



1 Kennedy Drive Unit - L2  
South Burlington Vermont 05404

Patricia Singer  
Vermont Department of Mental Health  
280 State Drive  
Waterbury, VT 05671  
[Patricia.Singer@vermont.gov](mailto:Patricia.Singer@vermont.gov)

February 8 2024

Dear Patricia,

Please find for review a Pathways Vermont Application for a Certificate of Approval by the State of Vermont Department of Mental Health. This application is in response to Pathways Home for Soteria Project with a total capital investment of \$2,777,572.00 for the purchase and renovation of 141 Maple Street, Burlington Vermont. As of January 25, 2024 the project is fully funded. Once the COA process is complete Pathways will close on our purchase and sale agreement for 141 Maple Street and begin our pre-construction phase of work. It is our goal to participate in the late winter/ early spring bidding process for the 2025 construction season.

It has been a pleasure operating the Soteria program, and we certainly hope we can create a permanent home for our Soteria House program and expand access for future generations of Vermonters experiencing mental health struggles. Please reach out directly with any questions regarding the project and this application.

Thank you for your consideration,

*Jennifer T. Johnson*

Project Manager /Director of Property Development  
[Jenny@Pathwaysvermont.org](mailto:Jenny@Pathwaysvermont.org)  
(802) 777-4758

VERMONT AGENCY OF HUMAN SERVICES- DEPARTMENT OF MENTAL HEALTH  
APPLICATION FOR CERTIFICATE OF APPROVAL  
SOTERIA HOUSE PROJECT

Applicant: Pathways Vermont Inc  
Project Title: A Home for Soteria House  
Principal Contact Jenny Johnson  
1 Kennedy Drive Suite L2 South Burlington VT 05404  
(802) 777-4758  
[Jenny@Pathwaysvermont.org](mailto:Jenny@Pathwaysvermont.org)

Secondary Contact: Hilary Melton - Executive Director  
1 Kennedy Drive Suite L2 South Burlington VT 05404  
(802) 825-6181  
[Hilary@Pathwaysvermont.org](mailto:Hilary@Pathwaysvermont.org)

: \_\_\_\_\_  
PROJECT TYPE & AMOUNT

**■ Capital expenditure exceeding \$1,500,000 for construction, development, purchase or longterm lease of property or existing structure**

- Purchase of a technology, technology upgrade, other equipment or a renovation with a cost exceeding \$1,000,000
- The offering of a health care service having a projected annual operating expense that exceeds \$500,000 for either of the next two budgeted fiscal years if the service was not offered by the health care facility within the previous three fiscal years.

A. Proposed Capital Expenditure (Total Table 1) **\$2,777,572**

B. Proposed Lease Amount (payment times term) \$ \_\_\_\_\_ I certify to the best of my knowledge and belief, that the information in this application is true and correct and that this application has been duly authorized by the governing body of the applicant.

CERTIFYING OFFICIAL: Jenny Johnson- Director of Property Development - Authorized  
*Jennifer T. Johnson*

SIGNATURE: \_\_\_\_\_  
February 7, 2024

DATE: \_\_\_\_\_

## CERTIFICATE OF APPROVAL APPLICATION AND NARRATIVE AND FINANCIAL TABLES

### A. NARRATIVE: PROJECT OVERVIEW AND DETAILS

#### Project Overview

Soteria Vermont is internationally renowned and this country's only current implemented model of Soteria. It has positioned Vermont as a national leader in the realm of progressive approaches to mental health. Soteria House Vermont is licensed in the State of Vermont as a Therapeutic Community Residence (TCR) for the prevention of hospitalization of young adults struggling with early episode psychosis. The Soteria model requires a small homelike residential setting for responding to people experiencing psychosis; the approach consists of a community-based, residential treatment environment with strong use of peer and allied professional staffing rather than solely relying on clinical staff. Soteria House focuses on empowerment, peer support, health, social networks, and mutual responsibility. It tends to involve minimal use of psychotropic medication based on the personal choice of each resident, with positive outcomes that are well-documented in Pathways Vermont's data and reports.

Since 2015 Pathways's Soteria House has provided a safe and non-restrictive 5-bed residence serving over 70 young adults at its current leased property in a residential neighborhood in Burlington's Old North End. However, expensive market leases, and an aging building that led Pathways to seek a new location for the Soteria program that Pathways could own. The recognition that owning a building would be more cost-effective and sustainable than leasing also opened the opportunity to meet more of the pressing needs for therapeutic residence beds by increasing the number of beds. Soteria is a site based program and without a permanent home the program could be at risk. The purchase and renovation of 141 Maple Street in Burlington meets all of these needs perfectly.

141 Maple Street has been a permitted group/community home since the late 1980's, first owned by Spectrum as a youth shelter then purchased and stewarded by Champlain Housing Trust. The sale price of \$250,000 is well below the appraised value leaving room in the budget for needed renovations. Over the years maintenance and upgrades have been consistently made by Champlain Housing Trust including a new roof in 2021, the addition of solar hot water, and upgrades to electrical and plumbing systems. The floor plan is such that extensive renovations are not necessary at each building level. The project scope will involve a moderate rehab on the second floor and building-wide energy efficiency improvements, with the majority of renovations on the main floor to improve shared space as well as to fully upgrade the ADA bathroom and bedroom at this level. 141 Maple is zoned as a single residential dwelling ( R2 district) allowable use as a group/community home and currently has a certificate of occupancy from the City of Burlington. Pathways will undertake renovations and improvements at 141 Maple Street as an affordable option that will fully meet the needs of the Soteria program for years to come. By undertaking this capital project Pathways can meet the important goal of expanding capacity from 5 to 8 beds as well as creating a permanent sustainable home for future generations of Vermonters in need of this important service.

Chart- Description of Floor Plan

Two Story building - circa 1899 with a full renovation in 1993	Open kitchen/dining area along with commercial grade appliances and pantry.
3700 square feet of living space on two floors	Open living room area, bookshelves, comfortable furniture, multiple sitting areas, south facing windows and french doors opening to a new deck to bring in light.
Office/medication/meeting room with a small sofa, desk and round table for group meetings	New multi-level deck with stairs to a private yard with gardens and a terrace.
Fully accessible bedroom (1) first floor	Laundry room with commercial grade washer/dryer
Fully accessible bathroom (1) first floor	Mudroom at entrance with closet and open storage, benches
Guest ¾ bathroom (1) first floor	Above ground basement has a potting/gardening area, storage for recreational equipment, bike racks and all utilities.
Single bedrooms (7) spacious with closets second floor	Additional full bathrooms (2) second floor

Capital Expenditures- Purchase and renovation of 141 Maple Street has a budgeted cost of \$789 per square foot with a total project cost of \$2,77,572.00 including property acquisition, predevelopment and construction cost. Some examples of improvements include energy efficiency upgrades and upgrades to systems (heating, cooling and air exchange); outdoor addition of a two level deck with privacy landscaping; new windows and doors and an upgraded kitchen; second floor bathroom upgrades and bedroom finishes improvements; and first floor living space renovated to an open floor plan. The capital acquisition and renovations are funded by a FY24 appropriation from the State of Vermont Legislature of \$1,000,000, VHCB investment of \$1,141,567 (approved), Pathways fundraising of \$569,000 (in-hand) and additional grants specific to the project totaling \$146,657 (awarded). As of January 26th the project is fully funded.

Operating costs for the building (utilities, maintenance, insurance) over a three year period (data provided by Champlain Housing Trust) average at approx \$34,000 per year from July 2020 to July 2023. With improved envelope efficiency and upgraded heating and cooling our expectations are reduced energy cost for utilities. Operating costs for the building are projected to be less than Pathway's current annual rent for Soteria House.

**1. For construction or renovation projects:**

**a) Provide dates for the duration of the proposed construction and renovation period.**

November 2023 - February 2024

Finalize design and cost estimates for construction and renovation. Capital fundraising completed. Final approval from the Vermont Housing Conservation Board application was received in January 2024

March - May 2024 Close on VHCB award, finalized certificate of approval. Close on building when

COA is formally issued, bid out for Construction Manager, hire Clerk of the Works, permit, hire

Construction Manager via procurement bidding process. May- August 2024 Final budget, construction documents project out to bid per VHCB procurement guidelines. Bid reviews and acceptance.

September- January 2025 Construction phase February- March 2025 Final details, interior design and furnishings. Plan for move-in

**b) Include schematic drawing, at least 1/16" scale, for the existing and proposed facility.**

See Attachment A- Schematics

**c) Provide existing and proposed departmental net and gross square feet for each department affected by the project.**

Total square footage of the entire building is 5550 square feet with livable space at 3700 square feet. Total combined square feet of 8 bedrooms is 1374 square feet (with no bedroom smaller than 150 square feet) and habitable shared living space (not including hallways, bathrooms, closets) is 1472 square feet on main level.

See Attachment B- Floor Plan with square footage

**d) Provide assurance that the project will comply with ADA commercial construction Standards.**

Since May 4, 1977 Vermont law has required that new construction, additions and alterations in public buildings be accessible to people with disabilities. The Division of Fire Safety enforces the Vermont Access Rules, including the Americans with Disabilities Act (ADA) Accessibility Guidelines. The ADA guidelines generally do not apply to existing facilities except where altered. Facilities built or altered according to earlier versions of the ADA or Architectural Barriers Act (ABA) standards may not necessarily have to meet the updated version except where they are subsequently altered or renovated. However 141 Maple is ADA compliant without a renovation but planned improvements will be made to address more up to date standards for the space. Some improvements to meet a more current level of ADA Regulations include rebuilding the ramp at entrance, install lever hardware on all doors in the main level, an upgrade to a first floor accessible bedroom and accessible bathroom to meet newest ADA standards. Route for access to the first floor will be ADA compliant by today's standards.

**e) Provide a description of permitting processes (local/regional/state) that the project will be subject to.**

Because 141 Maple Street is permitted as a group home, has a certificate of occupancy, requires only a moderate rehabilitation, and there is no increase or decrease in its footprint, no City permits are required for change of use or interior renovations. However a City permit for the addition of a two level deck will be necessary. The project is exempt from ACT 250 but may require a preliminary SHPO review by the State Historic Division regarding planned alterations to the exterior of the building such as new siding, and the addition of windows or doors. The building is considered a compromised historic structure as it was gutted and renovated several times since the 1970's and its interior and exterior are not historically accurate or representative of the original use. The National Historic Preservation Act does not apply to the APRA -SFR funds and they do not trigger a section 106 review. The expectation is that the permitting process will not be onerous or difficult due to the basic nature of the renovation.

## **B. NARRATIVE: GENERAL CRITERIA**

### **Criterion I: Local Governance Support and Relationship of Proposed Project to Agency Strategic Plan**

Pathways believes purchasing this property is a strategic financial investment and aligns with the agency's mission, vision, and values and is in the best interests of the clients we serve.

Acquisition of this building and renovations meets Pathways Strategic Plan which includes the expansion of our services to continue to provide and grow community based peer-led mental health services that adhere to the human rights principles, including the fundamental right to equality, non-discrimination and full and effective participation and inclusion in society and respect for people's inherent dignity and individual autonomy. Implementing such changes is a challenge in a context where insufficient human and economic resources are invested in mental health; however the State of Vermont's innovative approach in supporting our Soteria Program since 2014 has made securing and growing the program a necessity to ensure its longevity for future generations of young people struggling with mental health challenges.

The Board of Directors of Pathways Vermont Inc approved the purchase and renovation of 141 Maple Street as a new home for Soteria, a site based program, on September 8 2022. Please see the attached document verifying this approval in writing from our board chair

See Attachment C- Board Approval

As a specialized agency Pathways Vermont is not mandated to have a standing committee for its Soteria program, only our Housing First Program. However the project has received strong local support from the following:

- City of Burlington Community and Economic Development Office (CEDO):
- Burlington Housing Authority,
- King Street Neighborhood Revitalization Committee,,
- Champlain Housing Trust, and
- Maple Street neighbors.

And, the Vermont Housing Conservation Board, State of Vermont Legislature, and community partners across the state that utilize Soteria House as an important and unique resource.

Current and former residents of Soteria have informally offered support and feedback for this project and there are several former residents on our Board of Directors who voted for this important project.

Pathways has a strong commitment in driving growth with intention, ensuring stability to our existing programs, striving for excellence and being accountable for our practices. Supporting Soteria to have a permanent home is an important next step in Pathways' mission to provide stable living environments for vulnerable young adults facing mental health crises.

### **Criterion II: Need for the Proposed Project**

#### **a) Maintain the availability and accessibility of mental health services. Why is the status quo not adequate to meet the need?**

The State of Vermont Health Resource Management Plan (HRAP) outlines the importance of variation in care models across communities versus the standardization of care across the continuum, identifying that health care systems should work to provide care to Vermonters in the most appropriate setting. HRAP Goals fully align with the future of an expanded Soteria program housed in a permanent sustainable home. Support for the A Home for Soteria project also aligns with multiple areas of the Vermont State Health Improvement Plan (VHIP). By investing in the expansion of a critical community service and providing a permanent home for the Soteria Program we are *"investing in a program that promotes*

*resilience, connection and belonging” along with “expanding access to integrated person centered care” and “supporting existing care coordination functions that are home or community based.”*

The Vermont Prevention Model strongly supports the Soteria model as 1) providing services outside of the clinical setting and 2) implementing intervention for a specific and underserved population. This model of care will result in access to a more appropriate level of care for young adults experiencing first time psychosis, along with improving the quality of care and user satisfaction.

The completion of this project will allow Pathways Vermont Soteria Program to deliver the excellent services it is known for, in a setting that offers residents the comfort and safety of a physical space that meets the changing needs of our program. Expensive market leases and an aging building that will require significant upgrades led Pathways to the logical next step of searching for a new location.

Our goal in working to identify an appropriate property was to 1) to provide a permanent home for the Soteria program by owning the property 2) to stabilize operating costs for the program 3) to run our program in an environment that fully meets the needs of our program, and 4) locate the program in a property that has the capacity for expansion of our program from 5 to 8 beds. The solution to housing our Soteria program was resolved when Champlain Housing Trust offered us 141 Maple Street at greatly reduced price and we were awarded legislative one time funding along with a comprehensive VHCB Grant to meet this goal. Soteria is a site- based program and without an appropriate permanent home its future is at risk. As an organization with demonstrated success running a residential program, Pathways Vermont is well positioned and enthusiastic to continue operating its Soteria program.

**(b) Meet specific unmet needs of the population. Provide a forecast of the unmet needs and describe the methodology for deriving this forecast;**

There is an acute need for service enriched housing in our state particularly for young adults who are experiencing psychosis and other mental health challenges. In the past 18 months Soteria House Vermont has received over 40 inquiries for admission from individuals in crisis, desperate families and community partners and we have NOT been able to meet this increasing need. By moving our program to 141 Maple Street we can increase our capacity to serve from 5 beds to 8 beds and serve more young adults in crisis. The average cost of a psychiatric emergency bed in Vermont is \$2625 per night, a cost typically borne by taxpayers. An average cost to the state for a stay at Soteria is \$693 per night which is 75 % less. Currently with capacity for five residents at a time the difference equates to as much as 2.4 million in savings over the course of a year. Since 2015 Soteria Vermont has been offering alternative treatment options for young adults with long term positive outcomes.

**(c) Improve the mental health or developmental service needs of the population to be served. Describe the plan for accomplishing this and what the expected outcomes will be; and/or,**

Psychosis is one of the most expensive mental health conditions. Frequent hospitalizations combined carry a high price tag. Soteria is remarkably cost effective compared to inpatient hospitalization, largely due to early intervention services Soteria improves the long-term functional outcomes of residents. We can increase both the capacity to serve along with improving the quality of services. We look to enhance overall quality of services by providing a key ingredient; a warm, calming therapeutic environment, with normalizing days (e.g., three daily meals and a balance in activity and relaxation), spent within a group of residents and staff. By enhancing the therapeutic environment of the treatment site, service quality will be greatly improved. We will track effectiveness of the new space by measuring quality of services, decreasing residence length of stay and tracking the number of hospitalizations that were avoided. Feedback from residents and community partners about the effectiveness of our program at its new location will be an important component. Soteria’s DMH contract requires quarterly and annual reports on

the following benchmarks; 1 Occupancy rate annual average of 90% 2. Residents surveyed on intake, mid-program and at exit about the perceived increase in support, decrease in life stressors (quality of service) 3.100% of residents will exit to a community-based living arrangement. 4.80% of residents will exit the program with some source of income or enrolled in school or a training program.

### **Criterion III: Organizational Structure, Affiliations and Operations**

Pathways Vermont Inc, is a statewide non-profit agency with administrative offices located at 1 Kennedy Drive L2 South Burlington Vermont. Pathways received designation as a specialized agency by the Department of Mental Health in 2014 after several years of level funding through federal grants. Soteria was created by ACT 79 and is a fully licensed TCR operating since 2014 at its current leased location. Pathways Vermont is led by a Board of Directors and a Housing First standing committee and various advisory groups that are composed of individuals who are passionate about our mission and have utilized services offered by Pathways, have their own experience with mental health struggles and/or are family members of persons with lived experience. The board directs priorities, oversees programs and funding and advocates on behalf of our organization. The board recently completed a strategic planning process where expanding Pathways' role as a leader in peer services was identified as a priority, and Pathways has since created a training institute in order to offer this expertise to the broader public. Agency advisory groups are composed of current and former program recipients. These groups meet throughout the year and provide feedback on program changes, priorities, and systems.

Pathways Vermont partners with local designated mental health agencies, substance abuse treatment providers, the Vermont Department of Corrections, health clinics, Burlington Housing Authority, Vermont State Housing Authority, community landlords, the Social Security Administration, local Adult Inter-Agency Teams, the Chittenden Continuum of Care, Balance of State Continuum of care, local Continua of Care, Voc Rehab, and numerous others to ensure participants have access to appropriate services.

Pathways Vermont received strong financial support for the Home for Soteria project including multiple financial commitments that assist Pathways in meeting its financial goal. This includes but is not limited to a 1 million dollar legislative award, a 1.2 million dollar ARPA-SFR grant from Vermont Housing Conservation Board as well as additional private and grant funding to meet the overall financial goal of \$2,777,572.00. Pathways is well situated to support not only the program's relocation to 141 Maple Street and to increase capacity to serve from 5 beds to 8. Soteria program is currently licensed as a TCR and has the experience to support the project and expansion as well as continue to manage the program with positive outcomes.

### **Criterion IV: Financial Feasibility and Impact Analysis**

For the past two years Pathways Vermont has been engaged in searching for a new location for its Soteria program. Multiple properties were explored as alternatives and none of them proved viable. Each site had issues including location, size, complexity of renovation needs, and overall projected costs. New construction was evaluated at 141 Maple Street location but issues arose related to historic valuation, and expensive development along with lack of rationale for deconstruction of fully habitable real estate. Our thoughtful search process showed that the opportunity to purchase 141 Maple from CHT and renovate to meet our programs needs, was the most viable option.



## Financial Table Notes

1. Table 3A: Proposed Year 1 - 3 assumes a 4% funding increase for most grants as well as the addition of new projects that Pathways believes are likely to be funded. Proposed Year 2 and Year 3 contain approximately \$870K, and \$949K respectively in additional revenue and expenses to fund Soteria House's expansion from 5 to 8 beds.
2. Table 3B: Total Project Income for FY23 through FY27 equals \$2,467,972. A \$300,000 pledge was booked as revenue for the project in FY22 and is not included in the table. \$9,600 in project funding is recorded as Capital Reserves Funding on Table 5B. \$2,467,972, \$300,000, and \$9,600 equal total project costs of \$2,777,572. The only expenses for the project during the time period covered are depreciation expense, and \$5,000 for repairs. All other project costs are capital expenditures.
3. Table 4B: As of 6/30/2023 \$70,127 in preconstruction costs for the project have been capitalized. We anticipate another \$32,000 will be incurred by the end of FY24. The bulk of construction costs are planned for FY25, and construction is intended to be complete by the end of FY25. We plan to begin operating Soteria out of the new building at the start of FY26 at which point the balance of the *construction in progress* account will move to *land, buildings, and improvements* and depreciation will begin. Annual depreciation is calculated on a straight line basis with a useful life of 39 years. The depreciable base is \$2,767,572 calculated as total project costs minus \$9,600 for capital reserves.
4. Table 5B: At the start of FY23 no cash had been received or expended on the project. During FY23 approximately \$557K was received (including payment on the \$300,000 pledge) and approximately \$70K was spent. During FY24 and FY25 the remaining funding is anticipated to come in and all but \$9,600 of this funding is planned to be spent purchasing and preparing the building for use. Additionally approximately \$10K a year will need to be raised to fund the capital reserve for the building.

## Other Financial Notes

1. Contingency funding of approximately \$490,000 is embedded in the current project budget to mitigate cost overruns. The contingencies vary from 5% to 12.5 % along with a 2% escalation factor to cover cost changes expected in Q3 2024.
2. The project cost is fully funded by private giving, foundation grants, VHCB/ARPA grant, and a generous legislative appropriation.
3. The proposed project has no impact on the profit and loss operating projections. The funding procured for the project offsets the cost of the capital expenditure.
4. We anticipate no increased building/facility expenses to the program in fact a decrease in carrying costs is possible.
5. Cost per square foot of \$789 is on par with other similar projects
6. No debt funding is required for this project.

## ATTACHMENT LIST

Attachment A\_Soteria\_41Maple\_231219\_Schematics  
Attachment B\_Soteria\_Pathways Board Approval  
Attachment C\_141 Maple Floor Plan\_Square Footage  
Attachment D\_DMH Letter\_COA\_Request 11.1.2024  
Attachment E\_Soteria TCR License to Operate 2024

## FINANCIAL TABLE DESCRIPTION

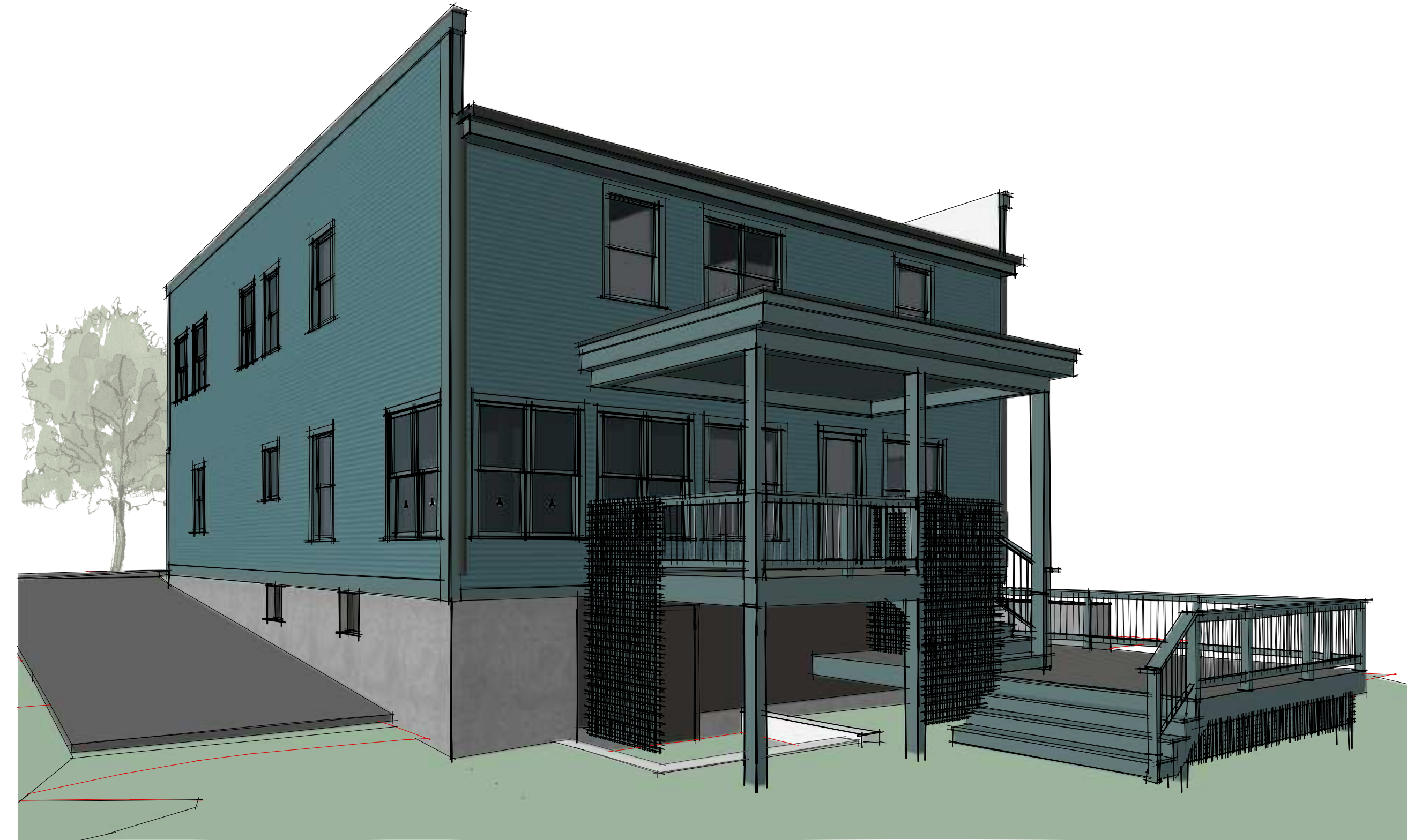
1 Project Costs  
2 Debt Financing Arrangement: Sources & Uses of funds  
3A Income Statement: Without Project  
3B Income Statement: Project Only  
3C Income Statement: With Project  
4A Balance SheetUnrestricted Funds: Without Project  
4B Balance SheetUnrestricted Funds: Project Only  
4C Balance SheetUnrestricted Funds: With Project  
5A Statement of Cash Flows: Without Project  
5B Statement of Cash Flows: Project Only  
5C Statement of Cash Flows: With Project

*Attachment A- Soteria 141 Maple Schematics*

# SOTERIA HOUSE PRICING SET 12.19.23



VIEW FROM NORTH (FRONT)



VIEW FROM SOUTH (BACK)

## GENERAL NOTES:

- HOLD ALL DIMENSIONS ACCORDING TO DRAWINGS. IF CONFLICTS ARISE, CONTACT ARCHITECT IMMEDIATELY. DO NOT SCALE THESE DRAWINGS.
- FOUNDATION WALLS ARE DIMENSIONED FROM FACE OF CONCRETE; ALL OTHER WALLS ARE DIMENSIONED FROM FACE OF STUD OR STRUCTURAL GRID, UNLESS OTHERWISE NOTED.
- ALL DOOR ROUGH OPENINGS ARE LOCATED 2 STUDS (3") AWAY FROM ADJACENT STUD WALL, UNLESS OTHERWISE NOTED.
- REFER TO ENLARGED STAIR PLANS, UNIT PLANS, AND INTERIOR ELEVATIONS FOR ADDITIONAL NOTES & DIMENSIONS INCLUDING CABINETRY SIZES, FIXTURE LOCATIONS, AND GRAB BAR BLOCKING REQUIREMENTS.
- ALL PENETRATIONS OF PIPES AND/OR DUCTS SHALL BE FIRE CAULKED/FIRESTOPPED AT THE RATED FLOOR/CEILING OR WALL ASSEMBLY.
- ALL UNDERLINED MATERIALS ARE COMPONENTS OF THE BUILDING AIR BARRIER.
- ALL FLOORING TO RECEIVE UNDERLAYMENT PER OUTLINE SPECIFICATION

## ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR
BC	BLOWN CELLULOSE
B.O.	BOTTOM OF
CONC	CONCRETE
DPC	DENSE PACK CELLULOSE
DWG(S)	DRAWING or DRAWINGS
ELEV	ELEVATION
EXG	EXISTING
EPS	EXPANDED POLYSTYRENE
EXT'R	EXTERIOR
F.O.	FACE OF
FC	FIBER-CEMENT
FRT	FIRE RETARDANT TREATED
FRP	FIBERGLASS REINFORCED PLASTIC
FF POLYISO	FOIL FACED POLYISOCYANURATE
GS	GYPSPUM SHEATHING
GWB	GYPSPUM WALL BOARD
HCW	HOLLOW CORE WOOD
INSUL	INSULATION
INTR	INTERIOR
MAX	MAXIMUM
MIN	MINIMUM
MIR	MIRRORED
MTL	METAL
MR	MOISTURE RESISTANT
MMR	MOISTURE & MOLD RESISTANT
MW	MINERAL WOOL
NIC	NOT IN CONTRACT
O.C.	ON CENTER
PWB	PAINTED WOOD BASE
PLAM	PLASTIC LAMINATE
PT	PRESSURE TREATED
REQ'D	REQUIRED
SIM	SIMILAR
SOG	SLAB ON GRADE
SCW	SOLID CORE WOOD
SPEC	SPECIFICATION
SS	STAINLESS STEEL
T.O.	TOP OF
TW	TO WEATHER
TYP	TYPICAL
UFB	UNFACED FIBERGLASS BATT
VIF	VERIFY IN FIELD
VTR	VINYL TREADS AND RISERS
VB	VINYL BASE
w/	WITH
w/o	WITHOUT
WD	WOOD
WRB	WEATHER RESISTANT BARRIER
XPS	EXTRUDED POLYSTYRENE

## WINDOW SCHEDULE

R/N	MARK	COUNT	DESCRIPTION	FRAME SIZE (WxH)	R.O. HEAD HEIGHT	ELEVATION	DETAILS	REMARKS
N	1	1	(2) SINGLE HUNG	5'0" x 5'6"	7'0 1/2"	1	TBD	-
N	3	1	SINGLE HUNG	3'0" x 4'8"	7'0 1/2"	3	TBD	-
N	4	1	SINGLE HUNG	3'0" x 4'8"	7'0 1/2"	4	TBD	-
N	5	1	SINGLE HUNG	2'6" x 4'8"	7'0 1/2"	5	TBD	-
N	6	1	(2) SINGLE HUNG	5'0" x 5'6"	7'0 1/2"	6	TBD	-
N	7	1	(2) SINGLE HUNG	5'0" x 5'6"	7'0 1/2"	7	TBD	-
N	8	1	SINGLE HUNG	2'6" x 4'8"	7'0 1/2"	8	TBD	-
N	9	1	(3) FIXED GLASS	8'0" x 2'6"	6'11 3/4"	9	TBD	-
N	10	1	(3) FIXED GLASS	8'0" x 2'6"	6'11 3/4"	10	TBD	-
R	1	1	SINGLE HUNG	2'6" x 4'8"	7'0 1/2"	1	TBD	-
R	2	1	SINGLE HUNG	2'10" x 4'8"	7'0 1/2"	2	TBD	-
R	3	1	SINGLE HUNG	2'6" x 3'0"	6'11 3/4"	3	TBD	-
R	4	1	(2) SINGLE HUNG	5'0" x 5'6"	7'0 1/2"	4	TBD	-
R	5	1	(2) SINGLE HUNG	5'0" x 5'6"	7'0 1/2"	5	TBD	-
R	7	1	SINGLE HUNG	3'0" x 5'6"	7'0 1/2"	7	TBD	-
R	8	1	SINGLE HUNG	2'8" x 4'8"	6'11 3/4"	8	TBD	-
R	9	1	(2) SINGLE HUNG	5'0" x 4'8"	6'6 1/2"	9	TBD	-
R	10	1	SINGLE HUNG	3'0" x 4'8"	6'6 1/2"	10	TBD	-
R	11	1	SINGLE HUNG	3'0" x 4'8"	6'6 1/2"	11	TBD	-
R	12	1	SINGLE HUNG	2'8" x 4'8"	6'11 3/4"	12	TBD	-
R	13	1	SINGLE HUNG	2'8" x 4'8"	6'11 3/4"	13	TBD	-
R	14	1	SINGLE HUNG	2'10" x 4'8"	6'11 3/4"	14	TBD	-
R	15	1	SINGLE HUNG	2'8" x 4'8"	6'4 1/2"	15	TBD	-
R	16	1	SINGLE HUNG	2'8" x 4'8"	6'4 1/2"	16	TBD	-
R	17	1	SINGLE HUNG	2'10" x 4'8"	7'0 1/2"	17	TBD	-
R	18	1	SINGLE HUNG	2'6" x 4'8"	7'0 1/2"	18	TBD	-
R	19	1	SINGLE HUNG	3'0" x 4'8"	7'0 1/2"	19	TBD	-
R	20	1	SINGLE HUNG	2'8" x 4'8"	6'4 1/2"	20	TBD	-

- NOTES:
- ALL WINDOW COUNTS ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING.
  - ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH SCREENS.
  - ROUGH OPENING WIDTH IS 1" WIDER THAN GIVEN FRAME WIDTH TO ACCOMMODATE LARGER SHIM SPACE FOR SPRAY-FOAM INSULATION.
  - ROUGH OPENING HEIGHT IS 1 1/4" TALLER THAN GIVEN FRAME HEIGHT TO ACCOMMODATE PRE-FORMED OR SLOPED CEDAR WINDOW PAN FLASHING, AND LARGER SHIM SPACE FOR SPRAY-FOAM INSULATION.
  - R.O. HEAD HEIGHT MEASURES FROM TOP OF R.O. TO TOP OF RELEVANT SUBFLOOR, SLAB, T.O. GYPSUM CONCRETE, OR PLYWOOD FLOOR SHEATHING, UNLESS OTHERWISE NOTED.
  - 'N' PREFIX SIGNIFIES A NEW WINDOW IN A NEW LOCATION. 'R' PREFIX SIGNIFIES A NEW WINDOW IN AN EXISTING OPENING.

## DOOR SCHEDULE

MARK	DOOR SIZE (WxH)	THICKNESS	LABEL	DOOR ELEV	DOOR MATERIAL	FRAME MATERIAL	DETAILS	LOCATION	REMARKS
<b>BASEMENT</b>									
001	3'0" x 7'0"	1 3/4"	--	TBD	INSULATED FIBERGLASS	COMPOSITE	TBD	BASEMENT	NEW EXTERIOR DOOR AND FRAME IN EXISTING OPENING
<b>FIRST FLOOR</b>									
100	3'0" x 6'8"	1 3/4"	--	TBD	CLAD WOOD	CLAD WOOD	TBD	TBD	NEW EXTERIOR DOOR AND FRAME IN EXISTING OPENING
103	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
104	3'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
105	3'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
106	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
107	3'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
108	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN NEW WALL
109	3'0" x 7'0"	1 3/4"	--	TBD	CLAD WOOD	CLAD WOOD	TBD	TBD	
110	2'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
<b>SECOND FLOOR</b>									
200	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
201	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
202	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
203	3'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING WALL
204	3'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
205	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
206	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
207	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
208	2'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
209	2'4" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
210	2'6" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
211	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
212	3'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
213	5'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
214	3'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
215	3'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
216	3'0" x 6'8"	1 3/8"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR AND FRAME IN EXISTING OPENING
217	3'0" x 6'8"	1 3/4"	--	TBD	BIRCH VENEER	2" METAL	TBD	TBD	NEW DOOR IN NEW WALL

- NOTES:
- ALL DOOR COUNTS ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING.
  - COORDINATE JAMB SIZE WITH THICKNESS OF WALL TYPES.
  - REFER TO PLANS TO DETERMINE DIRECTION OF SWINGS, JAMB THICKNESSES, ETC.
  - PROVIDE WOOD BLOCKING IN FRAMING DIRECTLY BEHIND GYPSUM BOARD WHERE WALLS STOPS ARE SCHEDULED IN ROOMS WITH VINYL BASE.
  - REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION ABOUT TRIM SIZES AROUND EXTERIOR DOORS.

# SOTERIA HOUSE

BURLINGTON VT

**Duncan Wisniewski** ARCHITECTURE

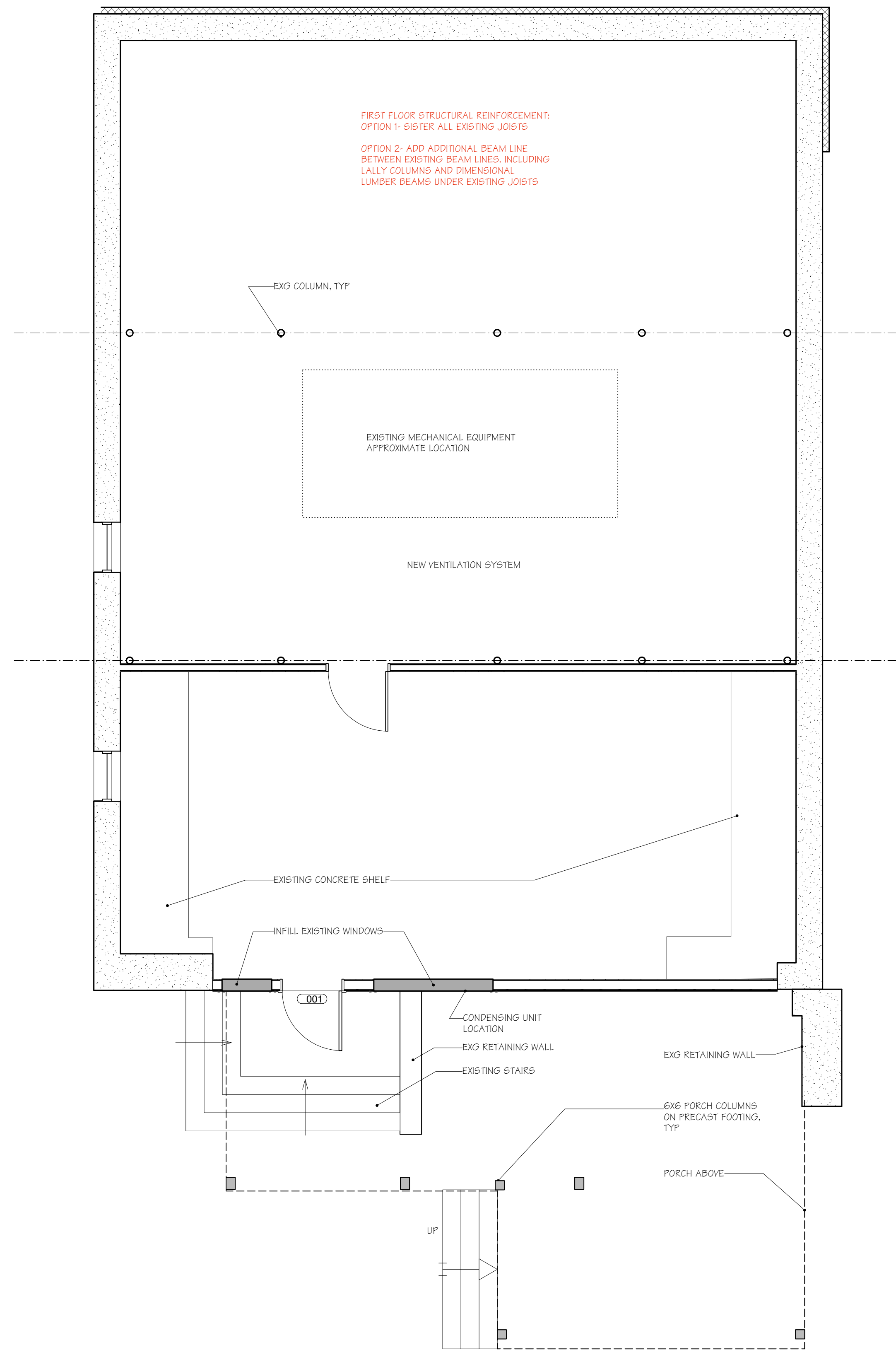
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BURLINGTON, VERMONT 05401  
T: 802.864.6693

SCHEMATIC DESIGN

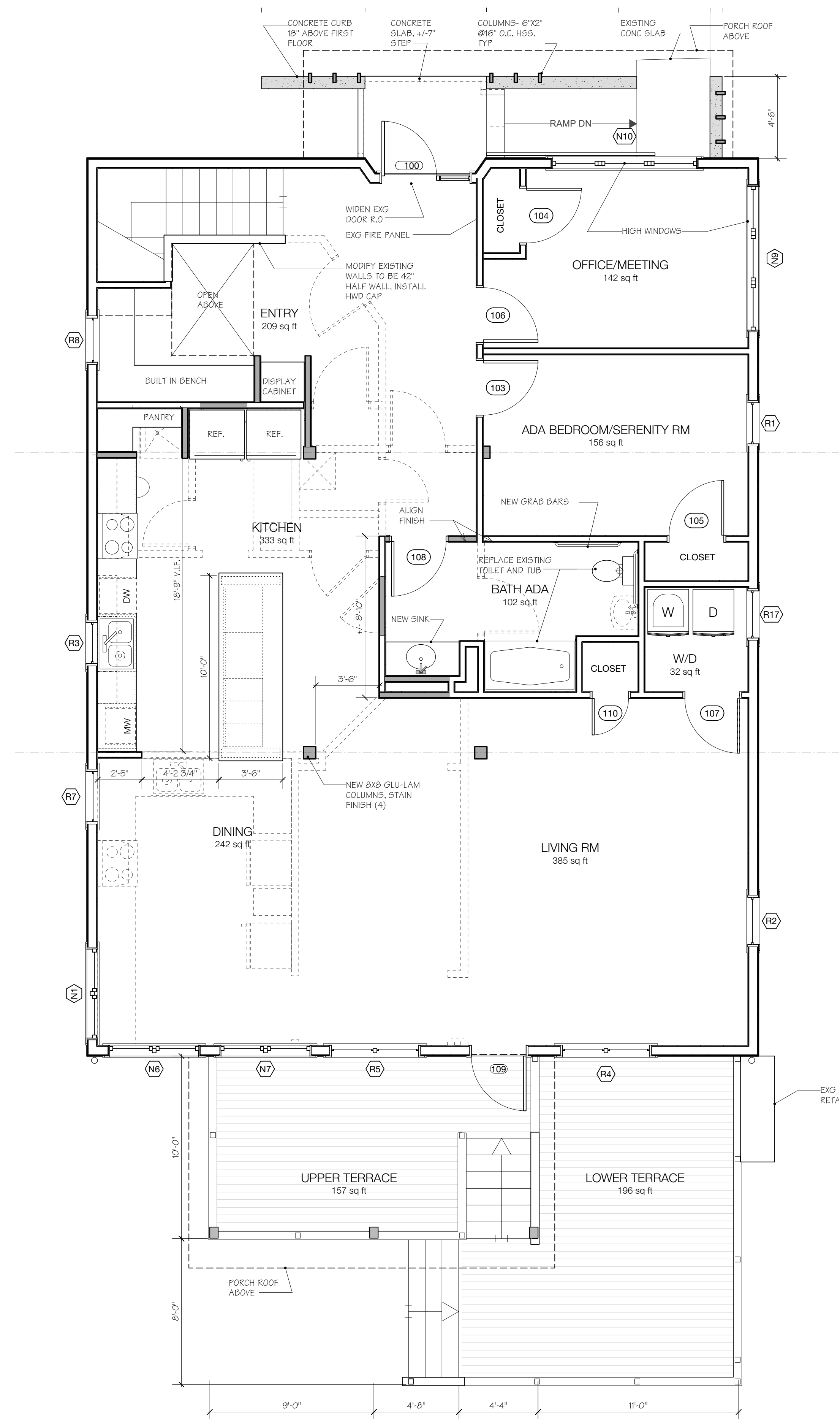
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**BASEMENT FLOOR PLAN**  
 Scale: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

# SOTERIA HOUSE

BURLINGTON VT

**Duncan Wisniewski ARCHITECTURE**

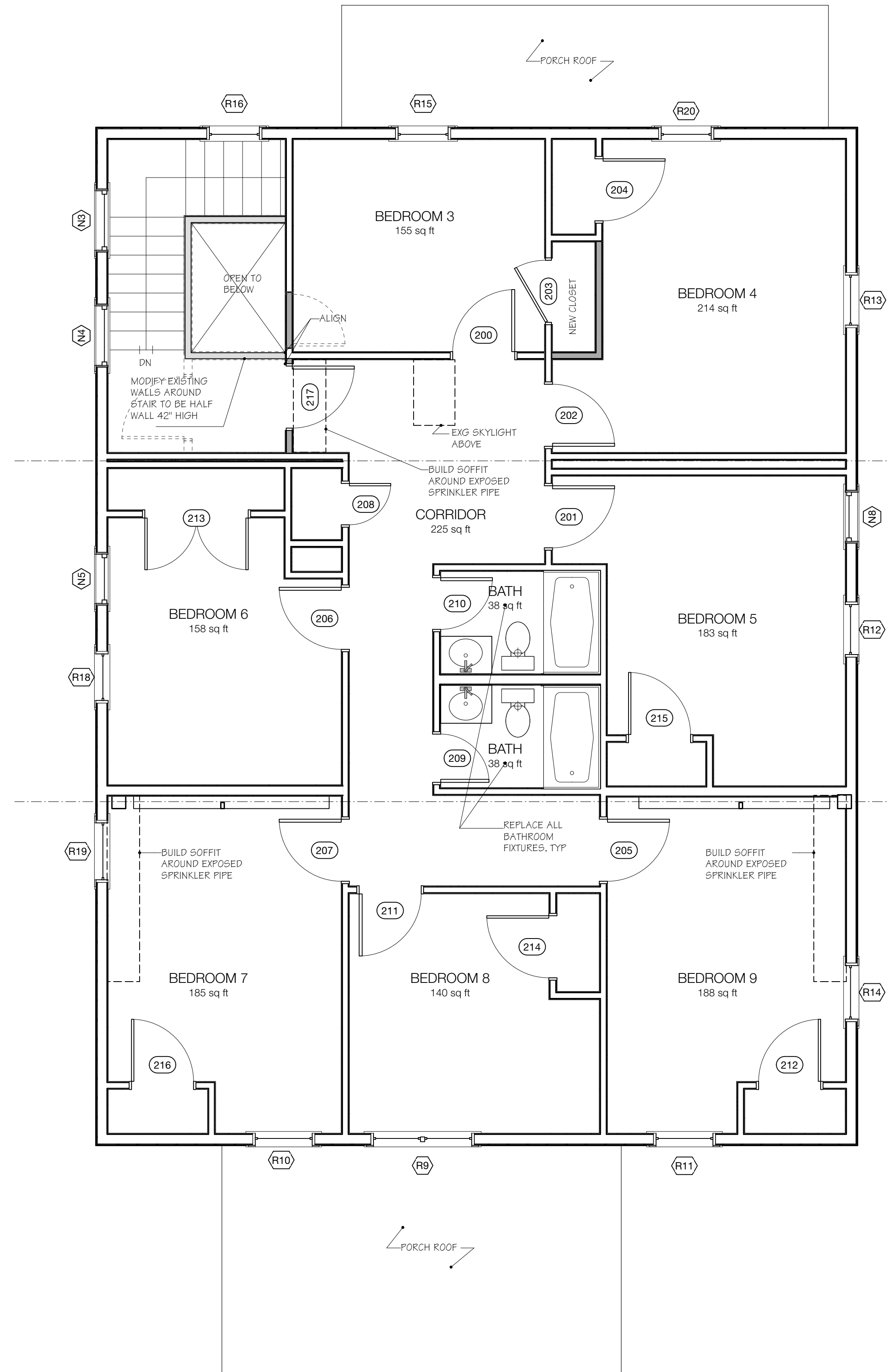
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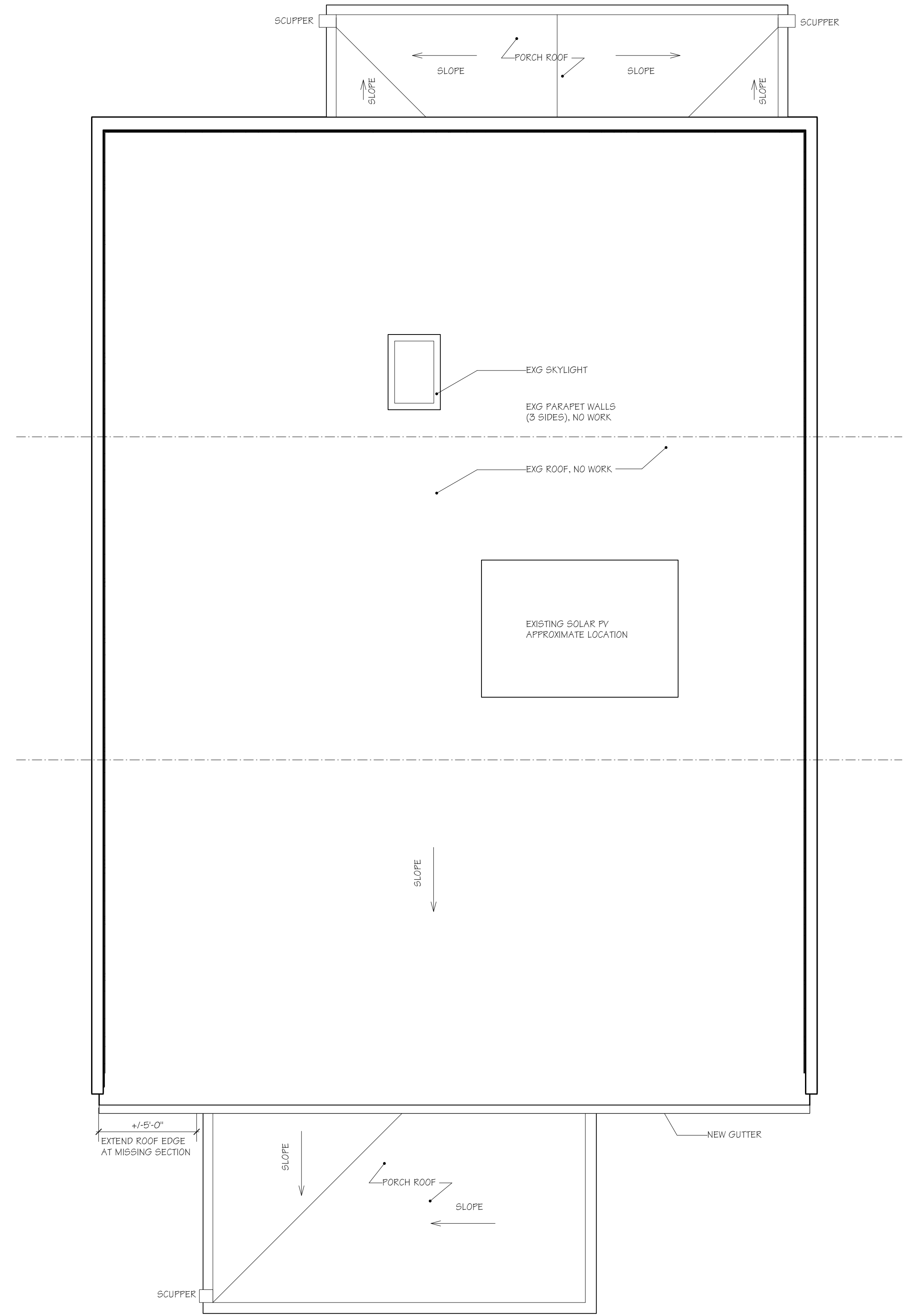
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SCHEMATIC DESIGN



**SECOND FLOOR PLAN**  
Scale: 1/4" = 1'-0"



**ROOF PLAN**  
Scale: 1/4" = 1'-0"

# SOTERIA HOUSE

BURLINGTON VT

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BURLINGTON, VERMONT 05401  
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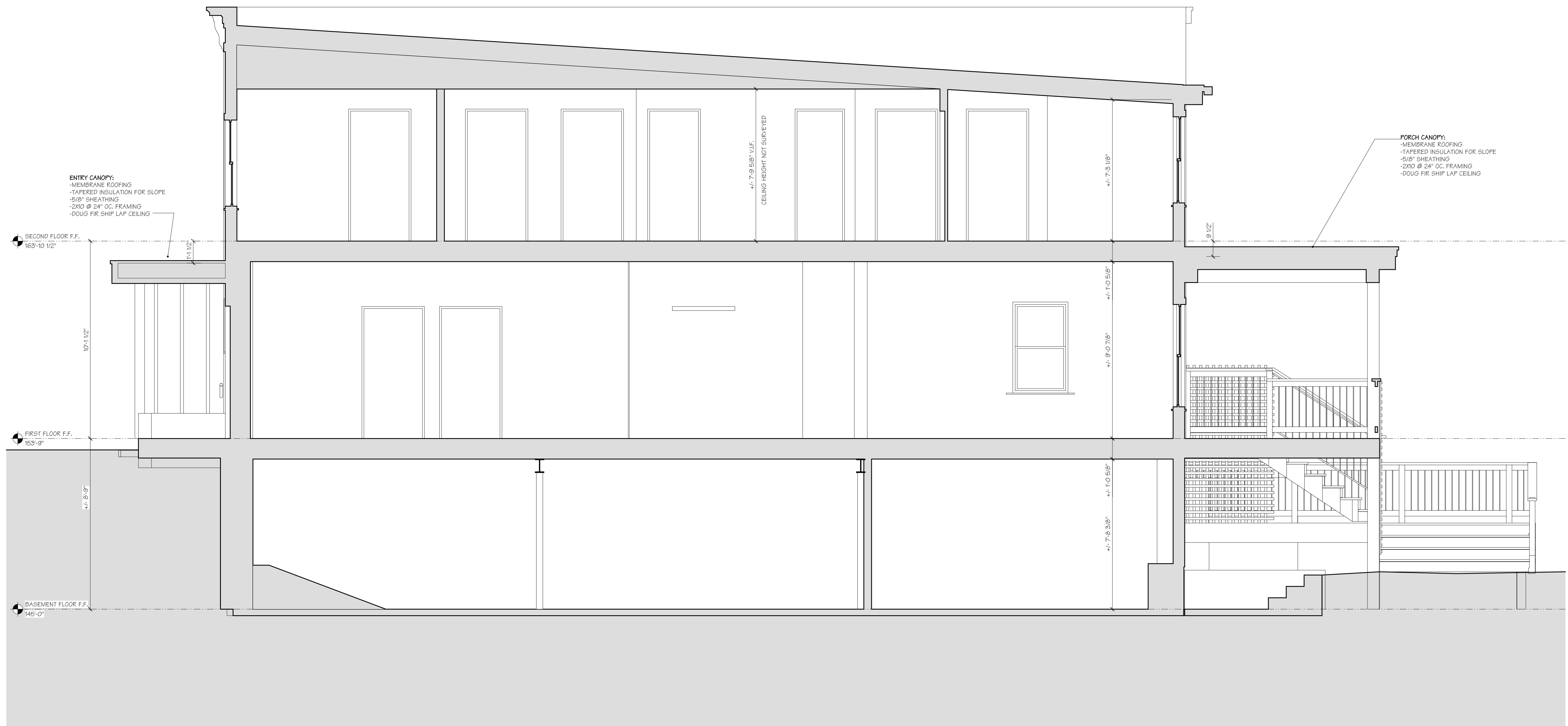
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#



1 BUILDING SECTION  
Scale: 3/8" = 1'-0"

# SOTERIA HOUSE

BURLINGTON VT

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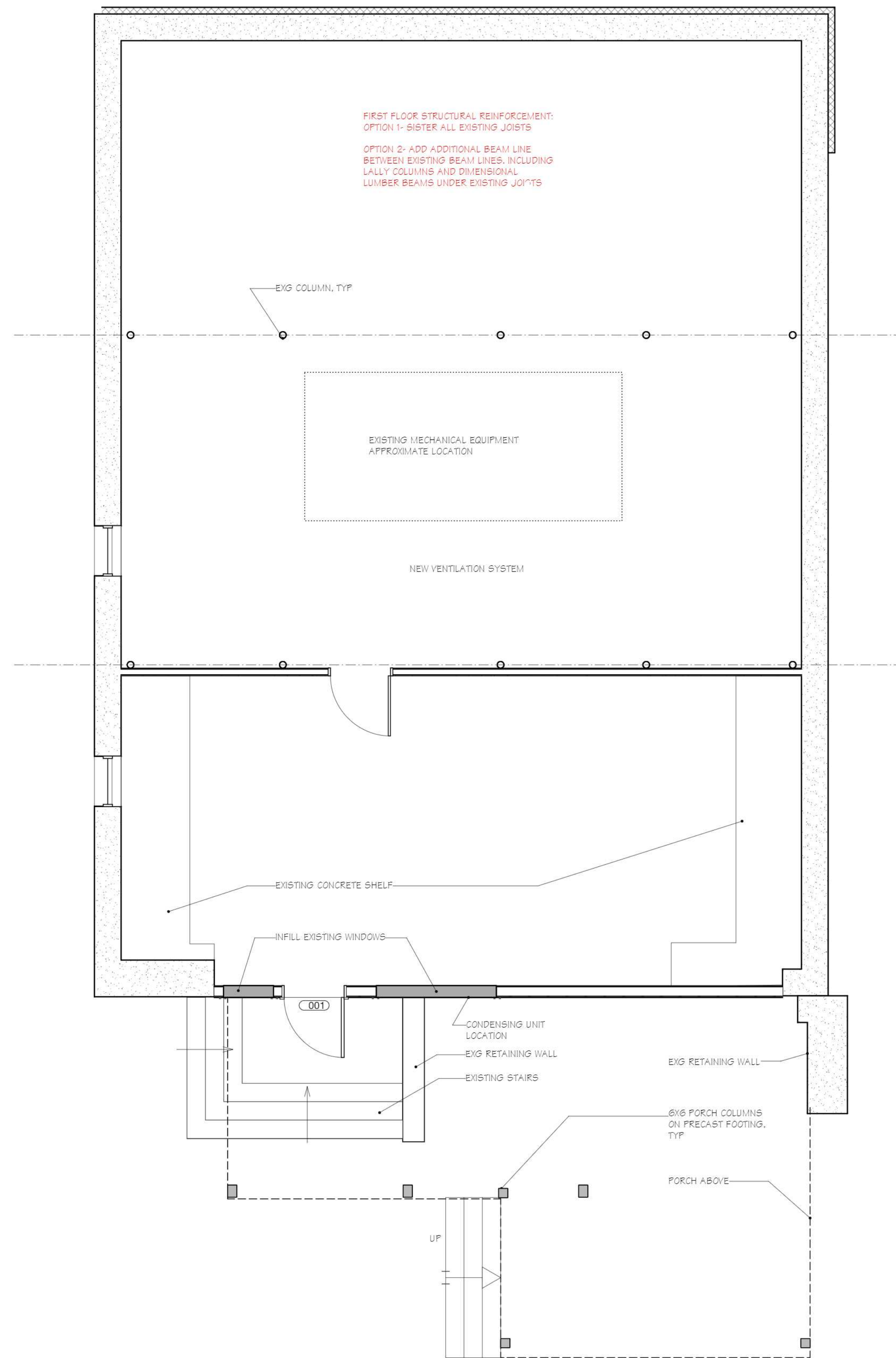
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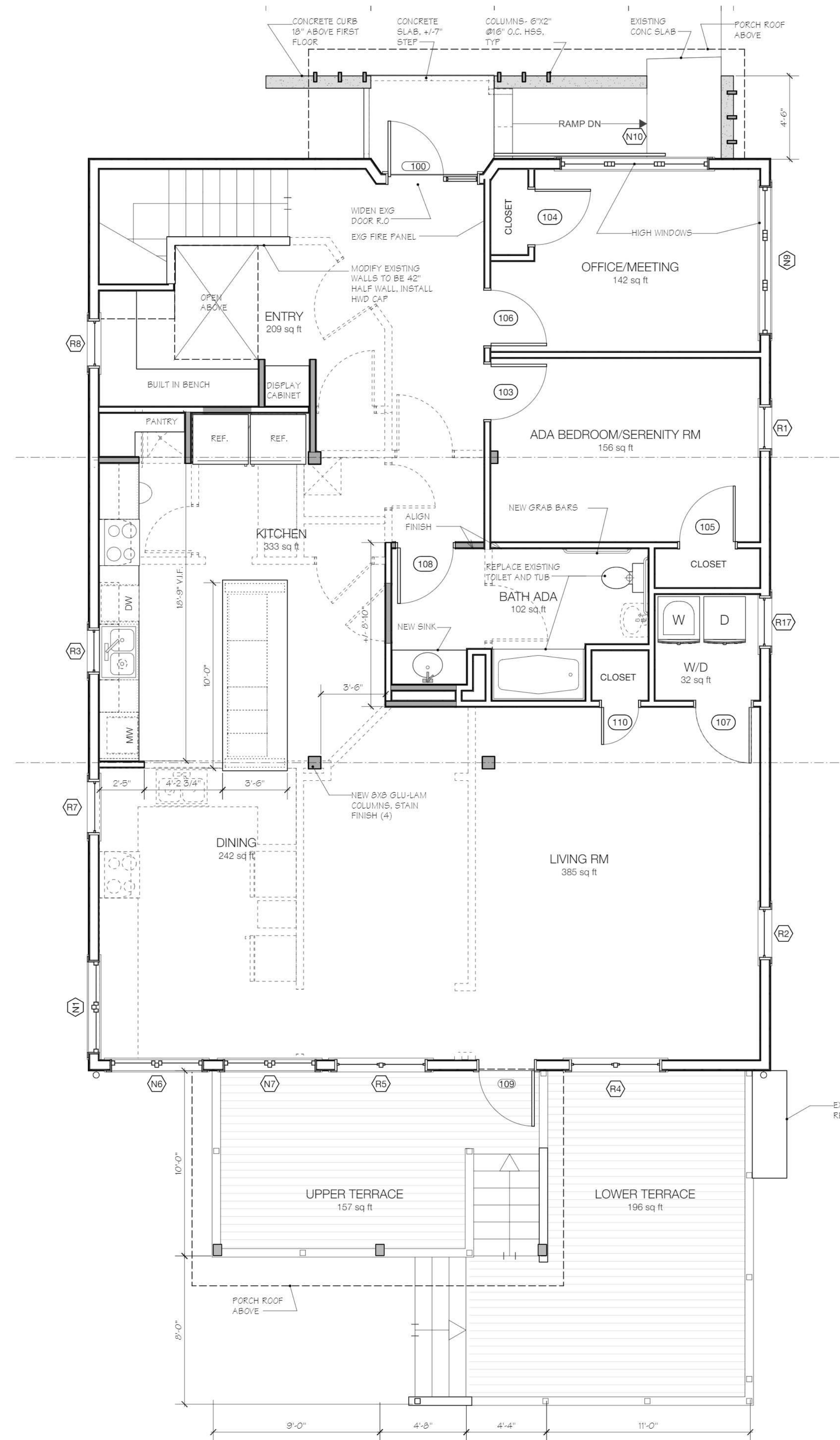
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*Attachment B- Soteria 141 Maple Floor Plan \_Square Footage*





**BASEMENT FLOOR PLAN**  
 Scale: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

# SOTERIA HOUSE

BURLINGTON VT

**Duncan Wisniewski**  
 ARCHITECTURE

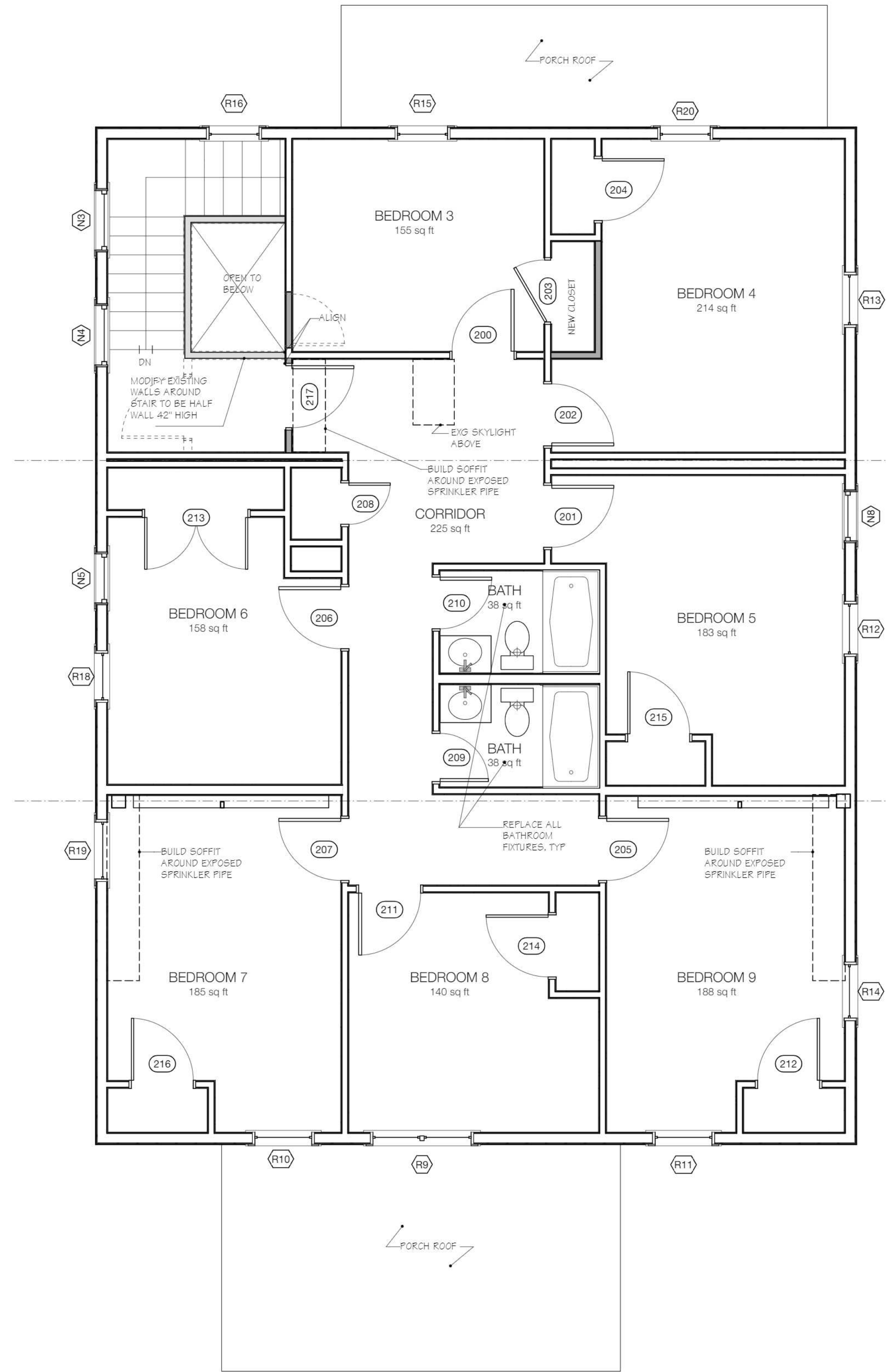
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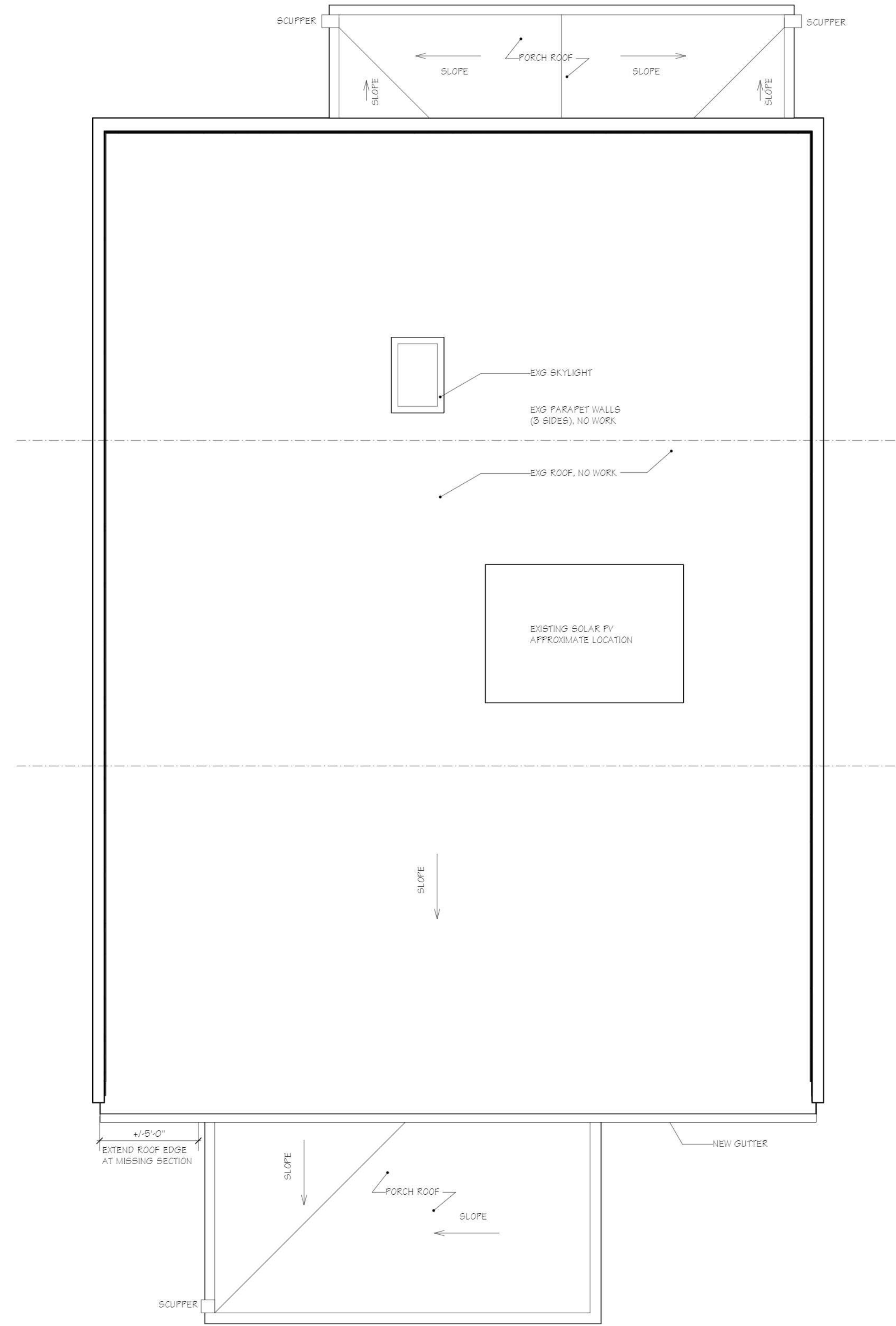
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SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



ROOF PLAN  
Scale: 1/4" = 1'-0"

# SOTERIA HOUSE

BURLINGTON VT

Duncan  
Wisniewski  
ARCHITECTURE

255 SOUTH CHAMPLAIN STREET  
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SCHEMATIC DESIGN

*Attachment C- Soteria 141 Maple Pathways Board Approval*

**Board Resolution**  
**Soteria Development Project Purchase and Renovation of 141 Maple**

The undersigned hereby certifies that they are the Chairperson of the Board of Directors of Pathways Vermont Inc's, that the following resolution was passed in accordance with Pathways operating procedures and that resolution has not since been revoked or amended.

*"Resolved on September 12 2022 that Pathways Vermont Inc will purchase 141 Maple Street Burlington Vermont from Champlain Housing Trust Inc. who's offices are located at 88 King Street Burlington Vermont for a total amount of \$250,000 and will renovate said property to create a new home for our Soteria House program."*

*I, Jane Van Buren, Chairperson of the Board of Directors of Pathways Vermont Inc, organized under the laws of the State of Vermont, do hereby certify that the foregoing is a full, true and accurate resolution setforth on September 12 2022.*



Signature

Name: Jane Van Buren

Title: chair, Pathways Vermont

Date: Nov 28, 2023

*Attachment D- Soteria 141 Maple DMH Letter*



**State of Vermont**

Department of Mental Health  
280 State Drive, NOB 2 North  
Waterbury, VT 05671-2010  
<http://mentalhealth.vermont.gov/>

*Agency of Human Services*

[phone] 802-241-0090  
[fax] 802-241-0100  
[tty] 800-253-0191

Hilary Melton  
Executive Director  
Pathways Vermont

**VIA EMAIL ONLY**

November 1, 2023

Dear Ms. Melton:


The Departments of Mental Health (DMH) and Disability, Aging, and Independent Living (DAIL) have reviewed your legislative proposal to expand the capacity of Pathways Vermont and is considering that your letter of intent for the proposed project. We have determined that your project does require you to go through the Certificate of Approval (COA) process as the capital expenditure threshold is \$1,500,000.00 and your Letter of Intent indicates that amount. Your annual operating expenses may also qualify your project, it was unclear from your documentation.

Because the project is for those in need of mental health services, pursuant to the Application Procedures and Instructions for Certificates of Approval language “[i]f the project involves services or structures only for people with developmental disabilities or people with mental illness, then only the approval of the respective commissioner for the relevant department is required,” DMH alone will need to approve your project. Please assure all future correspondence is directed to me.

The next step in the process is for you to complete and submit the application and required attachments. I would encourage you to be very thorough in your application so that we do not need to ask too many follow up questions.

Please feel free to contact me with any questions or concerns.

Best,

DocuSigned by:  
  
334079014C9349A...  
Karen Godnick Barber  
General Counsel  
Department of Mental Health

CC: Emily Hawes, DMH Commissioner  
Shannon Thompson, DMH Finance Director  
Samantha Sweet, DMH Director of Mental Health  
Lee Dorf, DMH Director of Operations, Planning and Development  
Patricia Singer, DMH Adult Mental Health Operations Director  
Adnan Duracak, DMH Housing Program Administrator



*Attachment E- Soteria 141 Maple TCR License 2024*

**AGENCY OF HUMAN SERVICES  
Department of Disabilities, Aging and Independent Living  
Division of Licensing and Protection**

**License to Operate**

**Facility:** Soteria House  
**Address:** 226 Manhattan Drive  
Burlington, VT 05401  
**Licensee:** Pathways Vermont  
**License #:** 0650

**This is to certify that the above named is hereby granted a license to operate a Therapeutic Community Residence in accordance with Title 33, Vermont Statutes Annotated.**

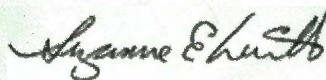
**Number of Licensed Beds:** 5  
**Classification of Beds:** TCR  
**Manager:** Loren Deron  
**Conditions:** N/A

**This license framed under glass shall at all times be displayed in a conspicuous place in the interior of the licensed premises so that it may be read by the public.**

**This license is not assignable or transferable and is issued only for the persons and premises named herein.**

**This license is granted in consideration of the application thereof, and said application and all statements, information, answers, promises and agreements therein contained are hereby referred to and made a part thereof.**

**This license shall be in effect from April 1, 2023 until March 31, 2024 unless sooner revoked or suspended.**



**State Survey Agency Director**



## *Soteria 141 Maple Financial Tables*

<b>Pathways Vermont Inc</b>		
<b>Soteria House Project</b>		
TABLE 1		
PROJECT COSTS		
<b>Construction Costs</b>		
1. New Construction	\$ -	
2. Renovation	\$1,252,114	
3. Site Work	37,295	
4. Fixed Equipment	57,975	
5. Design/Bidding Contingency	\$161,686	
6. Construction Contingency	310,680	
7. Construction Manager Fee	82,095	
8. Liability Insurance and Bond fee		
Subtotal	\$ 1,901,845	
<b>Related Project Costs</b>		
1. Major Moveable Equipment	\$ 8,190	
2. Furnishings, Fixtures & Other Equip.	\$107,000	
3. Architectural/Engineering Fees	\$350,758	
4. Land Acquisition	-	
5. Purchase of Buildings	259,395	
6. Administrative Expenses & Permits	\$150,384	
7. Debt Financing Expenses (see below)	-	
8. Debt Service Reserve Fund	-	
9. Working Capital	-	
10. Other (please specify)	-	
Subtotal	\$ 875,727	
<b>Total Project Costs</b>		<b>\$ 2,777,572</b>
<b>Debt Financing Expenses</b>		
1. Capital Interest	\$ -	
2. Bond Discount or Placement Fee	-	
3. Misc. Financing Fees & Exp. (issuance costs)	-	
4. Other	-	
Subtotal	\$ -	
<b>Less Interest Earnings on Funds</b>		
1. Debt Service Reserve Funds	\$ -	
2. Capitalized Interest Account	-	
3. Construction Fund	-	
4. Other	-	
Subtotal	\$ -	
<b>Total Debt Financing Expenses</b>		<b>\$ -</b>



<b>Pathways Vermont Inc.</b>					
<b>Soteria House Project</b>					
TABLE 2					
DEBT FINANCING ARRANGEMENT, SOURCES & USES OF FUNDS					
<b>Sources of Funds</b>					
1.	Financing Instrument		Bond		
	a. Interest Rate		0.0%		
	b. Loan Period		To:		
	c. Amount Financed				\$ -
2.	Equity Contribution				
3.	Other Sources				
	a. Working Capital				
	b. Fundraising				569,000
	c. Grants				66,657
	d. Other				2,141,915
<b>Total Required Funds</b>					<b>\$ 2,777,572</b>
<b>Uses of Funds</b>					
<u>Project Costs (feeds from Table 1)</u>					
1.	New Construction				\$ -
2.	Renovation				1,252,114
3.	Site Work				37,295
4.	Fixed Equipment				57,975
5.	Design/Bidding Contingency				161,686
6.	Construction Contingency				310,680
7.	Construction Manager Fee				82,095
8.	Major Moveable Equipment				8,190
9.	Furnishings, Fixtures & Other Equip.				107,000
10.	Architectural/Engineering Fees				350,758
11.	Land Acquisition				-
12.	Purchase of Buildings				259,395
13.	Administrative Expenses & Permits				150,384
14.	Debt Financing Expenses				-
15.	Debt Service Reserve Fund				-
16.	Working Capital				-
17.	Other (please specify)				-
<b>Total Uses of Funds</b>					<b>\$ 2,777,572</b>

**Pathways Vermont Inc  
Soteria House Project**

TABLE 3A  
INCOME STATEMENT  
WITHOUT PROJECT

	<b>Latest Actual</b>	<b>Budget</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>
	<b>6/30/2023</b>	<b>6/30/2024</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>
	<b>6/30/2023</b>	<b>6/30/2024</b>	<b>6/30/2025</b>	<b>6/30/2026</b>	<b>6/30/2027</b>
<b>Revenues</b>					
Medicaid FFS	\$ 1,126,189	\$ 1,135,887	\$ 1,181,322	\$ 1,228,575	\$ 1,277,718
Non DMH Medicaid	121,200	127,200	\$ 132,288	\$ 137,580	\$ 143,083
CRT	997,303	873,462	\$ 873,462	\$ 908,400	\$ 944,736
Federal Grants	130,531	151,084	\$ 151,084	\$ 157,127	\$ 163,412
DMH Grants/Contracts	3,670,366	4,100,977	\$ 4,265,016	\$ 5,306,498	\$ 5,561,820
Other State Grants	4,230,886	4,755,585	\$ 4,945,808	\$ 5,143,641	\$ 5,349,386
Local/Other	472,164	431,446	\$ 1,081,446	\$ 1,081,446	\$ 1,124,704
<b>Gross Revenue</b>	\$ 10,748,639	\$ 11,575,641	\$ 12,630,427	\$ 13,963,267	\$ 14,564,861
<b>Operating Expense</b>					
Salaries	\$ 5,676,143	\$ 6,272,599	\$ 6,948,503	\$ 7,864,436	\$ 8,209,160
Clinical Contractual	151,800	\$ 163,150	\$ 168,045	\$ 175,655	\$ 182,640
Fringe	1,779,134	\$ 2,069,958	\$ 2,313,851	\$ 2,598,102	\$ 2,738,958
Contractual Services	16,100	\$ 15,000	\$ 15,450	\$ 15,759	\$ 16,389
General Operating	859,633	\$ 696,289	\$ 717,178	\$ 739,166	\$ 768,437
Direct Service Expense	1,805,485	\$ 1,907,230	\$ 1,945,375	\$ 2,002,888	\$ 2,082,006
Travel	301,595.00	\$ 283,974	\$ 292,493	\$ 308,244	\$ 320,494
Building	192,047.00	\$ 190,120	\$ 188,000	\$ 189,389	\$ 189,106
Depreciation Expense	13,515.00	\$ 10,644	\$ 24,915	\$ 30,615	\$ 30,615
Other Non Operating	18,962.00	\$ 1,000	\$ 1,030	\$ 1,071	\$ 1,114
Admin (Allocated)					
Fringe (Allocated)					
<b>Total Operating Expense</b>	\$ 10,814,414	\$ \$ 11,609,964	\$ \$ 12,614,839	\$ \$ 13,925,325	\$ \$ 14,538,919
<b>Net Income (Loss)</b>	\$ (65,775)	\$ \$ (34,323)	\$ \$ 15,588	\$ \$ 37,942	\$ \$ 25,942

<b>Pathways Vermont Inc</b> <b>Soteria House Project</b> TABLE 3B INCOME STATEMENT PROJECT ONLY						
				Proposed	Proposed	Proposed
	Latest Actual	Budget		Year 1	Year 2	Year 3
	6/30/2023	6/30/2024		6/30/2025	6/30/2026	6/30/2027
<b>Revenues</b>						
Medicaid FFS						
Non DMH Medicaid						
CRT						
Federal Grants						
DMH Grants/Contracts				\$ 1,000,000		
Other State Grants						
Local/Other	257,127	130,000		\$ 1,080,845		
<b>Gross Revenue</b>	\$ 257,127	\$ 130,000		\$ 2,080,845	\$ -	\$ -
<b>Operating Expense</b>						
Salaries						
Clinical Contractual						
Fringe						
Contractual Services						
General Operating						
Direct Service Expense						
Travel						
Building						\$ 5,000
Depreciation Expense					\$ 70,974	\$ 70,974
Other Non Operating						
Admin (Allocated)						
Fringe (Allocated)						
<b>Total Operating Expense</b>	\$ -	\$ -		\$ -	\$ 70,974	\$ 75,974
<b>Net Income (Loss)</b>	\$ 257,127	\$ 130,000		\$ 2,080,845	\$ (70,974)	\$ (75,974)

Pathways Vermont Inc						
Soteria House Project						
TABLE 3C						
INCOME STATEMENT						
WITH PROJECT						
				Proposed	Proposed	Proposed
	Latest Actual	Budget	Year 1	Year 2	Year 3	
	6/30/2023	6/30/2024	6/30/2025	6/30/2026	6/30/2027	
<b>Revenues</b>						
Medicaid FFS	\$ 1,126,189	\$ 1,135,887	\$ 1,181,322	\$ 1,228,575	\$ 1,277,718	
Non DMH Medicaid	\$ 121,200	\$ 127,200	\$ 132,288	\$ 137,580	\$ 143,083	
CRT	\$ 997,303	\$ 873,462	\$ 873,462	\$ 908,400	\$ 944,736	
Federal Grants	\$ 130,531	\$ 151,084	\$ 151,084	\$ 157,127	\$ 163,412	
DMH Grants/Contracts	\$ 3,670,366	\$ 4,100,977	\$ 5,265,016	\$ 5,306,498	\$ 5,561,820	
Other State Grants	\$ 4,230,886	\$ 4,755,585	\$ 4,945,808	\$ 5,143,641	\$ 5,349,386	
Local/Other	\$ 729,291	\$ 561,446	\$ 2,162,291	\$ 1,081,446	\$ 1,124,704	
<b>Gross Revenue</b>	\$ 11,005,766	\$ 11,705,641	\$ 14,711,272	\$ 13,963,267	\$ 14,564,861	
<b>Operating Expense</b>						
Salaries	\$ 5,676,143	\$ 6,272,599	\$ 6,948,503	\$ 7,864,436	\$ 8,209,160	
Clinical Contractual	\$ 151,800	\$ 163,150	\$ 168,045	\$ 175,655	\$ 182,640	
Fringe	\$ 1,779,134	\$ 2,069,958	\$ 2,313,851	\$ 2,598,102	\$ 2,738,958	
Contractual Services	\$ 16,100	\$ 15,000	\$ 15,450	\$ 15,759	\$ 16,389	
General Operating	\$ 859,633	\$ 696,289	\$ 717,178	\$ 739,166	\$ 768,437	
Direct Service Expense	\$ 1,805,485	\$ 1,907,230	\$ 1,945,375	\$ 2,002,888	\$ 2,082,006	
Travel	\$ 301,595	\$ 283,974	\$ 292,493	\$ 308,244	\$ 320,494	
Building	\$ 192,047	\$ 190,120	\$ 188,000	\$ 189,389	\$ 194,106	
Depreciation Expense	\$ 13,515	\$ 10,644	\$ 24,915	\$ 101,589	\$ 101,589	
Other Non Operating	\$ 18,962	\$ 1,000	\$ 1,030	\$ 1,071	\$ 1,114	
Admin (Allocated)	\$ -	\$ -	\$ -	\$ -	\$ -	
Fringe (Allocated)	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Operating Expense</b>	\$ 10,814,414	\$ 11,609,964	\$ 12,614,839	\$ 13,996,299	\$ 14,614,893	
<b>Net Income (Loss)</b>	\$ 191,352	\$ 95,677	\$ 2,096,433	\$ (33,032)	\$ (50,032)	

**Pathways Vermont Inc**  
**Soteria House Project**  
 TABLE 4A  
 BALANCE SHEET  
 WITHOUT PROJECT

	Latest Actual 6/30/2023	Budget 6/30/2024	Proposed Year 1 6/30/2025	Proposed Year 2 6/30/2026	Proposed Year 3 6/30/2027
<b>ASSETS</b>					
<b>Current Assets</b>					
Cash & Investments	\$ 435,066	\$ 983,000	\$ 1,022,320	\$ 1,063,213	\$ 1,105,741
Grants Receivable	1,305,063	1,383,367	1,466,369	1,554,351	1,647,612
Other Recievable	15,053	15,956	16,594	17,258	17,949
Other Current Assets	596,590	620,454	645,272	671,083	697,926
<b>Total Current Assets</b>	<b>\$ 2,351,772</b>	<b>\$ 3,002,777</b>	<b>\$ 3,150,555</b>	<b>\$ 3,305,905</b>	<b>\$ 3,469,228</b>
<b>Property, Plant &amp; Equipment</b>					
Land, Buildings & Improvements	\$ 348,639	\$ 348,639	\$ 378,639	\$ 378,639	\$ 398,639
Vehicles	75,525	115,525	155,525	195,525	235,525
Major Moveable Equipment					
Construction in Progress					
<b>Total Property, Plant &amp; Equipment</b>	<b>\$ 424,164</b>	<b>\$ 464,164</b>	<b>\$ 534,164</b>	<b>\$ 574,164</b>	<b>\$ 634,164</b>
<b>Less: Accumulated Depreciation</b>					
Land, Buildings & Improvements	\$ (60,742)	\$ (65,686)	\$ (73,501)	\$ (81,315)	\$ (89,130)
Vehicles	(44,756)	(50,456)	(67,556)	(90,356)	(118,856)
Major Moveable Equipment					
<b>Total Accumulated Depreciation</b>	<b>\$ (105,498)</b>	<b>\$ (116,142)</b>	<b>\$ (141,057)</b>	<b>\$ (171,671)</b>	<b>\$ (207,986)</b>
<b>Total Net Property, Plant &amp; Equipment</b>	<b>\$ 318,666</b>	<b>\$ 348,022</b>	<b>\$ 393,107</b>	<b>\$ 402,493</b>	<b>\$ 426,178</b>
<b>TOTAL ASSETS</b>	<b>\$ 2,670,438</b>	<b>\$ 3,350,799</b>	<b>\$ 3,543,662</b>	<b>\$ 3,708,397</b>	<b>\$ 3,895,406</b>

**Pathways Vermont Inc**  
**Soteria House Project**  
 TABLE 4B  
 BALANCE SHEET  
 PROJECT ONLY

	Latest Actual 6/30/2023	Budget 6/30/2024	Proposed Year 1 6/30/2025	Proposed Year 2 6/30/2026	Proposed Year 3 6/30/2027
<b>ASSETS</b>					
<b>Current Assets</b>					
Cash & Investments	\$ 487,000	\$ 585,000	\$ 19,488	\$ 29,816	\$ 35,599
Grants Receivable					
Other Recievable					
Other Current Assets					
<b>Total Current Assets</b>	<b>\$ 487,000</b>	<b>\$ 585,000</b>	<b>\$ 19,488</b>	<b>\$ 29,816</b>	<b>\$ 35,599</b>
<b>Property, Plant &amp; Equipment</b>					
Land, Buildings & Improvements				\$ 2,767,572	\$ 2,767,572
Vehicles					
Major Moveable Equipment					
Construction in Progress	70,127	102,127	2,767,972		
<b>Total Property, Plant &amp; Equipment</b>	<b>\$ 70,127</b>	<b>\$ 102,127</b>	<b>\$ 2,767,972</b>	<b>\$ 2,767,572</b>	<b>\$ 2,767,572</b>
<b>Less: Accumulated Depreciation</b>					
Land, Buildings & Improvements				\$ (70,974)	\$ (70,974)
Vehicles					
Major Moveable Equipment					
<b>Total Accumulated Depreciation</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (70,974)</b>	<b>\$ (70,974)</b>
<b>Total Net Property, Plant &amp; Equipment</b>	<b>\$ 70,127</b>	<b>\$ 102,127</b>	<b>\$ 2,767,972</b>	<b>\$ 2,696,598</b>	<b>\$ 2,696,598</b>
<b>TOTAL ASSETS</b>	<b>\$ 557,127</b>	<b>\$ 687,127</b>	<b>\$ 2,787,460</b>	<b>\$ 2,726,414</b>	<b>\$ 2,732,197</b>



**Pathways Vermont Inc  
Soteria House Project**

TABLE 4C  
BALANCE SHEET  
WITH PROJECT

	Latest Actual 6/30/2023	Budget 6/30/2024	Proposed Year 1 6/30/2025	Proposed Year 2 6/30/2026	Proposed Year 3 6/30/2027
<b>ASSETS</b>					
<b>Current Assets</b>					
Cash & Investments	\$ 922,066	\$ 1,568,000	\$ 1,041,808	\$ 1,093,029	\$ 1,141,340
Grants Receivable	\$ 1,305,063	\$ 1,383,367	\$ 1,466,369	\$ 1,554,351	\$ 1,647,612
Other Recievable	\$ 15,053	\$ 15,956	\$ 16,594	\$ 17,258	\$ 17,949
Other Current Assets	\$ 596,590	\$ 620,454	\$ 645,272	\$ 671,083	\$ 697,926
<b>Total Current Assets</b>	<b>\$ 2,838,772</b>	<b>\$ 3,587,777</b>	<b>\$ 3,170,043</b>	<b>\$ 3,335,721</b>	<b>\$ 3,504,827</b>
<b>Property, Plant &amp; Equipment</b>					
Land, Buildings & Improvements	\$ 348,639	\$ 348,639	\$ 378,639	\$ 3,146,211	\$ 3,166,211
Vehicles	\$ 75,525	\$ 115,525	\$ 155,525	\$ 195,525	\$ 235,525
Major Moveable Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Construction in Progress	\$ 70,127	\$ 102,127	\$ 2,767,972	\$ -	\$ -
<b>Total Property, Plant &amp; Equipment</b>	<b>\$ 494,291</b>	<b>\$ 566,291</b>	<b>\$ 3,302,136</b>	<b>\$ 3,341,736</b>	<b>\$ 3,401,736</b>
<b>Less: Accumulated Depreciation</b>					
Land, Buildings & Improvements	\$ (60,742)	\$ (65,686)	\$ (73,501)	\$ (152,289)	\$ (160,104)
Vehicles	\$ (44,756)	\$ (50,456)	\$ (67,556)	\$ (90,356)	\$ (118,856)
Major Moveable Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Accumulated Depreciation</b>	<b>\$ (105,498)</b>	<b>\$ (116,142)</b>	<b>\$ (141,057)</b>	<b>\$ (242,645)</b>	<b>\$ (278,960)</b>
<b>Total Net Property, Plant &amp; Equipment</b>	<b>\$ 388,793</b>	<b>\$ 450,149</b>	<b>\$ 3,161,079</b>	<b>\$ 3,099,091</b>	<b>\$ 3,122,776</b>
<b>TOTAL ASSETS</b>	<b>\$ 3,227,565</b>	<b>\$ 4,037,926</b>	<b>\$ 6,331,122</b>	<b>\$ 6,434,811</b>	<b>\$ 6,627,603</b>

**Pathways Vermont Inc**  
**Soteria House Project**  
TABLE 5A  
STATEMENT OF CASH FLOWS  
WITHOUT PROJECT

	Latest Actual 6/30/2023	Budget 6/30/2024	Proposed Year 1 6/30/2025	Proposed Year 2 6/30/2026	Proposed Year 3 6/30/2027
<b>Beginning Cash</b>	<b>\$559,670</b>	<b>\$435,066</b>	<b>\$983,000</b>	<b>\$1,022,320</b>	<b>\$1,063,213</b>
<b>Change in Net Assets</b>	(\$65,775)	(\$34,323)	\$15,588	\$37,942	\$25,942
<b>Adjustments</b>					
Depreciation / Amortization	\$13,515	\$10,644	\$24,915	\$30,615	\$30,615
Accounts Receivable	(\$387,309)	(\$79,207)	(\$83,640)	(\$88,646)	(\$93,951)
Prepaid Expense	(\$253,449)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)
AP / PTO Accrual / Accrued Credit Card Purchases	\$389,095	\$348,764	\$361,113	\$304,982	\$315,514
Deferred Revenue	\$198,612	\$566,056	\$16,344	\$34,000	\$35,360
<b>Subtotal Cash from Operations</b>	<b>(\$105,311)</b>	<b>\$561,934</b>	<b>\$84,320</b>	<b>\$68,893</b>	<b>\$63,479</b>
<b>Investing Activity</b>					
Property and Equipment/ Construction in Progress Costs	(\$5,695)	\$0	(\$30,000)	\$0	(\$20,000)
<b>Subtotal Cash from Investing</b>	<b>(\$5,695)</b>	<b>\$0</b>	<b>(\$30,000)</b>	<b>\$0</b>	<b>(\$20,000)</b>
<b>Financing Activity</b>					
Payment on Capital Pledges					
Capital Reserves Funding					
Principal Payments on long-term debt	(\$13,598)	(\$14,000)	(\$15,000)	(\$28,000)	(\$951)
<b>Subtotal Cash from Financing Activity</b>	<b>(\$13,598)</b>	<b>(\$14,000)</b>	<b>(\$15,000)</b>	<b>(\$28,000)</b>	<b>(\$951)</b>
<b>Net Increase (Decrease) in Cash</b>	<b>(\$124,604)</b>	<b>\$547,934</b>	<b>\$39,320</b>	<b>\$40,893</b>	<b>\$42,528</b>
<b>Ending Cash</b>	<b>\$435,066</b>	<b>\$983,000</b>	<b>\$1,022,320</b>	<b>\$1,063,213</b>	<b>\$1,105,741</b>

**Pathways Vermont Inc**  
**Soteria House Project**  
TABLE 5B  
STATEMENT OF CASH FLOWS  
PROJECT ONLY

	Latest Actual 6/30/2023	Budget 6/30/2024	Proposed Year 1 6/30/2025	Proposed Year 2 6/30/2026	Proposed Year 3 6/30/2027
<b>Beginning Cash</b>	\$0	\$487,000	\$585,000	\$19,488	\$29,816
<b>Change in Net Assets</b>	\$257,127	\$130,000	\$2,080,845	(\$70,974)	(\$75,974)
<b>Adjustments</b>					
Depreciation / Amortization				\$70,974	\$70,974
Accounts Receivable					
Prepaid Expense					
Accounts Payable					
Deferred Revenue					
<b>Subtotal Cash from Operations</b>	\$257,127	\$130,000	\$2,080,845	\$0	(\$5,000)
<b>Investing Activity</b>					
Property and Equipment/ Construction in Progress Costs	(\$70,127)	(\$32,000)	(\$2,665,845)	\$0	\$0
<b>Subtotal Cash from Investing</b>	(\$70,127)	(\$32,000)	(\$2,665,845)	\$0	\$0
<b>Financing Activity</b>					
Payment on Capital Pledges	\$300,000				
Capital Reserves Funding			\$19,488	\$10,328	\$10,783
Principal Payments on long-term debt					
<b>Subtotal Cash from Financing Activity</b>	\$300,000	\$0	\$19,488	\$10,328	\$10,783
<b>Net Increase (Decrease) in Cash</b>	\$487,000	\$98,000	(\$565,512)	\$10,328	\$5,783
<b>Ending Cash</b>	\$487,000	\$585,000	\$19,488	\$29,816	\$35,599

**Pathways Vermont Inc**  
**Soteria House Project**  
TABLE 5C  
STATEMENT OF CASH FLOWS  
WITH PROJECT

	Latest Actual 6/30/2023	Budget 6/30/2024	Proposed Year 1 6/30/2025	Proposed Year 2 6/30/2026	Proposed Year 3 6/30/2027
<b>Beginning Cash</b>	\$559,670	\$922,066	\$1,568,000	\$1,041,808	\$1,093,029
<b>Change in Net Assets</b>	\$191,352	\$95,677	\$2,096,433	(\$33,032)	(\$50,032)
<b>Adjustments</b>					
Depreciation / Amortization	\$13,515	\$10,644	\$24,915	\$101,589	\$101,589
Accounts Receivable	(\$387,309)	(\$79,207)	(\$83,640)	(\$88,646)	(\$93,951)
Prepaid Expense	(\$253,449)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)
Accounts Payable	\$389,095	\$348,764	\$361,113	\$304,982	\$315,514
Deffered Revenue	\$198,612	\$566,056	\$16,344	\$34,000	\$35,360
<b>Subtotal Cash from Operations</b>	<b>\$151,816</b>	<b>\$691,934</b>	<b>\$2,165,165</b>	<b>\$68,893</b>	<b>\$58,479</b>
<b>Investing Activity</b>					
Property and Equipment/ Construction in Progress Costs	(\$75,822)	(\$32,000)	(\$2,695,845)	\$0	(\$20,000)
<b>Subtotal Cash from Investing</b>	(\$75,822)	(\$32,000)	(\$2,695,845)	\$0	(\$20,000)
<b>Financing Activity</b>					
Payment on Capital Pledges	\$300,000	\$0	\$0	\$0	\$0
Capital Reserves Funding	\$0	\$0	\$19,488	\$10,328	\$10,783
Principal Payments on long-term debt	(\$13,598)	(\$14,000)	(\$15,000)	(\$28,000)	(\$951)
<b>Subtotal Cash from Financing Activity</b>	<b>\$286,402</b>	<b>(\$14,000)</b>	<b>\$4,488</b>	<b>(\$17,672)</b>	<b>\$9,832</b>
<b>Net Increase (Decrease) in Cash</b>	<b>\$362,396</b>	<b>\$645,934</b>	<b>(\$526,192)</b>	<b>\$51,221</b>	<b>\$48,311</b>
<b>Ending Cash</b>	<b>\$922,066</b>	<b>\$1,568,000</b>	<b>\$1,041,808</b>	<b>\$1,093,029</b>	<b>\$1,141,340</b>