

Homes for All and the 'Design & Do' Toolkit

Vermont Homes for All Initiative

Today, Vermont's home production is principally producing large, expensive single-family homes on large and mid-size lots, and large-scale multi-family apartments. Vermonters need better housing options and more affordable homes. Meeting that need requires changing the ways homes are built in Vermont, especially the location and types of new homes. Now is the time to unravel the regulatory complexity and revive common sense solutions that work for Vermont.

The Return of Missing Middle Homes

Missing Middle Homes (MMHs) are rooted in Vermont's pre-1945 development pattern and are increasingly viewed by Vermont housing leaders as a way to deliver diverse and affordable housing choices in convenient, existing walkable neighborhoods and places. Traditionally, American neighborhoods provided a diverse mix of housing options for homeowners and renters that worked for people of different ages, abilities, and walks of life. Over the 20th century, we made many of the MMH-types illegal or limited where they could be built which, more than anything else, undermined the walkability and vitality of our would-be 15-minute neighborhoods.



MMHs include home types like Accessory Dwelling Units (ADUs), duplexes, small-scale multi-household buildings, and neighborhood-scale mixed-use/live-work buildings.



Small-scale Infill development on large lots within our villages and neighborhoods can provide housing choice and affordability to Vermonters, while supporting walkable, vibrant centers.

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

accd.vermont.gov/current-initiatives/homesforall

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Goals of the Homes for All Initiative

- **Build Affordably:** Demonstrate how MMH-types that are characteristically Vermont and well loved by locals can be both of a high quality and affordable by design.
- **Grow Small Developers:** Attract a new generation of grassroots developers by showing small-scale developers and individual property owners what's possible and how they can do it with start-to-finish 'how-to' resources.
- **Cultivate Local Support:** Assist community leaders and policy makers by helping them visualize missing middle infill and ways they can make it easier to build missing middle housing through predictable and streamlined development processes, and permit-ready designs that does not result in displacement, overcrowding, or loss of existing affordability.
- **Empower MMH Champions:** Generate interest and enthusiasm for MMH, engage, and empower new small-scale home builders and help community leaders visualize how missing middle designs can help build vibrant and inclusive places through neighborhood infill opportunities.

"The housing crisis has become so pervasive that a lot more people might want to become developers, or consider themselves a potential developer, than before."

— Amy Tomasso, VT DHCD



This project has a robust focus on community engagement, including underrepresented and nontraditional players and communities in the housing space, which is critical to this project's mission of increasing diverse, affordable housing options for all.



'Before and after' of a gut rehab and conversion of a large historic home into a multi-household building. Credit: Zak Hale, Hale Resources

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The 'Design and Do' Toolkit — Homes for All Initiative

The 'Design & Do' Toolkit

The Vermont Homes for All Toolkit and community engagement process will reintroduce MMH to Vermont by focusing statewide attention on small-scale gentle infill and incremental development as a strategy to address Vermont's housing and affordability crisis. This approach is emphasized by *Enabling Better Places: A Zoning Guide for Vermont Neighborhoods*.

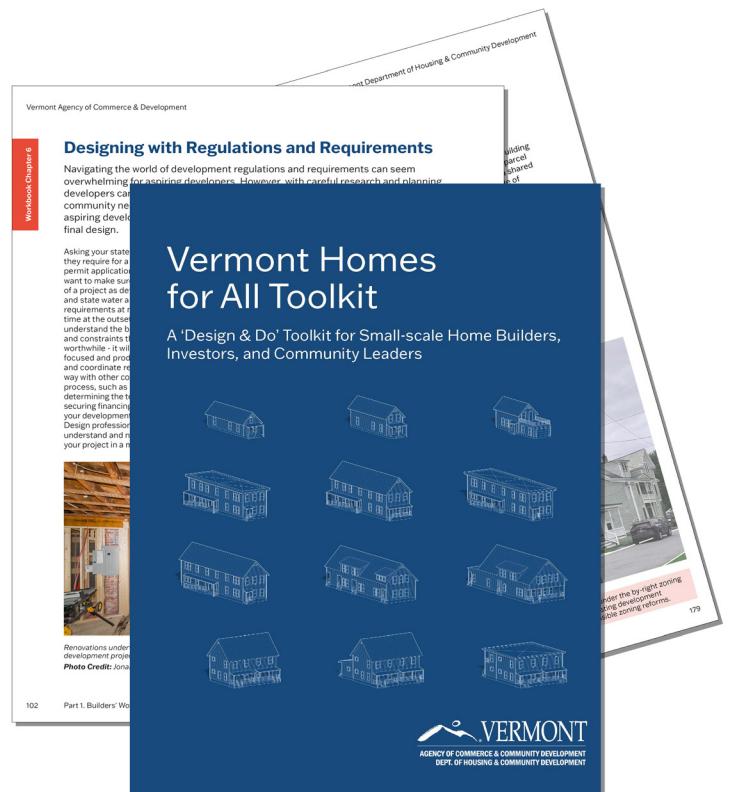
This 'Design & Do' Toolkit will produce four deliverables useful to housing champions across Vermont, including prospective and emerging small-scale developers, planning and regulatory policymakers, municipal and community leaders, and Vermont-based technical advisors for MMH:

- **Missing Middle Homes Design Guide:** A design guide for Missing Middle Homes in a broadly appealing Vermont architectural vernacular.
- **Vermont Neighborhood Infill Design Case Studies:** A series of five case studies showing how MMH building designs can be integrated into existing Vermont neighborhoods and communities using illustrated visualizations. These case studies and visualizations will be generated in partnership with five pilot communities.
- **Builders' Workbook:** A Missing Middle Home builders' how-to workbook that provides a comprehensive roadmap to real estate development for first-timers. This workbook will provide guidance on a variety of considerations including regulations and zoning, financing, infrastructure, and design, as well as advice on potential partners that can help beginner developers achieve success. Sample project pro-formas are on the Homes for All 'Design & Do' Toolkit website.
- **Training Resources:** A complete package of training resources for regional and local planning and economic/community development leaders to promote the toolkit and transfer knowledge.

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The 'Design & Do' Toolkit contains resources to help community leaders visualize the potential of MMHs as well as technical resources to support the growing network of small-scale developers in Vermont.