CATHEDRAL SQUARE CORPORATION

Healthy Homes, Caring Communities, Positive Aging

2010
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.

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

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

Healthy Homes, Caring Communities, Positive Aging
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.

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!
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.

**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!
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.

CATHERDAL 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

MONROE PLACE
Burlington, 16 Homes

SCHOLARS HOUSE
Burlington, 12 Homes

SEMINARY HOUSE
Middlebury, 5 Homes

RUGGLES HOUSE
Burlington, 15 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.

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

ASSISTED LIVING AT CATHEDRAL SQUARE SENIOR LIVING
Burlington, 28 Homes

SOUTH BURLINGTON COMMUNITY HOUSING
South Burlington, 10 Homes

www.cathedralsquare.org
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
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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)**
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Judy Ashley-McLaughlin
Alice Astarita
Nancy R. Baker
Helen E. Basal
E. Nancy and Roy Bell
Adelard and Judith Benoît
Kathy Beyer
Peter Bingham
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Van and Kelly Currell

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GIFTS IN MEMORY OF
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Polly Beebe-Bove Memorial Garden Fund
Percy Carney
Pat and Jim Chadwick
Bryn 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 Directors Association
McCrisken Home for Funerals
Mutual of America
New England Floor Covering, Inc.
Pennsylvania Funeral Directors Association
Shaw’s Supermarket
The Arbors
The Tech Group, Inc.
Vermon 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
Clausen’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

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.
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%

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<th>Our Team</th>
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We would like to acknowledge our incredible staff for their dedication to our mission, vision and residents.

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