

1 **Sec. 4.** OFF-SITE CONSTRUCTION ACCELERATOR PILOT

2 (a) The Agency of Commerce and Community Development, in
3 collaboration with the Department of Buildings and General Services, shall
4 develop a pilot demonstration project and study that explores the possibilities
5 of reducing housing development costs through modular construction.

6 (b)(1) The pilot will consider the following elements:

7 (A) bulk purchasing for a single development or aggregation of
8 multiple developments;

9 (B) streamlining regulatory processes by creating preapproved
10 modular designs;

11 (C) creating a loan loss reserve for construction loans;

12 (D) utilization of off-site construction, including panelized or
13 volumetric modular construction;

14 (E) establishing a statewide procurement consortium for bulk orders
15 of modular units and materials;

16 (F) aligning State and local permitting; and

17 (G) creating and adopting off-site building codes.

18 (2) Housing units funded through the pilot program shall incorporate
19 universal design elements to ensure accessibility to the greatest extent possible
20 to all individuals regardless of their age, size, ability, or disability.

1 (c)(1) As part of the pilot, the Agency shall work with the Office of the
2 State Treasurer to identify the feasibility of the State providing a guarantee or
3 other device to facilitate bulk purchasing of the off-site construction of homes.

4 (2) Prior to distributing any funds under this subsection, the Treasurer
5 shall consult with the Department of Housing and Community Development,
6 the Vermont State Housing Authority, the Vermont Housing Finance Agency,
7 and the Vermont Housing and Conservation Board.

8 (d) The pilot shall occur in one or more municipalities willing to participate
9 in the regulatory reforms necessary to implement the process and accept the
10 constructed homes.

11 (e) A municipal planning grant shall be made available to the participating
12 municipalities to assist in enacting the necessary regulatory reforms.

13 (f) On or before November 15, 2029, the Agency shall submit a written
14 report to the House Committee on General and Housing and the Senate
15 Committee on Economic Development, Housing and General Affairs with its
16 findings and any recommendations for legislative action based on the success
17 of the pilot. The report shall include information on whether to enact a
18 statewide building code or codes for off-site construction, including whether to
19 enact building code elements related to universal design.

20 (g) The Agency of Commerce and Community Development shall cease
21 the pilot demonstration project on June 30, 2030.

1 **Sec. X. DEPARTMENT OF HOUSING AND COMMUNITY**

2 **DEVELOPMENT; 802 HOMES CATALOG**

3 As part of its efforts to develop the Homes for All 802 Homes Catalog, the

4 Department of Housing and Community Development shall incorporate

5 universal design elements into each draft home design to ensure accessibility to

6 the greatest extent possible to all individuals regardless of their age, size,

7 ability, or disability.