

# Ruggles House

## Affordable Homes with Equitable Access to Transportation Options



### Overview

Near the heart of downtown Burlington, Ruggles House is an affordable housing community for adults 55 and older who want to remain socially active and independent. It is just one of many properties owned and operated by Cathedral Square, a nonprofit affordable housing provider in Chittenden County. With one Ruggles House resident expressing an interest in switching to an EV, Cathedral Square chose this location as one of 8 properties to pilot the installation and management of EV charging amenities for their residents.

**Cost:** \$30,609

**Year Installed:** 2023

**Type:** One Dual Port Level II Charging Station

**Network:** ChargePoint

**Availability:** Private – Residents, Staff, or Guests of Ruggles House

### Opportunity

The installation of the electric vehicle (EV) charger at Ruggles House is part of a larger initiative by Cathedral Square to pilot the installation and management of EV charging as an amenity and to integrate sustainability into its multifamily housing properties. To help inform which properties to include in the pilot program, Cathedral Square surveyed its residents and found that many were interested in EV charging, and either already own an EV or would consider owning one if charging were available at the property. This larger project will result in the installation of a dual-port Level II charger at each of the 8 selected properties located throughout Chittenden County.

By offering EV chargers at their properties, the organization is helping to remove barriers to transportation options and provide opportunities for residents to make greener, more affordable choices. This initiative aligns with Cathedral Square's broader goals of promoting sustainability, improving quality of life for residents by creating equitable access to modern amenities, and fostering a sense of community.

For more information, please contact:

Bronwyn Cooke: [bronwyn.cooke@vermont.gov](mailto:bronwyn.cooke@vermont.gov) or 802.636.7126

or visit: <https://accd.vermont.gov/community-development/funding-incentives/electric-vehicle-supply-equipment-evse-grant-program>

# Ruggles House



“The goal was to build for the future and add amenities for [our] lower income adult residents.”

*Julian Mandigo,  
Associate Community Developer*

## Impact

The installation of the EV charger led to measurable benefits for the community of residents and staff at Cathedral Square. The presence of a convenient, affordable, and reliable EV charger has already resulted in one resident switching to an all-electric plug-in vehicle, and it has prompted additional interest from others. Rick Wackernagel, a Ruggles House resident who replaced his plug-in hybrid vehicle with a plug-in all-electric car, was excited to use the charger at Ruggles House as soon as it was up and running. Without a charger on site, he felt that owning and driving a plug-in electric vehicle would have been more difficult, as nearby chargers were not as convenient or reliably available.

As more affordable EVs become available, residents are empowered to make greener choices. From a community perspective, a charger is a valued amenity that helps foster a sense of equity, modernity, and sustainability.

## Lessons Learned and Best Practices

One of the key takeaways from the project was the challenge of knowing ahead of time, and budgeting for the full costs associated with installing and maintaining EV charging stations. Initially, the project included ten locations. However, costs in some locations exceeded the original estimates and as a result, the scope of the total Cathedral Square project was reduced to eight locations. For instance, during the installation at Ruggles House a few unexpected costs arose, including additional landscaping required by local bylaws to maintain neighborhood aesthetics. At another property, the project incurred utility fees for having to temporarily cut the power to a nearby shopping center during the installation.

Cathedral Square found that accurate forecasting of demand and utilization is also essential, to right sizing a project. To better understand demand prior to the installation of the equipment, Cathedral Square conducted a survey of residents by print and email. The survey provided valuable insight into who was interested in using the chargers and was also an opportunity to provide information to residents about plans to offer EV charging.

EV chargers provide additional amenities to staff and residents while helping to reduce carbon pollution — Cathedral Square wants to be part of the solution and build for the future. The install couldn't have happened without this grant.”

*Julian Mandigo,  
Associate Community Developer*

For more information, please contact:

Bronwyn Cooke: [bronwyn.cooke@vermont.gov](mailto:bronwyn.cooke@vermont.gov) or 802.636.7126

or visit: <https://accd.vermont.gov/community-development/funding-incentives/electric-vehicle-supply-equipment-evse-grant-program>