

Vermont 802 Homes Accessibility

April 28, 2026



Goals for Home Designs

1. **Delivers on Homes for All Mission**

Provide a diverse set of building types suitable for infill development in Vermont contexts prioritizing vernacular Vermont design norms at the single-family scale (up to 2.5 stories) and supporting missing middle housing.

2. **Affordability**

Create affordable-by-design homes that fill gaps in the market and can be delivered through a variety of on-site and off-site construction approaches.

3. **Designs that respond to Vermont's changing demographics and diverse needs**

Design for populations for whom the existing aging housing stock is not well suited: Seniors, young single adults, young families with limited budgets, and others.

Addressing Accessibility

Core goal:

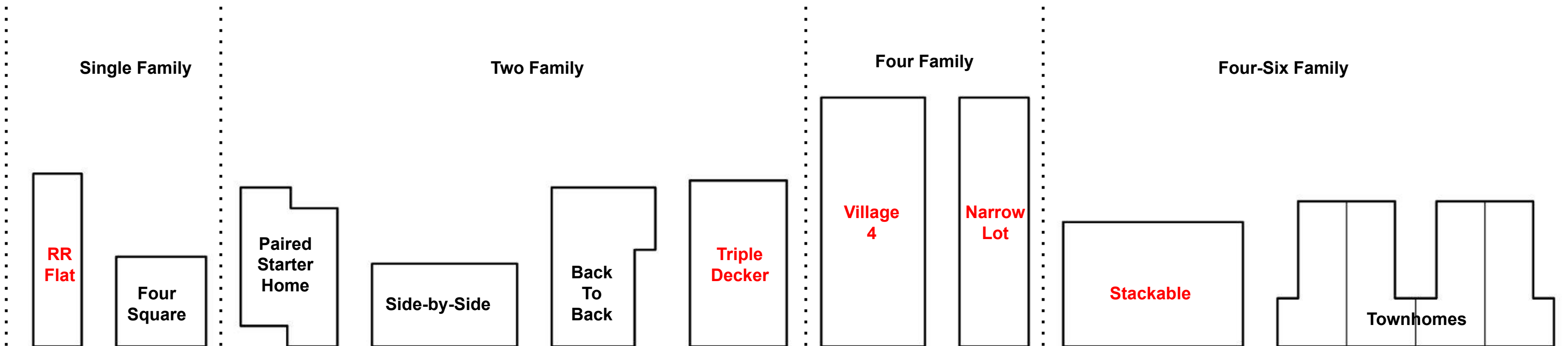
Create small-scale, well-designed homes that allow people to remain in their communities while living in spaces that are safer, more manageable, and better aligned with their needs over time

The preliminary floor plans were vetted through community engagement and are being further developed to:

- Ensure homes can be easily entered and navigated by people of all ages and abilities (e.g., first-floor living options, wider doorways, accessible bathrooms, and open plans with easy sightlines)
- Allow guests with mobility challenges to comfortably enter and use key spaces (e.g., bedrooms, common areas, and a kitchen and bathroom on the ground floor)
- Support flexible living arrangements over time, including layouts that can accommodate caregivers or allow for multigenerational use
- Incorporate adaptable features—such as door openings that can open or shut—to respond to changing household needs without the need for renovation
- Be usable by the widest range of people, without the need for later modification—flexible, adaptable, and inclusive by design rather than retrofit

Summary of Types under Development

# of units	Type	Home Design Goals	Infill Site Type	# Stories	# Bedrooms	# Bathrooms
1	Railroad Flat, Caretaker	Age-in-Place Workforce Housing Starter Home For Sale For Rent	Narrow	1.5	2	2
	Foursquare	Starter Home For Sale For Rent	Wide	2	3	1.5
2	Paired Starter Home	Starter Home Workforce Housing For Sale For Rent	Narrow	2	2 / 2	1.5 / 1.5
	Side-by-Side	Workforce Housing Starter Home For Sale For Rent	Wide	2	2 / 2	1.5 / 1.5
	Back-to-Back	Workforce Housing Starter Home Multigenerational For Sale For Rent	Narrow	2	3 / 1	1.5 / 1
	Intergenerational Triple Decker	Age-in-Place Workforce Housing Starter Home Multigenerational For Sale For Rent	Narrow	2.5	2 / 4	1 / 2
4	Village 4	Age-in-Place Workforce Housing Starter Home Multigenerational For Sale For Rent	Narrow	1.5	2 / 2 / 1 / 1	1.5 / 1.5 / 1 / 1
	Narrow Lot	Age-in-Place Workforce Housing For Rent	Narrow	2	1 / 1 / 1 / 1	1 / 1 / 1 / 1
2-6	Stackable	Age-in-Place Workforce Housing For Rent	Wide	2+	2 / 2 / 2 / 2	1 / 1 / 1 / 1
	Townhouse	Starter Home Workforce Housing For Sale For Rent	Narrow	2	3	1.5



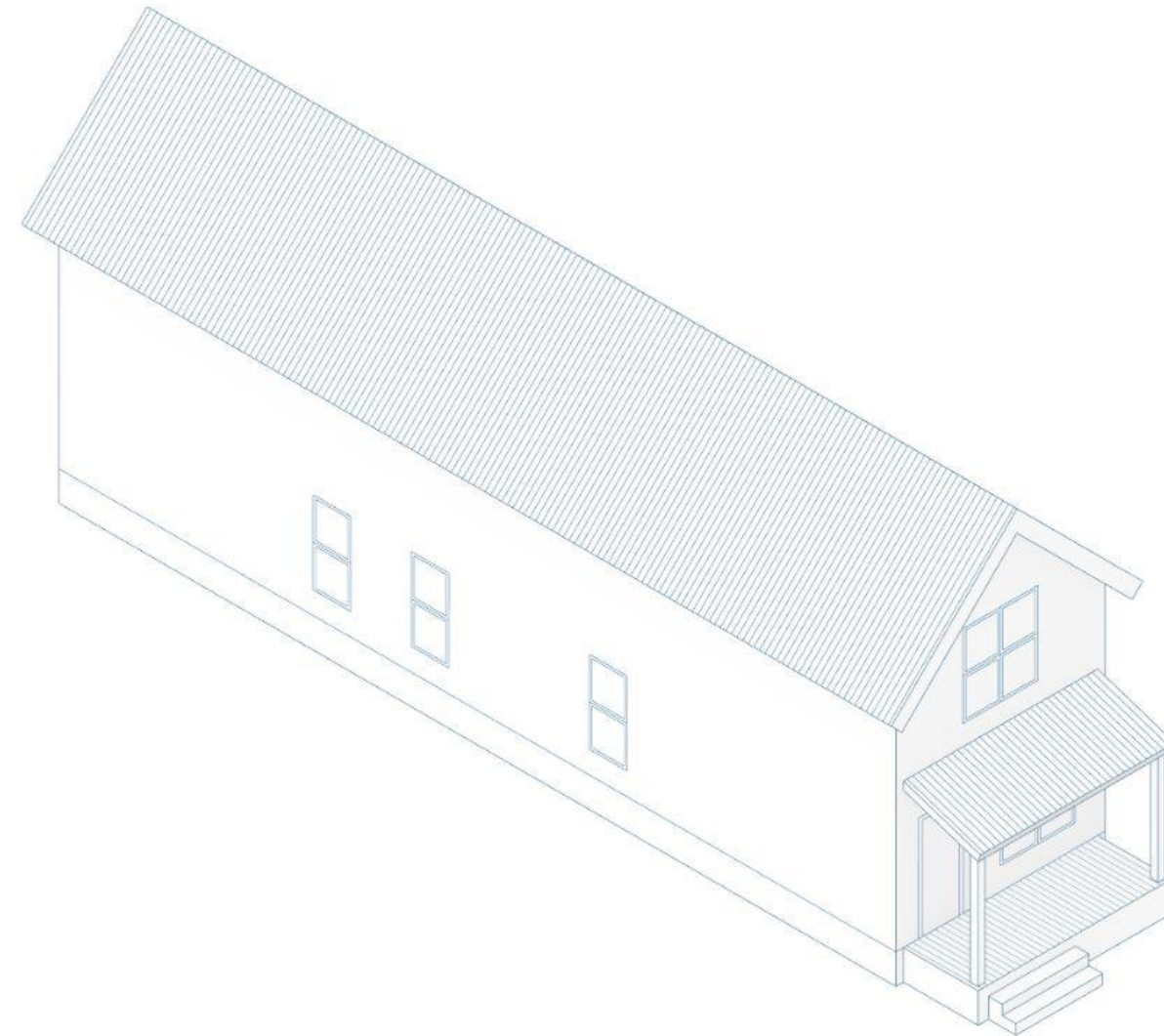
Ground Floor Accessible **Age-in-Place Units** Meeting and Exceeding Uniform Federal Accessibility Standards (UFAS) Requirements

- Applicability *Meeting / Exceeding*
- Unit Entrance Doors *Meeting*
- Ground Floor Interior Doors *Meeting / Exceeding*
- Upper Floor Interior Doors *Meeting*
- Hallway Widths *Meeting / Exceeding*
- In-Wall Blocking *Meeting*
- Bathing Fixtures *Exceeding*
- Maneuvering Clearances - Kitchens and Bathrooms *Meeting / Exceeding*
- Maneuvering Clearances - Bedrooms *Meeting*
- Laundry Equipment *Exceeding*

Railroad Flat

Narrow ADU

# of Units	1
Bedrooms	2
Bathrooms	2
Building Dims	14' x 56'
# of Stories	1.5 stories
Overall GSF	1,189 SF



Franklin Street - Montpelier



Lafountain St - Burlington

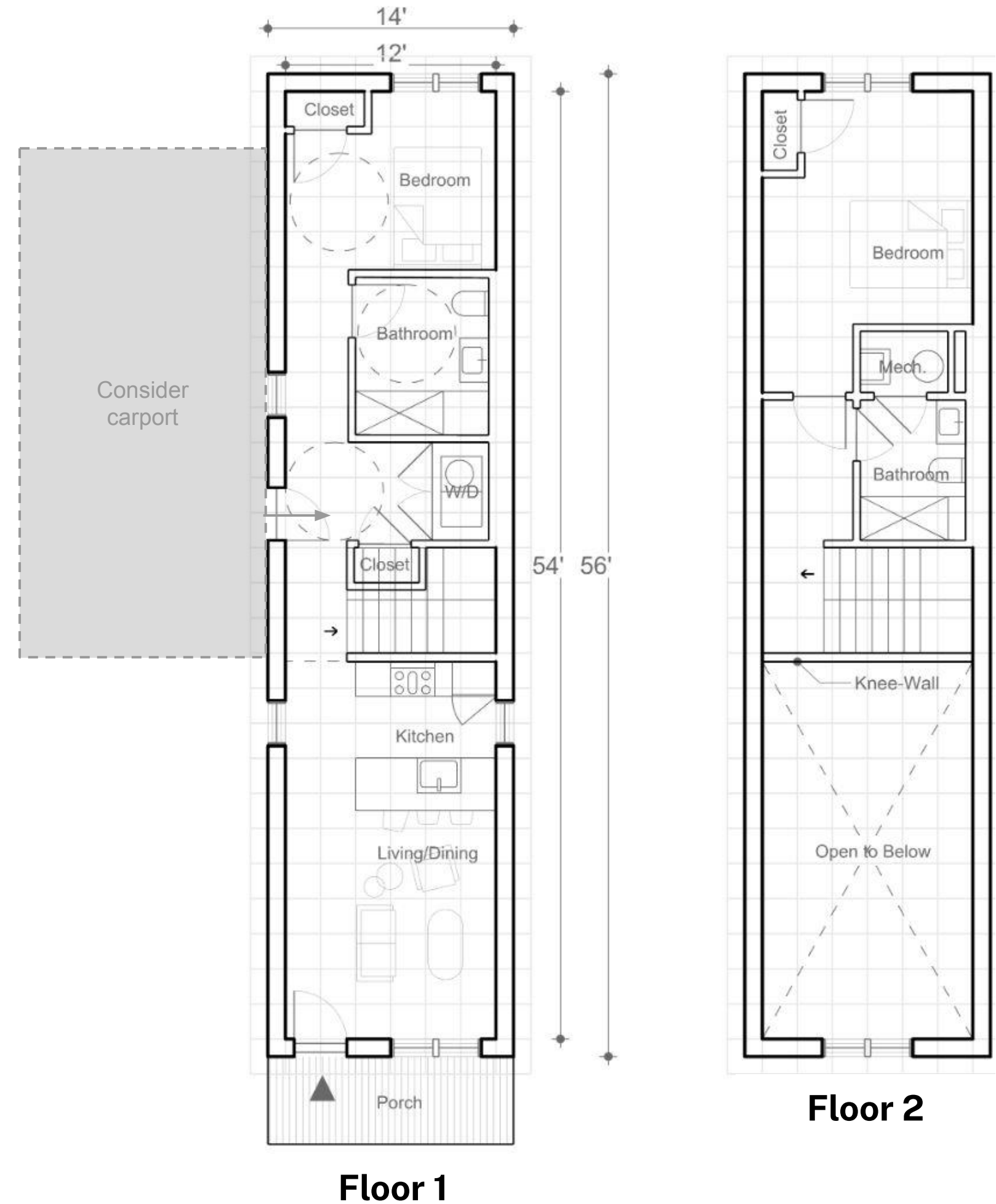
Railroad Flat

Narrow ADU

# of Units	1
Bedrooms	2
Bathrooms	2
Building Dims	14' x 56'
# of Stories	1.5 stories
Overall GSF	1,189 SF

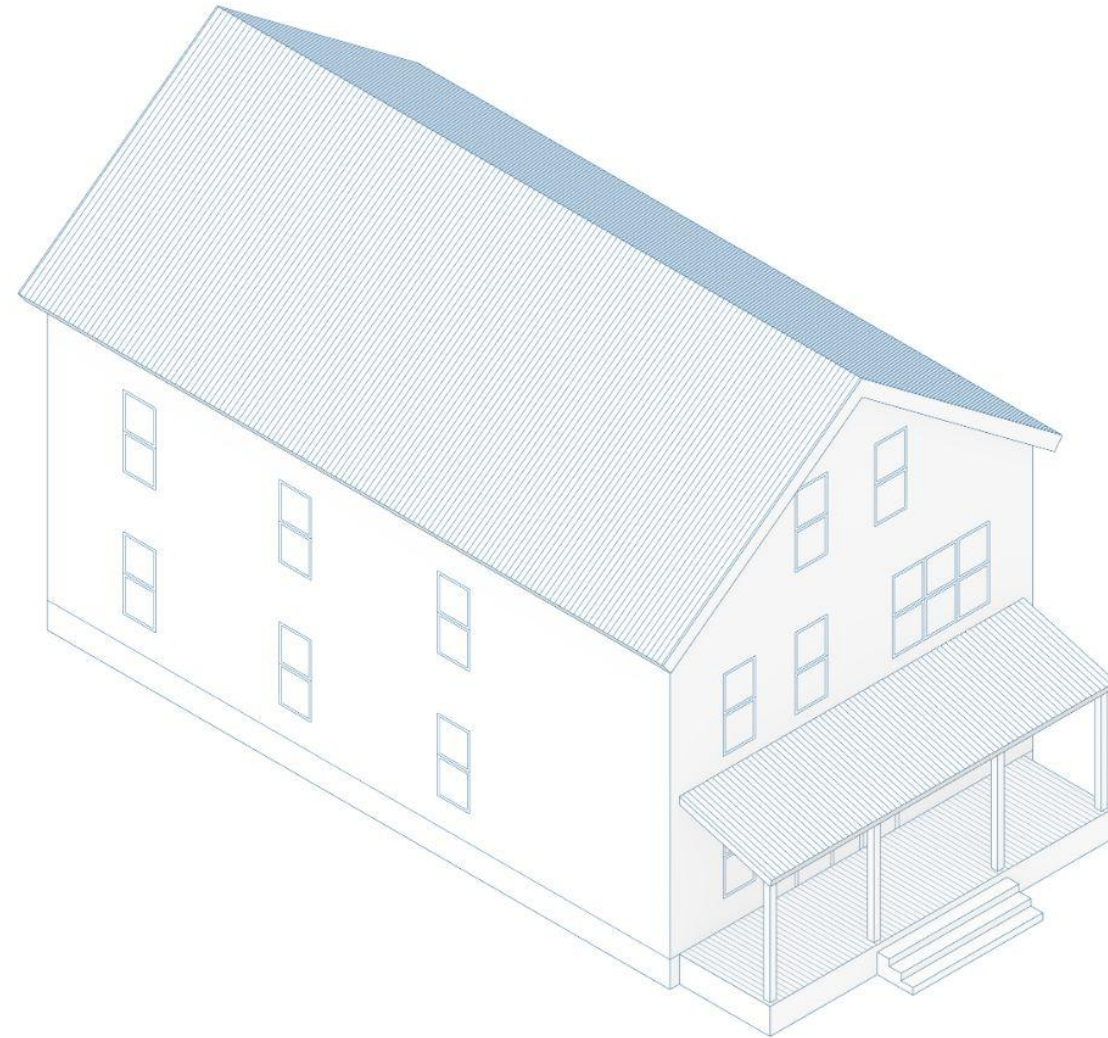
Key Features:

1. Fully accessible flat
2. Second bedroom for caretakers / family
3. Slender dimensions for seniors "downsizing" on their own lots



Intergenerational Triple Decker Duplex

# of Units	2
Bedrooms	2 / 3+
Bathrooms	1 / 2
Building Dims	28 x 48'
# of Stories	2.5
GSF	3,150 SF



Hartford Ave - Hartford



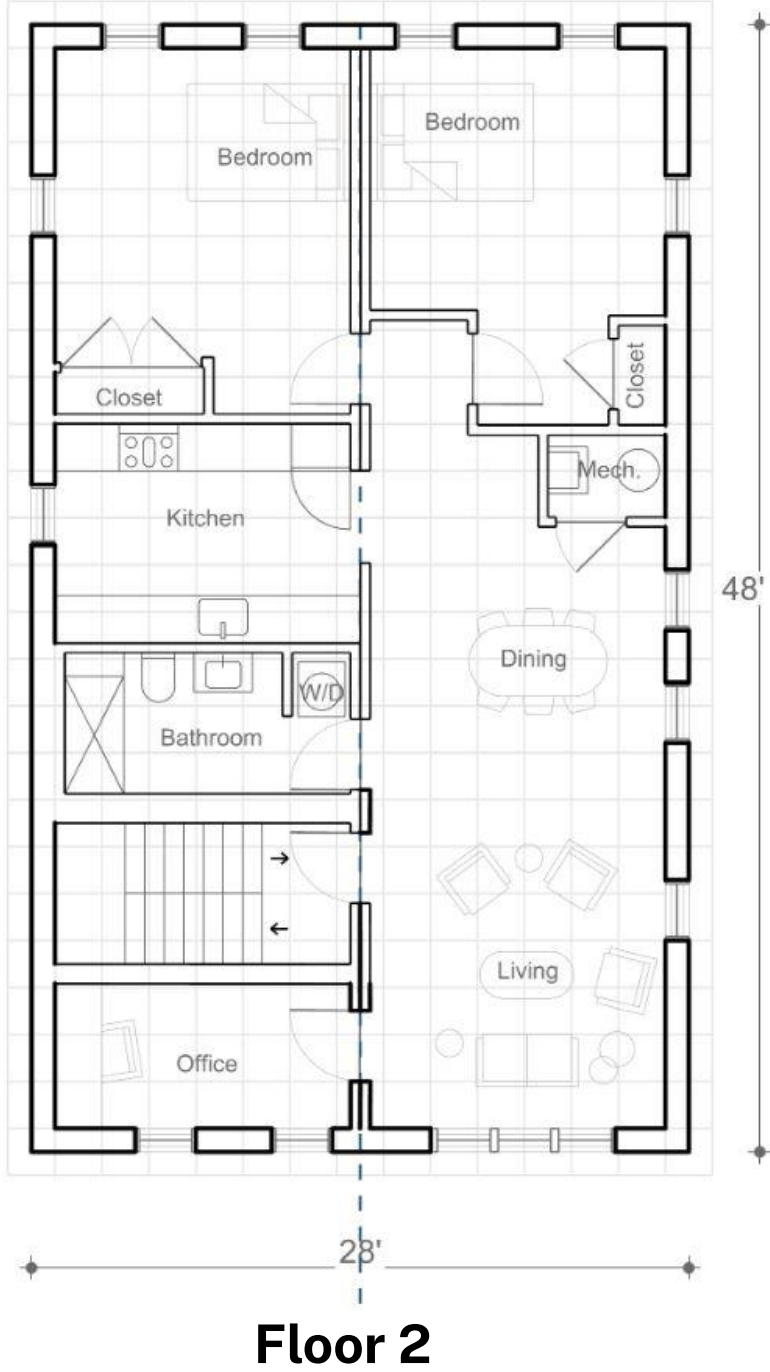
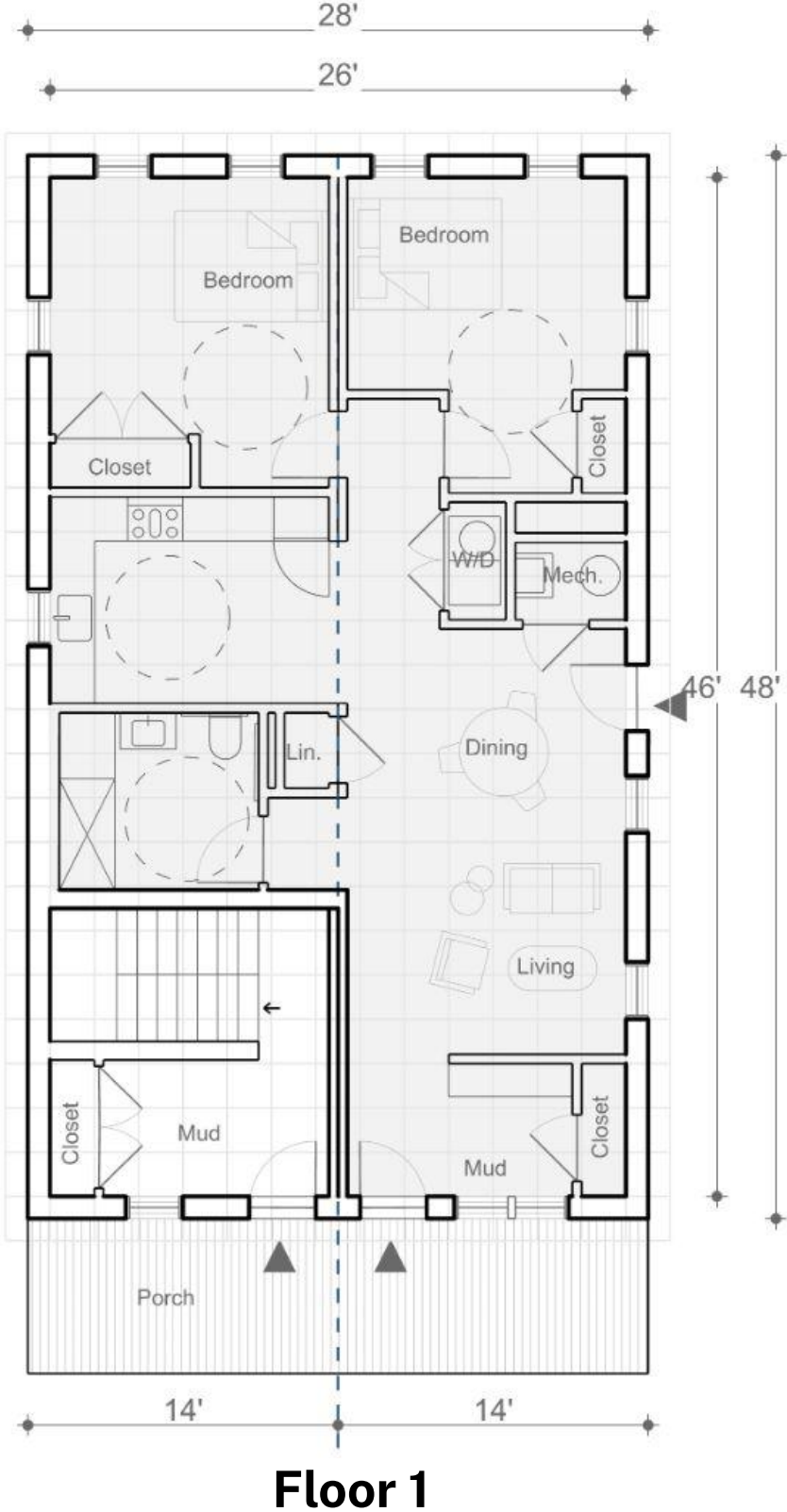
Granite St, Barre

Intergenerational Triple Decker Duplex

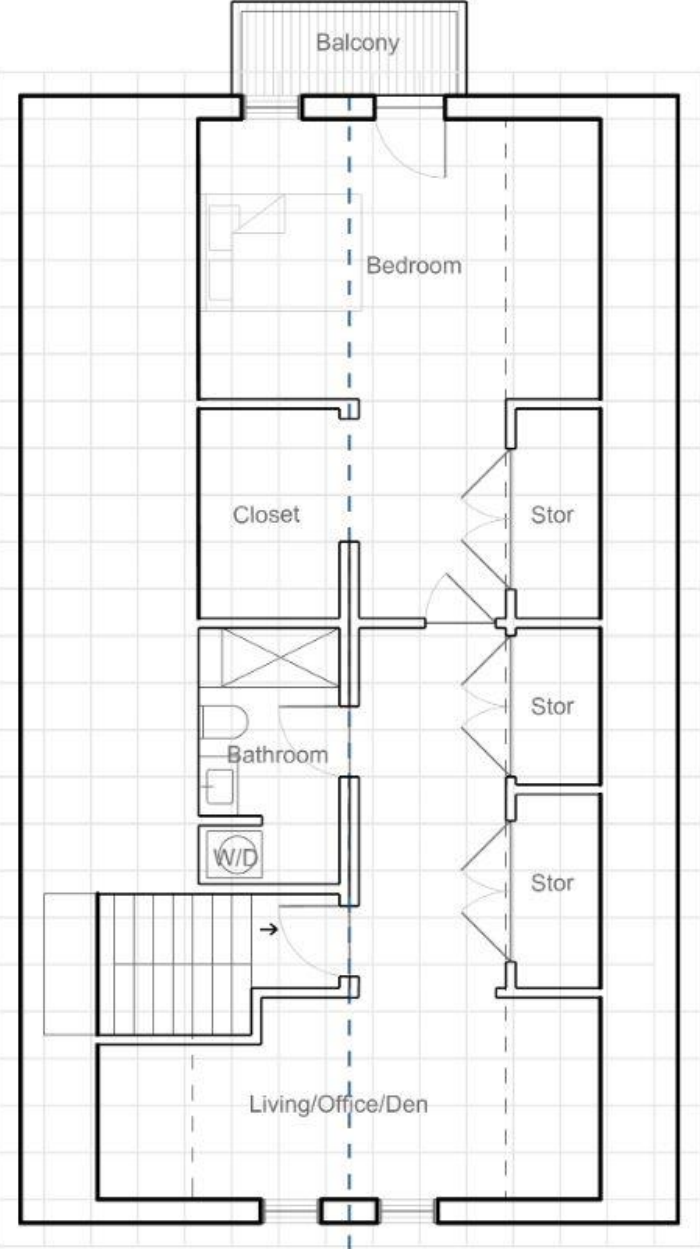
# of Units	2
Bedrooms	2 / 3+
Bathrooms	1 / 2
Building Dims	28 x 48'
# of Stories	2.5
GSF	3,150 SF

Key Features:

1. Fully accessible flat
2. Two accessible bedrooms
3. Overall building design supports multi-generational family occupancy



Floor 2

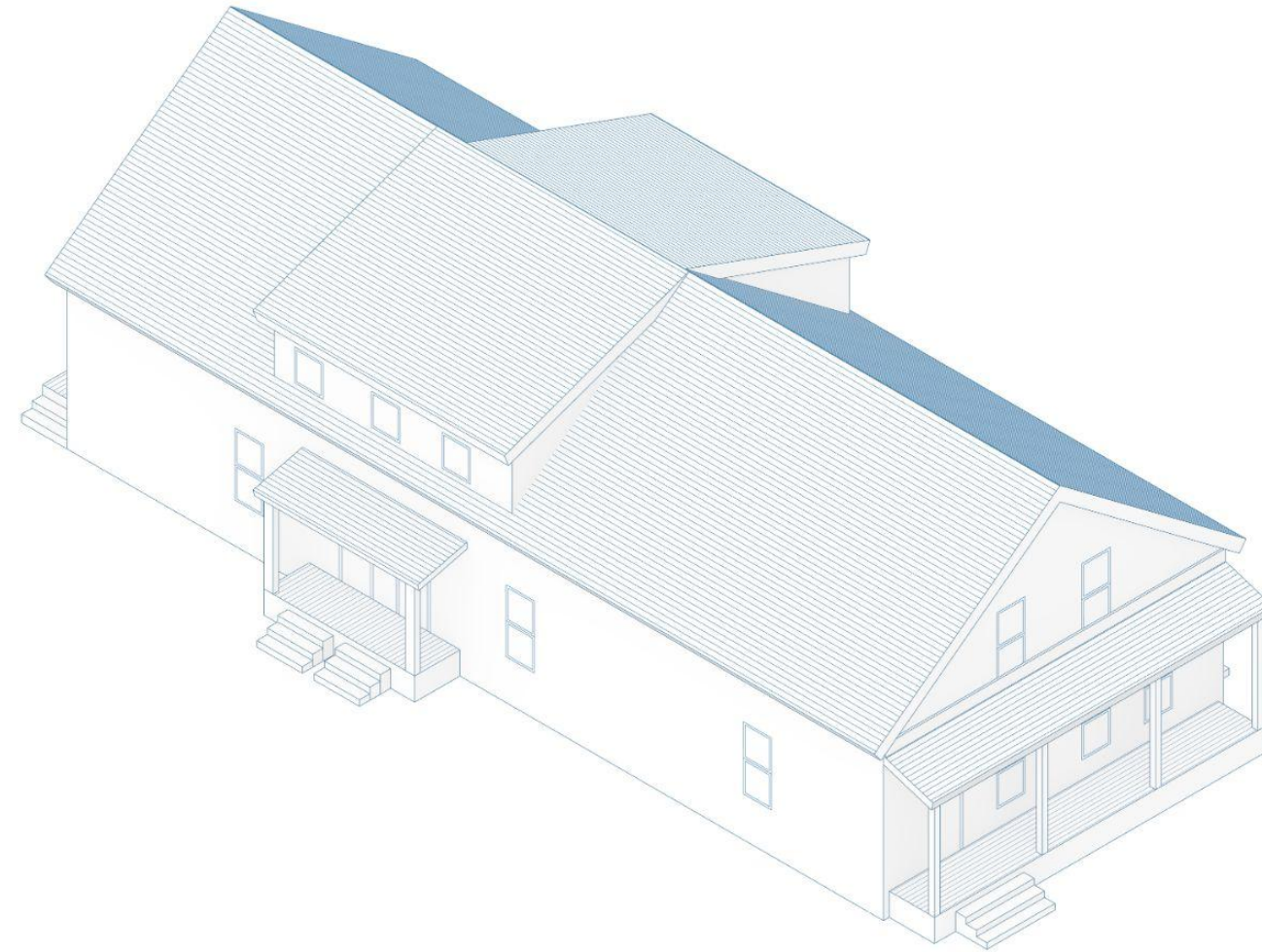


Floor 3

Village 4

Four-Plex

# of Units	4
Bedrooms	2/2/1/1
Bathrooms	1.5/1.5/1/1
Building Dims	30' x 74'
# of Stories	1.5
GSF	3,590 SF



School Street - Randolph



N Windsor St, South Royalton

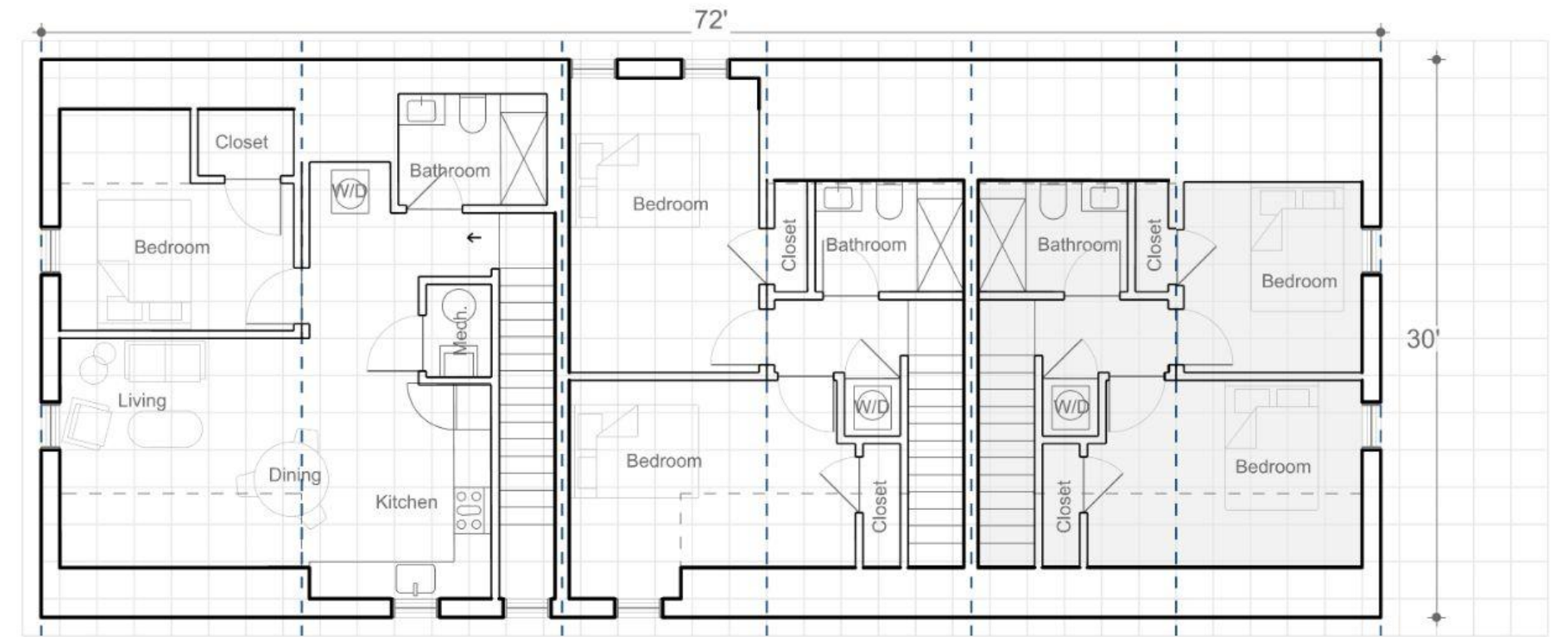
Village 4

Four-Plex

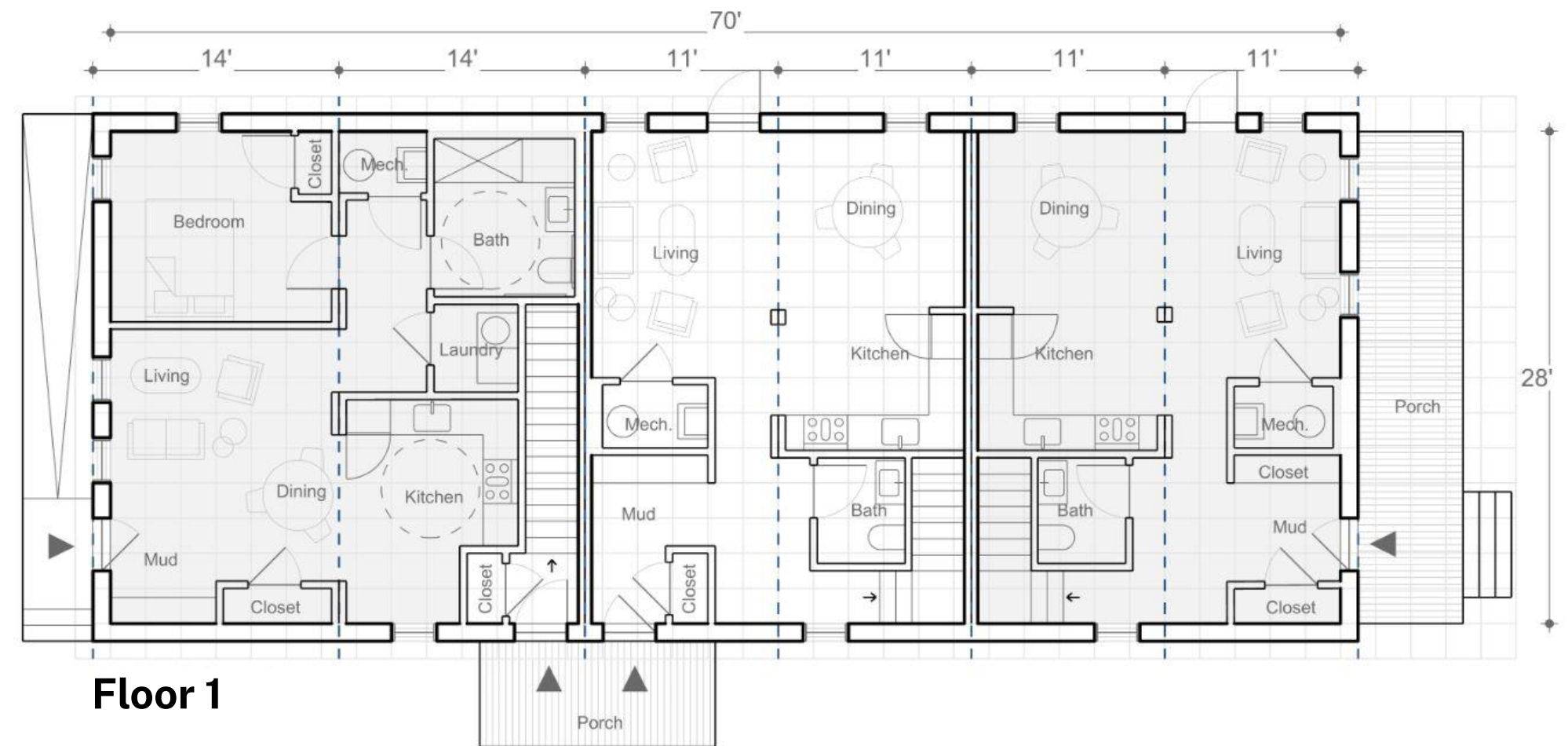
# of Units	4
Bedrooms	2/2/1/1
Bathrooms	1.5/1.5/1/1
Building Dims	30' x 74'
# of Stories	1.5
GSF	3,590 SF

Key Features:

1. Fully accessible flat
2. Rear unit location provides flexibility for required ramps and proximity to parking



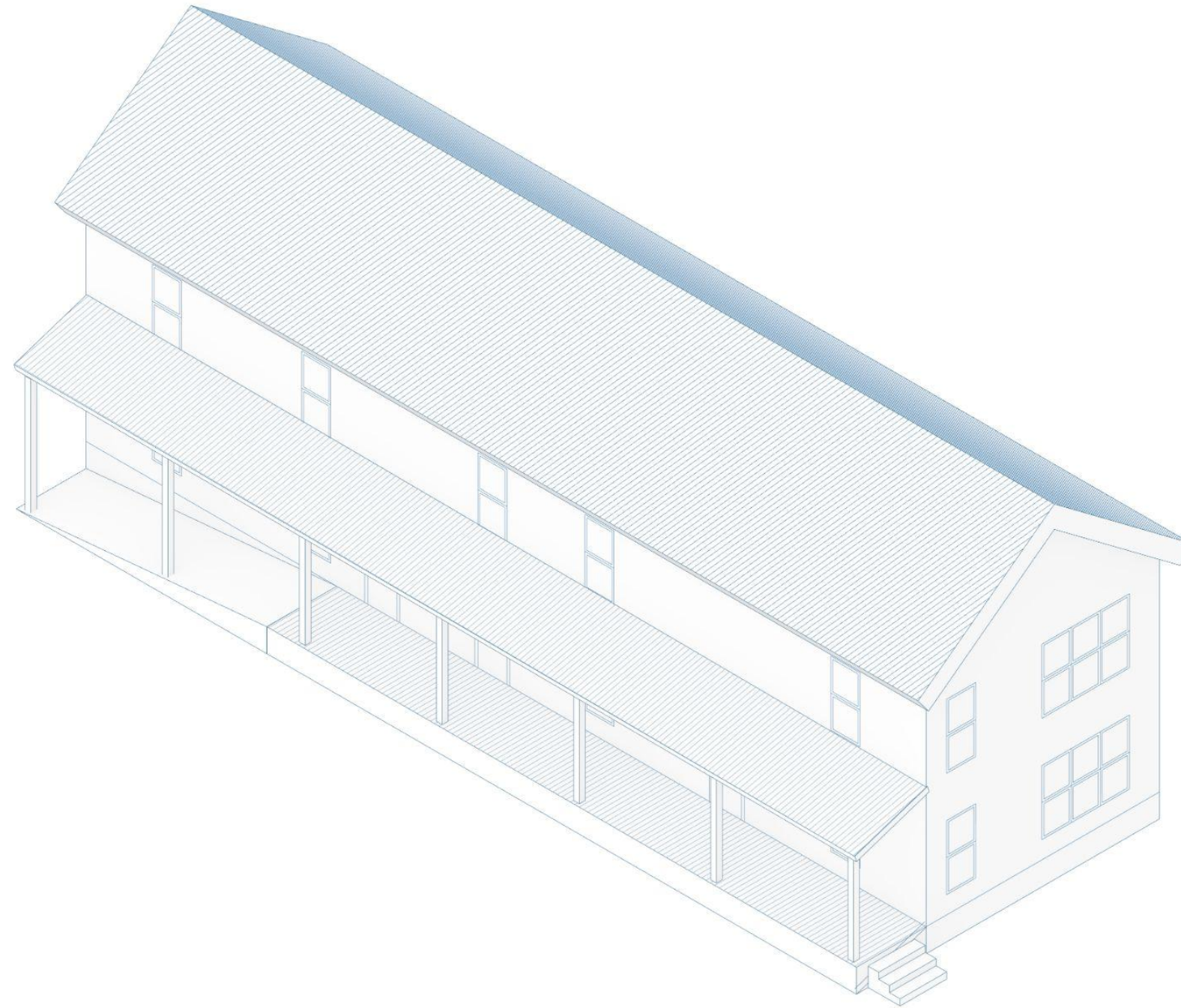
Floor 2



Floor 1

Narrow Lot Four-Plex

# of Units	4
Bedrooms	1/1/1/stu
Bathrooms	1/1/1/1
Building Dims	20' x 72'
# of Stories	2
GSF	2,658 SF



Spring Street - Montpelier



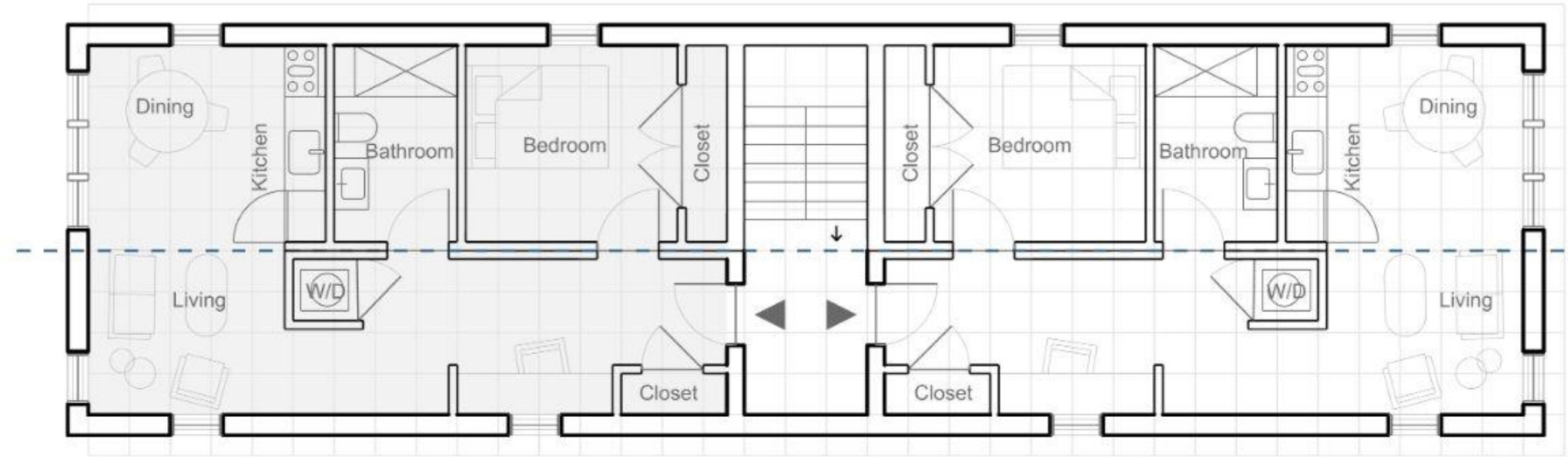
Myrtle St, Bellows Falls

Narrow Lot Four-Plex

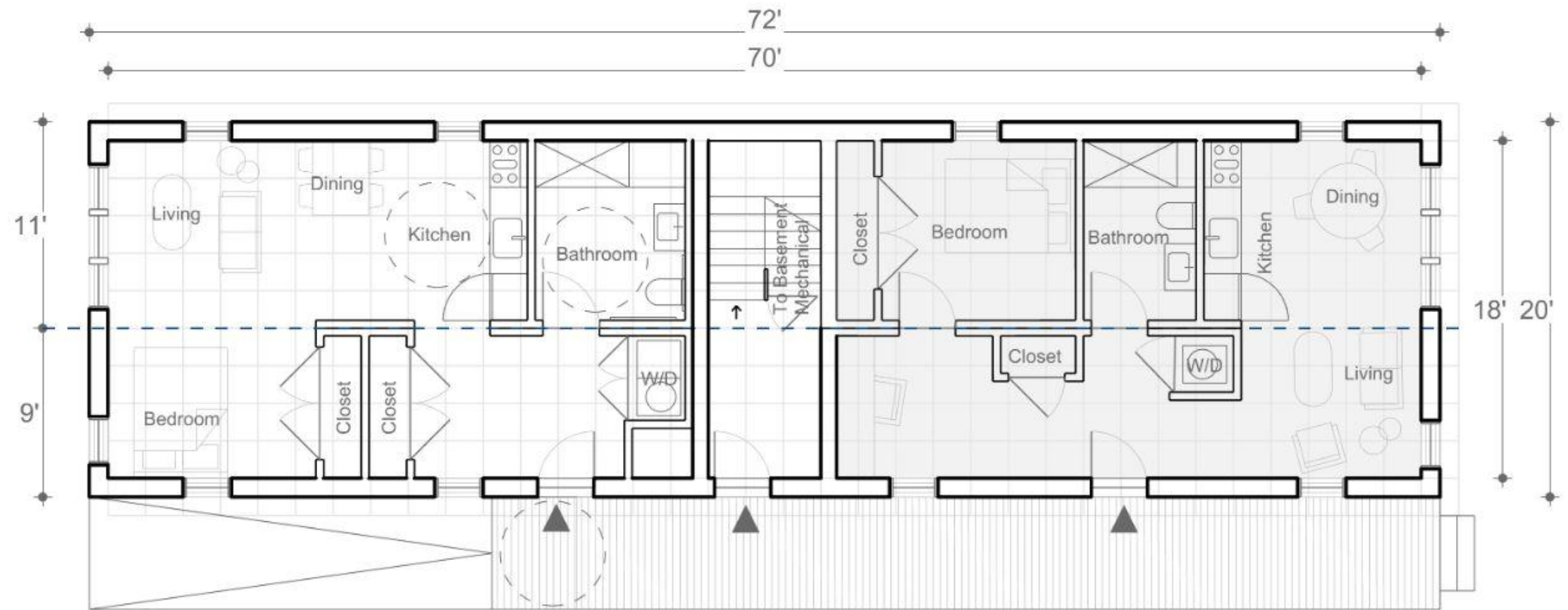
# of Units	4
Bedrooms	1/1/1/stu
Bathrooms	1/1/1/1
Building Dims	20' x 72'
# of Stories	2
GSF	2,658 SF

Key Features:

1. Fully accessible flat
2. Efficient compact layout, suitable for narrow infill lots
3. Ample front hall/mudroom, ample closet area supports liveability in a studio
4. Accessible unit could be mirrored to create 2 ground floor accessible units



Floor 2

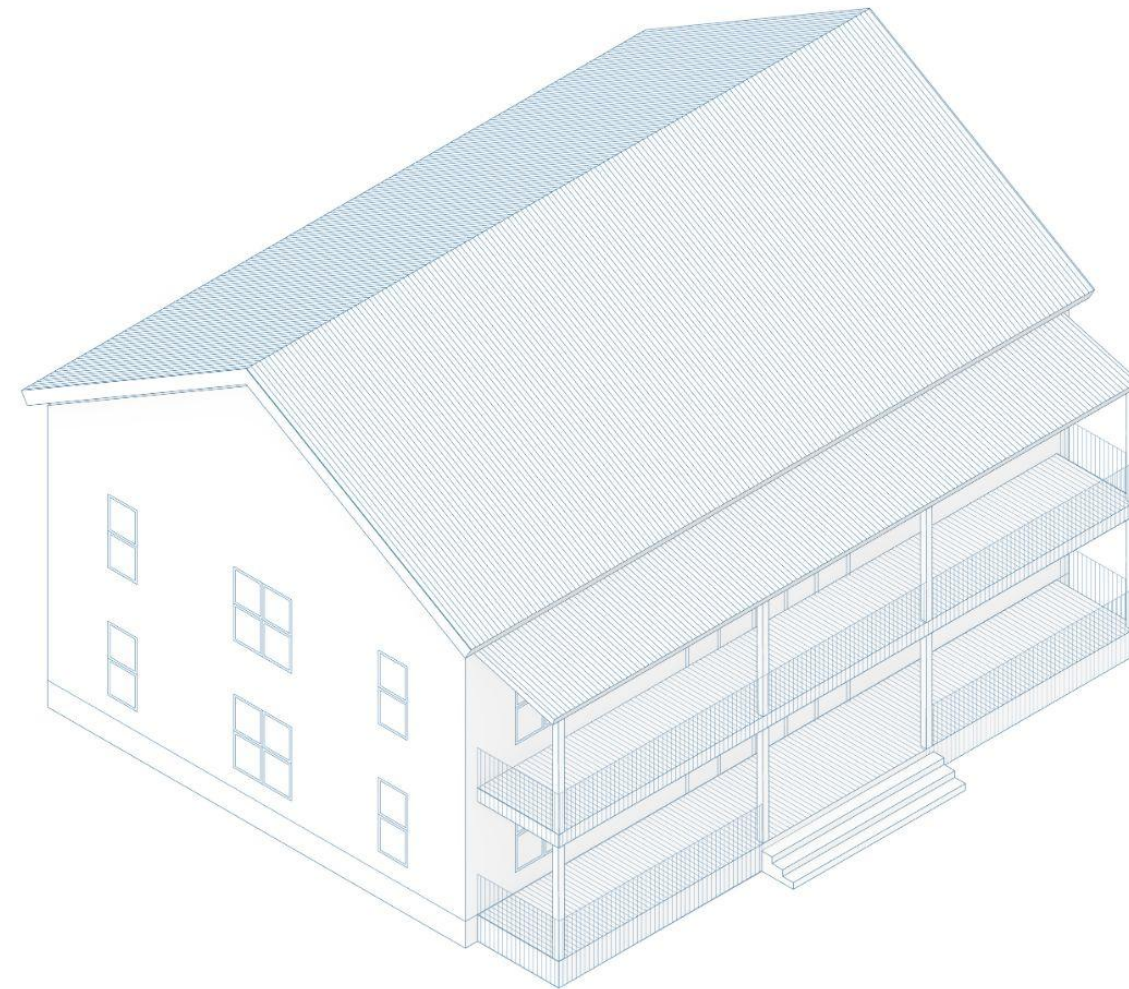


Floor 1

Stackable

Four-Plex / Six-Plex?

# of Units	4
Bedrooms	2/2/2/2
Bathrooms	1/1/1/1
Building Dims	36' x 52'
# of Stories	2
GSF	3,657 SF



Hartford Ave - Wilder (Hartford)



Jefferson St, Barre St

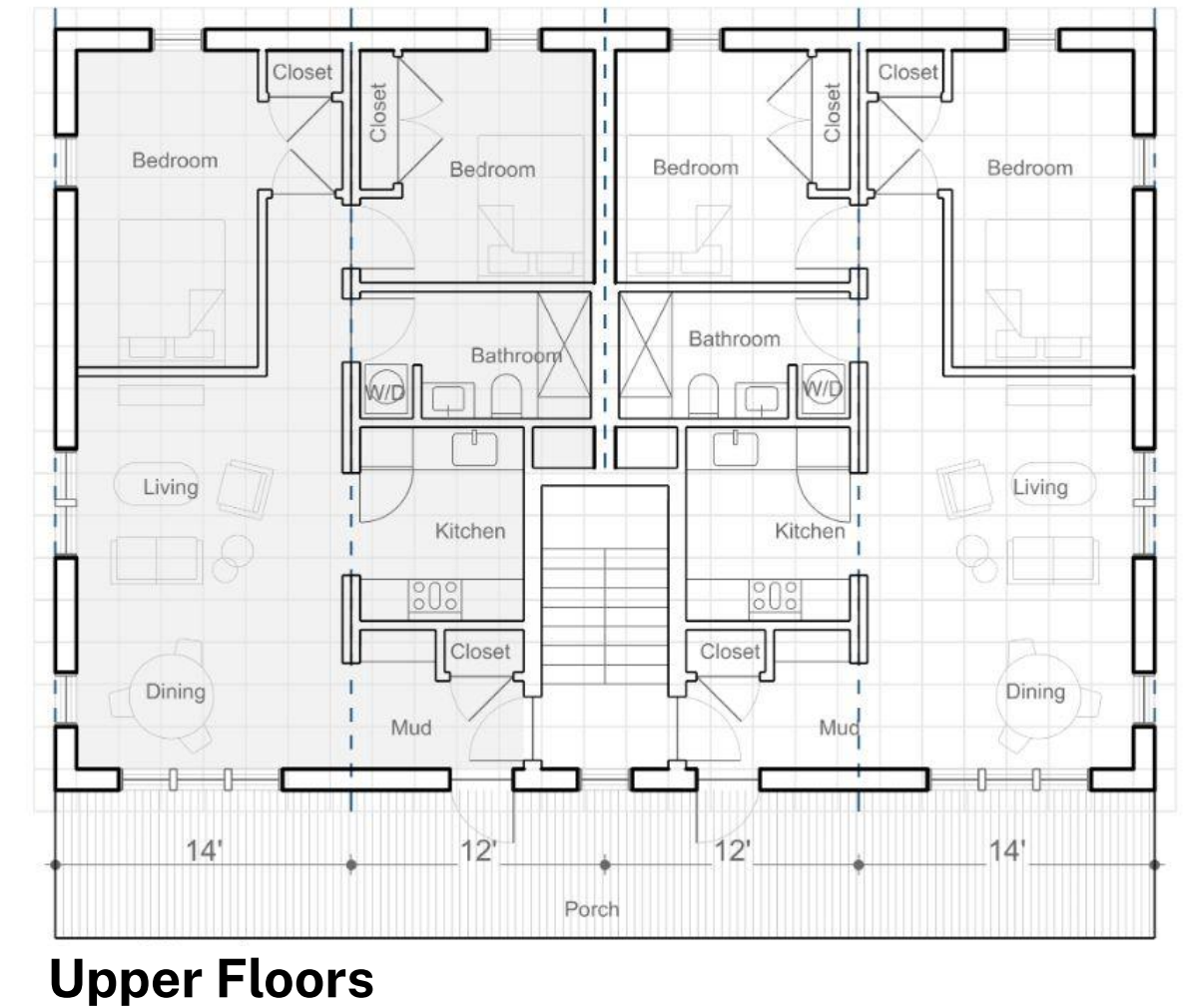
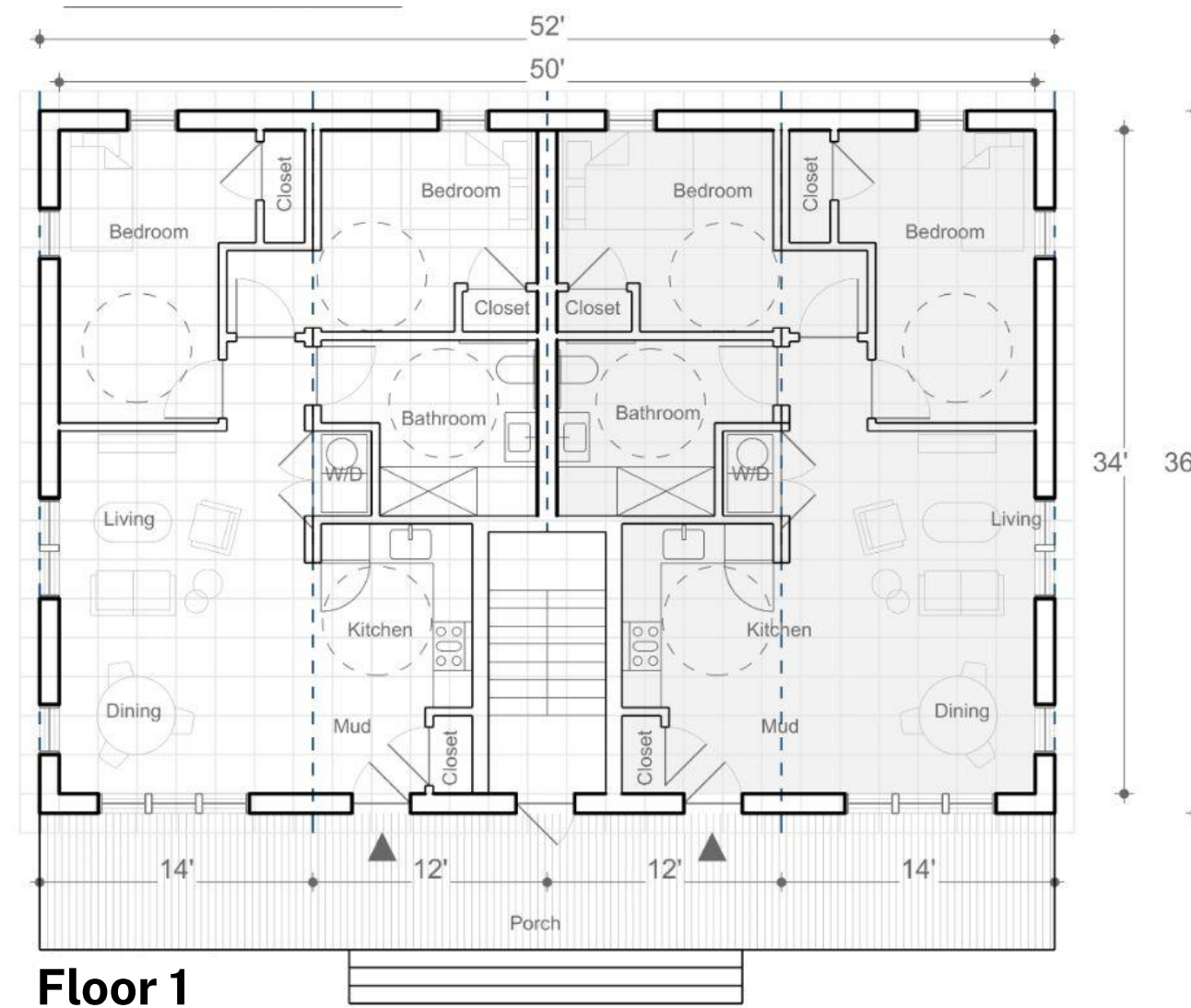
Stackable

Four-Plex / Six-Plex

# of Units	4
Bedrooms	2/2/2/2
Bathrooms	1/1/1/1
Building Dims	36' x 52'
# of Stories	2
GSF	3,657 SF

Key Features:

1. Up to two fully accessible units on the ground floor
2. Two accessible bedrooms in each unit

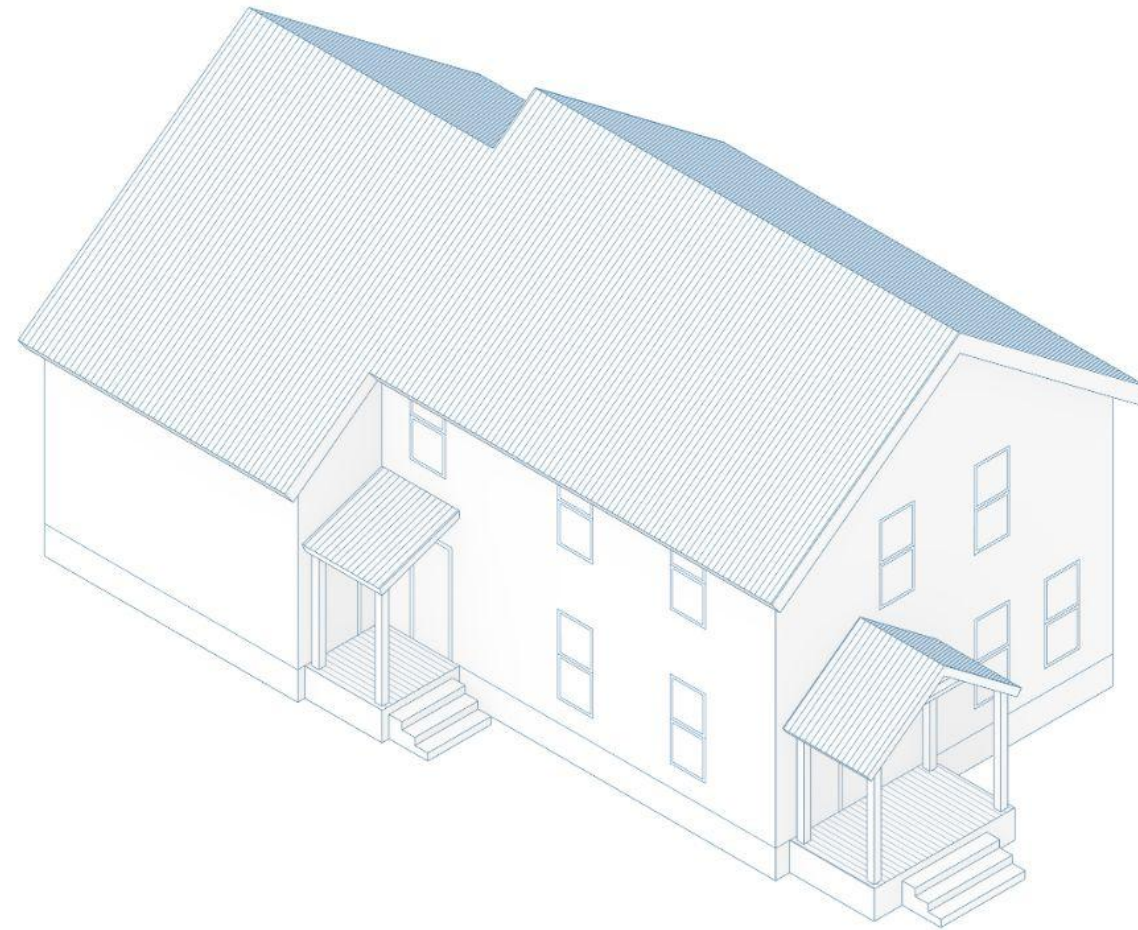


Visitable Units Meeting and Exceeding Act 88

- Unit Entrance Doors *Meeting*
- Ground Floor Interior Doors *Exceeding*
- Hallway Widths *Exceeding*
- In-Wall Blocking *Exceeding*

Back to Back Duplex

# of Units	2
Bedrooms	3 / 1
Bathrooms	1.5 / 1
Building Dims	30' x 46'
# of Stories	2 / 1.5
GSF	2,188 SF



Arlington Street - Essex Junction



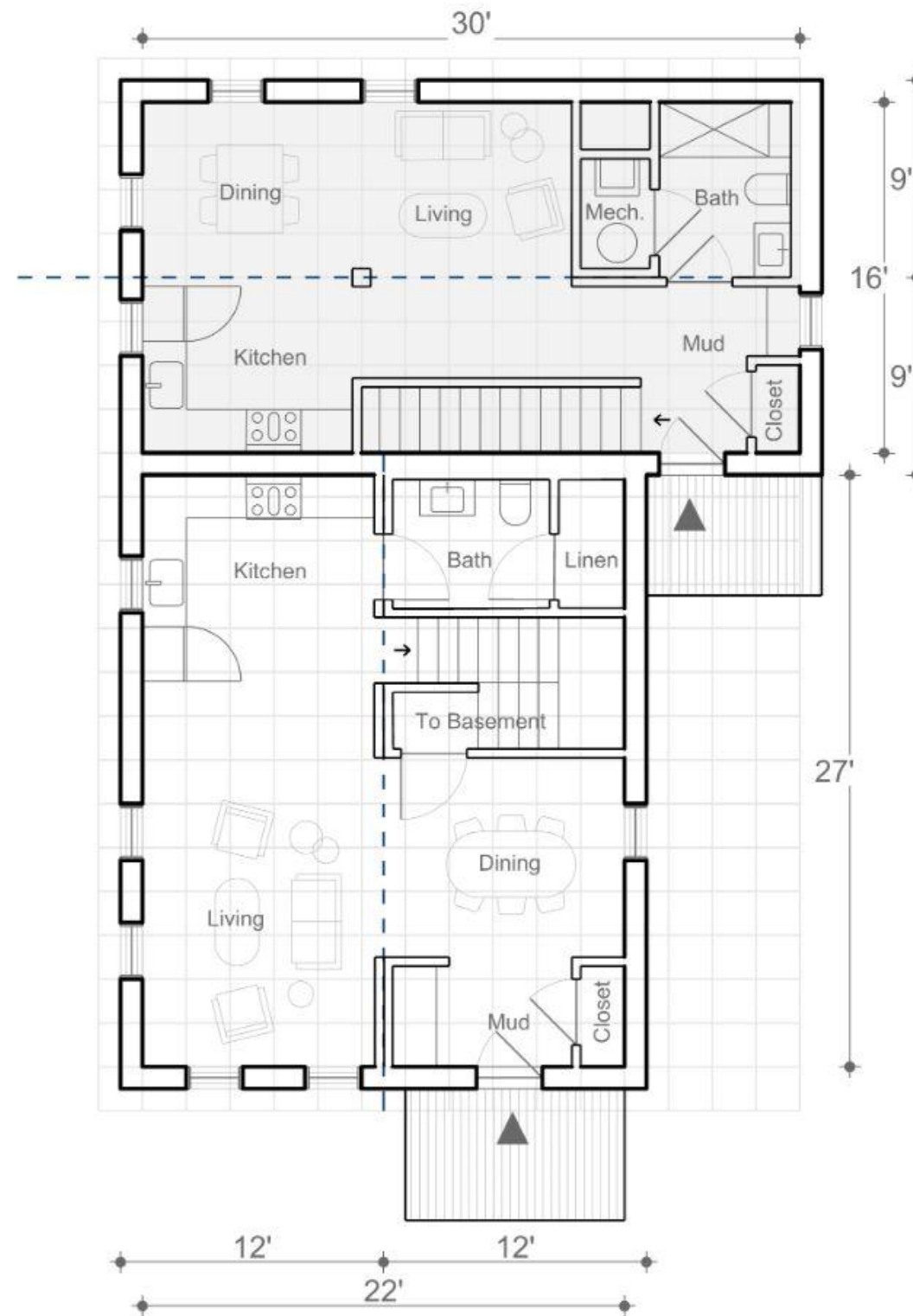
Main St, Essex Junction

Back to Back Duplex

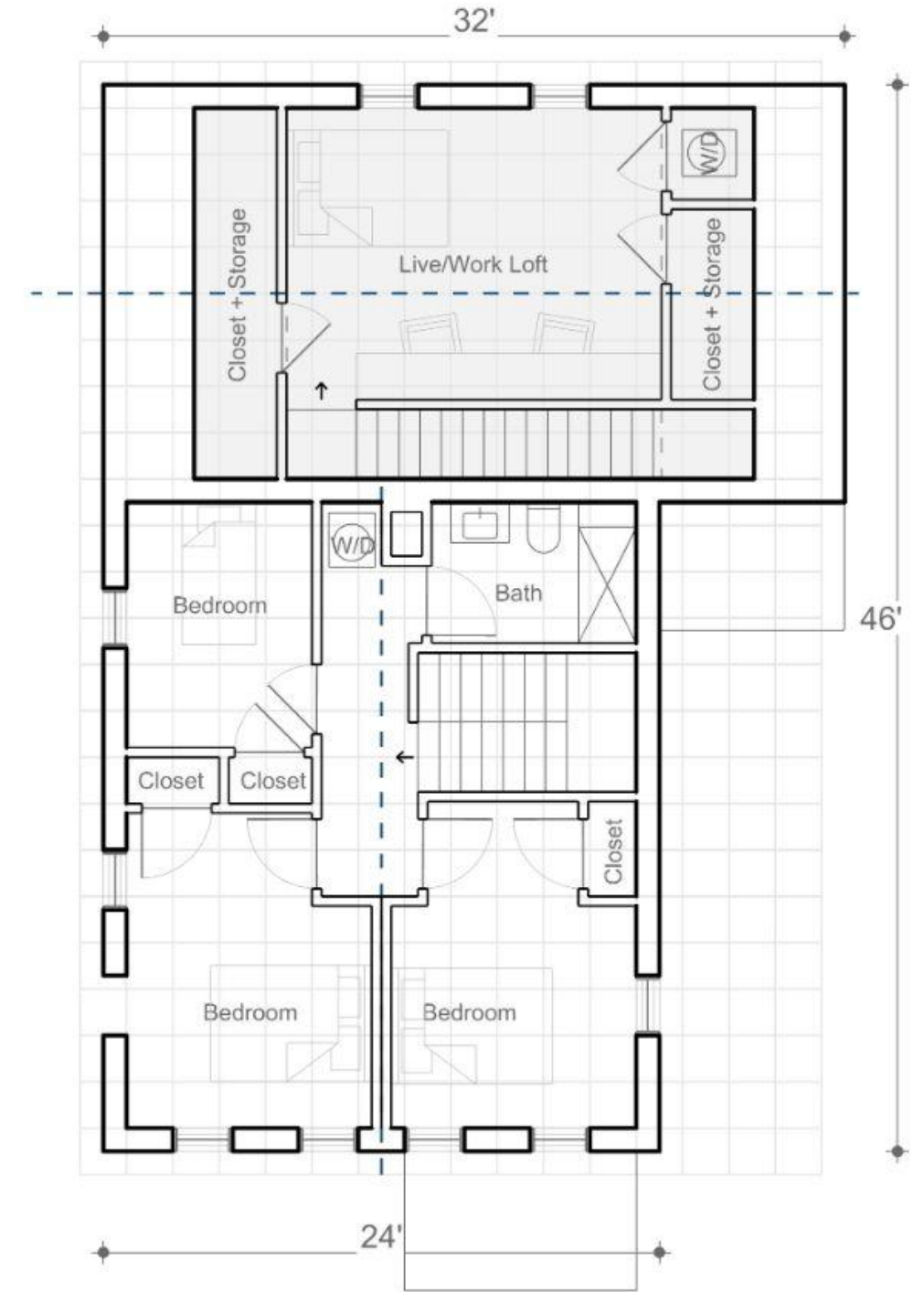
# of Units	2
Bedrooms	3 / 1
Bathrooms	1.5 / 1
Building Dims	30' x 46'
# of Stories	2 / 1.5
GSF	2,188 SF

Note:

1. Rear Unit could be used as an accessible flat with additional upstairs space for a caregiver.



Floor 1

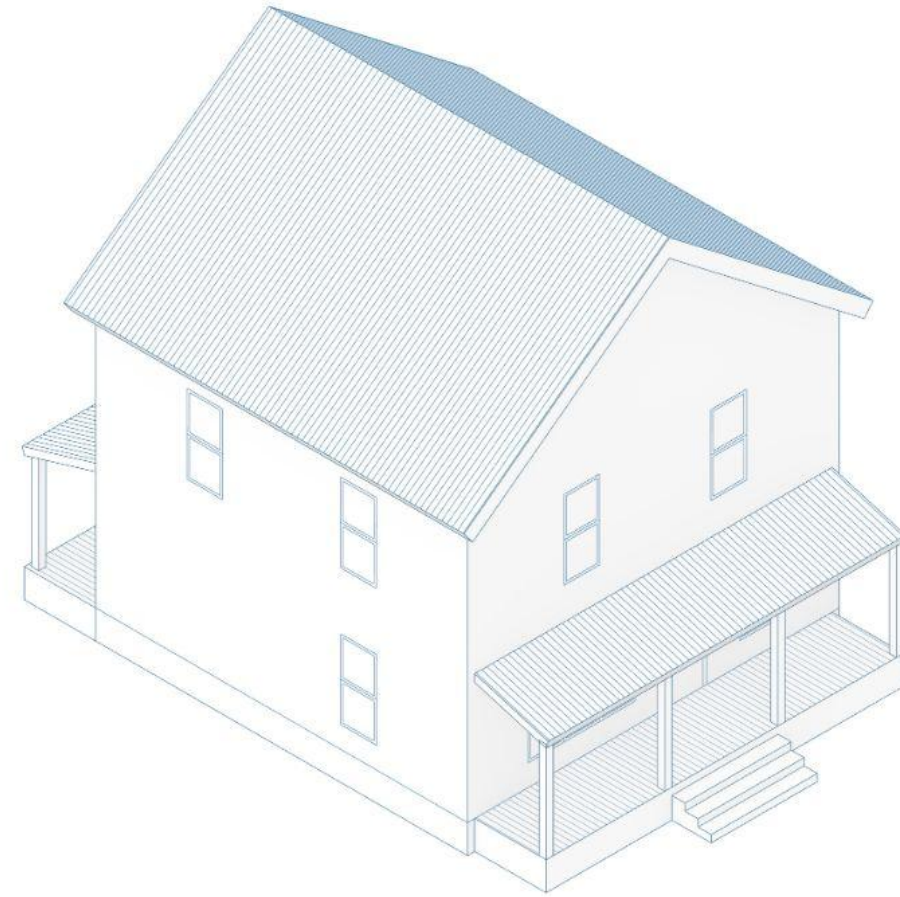


Floor 2

Four Square

Square ADU / Starter Home

# of Units	1
Bedrooms	3
Bathrooms	1.5
Building Dims	26' x 26'
# of Stories	2.5 stories
GSF (excl/incl attic)	1,350 SF



Highland Ave - Manchester

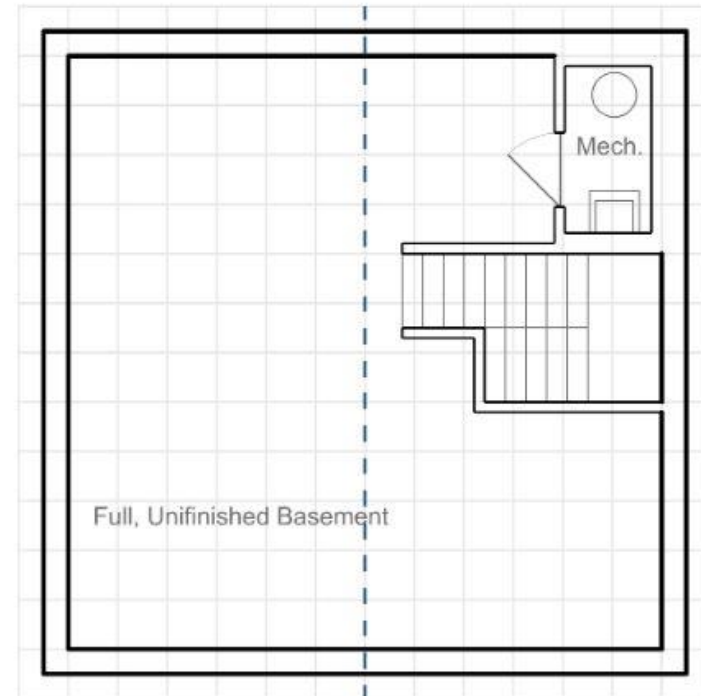


Victory Circle, Hartford VT

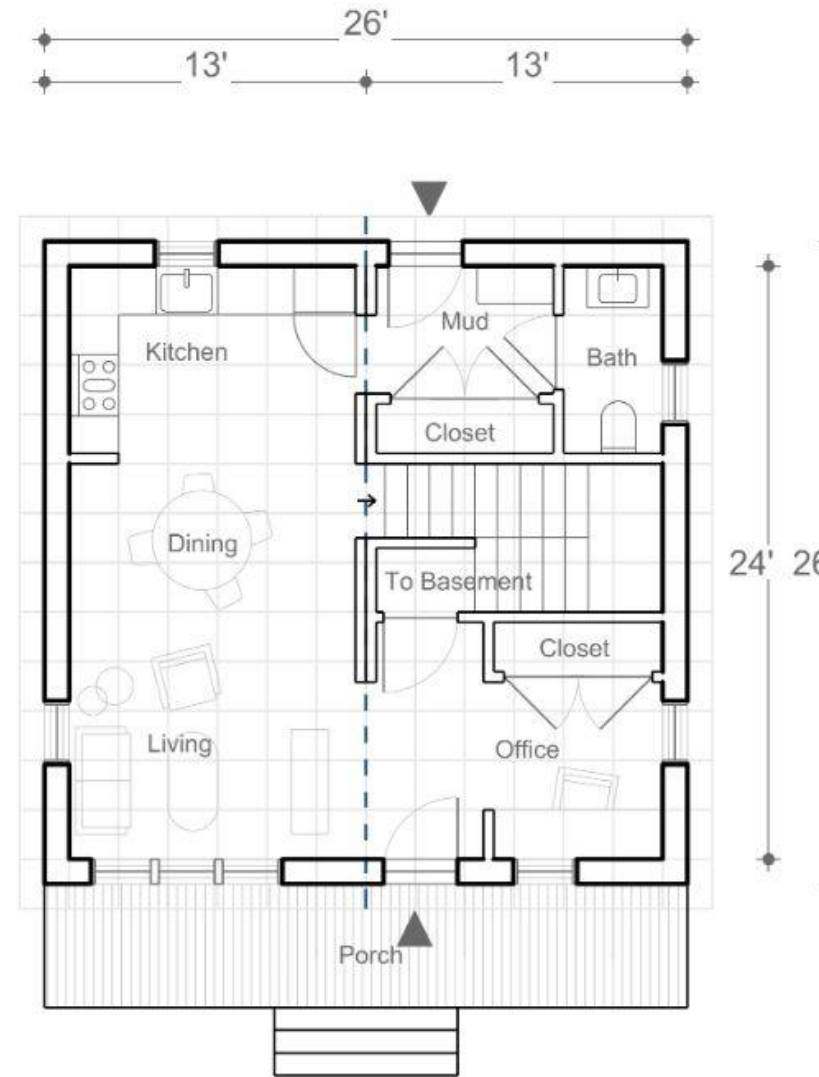
Four Square

Square ADU / Starter Home

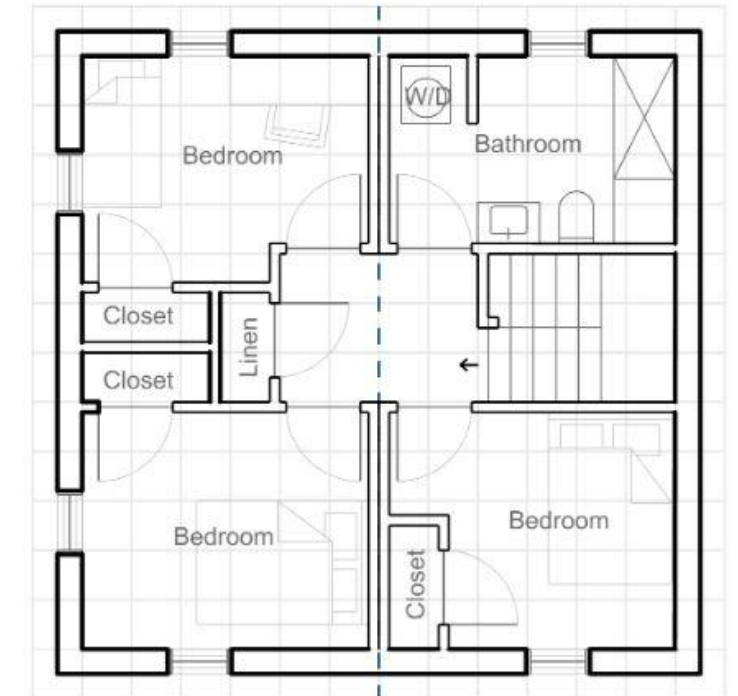
# of Units	1
Bedrooms	3
Bathrooms	1.5
Building Dims	26' x 26'
# of Stories	2.5 stories
GSF (excl/incl attic)	1,350 SF



Basement
(unfinished)



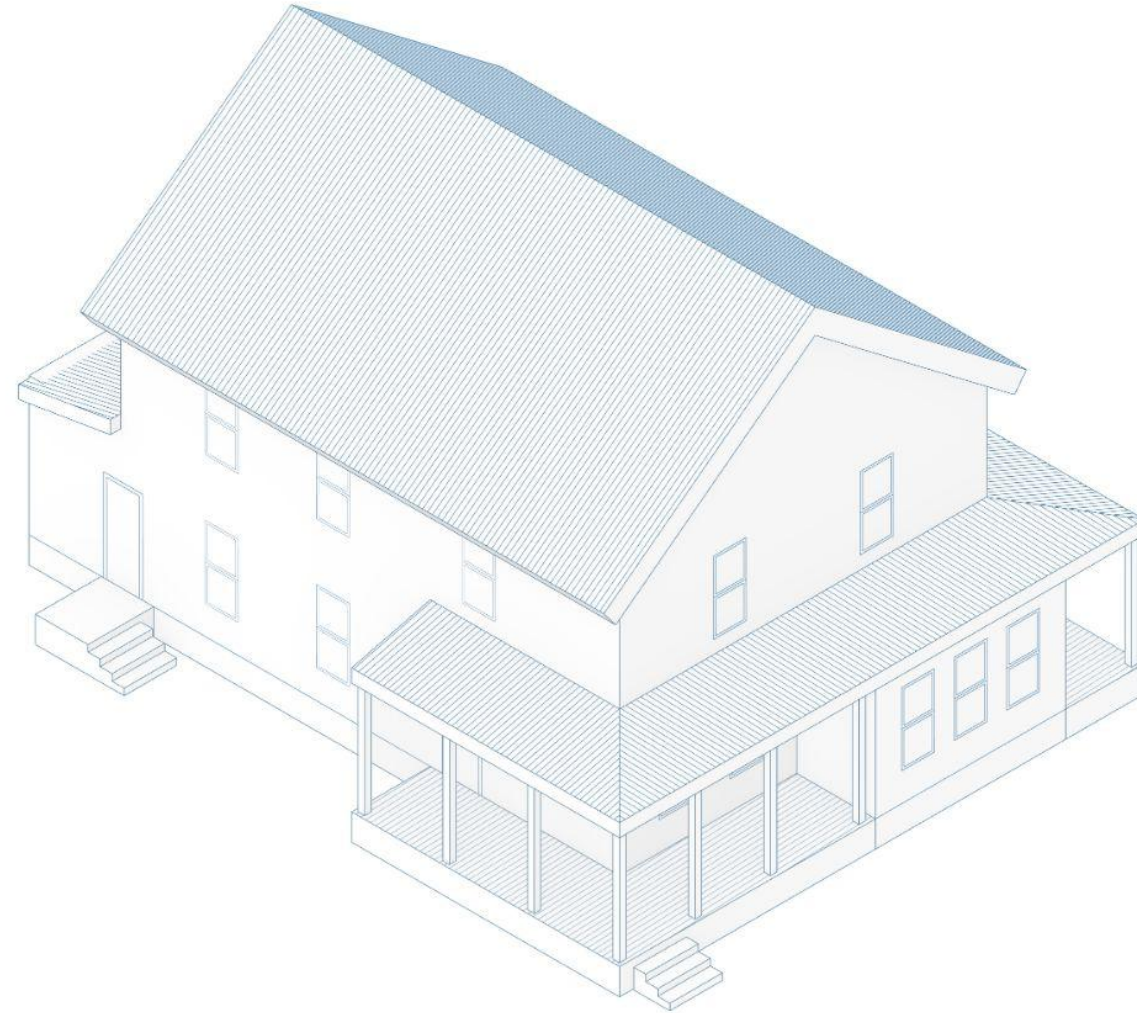
Floor 1



Floor 2

Paired Starter Home Duplex

# of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Building Dims	28' x 50'
# of Stories	2
GSF	2,269 SF



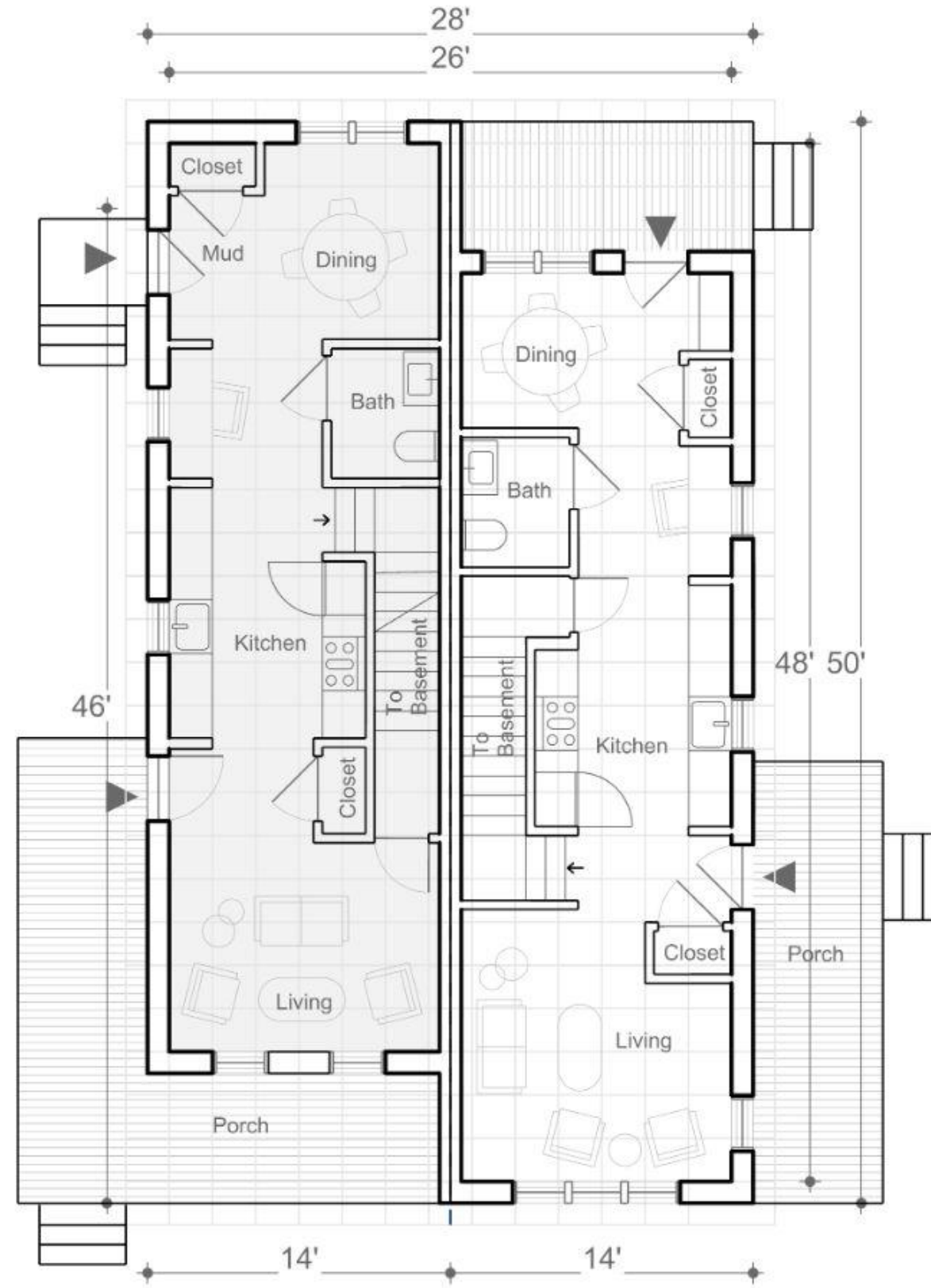
Hyde Park Ave - Roslindale (Boston) MA



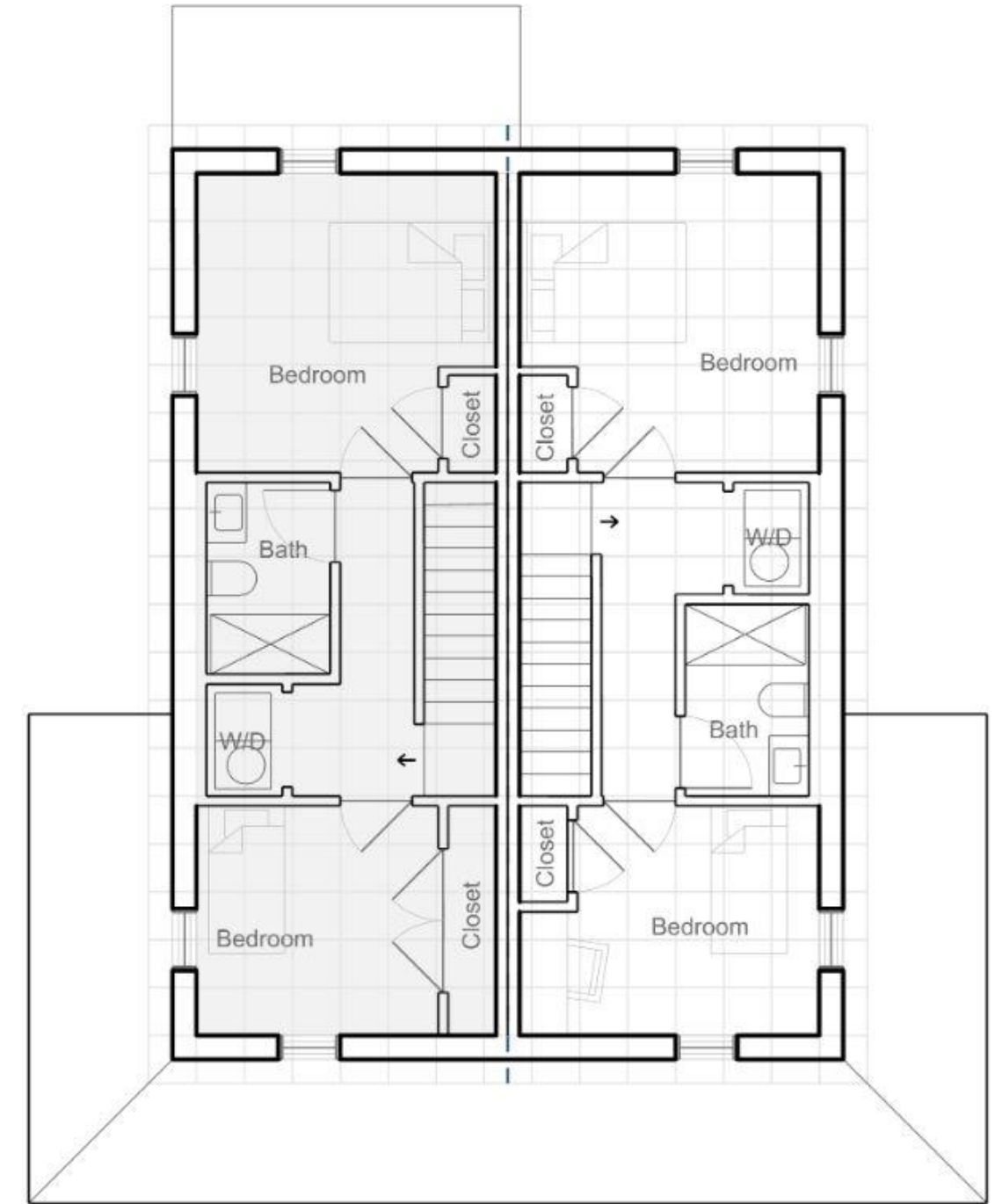
Hickory St, Rutland VT

Paired Starter Home Duplex

# of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Building Dims	28' x 50'
# of Stories	2
GSF	2,269 SF



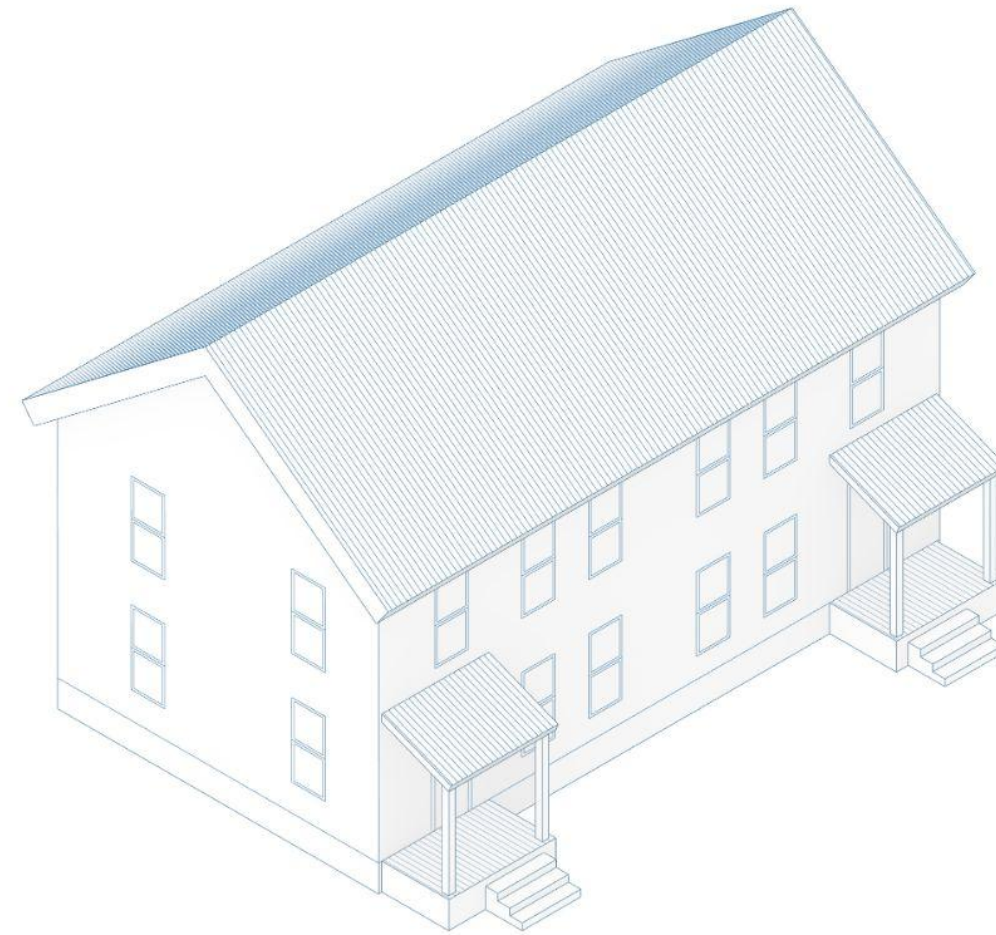
Floor 1



Floor 2

Side-by-Side 2 Bed Duplex

# of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Building Dims	42' x 24'
# of Stories	2
GSF (base/alts)	2,016 SF



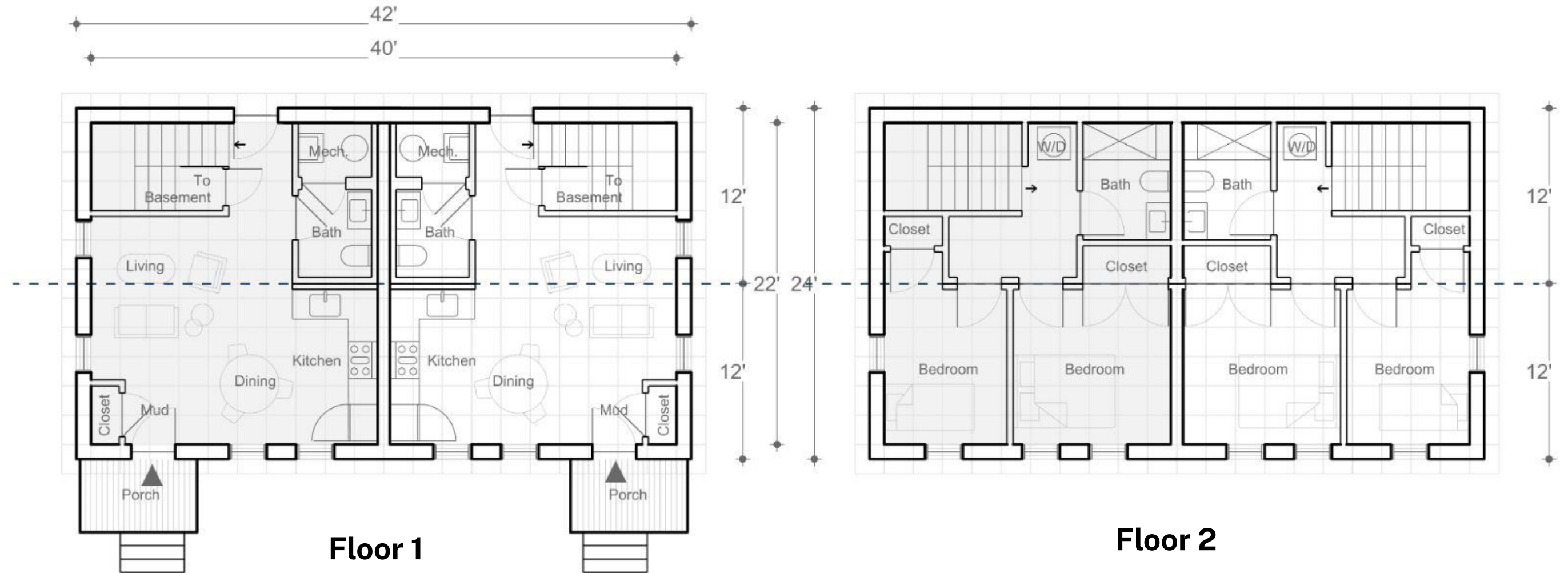
Grove St, Essex Junction



St Paul Street - Montpelier

Side-by-Side 2 Bed Duplex

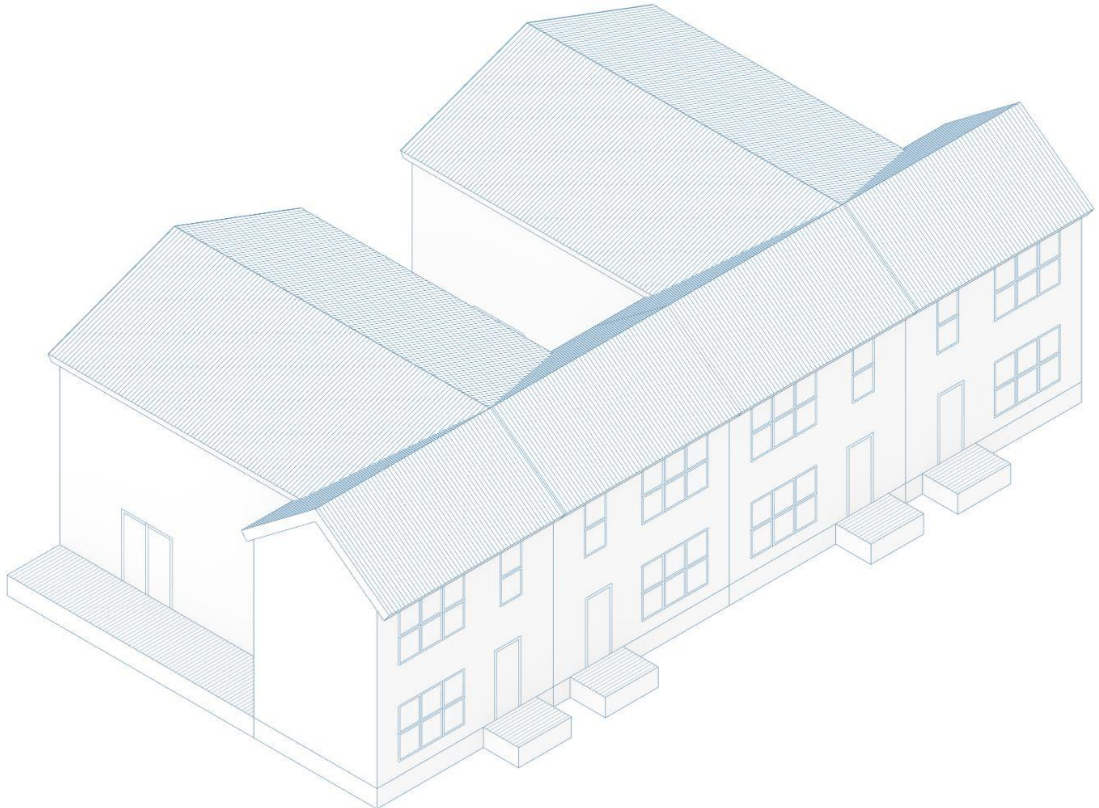
# of Units	2
Bedrooms	2 / 2
Bathrooms	1.5 / 1.5
Building Dims	42' x 24'
# of Stories	2
GSF (base/alts)	2,016 SF



Townhouse

2+ Unit Aggregated

# of Units	2+
Bedrooms	2
Bathrooms	1
Building Dims	14' x 44'
# of Stories	2
GSF	1,232 SF



Conant Square, Brandon VT

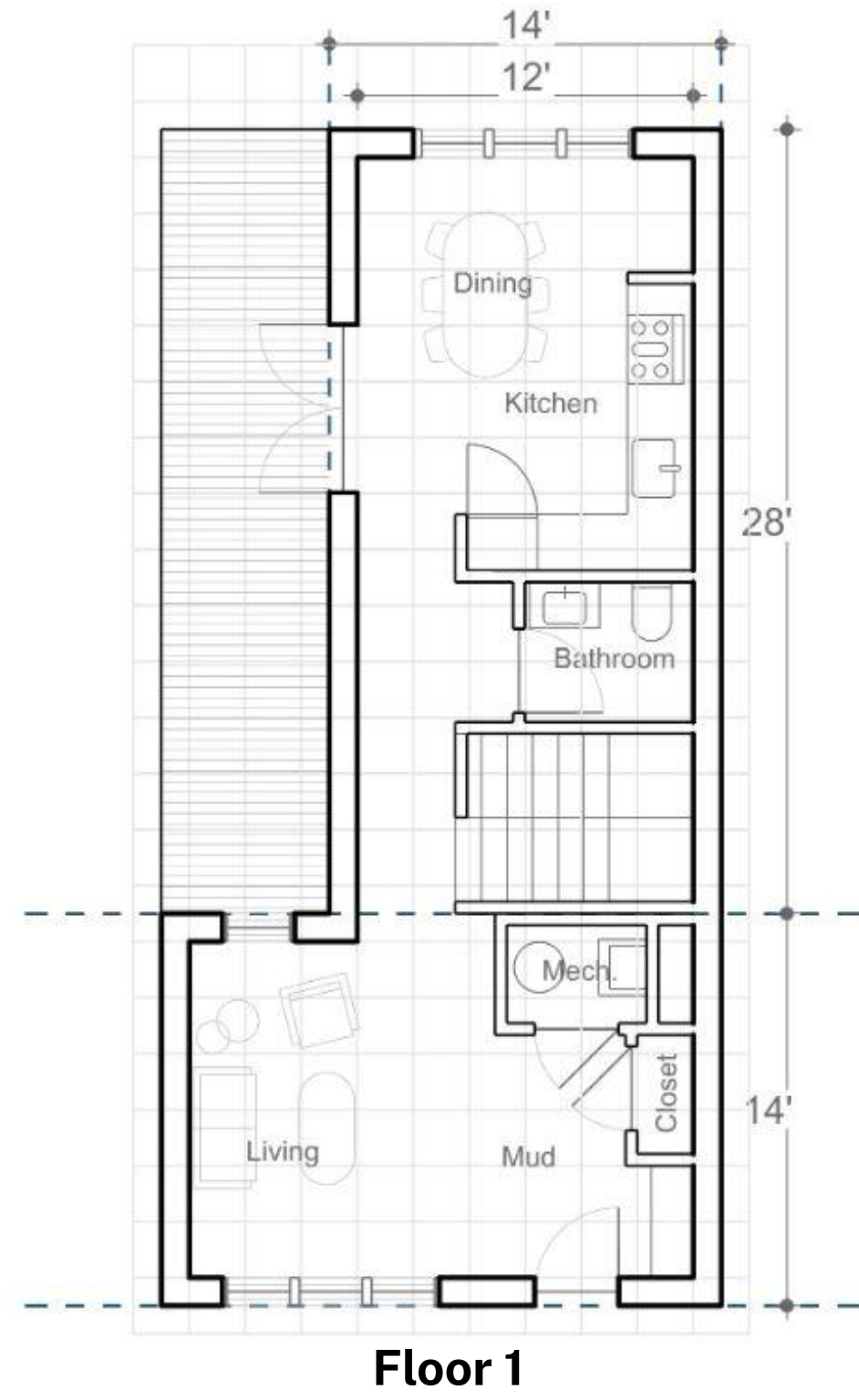


Maple St, Burlington VT

Townhouse

2+ Unit Aggregated

# of Units	1
Bedrooms	3
Bathrooms	1.5
Building Dims	20' x 42'
# of Stories	2
GSF	1,283 SF



What's Next

- Continue to develop designs in more detail for construction documents
- Continue to refine accessibility features over and above base requirements, with an eye toward day-one accessibility and visitability as well as adaptability
- Pending \$15,000 AARP grant, further engage older Vermonters, veterans, and individuals with mobility challenges to solicit feedback on accessibility features that are important to them

Thank You!

