

802 Homes

Vermont Homes for All Initiative

Vermont faces a severe housing shortage, and prices have climbed beyond the reach of many Vermonters. The Homes for All Initiative tackles this challenge by providing professionally designed, code-compliant, fully permitted “ready-to-build” home plans—offered at no cost to qualified builders, homeowners, and communities.

Ready-to-Build Home Plans

The 802 Homes catalog will deliver 10 community-tested, construction-ready, pre-approved housing plans that communities can adopt to streamline development review, cut costs, and accelerate infill housing production. These construction-ready designs will be context-sensitive, compliant with state building codes, and adaptable to small and irregular lots.

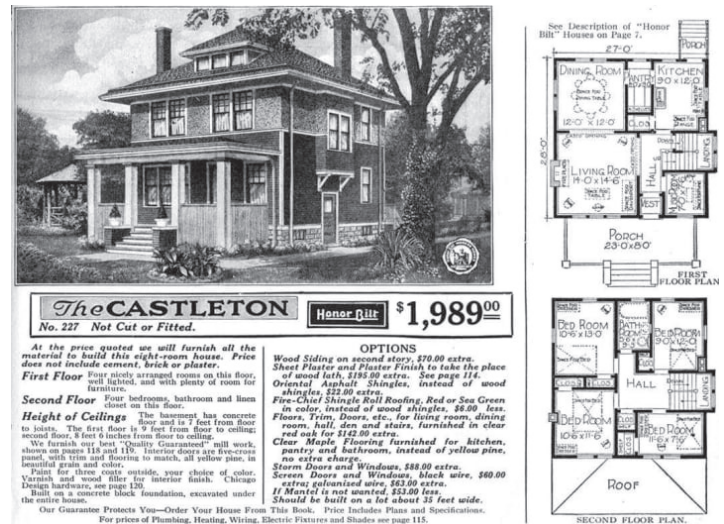
Community Partners

The Department is partnering with three “Development-Ready” municipalities—Essex Junction, Hartford, and Manchester—to identify eligible sites, co-develop and test the home designs within the community, streamline development review processes and secure administrative approvals for the home catalog, and expand access to development opportunities for would-be housing developers.

To learn more about the Homes for All Initiative, please visit or contact:

accd.vermont.gov/current-initiatives/homesforall

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The 802 Homes catalog builds off the precedent of the Sears and Aladdin home catalogs of decades past, and recreates them for the Vermont-context and modern construction industry. Credit: Sears Archives



Infill, or “incremental development,” can add units to our existing villages and neighborhoods without displacement, overcrowding, or loss of existing affordability.

These communities have been selected due to their commitment to supporting infill development and small-scale developers. Following the completion of the 802 Homes catalog, prospective home builders will have free access to the catalog for use within municipalities that have demonstrated their “development-readiness.”

Traditional and Off-Site Construction

While home catalogs have proven effective for cities across the country, 802 Homes is unique in that it will prioritize multi-unit buildings and accommodate modern construction practices. The catalog will create 10 beautiful designs ranging from Accessory Dwelling Units, townhomes, to 4-unit buildings. To accommodate current building practices while looking to the future of the industry, the catalog will support traditional platform framing (“stick-built” homes) as well as modern, off-site building methods, such as modular, pod, and panelized systems.

***802 Homes** isn't just about blueprints—it's a **turnkey pathway from concept to construction**. By combining ready-to-build plans with both on-site and off-site construction options and trained builders, we can **deliver homes faster, more affordably, and with less risk**—for builders, lenders, and Vermont families alike.*



Off-site construction such as panelized (top) and volumetric modular (bottom) can dramatically increase the speed of housing production in Vermont. Credit: Bensonwood (top) and Huntington Homes (bottom)

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Off-Site Construction Can Help Us Build Smarter, Faster

Incorporating these labor- and time-saving methods is essential to accelerating housing production while maintaining high standards of design and quality, energy efficiency, and resilience. Labor shortages in the construction industry may also be mitigated by off-site construction, since home production on an assembly line does not require the same level of strength as traditional construction methods (i.e. women and others historically marginalized from the construction industry). Off-site construction also creates the opportunity for bulk purchasing agreements with material/component suppliers or modular home manufacturers, further reducing the cost of home production.

- **Predictable Costs & Timelines:** Minimizes weather-related delays and material waste, and standardizes pricing of curated 802 Homes designs utilizing repeatable components.
- **Quality Control:** Factory-built components ensure consistency and compliance with Vermont's energy and durability standards.
- **Year-Round Production:** Factories can operate in all seasons, enabling winter housing starts.
- **Expand Construction Industry Workforce:** Home production on an assembly line reduces barriers for workers historically marginalized from the construction industry.
- **Local Economic Impact:** Many off-site construction partners are Vermont-based or regional employers, keeping investment and well-paying jobs local.

Typical On-Site Construction Timeline



Homes for All Off-Site Construction Timeline



**Diagram adapted from T. Salama, Modular Building Institute, 2016*

Manufacturing homes off-site allows developers to stack building processes. This can dramatically reduce the time and cost needed to build a home.

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