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Division of Community Planning &
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Senate NRE & EDHGA

February 17, 2026

<https://accd.vermont.gov/current-initiatives/homesforall>

MY BACKGROUND

- Undergraduate/graduate education in political science, economics, public administration, urban development & regional planning
- ICMA Management Fellow, Milton, VT
- Development Review Planner, Milton VT
- Planning & Economic Development Director & Acting Zoning Administrator, Milton, VT
- Governance (Charter) Committee Chair, Colchester, VT
- CCSWMD Board Member, Chittenden County
- Special Projects Planner, Colchester, VT
- Planning & Policy Manager, VT DHCD
- Planning Commissioner, Barre, VT
- City Councilor, Barre VT
- Mayor, Barre, VT
- Vermont and Northern New England Planner of the Year
- Member of the American Institute of Certified Planners



DEPARTMENT of HOUSING & COMMUNITY DEVELOPMENT

Community Planning +
Revitalization Division

Making it easier to build
homes where we need
them most.

Policy Alignment

2013

Neighborhood Development Area Designation

Established place-based incentives to support walkable residential development surrounding village centers and downtowns.

2023

HOME Act Legislation (Act 47)

Legislation promoting small-scale infill on lots serviced by existing infrastructure.

Community Partnership for Neighborhood Development

Pre-development grants for projects providing a mix of housing types, styles, tenure, and sizes.

Housing Funders Roundtable

2025

Act 69: CHIP & VT Infrastructure Sustainability Fund

Legislation enables municipalities to finance essential infrastructure (like water, sewer, roads, and stormwater systems) that supports new housing development.

Executive Order

Includes several initiatives aimed at accelerating housing permitting and increasing production.

2022-2024

Bylaw Modernization Grants

Funding to support municipalities updating their land use, development, and zoning bylaws.

2020

Zoning for Great Neighborhoods

Recommendations for incremental changes to municipal bylaws, including sample language to make change easier for local boards and commissions.

2024

Evaluating and Modernizing Vermont's State Designation Programs

Recommendations to modernize Vermont's five smart growth programs, which provide financial and permitting incentives to facilitate housing production and compact development.

Vermont Homes for All Toolkit

Act 181

Modernizes Vermont's planning framework by aligning Act 250, regional plans, and local land use regulations to support housing development and economic opportunity in areas designated for growth.

2025-2026

Homes for All Training Cohort & 802 Homes Pre-Approved Designs

The “Missing Middle”



Single-Family Home
on Large Lot



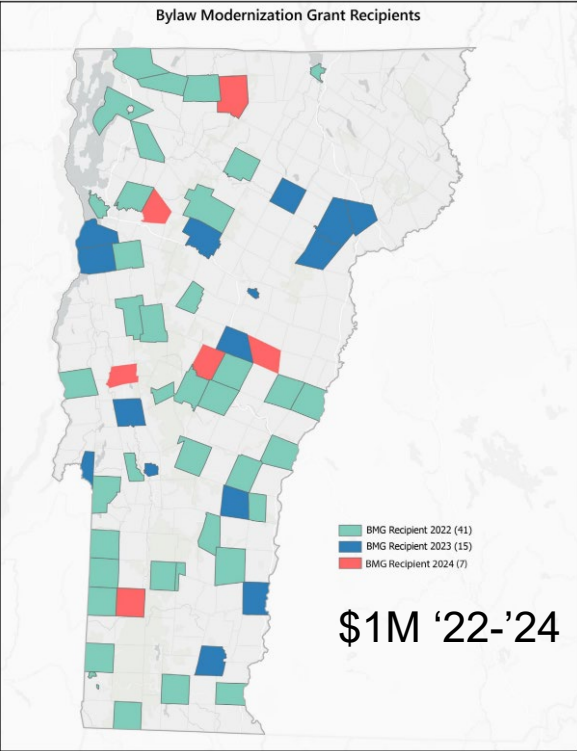
Duplex, Townhome, Cottage Court,
Stacked Flats, Tri/Quadplex, etc.



Large, Multi-Unit,
“Podium Construction”

§ 4306. Municipal and Regional Planning and Resilience Fund

BYLAW MODERNIZATION GRANTS



MUNICIPAL PLANNING GRANTS



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 Launching Jan; Trainings Beginning Feb



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

Actions: Construction-Ready Pre-Approved Designs

Status: Project Kickoff Nov 2025

Neighborhood Infill Case Studies

Rutland City

Vermont Agency of Commerce & Development

Rutland City Case Study Parcel



Parcel Address: 104 South Street

Context & Goals

This vacant corner site is walking distance to Rutland's main station and bike path, shopping center, and downtown commercial center. This gridded neighborhood is highly walkable with many existing small multi-unit dwellings ranging from one to two and a half stories. The owner of this site is already engaged in a gut rehab of a property a few blocks away and is interested in developing this site to maximize its potential as a rental property for one and two-bedroom units.

Siting Considerations

The site is flat and relatively unobstructed for a denser neighborhood than the site. South Street is the primary thoroughfare and has an existing sidewalk and parking pad. Primary siting considerations are reinforcing and activating South Street on the primary frontage, preserving existing mature trees to the extent possible, and arranging the parking to allow for the preservation of some yard space while ensuring convenient and accessible access to the rear unit.



Home Typology Considerations

The Side-by-Side Plus One, with its square footprint and naturally efficient interior layout, was chosen for this site for three reasons:

1. Its dimensions fit the development lot area well.
2. The unit types and sizes are a good fit for local housing need.
3. It works well with a corner lot that can accommodate efficient side parking, preserving more usable open space.

Development Metrics	
Number of Units	3 Units
Number of Bedrooms per Unit	(0) 1 Bedroom, (2) 2 Bedroom
Lot Type (Neighborhood Plan Potential)	(U) Accessible, (C) Conventional
Gross Square Footage per Unit	624-671 / 1,000-971 / 1,000 of
Building Footprint	40' x 40'

194 Part 3. Community Infill Design Vermont Homes for All Toolkit



Vermont Department of Housing & Community Development

Site Plan

The site plan anticipates the building sitting close to the street to activate the South Street sidewalk and anchor the James Street corner in this walkable neighborhood. This position on the parcel also helps preserve an efficient side parking layout with an integrated ramp to the rear accessible unit and ample outdoor open space associated with each unit. Additionally, by using the building to the northern side of the site we increase the chance of preserving south-facing kitchen garden opportunities.

Buildout Visualization

A pitched roof form has been selected to align with the vernacular of nearby homes. The typology could be further tailored to its context by adding deeper front porches to support a more social neighborhood front porch culture. This typology also allows for the integration of rear-facing second floor outdoor decks extending over the rear unit on the first floor (depicted as future porch).



195 Part 3. Community Infill Design



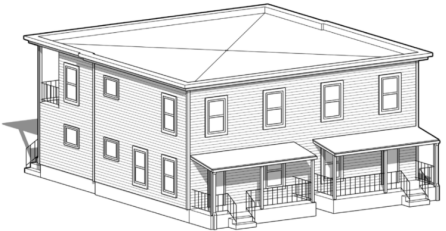
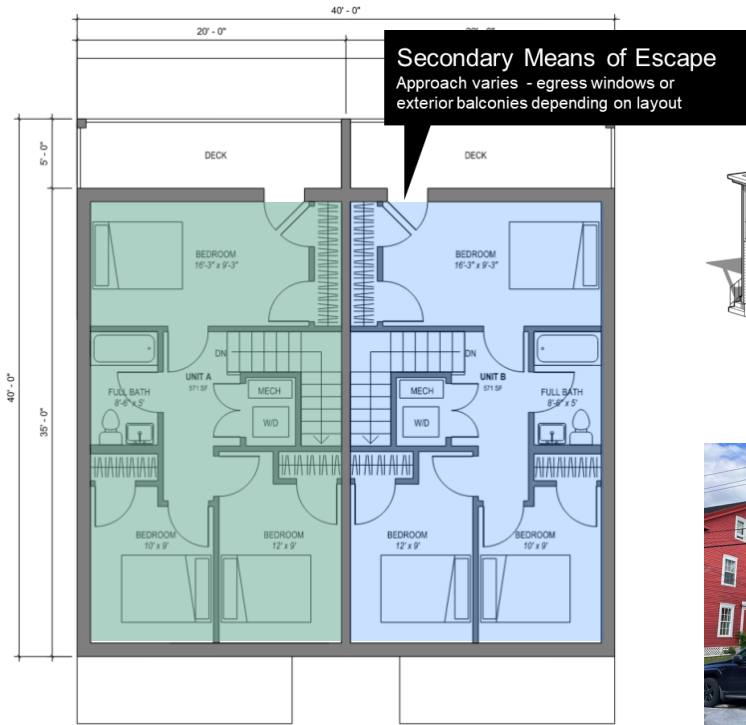
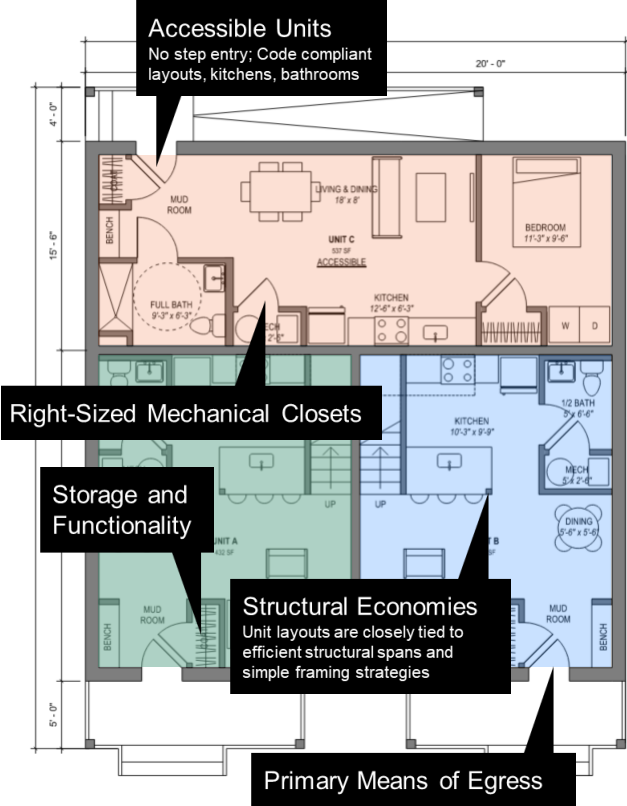
Context, Goals & Siting Considerations

- Vacant, flat corner site in gridded, walkable neighborhood.
- Has municipal water and sewer access.
- Nearby buildings range from 1-2.5 stories.
- Goal: maximize its potential as a rental property for 1-2br units.

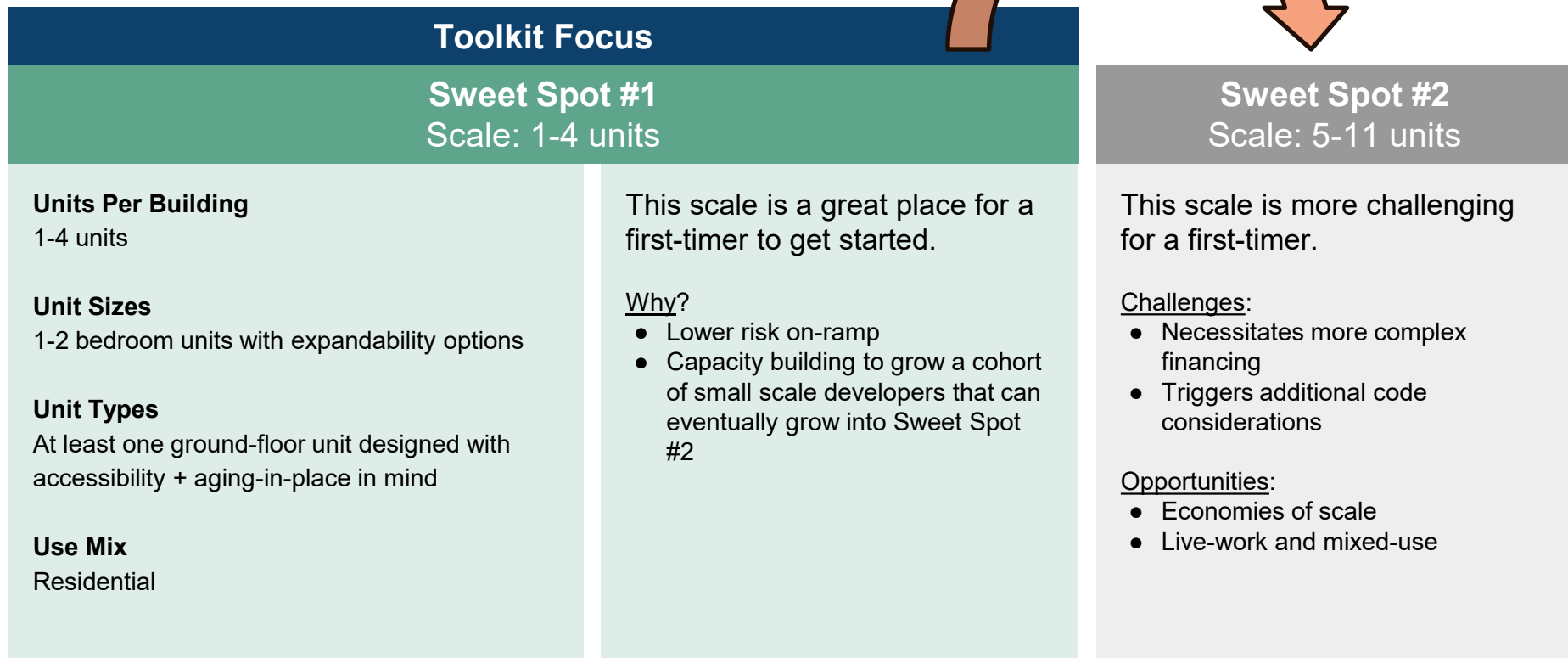
Case Studies: Arlington, Bellow Falls, Middlesex, Rutland City, Vergennes

Example of Prototype Unit Design

Side-by-Side Plus One Prototype



Development “Sweet Spot”



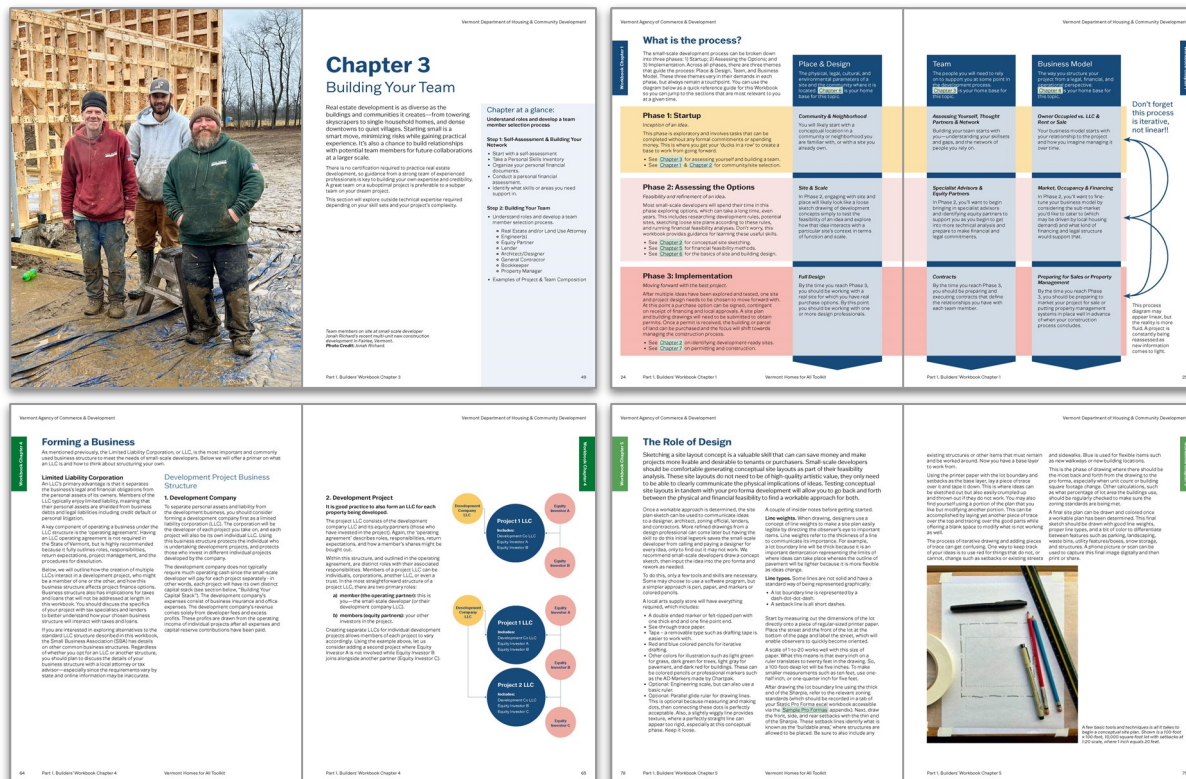
Builders' Workbook

Step-by-step guidance on all aspects of the development process for a broad audience of potential developers.

Chapters:

1. Your role in small-scale development
2. Identifying development-ready sites
3. Building your team
4. Business and financial frameworks
5. Feasibility methodology
6. Design
7. Permitting and construction
8. Implementation and management

Example Workbook Spreads



Homes for All Training



Vermont Homes for All Small Scale Development Training Opportunities



Small Scale Development Workshops

Spend a day learning the complete pre-development cycle — from site assessment to project readiness for funding.

21
FEB

Montpelier, VT

Montpelier Senior Activity Center
58 Barre Street
8:30 AM - 5:00 PM

22
APR

Middlebury, VT

Middlebury Town Hall Theater
72-76 Merchants Row
8:30 AM - 5:00 PM

5
JUN

Brattleboro, VT

exact venue tbd
8:30 AM - 5:00 PM

5
SEPT

Lyndon, VT

exact venue tbd
8:30 AM - 5:00 PM

TO REGISTER, FILL OUT AN INTAKE FORM:

[BIT.LY/VERMONTDEVELOPER](https://bit.ly/vermontdeveloper)



802 Homes

10 Home Designs, Each Designed Two Ways: On-Site Traditional Framing + Off-Site Modular Construction



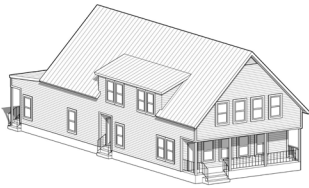
Age-In-Place



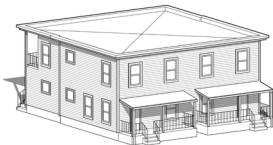
Narrow Lot



Village



Side-by-Side



Multi-generational

[Design coming soon!]

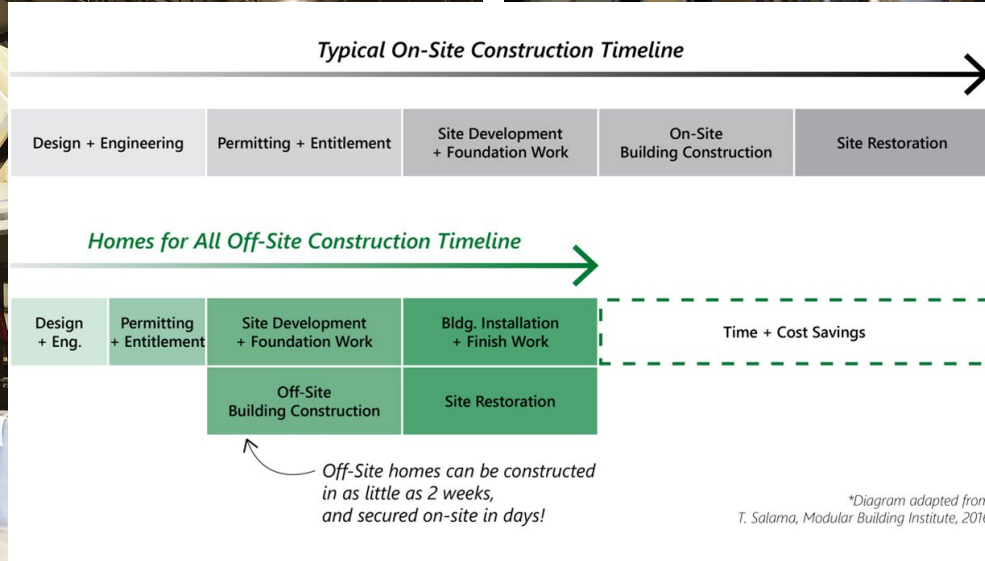
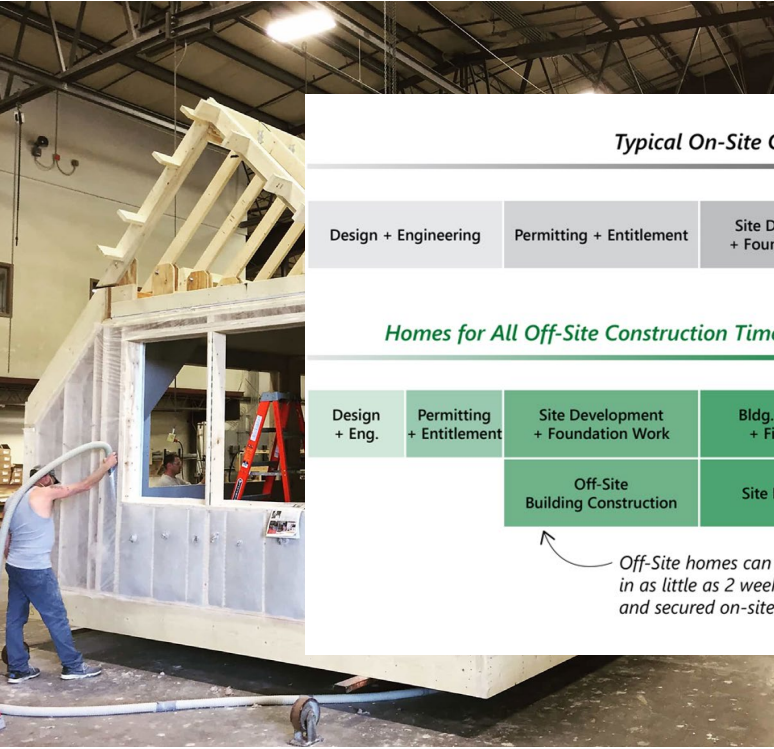


*Variants on
Base Model*



*Variants on
Base Model*

Benefits of Off-Site Built Housing



802 Homes – “Development-Ready” Community Partners

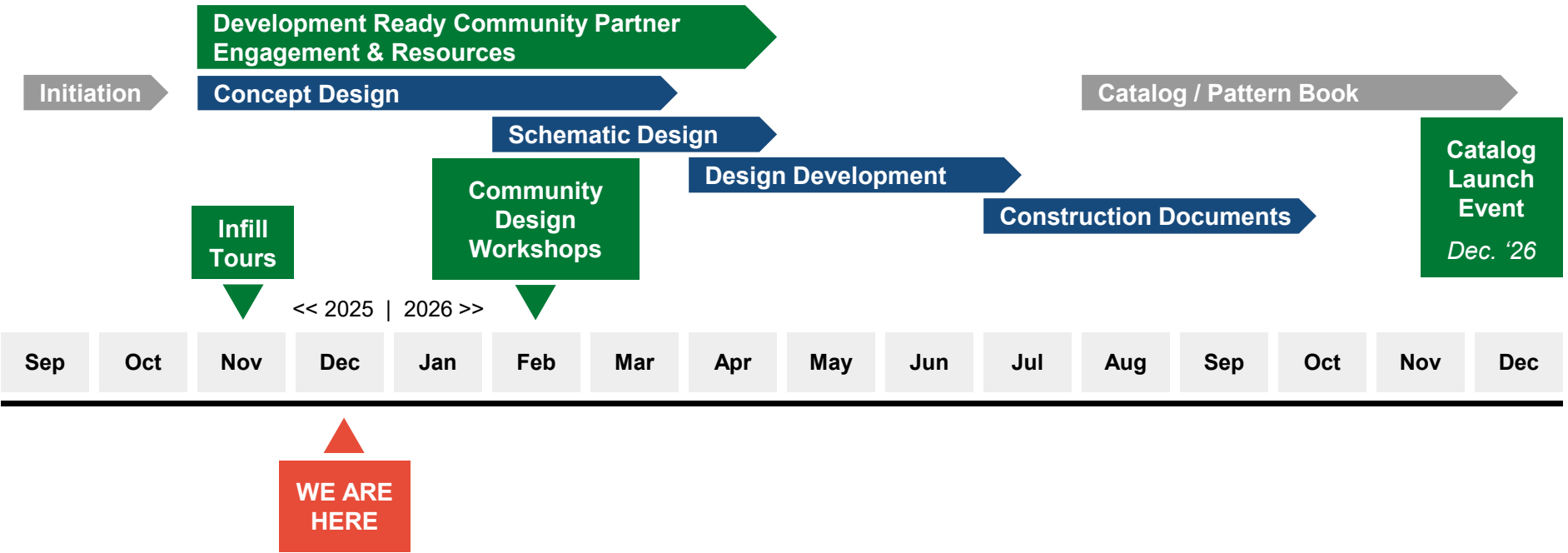


Partners to ensure this project results in pre-approved home designs that align with local infill opportunities and plug into streamlined local review and permitting processes.

Communities will:

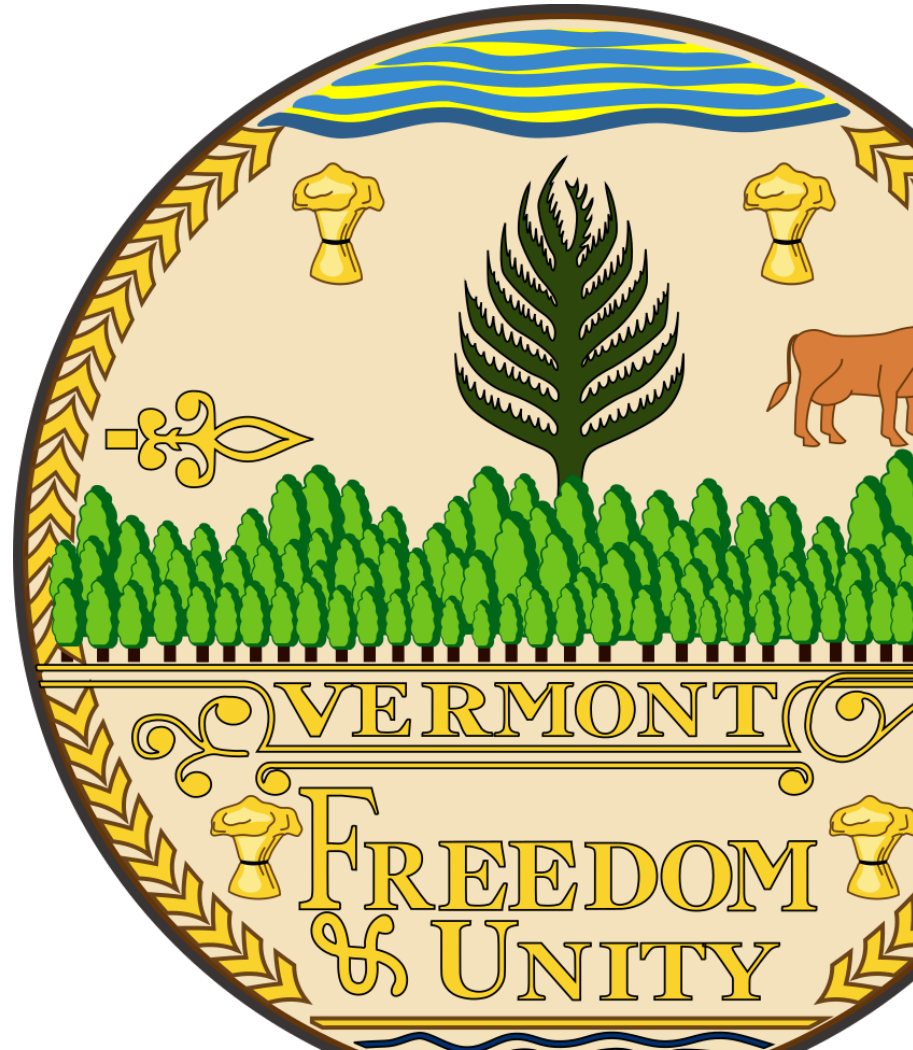
- **Identify eligible sites**
- **Co-develop and test home designs** within the community
- **Expand access to development opportunities** for would-be housing developers
- **Create a roadmap for other communities** by identifying the steps required to incorporate **administrative approvals** into bylaws or streamline existing administrative approval processes

802 Homes – Project Schedule



Beyond the 802 Homes Catalog

- In conversation with:
 - Finance and banking community
 - Workforce development
 - Energy efficiency community and alignment with Tier III incentives
 - Technical assistance providers to help with CHIP implementation
 - Building supply houses
- Exploring pilot opportunities within the “Development-Ready” Communities and beyond





PRESERVATION TRUST OF VERMONT



Strategic Advisors -
Amy Tomasso,
Seth Leonard



Consultant Team



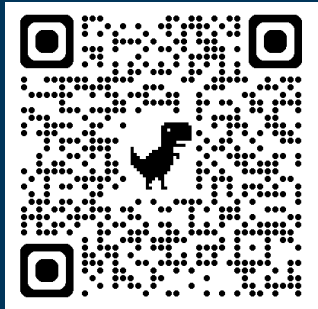
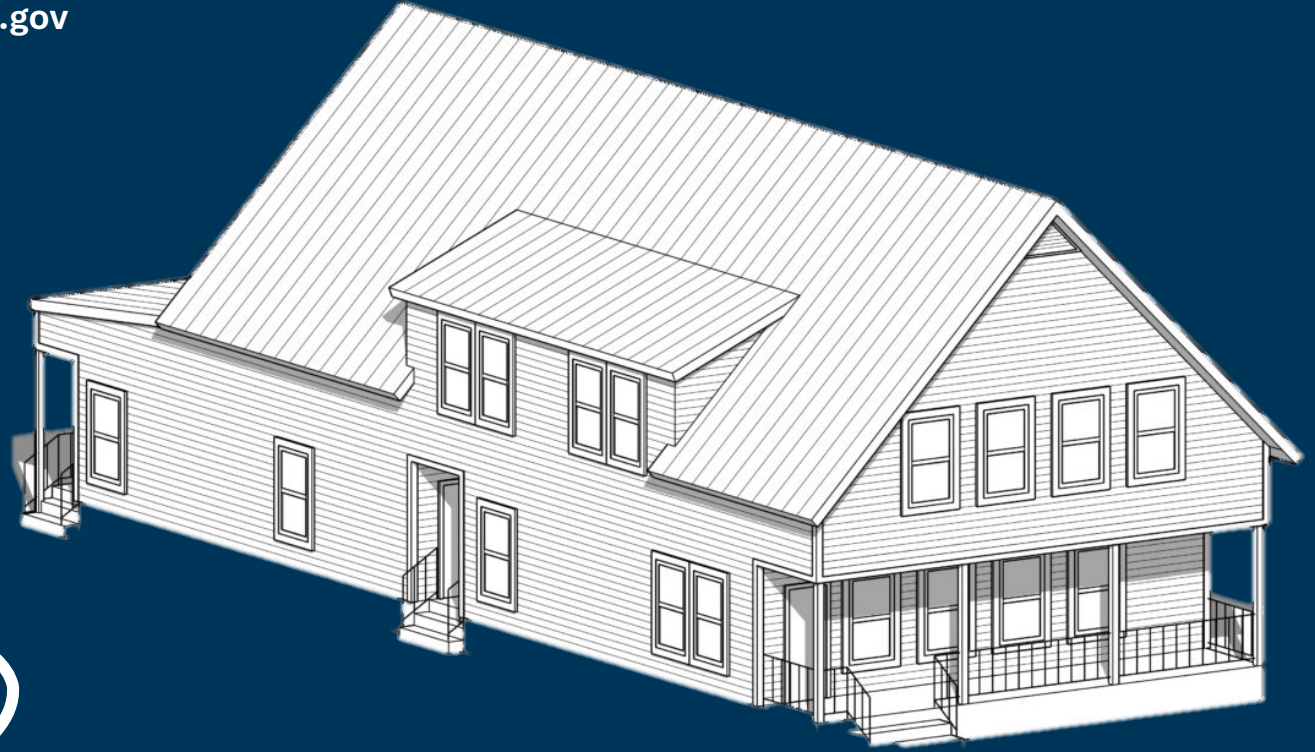
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