

# Hickory Street Transforms the Neighborhood.

In 2008, the Rutland Housing Authority and Housing Vermont launched Phase I of the Hickory Street redevelopment, and now 10 years later we have completed all three phases. With the completion of Phase 3, we have truly erased the negative legacies of the former Forest Park public housing project. We removed obsolete buildings which contained asbestos, replaced crumbling infrastructure, and reconnected the property with the neighborhood.

Today, the new Hickory Street neighborhood consists of 78 new apartments in sixteen buildings, a community center, and completely new infrastructure, a new public road, and community gardens.



## Impact

At the new Hickory Street, we have achieved a healthy blend of families from different economic, social and age demographics. The addition of elders to the neighborhood has promoted positive intergenerational exchanges, including mentoring of single moms.

We have met goals for achieving a mixed-income community while continuing to offer deeply subsidized units, including 20 public housing units and 8 Project-Based Section 8 units. Hickory Street currently houses 15 families that were homeless or at risk of homelessness at the time of admission.

Over the past 10 years, six families have left Hickory Street to pursue homeownership opportunities.

The Hickory Street Community Center is a highly valued neighborhood resource. Rutland Area Community Programs offers the wildly successful Children’s Discovery Center for Early Learning preschool. The RHA SASH Program also serves a number of Hickory Street residents.

All the buildings at Hickory Street exceed Efficiency Vermont’s “High Performance Track” for energy efficiency; each building has an excellent thermal envelope to minimize air infiltration, and keep in heat during the cold winter months. Hickory Street also deployed renewable energy by installing a solar domestic hot water system for 21 apartments, and two wood pellet boilers for 35 of the apartments, which also heats the community building. By using solar and biomass, the Hickory Street neighborhood is reducing our reliance on fossil fuels to heat our homes. We estimate Hickory Street will offset 7.5 Metric Tons of carbon annually, or the equivalent of driving 18,000 miles/ year.

We are happy to celebrate this new community, which has continued to grow more connected and stronger through each phase.

HICKORY STREET	
One-Bedroom Apartments	25
Two-Bedroom Apartments	38
Three-Bedroom Apartments	13
Four-Bedroom Apartments	2
<b>TOTAL</b>	<b>78</b>