

Vermont Homes for All Small Scale Development Training Opportunities



Small Scale Development Workshops

*Spend a day learning the complete pre-development cycle — from
site assessment to project readiness for funding.*

23
SEPT

Lyndon, VT

VTSU-Lyndon

Moore Community room

1001 College Rd Lyndonville, VT

8:30 AM - 5:00 PM

Sign up here:



TO REGISTER, FILL OUT AN INTAKE FORM:

[https://vhcb-dszbs.formstack.com/forms/
homes_for_all_intake](https://vhcb-dszbs.formstack.com/forms/homes_for_all_intake)



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Small Scale Development Workshop

Course Overview

The Small Scale Development Workshop is a full-day workshop that teaches you how to create neighborhood development projects. You'll learn to build small projects—1-3 story buildings with under 20 units that can be residential, commercial, or mixed-use.

No real estate experience needed. The workshop assumes you know your community well, and we'll teach you the rest. Through presentations on finance, design, and site selection, plus hands-on practice and networking with others in your area, you'll take the first step toward becoming a small developer or supporting small development in your city.

Learning Objectives

- Understand small-scale development and its community benefits
- Learn how buildings generate income and what works in your local market
- Discover how to start your first project with limited resources
- Read and interpret zoning codes to find building opportunities
- Identify skill gaps and where you need support
- Connect with people who can help you succeed



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Small Scale Development Workshop

SCHEDULE

8:30AM Arrival | 9 AM Class Begins

Power of the Incremental Approach

Build wealth in your community by starting small, developing relationships, and making steady improvements over time.

Business Models and Skillsets What projects interest you? How will you structure them? What skills do you have, and who can fill the gaps?

Right-Sizing Your Project Use zoning, financing, and building codes to control costs and reduce risk.

10:30 AM 10 Minute Break

Zoning Learn the regulatory basics that determine what can be built and what requires special permission.

Market Research & Site Selection Find the right property and understand local rents, sales prices, and market conditions in your neighborhood.

Q&A

12 PM Lunch | 1 PM Class Resumes

Buying a Property Overview of the purchase process and essential due diligence steps.

Building Arts 101 Learn architecture and design basics to create more valuable projects that benefit your community.

2:15 PM 10-15 Minute Break

Project Pro Formas Understand financial templates, key terms, and how a building generates profit.

Exercise: Site Planning and Pro Forma Practice laying out a building using zoning codes and completing a pro forma to evaluate financial performance.

Financing a Project Learn how to secure mortgages and construction loans, including preparing financial packages and pitches for banks and investors.

Final Q&A and Wrap-Up

5:00 PM - Conclusion

