



Accessible Space, Inc.

HOUSING WITH CARE®

A Message

from Accessible Space, Inc.'s Board Chair, Mark E. Hamel,
and President/CEO, Stephen Vander Schaaf

The last three years have been some of the most challenging in Accessible Space Inc.'s (ASI) history. ASI faced a global pandemic, civil unrest and unprecedented labor shortages especially in the Twin Cities and Minnesota which recorded the nation's lowest unemployment rate since records were kept beginning some 50 years ago. Supply chain issues impacting construction also resulted in expensive delays and the need for more grant funding which was multiplied by the highest inflation in over 40 years.

Throughout these difficult times we sustained our 44-year commitment to people with physical disabilities and mobility impairments, as well as seniors and veterans, in 31 states. Thanks to the kindness of so many and the dedicated efforts of nearly 500 hard-working colleagues across the country, ASI was able to move the mission forward so those in need would have access to accessible, affordable "housing with care."



Mark Hamel

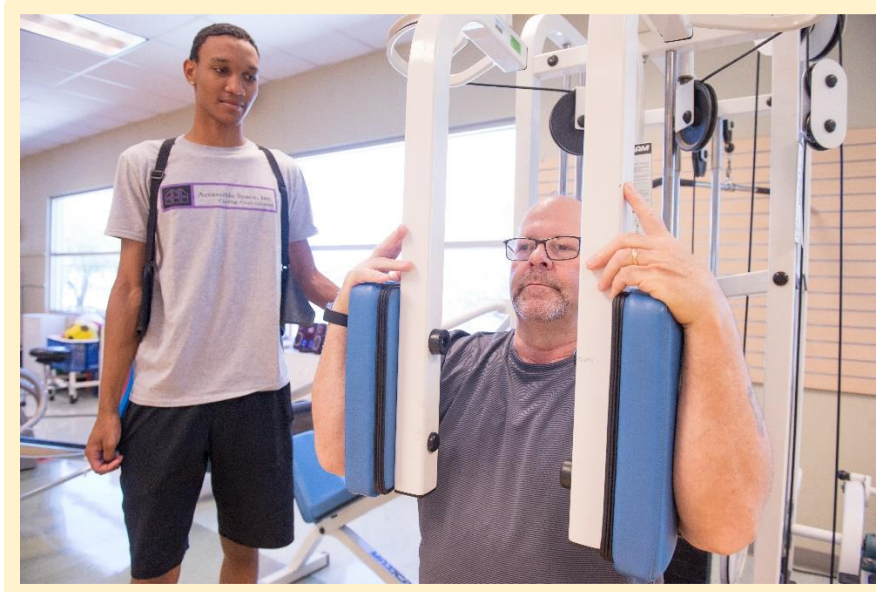


Stephen Vander Schaaf

Supportive Housing and Services in Nevada

ASI's Nevada Community Enrichment Program (NCEP) which provides post-acute, comprehensive brain injury rehabilitation celebrated its 30th anniversary in 2022. Always evolving NCEP opened Stepping Stone Apartments on April 13, 2020, a newly-constructed, 10 unit, accessible affordable apartment building, for adults with traumatic and acquired brain injuries, as well as other neurodevelopmental disorders.

Accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF), Stepping Stone Apartments provides 24/7/365 services to its residents.



In November of 2021 ASI Spencer received its licensure from Nevada's Health Care Quality and

Compliance Bureau and opened its 40 units. ASI Spencer is an Assisted Living Facility with 28 rehabilitation/temporary single-room occupancy (SRO) units and 12 more permanent SRO units for individuals. Accredited by CARF, too, ASI Spencer represents ASI's largest site in the nation where individuals are receiving 24/7/365 services along with supporting rehabilitation/habilitation.

In December of 2021 NCEP welcomed its first participant in its new Comprehensive Cardiac Rehabilitation Program (CCCP). NCEP is implementing a holistic, multi-faceted program that includes an interdisciplinary team of specialists who will utilize NCEP's client-centered care model refined over the last 30 years. With the goal to significantly reduce or eliminate re-hospitalization and increase cardiac health along with well-being the first year outcomes are very encouraging.



Minnesota Services: A Time of Transition

As we shared three years ago, ASI's core, 24/7/365 services were under stress for a number of reasons including stagnant reimbursement rates, Minnesota's tight labor market and the need to engage increasing amounts of expensive temporary services to fill shifts. Unfortunately ASI had to end services at three sites over the last three years but it still provides 24/7/365 services at 17 sites in Minnesota.

ASI's was dedicated to finding a solution to this critical issue so we could continue these core services ASI has been providing since September of 1980. Effective January 1, 2021 Integrated Community Support (ICS) services became available through Minnesota's Department of Human Services for adults on the Community Access for Disability Inclusion (CADI) and Brain Injury (BI) waivers. With nearly 100% of ASI's residents who receive 24/7/365 care on these two waivers ASI did a "deep dive" on ICS. After substantial due diligence ASI determined ICS would be a better match for its 24/7/365 care model compared to that provided through Customized Living Services (CLS) and the transition work began.



Although ASI's residential sites were not eligible for ICS the eight, apartment-based sites were so 2022 was focused on making the change. Residents were informed, and it was their choice if they wanted to switch to ICS. Case Managers were involved in generating service along with rate tool assessments that was a better fit for ASI's 24/7/365 shared service model. Residents and direct care staff were educated as to ICS, and the transition was completed at the eight sites in the fall of 2022 under the 254D licensure which ASI already held for two of its other service types in Minnesota.

This is the fourth "iteration" of ASI's pioneering shared service mode in Minnesota over the last 42 years, and it represents the organization's unwavering commitment to its founding mission of choice, self-reliance and accessible, affordable living options with care.

Onward, Ever Onward

Despite the challenges of the last three years ASI kept moving forward on other fronts, too. In April of 2021 it assumed the property management of Voyageur Apartments, a 38 unit low-income housing tax credit (LIHTC) building in Great Falls, Montana. In November 2022 Vista del Sol, another LIHTC and ASI's largest accessible, affordable apartment building with 70 units, finally got under construction in Las Vegas, Nevada after persevering for two and half years through many pandemic issues. With ASI's growing inventory of 139 buildings across the country that on average are 17.4 years old, critical preservation and capital improvement initiatives were begun in 10 states.



At the end of his acceptance speech on July 2, 1932 as the Democratic presidential candidate, Franklin D. Roosevelt who daily lived with polio, said, “Out of every crisis, every tribulation, every disaster, mankind rises with some share of greater knowledge, of higher decency, of purer purpose.”

With your kind help we hope to do the same in the years ahead with ASI's good mission as our beacon.

Visit www.accessiblespace.org or call 651-645-7271 for ways to help with our mission.