



Accessible Space, Inc.

HOUSING WITH CARE®



Report to the Community 2022

When **Theresa's** foster parents began caring for her at just 4 months old, the doctors said she was a healthy baby girl. But as she got older, they began noticing some developmental differences from other children her age. Theresa was diagnosed with Spastic Quadriplegia Cerebral Palsy, a disorder that affects a person's ability to maintain balance, posture and motor skills. Her foster parents immersed themselves in her care and adopted Theresa when she was in the third grade.

Now in her 40's, Theresa works at the same job she has held for over 25 years at a non—profit helping others with disabilities find services, housing and resources. She lives independently at Accessible Space, Inc.'s Queen City Estates, a home she has had for 23 years.

Active in her community, Theresa enjoys swimming and having close access to her church, her job, shopping and dining. She especially enjoys attending the annual “Symphony Under The Stars” and acts as one of the event's best promoters.

Theresa Gardner





Accessible Space, Inc.

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Sisters Anne and Katie at home at ASI in Alexandria, MN.

Mission

To provide housing with care for persons with physical disabilities and brain injuries, as well as seniors and veterans.

This mission is accomplished through the development, management and ownership of accessible, affordable housing, assisted living and rehabilitation services.

Accessible Space, Inc. was founded by Steve Wiggins in response to his good friend's (Mike "Hondo" Pesch) quadriplegic accident in 1975. With his college roommate, Chuck Berg's assistance, their conceptual honors project at Macalester became a reality when ASI's five affordable homes serving 30 very low individuals with physical disabilities opened in September 1980. From the compassionate care for a friend in need, ASI has grown to serve **3,827** extremely and very low-income individuals with disabilities, seniors and/or veterans in **164** unique settings in **31** states. There are over **500** dedicated colleagues working with ASI who help forward the mission by providing this accessible, affordable housing and for many ASI residents access to 24/7/365 care through ASI's shared services which are driven by choice.



Eric LaVigne doesn't remember much about the car accident, but he vividly recalls the kindness, patience and care offered by ASI's Nevada Community Enrichment Program afterward. Now that he's a rehab graduate, he volunteers with NCEP every day. "You pray to God you don't go through this," he says, but "sometimes it happens and you actually make it through it." He says the professionals who were part of his recovery made all the difference.

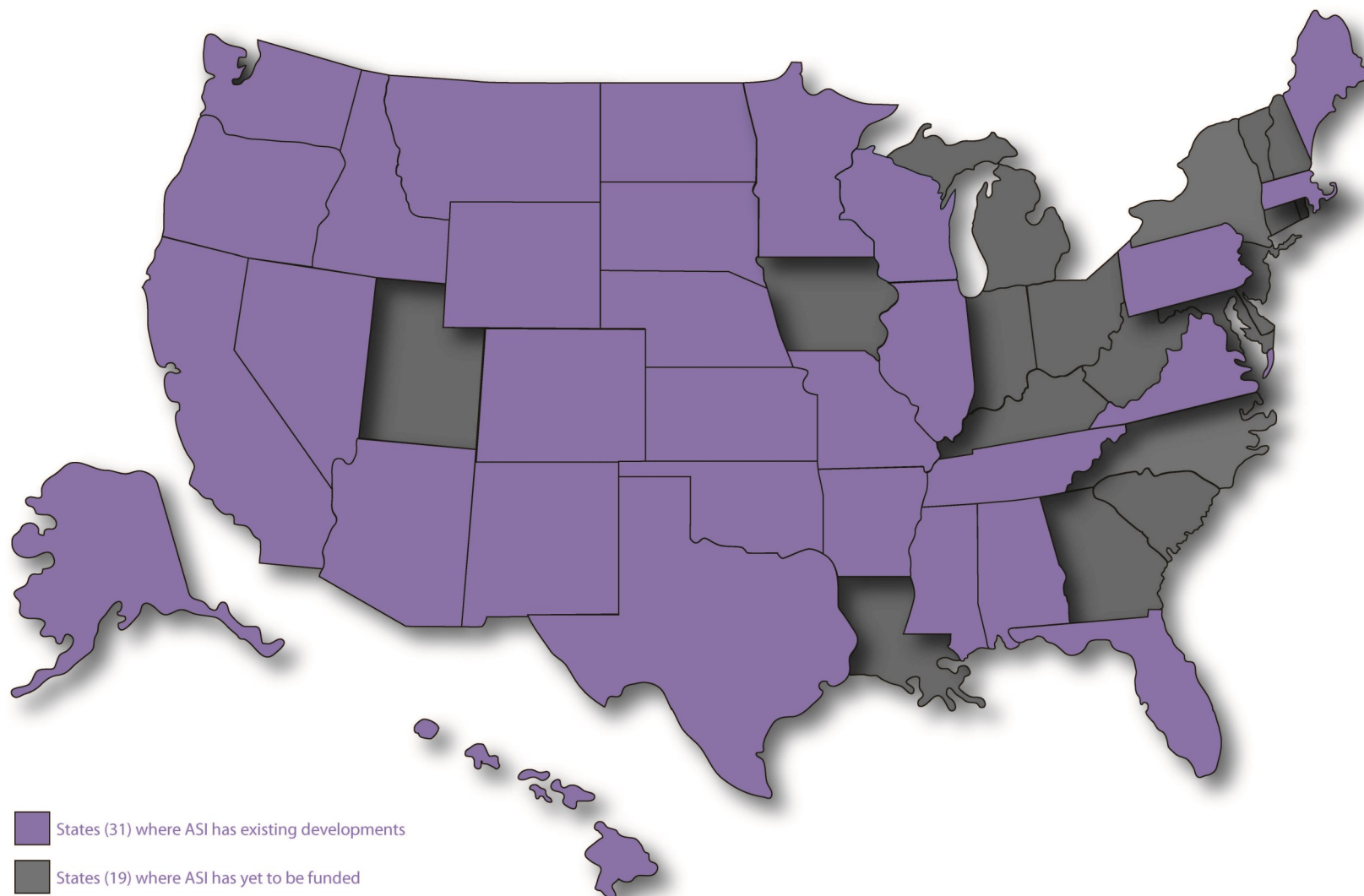
Eric lost a lot in the car accident—mostly his memories.

After waking in the hospital from a month - long coma, he was completely bewildered. "I didn't know anything, " he says, "whether I was married or had a girlfriend. I had to start all over again." He wanted to know, "What happened to me? Why am I in this wheelchair, this leg brace? How old am I?"



When he was physically able, he was admitted to ASI's Nevada Community Enrichment Program for rehabilitation. There he had access to physical, occupational and speech therapy . He relearned to read and speak. He used computers to practice his fine motor skills. Eventually he graduated from the leg brace and the wheelchair.

Accessible Space, Inc. Supportive Housing Developments 1978 - Present



Breakfast at 7:00. In the gym by 8:00 until 12:00 then back at 1:00 until 3:00 for more intensive work. While it sounds like a rigorous schedule for someone in training for a sporting event, it's really Michael's rehab plan after his stroke following brain aneurysm surgery. He receives housing and rehabilitation services at ASI Spencer in Las Vegas, Nevada to get him back to the life he loved.

At home in Las Vegas during the COVID pandemic, a massive headache took him to Sandstone Hospital where a CAT scan revealed two aneurysms. The solution was immediate surgery. It was after the surgery when the stroke happened. Slowed speech, weakness and paralysis of Michael's left side were the profound consequences.

He looks forward to returning to his volunteer work with Metro Volunteers, wearing the yellow shirt identifying himself as a volunteer "police on patrol." He also looks forward to engineering the "Christmas Train" at Opportunity Village, a nonprofit providing shelter and services to people with disabilities.



Michael Wong

at A Safe Place Called Home

Services and Programs offered through Accessible Space, Inc. (ASI)

ASI supports individuals in their residential home or apartments through

Customized Living Services (CLS) in the Twin Cities Metropolitan Area and Grand Rapids Minnesota. In the twin Cities Metropolitan Area **residential settings** with six -bedroom are Camden and 28th Street , and in Grand Rapids the Moses Residence has eight bedrooms. All three have two side-by-side shared spaces, where each side of the home has three bedrooms. In addition to the three bedrooms on each side, they each share a bathroom (with roll-in shower), kitchen and living room. These homes are completely accessible and additional accommodations can be added if needed in each of the bedrooms and/or bathrooms. Camden and 28th Street and Moses Residences have 24-hour awake staff available to all residents through ASI's Comprehensive Home Care licenses.

Integrated Community Supports (ICS) are offered at the **apartment**

settings. Bostrom Terrace Apartments, Evergreen Apartments, Mounds View Gables, Pine Grove Apartments, Roselawn Village Apartments, Superior View Apartments, Thorndale Apartments and Valley Apartments are fully accessible apartment buildings/ units that include access to the 24-hour wake staff to residents who need support with activities of daily living. Community integration and other support services help maintain and enhance the residents' ability to live as independently as possible.

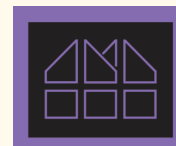
Nevada Supportive Housing Services (NSHS) provides comprehensive training to individuals with disabilities in apartments and residential setting. Individuals who receive our services achieve the greatest independence and integration into the communities where they live and work. Instruction and coaching in home management and personal hygiene skills, money management and skills in using public transportation are offered to assist individuals toward their greatest independence.



Accessible Space, Inc. also offers supportive services to adults with mobility impairments and brain injuries in **Community Residential Services (CRS)** settings. Homes are located in Falcon Heights, St. Anthony, Blaine, Coon Rapids and White Bear Lake. The six Minnesota homes provide 24-hour awake staff, each individual has their own room to decorate and residents share an accessible bathroom, kitchen, living room and dining area.



www.accessiblespace.org



Nevada Community Enrichment Program (NCEP) is a highly recognized leader in the field of brain injury rehabilitation. It's the only nonprofit, post acute comprehensive brain injury rehabilitation program in Nevada serving individuals with acquired and traumatic brain injuries (ABI and TBI), as well as neurological impairments and spinal cord injuries.

Basic admission criteria to NCEP's neuro program includes a diagnosis of traumatic or acquired brain injury, spinal cord injury, or other neurological condition; medical stability and ability to voluntarily and actively participate in a minimum of three hours of rehabilitation per day. NCEP's goal is to ensure that all rehabilitation is client-centered and driven, so that each individual may reach their highest level of independence. Maximum independence, as well as continual opportunities to progress, is made possible through NCEP's team approach to individualized treatment plans and educational programs focusing on brain injury education, awareness and prevention; for the clients, their support systems and the community.

Contact: ncepinfo@accessiblespace.org



NCEP's Comprehensive Cardiac Rehabilitation Program at its location in Las Vegas, Nevada helps individuals with heart conditions prevent recurrent cardiovascular events, resume their normal activities and reduce the likelihood of hospital re-admittances.

Opened in 2021 this program design achieves and expands the high level of rehabilitative care provided through NCEP's Brain Injury Rehabilitation Program.

Contact: ncepinfo@accessiblespace.org

2022 Program Outcomes

Total number of people receiving Accessible Space, Inc. (ASI) Program Services — **414**

Nevada

Nevada Community Enrichment Program and NSHS — **294 (96% Satisfaction Rating)**

Minnesota

ICS — **97**

CRS — **23**



Number of people living in accessible, affordable spaces at ASI — 3,900

Number of employees providing “Housing With Care” at ASI — 514

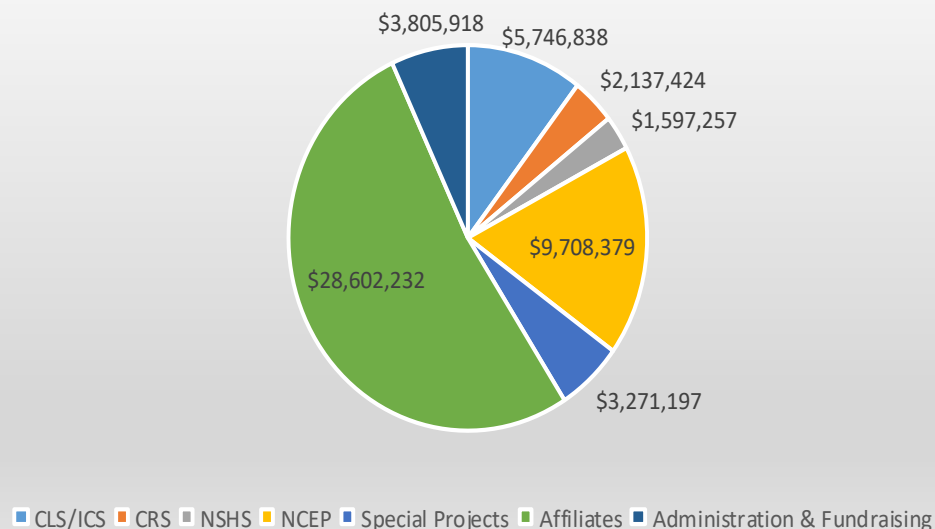
Number of hours of care and rehabilitation services at ASI — 442,385

Number of states with ASI’s accessible, affordable housing — 31

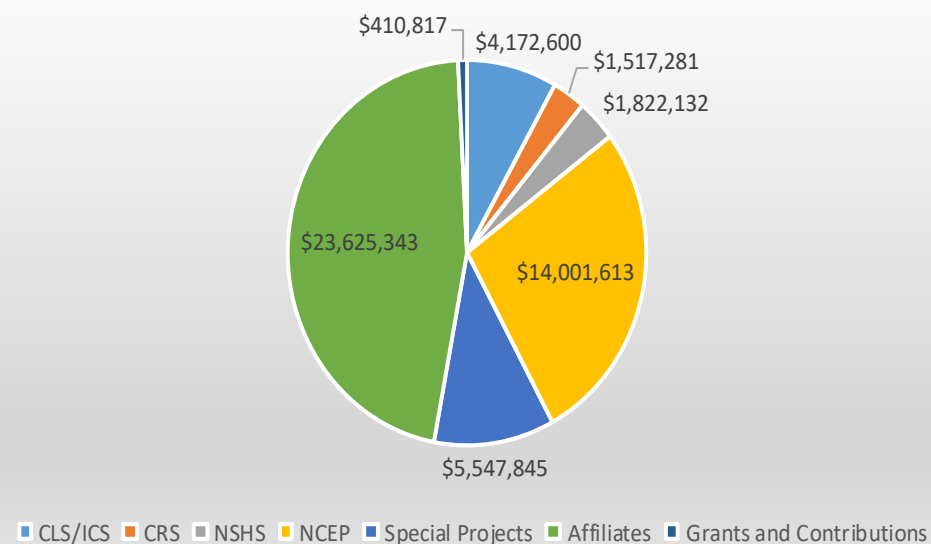


Accessible Space, Inc. and Affiliates Combined Financial Summary

2022 Combined Expenses \$51,063,327



2022 Combined Support and Revenue \$45,287,631



Visit www.accessiblespace.org for a review of Accessible Space, Inc., financial results charts, 990 and audit.

Depreciation expenses: **\$10,029,311**. Depreciation represents the cost of a capital asset expensed over the life of the asset.



2022 At A Glance



Began construction on Vista del Sol Apartments, providing **70** accessible, affordable housing units in Las Vegas, Nevada for very low-income seniors and people with physical disabilities.

Inspired participation in **A Safe Place Called Home** support campaign sponsored by U.S. Bank Community Development, Maguire Agency and SFM Mutual Insurance, helping us reach you and hundreds of prospective supporters about our mission. This record-breaking campaign was in lieu of an in-person mission support luncheon usually held in St. Paul, Minnesota in October.

Began renovation and remodeling at a record 32 locations in California, Illinois, Maine, Minnesota, Montana, Nevada, Texas and Virginia, home to 637 people, with new bedrooms, baths, kitchens, laundry rooms, elevators, siding, outdoor living spaces, parking lots and sidewalks, flooring, garages, windows, roofs, interior and exterior painting, lighting and security cameras.

Secured 30 corporate, family and government grants for project and general operating support to further the mission of Accessible Space, Inc., providing accessible affordable housing with care to 3,900 people.

Expanded Comprehensive Cardiac Rehabilitation Program (CCRP) at ASI's Nevada Community Enrichment Program (NCEP) in Las Vegas, Nevada.

Began development on Line Drive Apartments, a 51 unit accessible, affordable and supportive apartment community for families and persons experiencing homelessness or at risk of homelessness as well as extremely and very low-income adults with physical and/or cognitive disabilities in Reno, Nevada.

The Nevada Community Enrichment Program (NCEP) received three accreditations from the Commission on Accreditation of Rehabilitation Facilities (CARF) in April 2022. The CARF accreditations are for three years. The service/program categories at NCEP are:

Medical Rehabilitation Residential Brain Injury Specialty Program Adult

Medical Rehabilitation Outpatient Rehab Interdisciplinary Brain Injury Specialty Program Children and Adolescents

Medical Rehabilitation Outpatient Rehab Interdisciplinary Brain Injury Specialty Program Adult

Thank You

Thank you to our 2022 supporters.
You inspire us every day with your
selfless commitment to our mission
at Accessible Space, Inc.

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*Community Development Block Grant

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Hensel
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Stephen Vander Schaaf
By Jerry Helfand & Joan
Cleary
By Diane Reisdorfer

In memory of

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Sheri Runtsch
Victoria & David Miller



Allegiance Apartments, Las Vegas, Nevada



Accessible Space, Inc.

HOUSING WITH CARE®

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