

2011 ANNUAL REPORT

Healthy Homes, Caring Communities, Positive Aging







THE CATHEDRAL SQUARE MISSION

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.









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

Convenient access to area goods and services as well as schools, churches and other activities, enhances the quality of life for both residents and the larger community.

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.

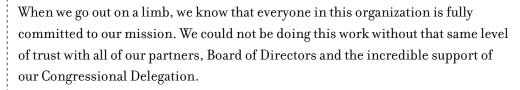
Cathedral Square supports positive aging through programs and collaborations, as well as wellness nursing, classes, walking programs, and one-on-one support when needed. The Support And Services at Home (SASH) program offers each participant the opportunity to create a Healthy Living Plan that reflects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



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 Vermonters 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.

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Nancy Eldridge Executive Director



Jean Harry President, Board of Directors

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 Rouleau • Edith Templin • Paul Van de Graaf

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

2011 CATHEDRAL SQUARE AT A GLANCE

- 1215 Affordable, accessible, energy-efficient apartments built or managed
- Non-profit housing communities slated to participate in Support And Services at Home (SASH)
- Housing units currently under development
- 104 Cathedral Square staff and Board of Directors
- 97 Volunteers working to keep residents healthy and safe at home
- Years serving the needs of seniors and persons with disabilities
- 25 Communities owned or managed by Cathedral Square







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.

Our goal is simple, residents come first.



A BANNER YEAR FOR CHANGE

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

ASSETS

Cash	\$1,588,526
Accounts Receivable	409,319
Other Assets	238,322
Prepaid & Miscellaneous	107,880
Notes Receivable	806,589
Equity Contributions	440,242
Restricted Escrow Accounts	524,430
Resident Security Deposits	111,526
Property, Plant & Equipment, Net Depreciation	5,014,549
TOTAL ASSETS	\$ 9,241,383

LIABILITIES AND NET ASSETS

LIABILITIES AND NET ASSETS	
Accounts Payable	\$ 135,322
Other Accrued Liabilities	336,976
Resident Security Deposits	111,526
Short Term Debt	(
Deferred Revenue	147,56
Long Term Debt & Accrued Interest	7,464,787
TOTAL LIABILITIES	\$ 8,196,172
Fund Balance – Unrestricted	\$ 1,045,21
TOTAL FUND EQUITY	1,045,21
TOTAL LIABILITIES & FUND EQUITY	\$ 9,241,383

REVENUES

Property Management Fees	\$ 2,225,990
Rental Income	1,219,051
Client Fees	715,334
Development Fees	649,400
State and Municipal Assistance	552,650
Grants and Other Income	410,564
TOTAL REVENUES	\$ 5,772,989

EXPENSES AND CHANGE IN NET ASSETS

\$ 2,583,822
2,138,542
454,931
429,200
\$ 5,606,495
\$166,494
114,071
764,646
\$1,045,211

CORPORATE AND PROPERTY ASSETS MANAGED

Owned and Affiliated	\$ 27,117,637	39%
Partnership	35,333,129	50%
Management Agreement	4,501,034	6%
Corporate	3,189,527	5%
TOTAL ASSETS MANAGED	\$ 70,141,327	100%

CORPORATE AND PROPERTY BUDGETS MANAGED

Owned and Affiliated	\$ 4,226,924	34%
Partnership	3,836,955	31%
Management Agreement	863,943	8%
Corporate — Property	2,503,896	20%
${\color{red}\textbf{Corporate}} - {\color{blue}\textbf{Development}}$	533,500	4%
Corporate — Overhead	431,789	3%
TOTAL BUDGETS MANAGED	\$12,397,007	100%

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. Morrissev, Inc.

Merryn Rutledge

Elizabeth Steele

Bruce and Lillian Venner

Amy Wright Jean H. Wright

COMMUNITY SUPPORTER (\$100 - \$999)

Farkad Abdulrazak

Raymond Allaire

Peter Bingham

Hunt and Sarah Blair

Srs. Lucille Bonvouloir and Mary Crosby

Boutin Family Foundation, Inc.

Theodore and Joan Braun

Vaughn Carney

John and Connie Carpenter

Mona Carvajal

Cleveland H. Dodge Foundation, Inc.

Catherine Cooke

Betsy Davis

Will and Leonora Dodge

Mark and Nancy Eldridge

John and Jane Ewing

Kimberly Fitzgerald

Patricia Fontaine

Barbara Gav

Daniel Gibbs

Thomas Gioia

Dale and Lois Good

T.S. and Rosalyn Graham Chris and Cheryl Ham-Ellis

Amy R. Hamlin

Pamela Hanley

Donald and Jean Harry

Judith Higgins

Rosalie J. Hodgkin

Philip and Joan Hoff

Cornelius and Jeannette Hogan

Gerald and Virginia Hornung

Robert and Joanne Jarrett

Kathryn R. Jarvis

Michael Julow

Marvin Klikunas and Karen Cleary

Richard and Nancy Lang

Joseph and Annette Laquerre

Elaine Little

Tom and Susan Little

Addie Livingston

Ann Livingston Carol Livingston

David and Kathleen Lord

Don Martin

Ben and Nan Mason

Mary McNamara and Pat Markle William and Elizabeth Metcalfe

Betty Miles

David Porteous and Vicky Smith

Virginia Powers

Linda Ready Shelley Richardson

John and Alice Rouleau

Lisa Schamberg and Patrick Robins

Nadine Scibek

Lawrence and Lauren Shelton

Charles Smith

John and Dona Spaeth

Elizabeth Stitzel

Charles and Edith Templin

Brenda Torpy Brian Tuttle

Paul and Pamela Van de Graaf

Ron and Jan Van Mynen

Dean and Denise Vanech

Rise and Adam Wilson

Alice Winn

Sharon Wright

Alexander and Marguerite Zabriskie

COMMUNITY OF FRIENDS (UP TO \$99)

Stephen and Anita Allen Jerome and Frances Allyn Christopher Bailey

Nancy R. Baker Lucille Bunny Beard

E. Nancy and Roy Bell Mary Boiselle

George and Sandra Bossick

Suzanne Brown Karen Cady

I and J Candiotti

Jeffrey and Frances Crandall

William Crangle Raymond and Dottie Darling

William and Karen Davignon

Gerald and Karin Davis Lauren-Glenn Davitian

Justin and Jennifer Dextradeur

Esther Fontaine

Louise Fontaine Susan Fortin

Joseph Frank

Martin and Patricia Frankie

Dottie Fullem

William and Sue Glinka Thomas E. Godbout

Denis and Kate Gravelin

Don and Mary Ann Horenstein Robert and Louise Jodoin

Sandy Kilburn

Malcolm and Karen King Jacqueline S. Klein

Dana Langston

Christopher and Jennifer Leopold

Cecilia M. Mangan

Richard and Mary Mansfield Elliot and Barbara Matteson

Sue McCormack

Michael and Jana McGrath

R. J. McKay Normand and Kimberly Mercure

Jane Mitiguy Isabel Munnett Betsy Pardi

Robert Penders Anthony and Jeanne Pizii

James Rader Robert and Nancy Ransom

Norman and Linda Rodriguez G. Ross

Beverly C. Rounds

Anya Schwartz Margaret Sheridan-Lefebvre

Willard Smith

J. Ward and Janet Stackpole

Neil Stout

Charles and Ann Van Royen

Carol Walters Arlene R. Woods

Marilyn Zager

GIFTS IN MEMORY OF

Gloria Bancroft Polly Beebe-Bove Gertrude G. Boiselle Bernard Boutin

Iim and Pat Chadwick Bryna D. Frank Mary E. Frankie Marion Ginter

Rita LaPerle Mary Martin

Gerald McCarthy Ellie Penders Thomas Powers Margaret Rooney

Marjorie Shelton Dorabelle Skeels

GIFTS IN HONOR OF

Alice

Leila Morrissette Gwen Shervington

Rev. Beverly St. Germain Amy Wright

BUSINESS SUPPORT

A.W. Rich Funeral Home, Inc.

Allen and Brooks, Inc. Backyard Bingo

Cathedral Church of St. Paul

Crescent Lake Association

Diocese of Vermont

Duncan Wisniewski Architecture Engelberth Construction, Inc.

Essex Junction Post 6689 VFW, Inc. Essex Pediatrics, P.C.

Green Mountain Coffee Roasters

Green Mountain Power

Hackett Valine and MacDonald, Inc.

Home Instead Senior Care

ID Kantor, Inc.

Loud Canvas Media NH Northfield Savings Bank

Professional Construction, Inc.

Ready Funeral Service, Inc.

Religious Sisters of Mercy Shaw's Supermarket

The Tech Group, Inc.

Vermont Automobile Enthusiasts, Inc. Vermont Catholic Charities

Visiting Nurse Association

White and Burke Real Estate Investment Advisors, Inc.

IN-KIND DONATIONS

Steve Allen

Best Buy Company, #360 Wes Daum Dick Mazza's General Store

Golub Corporation

Kim Harry Mazza's Farm Stand and Bakery

Linda O'Brien Dawn Pollock Robin Twery

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.

OUR DEVELOPMENT PARTNERS

People's United Bank

American Recovery and Reinvestment Act (ARRA)

US Department of Housing and Urban Development

Efficiency 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 Morrissey 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.

OUR TEAM

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

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Adesa Awhaitey, Gifty	Dou
Allen, Jennifer	Dug
Anak, Ugyen	Eate
Andreyko, Catherine	Eld
Apfel, Kathrynn	Elli
Arpino, Joseph	Ewi
Ashe, Timothy	Fier
Askren, Laurel	Fitz
Bardeleben, Edward	Fitz
Baric, Damir	For
Bartlett, Lawrence	Gac
Beerworth, Julia	Gey
Benoit, Kathleen	Gey
Blow, Leslie	Gic
Bounsana, Asnat	God
Bridges, Kenneth	Gut
Brooks, Mary	Gye
Cain, Karen	Har
Chabot, Sabine	Har
Cherry, Marcella	Har
Chicoine, Paul	Hur
Christian, Alice	Hus
Coccaro, Nicholas	Ibra
Coleman, Elisabeth	Iris
Connolly, Michael	Jako
Corkum, Sharon	Jaqı
Cornelius, William	Jarv
Cosabic, Armin	Jasa
Cronin, Melissa	Joy,
Crowley, Mary	Kan
Demers, Raymond	Kas
Dempsey, Linda	Kas
Derry, Justin	Kell
Desautels, Jason	Key
Dolma, Migmar	Kir

Dolma, Passang

our increasore staff for interi
Douglas, Deborah
Dugan, Molly
Eaton, Todd
Eldridge, Nancy
Ellicock, Eric
Ewing, Carmel
Fierman, Rose
Fitzgerald, Kim
Fitzgerald, Stephanie
Forleo, Kathryn
Gacetta, Donna
Geygong, Sonam
Geygong, Tenzin
Gicheru, Philomena
Godzik, Cassandra
Gutchell, Timothy
Gyesi, Sandra
Hamlin, Heather
Hardy, Colton
Hartsfield, Stefani
Hunter, Jennifer
Husrefovic, Aida
Ibrahim, Abdullahia
Irish, Irene
Jakobeit, Maria
Jaquith Sr., Peter
Jarvis, Kathryn
Jasany, Richard
Joy, Richard
Kamalsky, Kristen
Kasampula, Chemyamal
Kasongo, Kabembo
Kelly, Jean
Keyes, Lawrence
Kirkland, Maxine
Kline-Tucker, Brenda

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Kutler, Susan
abell, Sandra
aChance, Debra
aFrance, Cindy
arson, Evan
ee, Colleen
Lemire, Suzanne
esperance, Christina
Lewis, Tracy
Loring, Alexandros
Lubula, Ponga
Lubula, Yacouba
Lumumba, Marie
Lynn, Mary
Lyon, Kristine
MacDonald, Lise
Manchester, Zachary
Manley, Joi
Marcum, Daniel
Mariani, Sarah
Markey-Duncan, Jean
Markle, Patricia
Marton, Claire
McLaughlin, Sarah
Mentsang, Kalsang
Miller, Douglas
Minor, Elizabeth
Velson, Jessica
Pare, Pamela
Paul, Christoper
Peden, Mary
Perry, John
Pidgeon, Lee
Pond, Betsy
Potter, Jonathan

nd residents.
Quint, Jack
Ready, Linda
Richard, Tiffany
Richardson, Marilyn
Rocque, James
Rose, Cheryl
Russell, Scott
Sachs, Justin
Sanville, Richard
Schmidt, Susan
Shal, Johanna
Shaw, Lise
Shepard, Lynette
Sinchak, Carol
Sperling, Zachary
Squires, Kathi
Still, Jennifer
Taji, Maruan
Terry, Timothy
Thibeault, Cheryl
Thompson, Gail
Trottier, Julie
Ullmeyer, Kathleen
Valentine, Marisa
Valyou, David
Walker, Seth
Washington, Wilbert
Whitcomb, James
Whitney, Susan
Willett, Krista
Wilson, Laura
Wires, David
Wright, Amy
37 . TD:



Previti, Linda



Yates, Tina

2011 SASH PARTNERS, SUPPORTERS AND COLLABORATORS

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

LeadingAge Vermont

MacArthur Foundation

People's United Bank

United Way of Chittenden County

University of Vermont College of Medicine

University of Vermont School of Nursing

Vermont Association of Hospitals and Health Systems

 $\begin{array}{c} {\rm Vermont\ Blueprint\ for\ Health} - \\ {\rm Department\ of\ Vermont\ Health} \\ {\rm Access} \end{array}$

Vermont Department of Disabilities, Aging and Independent Living

Vermont Community Foundation

Vermont Health Foundation

Vermont Housing and Conservation

ermont Housin

Vermont Housing Finance Agency Senator Patrick Leahy

Representative Peter Welch Senator Bernie Sanders

COLLABORATORS

BENNINGTON

Southwest Vermont Medical Center Southwestern Vermont Council on Aging

Visiting Nurse Association and Hospice Southwestern Vermont Health Care

Regional Affordable Housing Corp (RAHC)

United Health Alliance

CALEDONIA

Northeastern VT Regional Hospital Northeastern VT Area Agency on Aging Northern Counties Health Care Inc.

Gilman Housing Trust

Northeast Kingdom Human Services

CHITTENDEN

Fletcher Allen Health Care
Champlain Valley Agency on Aging
Visiting Nurse Association of
Chittenden and Grand Isle Counties
Cathedral Square Corporation
HowardCenter
UVM Center on Aging

Vermont Health Foundation PACE VT

RUTLAND

Rutland Regional Medical Center Southwestern VT Council on Aging Rutland Area VNA and Hospice Rutland Housing Authority Rutland Mental Health Services Castleton College PACE VT

WASHINGTON

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





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 ${\it Cathedral \, Square \, is \, a \, proud \, member \, of \, Leading Age}.$

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www.cathedralsquare.org

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