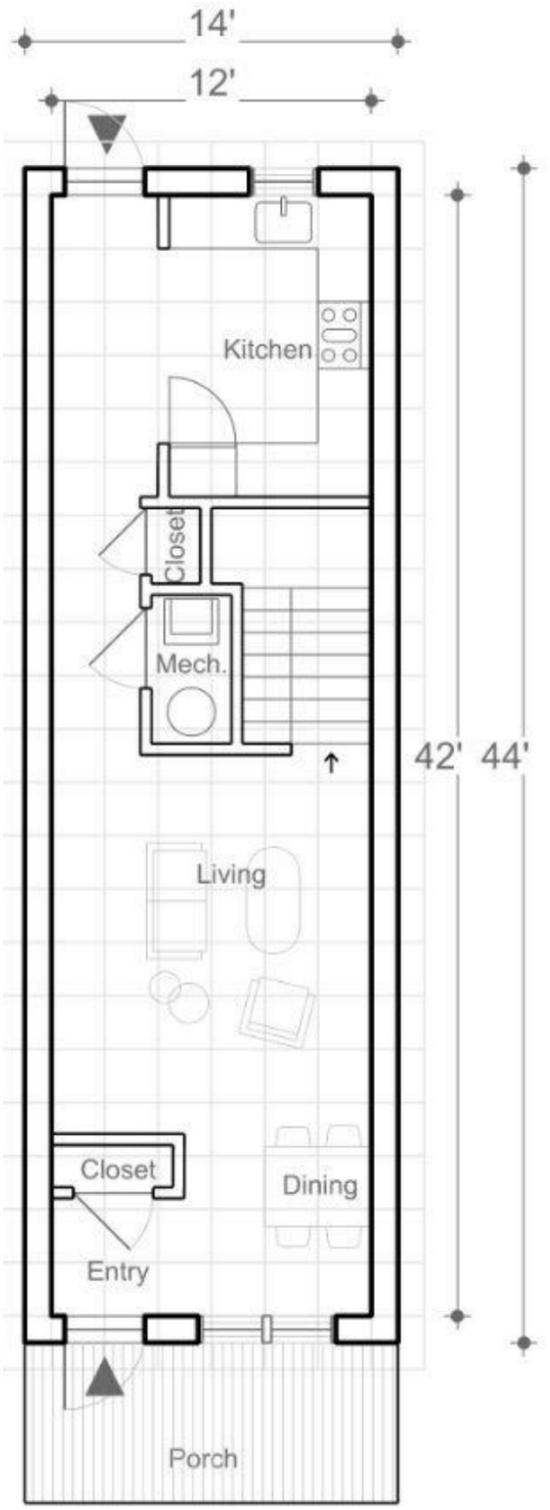
2+ Unit Aggregate

This townhouse provides a small, efficient unit that can be infinitely aggregated side by side, and is only one volumetric module wide.

# of Units	2+
Bedrooms	2
Bathrooms	1
Building Dims	14' x 44'
# of Stories	2
GSF	1,232 SF



Maple Street - Burlington



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Today's Format

Part 2: Workshop (90 min)

1. **Self-Directed Board Exploration** (20 min)
2. **Thematic Discussions** (60 min)
Pick 3 of 5 topics, 20 minutes each.
3. **Wrap-Up & Mingle** (10 min)

Don't forget to take the **Housing Preference Survey!**

Boards: self-directed exploration

Orientation to 802 Homes

Our Mission
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.

Phases of Homes for All

- Phase 1: Homes for All Toolkit** - A guide for local officials, developers, and community leaders.
- Phase 2: Training Curriculum & Cohort** - A series of training sessions for local officials and developers.
- Phase 3: 802 Homes Catalog** - A collection of home designs, plans, and specifications.

Partner Communities

Process

How to Participate

Unmet Housing Needs

Defining the gaps and our strategy

Vermont's Housing Needs

Home Design Candidate Tagging System

Calibrating Scale

Overcoming Costs

What did we miss?

Infill Approach and Case Studies

Utilizing real sites in your communities!

Guiding Principles

Essex Junction

Hartford

Manchester

24 West St

131 Ravenswood Terrace

AD Main St

15 East St

75 C Street

Why Off-site Construction?

Opportunities and Constraints

Spectrum of "Modular" Construction

Modular Construction

Panelized Construction

Precast Construction

Lightweight Steel Construction

Cast-in-Place Concrete Construction

What's Missing?

What else should we address?

Place your sticky notes here!

Orientation

- Project Overview
- Unmet Housing Needs
- Infill Approach and Case Studies
- Why Off-site Construction?
- What's Missing

Railroad Flat

Narrow ADU with Caretaker Suite

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

Floor 1

Floor 2

Tell us what you think.

Patio Cottage

Square ADU with Two-Car Garage

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

Floor 1

Floor 2

Tell us what you think.

Four Square

Square Starter Home

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

Basement

Floor 1

Floor 2

Tell us what you think.

Paired Starter Home

Duplex

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

Floor 1

Floor 2

Tell us what you think.

Side-by-Side

Duplex

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

Floor 1

Floor 2

Tell us what you think.

Back-to-Back

Duplex

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

Floor 1

Floor 2

Tell us what you think.

Home Design Candidates

Intergenerational Triple Decker

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

Floor 1

Floor 2

Floor 3

Tell us what you think.

Village 4

Four-Plex

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

Floor 1

Floor 2

Tell us what you think.

Narrow Lot

Four-Plex

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

Floor 1

Floor 2

Tell us what you think.

Stackable

4-6 Unit Aggregate

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

All Floors

Tell us what you think.

Townhouse

2+ Home Aggregate

Infill Site Type

Home Design Goals

Key Metrics

Elevation Diagram

Floor 1

Floor 2

Tell us what you think.

Discussion Topics: Pick 2 of 4, rotate through, ~20 min each

1. Aging in Place & Downsizing
2. Starter Homes
3. Supporting Multi-generational and Large Households
4. The Balancing Act: Affordability, Sustainability, and Off-site Construction

Housing Preference Survey: available via printed versions and digitally (scan QR code)

Evaluation of Home Design Candidates
Help us understand how neighborhoods and home design goals it suits.

15. For each home design candidate, rate how well it suits your needs.

Home Design Candidate	1	2	3	4	5
Railroad Caretaker ADU					
Patio Cottage with Garage					
Foursquare					
Paired Starter Home					
Side-by-Side					
Back-to-Back					
Intergenerational Triple Decker					
Village 4					
Narrow Lot					
Stackable					
Townhouse					

Vermont 802 Homes Catalog
Housing Preference Survey

Scan the QR code to go to a digital version of the survey >>



Tell us about yourself and your interests
For these home designs to work for Vermont, they have to match up with a wide range of Vermonters' needs. That means we have to make sure we are hearing from people with varied household sizes and types, varied budgets, varied lifestyle preferences, and varied ages, stages of life, and abilities. Help us understand your needs, priorities and interests. In doing so you'll help us understand if we are hearing from a representative cross-section of Vermonters.

4. Your Household size: how many bedrooms do you need in your home?

- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4+ bedrooms

5. Your Budget: what is your household's budget?

6. Rent vs. Own: do you currently rent or own?

- Rent
- Own
- Either, not sure

7. Why is renting/owning a home important to you?

8. Does anyone in your household work for individual businesses?

- Yes
- No
- Maybe in the future

9. Home Design Interests: what features are most important to you?

- Aging in place
- Attainable
- Rentals friendly
- Multigenerational
- Off-site parking
- Energy efficient
- Climate resilient
- Designs that connect people
- Other: _____

10. Interest in Home Design: how interested are you in the following?

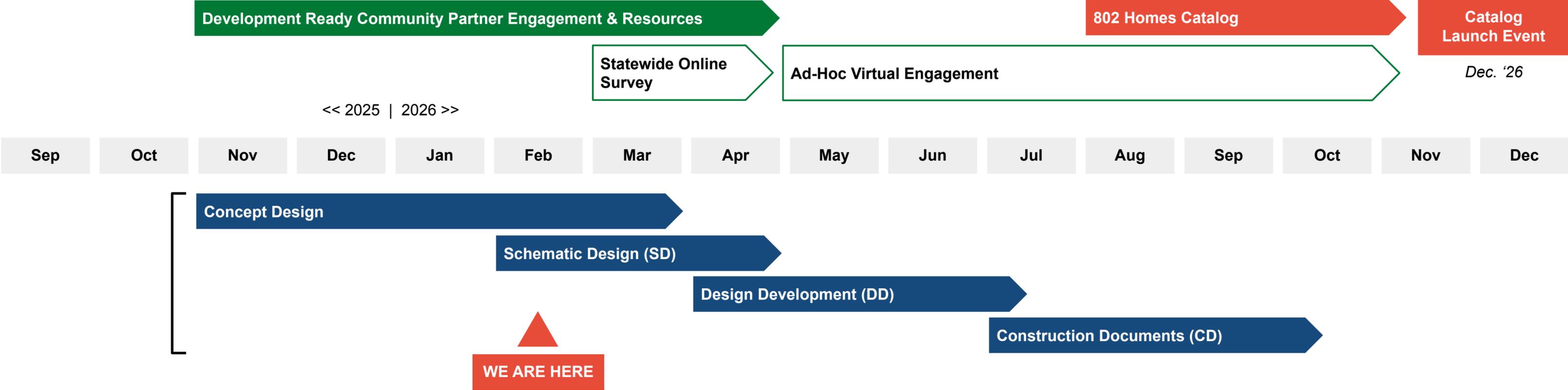
- Infill housing centers (e.g., townhouses, row houses)
- Meeting with neighbors
- Meeting with local officials
- Shaping housing policy and development in my community
- Adding housing to a property I own

2 of 6



Next Steps

- 1. Statewide Online Survey
- 2. Ad-Hoc Virtual Engagement
- 3. In-Person Catalog Launch Event



Thank You!

