

CATHEDRAL SQUARE CORPORATION



Healthy Homes, Caring Communities, Positive Aging

2010



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EDITORS

Kay Jarvis
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Paul Van de Graaf

DESIGN

Futura Design

SUPPORT AND SERVICES AT HOME



LADA MAPLE HAS CALLED HEINEBERG Senior Housing “home” for 14 years, but it is the SASH Program that has her saying “there is real life here now.” As Larry Minnix, CEO and President of the national organization *LeadingAge*, describes life for seniors a decade from now: “home will not only be where the heart is, it will be where the care is.” We all are preparing for this. Pat Stebbins, a SASH participant says “SASH means getting the services so that I don’t have to go to

a nursing home as soon as I might have to.” The daughter of a SASH participant places a high value on knowing “someone was always checking on mom to see if she was alright.” Our new SASH program is built around embedding what Larry calls “Trusted Guides” right at home.

SASH is a care partnership. One of its goals is to get residents back to their homes after a hospital visit or nursing home stay with all the supports needed to avoid a readmission. Ninety-one percent (91%) of hospital readmissions are avoidable. A quick call by the SASH Wellness Nurse to the doctor’s office with a medication question can make all the difference between a smooth transition back to home vs. medication complications. Medication problems cost the U.S. \$200 Billion a year.

As part of the Blueprint for Health, the SASH goal of improving the quality of life is closely tied to the ways in which SASH helps the Blueprint avoid unnecessary readmissions and medication costs. As Cathedral Square and Heineberg residents pioneer this new care partnership we understand

that our future lies in our ability to make better use of existing health care resources and to strengthen the coordination between partners. Lada Maple’s face tells the story well. Quality of life is worth fighting for.



SASH has been developed through a collaboration of the following organizations:

- AARP
- Albany College of Pharmacy and Health Sciences
- Area Health Education Centers Program (AHEC)
- Bennington Regional Affordable Housing Corporation
- Brattleboro Housing Authority
- Cathedral Church of St. Paul
- Cathedral Square Corporation
- Central Vermont Community Land Trust
- Champlain Valley Agency on Aging
- Fletcher Allen Health Care
- Gilman Housing Trust
- Harvard Medical School
- HowardCenter
- Institute for the Future of Aging Services (IFAS)
- LeadingAge
- MacArthur Foundation
- PACE Vermont
- Rutland Housing Authority
- State of Vermont Department of Disabilities, Aging and Independent Living

- United Way of Chittenden County
- UVM Center on Aging
- UVM College of Medicine
- UVM School of Nursing
- Vermont Association of Hospitals and Health Systems
- Vermont Blueprint for Health — Department of Vermont Health Access
- Vermont Community Foundation
- Vermont Housing and Conservation Board
- Vermont Housing Finance Agency
- Visiting Nurse Association of Chittenden and Grand Isle Counties

Financial Support for the SASH model has been provided by:

- Amy E. Tarrant Foundation
- Cathedral Square Corporation
- J. Warren and Lois McClure Foundation
- MacArthur Foundation
- People’s United Community Foundation
- United Way of Chittenden County
- Vermont Community Foundation
- Vermont General Assembly
- Vermont Health Foundation



It takes a **CARING COMMUNITY** to build **HEALTHY HOMES!**

Our development partners:

- Senator Patrick Leahy
- Senator Bernie Sanders
- Representative Peter Welch
- People's United Bank
- American Recovery and Reinvestment Act (ARRA)
- US Department of Housing and Urban Development
- MetLife Foundation, Enterprise Community Partners
- The City of Burlington
- The City of South Burlington
- Vermont Housing and Conservation Board
- Vermont Housing Finance Agency
- Vermont Community Development Program
- Vermont Center for Independent Living
- Federal Home Loan Bank of Boston
- Vermont Small Scale Renewable Energy Program
- Vermont Gas and Efficiency Vermont
- Burlington Electric Department and Green Mt. Power
- H. P. Cummings Construction
- Wright and Morrissey Construction
- JD Kantor, Celia Daly, Eric Farrell
- Mark Gilbert, Bob Duncan, Taryn Barrett
- Vermont's incredibly skilled construction workers



HEALTHY HOMES – GOING GREEN

What's it like to renovate a building that 109 seniors live in? It is a labor of love and teamwork. In October 2009, Cathedral Square began a \$1.6M renovation with the mission of **HEALTHY HOMES** firmly in mind. From the new solar system on the roof to the new flooring on our ground level, CSC is leading the way to a sustainable future.

Cathedral Square Senior Living (CSSL) was fortunate to secure a \$750,000 HUD Green Retrofit Grant, allowing CSC to set a new standard for green building. Every system was upgraded to save energy, water, reduce pollutants, and minimize landfill use.

Residents discussed recycling, provided ideas and offered patience. Our team of construction professionals worked through a complicated rehabilitation process.

Governor Peter Shumlin describes an economic future for Vermont that builds on our expertise in technology and renewable energy. The CSC staff and CSSL residents can proudly say that we are doing our part in this effort. Renovations ended in December 2010, but CSC's efforts to continue our green work have only just begun.



CARING COMMUNITIES – JOBS AND PEOPLE

In 2007, Grand Way Commons opened its doors and quickly became one of our most sought after communities. Renovations to the building in 2010 created 28 new apartments, home now to seniors who might otherwise wait years for an affordable apartment to become available.

Seniors on a fixed income count on Cathedral Square to provide the security of high quality housing and support services. We count on the current Grand Way residents to welcome new neighbors into Grandway's **CARING COMMUNITY** of active and interesting people.

We also note how important our work is to the construction industry, and the jobs we create. Grandway's expansion employed workers from 18 local contractors who counted on the paycheck that this job would bring. Cathedral Square was proud to receive funding from the American Recovery and Reinvestment Act for this important project to boost employment during the recession.

As we continue to "go green," our second solar energy system is under construction, and it will cost less than our first system to construct. Investing in technology works!



POSITIVE AGING – RECOGNIZING STAFF AND RESIDENTS

Who needs to be involved in **POSITIVE AGING**? Everyone! 2010 was a great year for recognizing the achievements of staff and residents.

In September, our Grand Way Commons Meal Program was honored at United Way’s Live United Celebration. This popular program is run by Grand Way residents, assisted by CSC staff.

In July, the MetLife Award for Excellence in Affordable Housing was awarded to Cathedral Square for our resident services and commitment to green building. This award recognizes the foundation that Cathedral Square has built over 30 years managing sustainable communities. As Cathedral Square launches our newest initiative, SASH, we build on this foundation. The MetLife Award is a national competition judged by Enterprise Community Partners, Inc.

In June, Cathedral Square was one of six organizations out of a field of 20,000 chosen to receive a Safety Management award by MEMIC, our workers’ compensation insurance carrier.

Working as a team, we are achieving excellence and inspiring each other.



CALCUTTA NIGHT

On February 12, 2010 we held our first ever Calcutta Night event at the St. John’s club in Burlington. It was a spectacular event with a chance to win \$1,500! The night included great food and an active silent auction including Red Sox tickets and Bonnie Acker artwork. There was fun and excitement in the air as everyone vied for their chance to win the grand prize.

Ruggles House is located in a renovated historic mansion in Burlington’s Hill Section. Fourteen residents share this elegant home. If you stop by Ruggles House you are likely to be greeted by residents in the sun room, or staff cooking up a great meal. You might see neighbors working in the garden. Ruggles is a very special community.

We raised over \$9,000 to support the services we provide at Ruggles House. A special thanks to all of our generous friends who joined the festivities. It was incredible to have a packed room filled with supporters! Thank you for your support and dedication to Cathedral Square and the services we stand for!



A SASH STORY

Pauline arrived at Heineberg Senior Housing in the spring of 2009. Struggling to manage multiple chronic conditions, her first weeks were difficult. Multiple 911 calls and a health condition flare up

led Pauline to the hospital and then a nursing facility. Determined to return home, Pauline enrolled in SASH, and the CSC housing staff together with staff from the VNA, CVAA and PACE, quickly got to work.

Through SASH’s newly established discharge protocol with Fletcher Allen Health Care and nursing homes, the SASH team developed a transition plan for Pauline. And transition successfully she did! A year later, Pauline is a vibrant presence at Heineberg. No longer dependent on her wheelchair, Pauline walks 3–4 days per week with her SASH “buddy” Suzy, plays bingo at the Senior Center, participates in a weekly diabetes self-management class, and catches the CSC bus. Pauline says, “Because of SASH and Suzy, I am walking more than I ever have; my life has changed.”

The SASH impact goes beyond Pauline’s personal story. In one year there has been a 19% reduction in in-patient hospital stays, a 22% reduction in falls, and improvements in nutrition and physical activity among participants at Heineberg. The SASH system is clearly making a difference.

OUR HOUSING OPTIONS

SUPPORTIVE SENIOR HOUSING

Each community is unique and offers a wide variety of activities and programs such as seated yoga, movie nights and field trips. All supportive housing provides on-site property management staff and resident service coordination. In addition, sites may include a craft area, wellness nurse visits, transportation, beauty salon, computer room, underground parking, library, and a resident manager.



CATHEDRAL SQUARE SENIOR LIVING
Burlington, 80 Homes



FOURWINDS
St. Albans, 44 Homes



GRAND WAY COMMONS
South Burlington, 91 Homes



HEINEBERG SENIOR HOUSING
Burlington, 82 Homes



HERITAGE LANE
St. Albans, 28 Homes



HOLY CROSS
Colchester, 40 Homes



JERI HILL
Jericho, 24 Homes



MCAULEY SQUARE SENIOR HOUSING
Burlington, 55 Homes



RICHMOND TERRACE
Richmond, 15 Homes



TOWN MEADOW
Essex, 48 Homes



WHITCOMB WOODS
Essex Junction, 65 Homes



WHITNEY HILL HOMESTEAD
Williston, 44 Homes



WILLISTON WOODS
Williston, 112 Homes

OUR HOUSING OPTIONS

SPECIAL NEEDS HOUSING WITH SUPPORTIVE SERVICES

Cathedral Square partners with area organizations such as the HowardCenter, Lund Family Center, and Counseling Services of Addison County.



HOWARDCENTER COMMUNITIES
Burlington, 20 Homes



INDEPENDENCE PLACE
Burlington, 7 Homes

SHARED HOUSING

Shared housing offers community living with family style meals. Housekeeping and additional services are available. All residents have private bedrooms and bathrooms. Residents share the music, television and living rooms and sun porch in this historic mansion.



MONROE PLACE
Burlington, 16 Homes



SCHOLARS HOUSE
Burlington, 12 Homes



SEMINARY HOUSE
Middlebury, 5 Homes



RUGGLES HOUSE
Burlington, 15 Homes



ASSISTED LIVING AT CATHEDRAL SQUARE SENIOR LIVING
Burlington, 28 Homes



SOUTH BURLINGTON COMMUNITY HOUSING
South Burlington, 10 Homes

AROUND THE CLOCK CARE

Our assisted living setting offers licensed care: personal care, housekeeping, and nursing oversight services, South Burlington Community Housing (SBCH) provides licensed care to younger individuals with a disability through the Visiting Nurse Association of Chittenden and Grand Isle Counties.

BARRIER FREE HOUSING

Barrier free housing uses universal design standards to ensure that all apartments offer flexibility to meet accessibility needs. The apartments offer roll-in showers, adjustable counter tops in the kitchen and a more open design. Whitcomb Terrace provides housing for individuals of all ages and incomes, regardless of disability.



WHITCOMB TERRACE
Essex Junction, 19 Homes

OUR SUPPORTERS

Thank you to everyone for supporting our ability to provide seniors and individuals with disabilities a special place to call home.

SPECIAL THANKS FOR EXTRAORDINARY SUPPORT OF OUR MISSION (\$1,000 AND HIGHER)

Champlain Investment
Partners, LLC
Matthew and M. Cecilia
Daly
E.F. Farrell
D.B. Morrissey
J.A. Morrissey, Inc.
People's United Bank
Merryn Rutledge
Elizabeth Steele
Jean H. Wright

COMMUNITY SUPPORTER (\$100 TO \$999)

Farkad Abdulrazak
Christopher Bailey
The Bay and Paul
Foundations, Inc.
Hunt and Sarah Blair
Mike Boardman
Srs. Lucille Bonvouloir and
Mary Crosby
Boutin Family Foundation, Inc.
Theodore and Joan Braun
Carl F. Buechner
Vaughn Carney
John and Connie Carpenter
Mona Carvajal
Janice Clements

Richard and Jean Correia
Betsy Davis
Justin and Jennifer Dextrateur
Will and Leonora Dodge
William and Susan Dowling
Molly Dugan
Mark and Nancy Eldridge
John and Jane Ewing
Dan Feeney
Danielle Fisette
Kimberly Fitzgerald
Patricia Fontaine
Barbara Gay
Dale and Lois Good
Keith Grillo
Chris and Cheryl Ham-Ellis
Amy R. Hamlin
Donald and Jean Harry
Judith Higgins
Rosalie J. Hodgkin
Cornelius and Jeannette Hogan
Brian and Jennifer Hunter
Maria Jakobeit
Kathryn R. Jarvis
Michael Julow
Dr. Marvin Klikunas and
Karen Cleary
Andrew and Gisele Kloeckner
Debra LaChance and Ray Trahan
Richard and Nancy Lang
Joseph and Annette Laquerre
Christopher and Jennifer Leopold
Addie Livingston
Ann Livingston
Carol Livingston
Gil Livingston and Amy Wright

Terrell and Kathy Luce
Donald and Maureen MacNeal
Ben and Nan Mason
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Michael Monte
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Keith Pillsbury
The Very Rev. Kenneth and
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Gail Thompson
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Brenda Torpy
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Dean and Denise Vanech

Bruce and Lillian Venner
Dr. Carol and Rev. David Walters
Rise and Adam Wilson
Washington and Alice Winn
Sharon Wright

COMMUNITY OF FRIENDS (UP TO \$99)

Robert Abell
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Alice Astarita
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Eugene and Myra Kain
Maryanne E. Kampmann
Joan Kane
Marie Keezer
George and Jennifer Kelder, Jr.
Carolyn Kennison

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Kathleen Kocherlakota
Dana Langston
Gregory and Diana Langston
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Peter Lawlor
Jenny Mae Lewis
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Mabel Schroeder
Nadine Scibek
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Charles and Lois Sleeper
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Marie Spaulding
Glenn and Marga Sproul
J. Ward and Janet Stackpole
Pat Stebbins
Michael Sutton
Mary Tuthill
Anonymous
Patricia H. Willis
Arlene R. Woods
Alexander Zabriskie
Marilyn Zager

GIFTS IN MEMORY OF

Polly Beebe-Bove
Polly Beebe-Bove Memorial
Garden Fund
Percy Carney
Pat and Jim Chadwick
Bryna D. Frank
Mary Frankie

Rita LaPerle
Tom and Jeannette Patterson
Kay Penrose
Thomas Powers
Margaret Rooney
Marjorie Shelton
Dorabelle Skeels
Deceased residents of
Three Cathedral Square

GIFTS IN HONOR OF

Thomas W. Abell
Gloria Bancroft
Gwendolyn Shervington
Amy Wright
Jean H. Wright

BUSINESS SUPPORT

Action Hair
Allen and Brooks, Inc.
Backyard Bingo
Bibens Ace
Blodgett Supply Company, Inc.
Casella Waste Systems, Inc.
Cathedral Church of St. Paul
Century 21 Advantage
Congregational Church of
South Hero
Council of Funeral Association
Executives
Crenan Funeral Homes, Inc.
Diocese of Vermont
Duncan Wisniewski Architecture
ECHO

Flynn and Sons Funeral Home
Green Mountain Power
Hackett Valine and
MacDonald, Inc.
Home Instead Senior Care
Home Depot
JD Kantor, Inc.
Massachusetts Funeral
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New England Floor Covering, Inc.
Pennsylvania Funeral Directors
Association
Shaw's Supermarket
The Arbors
The Tech Group, Inc.
Vermont Catholic Charities
White and Burke Real Estate
Investment Advisors, Inc.

IN-KIND DONATIONS

Bonnie Acker
Steve Allen
Polly Beebe-Bove Estate
Bouchard-Pierce
Catamount Country Club
Claussen's Florist and Greenhouse
Cree Construction
Dick Mazza's General Store
Essex Hair Design and Day Spa
Essex Resort and Spa
Gardner's Supply
Golub Corporation



CSC Board Chair Jean Harry with Senator Patrick Leahy at our MetLife celebration.

Green Mountain Coffee Roasters
Mazza's Farm Stand and Bakery
People's United Bank
Petfood Warehouse
Physician's Computer Company
Reinhard Food Services
S.D. Ireland
Shelburne Museum
Sleepy Hollow Inn
Sports and Fitness Edge
Sarah G. Tischler
Robin Twery
Upper Valley Produce
UVM Men's Alpine Ski Team
Vermont Teddy Bear
Yankee Medical

Donations received between October 1, 2009 – December 31, 2010.

It is important that our records are accurate. If you find an error, please contact us so we can make the necessary change.

www.cathedralsquare.org

FINANCIALS

CATHEDRAL SQUARE FINANCIALS
AS OF SEPTEMBER 30, 2010

ASSETS

Cash	\$ 823,718
Accounts Receivable	\$ 931,541
Other Assets	\$ 189,053
Prepaid & Miscellaneous	\$ 85,776
Notes Receivable	\$ 776,227
Equity Contributions	\$ 160,224
Restricted Escrow Accounts	\$ 459,162
Resident Security Deposits	\$ 108,442
Property, Plant & Equipment, net of depreciation	\$ 5,060,899
TOTAL ASSETS	\$ 8,595,042

LIABILITIES & FUND EQUITY

LIABILITIES

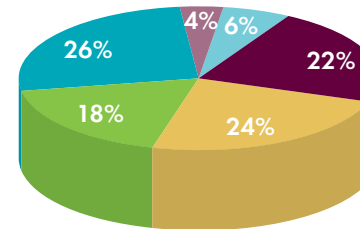
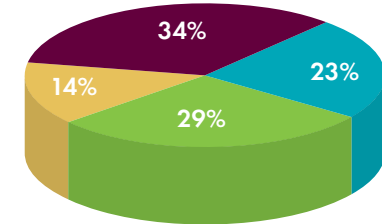
Accounts Payable	\$ 113,391
Other Accrued Liabilities	\$ 291,784
Resident Security Deposits	\$ 108,442
Short Term Debt	\$ 200,000
Long Term Debt & Accrued Interest	\$ 7,223,481
TOTAL LIABILITIES	\$ 7,937,098

FUND EQUITY

Fund Balance – Unrestricted	\$ 657,944
TOTAL FUND EQUITY	\$ 657,944
TOTAL LIABILITIES & FUND EQUITY	\$ 8,595,042

ASSETS MANAGED \$61,381,286

Equity Interest	34%
Managed Contracts	23%
Related Entity	29%
CSC Ownership	14%

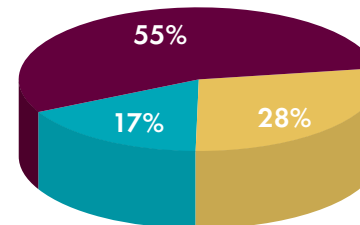
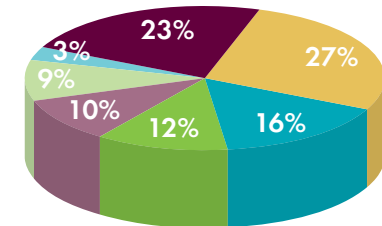


BUDGETS MANAGED \$9,175,587

CSC Ownership	22%
Equity Interest	24%
Managed Contracts	18%
Related Entity	26%
Programs & Development	4%
Corporate	6%

REVENUES \$5,169,912

Rental Income	23%
Reimbursable Salaries	27%
Client Fees & Other Income	16%
Development Fees	12%
Government Assistance	9%
Management Fees	10%
Contributions	3%



EXPENSES \$5,219,559

Service Enriched Housing	55%
• Operational Expense	46%
• Depreciation	4%
• Deferred Interest	5%
Corporate, Programs & Development	28%
Assisted Living	17%

OUR TEAM

We would like to acknowledge our incredible staff for their dedication to our mission, vision and residents.

Adesa Awhaitey, Gifty
Allen, Jennifer
Anak, Ugyen
Andreyko, Catherine
Ashe, Timothy
Askren, Laurel
Bardeleben, Edward
Baric, Damir
Bartlett, Lawrence
Beerworth, Julia
Blow, Leslie
Boire, Irene
Bouchard, Taytum
Bridges, Kenneth
Brooks, Mary
Cain, Karen
Chabot, Sabine
Cherry, Marcella
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Chodon, Tsering
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Coccaro, Nicholas
Connolly, Michael
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Cosabic, Armin
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Crowley, Mary
Crowley, Alan
Demers, Angela
Demers, Raymond
Derry, Justin
Desautels, Jason
Dolma, Migmar
Dolma, Passang
Douglas, Deborah
Dugan, Molly
Eaton, Todd
Eldridge, Nancy
Ellicock, Eric
Ewing, Carmel
Fitzgerald, Kimberly
Fitzpatrick, Paula
Forleo, Kathryn
Gacetta, Donna
Garland, Katheryn
Geygong, Sonam
Geygong, Tenzin
Gicheru, Philomena
Godzik, Cassandra
Graeme, Donna

Grinnell, John
Guyre, Roseanne
Hartsfield, Stefani
Helmer, Gail
Hemple, Angeline
Hunter, Jennifer
Husrefovic, Aida
Ibrahim, Abdullahia
Irish, Irene
Jakobeit, Maria
Jaquith Sr., Peter
Jarvis, Kathryn
Jasany, Richard
Joy, Richard
Kalsang, Kalsang
Kasampula, Chemyamal
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Kerr, Jennifer
Kutler, Susan
Labell, Sandra
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LaFrance, Cindy
Lesperance, Christina
Long, Grace
Loring, Alexandros

Lubula, Ponga
Luhrs, Erik
Lumumba, Marie
Lynn, Mary
Lyon, Kristine
MacDonald, Lise
Manley, Joi
Mariani, Sarah
Markle, Patricia
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McLaughlin, Sarah
Minor, Elizabeth
Nolan, Samuel
Omerovic, Jasmina
Ondis, Sifforah
Paul, Christopher
Pelzom, Jampa
Perry, John
Pond, Betsy
Previti, Linda
Ready, Linda
Richardson, Marilyn
Rocque, James
Rose, Cheryl
Russell, Scott
Sanville, Richard

Sempe, Cristina
Shal, Johanna
Shepard, Lynette
Sheets, Gregory
Sinchak, Carol
Sperling, Zachary
Squires, Kathi
Still, Jennifer
Suitor, Linda
Terry, Timothy
Thibault, Kayla
Thompson, Gail
Ullmeyer, Kathleen
Valentine, Marisa
Valyou, David
Vander Kraats, Jacqueline
Veilleux, Matthew
Walker, Seth
Weeks, Hillary
Whitcomb, James
Whitney, Kimberly
Willett, Krista
Wilson, Laura
Wires, David
Wright, Amy
Yates, Tina

This list includes employees who have worked for us from 10/1/09 – 12/31/10.





Cathedral Square | 412 Farrell Street, Suite 100
South Burlington, VT 05403

Non-Profit
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CSC is a non-profit equal opportunity employer and housing provider



*For more information, please contact us at: PHONE 802-863-2224 | FAX 802-863-6661
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We dedicate this report to Margaret “Neene” Rooney, a founder of Burlington College, a retired teacher and a former resident of Ruggles House who believed in getting the job done without fuss.