



Accessible Space, Inc.
HOUSING WITH CARE®

ACCESSIBLE SPACE, INC.



**THEIR STORY
IS OUR STORY**

**Together
We're
Better**



**At Opening Doors For
Accessible Space, Inc.**

Report to the Community 2023

In 2011, I fell 60 ft from a white oak tree down by the Mississippi river, and I was broken in half. I used to be a freelance painter so I was used to climbing big ladders and being on rooftops. I would bear climb these giant trees with a hammock and then rest at the top, triumphantly. This particular tree I had been climbing for four years.

It's pretty amazing to think that I have been using a wheelchair for over four years. As I piece myself back together there are three things that I have grown to understand, respect, sacrifice, and miracles. These three truths have helped me heal some very deep pain and have let the love in my heart flourish.

I was on the waiting list at Accessible Space Inc. for more than three years. When I got the letter letting me know that a space was available for me I felt so much freedom. Organizations like Accessible Space give people the opportunity to become independent and allow them to find the right and accessible space to pursue their dreams. I have been working hard to improve conditions for people with disabilities because I know first hand how hard it can be to gain back even basic rights, such as independence. Without Accessible Space I would not be able to be the fully independent, father and citizen that I aspire to be.





Accessible Space, Inc.

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Mission

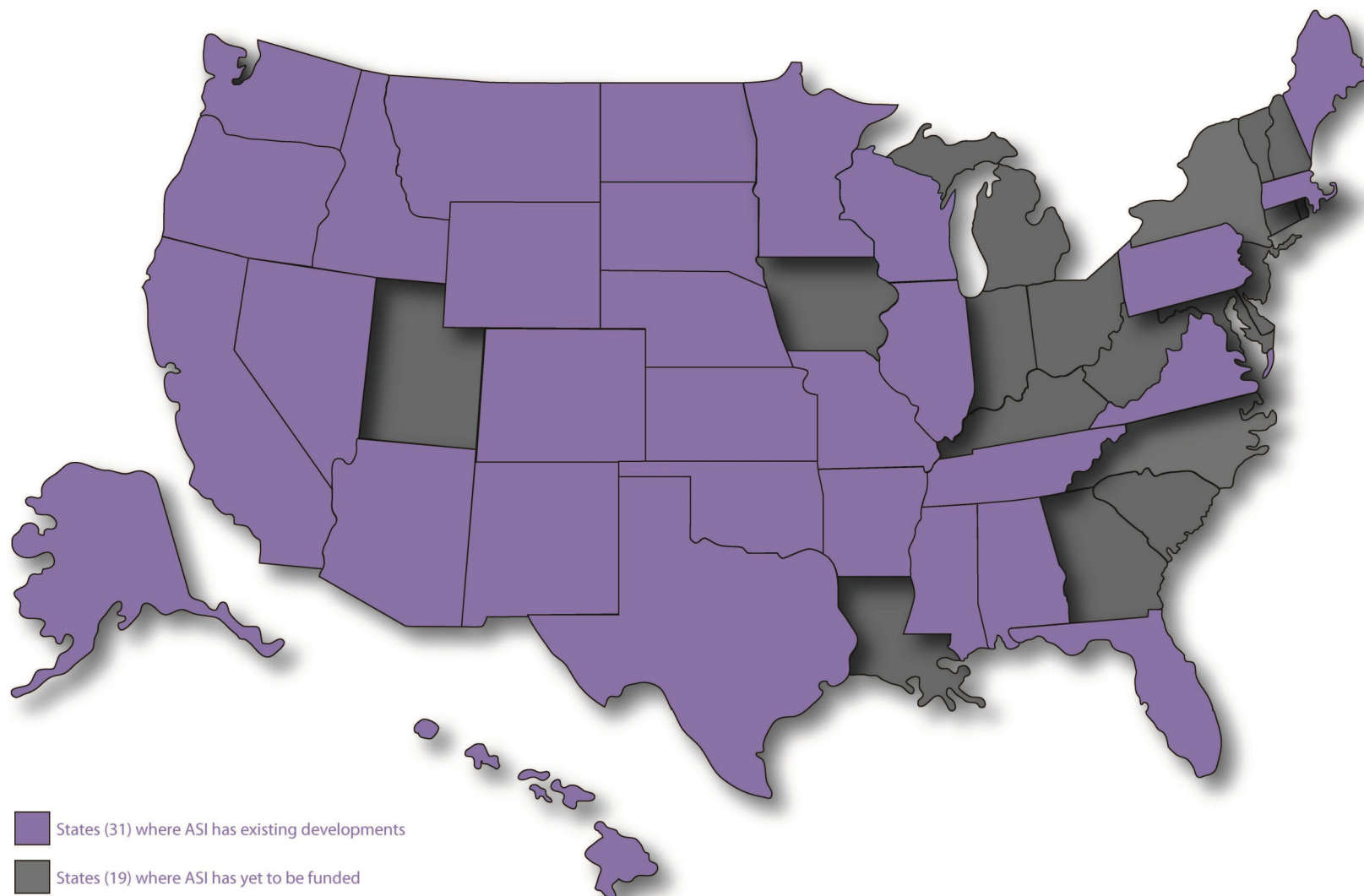
To provide housing with care for persons with physical disabilities and brain injuries, as well as seniors and veterans.

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.



Accessible Space, Inc. Supportive Housing Developments 1978 - Present



“It all started when I got bad headaches.
And they got worse.”

An MRI revealed a brain tumor when Molly was just sixteen. Because of the tumor, traumatic surgery, radiation and chemotherapy, she was mute and paralyzed.

“But I came back,” Molly told us, “with the help of rehabilitation that included speech, occupational and physical therapies.” Then the tumor came back.

And it came back again. A fall down a flight of steps further complicated her recovery. Now Molly uses a wheel chair for her mobility.

But Molly came back, too, and finished an Associate’s Degree in Social Services.

Through her long medical experience, she lived at home, cared for and supported by her family. In 2019, she moved to an Accessible Space, Inc. (ASI) home to reestablish the independent living skills she had lost and to make her own decisions. She is learning to care for herself, do her own laundry, and arrange for her own transportation, all with the goal of someday living in her own apartment. She is a world traveler, a sports fan, a lover of music and movies, a cyclist, a daughter, a sister, a friend.



Molly Boyle
Together
We're Better

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.



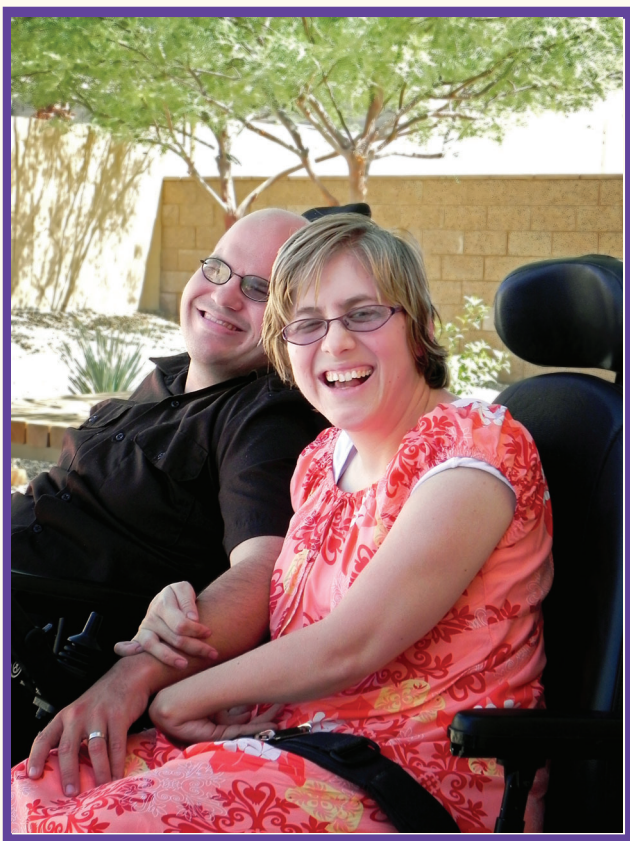
Integrated Community Supports (ICS) are offered at the **apartment**

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.

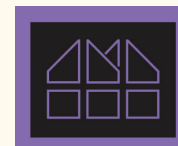
Nevada Supportive Housing Services (NSHS) provides comprehensive training to individuals with disabilities in apartments and residential setting. Individuals who receive our services achieve the greatest independence and integration into the communities where they live and work. Instruction and coaching 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

2023 Program Outcomes

Total number of people receiving Accessible Space, Inc. (ASI) Program Services — **87 Minnesota**

CL/ICS — 71; CRS — 16

Total # of people receiving services at Nevada Community Enrichment Program and NSHS — **883 Nevada**



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

Number of employees providing “Housing With Care” at ASI — 578

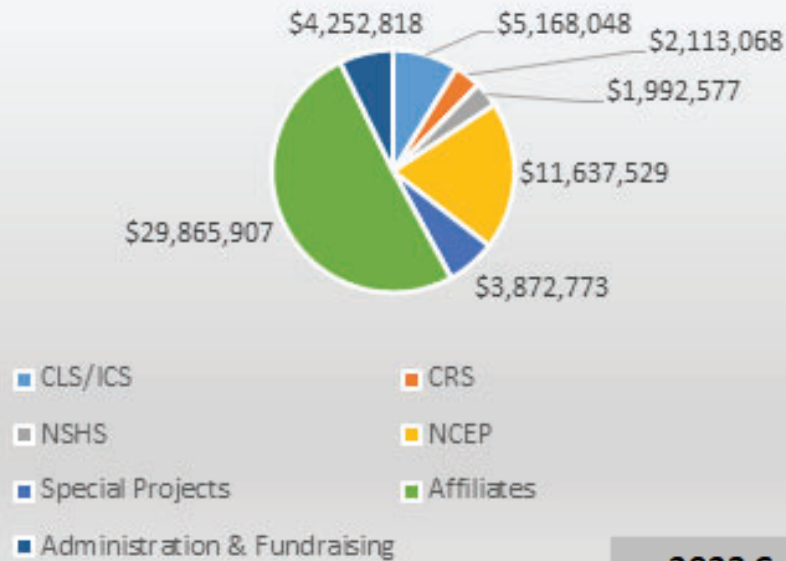
Total Number of ASI care hours - 469,409

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

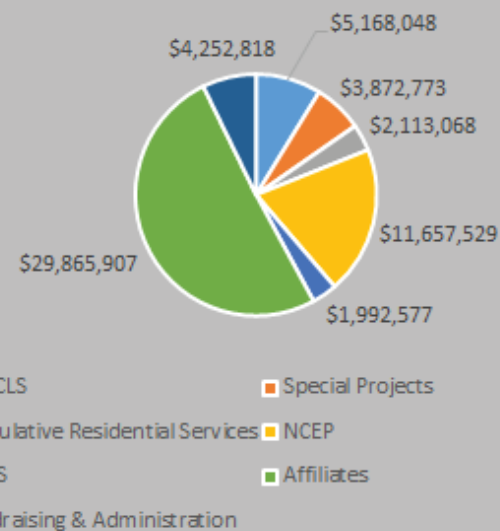


Accessible Space Inc. and Affiliates Combined Financial Summary

2023 Combined Expenses \$58,922,720



2023 Combined Support and Revenue \$58,922,720



Visit 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.

2023 At A Glance

Inspired participation in "Where There's A Need, There's A Way" support campaign sponsored by U.S. Bank Community Development, U.S. Bank, Maguire Agency, SFM Mutual Insurance and RBC Wealth Management which helped us reach you and hundreds of prospective supporters about our mission. This campaign began with our Mission Support Luncheon held in St. Paul, Minnesota in October, as an in-person event after a three-year hiatus due to the pandemic.

Hired and trained professional staff to support and manage the needs of over 4,300 residents and service recipients. Increased employee base by 9% and decreased turnover by 7% resulting in more consistency in care. Reduced 24/7/365 direct care, contracted supplemental staffing expense by 44%.

Expanded renovation and remodeling as part of ASI's Preservation Project at 17 locations in Alabama, California, Minnesota, Montana, Nevada, South Dakota and Virginia 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, security cameras and raised gardens.

Secured 22 major corporate, family and government grants for project and general operating support to further the mission of Accessible Space, Inc. to provide accessible, affordable" housing with care" to over 4,300 people.

Accelerated construction on Vista del Sol Apartments, which will provide 70 accessible, affordable apartments in Las Vegas, Nevada for very low-income seniors and people with physical disabilities. Expected completion is in June, 2024.

Increased Comprehensive Cardiac Rehabilitation Program (CCRP) and Spencer Street census at ASI's Nevada Community Enrichment Program (NCEP) in Las Vegas, Nevada with positive outcomes for clients. Received CCRP accreditation with the American Association of Cardiovascular and Pulmonary Rehab (AACVPR) and licensure from Nevada's Bureau of Health Care Quality and Compliance for "Making Memories" NCEP, Adult Day Habilitation Program.

Refined Development of 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.

Provided property management services to 126 properties in 23 states.

Demonstrated our values of public disclosure, responsible governance, sound financial management and ethical fundraising by adhering to the Minnesota Charities Review Council's Accountability Standards.

Thank You

Thank you to our 2023 supporters.
You inspire us every day with your
selfless commitment to our mission
at Accessible Space, Inc.

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