

Rural Housing Solutions

The Vermont Homes for All Toolkit

Council of State Governments East

Pathways to Rural Prosperity & Resilience

Portland, Maine

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Community Planning & Revitalization Division

What we do

The CP+R team uses a collaborative, place-based approach to land-use planning and community development that empowers state and local leaders to plan for and build vibrant, inclusive, and resilient downtowns, villages, and neighborhoods.



Vermont Context

Rural

- Second least populous state | 648,000 people
- Municipalities: 457 | 2,521 avg. pop.
- Dillon's Rule State
- Severe housing shortage
- Robust state, regional, & local planning
- Robust state & local regulation
- Creative & courageous legislators



Vermont Statehouse. Credit: Wallace-Brodeur

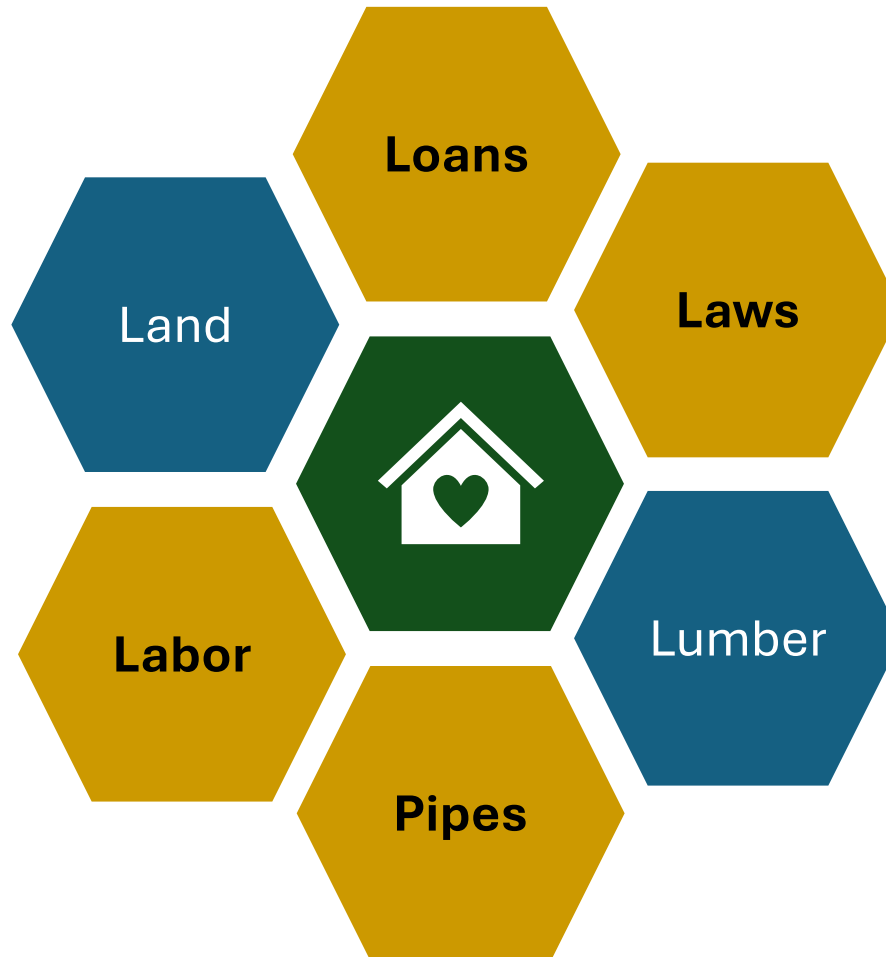
In a Complex Market

How do we make the good outcome the easy thing to do?



In a Complex Market

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Incremental Steps *To Bring the Speed*

State Designation

Bylaw Modernization

Legislative Housing Action

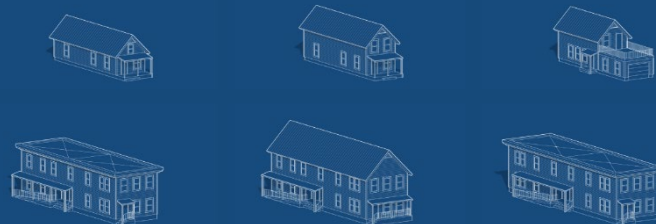
Homes for All Toolkit

Better Community Investment



Vermont Homes for All Toolkit

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



Homes for All

Legislative/Project Goals

1. Act 74 of 2021
2. \$150k in Budget Bill
3. Technical Assistance Resources to:
 1. *Build More Affordably*
 2. *Train a Small-Scale Developer Cohort*
 3. *Cultivate Local Support*
 4. *Create a Catalog of Pre-Approved Missing Middle Home Designs*

Homes for All

The Toolkit

1. Builders Workbook
2. Design Guide
3. Neighborhood Infill Case Studies



Homes for All

Builders Workbook: Vermont Needs You

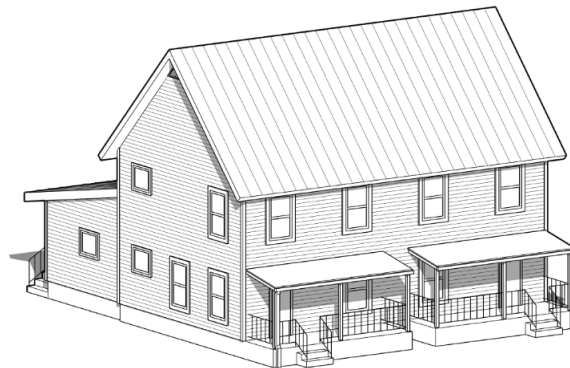
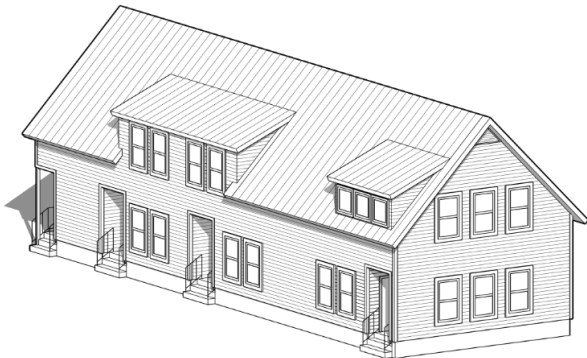
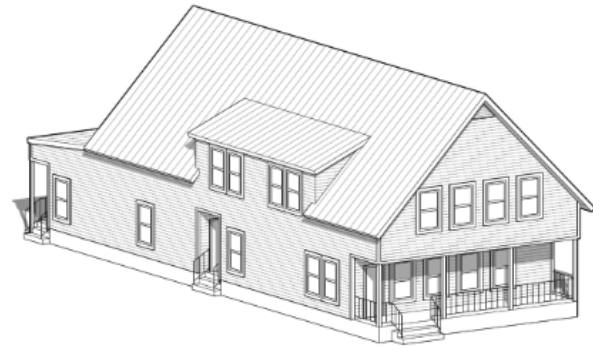
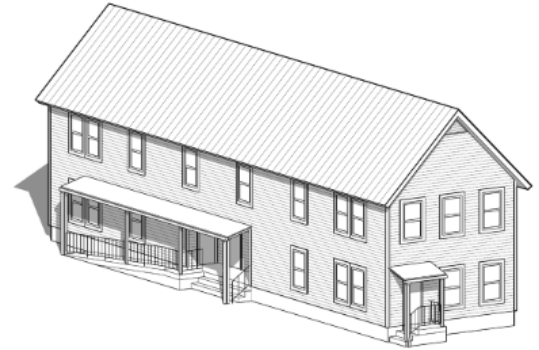
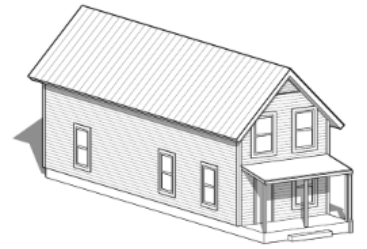
1. Your Role in Small-Scale Development
2. Identifying Development-Ready Sites
3. Building Your Team
4. Business and Financial Frameworks
5. Feasibility Methodology
6. Design
7. Permitting and Construction
8. Implementation & Management



Homes for All

Design Guide

1. Concept Designs
2. Rooted in Vermont
3. Grounded in Common Conditions
4. That Get to 'Yes In My Back Yard'



Homes for All

Neighborhood Infill Studies

1. Community Application
2. Community Buy-In
3. Field-Tested Designs



Homes for All

Launching Next

1. Phase II - 2025

Intensive Developer Training Cohort

2. Phase III - 2026

Missing Middle Home Designs for Streamlined
Permitting

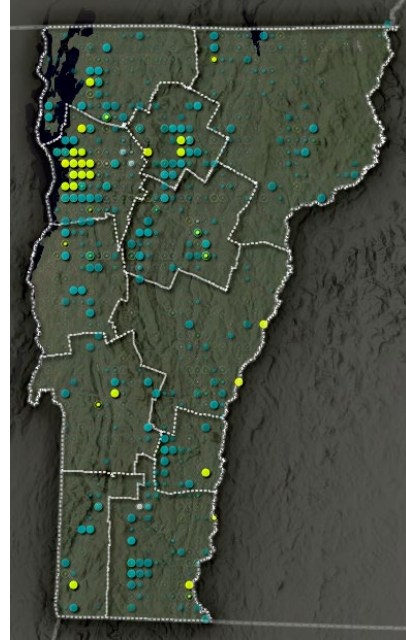
Public Domain | Off-Site Construction Compatible



Impact & Measurement

Intended Results

1. Targeted Funding Results
2. Increase in Small-Scale Developers
3. Increase in Missing Middle Homes
4. More Permissive Zoning for Missing Middle Homes



Accessibility Requests

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