

Homes for All Project Update – 802 Homes & New Developer Training

Hello everyone!

We're excited to share a few updates on our Homes for All work—including the launch of the [802 Homes](#) project and the rollout of the new [Small-Scale Developer Training Program](#). Both efforts are now underway and are focused on tackling Vermont's housing needs through collaboration, creativity, and shared problem-solving.

Before we dive in, we want to pause and say thank you. None of this work would be possible without the partnership and support of the Vermont Community Foundation, the Vermont Housing Finance Agency, the Vermont Treasurer's Office, the Vermont League of Cities and Towns, the Land Access and Opportunity Board, and the Vermont General Assembly. Their willingness to help turn ideas into action has made a real difference—and we're grateful to be doing this work together. Additionally, we are supported by countless professionals who continue to help us move ideas forward by providing their time and expertise—thank you!

Please read on for highlights, milestones achieved, and a look at what's coming up next.

Pilot Communities Selected for “802 Homes” Catalog

This fall, three Vermont communities – Essex Junction, Hartford, and Manchester – were selected as “development-ready” community partners for the new 802 Homes project. This pilot is part of the state's *Homes for All* initiative, a [national award-winning](#) effort aimed at increasing the supply of housing options statewide. As pilot communities, they will help test and refine a set of pre-approved home designs and streamlined development processes. These communities will work closely with DHCD to tailor small-scale housing solutions that fit the needs of Vermonters.

What is 802 Homes?

It's a forthcoming catalog of 10 ready-to-build, code-compliant home designs that will be pre-approved for use in Vermont communities. The designs range from accessory dwelling units (ADUs) to four-unit homes, and can be built either on-site with traditional framing or with modern off-site/modular construction methods. Once the 802 Homes catalog goes statewide in December, these plans will be available at no cost to homeowners, builders, and municipalities to help cut red tape, save time, and lower home costs. Depending on a project's goals and developer's preference, housing units may be either rented or owner-occupied (including condos). The goal is to make it easier, faster, and more affordable for Vermonters to create new homes that meet local design and housing goals.

Each pilot community will “test fit” these designs in their communities. In doing so, they will also identify ideal local sites for infill housing, fine-tune the home plans, and showcase how small-scale infill development can be done efficiently and with community support. This collaborative approach will shape a statewide model that empowers small-scale developers and builders, local homeowners, and communities to add gentle infill housing in a way that respects the character of existing neighborhoods.

Initial Home Designs & February Design Workshop

The design team, led by [Utile](#), have begun drafting the initial home design concepts for the 802 Homes catalog. These early designs draw inspiration from classic Vermont housing types and from existing homes in the pilot communities. The concepts include a mix of small single-family homes, duplexes, three or four-unit buildings, and ADU layouts—designed to be attractive, code-compliant, and straightforward to build either traditionally or manufactured off-site.

In February, each pilot community will host a public design workshop to review and refine these concepts with community input:

- **Manchester** – Saturday, February 7, 9-11 am, Manchester Town Offices
- **Essex Junction** – Saturday, February 7, 2026, 4-6 pm, Aspire Building, Maple Street Park
- **Hartford** – Wednesday, February 11, 5–7 pm, Bugbee Senior Center

During these workshops, community members, local leaders, and the design team will work together to refine site plans and home prototypes and ensure the designs reflect local values, neighborhood character, and Vermonters' needs. This feedback is critical to producing a catalog of designs that Vermonters welcome in their communities and want to call home. Following the design workshops, we anticipate creating a visual preference survey to capture feedback statewide.

By the end of February, we expect to have a refined set of 10 housing plans, and the work will transition to creating construction-ready plans, final state building code review, and preparation for statewide use later this year.

Opportunity Sites Identified: From Infill Lots to New Neighborhoods

Over the past few weeks, our team—working in partnership with local officials—has been mapping potential building sites in the three pilot communities. The goal is to cover a wide spectrum of housing opportunities, from small infill projects to slightly larger developments. In each town, we are looking at:

- **Small infill lots** – backyards or side yards where an ADU or cottage could be added within an existing neighborhood.
- **Deep or double lots** – residential lots with enough space to subdivide or add another home behind or beside an existing house.
- **Larger tracts** – parcels where a small group of homes or a “new neighborhood” could be created.

By identifying this range of site types—from single-lot infill to new neighborhoods, we are ensuring the 802 Homes designs will be versatile and adaptable. The pilot communities have already identified several candidate sites that will be used to demonstrate the potential of the catalog during the February design workshops. These will serve as real-world case studies to test how the pre-approved designs can fit local conditions and requirements.

This work is also helping communities build an inventory of potential infill sites—a clearer, more systematic understanding of where new homes could fit within the existing community fabric. That groundwork will support future small-scale development well beyond this pilot.

A System Approach: CHIP + 802 Homes + Off-Site Construction

While we cannot control federal tariffs or material costs or fully resolve the labor shortage in the short term, we can reduce delays, uncertainty, and fragmentation in the home-building process. 802 Homes strives to lower risks and delays, moving toward predictable, repeatable delivery that benefits builders, manufacturers, lenders, municipalities, and homebuyers. Each of these tools—CHIP, 802 Homes, and off-site construction—reduces costs at different points in the housing delivery system. Together, they operate as an integrated delivery system model.

- 1. CHIP (Community and Housing Infrastructure Program) Makes Sites Buildable*:** CHIP provides capital to build water, wastewater, roads, and related infrastructure—turning theoretically buildable land into projects that can move forward.
 - Unlocks infill and sites adjacent to town centers with access to existing infrastructure, as well as in rural communities that rely on wells and septic systems
 - Allows developers and municipalities to work together to achieve shared goals.
 - Enables small infill projects as well as larger multi-unit subdivisions.
 - Reduces upfront development costs to bring down sale prices and increase marketability of the homes.

* Launching in January, CHIP is a \$2 billion, 10-year infrastructure investment program, one of the largest in Vermont history— that aims to unlock housing sites statewide. Learn more and sign up for training on [VEPC's website](#).
- 2. 802 Homes Reduces Costs:** The 802 Homes Catalog enables repetition and predictability. Pre-approved designs and standard specifications:
 - Eliminate repeated design and engineering work.
 - Shorten permitting timelines and reduce permitting risks.
 - Enable savings via bulk purchasing.
 - Provide stick builders with efficient, high-quality designs that will improve the speed of construction and create savings by building multiples of the same building.
 - Provide off-site manufacturers with a small set of standard designs needed to expand production (e.g., increasing demand to justify running multiple shifts).
 - Reduce one-off project costs—essential for small-scale developers.
- 3. Off-Site Production Reduces Construction Volatility:** Off-site manufacturing addresses the most unpredictable part of housing delivery: construction. By building indoors:
 - Schedules shorten.
 - Reduce risk for lenders and insurers.
 - Weather risk is reduced—and production can continue all winter long.
 - Pricing can be locked in.
 - Interest carry costs are reduced or eliminated.
 - Vermont's limited workforce is used more efficiently and the labor pool can be broadened (e.g., workers in off-site facilities typically do not need the same level of physical strength or specialized skills).

Off-site construction works best when the rest of the system is aligned to create a reliable production pipeline. Each tool helps on its own, but together, they create a fundamentally different housing delivery model.

The Model We're Advancing

**CHIP-ready site + Pre-permitted 802 Homes design + Off-site manufactured unit =
Faster delivery at lower cost**

New Small-Scale Developer Trainings Underway

Alongside the design work, we are focused on growing the next generation of small-scale housing developers with our partners [IncDev](#), [HELM Construction Solutions](#), Vermont Housing Finance Agency, and Land Access Opportunity Board. Having ready-to-build plans is only part of the solution—we also need people with the skills and confidence to build them.

That's why *Homes for All* includes a [Small-Scale Developer Training Program](#). The developer training program features three tracks designed to meet existing and prospective developers where they are at: One-day, In-person small-scale development workshops, a six-week, intensive Small-Scale Developer Academy online course, and 1:1 project coaching. The workshops are now scheduled and open for registration by completing the [Homes for All Intake Form](#).

Vermont Homes for All – Small Scale Development Workshop, Montpelier

When: Saturday, February 21, 2026, 8:30 AM – 5:00 PM

Where: Montpelier Senior Center, 58 Barre Street, Montpelier

This full-day, hands-on workshop will cover:

- Identifying viable small-scale projects
- Understanding basic development finance and pro formas
- Navigating financing and project sequencing
- Working with architects, contractors, and local regulations

More Information: Available on [IncDev's website](#)

There is no cost to register for the workshop for Vermont residents or those interested in developing in Vermont; however, participants must register to attend (see **Intake Form** above). The training is designed to support new and emerging developers and to complement tools like 802 Homes by lowering barriers to entry. The next sessions of our small-scale development workshop are planned in [Middlebury on April 22](#), [Brattleboro on June 22](#), and [Lyndon on September 23](#).

This workshop kicks off a broader Small Developer Cohort that will continue through 2026, including follow-up coaching and more advanced training opportunities. The aim is to build a strong network of local developers ready to deliver small, community-scale housing projects across Vermont.

Looking Ahead

With pilot communities marketing the charrettes and trainings underway, 2026 is shaping up to be an exciting year for *Homes for All*. In the coming months, we'll share:

- Outcomes from the February design charrettes
- Updates on refined 802 Homes designs
- News on the AARP Community Challenge Grant
- Lessons learned from the first developer trainings
- Next steps toward construction in pilot communities

As technical advisors and partners, your expertise will be especially valuable as projects move closer to implementation. Thank you for your continued collaboration and support—we are grateful to be doing this work together.

Please don't hesitate to reach out with questions, ideas, or interest in attending upcoming events.

More updates soon!