

RESILIENT “SMALL” HOMES

A cost-friendly housing option for our rural economy

FUNDING SOURCES	
Vermont Housing & Conservation Board (VHCB)	\$ 387,000
Efficiency VT Energy Incentives	\$ 5,000
Barre Rotating Loan Fund	\$ 30,000
Agency of Human Services Dept. of Mental Health	\$ 35,000
VHCB Homeland	\$ 31,500
TD Bank/Norwich University	\$ 20,000
VHCB Feasibility Grant	\$ 8,500
TOTAL	\$ 517,000



PARTNERS

Downstreet Housing & Community Development is acting as the developer and owner. Washington County Mental Health Services will assist with tenant selection and provide services to individuals at their request. The State Department of Mental Health will also assist with tenant selection and is providing the housing vouchers for the units. Norwich University’s architecture program is designing the tiny homes and building the first one.

PROJECT SUMMARY

Two new, uniquely designed, energy-efficient resilient small home (~350 ft²) rentals will soon be nestled upon a vacant lot once home to unsuitable, deteriorating housing in Downtown Barre. The resilient small homes, paired with housing vouchers, will serve individuals who are at the 30% or below AMI, of whom will most likely be homeless and the hardest to house in our community. Additionally, the adjoining single-family home (currently in Downstreet’s Homeland Program) will be converted into two apartments also offering housing vouchers to support the same vulnerable populations. The pilot site was intentionally chosen as it presents the benefits of community and localized support and resources, specifically with a WCMHS clinical office only .5 miles away.



Images are courtesy of Norwich University and represent likeness only.



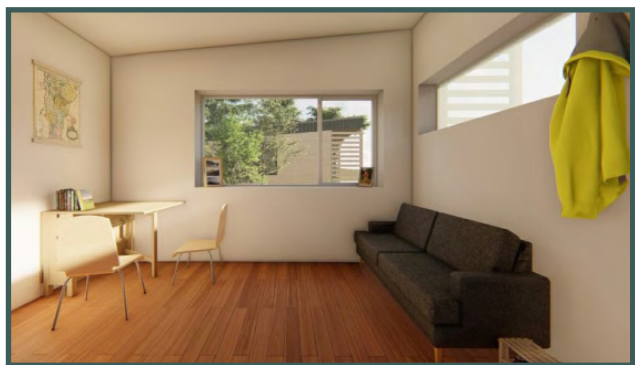
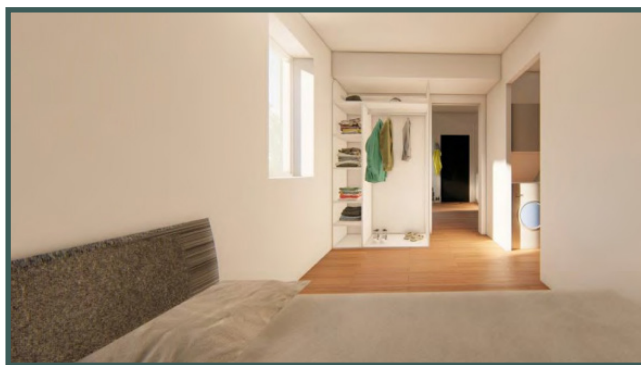
PROJECT VISION

Despite countless efforts, Vermont continues to struggle with homelessness and balancing the need for housing market expansion against the cost of doing business in a rural state. Both of these are important areas of concern, as Vermont ranks fifth in the country for the largest rental affordability gap, a status that does not bode well for population growth and wellness or for future economic prosperity.

This flagship project seeks to demonstrate that beautiful, economical housing units can be built to fulfill ideal living standards, particularly for our most vulnerable Vermonters, while realizing substantial savings relative to conventional aggregate apartment building scenarios. The economics of small homes presents an opportunity to respond housing shortage and affordability in the region and across the state, in a more cost effective way.

Moreover, this pilot seeks to demonstrate that the small home living environment is an effective mechanism to provide chronically homeless individuals troubled from co-occurring challenges with truly affordable, permanent supportive housing.

In sum, we envision this project demonstrating quality, economy, and innovative success and that over time, future iterations of this project can realize additional development and human services savings as opportunities for further applications are operationalized.



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