Zero Energy Modular
A replacement for manufactured homes

John Scicchitano
Alison Donovan

May 23, 2018
Vermont Energy Investment Corporation (VEIC)

- Non-profit 501 (c)(3)
- National Consulting
- Offices in Vermont, DC & Ohio

Mission:

Our work will result in reducing 20 million tons of greenhouse gas emissions per year by 2027, twice the amount the entire state of Vermont produced in 2007.
What’s the difference?

**Mobile**
- Factory built
- Pre 1976
- Steel chassis
- No HUD code

**Manufactured**
- Factory built
- Post 1976
- Steel chassis
- HUD code

**Modular**
- Factory built
- Delivered on flat bed
- Local codes
Manufactured housing
Climate change
Poverty
Mobile and Manufactured Home Distribution in New York State

Source: 2016 American Community Survey 5-Year Estimates, US Census Bureau
Mobile Home Park Locations in New York State

Source: NYS Mobile Home Park Registry

Mark Size Indicates Number of Sites. (Due to geocoding 1,875 locations, a small number of parks are located incorrectly.)
Waltham, Vermont: McKnight Lane

- Developed by Addison County Community Trust in partnership with Cathedral Square Corporation
- Site was formerly an abandoned mobile home park and brownfield with significant soil contamination
- Designed for low-income rental housing with tenant eligibility based on 60% of area median income

BACK-UP BATTERY PILOT
- VEIC, Clean Energy States Alliances, High Meadows Fund, and Green Mountain Power partnered to purchase and install battery storage at no cost to the developer
- Back-up battery powers critical loads (lights, ventilation, heat, fridge) during a grid outage
- Green Mountain Power draws on network of batteries to lower peak electric load a few times per month, which reduces the overall cost of electricity to all utility customers

SITE PLAN
- 7 duplexes with 14 two- and three-bedroom homes
- 2 homes are ADA wheelchair accessible
- Common outdoor space and pedestrian access to downtown Vergennes
Burlington, Vermont: North Avenue Co-op

After purchasing the park from its former owner in 2015, the 117 households of the North Avenue Co-op own their community and manage it as a cooperative.

The Co-op has a community garden and is within walking distance of shopping, banking, city buses, and other essential services.

**14’ X 35’ VERMOD COTTAGE**
- 1 bed / 1 bath home
- 415 ft² + 150 ft² loft (7’ of head room at peak)
- 3-4 kW of rooftop solar
- Includes washer/dryer

Tours available in March 2017.

Plans courtesy of Pill-Maharam Architects

ZEM LIFE 2018
Hardwick: Evergreen MHP

Evergreen Mobile Home Park is owned by Lamoille Housing Partnership, an affordable housing non-profit based in Morrisville.

- 2 existing ZEM homes were set in 2014
- 11 new ZEM homes will replace abandoned mobile homes to serve as affordable rental housing (2 homes will be fully ADA accessible)
Questions?

Thank you!

Alison Donovan - adonovan@veic.org