

# Vermont Homes for All



# Vermont Homes for All Toolkit

A 'Design & Do' Toolkit for Small-scale Home Builders, Investors, and Community Leaders



## Phase 1: Engagement & Design (Toolkit)

**Actions:** Homes for All Toolkit, Builders' Workbook, Infill Case Studies

**Status:** Completed 2024



## Phase 2: Training Curriculum & Cohort

**Actions:** 101-Level Training; Individualized Technical Assistance; CoP

**Status:** Intake Form/Reg is Live; Trainings Beginning Feb

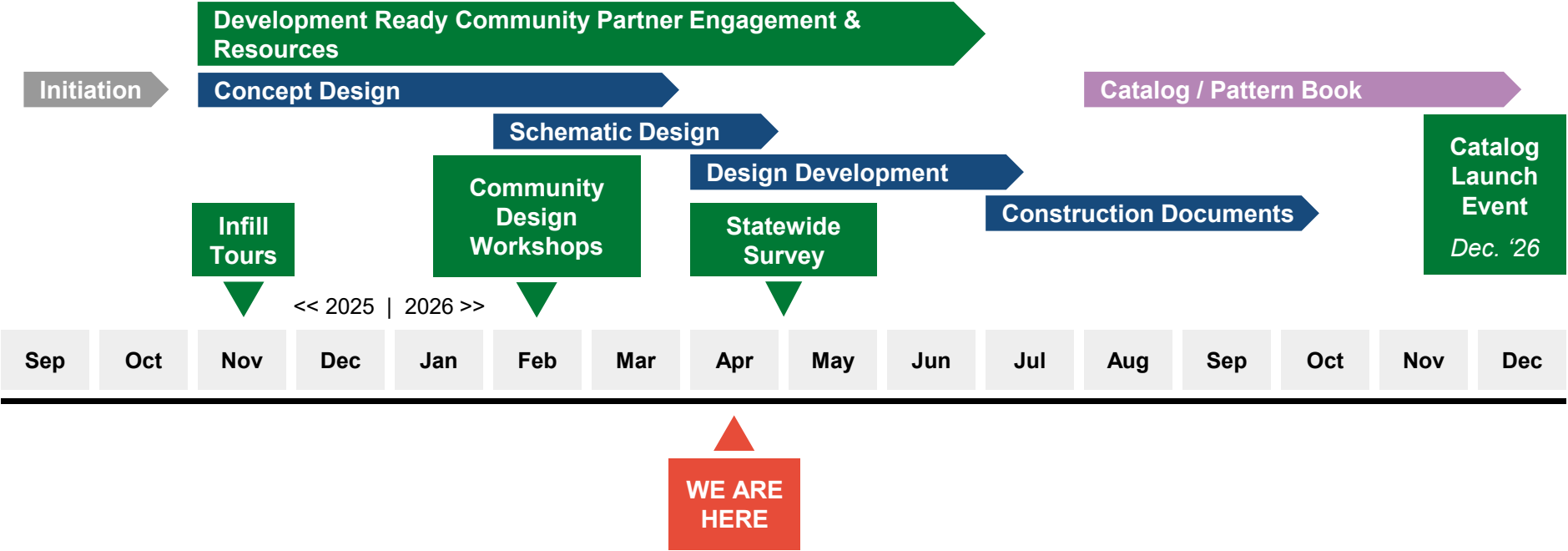


## Phase 3: Pre-Approved Design Access (802 Homes)

**Actions:** Construction-Ready Pre-Approved Designs

**Status:** Community Design Workshops Early Feb

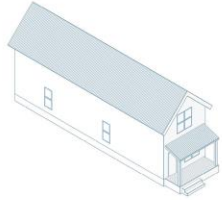
# 802 Homes – Project Schedule



# 802 Homes

10 Home Designs, from Stater Home to 6-Unit, to Accommodate a Variety of Site Types and Housing Needs

## Railroad Flat



This type provides a single unit, with two bedrooms and two bathrooms, providing a fully accessible unit on the ground floor with a caretaker suite or guest room above. This type is ideal for narrow lots.



Franklin St, Montpelier VT



Lafountain St, Burlington VT

### Infill Site Type



### Home Design Goals



Key Metrics	
Number of Units	1
Bedrooms	2
Bathrooms	2
Overall Dimensions	14' x 50'
Number of Stories	1.5
Overall Square Feet	1,010 SF



Elevation Diagram

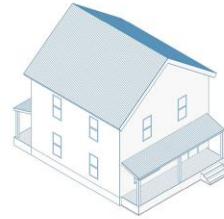


Floor 1

Floor 2

**Disclaimer:** These plans represent a schematic approach to a one unit building. Further development of the design by the developer and their architect, engineer or other building professional will be required to certify that it meets local and state codes, and that it is suitable for a particular site.

## Foursquare Starter Home



This type has a minimal footprint and provides a starter home with a full basement that could provide additional storage for residents, or could be finished as desired.



Highland Ave, Manchester VT



Victory Circle, Hartford VT

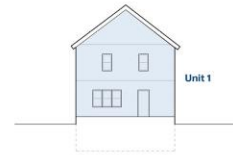
### Infill Site Type



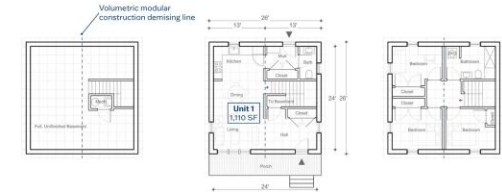
### Home Design Goals



Key Metrics	
Number of Units	1
Bedrooms	3
Bathrooms	1.5
Overall Dimensions	26' x 26'
Number of Stories	2
Overall Square Feet	1,350 SF



Elevation Diagram



Basement

Floor 1

Floor 2

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# 802 Homes

10 Home Designs, from Stater Home to 6-Unit, to Accommodate a Variety of Site Types and Housing Needs

## Paired Starter Home



This duplex type has a relatively small, square footprint, and provides two, two-bedroom units with their own entries and porches.



### Infill Site Type



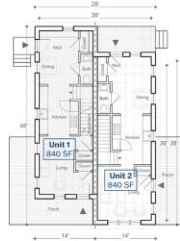
### Home Design Goals



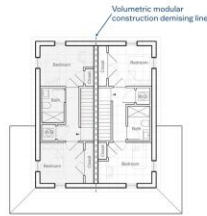
Key Metrics	
Number of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Overall Dimensions	28' x 46'
Number of Stories	2
Overall Square Feet	2,078 SF



Elevation Diagram



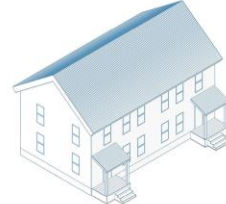
Floor 1



Floor 2

**Disclaimer:** These plans represent a schematic approach to a two unit building. Further development of the design by the developer and their architect, engineer or other building professional will be required to certify that it meets local and state codes, and that it is suitable for a particular site.

## Side-by-Side Duplex



This duplex type has three additional variations, with the addition of a backpack accessible unit, or a backpack with additional bedrooms - or both!



### Infill Site Type



### Home Design Goals



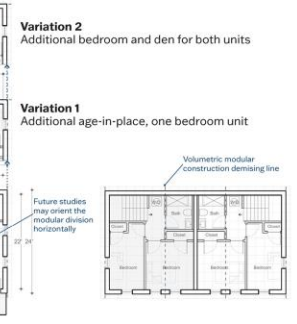
Key Metrics	
Number of Units	2 (3 with Variation 1)
Bedrooms	2 / 2 (3 / 3 with Variation 2)
Bathrooms	1.5 / 1.5
Overall Dimensions	42' x 24'
Number of Stories	2
Overall Square Feet	2,016 SF + 600 SF



Elevation Diagram



Floor 1



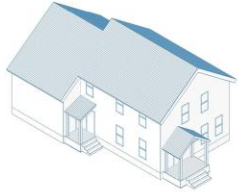
Floor 2

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# 802 Homes

10 Home Designs, from Stater Home to 6-Unit, to Accommodate a Variety of Site Types and Housing Needs

## Back-to-Back Duplex



This L-Shaped type provides two differently sized units - a small, 1-bedroom unit in the rear and a larger 3-bedroom unit in the front with both entries oriented to the street.



Arlington St, Essex Junction VT



Main St, Essex Junction VT

### Infill Site Type

Narrow	Wide	Out Building
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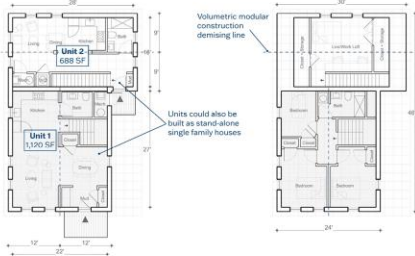
### Home Design Goals

Age-in-Place	
Workforce Housing	
Starter Home	
Multigenerational	
For Sale	For Rent

Key Metrics	
Number of Units	2
Bedrooms	3 / 1
Bathrooms	1.5 / 1
Overall Dimensions	30' x 46'
Number of Stories	2 / 1.5
Overall Square Feet	2,126 SF



Elevation Diagram

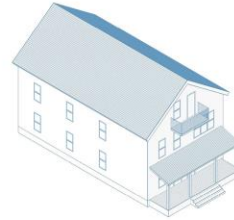


Floor 1

Floor 2

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## Intergenerational Triple Decker



This two-and-a-half story type contains a two-bedroom unit and a large three-bedroom unit. This type could work for a variety of multi-generational family types, as the first floor unit could be made accessible.



Hartford Ave, Hartford VT



Granite St, Barre VT

### Infill Site Type

Narrow	Wide	Out Building
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### Home Design Goals

Age-in-Place	
Workforce Housing	
Starter Home	
Multigenerational	
For Sale	For Rent

Key Metrics	
Number of Units	2
Bedrooms	2 / 4
Bathrooms	1 / 2
Overall Dimensions	28' x 48'
Number of Stories	2.5
Overall Square Feet	3,380 SF



Elevation Diagram



Floor 1

Floor 2

Floor 3

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# 802 Homes

10 Home Designs, from Stater Home to 6-Unit, to Accommodate a Variety of Site Types and Housing Needs

## Village 4



This four unit type appears as a single family home from the street, but stretches back to provide additional units. Inside, there are two 1-bedroom flats and two 2-bedroom townhouses.



School St, Randolph VT



N Windsor St, South Royalton VT

### Infill Site Type

Narrow	Wide	Out Building
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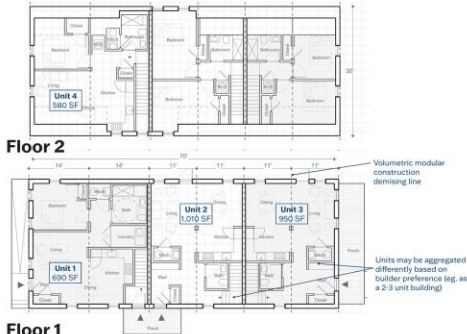
### Home Design Goals

Age-in-Place	
Workforce Housing	
Starter Home	
Multigenerational	
For Sale	For Rent

Key Metrics	
Number of Units	4
Bedrooms	2 / 2 / 1 / 1
Bathrooms	1.5 / 1.5 / 1 / 1
Overall Dimensions	30' x 74'
Number of Stories	1.5
Overall Square Feet	3,832 SF



Elevation Diagram

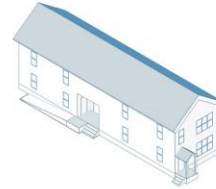


Floor 2

Floor 1

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## Narrow Lot



This type uses small, efficient units to maximize the number of units within a relatively small overall footprint.



Spring St, Montpelier VT



Myrtle St, Bellows Falls VT

### Infill Site Type

Narrow	Wide	Out Building
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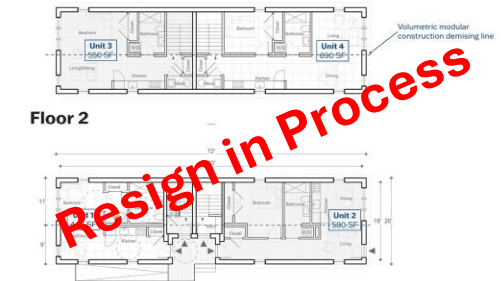
### Home Design Goals

Age-in-Place	
Workforce Housing	
Starter Home	
Multigenerational	
For Sale	For Rent

Key Metrics	
Number of Units	4
Bedrooms	1 / 1 / Studio / Studio
Bathrooms	1 / 1 / 1 / 1
Overall Dimensions	20' x 72'
Number of Stories	2
Overall Square Feet	2,660 SF



Elevation Diagram



Floor 2

Floor 1

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Resign in Process

# 802 Homes

10 Home Designs, from Stater Home to 6-Unit, to Accommodate a Variety of Site Types and Housing Needs

## Stackable 4-6 Unit



This flexible type aggregates units around an exterior stair, avoiding the sprinkler threshold of common interior space, and can be 2-3 stories tall.



Jefferson St, Barre VT



Hartford Ave, Wilder (Hartford) VT

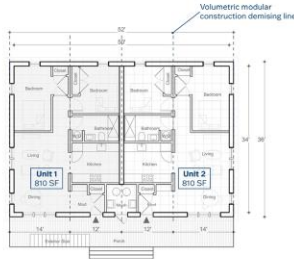
### Infill Site Type



### Home Design Goals



Key Metrics	
Number of Units	4 - 6
Bedrooms	2 / 2 / 2 / 2
Bathrooms	1 / 1 / 1 / 1
Overall Dimensions	36' x 52'
Number of Stories	2+
Overall Square Feet	1,872 SF (per floor)

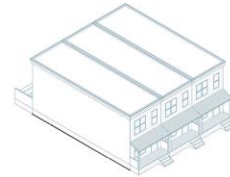


### Elevation Diagram

### All Floors

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## Townhouse



This townhouse provides a small, efficient unit that can be infinitely aggregated side by side, and is only one volumetric module wide.



Maple St, Burlington VT



Canal St, Winooski VT

### Infill Site Type



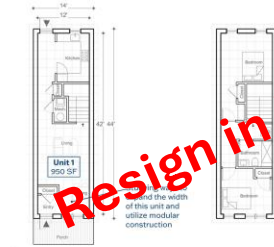
### Home Design Goals



Key Metrics	
Number of Units	2+
Bedrooms	2
Bathrooms	1
Overall Dimensions	14' x 44'
Number of Stories	2
Overall Square Feet	1,232 SF



### Elevation Diagram



### Floor 1

### Floor 2

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