

NEWS

TO FRIENDS OF

Accessible Space, Inc. (ASI)



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The mission of Accessible Space, Inc. (ASI) is 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, customized living and rehabilitation services.

"Housing with Care"®



ASI Administrative offices are located at
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Vista del Sol Apartments' rendering

VISTA DEL SOL APARTMENTS BEGINS CONSTRUCTION

Vista del Sol Apartments (Vegas Valley Senior Supportive Housing Development) began construction on November 30, 2022. When the building is completed Vista del Sol Apartments will be ASI's largest with 70 units and a construction budget exceeding \$23 million.

Vista del Sol Apartments combines Low Income Housing Tax Credits (LIHTC) with Affordable Housing Trust Funds (AHTF), Nevada Housing Division (NHD) National Housing Trust Funds (NHTF), Federal Home Loan Bank of Cincinnati's Affordable Housing Program (FHLB AHP) and U. S. Department of Housing and Urban Development (HUD) Section 811 Program funds. This combination of funding sources made for an extended closing process; however, the building is now under construction with a completion date in early Spring 2024.

Vista del Sol Apartments was designed to include 17 units for residents with disabilities. The remainder of the



Rendering of future Vista Del Sol accessible, affordable apartments in Las Vegas, Nevada

units will be income-targeted to senior households aged 55 plus with an income at 50% or less of Area Median Income (AMI).

Vista del Sol Apartments will be located at 4945 East Vegas Valley Drive in Las Vegas. This site is within four miles of seven ASI sites in Clark County, Nevada. Once the building opens Vista del Sol Apartments will join 27 other ASI accessible, affordable apartment buildings in the Las Vegas, Nevada area.

Accessible Space, Inc. (ASI) would like to thank **U.S. Bancorp Community Development Corporation** for serving as the investor for Vista del Sol Apartments. The U.S. Bancorp team did stellar work as the many funding sources complicated the closing process through the summer and fall of 2022.

On June 5, 2020 Vista del Sol Apartments was awarded **LIHTC** from **NHD**. As construction prices continued to increase NHD awarded additional tax credits to close the funding gap.

In November 2020 Vista del Sol Apartments was awarded a **HUD Section 811 Program** Fund Reservation. HUD Section 811 funding is for very

Site preparation photos for construction of Vista Del Sol Apartments in Las Vegas, Nevada



low-income persons with disabilities. The Fund Reservation consists of \$2.5 million for construction and \$389,372 in Project Rental Assistance Contract (PRAC) funds to assist in the payment of rent for 14 of the units in this 70 unit building.

Thanks, too, to **Clark County Community Resources Management** for their commitment of Affordable Housing Trust Funds (AHTF), as well as the **NHD** for their **NHTF** commitment. Additional construction funding was awarded by the **FHLB Cincinnati's AHP** funds.

A special thank you is extended to our LIHTC consultants, Eric Novak and Aaina Sharma of Praxis Consulting Group, LLC, as well as Dr. Hilary Lopez previously of Praxis and now Executive Director of the Reno Housing Authority.

Anyone interested in receiving information on Vista del Sol Apartments should contact ASI's Property Management Department at (800) 466-7722. Your call will be directed to the appropriate Property Manager.



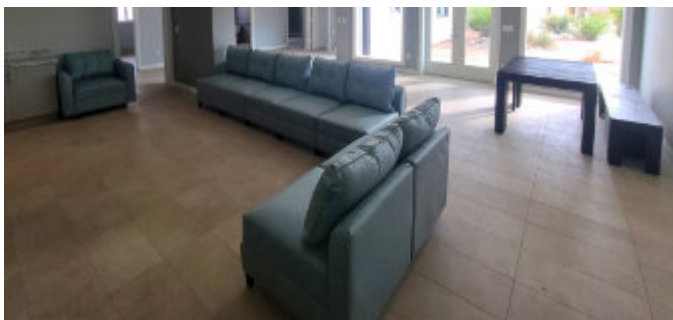
CAPITAL IMPROVEMENTS TO ASI BUILDINGS

Over the last year ASI staff have been busy with rehabilitation of existing ASI buildings. Capital improvements to the following ASI properties helps prolong the life of these apartment buildings and residential settings designed for very low-income adults with physical disabilities and/or traumatic brain injuries.

Hastings House in Las Vegas, Nevada received its Certificate of Occupancy for the capital improvements on September 26, 2022. Licensing is in process. The capital improvements modernize this large, 65 year-old house and increase the number of bedrooms from eight to ten.

Renovations included an extension to the main house which added two accessible bedrooms and one accessible bathroom. The laundry room was refurbished to be accessible and the kitchen's cabinetry and countertops were replaced. The front façade of the house was updated with new landscaping and repainted.

Two of ASI's original five homes, **Iglehart and Selby in Saint Paul, Minnesota**, completed siding work in July 2022.



Hastings House was also awarded Clark County Outside Agency Grant (OAG) funds to purchase furnishings for the resident units.



Updated front façade of Hastings House



Refurbished kitchen with updated cabinetry and countertops in Hastings House, Las Vegas, Nevada



Fireplace at Hastings House



New siding at the Iglehart House

Other buildings with recent capital improvements or awarded funding for capital improvements include:

Southwinds Estates in Great Falls, Montana replaced its elevator.

Edgewood Apartments in Kennebunk, Maine was awarded funds for parking lot overlay, interior carpet/flooring and HVAC upgrades. The work is in progress.

Cedar House in White Bear Lake and Snelling House in Falcon Heights Minnesota were both awarded funding from Ramsey County, Minnesota for new kitchen cabinets and counter tops; new flooring in units, garage door replacement; window replacement; bath remodel; and general interior painting. The work is in progress.

Heartland Apartments in Carbondale, Illinois was awarded Illinois Housing Development Authority (IHDA) Preservation Program Limited Rehabilitation funds for replacement of the elevator, new roof and gutters. The work will begin this Spring.

Twelve ASI buildings in Clark County (Southern Nevada) and three buildings in Northern Nevada have been awarded funding for capital improvements. This work will be scheduled once agreements are completed. A list of the buildings can be found in "Special Thanks" on page 13.

Four buildings in Hennepin County, Minnesota - 28th Street Home, Camden Home, Pesch Place and Silver Lake Home - were awarded Federal Omnibus Preservation Improvements funding. Capital improvements at 28th and Camden Homes include replacement of siding, soffit, fascia and gutters; windows; garage doors; and furnaces. Pesch Place has two kitchens and both will be remodeled. Silver Lake Home will have a kitchen and bathroom remodel as well as a basement renovation for the live-in care attendant. The work will begin this Spring.

U.S. REPRESENTATIVE SUSIE LEE VISITS RAY RAWSON VILLA

On October 24, 2022 **U.S. Representative Susie Lee (NV-3)** and **Clark County Commissioner/ Vice-Chairman Justin Jones (District F)** visited Ray Rawson Villa in Las Vegas, Nevada.

Congresswoman Lee was a member of the House Committee on Education and Labor. After a tour of Ray Rawson Villa Congresswoman Lee met

with Clark County officials regarding legislative priorities. In addition to Commissioner Jones, Clark County officials Dagney Stapleton, Clark County Community Housing Fund (CHF) Administrator; Jennifer Cooper, Director of Communications and Strategy; and Ashley Garza Kennedy, Government Affairs for Clark County; participated in the meeting. Welcoming the visitors were ASI's Property Management staff for Region 1, Laura Harris, Regional Housing Manager; and Tina Blackshear, Regional Housing Representative. Also attending were Chris Chong-Wong, Executive Assistant to Commissioner Jones; and Hernan Alveraz-Sanchez, District Representative to Representative Susie Lee.



From the left: Congresswoman Lee, Commissioner Jones, Dagney Stapleton and Laura Harris



From the left: Tina Blackshear, Laura Harris, Congresswoman Lee, Commissioner Jones and Chris Chong-Wong

U.S. REPRESENTATIVES DINA TITUS AND DAVID PRICE VISIT DINA TITUS ESTATES

On September 6, 2022 **U.S. Representatives Dina Titus (NV-1)** and **David Price (NC-4)** visited Dina Titus Estates in Las Vegas, Nevada. Congresswoman Titus was Chair of the Transportation and Infrastructure Subcommittee; and Congressman Price was Chairman of the House Transportation, Housing and Urban Development Appropriations Subcommittee. Representatives Titus and Price were given a site tour followed by an in-depth discussion regarding the history and evolution of the HUD Section 811 and Section 202 Programs. These HUD programs were once the primary (and sometimes sole) source of development and construction funding for most of ASI's owned and managed housing portfolio in Nevada and across the nation.



*Above: Discussion regarding HUD Programs
Below: U.S. Representatives with resident Barbara Nash and Ken Berry, ASI's Director of Property Management*



US BANK VOLUNTEERS AT ASI

On May 6, 2022 a group from US Bank volunteered their time to complete a face lift at ASI's 2550 University Avenue West, Saint Paul, Minnesota location by rearranging and hanging the organization's historical photographs.

In March 2020 ASI's offices had finished a refurbishing which included painting, carpeting and flooring. Shortly thereafter COVID-19 reared its ugly head. Many of those who worked in the office moved to working from home. One of the things not getting done during "Work From Home" was returning pictures to ASI's office walls.

Volunteers from **US Bank Twin Cities Commercial Banking Team** were seeking a way to assist in a way that didn't bring them directly in contact with ASI's residents. Thank you to (left to right): **Andy Grey, Scott Brophy, Tyler Morgan, Larissa Nalipinski and Gary Perkins** for helping restore ASI's visual history.

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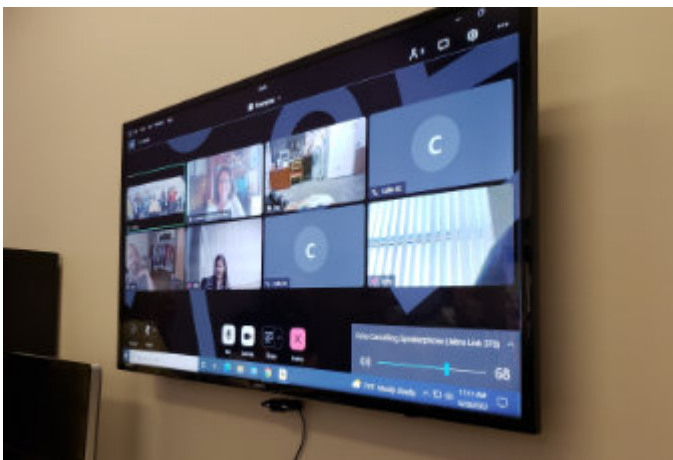
STEPHEN VANDER SCHAAF'S 40TH ANNIVERSARY

On June 28, 2022 ASI celebrated Stephen Vander Schaaf's (Shep) 40th Anniversary with Accessible Space, Inc. (ASI). The surprise celebration included 2550 University staff as well as Board members and ASI Nevada staff joining via video chat.

Shep thanked everyone and shared how blessed he's been to work with so many wonderful colleagues over the last four decades moving ASI's good mission forward.



Left to Right: Devin Vander Schaaf, Shep and Deb Vander Schaaf



Go To Meeting Screen

ASI STAFF ATTEND ST. LOUIS COUNTY CONFERENCE

Minnesota Services staff attended the St. Louis County Health and Human Services Conference in Duluth, Minnesota from October 12 through October 14, 2022.

The Conference was celebrating its 40th year! The theme for 2022 was **"Come Together; Community, Unity and Hope,"** reminding us of not only our past but our future of continuing to gather as a community and share unity and hope.



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3710 Chicago Groundbreaking January 16, 1980

3710 CHICAGO

On Monday, March 13, 2023 demolition began of ASI's six-bedroom home at 3710 Chicago Avenue South ("Chicago House") in Minneapolis, Minnesota. Located less than a half a block away from where the murder of George Floyd occurred on May 25, 2020 the Chicago House never recovered from the ensuing civil unrest. A fire partially destroyed the home on December 6, 2021 but thankfully it was unoccupied. Out of concerns for everyone's safety the last of the six residents had moved from the home on September 15, 2020.

When the demolition started Dr. Larry Schut, a founding board member of ASI, called to say he had come across his speech from the groundbreaking ceremony for the Chicago House which occurred on January 16, 1980. In the photo Steve Wiggins, ASI's Founder and current Board member, is at the microphone with Dr. Larry Schut to his right, and to his left is Minneapolis Mayor Don Fraser; Chuck Berg, ASI's Co-Founder; Rev. Dean Neill who was to become one of the Chicago House's first residents; and Kay Knutson, an original and current resident of ASI's 28th Street home and also ASI's Board of Directors Vice Chair.

Though the Chicago House is no longer one of ASI's "housing with care"[®] options – or a location for ASI's administrative offices which were in two rooms in the split-level basement for the organization's first five years (1980-1985) – it along with ASI's other four homes in the Twin Cities pioneered a 24/7/365 model of care based on dignity, choice and independence. It was the first of ASI's five homes to open on September 22, 1980, and every year until he passed in 2020, Maynard ("Bo") Bostrom, ASI's first resident to move into Chicago, would call on

that day to reminisce about those early days and say how proud he was of what ASI had become.

We all share in that pride with ASI's early pioneers and pledge to keep moving the mission forward to help those in need of accessible, affordable "housing with care."

Following are Dr. Schut's remarks which still ring true after some 42 ½ years and underscore the compassion behind ASI's mission.

Speech for Groundbreaking Ceremony
Accessible Space, Inc.
January 16, 1980

The Board of Accessible Space, Inc., and the sponsors of this housing project, Health Central and H.A.N.D., welcome you. Our excitement is heightened because people such as you have cared enough to come to help us launch this housing project, the first of its kind for physically handicapped people.

It is extremely important that we recognize the reason why we are here. Certainly it is to recognize the efforts of people and organizations and agencies that have made this housing possible. The cities of Minneapolis and St. Paul gave much help and made available the sites where the five residences will be built. Courage Center gave financial help and encouragement. Health Central, Inc. provided financial help, co-sponsorship, space and hours of expert advice and counsel to the Board and staff of Accessible Space. The Greater Minneapolis Metropolitan Housing Corporation (GMMC) considered this a worthwhile project and underwrote many of the expenses. The Minneapolis Foundation gave generously to support the early phases of the project. HUD, the Department of Housing and Urban Development made available its resources and personnel so that we could submit our grant and obtain the loan commitment as expeditiously as possible.

The Board members of H.A.N.D., Inc. (Hereditary and Acquired Neurological Disabilities) personally contributed time and money to back up their sponsorship of the grant application. The Board of Accessible Space and volunteers serving on various committees have contributed valuable hours so that the design and management of these homes will be in keeping with our objectives. Steve Wiggins and Chuck Berg stepped out in faith, taking risks that their ideas might be rejected but were convincing and unyielding in their belief that a better, more normal way of living could be made available for the physically handicapped.

To acknowledge and thank all of those mentioned is one reason we are here. Another is to announce to our community that there will be a living or residential alternative for certain mobility-impaired people, people who wish to be more independent and have the autonomy to run their lives as they see fit.

Another reason is to officially commence the construction of the residences on the three sites in Minneapolis and two in St. Paul. However, the main reason for being here is to, for a moment, realize that we who are able-bodied are fortunate because we are not held back by bodies that have been limited by disease or injury. We have not lost our self-esteem; we have not lost our jobs because of a handicapping illness; we have not lost friends who can no longer understand us because we are physically different; we have not lost our independence; intimate relationships have not been lost for these reasons.

We are here to firmly announce and back up our stand that the physically handicapped have a right to choose where they will live; they have a right to be integrated into the community; they have a right to plan a realistic future. This is what we are about.

Accessible Space is not only a name of an organization. It is a need that has been largely unmet for mobility-impaired persons. It is a concept that organizations such as Courage Center, Health Central and H.A.N.D. developed and put into action by sponsoring the project. It is a vision which motivated two young Macalester students, Steve Wiggins and Chuck Berg, to keep knocking on doors until someone listened.

It is a challenge which prompted Health Central and H.A.N.D. to act as sponsors and which society must continue to face to provide for this minority--the handicapped. It is now a reality because of the unusual degree of cooperative efforts of private and public institutions, of voluntary agencies, and individuals coming together and working together, helping one another for a common cause.

Above all, it will be the place, the home, a way of life, for a special minority, those who have dreams as do the able-bodied, the same capacity to feel, to love and to care, but whose minds are restricted by bodies that hold them back. We feel that things should and could be better. We covet for them a choice of where to go, what to do, whom to love and where to live.

INTEGRATED COMMUNITY SUPPORTS (ICS) TRANSITION

In Minnesota during 2022, ASI transitioned eight service locations from Customized Living Services (CLS) to Integrated Community Supports (ICS).

Effective January 1, 2021, **Integrated Community Supports (ICS)** service became available to adults on the Community Access for Disability Inclusion (CADI) and Brain Injury (BI) waivers. ICS is a service providing support and training in community living service categories to adults age 18 and older who reside in a self-contained apartment unit of a provider-controlled ICS setting (e.g., apartment in a multi-family housing building). ICS can be delivered up to 24 hours per day in the person's living unit or in the community.

The ICS community living service categories include (1) community participation, (2) health, safety and wellness and (3) household management. Support includes cueing, skill maintenance, guidance, instruction, assistance with activities of daily living, and assistance with coordination of community living activities or direct supervision.

Residents may choose ICS service or any other service/provider they prefer. As the model is currently written and approved by CMS, there can only be one ICS provider per setting. ICS can only be provided in an approved ICS setting in which a provider has an approved setting capacity report and has direct/indirect control over a person's living unit such as (1) owns, operates or leases the living unit or (2) has direct or indirect financial interest in the property or housing, including a financial relationship with the property owner.

Before an ICS provider can deliver services they must submit a Setting Capacity Report to DHS for approval. The service setting capacity is less than 25% of the living units in a multi-family housing building that has five or more units. A capacity request for 25% or more units or any housing that is developed, funded or designed specifically for people with disabilities to receive Home and Community-Based Services (HCBS) must undergo a site-specific review to ensure the setting does not isolate or create a stigma for people living there. The review must include specific measures including a plan and reporting from the provider addressing training, monitoring and documentation to reduce the potential effects of isolation, as well as input

from the lead agency (county HCBS Waiver Manager).

ICS is provided under a 245D License for Intensive Support Services, which ASI already holds for two (2) of our other service types including our CRS Corporate Adult Foster Care homes and the Individualized Home Supports (IHS) service.

ASI completed the process to transition eight (8) CLS apartment service sites to ICS service settings. Three sites: 28th Street, Camden and Moses Residence do not qualify for ICS service because they are not self-contained apartment settings therefore they will continue to provide CLS services.



JOSH BERG, DIRECTOR OF MINNESOTA SERVICES & STRATEGIC GROWTH

In August 2022 Josh Berg rejoined ASI as Director of Minnesota Services & Strategic Growth. Josh's previous title was Director of Program Services.

The services Josh oversees have also changed titles since 2016. Assisted Living Services is now Customized Living Services (CLS) and Integrated Community Supports (ICS); and Adult Foster Care is now Community Residential Services (CRS).

Prior to joining ASI, Josh led the Home Care and Assisted Living Program at the Minnesota Department of Health and worked for a senior care organization (Lifespark) overseeing their business development, partnership management and helping build their new transportation business. Josh has also worked in a variety of positions in senior and disability services including as an Area Director and as a Senior Behavior Therapist. In addition Josh is an adjunct faculty member at the University of Minnesota (CCAPS) teaching the first state-approved licensed assisted living director

course following the sweeping legislative changes passed in 2019.

Josh has his BA in Psychology from Creighton University located in Omaha, Nebraska.

Josh and his wife Michelle, have three children, Noah (13), Stella (11) and Colin (5) and their 2-year-old Golden Doodle, Ruby.



Zachary Johnson, ASI Board Member, testifying at the House Human Services Policy Committee.



Patti testifying at the House Human Services Policy Committee.

GOODBYE WITH THANKS TO PATTI ARMSTRONG, RN

March 10, 2023 was Patti Armstrong's last day at ASI. Patti (RN) has been the Nurse Manager at ASI for over 16 years. Patti has been one of the consistent anchors of Minnesota's 24/7/365 services during her tenure. Patti led several efforts over that time period including multiple license transitions, starting/ending services at several locations and supporting those services across Minnesota as well as Montana. In addition she was the leader of a team of fantastic nurses along the way.

ASI first met Patti at Quarry Heights Apartments in St. Cloud, Minnesota. Patti was a consultant with Health Counseling Services, and Quarry Heights was her first contract. Patti's first visit to Quarry Heights was in September 1996, and she continued there until 2006 when ASI transitioned to Assisted Living Services.

Patti worked closely with Mary Easter, ASI's Services Manager, to open Evergreen Apartments in Brooklyn Center with ASI's 24/7/365 services. Patti said, "It was like a Frat House because the site had six guys from Courage Center all about the same age move in

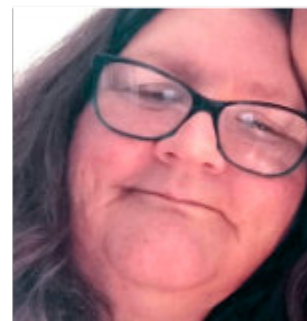
at the same time. It was fun!" When ASI transitioned to Assisted Living, Patti was hired as an ASI employee.

Before she left Patti testified before the Minnesota House Human Services Policy Committee on February 23, 2023 regarding the importance of nursing services where Integrated Community Supports (ICS) are provided. Patti was joined by Zachary Johnson, a member of ASI's Board of Directors, and Josh Berg, ASI's Director of Minnesota Services and Strategic Growth.

Patti is moving on to another exciting opportunity, and though we'll miss her we wish her the best in her new adventure.



Jerry Hansen



Julie Randall

IN THE FACE OF A CRISIS

Quick thinking and continuous training prepared Nordic Meadow Apartments' site caretaker, **Jerry Hansen**, for the knock on his door on the evening of February 1, 2023. He opened the door to resident **Julie Randall** giving the universal sign for choking. Jerry's training and instincts went into play as he immediately administered the Heimlich maneuver, or abdominal thrust procedure. Within seconds the food was dislodged and Julie was relieved of her initial feelings of panic and able to return to her apartment.

Jerry Hansen, a six-year employee of ASI has worked in the Alexandria, Minnesota community for many years as a Direct Support Professional and has known Julie for some time.

Julie Randall moved into ASI's Nordic Meadow Apartments in July 2022. Along with her accessible, affordable apartment she also receives assistance through several sources on an on-going basis to help her be the independent person she is – a valued volunteer at a health care facility in Alexandria, Minnesota where she greets and chats with guests and sells candy and water.

ASI applauds their ability to stay cool and calm under pressure.



JULIE PETERSON, DIRECTOR OF NCEP

Julie Peterson, MA, MA. Ed., CCC-SLP has completed two Master's degrees; one in the area of Speech Language Pathology and one in the area of

Educational Administration. Julie worked with the Clark County School District for 15 years, holding positions as an Early Childhood Speech-Language Pathologist, Special Education Teacher for self-contained programs at the high school level, Assistive Technology Region Lead for ages 3-22, and then eventually became a school administrator for what became the number one rated magnet elementary school in the United States of America, Sandy Searles Academy for International Studies.

During her stay in the school district, Julie enjoyed being advocative for special needs students, opening and operating a school-based coffee shop business with her high school self-contained intellectually and developmentally challenged students who ran the shop successfully within the school for many years. She also spent much time integrating specialized augmentative and assistive technology for disabled students into the school district's curriculum, and eventually assisted the school district in the integration of the curriculum for all students, from special education through highly gifted.

Following her experience in the school district, Julie moved into clinical practice at ASI's Nevada Community Enrichment Program (NCEP) as a Speech Pathologist and Clinical Manager, where she delivered comprehensive community based skilled treatment services to residential and outpatient children and adults with brain injuries. Julie enjoyed bringing evidence-based practices to the program, and created highly specialized advanced interventions for military personnel with traumatic brain injuries. Her team of clinicians was also presented with a prestigious award from the Nellis Air Force Base Commander, for exceeding standards of excellence in the rehabilitation of active duty high-ranking military members.

Julie left her position at NCEP to take on a multi-site Director of Rehabilitation position with Kindred Healthcare in Las Vegas, Nevada, where she oversaw

skilled rehabilitation services for the Long Term Acute Care (LTAC) Division which focused on providing physical, occupational, and speech therapy to patients who had complex medical needs. Julie then, eventually moved on to overseeing the operations of 26 Kindred LTAC hospitals, as the Director of Operations for the West Region, at which point she received training at John Hopkins Medical Center on implementation of Early Progressive Physical Mobility Programs in the acutely ill population. With her team of clinical experts, Julie brought the first hospital wide Progressive Early Mobility Program to Kindred Healthcare for ventilator dependent and ICU patients. Julie also had the honor of receiving the number one ranking ADO award for the LTAC division across clinical and financial metrics.

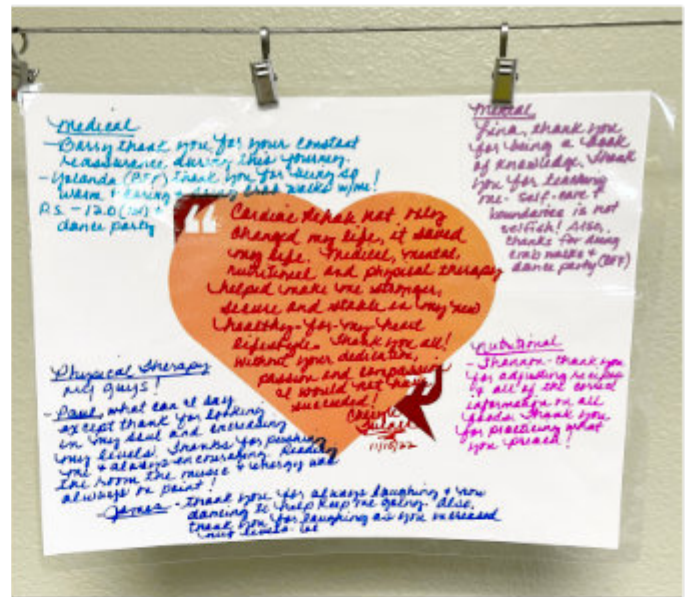
After several years spent in the for-profit healthcare industry, Julie experienced a call to move back into the non-profit arena.

Julie finds it her greatest honor and pleasure to lead ASI's Nevada Community Enrichment Program (NCEP) in bringing state of the art, person-centered and evidence-based treatment practices to persons who are in need of comprehensive rehabilitation.

During Julie's first year at NCEP, and with tremendous help from her colleagues, she has led Nevada through a successful three year survey from the Commission on Accreditation of Rehab Facilities (CARF); opened a new 40 bed, inpatient CARF-accredited comprehensive rehab program; and opened ASI's first comprehensive cardiac rehab program which is in line to receive it's first year accreditation by the American Association of Cardiovascular and Pulmonary Rehabilitation (AACVPR).



NCEP staff hold CARF certification on NCEP's 30th Anniversary celebration.



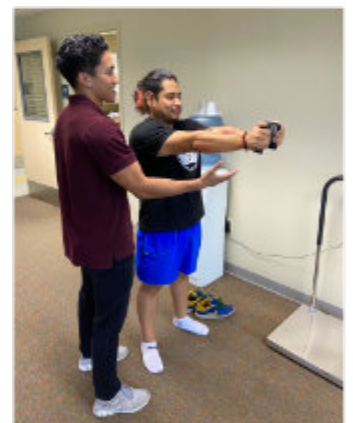
Messages of appreciation for the therapy received



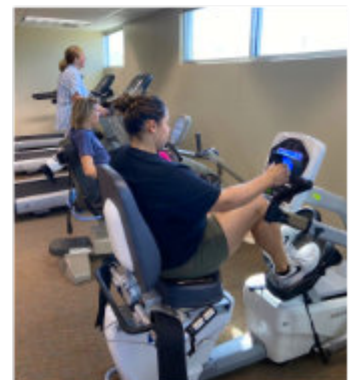
Bowling is one of the recreation rehab activities.



The rehab team



Client graduating from Cardiac Rehab with staff



Rehabilitation activities

NCEP IN THE 2022 NEVADA HEART RUN



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IN MEMORIAM: DAN BAUSTIAN

Daniel Paul Baustian was born January 8, 1957, in Sioux Falls, South Dakota. Dan joined his parents and two older brothers, Jerry and Jim, on the farm near Jasper, Minnesota.

Dan loved farming and sports. He could do almost any farm job on a tractor by the time he was 14 or 15. When Dan was a sophomore, he decided to try his hand at wrestling. He was doing really well for his first year with a 10-3 record. Dan's life changed forever on February 3, 1973. A freak wrestling accident fractured Dan's neck and left him a quadriplegic. Never one to give up and with a lot of hard work, Dan returned to finish his high school education in his wheelchair and graduated in May 1975.

After high school, Dan attended Pipestone Vocational School in the Agriculture Banking program. In 1979 Dan moved to Golden Valley, Minnesota to Courage Center. Dan met his new roommate at Courage Center, Terry Hake, who would become his lifelong best friend. After Courage Center Dan and Terry moved into a new ASI house at 3710 Chicago Avenue South in Minneapolis in 1980. Dan and Terry lived at Chicago House for 40 years. Soon after his move to the Chicago House, Dan enrolled at Minneapolis Community College where he studied computer programming. After an internship at Norwest Bank, Dan began full time work as a programmer for Norwest. One of Dan's team projects was to write the Y2K program for the year 2000. After Norwest and Wells Fargo merged, Dan continued working for Wells Fargo until his death.

Dan got his nickname "Bookem" at the Chicago House. In 1982 Chicago House had a Halloween party. When Dan came into the room, everyone said, "Who are you?" Dan was dressed in a Hawaiian shirt with messed up hair and said, "I'm Bookem Dano from Hawaii 5-0," and the nickname stuck. Two years ago in August Dan's family moved him home as 3710 Chicago closed because of the George Floyd incident down the street. Dan lived with his mom until last February when he moved into his new home in Pipestone, Minnesota. Dan and his brother Jim designed all the handicap modifications to the house of which Dan was so proud. It was at his new house that Dan resided at the time of his death.

Daniel "Dan" Baustian, age 65, passed away on Tuesday, October 25, 2022 at the Avera McKennan Hospital and UHC in Sioux Falls, South Dakota.

SPECIAL THANKS FOR THE SUPPORT OF ASI

Accessible Space, Inc. (ASI) would like to express its appreciation to funders in both the public and private sector. One new building recently under construction as well as funding for multiple existing buildings have benefited from funding awards in 2022.

In March 2022 the **City of Norfolk, Virginia** awarded Community Development Block Grant (CDBG) funds for capital improvements at The Anchorage in Norfolk, Virginia.

In April 2022 **Anoka County, Minnesota** and the **City of Davis, California** awarded CDBG funds for capital improvements at the Flintwood, Magnola and Van Buren Homes in Blaine and Coon Rapids, Minnesota; and Becerra Plaza in Davis, California.

Also in April the **Bridge the Gap Foundation** via a donor advised fund provided a grant to the Support the Support Campaign.

In May and June 2022 **Hennepin County, Minnesota** and the **City of Chesapeake, Virginia** awarded CDBG funds for capital improvements at Meadow Trails Apartments in Rogers, Minnesota; and The Sanderling in Chesapeake, Virginia.

In June 2022 the **Nevada Housing Division** awarded additional Low-Income Housing Tax Credits to Vista del Sol Apartments (Vegas Valley Senior Supportive Housing Development).

In July 2022 **Clark County, Nevada** awarded additional CDBG funds for capital improvements at Hastings House in Las Vegas, Nevada. Clark County Outside Agency Grant (OAG) funds were also awarded for furnishings at Hastings House.

In September 2022 the **Clark County Community Housing Fund (CHF)** awarded capital improvement funds to twelve ASI buildings in Clark County. Located in the City of Henderson are George & Lois Brown Estates and Coronado Drive Senior Apartments. Located in the City of Las Vegas are Ruby Duncan Manor and Sandy Robinson Apartments. The remaining eight buildings are located in unincorporated Clark County: Bledsoe Lane Apartments, Bob Hogan Apartments, Bonnie Lane Apartments, Carol Haynes Apartments, Dina Titus Estates, John Chambers Apartments, Park Apartments and Ray Rawson Villa.

In October 2022 the **Illinois Housing Development Authority (IHDA)** awarded

Preservation Program Limited Rehabilitation funds for capital improvements at Heartland Apartments in Carbondale, Illinois.

Also in October 2022 the Karen E. Henry Foundation awarded capital improvement funds for Henry Harbor in Corpus Christi, Texas.

Nevada Housing Division’s Home Means

Nevada (NHD HMN) awarded two separate grants. The first in October 2022 for capital improvements at ASI’s three Northern Nevada buildings: William J. Raggio Plaza and John Butterworth Estates in Reno; and Frost Yasmer Estates in Carson City. In December, NHD HMN awarded a substantial grant to ASI to build a large accessible, affordable apartment building in Reno, Nevada.

In December 2022 ASI buildings in Hennepin County, Minnesota were the recipients of **Federal Omnibus Preservation Improvements** funding. Camden and 28th Street Homes, Pesch Place and Silver Lake Home in Minneapolis, Golden Valley and St. Anthony are the respective locations.

General operating support was awarded through 2022 by six foundations and corporations: the **Carl & Verna Schmidt Foundation, Dorsey & Whitney Foundation; Hinrichs Associates, LTD, Richard M. Schulze Family Foundation; Berg**

Family Fund; and The Wiggins Foundation.

2022 ended with the highest level of grants and awards in ASI’s history. Over \$20 million was awarded with 99.68% directed to specific buildings and 0.32% to general operating support. On behalf of the Board, residents and staff of ASI, we offer our sincere thanks to those individuals and organizations providing support during the past year. The support provided by these individuals, foundations, corporations and government agencies is critical in ASI’s continued development of accessible, affordable housing and supportive care services across the United States.

For a complete listing of our generous donors, please visit Funding Focus at www.accessiblespace.org/giving

Support Our Mission

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Save The Date



Join us for our 10th annual
Let’s Open Some Doors
 mission support luncheon
 to benefit Accessible Space, Inc.

Thursday, October 5, 2023

11:30 am to 1:00 pm
 Town & Country Club
 300 Mississippi River Blvd.
 St. Paul, Minnesota

We need your help.
 Contact Jacque Rooney
jrooney@accessiblespace.org for volunteer table
 host and sponsorship opportunities.
Invitations to follow.

Let’s Open Some Doors
 Mission Support Luncheon

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Toward the end of 2022 we shared a series of inspiring **stories** about sisters Anne and Katie, Michael and Paul. They are some of the people who have **A Safe Place Called Home** and receive housing, rehabilitation and care at ASI. They are the people who benefit most from your support. Their messages are short and simple with a direct purpose - to let you know about the lives you touch and to ask you to help make **A Safe Place Called Home** for others by offering your support. Please continue your support and **Be Our Voice**. Share their stories with your friends, family and co-workers.



Sisters Anne and Katie have A Safe Place Called Home at Nordic Meadow Apartments.

Growing up in Alexandria, Minnesota, their parents, Bob and Barb Friedrichs, had a dream for their three children - to be able to live as independently as possible. Adopting three children with special needs, they set out raising their children with this eventual goal in mind.

Anne moved in first, over 12 years ago when the accessible, affordable apartment building for people with disabilities opened. Sister Katie came several years later after living on her own in apartments that were less suitable and less safe for her needs. Both live with their cherished cats.

After graduating high school in Hawaii and joining the Army at age 17, Michael enrolled in the challenging, junior college program at New Mexico Military Institute, one of just 90 graduating out of a class of 195. He then joined the Army National Guard eventually leaving the military with a rank of Captain. After graduating from the University of Nevada at Las Vegas with a degree in hospitality he began his 25-year career in restaurant management.

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. Before Michael's rehab program at ASI Spencer, his stroke halted this part of his life.



Go to accessiblespace.org/giving to hear from the Friedrichs Family of Alexandria, Minnesota and Michael Wong and Paul Naples from Las Vegas Nevada tell in their own words why Accessible Space, Inc. is their

Safe Place Called Home

NCEP Celebrates its 30th Anniversary



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