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Senate NRE & EDHGA
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<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.

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.



2020

Zoning for Great Neighborhoods

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

2022-2024

Bylaw Modernization Grants

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

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.

2025-2026

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

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.

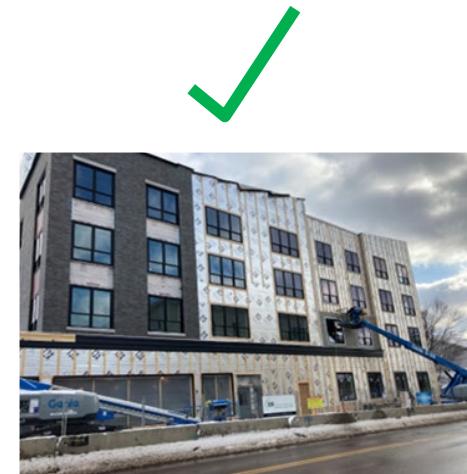
The “Missing Middle”



Single-Family Home
on Large Lot



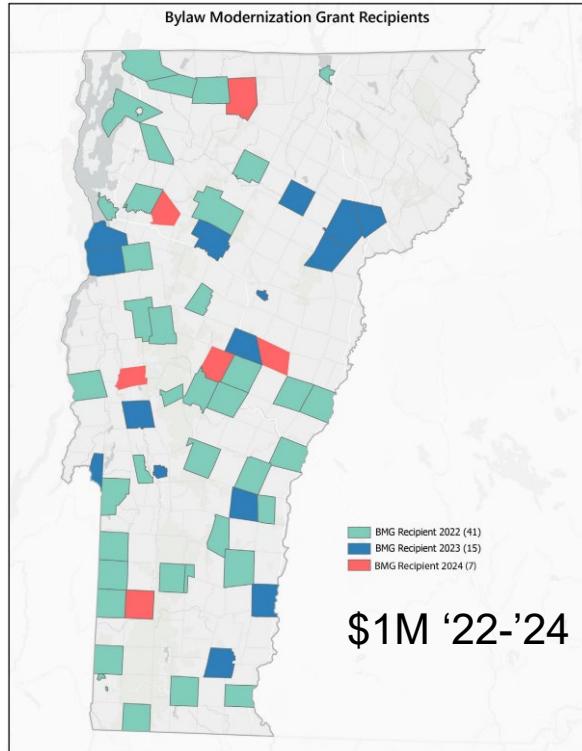
Duplex, Townhome, Cottage Court,
Stacked Flats, Tri/Quadplex, etc.



Large, Multi-Unit,
“Podium Construction”

§ 4306. Municipal and Regional Planning and Resilience Fund

BYLAW MODERNIZATION GRANTS



MUNICIPAL PLANNING GRANTS

By the Numbers [2020-2024]

\$4.6m
in grant funds requested

\$2.8m
in grant funds awarded

\$538,064
in local match funds

160
municipal planning grants awarded

386,163
people engaged in the planning process

99%
of survey respondents say MPGs are important to achieve planning goals



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 a walking distance to Rutland City's vibrant walkable path, shopping center, and downtown commercial center. The property is located on a corner site that is currently empty, existing small multi-unit dwellings range from one to three stories in height, and the property is already engaged in a gut rehab of a property a few doors down. The property is currently empty and has the maximum potential as a rental property for one and two-bedroom units.

Infrastructure & Regulatory Constraints

Water Access	Municipal
Wastewater	Municipal
Gas	None
Max # of Dwelling Units Allowed	4 units
Min # of Dwelling Units Allowed	no units
Setbacks (Front / Side / Rear)	20' / 19' / 20' - 50' (20% / 19% / 20% - 50%)
Minimum Lot Size	0.21 ac / 0.047 af

Siting Considerations

The site is flat and relatively unbroken from the surrounding neighborhood like this one. South Street is a paved road with sidewalks and has an existing sidewalk and parking zone. The property boundaries are reinforcing and activating South Street. The property is located in a tree preserving existing mature trees to the greatest possible extent. The parking zone is located in the rear, and the preservation of some yard space minimizes the impact on the rear and accessible access to the rear unit.



Home Typology Considerations

Side by Side Plus One, with its square footprint and naturally occurring corner layout, was chosen for the site for these reasons:

1. It dimensions well to the corner area.
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 site parking, preserving more usable open space.

Development Metrics

Number of Units	3 Units
Number of Bedrooms per Unit	(1) 1-Bedroom, (2) 2-Bedroom
Unit Types (Accessible/Age-Friendly)	(1) Accessible, (2) Conventional
Gross Square Footage per Unit	624 ft ² / 1,000 ft ² / 1,000 sf
Building Footprint	40' x 40'

Disclaimer: In most cases, the infill parcel case studies shown in this Toolkit would not be possible under the by-right zoning in their respective towns. However, the infill tool has been developed to make the norms of pending development processes and zoning regulations more accessible to the public and to inform the public of the potential for infill development.

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

195 Part 3: Community Infill Design

Context, Goals & Siting Considerations

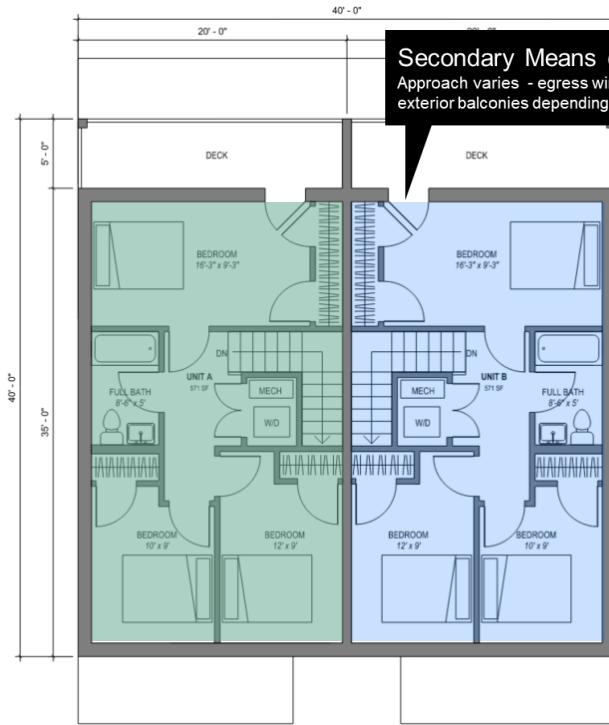
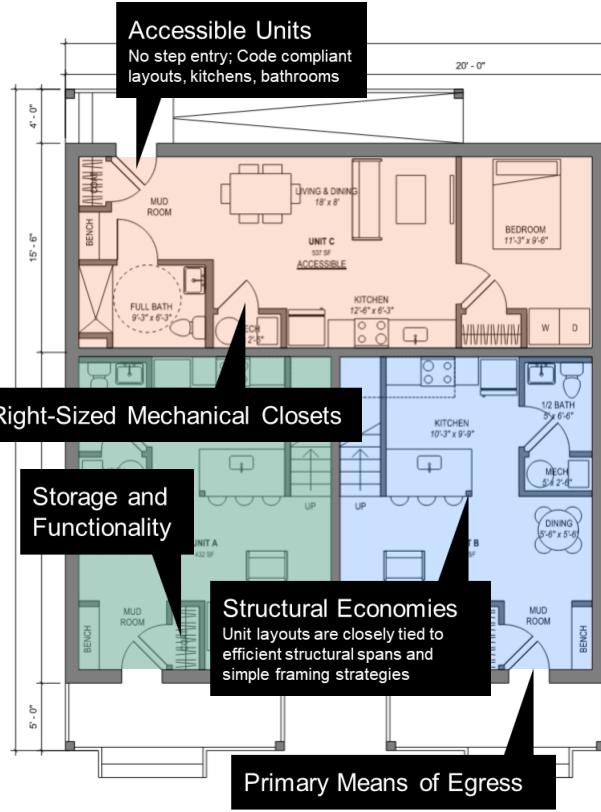
- Vacant, flat corner site in gridded, walkable neighborhood.
- Has municipal water and sewer access.
- Nearby buildings range from 1-2.5 stories.
- Goal: maximize its potential as a rental property for 1-2br units.



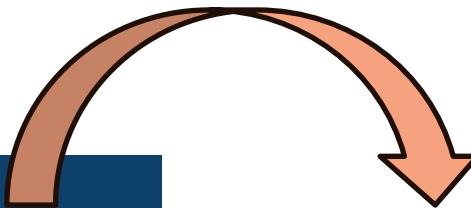
Case Studies: Arlington, Bellows Falls, Middlesex, Rutland City, Vergennes

Example of Prototype Unit Design

Side-by-Side Plus One Prototype



Development “Sweet Spot”



Toolkit Focus	
Sweet Spot #1 Scale: 1-4 units	
Units Per Building 1-4 units	This scale is a great place for a first-timer to get started.
Unit Sizes 1-2 bedroom units with expandability options	Why? <ul style="list-style-type: none">• Lower risk on-ramp• Capacity building to grow a cohort of small scale developers that can eventually grow into Sweet Spot #2
Unit Types At least one ground-floor unit designed with accessibility + aging-in-place in mind	
Use Mix Residential	
Sweet Spot #2 Scale: 5-11 units	
	This scale is more challenging for a first-timer.
	Challenges: <ul style="list-style-type: none">• Necessitates more complex financing• Triggers additional code considerations
	Opportunities: <ul style="list-style-type: none">• Economies of scale• Live-work and mixed-use

Builders' Workbook

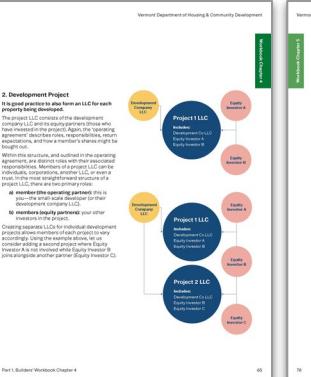
Step-by-step guidance on all aspects of the development process for a broad audience of potential developers.

Chapters:

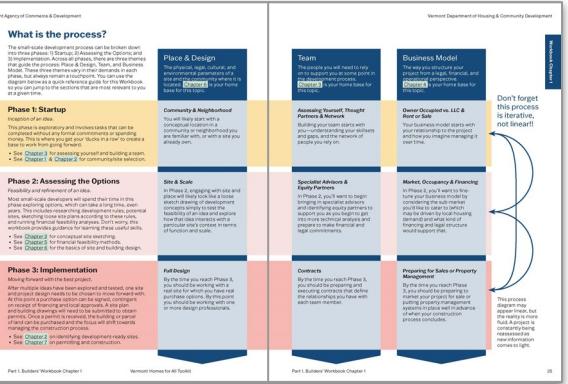
1. Your role in small-scale development
2. Identifying development-ready sites
3. Building your team
4. Business and financial frameworks
5. Feasibility methodology
6. Design
7. Permitting and construction
8. Implementation and management



Business Structure	Description
Forming a Business	As mentioned previously, the Limited Liability Corporation, or LLC, is the most important and commonly used business structure for small business owners. This section will explain what an LLC is and what you need to do before forming your own.
Limited Liability Corporation	The Limited Liability Corporation represents a business structure that protects the personal assets of its owners. Members of the LLC are not personally liable for the debts and legal liabilities including credit debt of the business.
Advantages of an LLC	A key component of operating a business under the LLC structure is the tax advantage. The LLC is a pass-through entity, meaning any revenue or profit from the business is passed through to the individual members. This allows the members to deduct business expenses, retain earnings, profit sharing, and benefits.
Disadvantages of an LLC	While we outlined the benefits of forming an LLC, there are some disadvantages. First, you must be a member of the LLC, and this has implications for your personal assets. If you are a member of an LLC, you are personally liable for the debts and taxes of the LLC. This means that if you are not a member of the LLC, you will not be addressed as an individual member, but as a member of the LLC.
Small Business Association (SBA) Requirements	If you are interested in applying elsewhere to the Small Business Association (SBA) for a loan, you must be a member of an LLC. The Small Business Association (SBA) has strict requirements for the business structure of whether you opt for an LLC or another structure, including sole proprietorship or partnership. The SBA has strict requirements for the business structure you choose, so it is important to research very carefully and receive information from a licensed attorney.
Development Project Business Structure	1. Development Company A separate personal assets and liabilities from the business. This is the most common business structure for real estate development companies (REDC). The corporation will be responsible for the debts and legal liabilities of the business structure. Protects the individual who is the owner of the business from personal assets and losses in individual entrepreneurial projects.
The Development Company	The development company does not typically have personal assets or liabilities. This means that the individual owner of the company, in other words, does not risk or loses his own personal assets if the company fails. Capital One, The development company's personal assets and liabilities are separate from the business structure. This means that the individual owner of the company does not risk or loses his own personal assets if the company fails.



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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



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!]

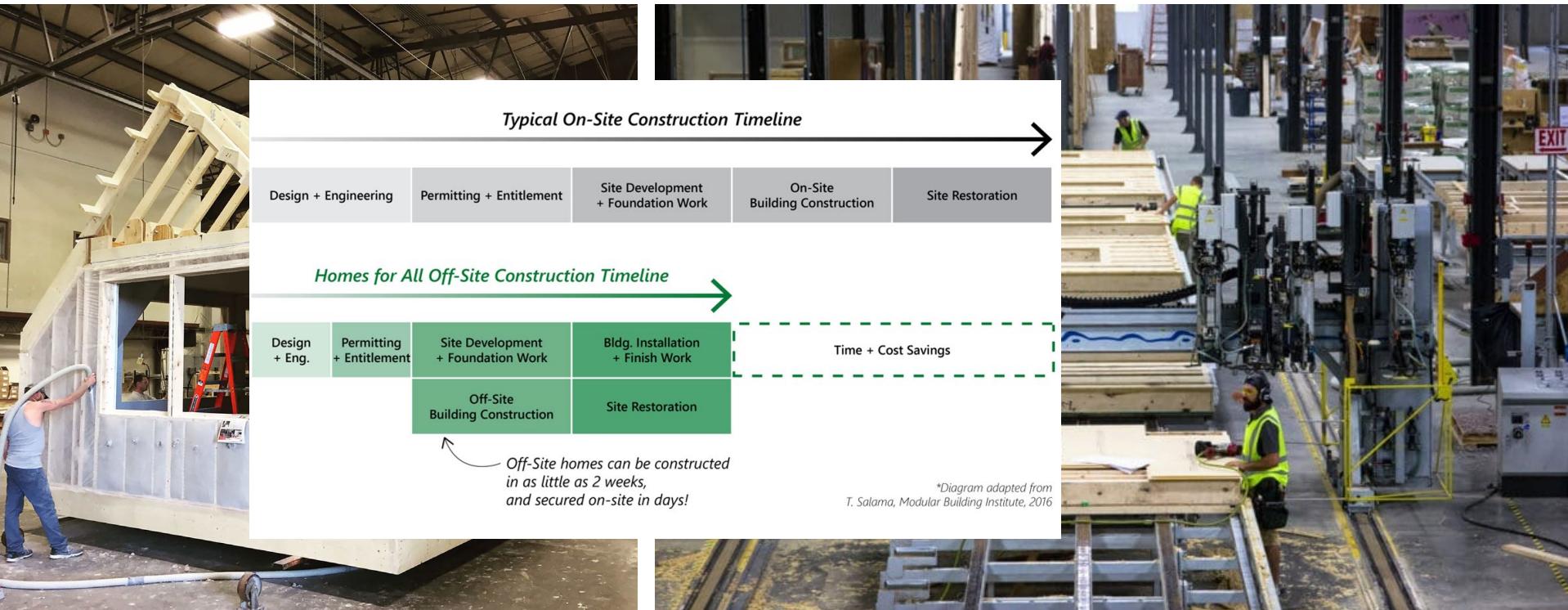


Variants on
Base Model



Variants on
Base Model

Benefits of Off-Site Built Housing



802 Homes – “Development-Ready” Community Partners

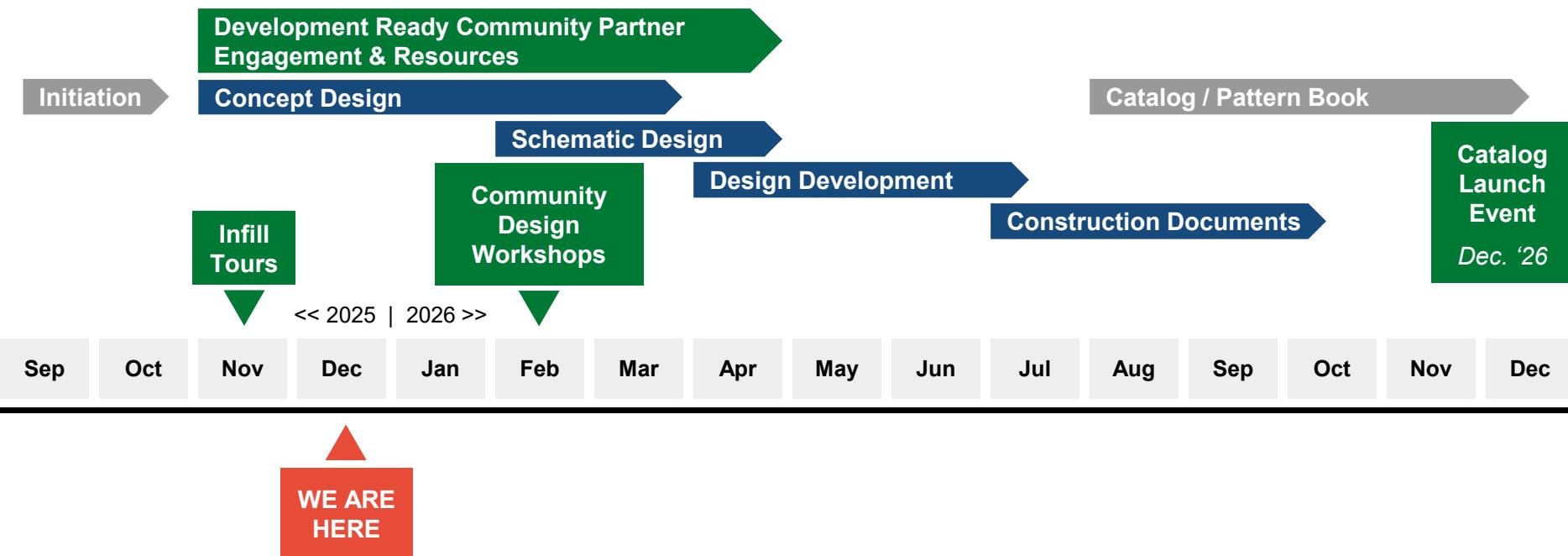


Partners to ensure this project results in pre-approved home designs that align with local infill opportunities and plug into streamlined local review and permitting processes.

Communities will:

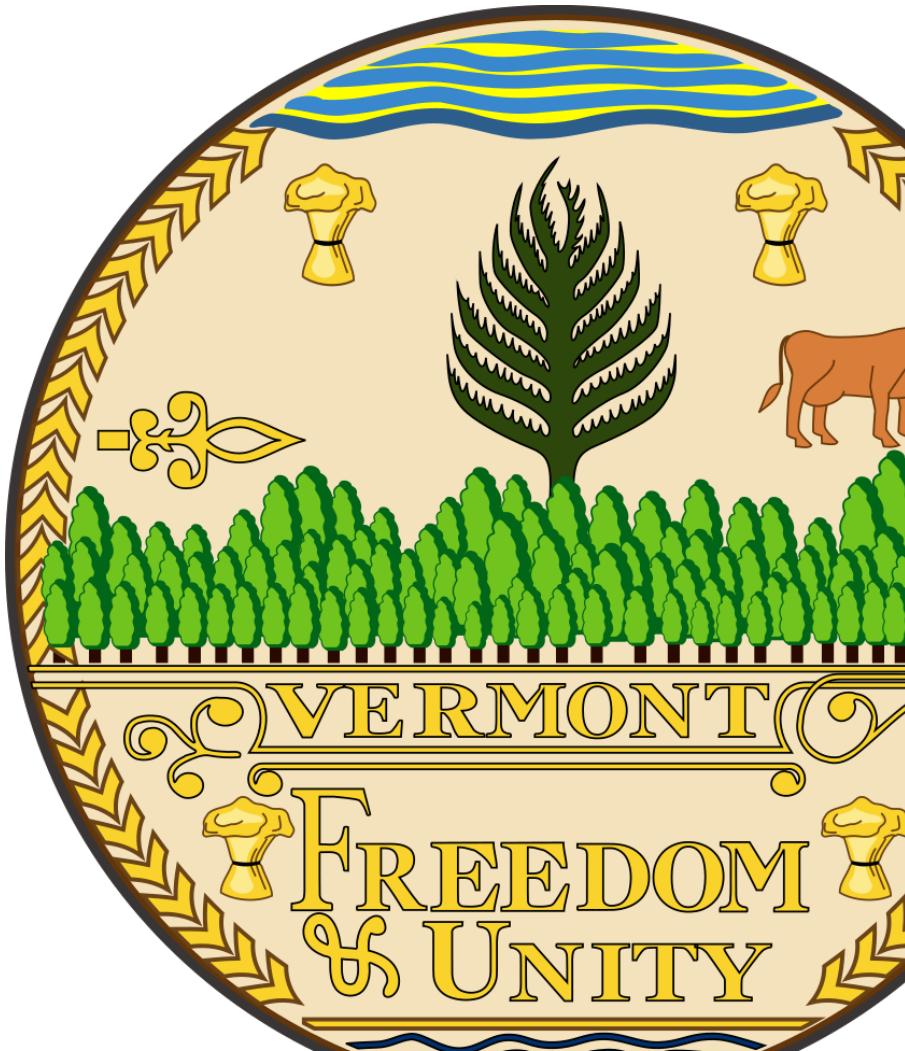
- **Identify eligible sites**
- **Co-develop and test home designs** within the community
- **Expand access to development opportunities** for would-be housing developers
- **Create a roadmap for other communities** by identifying the steps required to incorporate **administrative approvals** into bylaws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





LET'S
BUILD HOMES



PRESERVATION TRUST OF VERMONT



Strategic Advisors -
*Amy Tomasso,
Seth Leonard*



veic

Consultant Team



Vermont
Housing &
Conservation
Board



Tom Bursey
Designs

utile



LOGIC
BUILDING
SYSTEMS



MANCHESTER VERMONT
So Close. So Vermont.



**ALL AT
ONCE**



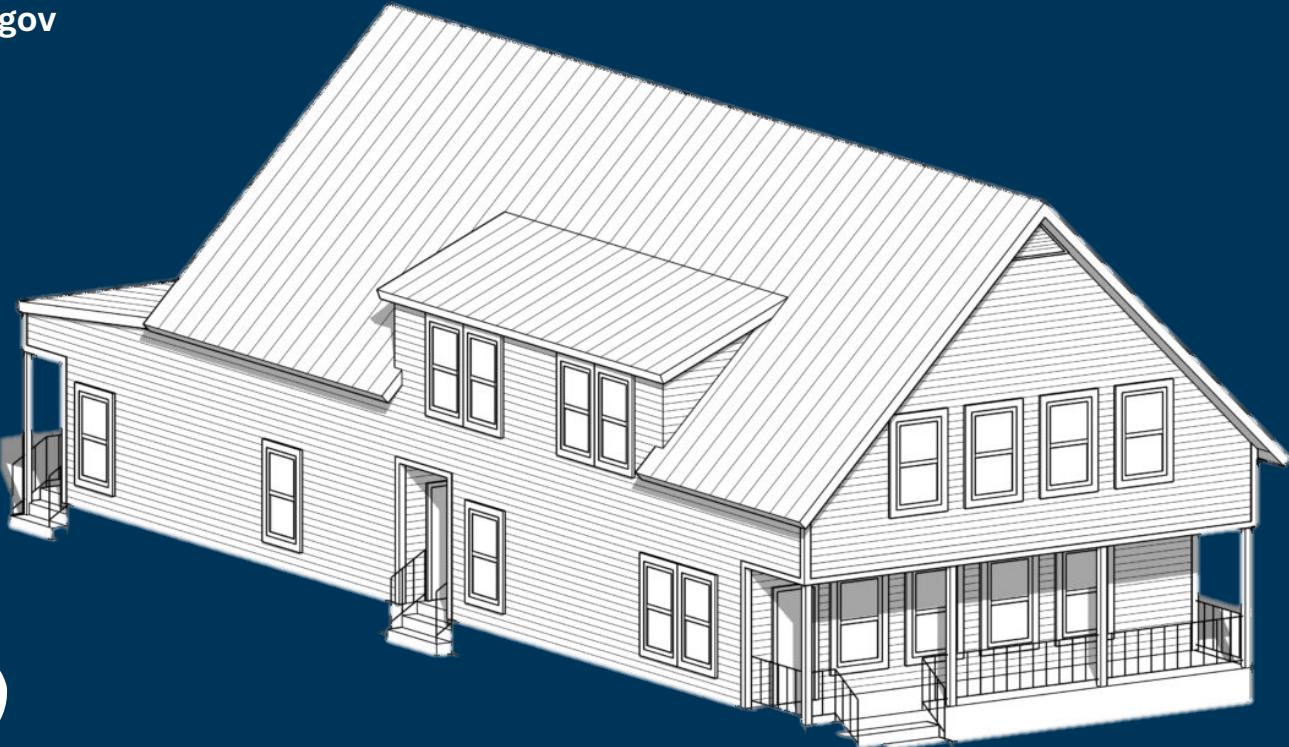
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<https://accd.vermont.gov/current-initiatives/homesforall>