Healthy Homes
Cathedral Square apartments are healthy homes. Carpets, paints and building materials are carefully selected to maximize clean air that’s free of toxins. Accessible apartments provide comfort and safety to accommodate physical limitations.

Cathedral Square developments are healthy communities that are woven into the fabric of the neighborhood.

Cathedral Square communities are healthy buildings, designed to far exceed state energy code requirements. From extensive insulation of the building envelope to on-site renewable energy, to highly efficient mechanical equipment, minimizing the use of fossil fuels and electricity and promoting a clean, green environment are high priorities.

Caring Communities
Cathedral Square’s commitment to a caring community starts with the first phone call, when a friendly and knowledgeable person on the other end can discuss housing options and the features and benefits of Cathedral Square communities. Apartments are private and carefully maintained to ensure comfort and safety, with someone available day or night for maintenance emergencies.

Cathedral Square offers many opportunities to participate in programs such as shared meals, potlucks, educational and volunteer programs. Community means something different to everyone, but in all Cathedral Square locations, each apartment is a home, and every home is surrounded by a vibrant community of people who care about each other.

Positive Aging
Cathedral Square embraces the philosophy of positive aging—a path of lifelong learning and quality of life that’s available to everyone, whether a “young” senior of 55, or a “young at heart” senior of 101.

Cathedral Square supports positive aging through programs and collaborations, as well as wellness nursing, classes, walking programs, and one-on-one support when needed. The Support And Services at Home (SASH) program offers each participant the opportunity to create a Healthy Living Plan that reflects their own needs and interests.

Cathedral Square communities are filled with people who are leading active, independent lives.

Defining Success

Dear Friends,

Here at Cathedral Square we take on big challenges because maintaining the status quo is simply not an option. Almost 1,000 Vermonters call Cathedral Square “home,” and with nearly as many people on our waiting lists, we cannot afford to sit still as our nation engages in policy paralysis. The health of our organization rests on the health and well being of our residents and that is why we are proud to be part of the Blueprint for Health.

When we go out on a limb, we know that everyone in this organization is fully committed to our mission. We could not be doing this work without that same level of trust with all of our partners, Board of Directors and the incredible support of our Congressional Delegation.

Cathedral Square’s answer to how we can best serve our community is the Support And Services at Home program (SASH), a care management partnership created with local service providers and residents. Together with our fellow Vermont not-for-profit housing organizations, SASH is going statewide. SASH is not a boutique, incremental solution. SASH is a system shift, not to be summed up in a soundbite or a tweet. While the implementation is complex, the goal is clear—healthy Vermonitons at a lower cost.

As we continue to build healthy homes, develop caring communities, and support positive aging, we cannot go it alone. We need our home health friends, agencies on aging, community mental health, PACE, hospitals, educators, funders, and state partners. The national changes we seek are only possible with partners like Enterprise and LeadingAge. Sticking together is the only way forward.

Jean Harry, President  •  Dr Marvin Klikunas, Vice President  •  Thomas Rees, Treasurer  •  Charlie Smith, Secretary

Hunt Blair  •  Barbara Gay  •  Judy Higgins  •  Sharon Moffatt  •  Rev Kenneth Poppe, Ex-officio

Alice Bouleau  •  Edith Templin  •  Paul Van de Graaf

Note: Sharon Moffatt became President and Judy Higgins became Treasurer in 2012.

Jean Harry, President  •  Dr Marvin Klikunas, Vice President  •  Thomas Rees, Treasurer  •  Charlie Smith, Secretary

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Alice Bouleau  •  Edith Templin  •  Paul Van de Graaf

Note: Sharon Moffatt became President and Judy Higgins became Treasurer in 2012.
Key Programs and Accomplishments

Policy
Every year Cathedral Square spends hundreds of hours connecting the dots between what we hear from residents and what we see happening at the local, state and federal level on housing and long term care policy. Our vision is for all consumers to have access to healthy, affordable, quality aging services in the residential setting they choose.

When Cathedral Square’s SASH program became part of the Blueprint for Health, a critical link was forged between housing and health care reform. Cathedral Square is actively engaged with major federal programs such as Medicare, Medicaid, Social Security, the Older Americans Act, and affordable housing programs. We strongly believe that these programs will thrive only if we focus on what people need, and make sure that no person in need is left behind.

Development
At Cathedral Square, “development” happens in partnership with local communities. When we embark on a new project, neighbors and community members are often our biggest advocates. Development also means constructing accessible apartments designed for the needs of our aging population, giving every resident the right to stay in their home as their physical needs evolve. Cathedral Square development means stretching scarce dollars to invest in building systems that are green and energy efficient, allowing us to control costs as energy prices continue to rise.

In 2011, we completed a major green rehabilitation of Cathedral Square Senior Living. These investments lowered the building’s natural gas consumption by nearly 40% and connected Burlington’s then-largest solar array to the grid.

In January, we opened the doors on the second phase of our popular Grand Way Commons community and greeted 28 new residents. The building features environmentally-sound building materials and boasts a 30 kW rooftop solar system. In May, we broke ground on Thayer House, located on North Avenue in the heart of Burlington’s New North End. Thirty-three apartments will be complete by May 2012, and shortly thereafter, construction will begin on the project’s second phase.

Operations
There are more than 700 people on waiting lists for a Cathedral Square apartment, and each day we receive 25–30 phone inquiries about housing. Every week, more than 100 work orders are completed to maintain our communities, and between six to ten homes are cleaned and carefully prepared for new residents. Each year we make our budgets work and make sure our communities comply with a myriad of regulations. We strive to make the behind-the-scenes business of affordable housing as efficient, friendly and effective as possible.

During 2011, Cathedral Square operations staff completed energy renovations in two of our older communities and began a major modernization initiative. Our property staff accomplished the hard work of growing into the new responsibilities of the SASH program. Our goal is simple, residents come first.
SaSh: A New Partnership with Seniors

In 2011, important new funding allowed Cathedral Square to expand Support And Services at Home (SASH) to communities throughout Vermont. Over the coming years, SASH will improve the quality of life for Vermonters in every corner of the state, and Cathedral Square is proud to be spearheading this initiative.

SaSh Merges with the Blueprint for Health

2011 began with groundbreaking news: $10.2 million dollars of Medicare funding was earmarked to bring SASH to 112 affordable housing communities around the state. As SASH became part of the Vermont Blueprint for Health reform initiative, the opportunity to prove the multiple benefits of a coordinated care system became a reality. The SASH program, pioneered by 59 seniors at Cathedral Square’s Heineberg Senior Housing has graduated.

Funds Received for Statewide Rollout

With early support from the Vermont Health Foundation (VHF) in hand, we then received funding through the Blueprint for Health for Wellness Nurses and SASH Coordinators. The VHF and Blueprint funding allowed us to leverage funding from People’s United Bank, Enterprise Community Partners, state and local philanthropy, and the State of Vermont. Under Cathedral Square’s leadership, SASH training and technical assistance was soon underway in all regions of the state.

Thirty Non-Profits Sign On

In 2011, SASH focused on developing regional partnerships between housing, service organizations and hospitals. With 30 organizations working together, a statewide system is taking shape. Cathedral Square also helped establish LeadingAge Vermont, a statewide organization that links Vermont to national efforts to develop long-term care policy and excellence in senior housing.

Residents Stay in the Driver’s Seat

The SASH model begins with a resident telling us what they want and need. SASH teams are available to support residents in staying healthy, by providing balance and walking programs, help with medication management and transitioning from hospital visits. SASH participants know there is help available if something should happen, and it’s this sense of safety residents are most excited about. As one resident told a staff member “SASH takes the fear out of aging.”

Cathedral Square Financials

As of September 30, 2011

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<tr>
<th>ASSETS</th>
<th>REVENUES</th>
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<td>Cash</td>
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<td>Accounts Receivable</td>
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<tr>
<td>Property, Plant &amp; Equipment, Net Depreciation</td>
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<tr>
<td>TOTAL ASSETS  $ 9,241,383</td>
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<tr>
<th>LIABILITIES AND NET ASSETS</th>
<th>EXPENSES AND CHANGE IN NET ASSETS</th>
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<tr>
<td>Accounts Payable</td>
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<td>Other Accrued Liabilities</td>
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<td>Long-Term Debt &amp; Accrued Interest</td>
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<tr>
<td>TOTAL FUND EQUITY 1,045,211</td>
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<tr>
<td>TOTAL LIABILITIES &amp; FUND EQUITY  $ 9,241,383</td>
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CORPORATE AND PROPERTY ASSETS MANAGED

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<tr>
<th>CORPORATE AND PROPERTY BUDGETS MANAGED</th>
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<td>Owned and Affiliated $ 27,117,637 39%</td>
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<td>Partnership 35,333,129 50%</td>
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<td>Management Agreement 4,501,034 6%</td>
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<td>Corporate 3,189,527 5%</td>
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<td>TOTAL ASSETS MANAGED  $ 70,141,327 100%</td>
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<td>Owned and Affiliated $ 4,226,924 34%</td>
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<td>Partnership 3,836,955 31%</td>
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<td>Management Agreement 863,943 8%</td>
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<td>Corporate – Property 2,503,896 20%</td>
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<td>Corporate – Development 533,500 4%</td>
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<tr>
<td>Corporate – Overhead 431,789 3%</td>
</tr>
<tr>
<td>TOTAL BUDGETS MANAGED  $ 12,397,007 100%</td>
</tr>
</tbody>
</table>
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)

Lorne Bradbury
Champlain Investment Partners, LLC
Matthew and M. Cecilia Daly
IBM Corporation
J.A. Morrisey, Inc.
Merryn Rutledge
Elizabeth Steele
Bruce and Lillian Vennier
Amy Wright
Jean H. Wright

COMMUNITY SUPPORTER
($100 – $999)

Farkht Abdulrazak
Raymond Allaire
Peter Bingham
Hunt and Sarah Blair
Srs. Lucille Bonvouloir and Mary Crosby
Boutin Family Foundation, Inc.
Suzanne Brown
Emerald City Distributing
Suzanne Brown
G. Ross
Mona Carvajal
Arlene R. Woods
Neil Stout
J. Ward and Janet Stackpole
Beverly C. Rounds
G. Ross
Isabel Munnett
Anthony and Jeanne Pizzi
Robert Penders
Normand and Kimberly Mercure
Jane Mitiguy
Peter Bingham
Raymond Allaire
Farkhad Abdulrazak
($100 – $999)

COMMUNITY OF FRIENDS
(UP TO $99)

Alexander and Marguerite Zabriskie
Rise and Adam Wilson
Ron and Jan Van Mynen
Paul and Pamela Van de Graaf
Brian Tuttle
Charles Smith
John and Donna Spahr
Elizabeth Stetzel
Charles and Edith Tempkin
Brenda Torpy
Brian Tottle
Paul and Pamela Van de Graaf
Ron and Jan Van Mynen
Dean and Denise Vanoch
Rose and Adam Wilson
Alice Wonn
Sharon Wright
Alexander and Marguerite Zabriskie

GIFTS IN HONOR OF
Alice
Leila Morrissette
Gwen Shoemaker
Rev. Beverly St. Germain
Amy Wright

BUSINESS SUPPORT
A W. Rich Funeral Home, Inc.
Allen and Brooks, Inc.
Backyard Bings
Cathedral Church of St. Paul
Crescent Lake Association
Diocese of Vermont
Duncan Wisconsinos Arcitecture
Engelhardt Construction, Inc.
Knox Junction Post 66/9 VFW, Inc.
White and Burke Real Estate Investment Advisors, Inc.

IN-KIND DONATIONS

Steve Adams
Best Buy Company, #360
Wes Daum
Best Buy Company, #360

GIFTS IN MEMORY OF

Glenna Bancroft
Liz Bennett
Judy Booth
Edna Brown
Lois Brown
Mary Brown
Ann Brown
Ellen Brown
Suzanne Brown
Karen Brown
Beverly Brown
Deborah Brown
Karen Brown

Donations received between
October 1, 2010 – December 31, 2011.
It is important that our records are accurate.
If you find an error, please contact us so we can make the necessary change.

GIFT IN MEMORY OF

Glenna Bancroft
Liz Bennett
Judy Booth
Edna Brown
Lois Brown
Mary Brown
Ann Brown
Ellen Brown
Suzanne Brown
Karen Brown
Beverly Brown
Deborah Brown
Karen Brown

Donations received between
October 1, 2010 – December 31, 2011.
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Our Development Partners

People’s United Bank
American Recovery and Reinvestment Act (ARRA)
US Department of Housing and Urban Development
Efficient Vermont
Enterprise Community Partners
The City of Burlington
Vermont Housing and Conservation Board
Vermont Housing Finance Agency
Vermont Community Development Program
Federal Home Loan Bank of Boston
Vermont Small Scale Renewable Energy Program
Vermont Gas and Burlington Electric Department
Wright and Morrisey Construction
JD Kantor, Celia Daly, Mark Gilbert
Scott and Partners
Champlain Housing Trust and Eric Farrell Inc.

Special thanks to the many skilled construction workers who build our healthy homes.

Two Special Awards

Nancy Eldridge, Executive Director, received the Award of Honor at the 50th Anniversary Celebration of LeadingAge for her pioneering work creating SASH.

Kim Fitzgerald, Director of Operations, received the Lifetime Achievement Award from the Vermont Housing Managers Association for her commitment to excellence in senior housing.
We would like to acknowledge our incredible staff for their dedication to our mission, vision and residents.

PARTNERS
AARP Vermont
Albany College of Pharmacy and Health Sciences
Area Health Education Centers Program (AHEC)
Cathedral Church of St. Paul
Centers for Medicare and Medicaid Services
Enterprise Community Partners
Harvard Medical School
LeadingAge Vermont
MacArthur Foundation
People’s United Bank
University of Vermont College of Medicine
University of Vermont School of Nursing
Vermont Association of Hospitals and Health Systems
Vermont Blueprint for Health
Vermont Health Foundation
Visiting Nurse and Hospice of VT
Willow Healthcare
Windham Foundation

COLLABORATORS
Bennington
Southwest Vermont Medical Center
Southwestern Vermont Council on Aging
Visiting Nurse Association and Hospice Southwest Vermont Health Care
Regional Affordable Housing Corp (RAHC)
United Health Alliance

Caladonia
Northeastern VT Regional Hospital
Northeastern VT Area Agency on Aging
Northern Counties Health Care Inc.
Gilman Housing Trust

Chittenden
Fletcher Allen Health Care
Champlain Valley Agency on Aging
Visiting Nurse Association of Chittenden and Grand Isle Counties

Rutland
Rutland Regional Medical Center
Rutland Area VNA and Hospice
Southwestern VT Council on Aging

Washington
Central Vermont Hospital
Central VT Council on Aging
Central VT Home Health & Hospice
Central VT Community Land Trust

Windham
Brattleboro Memorial Hospital
Council on Aging
Visiting Nurse and Hospice of VT and NH
Brattleboro Housing Authority

Health Care & Rehab Services
Cathedral Square is a non-profit equal opportunity employer and housing provider.

412 Farrell Street, Suite 100
South Burlington, Vermont 05403

www.cathedralsquare.org

For more information, please contact us at:
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Fax: 802-863-6661
TTY/TTD: 1-800-253-0191
info@cathedralsquare.org