

Vermont 802 Homes

Age-Friendly Housing Workshops

July 16th & 20th, 2026



Agenda

- 1. Welcome Remarks** (5 min) - State / AARP
- 2. Orientation Presentation** (15 min) - Utile
- 3. Typology Q&A** (10 min)
- 4. Discussion** (50 min) - facilitated groups of 8-20
 - a. Base Design Key Features
 - b. Preserving Adaptability Options
- 5. Closeout** (10 min)

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



Francisca Alliende
Architectural Designer
Utile

Dedicated Specialist Team

- Sustainable Design
 - Jeff Geisinger, LEED AP, CPHP, Utile 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 Bursey Design

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

Vermont's Current Housing Production

Where are the new Missing Middle Homes?



Single-Family Homes
on Large Lots ✓



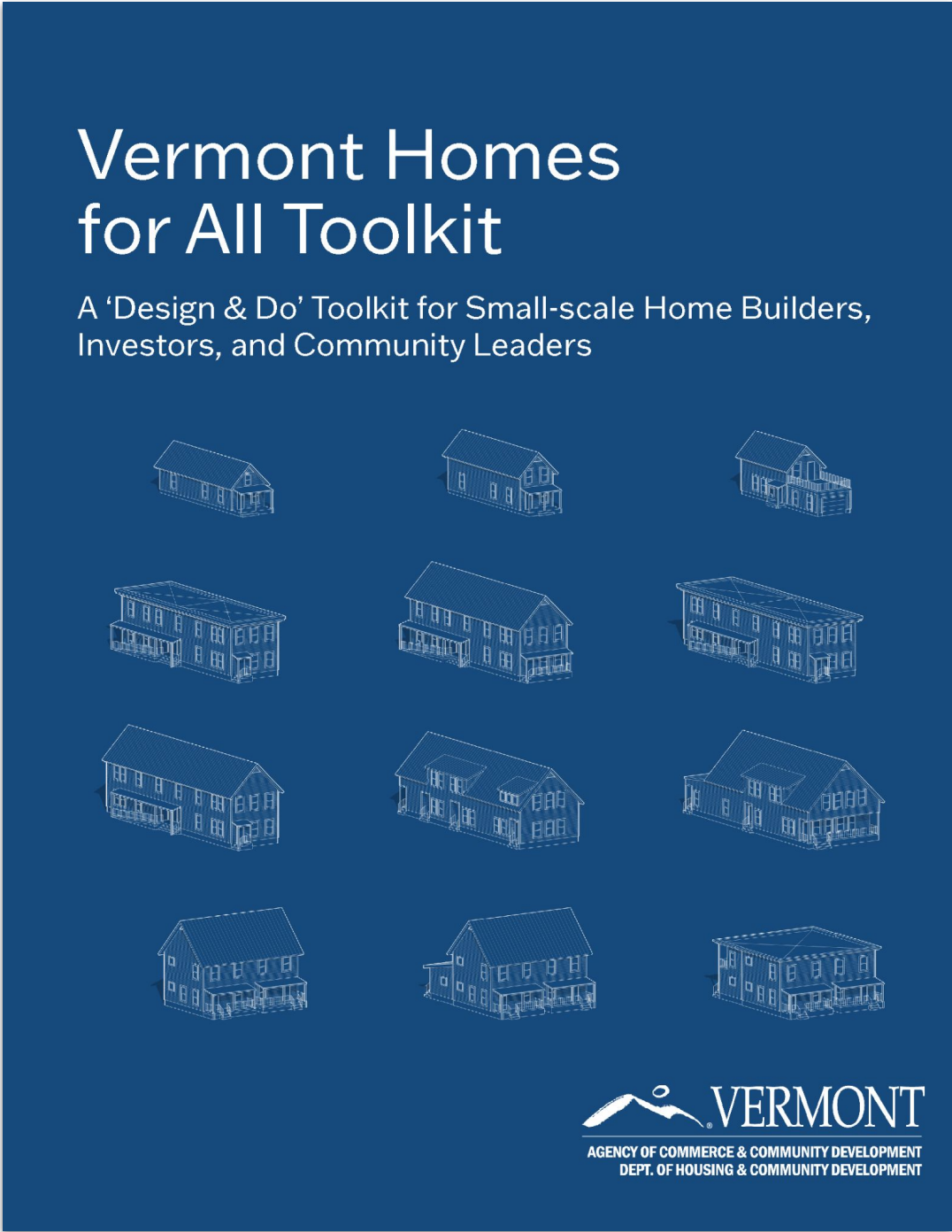
Large, Multi-Unit,
“Podium
Construction” ✓



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

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)

802 Homes Catalog

Free 1-4 unit 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 housing plan sets with streamlined permitting + 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 Bilt** **\$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 floor and is 7 feet from floor 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.

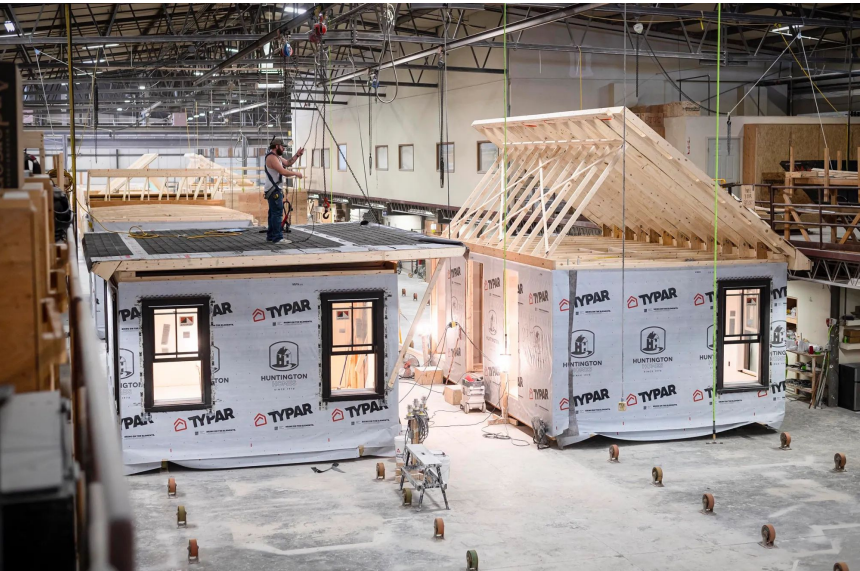
Clear Maple Flooring furnished for kitchen, pantry and bathroom, instead of yellow pine, no extra charge.

Storm Doors and Windows, \$88.00 extra.

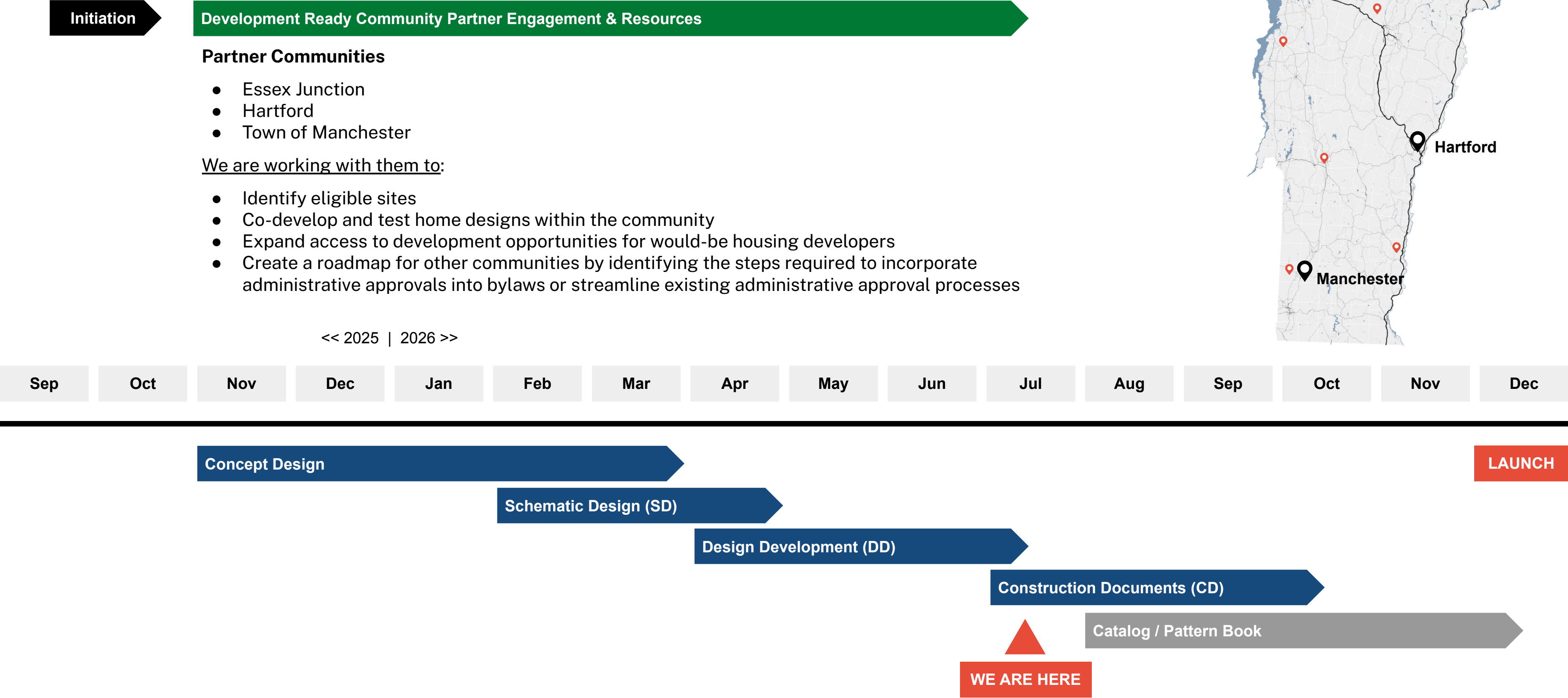
Screen Doors and Windows, black wire, \$60.00 extra; galvanized wire, \$63.00 extra.

If Mantel is not wanted, \$53.00 less.

Should be built on a lot about 35 feet wide.



Project Schedule



Home Design Goals & Assumptions

Mission for Home Designs

1. **Enable Missing-Middle Infill**

Provide a diverse set of homes that fill gaps in the market using building types suitable for infill development in Vermont contexts.

- prioritize vernacular Vermont design norms at the single-family scale (up to 2.5 stories)
- support missing middle housing

2. **Affordable-by-Design**

Create affordable-by-design homes that fill gaps in the market and can be delivered through a variety of on-site and off-site construction approaches.

3. **Demographic Alignment and Flexibility**

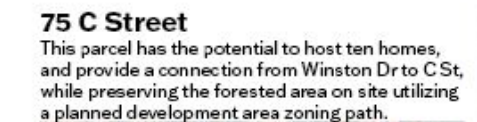
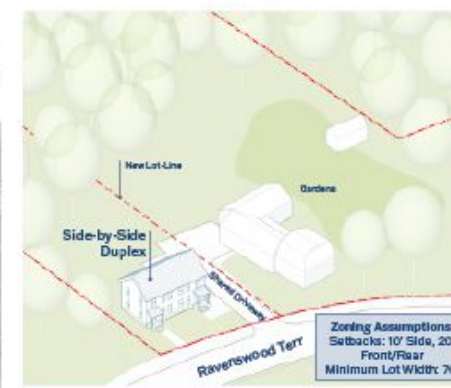
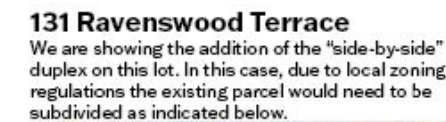
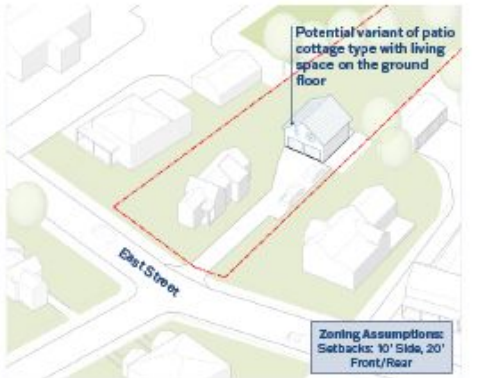
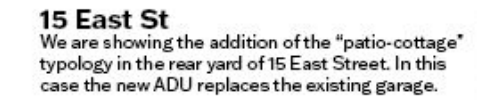
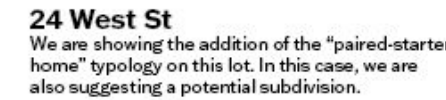
Designs that respond to Vermont's changing demographics and diverse needs. This means design for populations for whom the existing aging housing stock is not well suited: Seniors, young single adults, young families with limited budgets, and others.

Designing for Community

Guiding principles to add housing in established neighborhoods that support community and social connection

It takes more than homes to enable aging with dignity, independence, and choice. The site design and relationships matter too.

- 1. Aligned to environmental and infrastructure capacity.** Served by municipal water and sewer with vehicular access from a public right of way and significant developable area without floodplains, steep slopes, or conservation area.
- 2. Well connected to existing downtowns and village centers.** Located in areas that offer a variety of transportation options, have strong access to critical amenities and services, and support valued existing commercial and civic centers.
- 3. Sufficient developable area to support new housing.** Parcel is vacant or has enough developable area excluding existing buildings, infrastructure, and environmental constraints to support housing.
- 4. Sensitive to existing context and development patterns.** Is responsive to and at home within the scale and pattern of existing development in the immediate neighborhood surrounding the site.
- 5. Balances privacy and community by design.** Allows for reasonable privacy separation between homes while supporting social configuration that promotes interaction and active shared streets.



Designing for Off-Site Construction

10 Home Designs, each designed two ways.... that means a lot of constraints!

The designs will be calibrated to **multiple construction methods to support the diversity of our local builders and varying site constraints.**

Platform Framing (On-Site)

Traditional method used to build homes on-site, often referred to as “stick built”, can work with panelized / Pods construction



Panelized (Off-Site)

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



Pods (Off-Site)

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



Volumetric (Off-Site)

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



OR

Most Flexible, Least Efficient



Least Flexible, Most Efficient

How we narrowed to the current set of 10

1. Mission Alignment

Many other typologies are valuable to Vermonters, but are not a good fit for this program because:

- The market is already providing it
- It is not affordable-by-design due to scale, inefficiency, or mis-alignment with current construction methods
- It is not compatible with off-site construction methods
- Doesn't align with 1-4 unit focus or 2.5 story scale compatibility

2. Unique Contribution to Variety (both of shapes/sizes + in unit type offerings)

Is not duplicative of any other typologies in terms of the mix of programmatic, demographic, occupancy, and infill site alignment.

Unique contribution to one or both:

- Building and unit mix that meets a wide range of demographic needs
- Dimensional variety that aligns with common infill site conditions

3. Design Quality

Unit designs already or have the potential to offer high quality of life with built-in features aligned to liveability and lifestyle preferences for Vermonters.

802 Homes Catalog Designs

Ten home designs under development



Railroad Flat

Single Unit

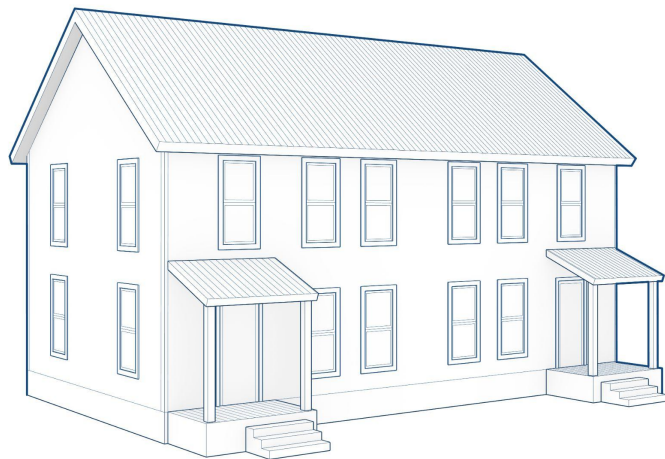


Foursquare



Back-to-Back

Two Units



Side-By-Side



Paired Starter Home



Triple Decker

Two Units

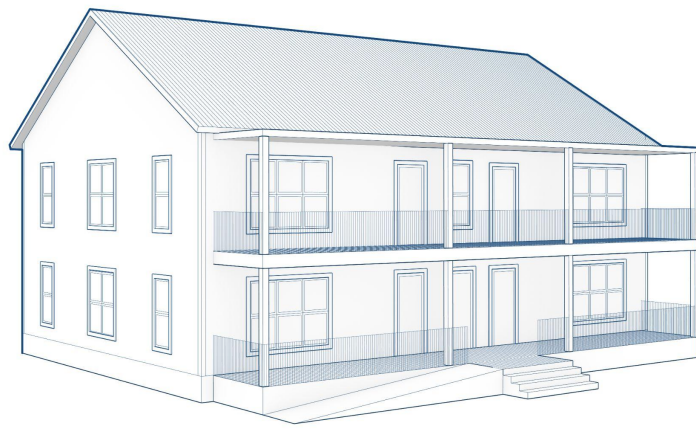


Village 4

Four Units



Narrow Lot



Stackable

Four or More Units



Rowhouses

Approach to Accessibility

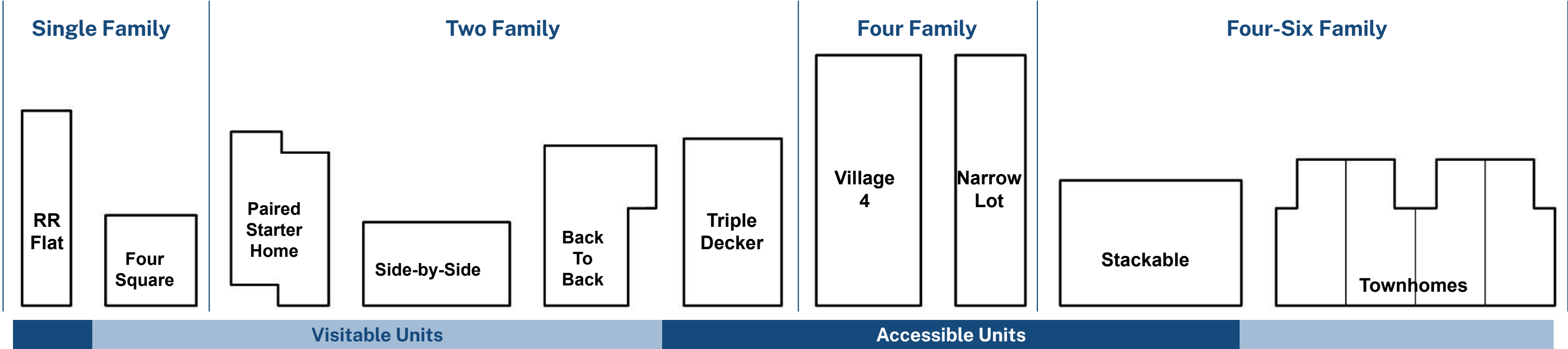
Core goal:

Create small-scale, well-designed homes that allow people to remain in their communities while living in spaces that are safer, more manageable, and better aligned with their needs over time.

- Ensure homes can be ***easily occupied by people of all ages and abilities*** (first-floor living options, wider doorways, accessible bathrooms, and open plans with easy sightlines)
- Allow ***guests with mobility challenges to comfortably enter and use key spaces*** (bedrooms, common areas, and a kitchen and bathroom on the ground floor)
- Support ***flexible living arrangements over time***, including layouts that can ***accommodate caregivers*** or allow for multigenerational use
- Incorporate ***adaptable features to respond to changing household needs*** without the need for renovation
- Be ***usable by the widest range of people***, without the need for later modification — flexible, adaptable, and inclusive by design rather than retrofit

Summary of Types under Development

# of units	Type	Home Design Goals	Infill Site Type	# Stories	# Bedrooms	# Bathrooms	MEP
1	Railroad Flat, Caretaker	Age-in-Place Workforce Housing Starter Home For Sale For Rent	Narrow	1.5	2	2	In-Unit
	Foursquare	Starter Home For Sale For Rent	Wide	2	3	1.5	Basement Attic
2	Paired Starter Home	Starter Home Workforce Housing For Sale For Rent	Narrow	2	2 / 2	1.5 / 1.5	Basement Attic
	Side-by-Side	Workforce Housing Starter Home For Sale For Rent	Wide	2	2 / 2	1.5 / 1.5	In-Unit
	Back-to-Back	Workforce Housing Starter Home Multigenerational For Sale For Rent	Narrow	2	3 / 1	1.5 / 1	In-Unit Basement Attic
	Intergenerational Triple Decker	Age-in-Place Workforce Housing Starter Home Multigenerational For Sale For Rent	Narrow	2.5	2 / 4	1 / 2	In-Unit
4	Village 4	Age-in-Place Workforce Housing Starter Home Multigenerational For Sale For Rent	Narrow	1.5	2 / 2 / 1 / 1	1.5 / 1.5 / 1 / 1	In-Unit
	Narrow Lot	Age-in-Place Workforce Housing For Rent	Narrow	2	stu / 1 / 1 / 1	1 / 1 / 1 / 1	Basement
2-6	Stackable	Age-in-Place Workforce Housing For Rent	Wide	2+	2 / 2 / 2 / 2	1 / 1 / 1 / 1	Basement
	Rowhouse	Starter Home Workforce Housing For Sale For Rent	Narrow	2	3	1.5	In-Unit



Approach to Accessibility

Accessible Units

Total # Units

Fully Accessible Units

Applicable Law: Act 88, VT Access Rules, Fair Housing (varies ≥ 3 & $4 \leq$ units)

Items indicated as ‘Exceeding’ may include enhancements from the ADA Standards for Accessible Design or general best practices

No-Step Entries & Thresholds

- Unit Entrance Doors
- Interior Doors - Ground Floor
- Interior Doors - Upper Floor

Maneuvering Clearances & Supports

- Hallway Widths
- Kitchens and Bathrooms
- Bedrooms
- In-Wall Blocking

Appliances & Fixtures

- Bathing Fixtures
- Laundry Equipment

Meeting

Meeting / Exceeding

Meeting

Meeting / Exceeding

Meeting / Exceeding

Meeting / Exceeding

Meeting

Exceeding

Exceeding

Visitable Units

Applicable Law: Act 88

Items indicated as ‘Exceeding’ may include enhancements from the applicable laws for fully accessible units, from the ADA Standards for Accessible Design or general best practices

No-Step Entries & Thresholds

- Unit Entrance Doors
- Interior Doors - Ground Floor

Maneuvering Clearances & Supports

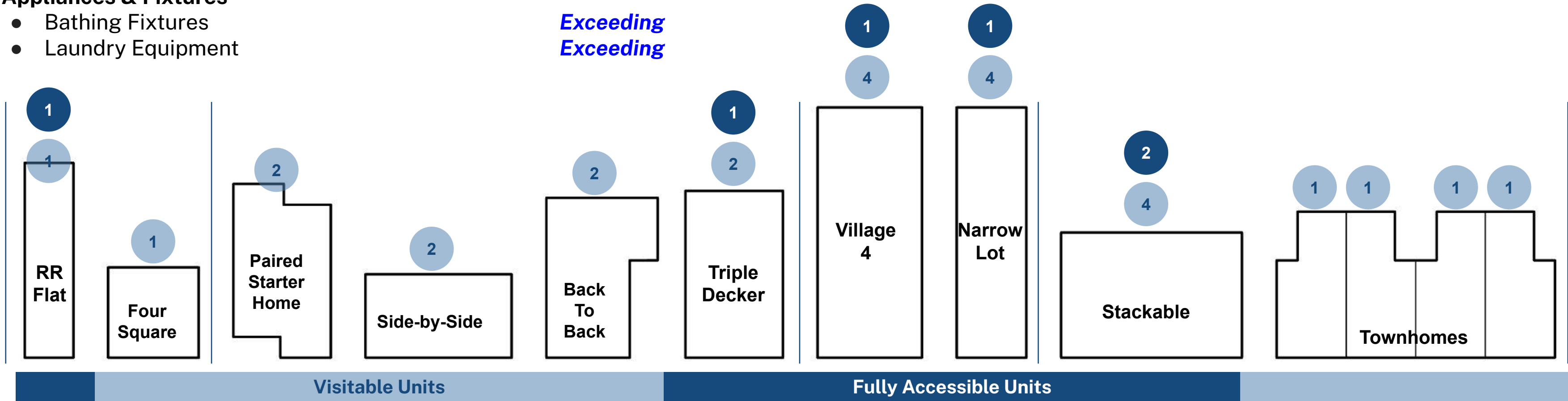
- Hallway Widths
- In-Wall Blocking

Meeting

Exceeding

Exceeding

Exceeding



Home Designs

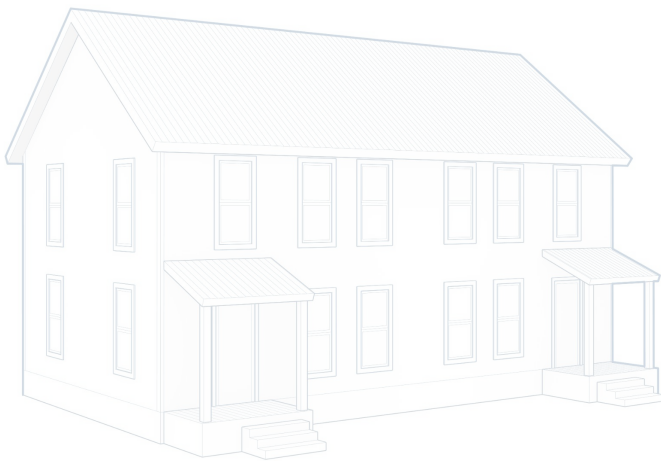
Fully Accessible Units

Homes with at least one fully accessible ground floor unit

- # # Accessible Units
- # Total # Units



1
1



Railroad Flat

Foursquare

Back-to-Back

Side-By-Side

Paired Starter Home

Single Unit

Two Units



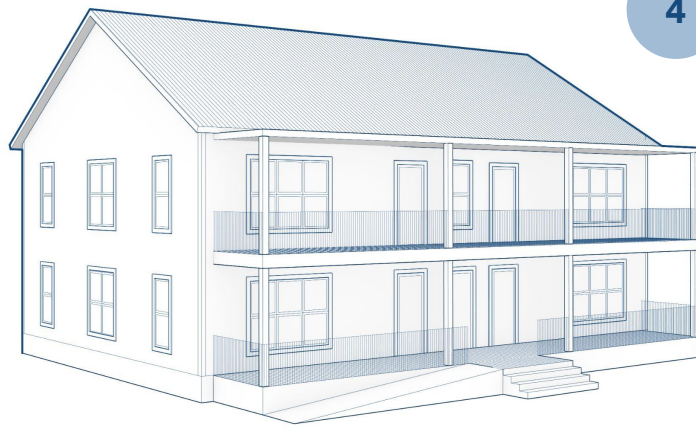
1
2



1
4



1
4



2
4



Triple Decker

Village 4

Narrow Lot

Stackable

Rowhomes

Two Units

Four Units

Four or More Units

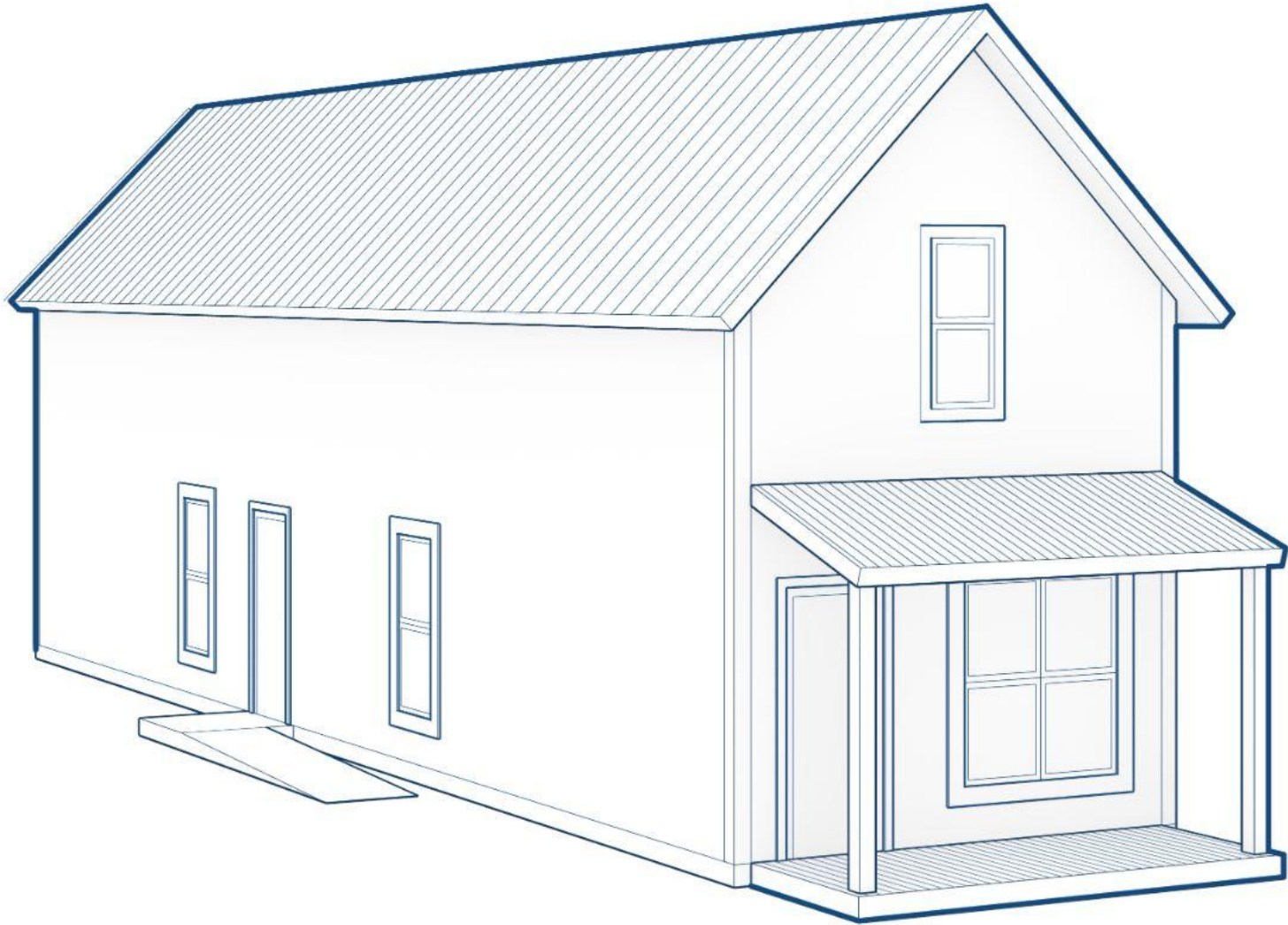
Railroad Flat

Narrow ADU

# of Units	1
Bedrooms	2
Bathrooms	2
Building Dims	14' x 56'
# of Stories	1.5 stories
Units SF (Net)	981 SF

Key Features:

1. Fully accessible flat
2. Second floor bedroom for caretaker / family
3. Slender dimensions for seniors “downsizing” on their own lots



Franklin Street - Montpelier



Lafountain St - Burlington

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.

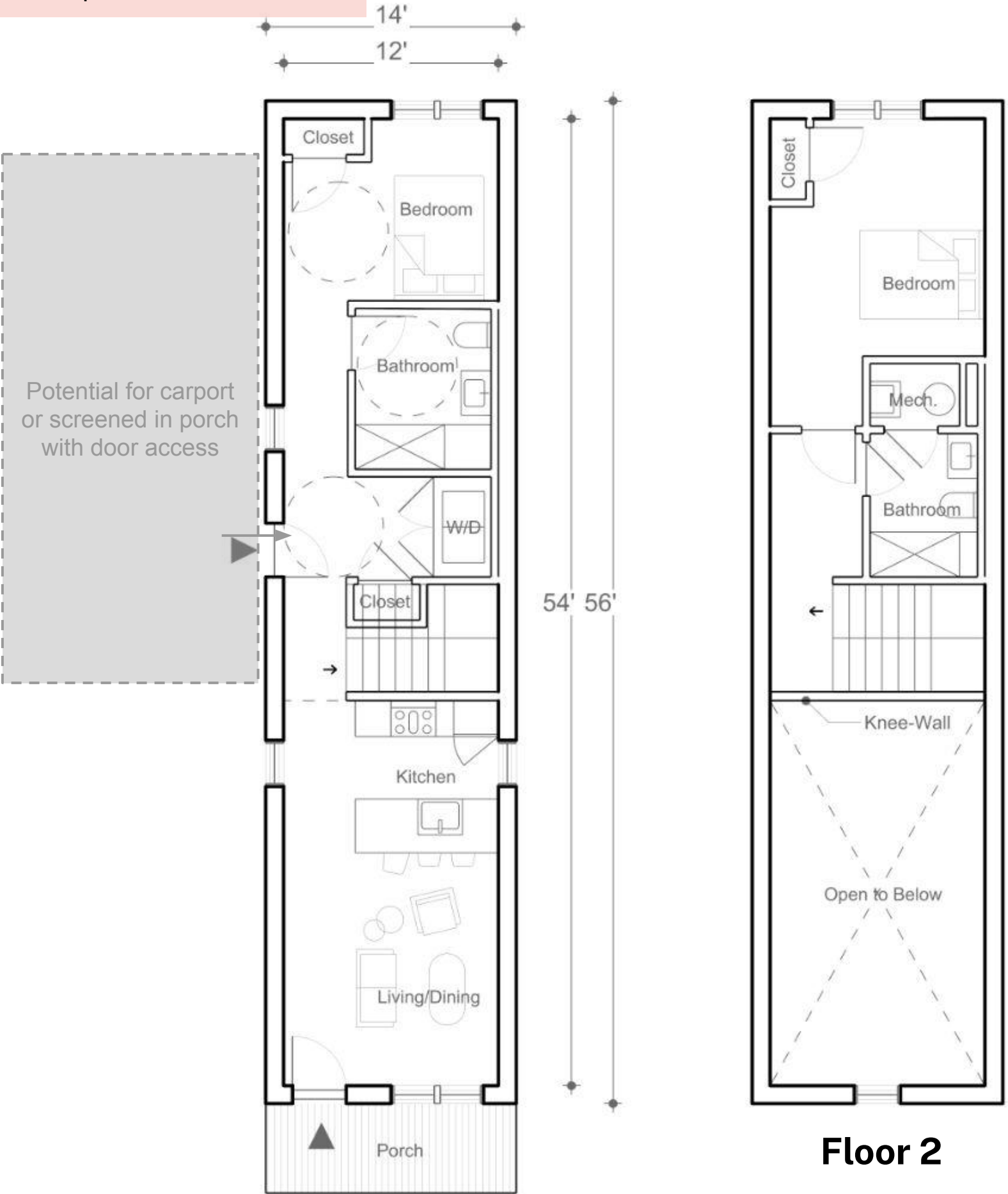
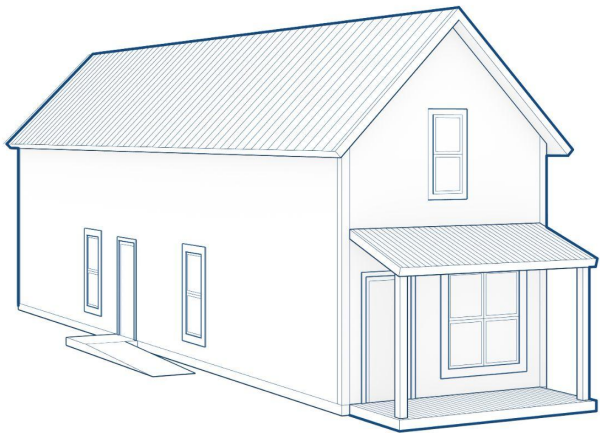
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Floor 1

Floor 2

Intergenerational Triple Decker Duplex

# of Units	2
Bedrooms	2 / 4
Bathrooms	1 / 2
Building Dims	28' x 48'
# of Stories	2.5
Units SF (Net)	1,010 SF / 2,033 SF

Key Features:

1. Fully accessible flat
2. Two accessible bedrooms
3. Overall building design supports multi-generational family occupancy



Hartford Ave -Hartford



Granite St, Barre

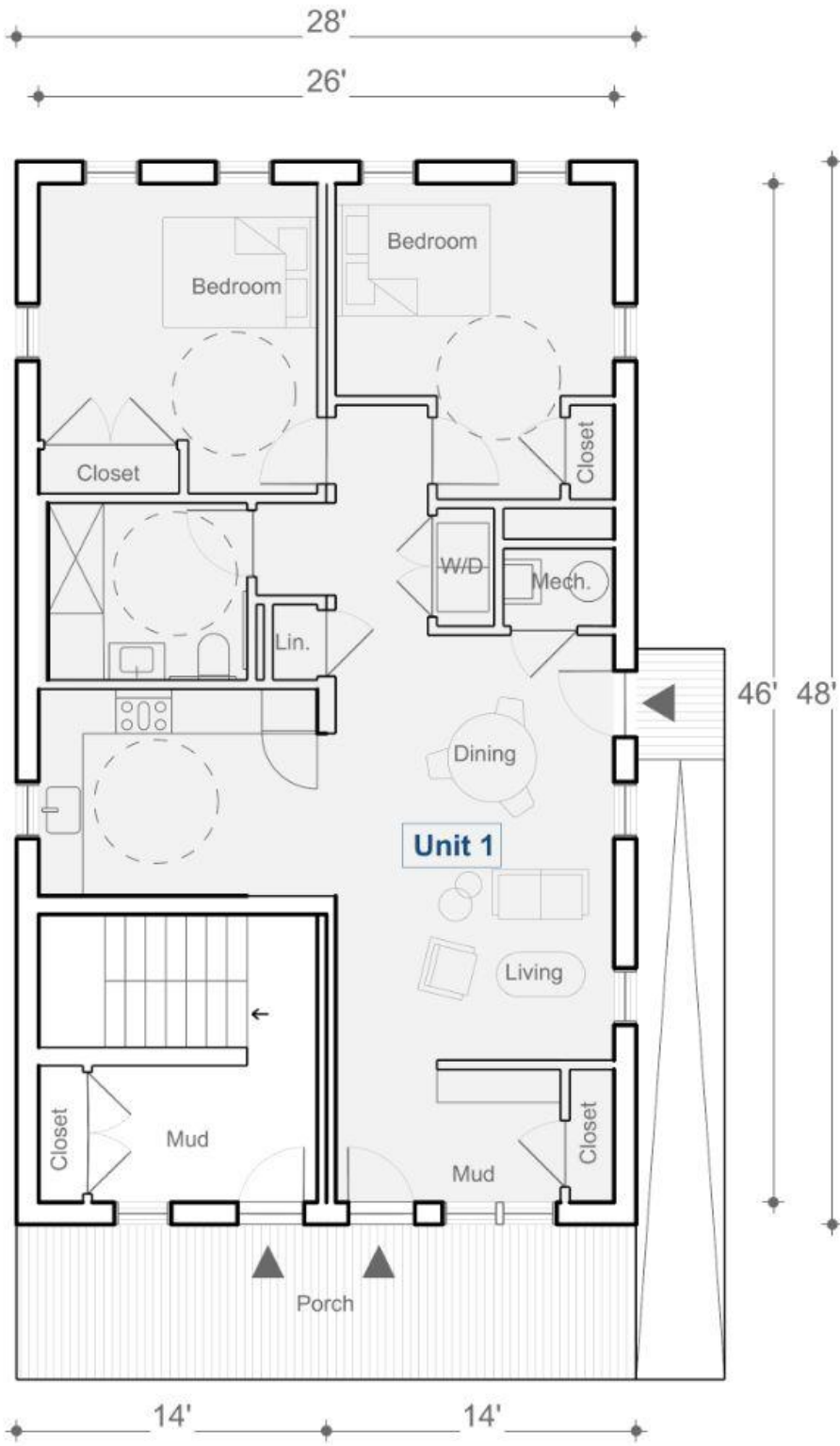
Disclaimer: These plans represent a schematic approach to a two unit building. Further development of the design by the developer and their architect, engineer or other building professional will be required to certify that it meets local and state codes, and that it is suitable for a particular site.

Intergenerational Triple Decker Duplex

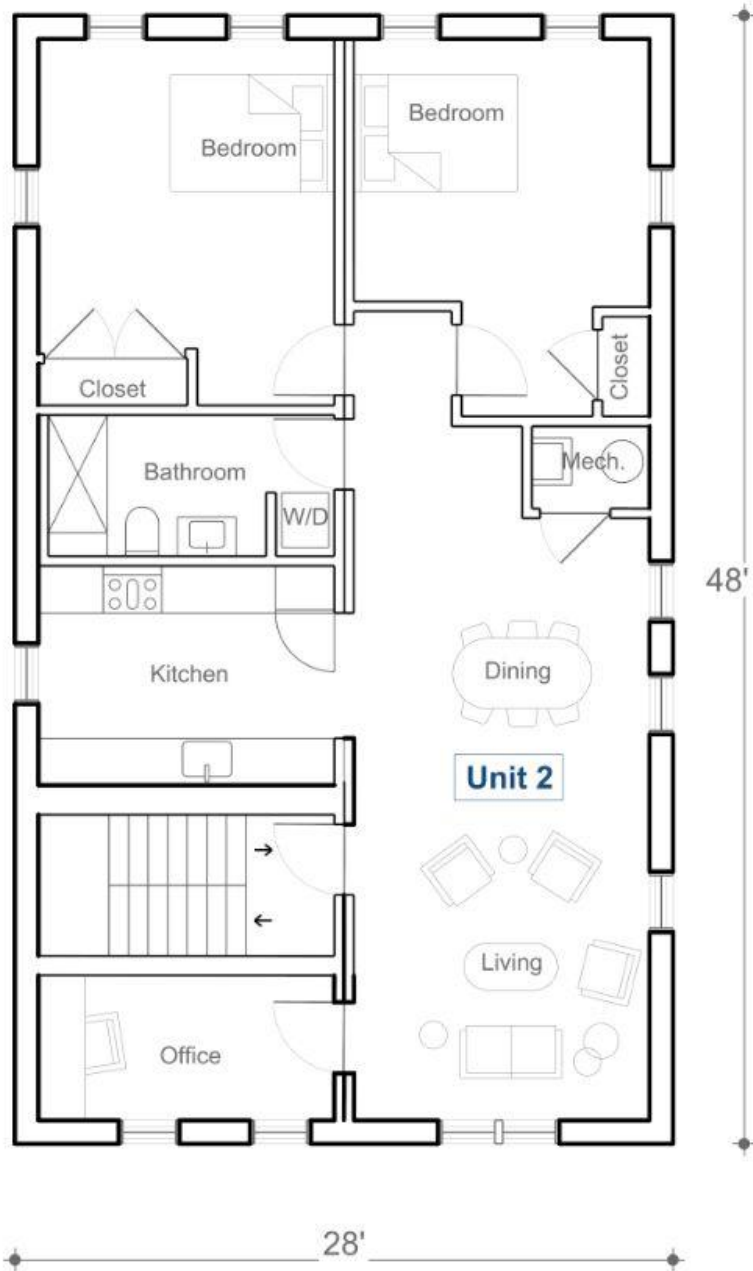
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Units SF (Net)	1,010 SF / 2,033 SF

Key Features:

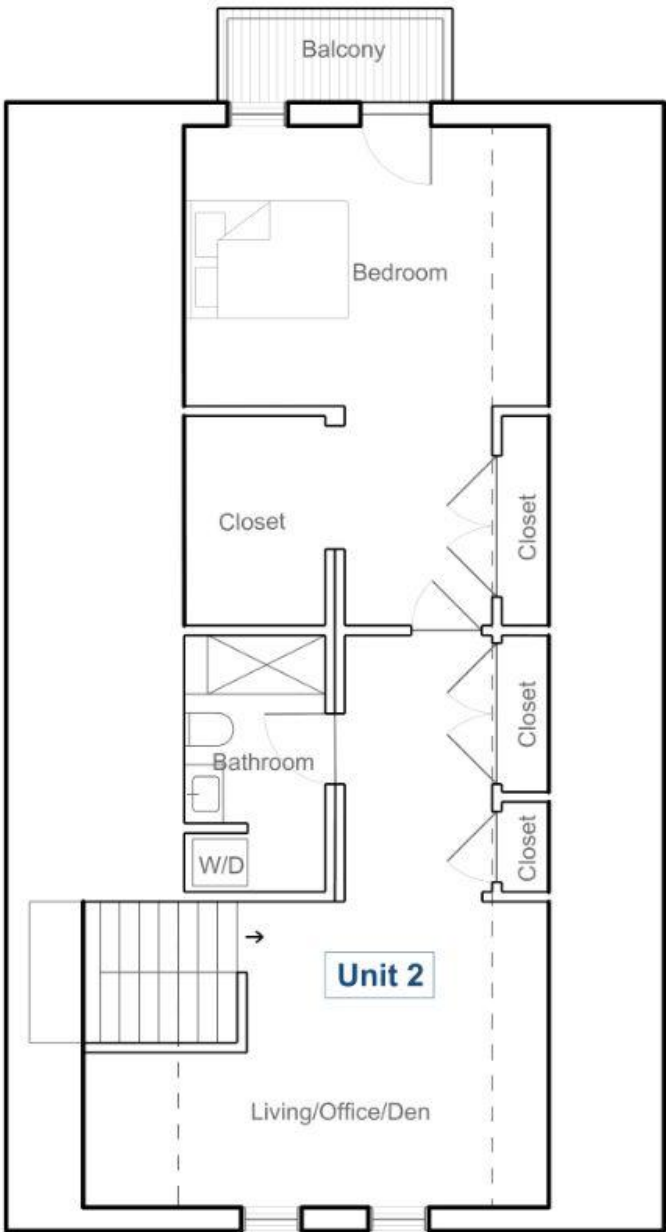
- 1. Fully accessible flat
- 2. Two accessible bedrooms
- 3. Overall building design supports multi-generational family occupancy



Floor 1



Floor 2



Floor 3

Village 4

Four-Plex

# of Units	4
Bedrooms	2 / 2 / 1 / 1
Bathrooms	1.5 / 1.5 / 1 / 1
Building Dims	30' x 74'
# of Stories	1.5
Unit SF (Net)	1,066 SF / 964 SF / 665 SF / 665 SF

Key Features:

1. Fully accessible flat
2. Rear unit location provides flexibility for required ramps and proximity to parking
3. Intended for infill conditions, narrow lots.



School Street - Randolph



N Windsor St, South Royalton

Disclaimer: These plans represent a schematic approach to a four 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.

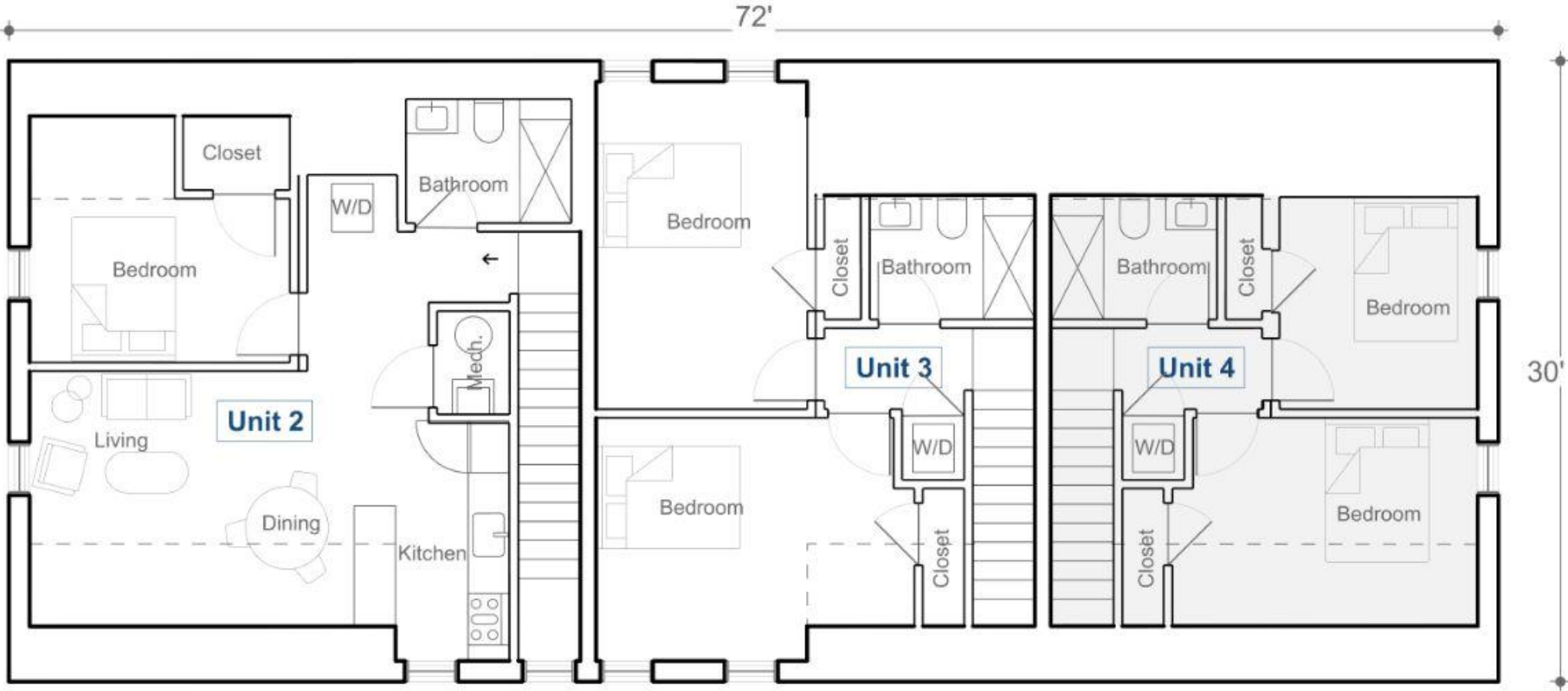
Village 4

Four-Plex

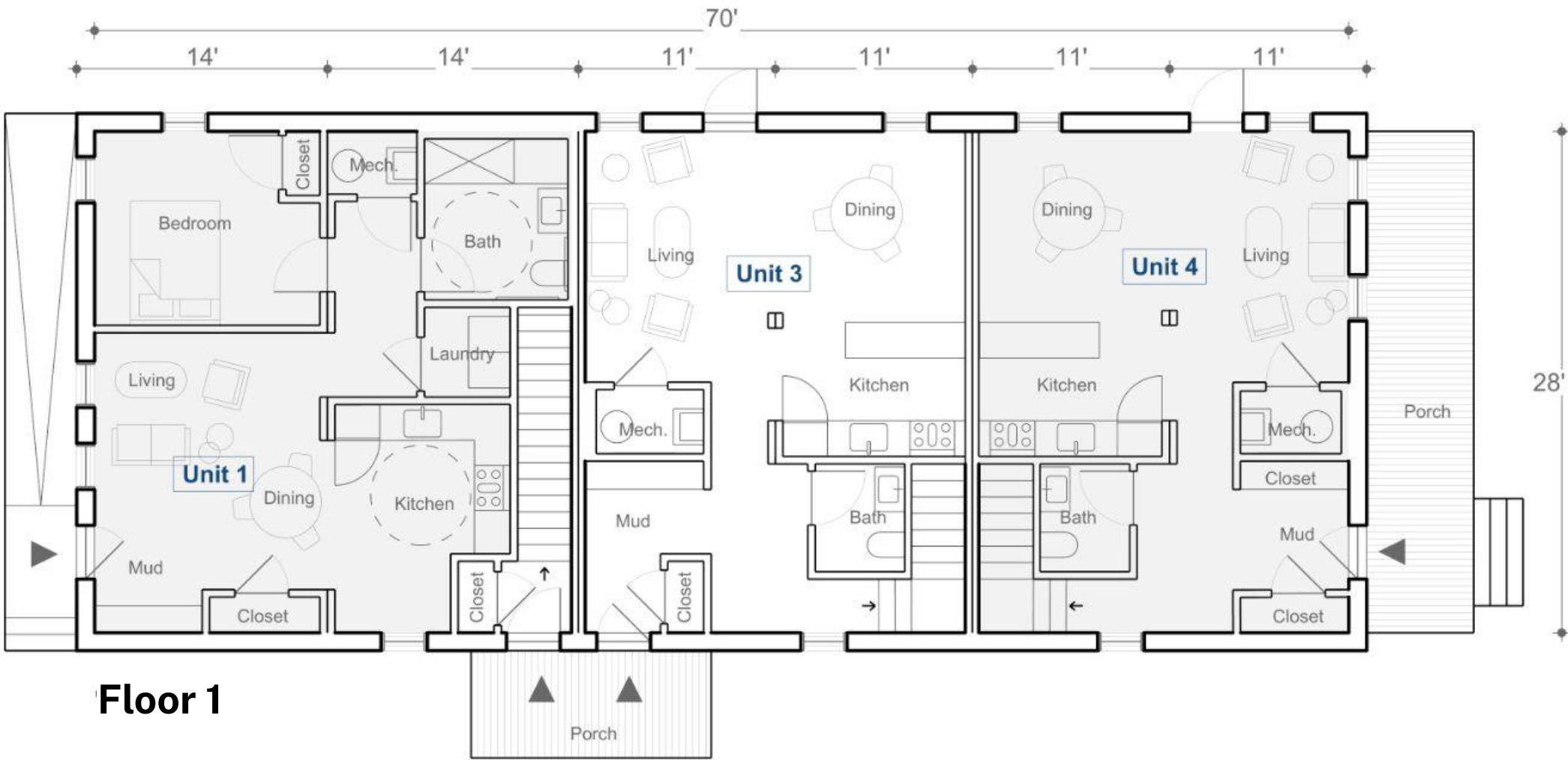
# of Units	4
Bedrooms	2 / 2 / 1 / 1
Bathrooms	1.5 / 1.5 / 1 / 1
Building Dims	30' x 74'
# of Stories	1.5
Unit SF (Net)	1,066 SF / 964 SF / 665 SF / 665 SF

Key Features:

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- 3. Intended for infill conditions, narrow lots.



Floor 2



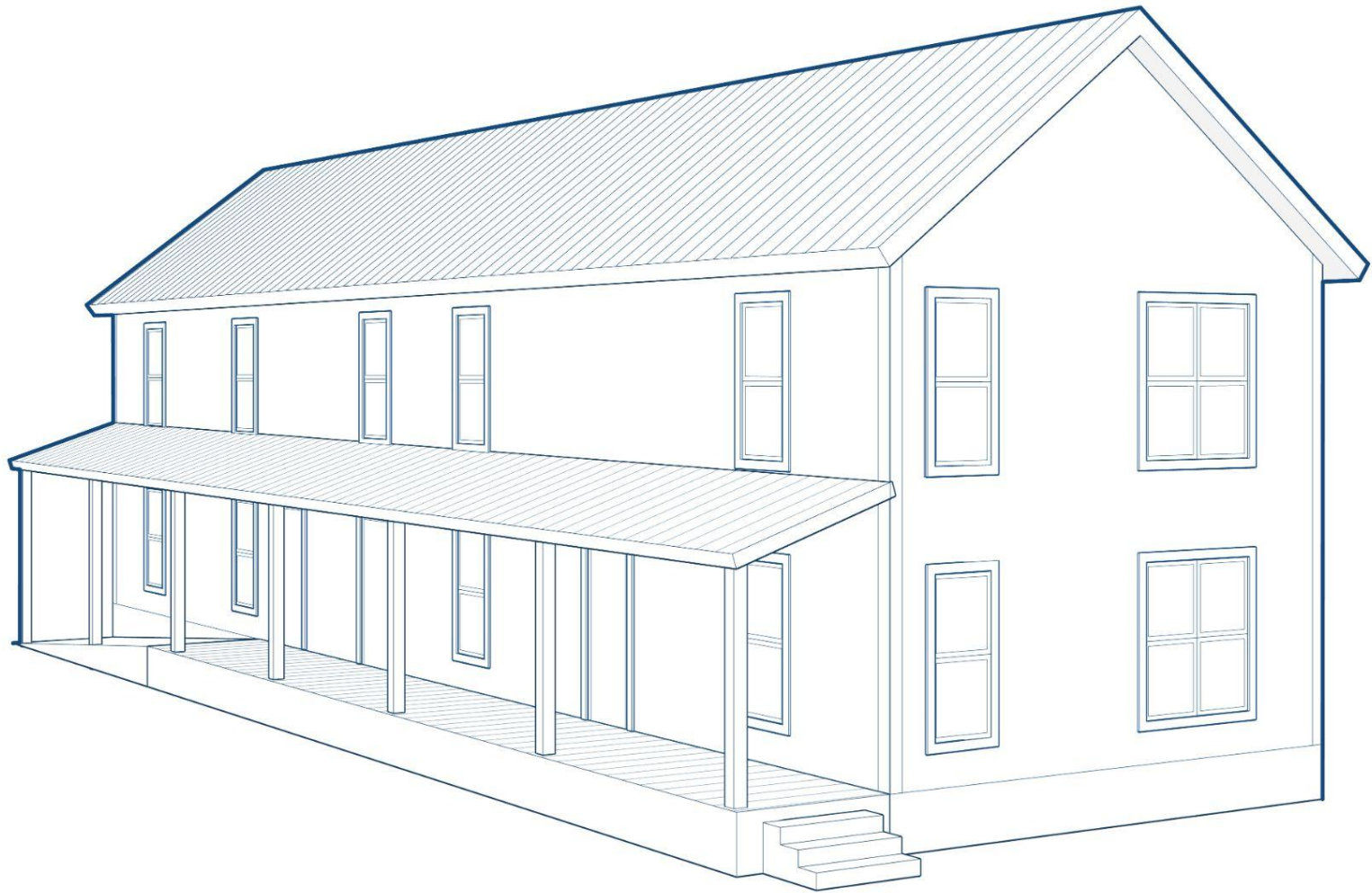
Floor 1

Narrow Lot Four-Plex

# of Units	4
Bedrooms	1 / 1 / 1 / studio
Bathrooms	1 / 1 / 1 / 1
Building Dims	20' x 72'
# of Stories	2
Unit SF (Net)	561 SF per unit

Key Features:

1. Fully accessible flat
2. Efficient compact layout, suitable for narrow infill lots
3. Ample front hall/mudroom, ample closet area supports liveability in a studio
4. Accessible unit could be mirrored to create 2 ground floor accessible units



Spring Street - Montpelier



Myrtle St, Bellows Falls

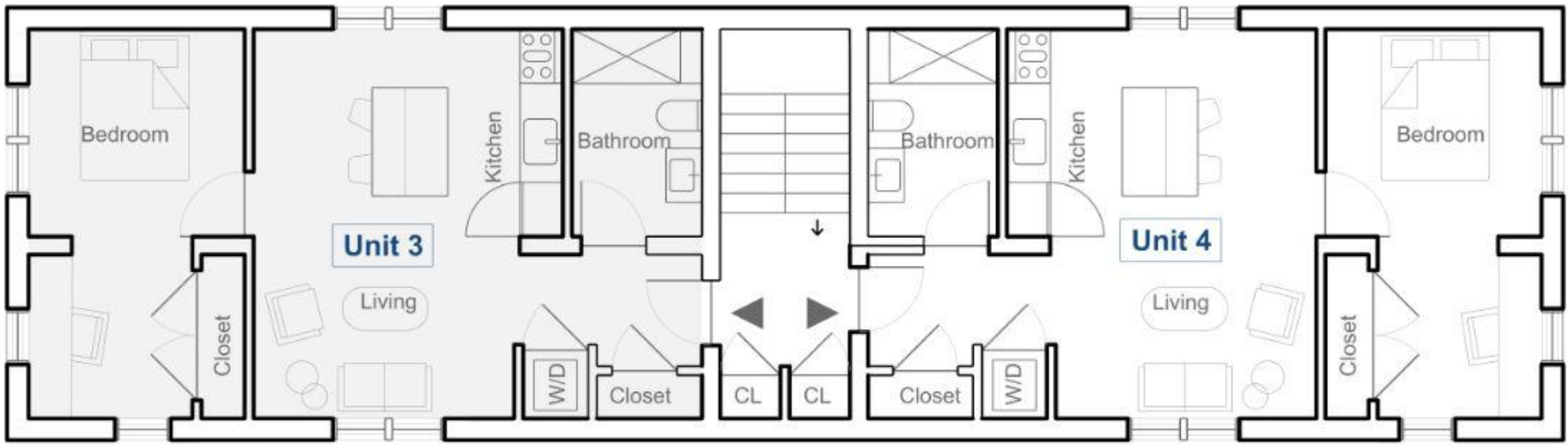
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Narrow Lot Four-Plex

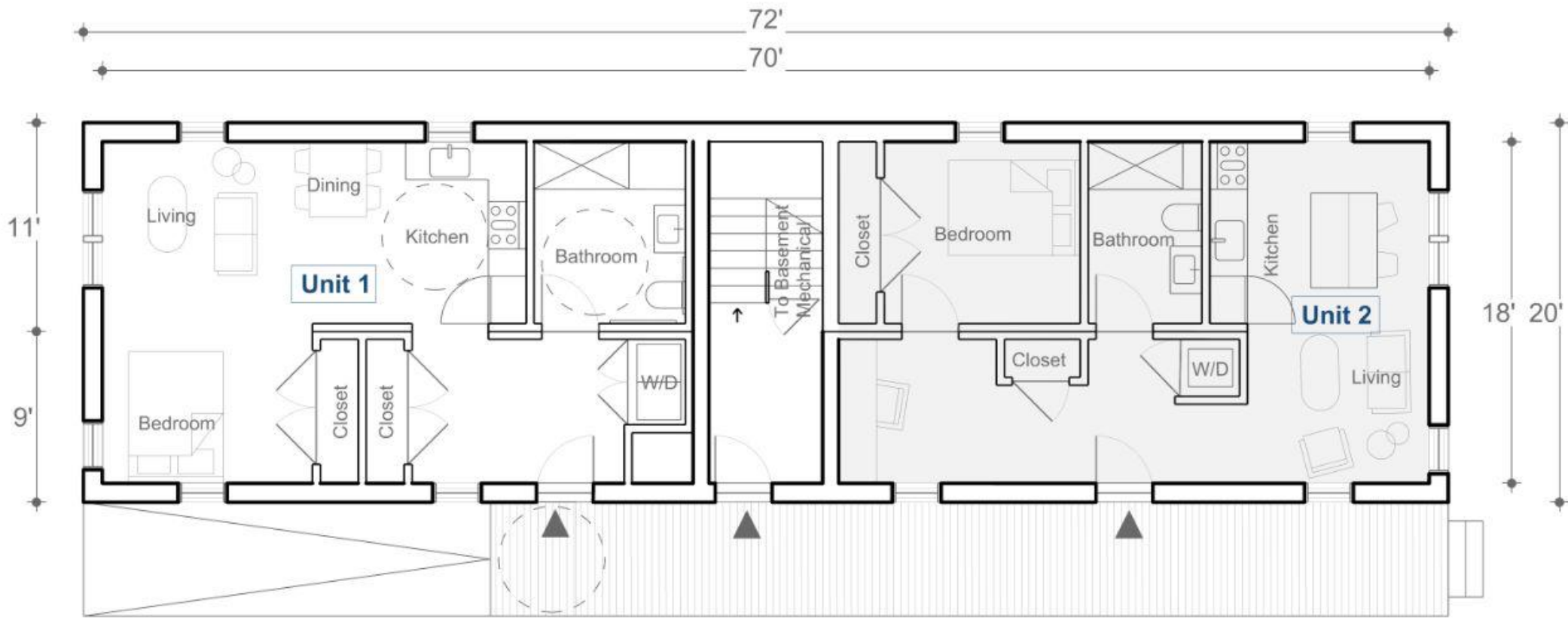
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Floor 2



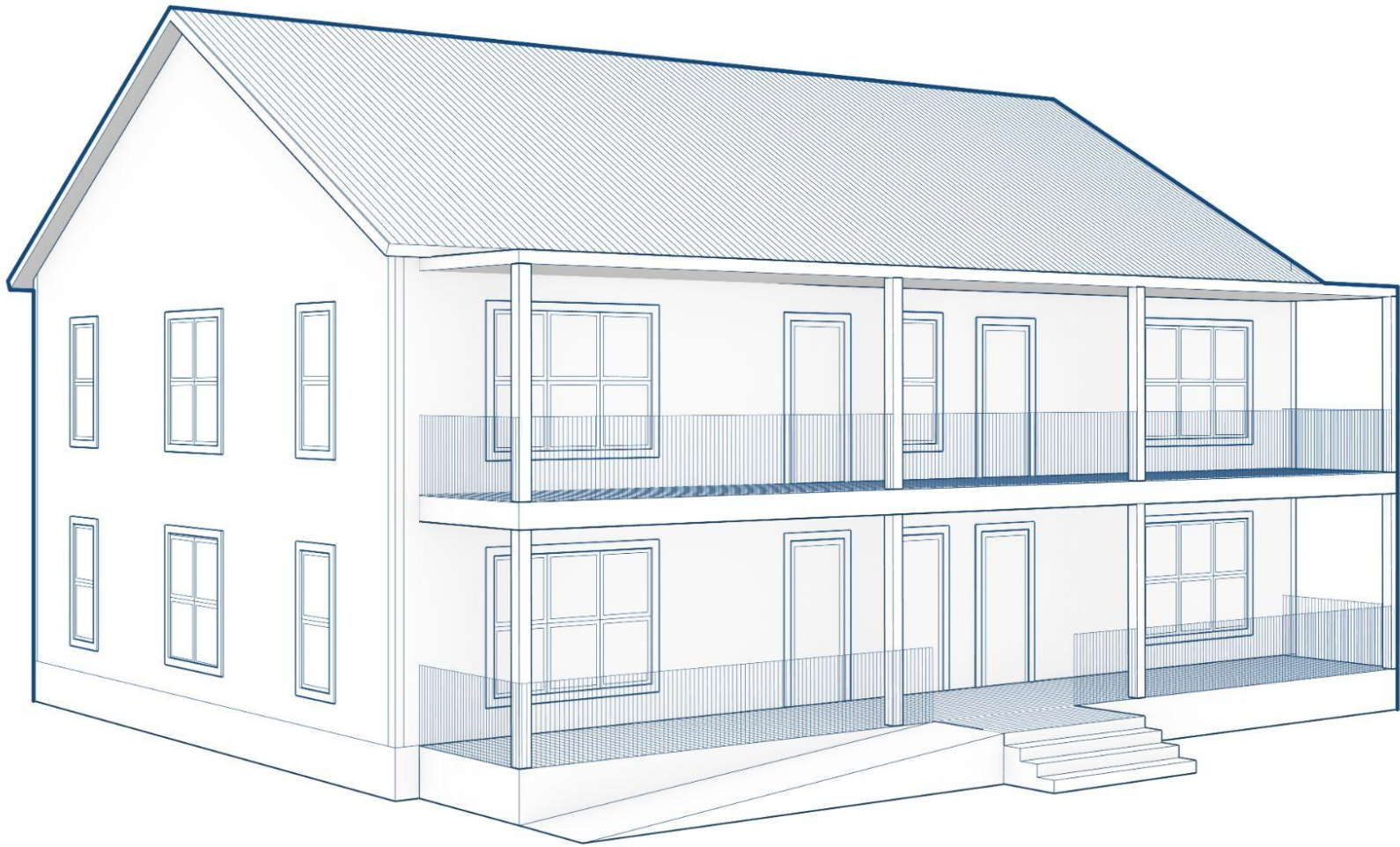
Floor 1

Stackable Four-Plex

# of Units	4
Bedrooms	2 / 2 / 2 / 2
Bathrooms	1 / 1 / 1 / 1
Building Dims	36' x 56'
# of Stories	2
Unit SF (Net)	746 SF per unit

Key Features:

- Up to two fully accessible units on the ground floor
- Two accessible bedrooms in each unit



W Canal St, Winooski VT



Jefferson St, Barre VT

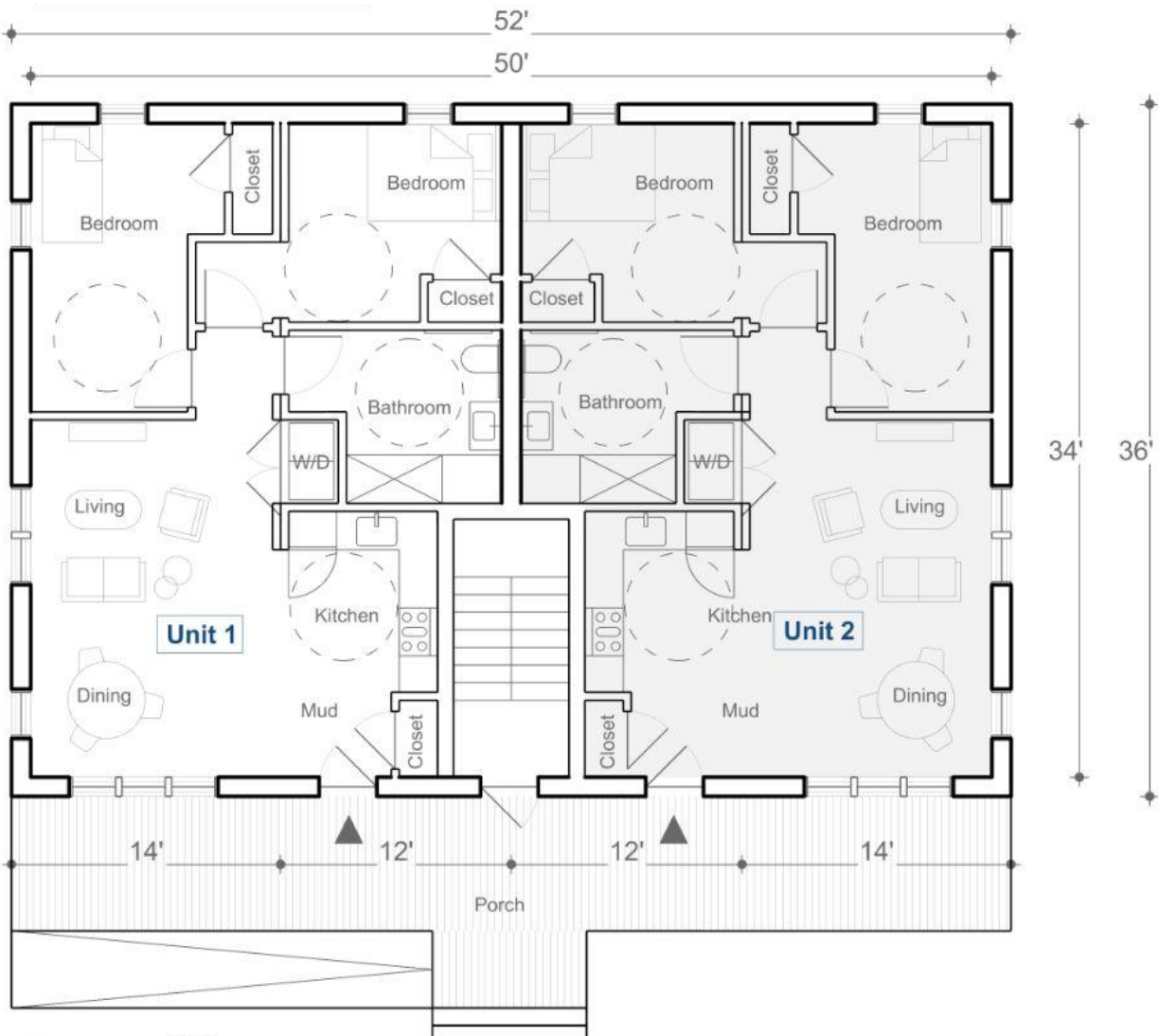
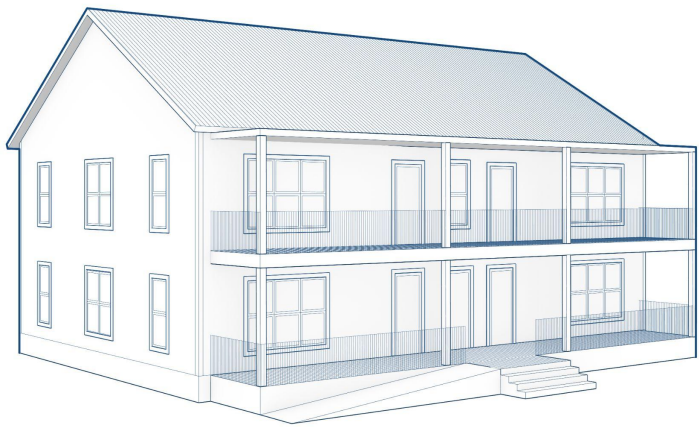
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Stackable Four-Plex

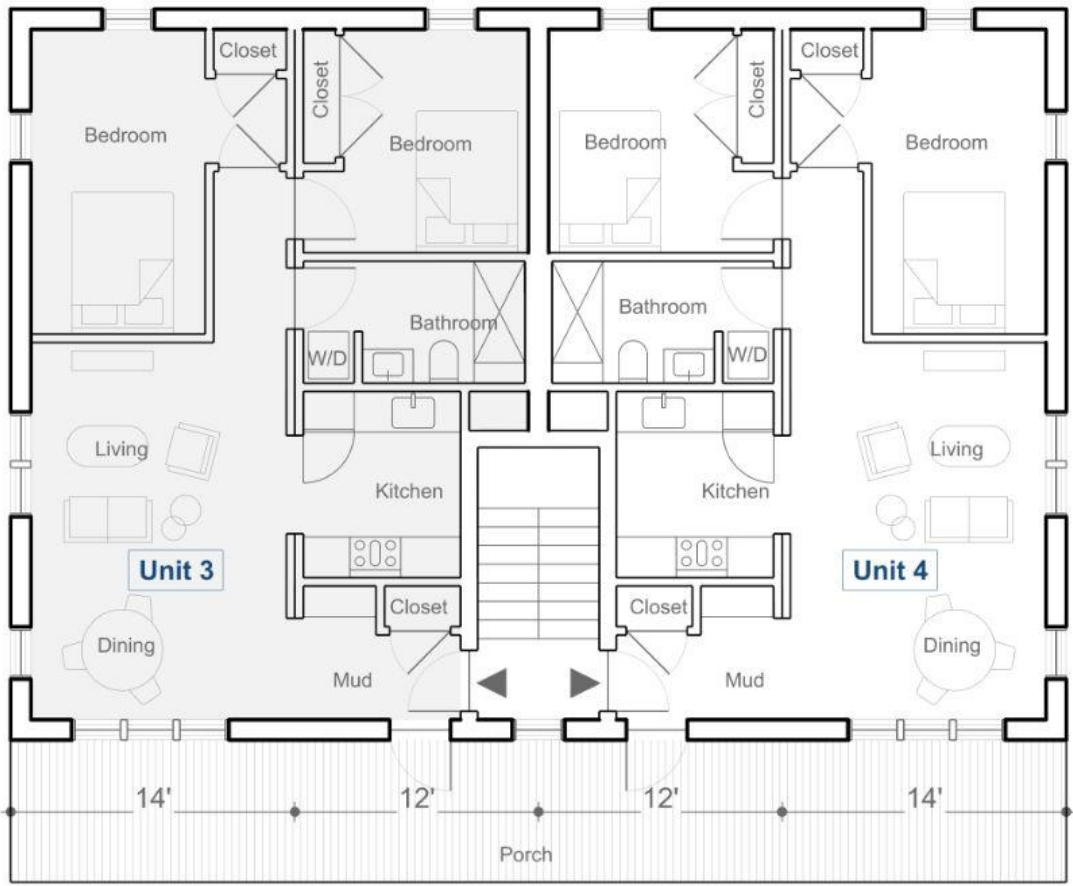
# of Units	4
Bedrooms	2 / 2 / 2 / 2
Bathrooms	1 / 1 / 1 / 1
Building Dims	36' x 56'
# of Stories	2
Unit SF (Net)	746 SF per unit

Key Features:

- 1. Up to two fully accessible units on the ground floor
- 2. Two accessible bedrooms in each unit



Floor 1



Second floor plan

Upper Floors

Adaptable Units

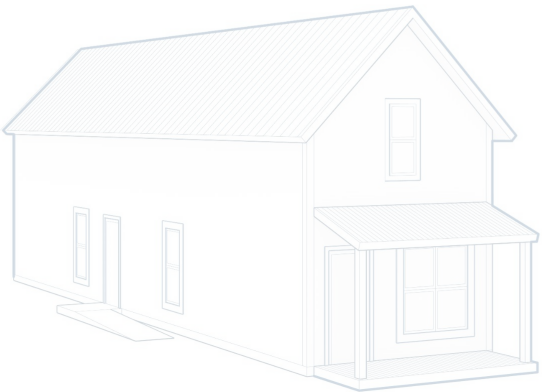
Homes that can be adapted to become fully accessible

#

Adaptable Units

#

Total # Units



Railroad Flat

Single Unit

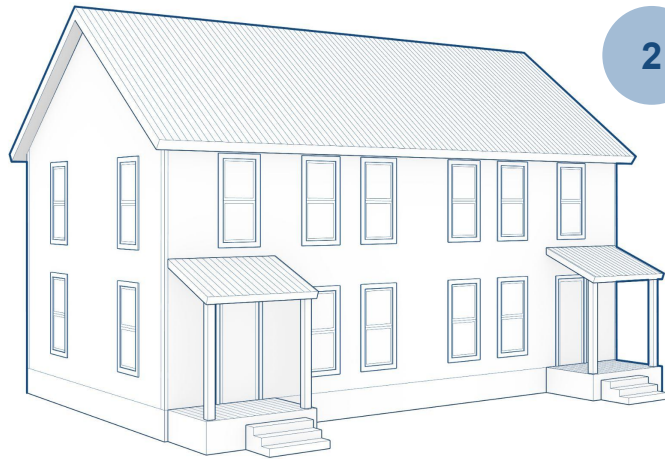


Foursquare



Back-to-Back

Two Units



Side-By-Side

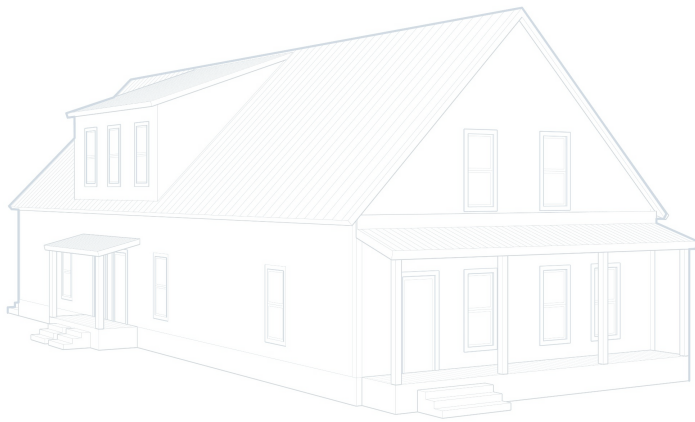


Paired Starter Home



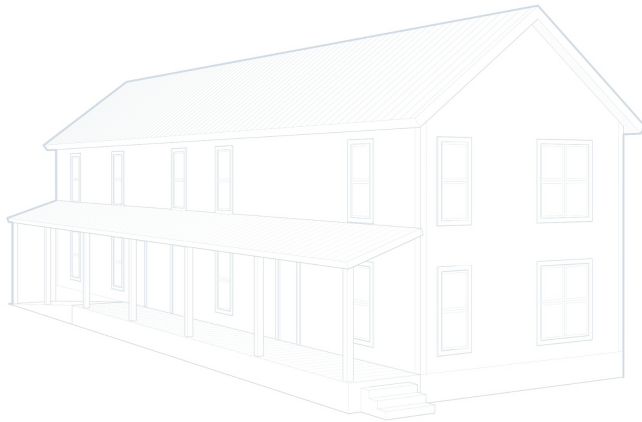
Triple Decker

Two Units

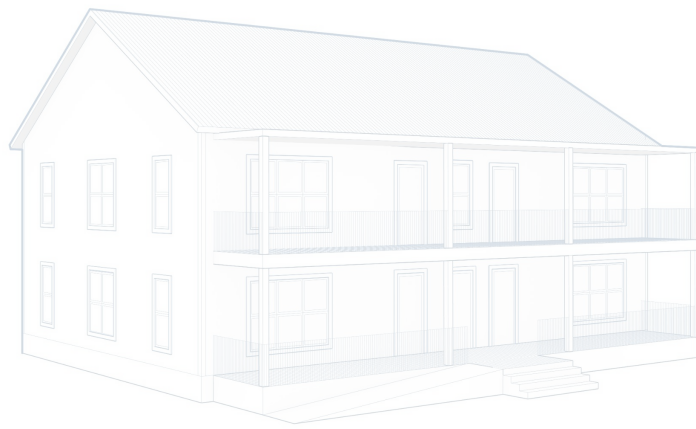


Village 4

Four Units



Narrow Lot



Stackable

Four or More Units



Rowhomes

Side-by-Side

2 Bed Duplex

# of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Building Dims	42' x 24'
# of Stories	2
Units SF (Net)	805 SF per unit

Key Features:

1. Compact side by side
2. Suitable for village infill and shallow lots
3. Design supports future addition of accessible flat at rear



Grove St, Essex Junction



St Paul Street - Montpelier

Disclaimer: These plans represent a schematic approach to a two 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.

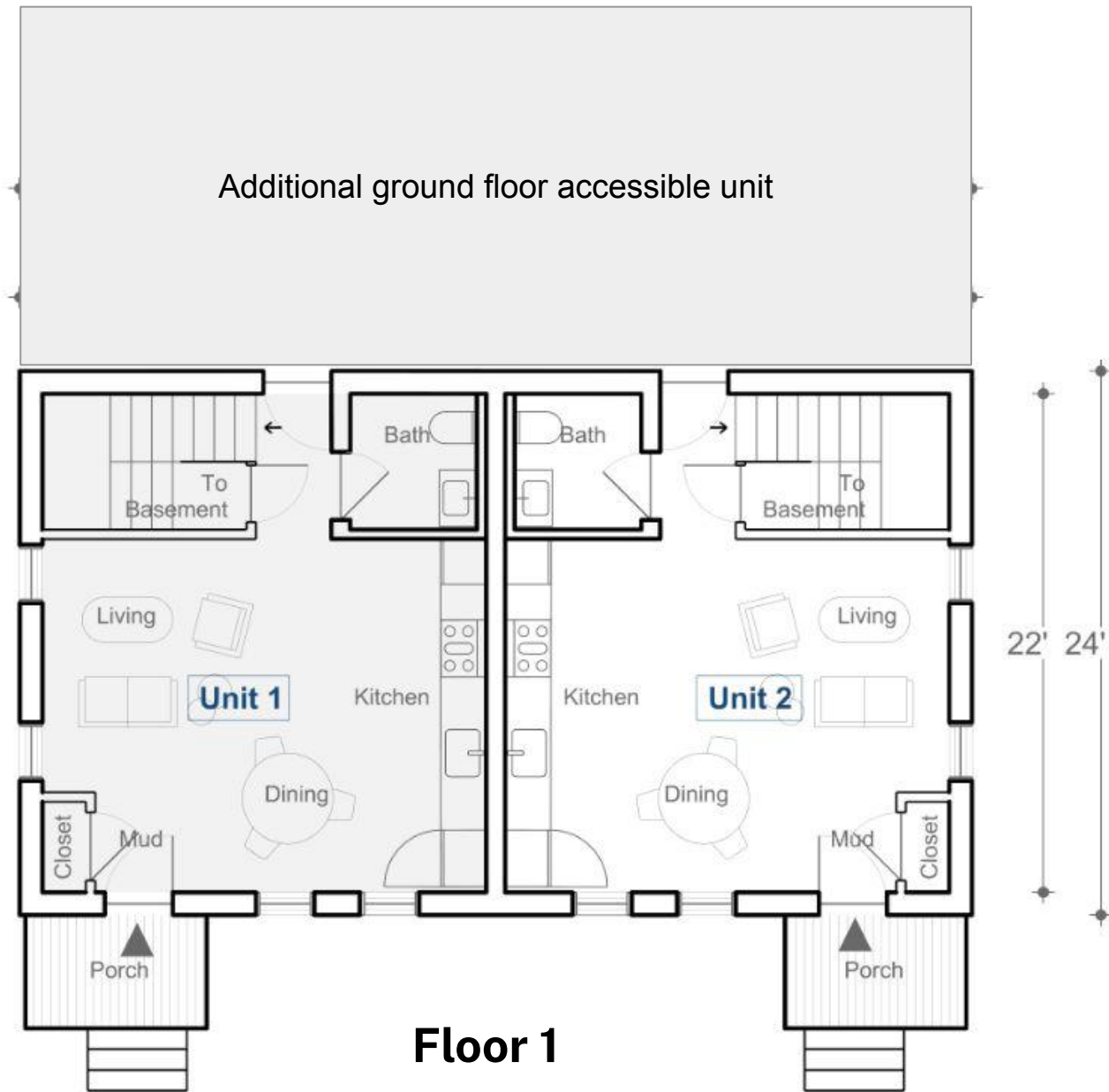
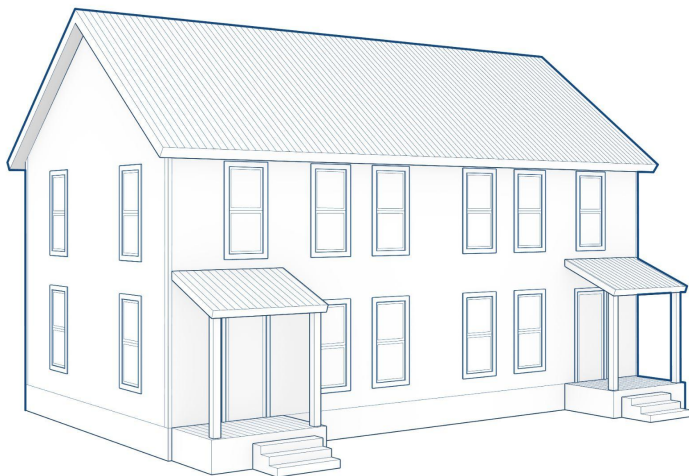
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Back to Back Duplex

# of Units	2
Bedrooms	3 / 1
Bathrooms	1.5 / 1
Building Dims	30' x 46'
# of Stories	2 / 1.5
Units SF (Net)	1,131 SF/ 806 SF

Key Features:

1. Rear Unit could have a fully accessible ground floor unit with second floor bedroom for caretaker / family / guest
2. Suitable for infill in single and two family contexts



Arlington Street -Essex Junction



Main St, Essex Junction

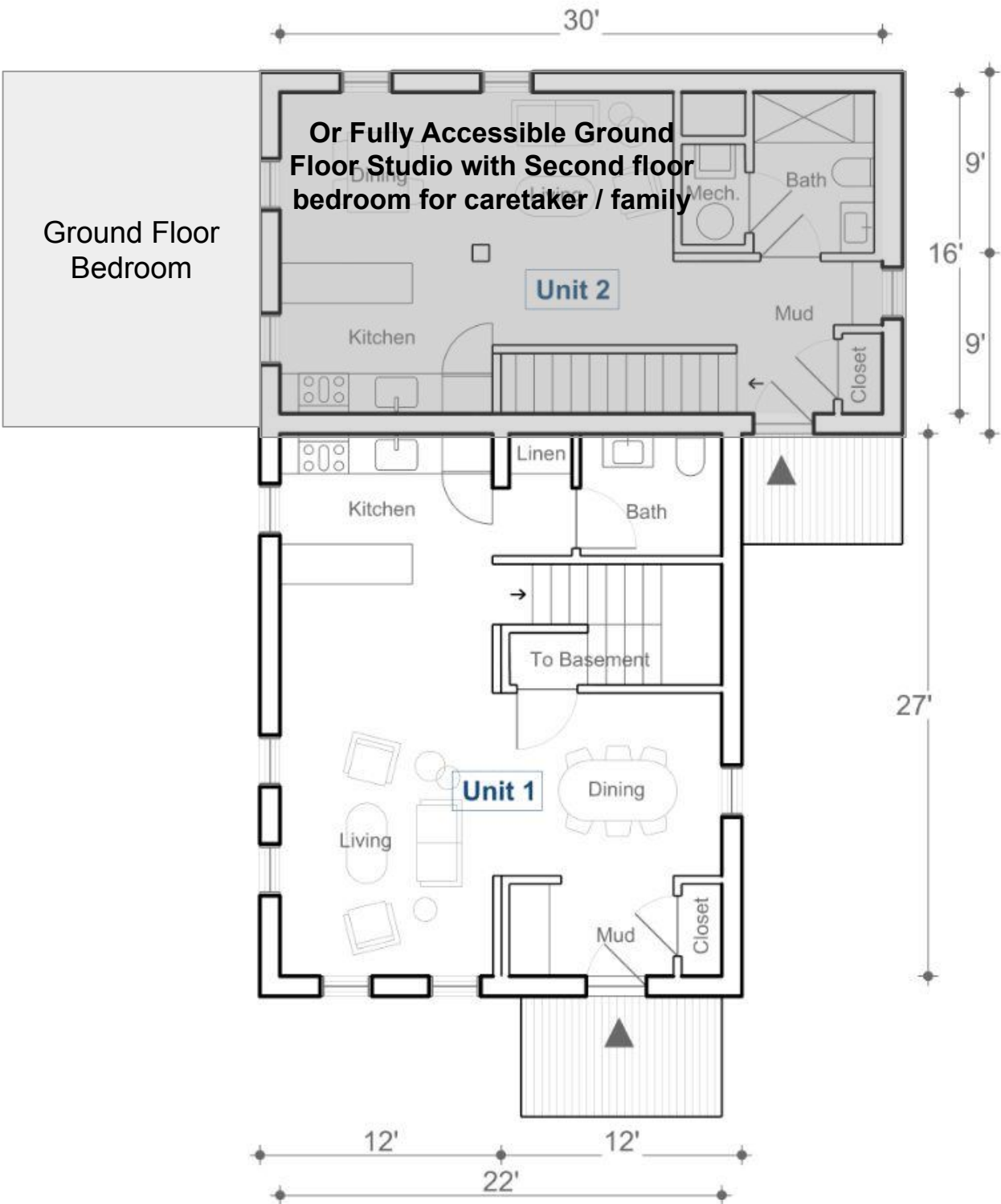
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Back to Back Duplex

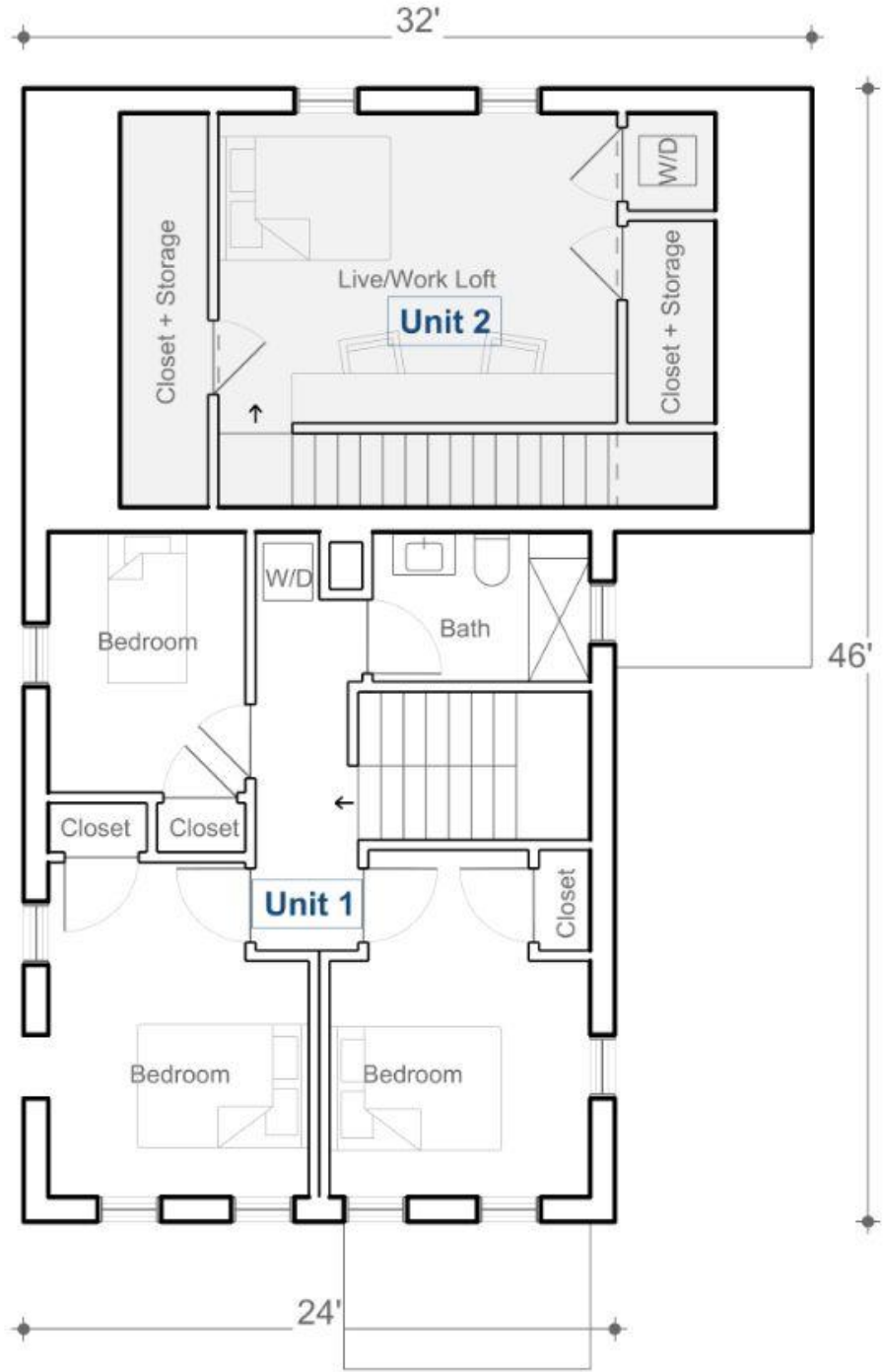
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Floor 1



Floor 2

Visitable Units

Homes with visitable units



Railroad Flat

Single Unit

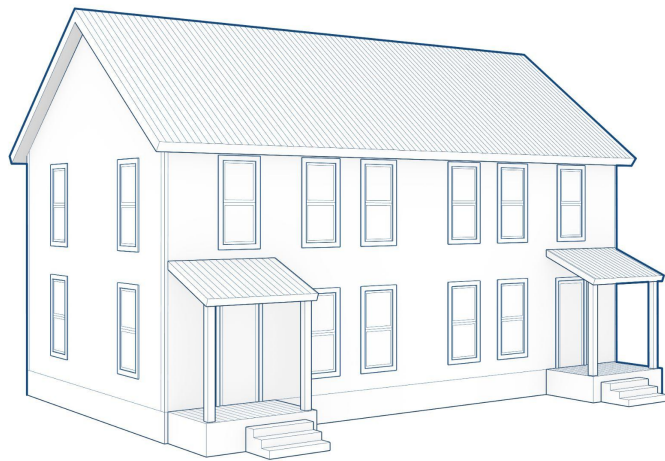


Foursquare



Back-to-Back

Two Units



Side-By-Side



Paired Starter Home



Triple Decker

Two Units



Village 4

Four Units



Narrow Lot



Stackable

Four or More Units



Rowhomes

Four Square

Square ADU / Starter Home

# of Units	1
Bedrooms	3
Bathrooms	1.5
Building Dims	26' x 26'
# of Stories	2.5 stories
Unit SF (Net)	1,106 SF

Key Features:

1. Efficient 3 BR house for families
2. Flexible size suitable for both infill and larger multi-property development
3. Opportunities for future expansion along the sides and into the attic



Highland Ave - Manchester



Victory Circle, Hartford VT

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.

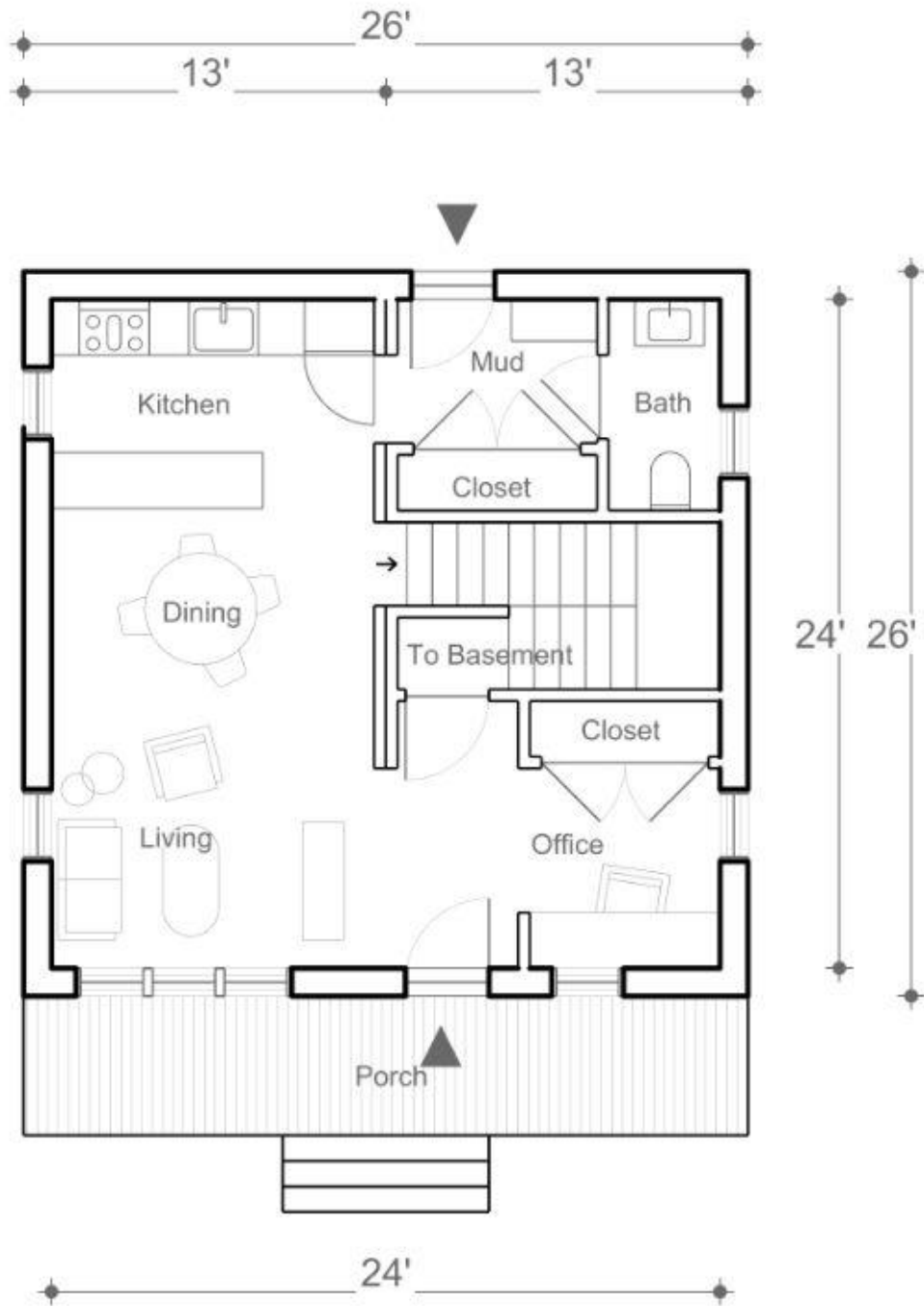
Four Square

Square ADU / Starter Home

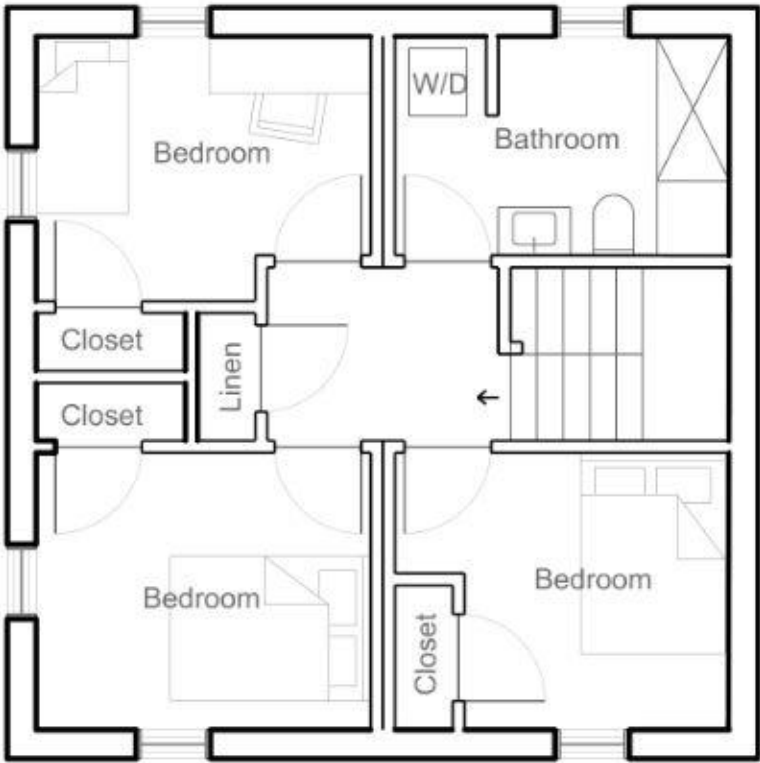
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Building Dims	26' x 26'
# of Stories	2.5 stories
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Key Features:

- 1. Efficient 3 BR house for families
- 2. Flexible size suitable for both infill and larger multi-property development
- 3. Opportunities for future expansion along the sides and into the attic



Floor 1



Floor 2

Paired Starter Home Duplex

# of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Building Dims	28' x 51'
# of Stories	2
Unit SF (Net)	934 SF per unit

Key Features:

- 1. Traditional side by side duplex that presents as a single family
- 2. Suitable for narrow lots



Hyde Park Ave -Roslindale (Boston) MA



Hickory St, Rutland VT

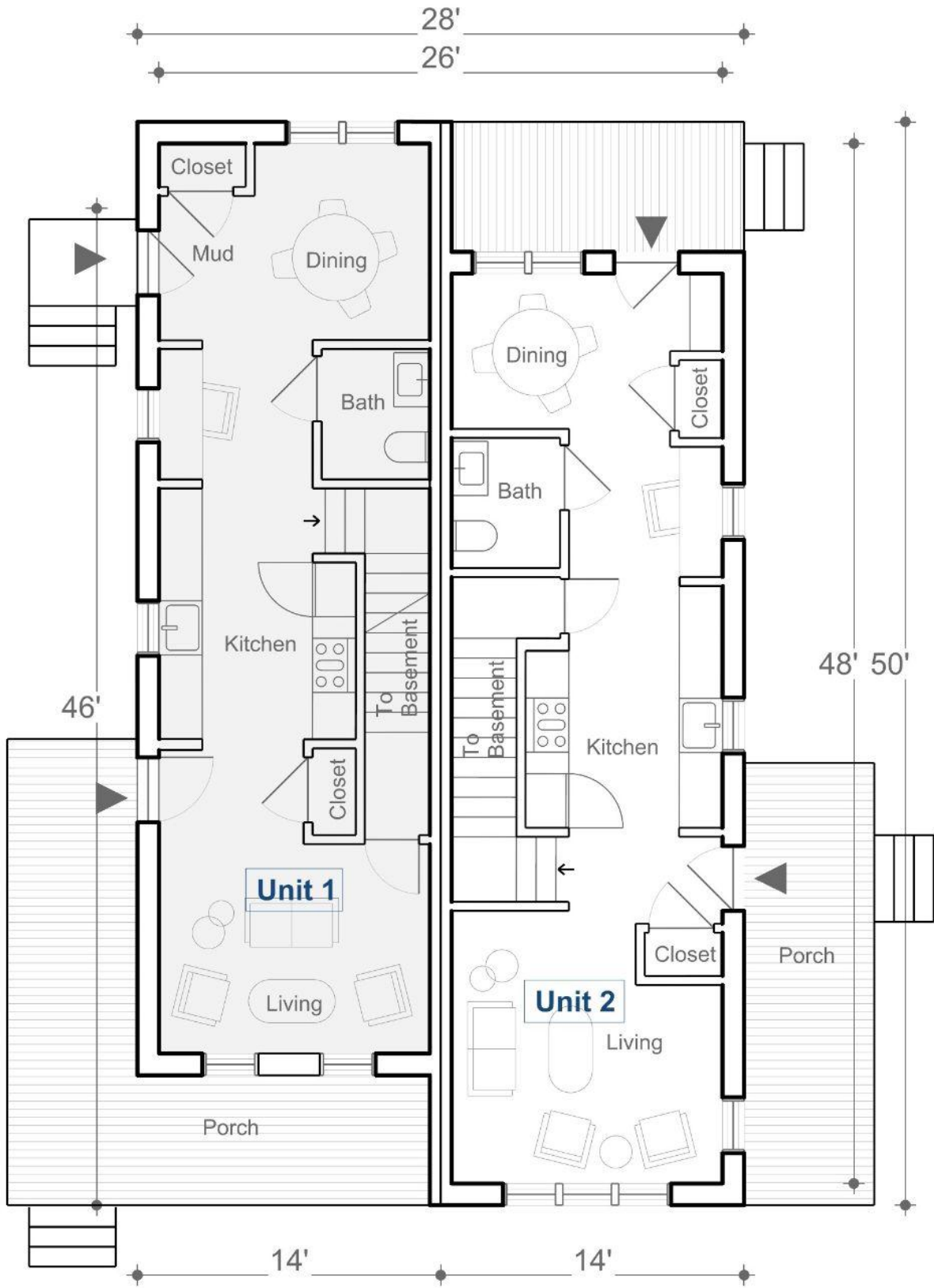
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Paired Starter Home Duplex

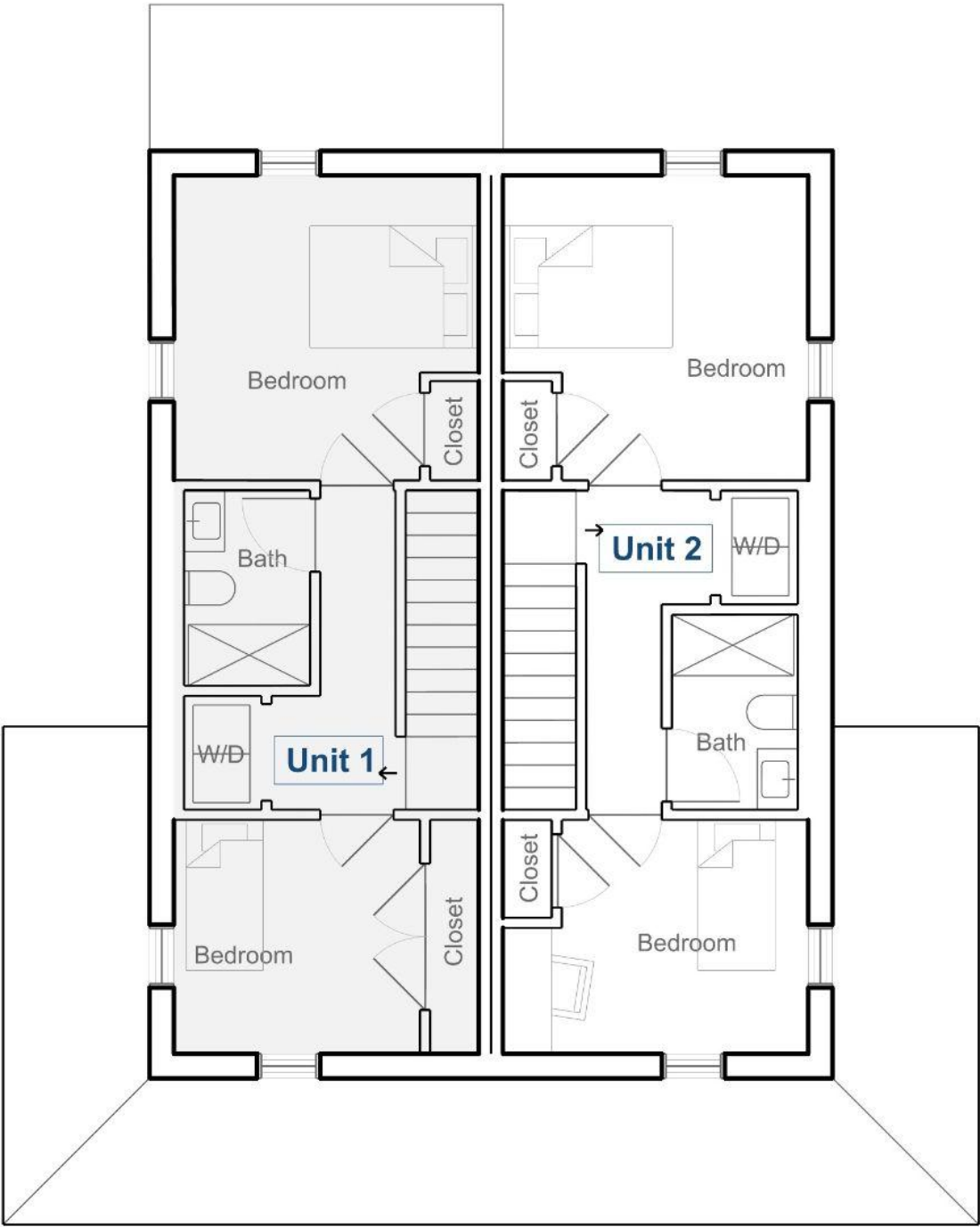
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- 1. Traditional side by side duplex that presents as a single family
- 2. Suitable for narrow lots



Floor 1



Floor 2

Townhouse

2+ Unit Aggregated

# of Units	2+
Bedrooms	3
Bathrooms	1.5
Building Dims	20' x 42'
# of Stories	2
Unit SF (Net)	1,232 SF

Key Features:

1. Rear entry brings light into living and dining areas
2. Can be aggregated into groups of four



Conant Square, Brandon VT



Maple St, Burlington VT

Disclaimer: These plans represent a schematic approach to a two+ 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.

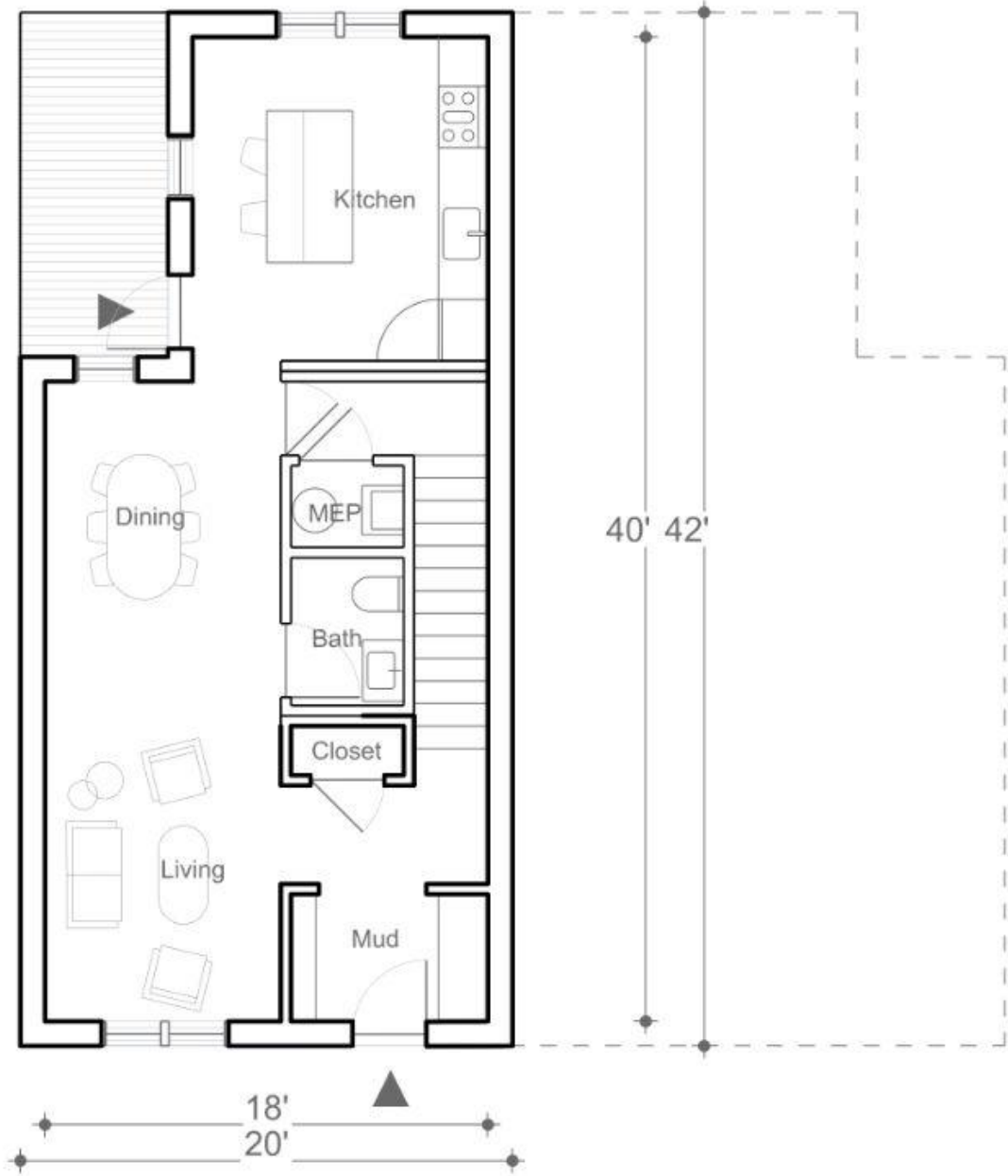
Townhouse

2+ Unit Aggregated

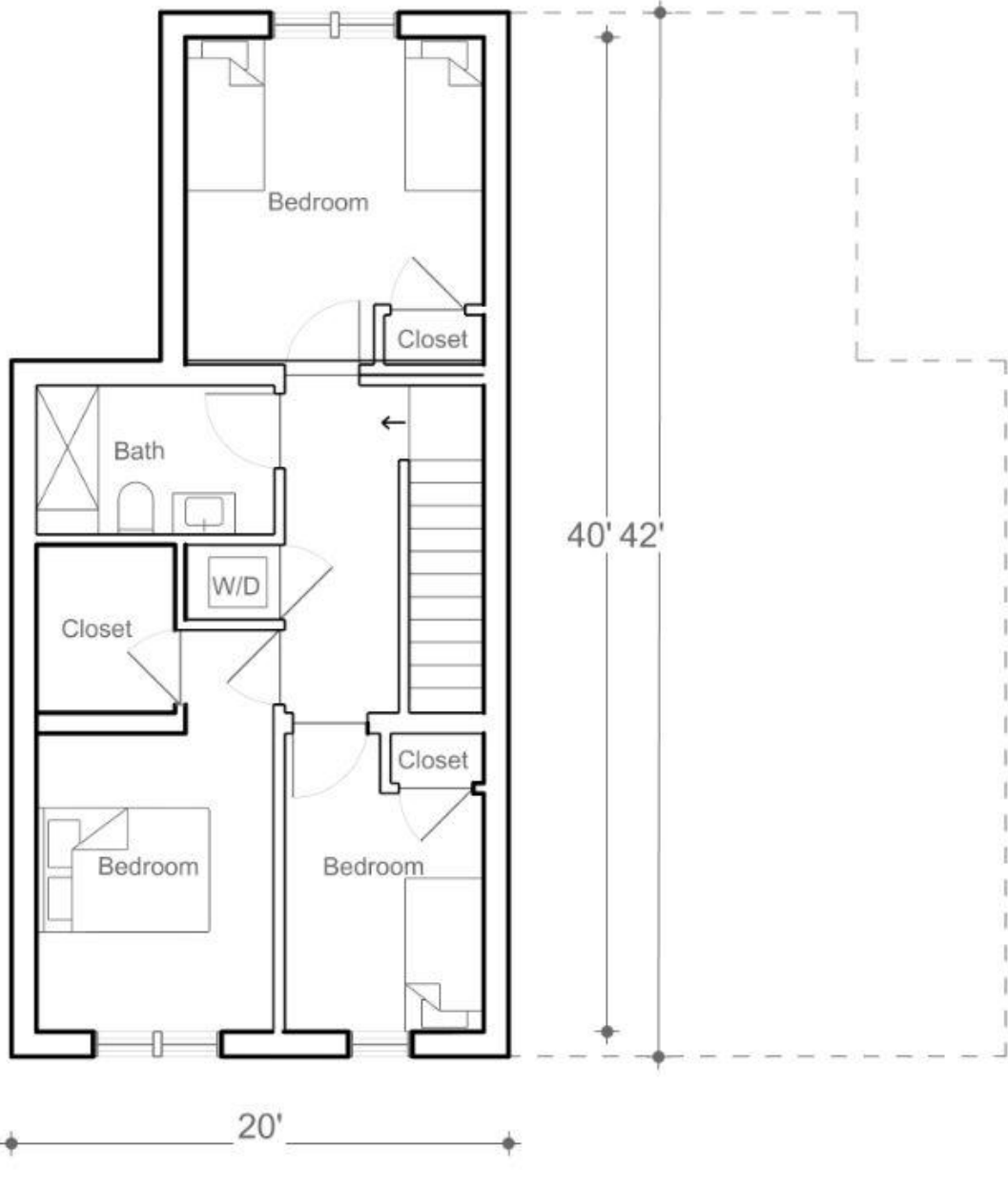
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Key Features:

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Floor 1



Floor 2



Typology Q&A

Do you have any clarifying questions for us before we go into breakout rooms for discussion?

(10 min)

Breakout Room Discussions

We have 50 minutes for these discussions.

Purpose of Today's Feedback:

Help us confirm priorities to maximize livability, adaptability and affordability over time to support quality of life for older Vermonters looking to age in their communities using these home designs.

Next Steps

1. **Spread the word!**

We will be hosting one more virtual workshop covering the same content, held on Zoom:

Monday, July 20, 9:30 – 11:00am

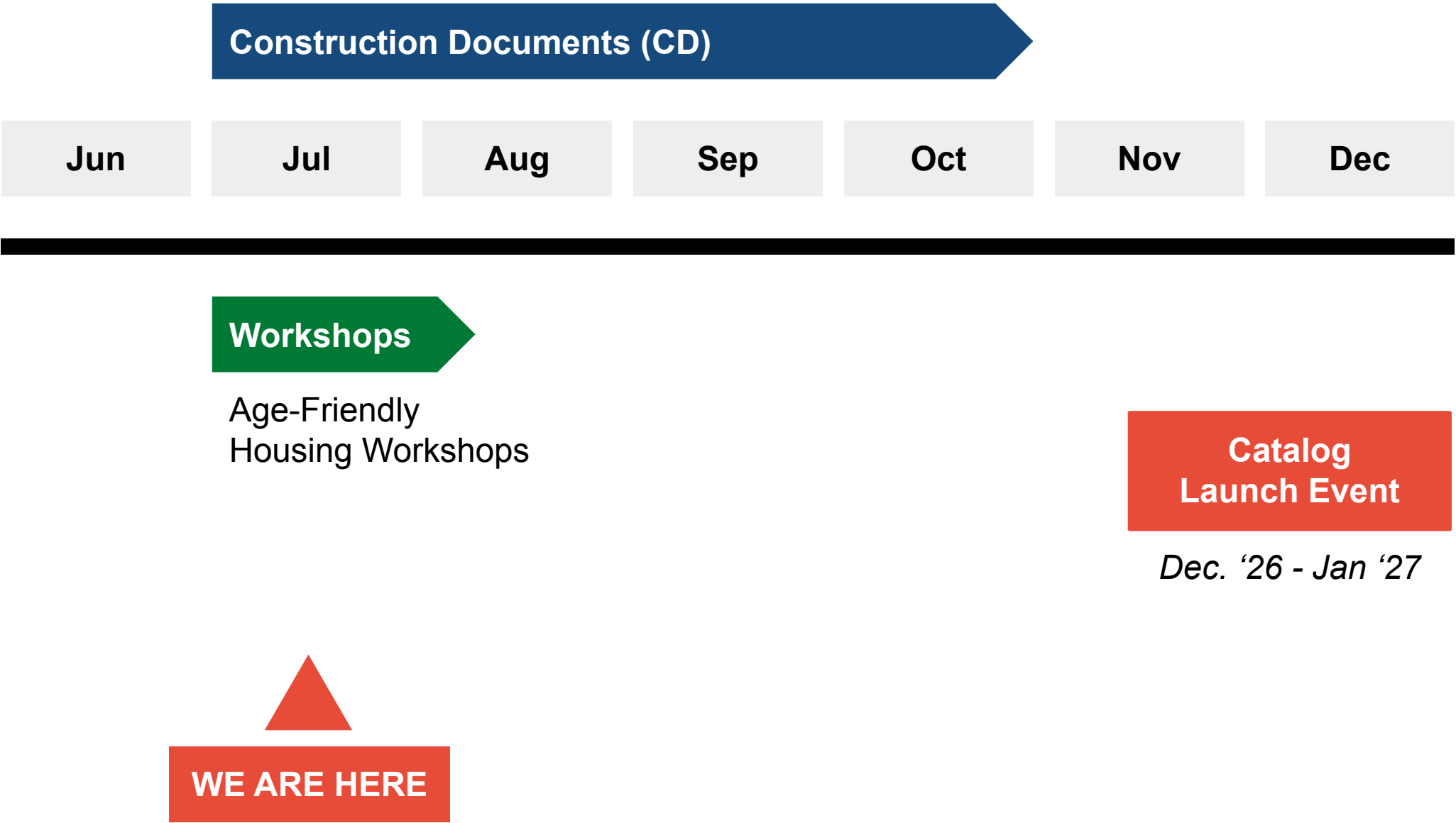
2. **Sign up for email updates by**

- Clicking [this link](#) or
- Scanning the QR code to visit the project website and scroll to the bottom

3. **Join us for the catalog launch in January!**

The catalog will be finalized at the end of the year and we anticipate having a launch event early in the new year.

Scan the QR code to visit the project website



Thank You!



AARP®

 **VERMONT**
AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT
DEPT. OF HOUSING & COMMUNITY DEVELOPMENT