

NEWS

TO FRIENDS OF

Accessible Space, Inc. (ASI)



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In This Issue

- Vista del Sol Apartments Opens [Las Vegas, Nevada]
- Line Drive Apartments [Reno, Nevada]
- Capital Improvements to ASI Buildings
- U.S. Representative Ilhan Omar Check Presentation
- Nevada Community Enrichment Program (NCEP) Events/Highlights
- Sherry Perucho Graduates with PHD in HealthCare Administration
- In Memoriam - Terry Hake
- JoAnn Hansen's Retirement/Birthday Party
- Special Thanks for the Support of ASI
- Mission Support Luncheon: Save This Date

The mission of Accessible Space, Inc. (ASI) is to provide housing with care for persons with physical disabilities and/or 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

VISTA DEL SOL APARTMENTS OPENS

Vista del Sol Apartments in Las Vegas, Nevada was completed on June 13, 2024 with construction beginning on November 30, 2022. Vista del Sol Apartments is ASI's largest building (70 units) with total development and construction costs in excess of \$23 million. Vista del Sol Apartments combined multiple funding sources, and this combination of sources made for an extended closing process. A list of the sources follows later in this article.

Vista del Sol Apartments was designed to include 17 units for very low-income residents with disabilities. Fourteen (14) of the units will have U. S. Department of Housing and Urban Development (HUD) Project Rental Assistance Contracts (PRAC). Another 14 units have Veterans Administration Supportive Housing (VASH) vouchers provided by the Southern Nevada Regional Housing Authority (SNRHA). PRAC and VASH will assist Vista del Sol Apartments' very low- and low-income residents in the payment of their rent. Fifty-five (55) total units will be income-targeted to senior households aged 55 plus with an income at 50% or less of Area Median Income (AMI). One unit is set-aside for on-site staff.

Vista del Sol Apartments is located at 4945 East Vegas Valley Drive in Las Vegas. This location is within four miles of seven ASI sites in eastern Clark County, Nevada. Vista del Sol Apartments joins 26 other ASI accessible, affordable apartment buildings in the Las Vegas, Nevada area.

Accessible Space, Inc. (ASI) would like to thank **U.S. Bancorp Impact Finance** (formerly 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 **Low-Income Housing Tax Credits (LIHTC)** from the **Nevada Housing Division (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 Supportive Housing for Persons with Disabilities. The Fund Reservation consisted 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.

Thank you to **Clark County Community Resources Management** for their commitment of **Account for Affordable Housing Trust Funds (AAHTF)**, as well as the **Nevada Housing Division** for their **National Housing Trust Fund (NHD NHTF)** commitment. Additional construction funding was awarded by the **Federal Home Loan Bank of Cincinnati's Affordable Housing Program (FHLB AHP)**.

A special thank you is extended to our LIHTC consultants, Eric Novak and Aaina Khurana 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 Regional Housing Manager.

Please sign up for our e-mail newsletter by going to www.accessiblespace.org and clicking "join our e-mail list" at the top of the screen.

Main entrance to Vista del Sol Apartments





Top: Aerial view of Vista del Sol Apartments from the Southwest
Below: Entrance, elevator and mailboxes in the lobby





Patio



Computer room



Pool table in recreation area



Fenced dog park



Community room



Exercise room



Dining area in resident apartment



Relaxation room

LINE DRIVE APARTMENTS RENO, NEVADA

Line Drive Apartments is a 51 unit building under development adjacent to the Cares Campus in Reno, Nevada.

Line Drive Apartments will be located north of the intersection of Line Drive and East 4th Street in Reno, Nevada. The site is 3.13 acres in size and currently addressed as 1775 East 4th Street, 89512. **Line Drive Apartments is scheduled for construction start in November 2024 with completion in March 2026.**

Line Drive Apartments will be an apartment community for veterans, persons experiencing homelessness or at risk of homelessness, and extremely and very low-income adults with physical and/or cognitive disabilities. The development will include the physical spaces, programmatic and social supports to enable qualified residents with physical and/or cognitive disabilities, persons experiencing homelessness, and adults at risk of homelessness to live in a safe and supportive environment. Every aspect of the building, floor plans, community facilities and outdoor spaces are designed to specifically fill a gap of housing needs not currently being met for these populations in Northern Nevada.

The financing for Line Drive Apartments includes an initial award of \$15.8 million in **Home Means Nevada Initiative (HMNI)** funds from the **Nevada Housing Division (NHD)** plus an amended award of \$768,500. **The Washoe County HOME Consortium (WCHC)** awarded slightly over \$2 million in **HOME Investment Partnerships American Rescue Plan (HOME-ARP)** funds and \$750,000 in **Account for Affordable Housing Trust Funds (AAHTF)**. In addition the **Reno Housing**

Line Drive Apartments

Authority awarded 30 Project-Based Vouchers (PBV) under the **HUD VASH Unit Block within Permanent Supportive Housing Complex program**. VASH vouchers are rent subsidies to assist veterans under the Veterans' Administration Supportive Housing Program.

The neighborhood surrounding Line Drive Apartments previously had a focus on industry and recreation (transportation/trucking industry and a ball field). The property is adjacent to the former Governors Bowl Park which is being converted to provide housing and services.

Line Drive Apartments is being developed as part of the larger Cares Campus serving the homeless population in Washoe County.

The "Cares Campus" is being developed in four phases:

Phase 1 - Safe Camp ModPods– will consist of fifty (50) 8 foot x 8 foot x 8 foot heated/cooled units plus two (2) for isolation at this Campus.

Phase 2 – will have emergency shelter improvements plus shower, restroom and laundry buildings. Referred to as "Sprung Updates" this phase will have a capacity of 525 persons with 153 cubbies and 186 bunks (372 beds).

Phase 3 – includes a welcome center; case management and therapy; staff offices; and a dining hall. The welcome center is a two-story structure.

Phase 4 – will include a resource center and supportive housing. ASI will develop 51 units of supportive housing in Line Drive Apartments as noted above.



CAPITAL IMPROVEMENTS TO ASI BUILDINGS

Over 2023 and this first half of 2024 ASI staff have been busy with rehabilitation of existing ASI buildings. Capital improvements to the following ASI properties help prolong the life of these apartment buildings and group homes designed for very low-income adults with physical disabilities and/or brain injuries.

Cedar House in White Bear Lake and **Snelling House** in Falcon Heights 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.

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. Work has recently begun.

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 remodeled as well as a basement renovation for the live-in care attendant.

Five buildings in Ramsey and Washington Counties in Minnesota were awarded capital improvement funds by the Minnesota legislature. The buildings are **Henry Courts II, Iglehart and Selby Homes in Saint Paul; Roselawn Village Apartments in Roseville; and Hillcrest Apartments in Stillwater.**



New roof being installed at Harbor View Terrace in Fullerton, California.



From left: Ken Berry, ASI's Director of Property Management; U.S. Representative Ilhan Omar; and Loriann Granados, ASI's Director of Human Resources

REPRESENTATIVE ILHAN OMAR CHECK PRESENTATION

Above is a photo of the check presentation by **U.S. Representative Ilhan Omar** for Federal Omnibus Preservation Improvements Funding.

These funds were designated for capital improvements at 28th Street and Camden Homes in Minneapolis; Pesch Place in Golden Valley; and Silver Lake Home in Saint Anthony.

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NCEP EVENTS/HIGHLIGHTS

Between November 2023 and April 2024 the Nevada Community Enrichment Program (NCEP) hosted several events, as well as welcomed a new program to its portfolio. NCEP looks forward to continuing to meet the increasing need for accessible, affordable housing as well as neurorehabilitation throughout the State of Nevada.



September 19-25, 2023 was Rehabilitation Week. The Nevada Community Enrichment Program (NCEP) now has two locations: The Loux Center on the campus of the College of Southern Nevada and ASI Spencer on the east side of Las Vegas. NCEP celebrated Rehabilitation Week at both locations.



Brain Walk, April 27 & 28, 2024

April 27 and 28, 2024 was a very busy weekend. NCEP led a community "Brain Walk" to begin the development of a brain injury advocacy group in Nevada. This will help individuals with brain injury once that group gets off the ground and can begin working on relationships with legislators to improve services in Nevada. It makes a huge difference when the folks pushing for change are community members and those with brain injuries.



American Heart Association Heart Walk, November 4, 2023

In December 2021 NCEP expanded its services into Cardiac Rehabilitation. Thank you to all who participated in the Heart Walk in Las Vegas at Tivoli Village. It was a fun day and with a nice turn out of both clients (Cardiac, Neuro and Hab) and devoted staff members. [Note: NCEP's Cardiac Rehabilitation Program received its accreditation from the American Association of Cardiovascular & Pulmonary Rehabilitation (AACVPR) on July 30, 2023.]



The Making Memories Program received its licensure from the Nevada Department of Health and Human Services on November 29, 2023. Making Memories provides care of adults during the day.

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SHERRY PERUCHO GRADUATES WITH PHD IN HEALTHCARE ADMINISTRATION

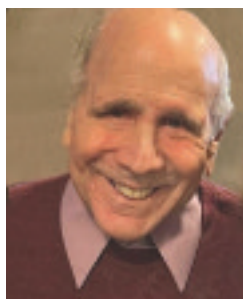
NCEP would like to congratulate Sherry Perucho, NCEP's Multi-Site Clinical Manager, who graduated on May 4, 2024 with a Doctorate in Healthcare Administration from the Virginia University of Lynchburg School of Business.

We could not be more proud of Sherry and all she continues to accomplish. With all of the many skills Sherry brings to NCEP including being a Certified Brain Injury Specialist-Trainer (CBIS-T), she now adds a base of knowledge in Healthcare Administration which is critical for all of NCEP's lines of rehabilitation service.



Thanks to NCEP's Clinical Team!





IN MEMORIAM – TERRY HAKE

Terry Lee Hake passed away peacefully at his home on June 21, 2024 in Minneapolis, Minnesota. He was born October 13, 1955 in Concordia,

Kansas to parents, Melvin and Ann (Merrill) Hake. He grew up in the Cawker City and Beloit, Kansas area before moving to Highland, Kansas in 1972, graduating from high school there in 1974. He pursued a career in custom wheat harvesting until an auto accident resulted in a spinal cord injury in December 1978. Terry graduated with a Bachelor of Arts Degree from Metropolitan State University in 1990, and he was involved in payroll management for the healthcare industry.

After his spinal cord injury Terry spent time at Craig Hospital in Englewood, Colorado before transferring to the Courage Center in Minneapolis, Minnesota. During rehabilitation for a quadriplegia life, Terry met Dan Baustian who also had a spinal cord injury. They became very close, lifelong friends and roommates at ASI's "Chicago House" in south Minneapolis along with fellow roommates Peter Bunge, Michael Darling, Bob Rogge, Harold Sanders and Maynard Bostrom. The "Chicago House Mafia," as the roommates were affectionately termed, enjoyed all types of outings with staff attendants creating strong friendships. The family is appreciative to the many staff members that cared for Terry and became like family members.

Steve Wiggins, ASI's founder, met Terry and Dan Baustian at the Courage Center all those years ago. "That's where I got to know them both, as their Resident Assistant (RA). Terry and Maynard, and I believe Dan, were part of the experience in the Courage Center gym when we taped the draft floorplan of the ASI houses to the gym floor. Terry might have been the first one to say 'this is stupid' when we all tried to figure out what the architect had in mind with the courtyard.

"Maynard, Dan, and now Terry...they all beat the odds, given the challenges they faced. They were all good men and I will always remember them fondly."

Ken Berry, ASI's Director of Property Management said, "Terry could definitely be a bit feisty at times. It took me a few years, but I got to a point where I actually enjoyed the banter we had (most of the time, anyway). Terry always found a way to end our debates and discussions with a twinkle in his eye, a smile on his face, a chuckle in his heart and no hard feelings. I was

finally able to connect with Peter Bunge, who was at Terry's side when he peacefully passed in his waterbed, which he staunchly refused to give up in lieu of the recommended hospital bed. That was no surprise to hear."

Stephen Vander Schaaf, ASI's President/CEO said, "Terry was an original resident of the Chicago House and a strong advocate of ASI's founding principle of self-reliance. We had many conversations about ASI's mission especially when ASI's administrative office, all two rooms of them, were in the Chicago House's split-level basement in the early '80's. In addition to being a pioneer of ASI's accessible, affordable housing with 24/7/365 shared service model that Steve Wiggins created in the late '70's, Terry, a Kansan who with his best friend, Dan Baustian, were staunch Gophers fans."

A memorial service was held for Terry on July 20, 2024.



From left, Dan Billmark, ASI's Director of Real Estate Development (retired); Danielle Herrera-Markwald, ASI's Paralegal; Ken Berry, ASI's Director of Property Management; JoAnn Hansen, ASI's Fund Development Manager; and Stephen Vander Schaaf, ASI's President/CEO.

JOANN HANSEN'S RETIREMENT/BIRTHDAY PARTY

On July 15, 2024 a combination Retirement and Birthday Party was held for JoAnn Hansen. JoAnn felt her 75th birthday was an auspicious day to retire from ASI.

JoAnn joined the ASI team on August 12, 1998. She and her family had returned in June from working at Rosslyn Academy in Nairobi, Kenya. JoAnn was Business Manager at the school and her husband Lynn taught Art and Bible, while Matt (16) and Becca (11) were students at Rosslyn. When she interviewed with Loriann Granados at ASI, JoAnn knew working at ASI was the job she wanted. As she often told friends and family, when she returned to the states JoAnn wanted a job that "had a point."

JoAnn was hired as an Administrative Assistant but within a few months was supporting the grant writer and development team with her organizational skills. In addition to developing her own abilities as a grant writer, JoAnn also had duties

in office management and providing support to the lone receptionist. As ASI grew JoAnn became an integral member of the Development Team by tracking team responsibilities for U.S. Department of Housing and Urban Development (HUD) Section 811 and Section 202 applications as well as supplemental applications for ASI's supportive housing developments.

During JoAnn's nearly 26 years with ASI, the organization grew by adding 102 buildings with 2,557 units of accessible, affordable housing. During that time, JoAnn helped submit over \$500 million in successful applications to HUD; federal, state, county and local governments; and local foundations and corporations.



SPECIAL THANKS FOR THE SUPPORT OF ASI

ASI would like to express its appreciation to funders in both the public and private sector. One new building recently opened and another is in development as well as funding for multiple existing buildings have benefited from funding awards in 2023 and 2024.

In January 2023 the **City of Florence, Alabama** awarded Community Development Block Grant (CDBG) funds for capital improvements at Dogwood Terrace in Florence, Alabama.

Also in January 2023 **St. Louis County, Minnesota** awarded CDBG funds for capital improvements at Winston Courts in Hibbing, Minnesota.

In March 2023 the **Minnesota Department of Human Services** awarded a Quality Improvement Grant for the Enhanced Direct Support Professional (DSP) Program at ASI's Minnesota Customized Living Services locations.

In April 2023 the **Washoe County HOME Consortium** awarded HOME Investment Partnerships-American Rescue Plan (HOME-ARP) funds for the development of Line Drive Apartments in Reno, Nevada.

In May 2023 the **City of Fullerton, California** awarded CDBG funds for capital improvements at Harborview Terrace in Fullerton, California.

Also in May 2023 **Steele County, Minnesota Public Health** awarded Statewide Health Improvement Partnership (SHIP) funds to construct raised garden

beds at Maple Trail Apartments in Owatonna, Minnesota.

Finally in May 2023 four requests for capital improvements were awarded by the **Minnesota Legislature** for **Capital Investment Bonding** to ASI buildings in the East Metropolitan Area of the Twin Cities (Ramsey and Washington Counties). The buildings are Henry Courts Apartments II, Iglehart Home and Selby Home in Saint Paul; Roselawn Village Apartments in Roseville; and Hillcrest Apartments in Stillwater.

In August 2023 **Washington County, Minnesota** awarded CDBG funds for capital improvements at Hillcrest Apartments in Stillwater, Minnesota.

Also in August 2023 the **Montana Housing Trust Fund** awarded capital improvement funds for Aspen Village Apartments in Helena, Montana.

In September 2023 the **Northeast Minnesota Consortium HOME Program** awarded funds for capital improvements at Moses Residence in Grand Rapids, Minnesota.

In November 2023 the **City of Rapid City, South Dakota** awarded CDBG funds for capital improvements at The Galaxy Apartments in Rapid City, South Dakota.

Also in November 2023, the **Montana Department of Commerce** awarded HOME Programs funds for capital improvements at Queen City Estates, Helena, Montana.

In March 2024 the **Washoe County HOME Consortium** awarded Account for Affordable Housing Trust Funds (AAHTF) for the development of Line Drive Apartments in Reno, Nevada.

Also in March 2023 the **Clark County Community Housing Fund (CHF)** HOME Program awarded funds for the development of Stepping Stone Apartments II in Las Vegas, Nevada.

In April 2024 the **Nevada Housing Division (NHD)** amended their award under the **Home Means Nevada Initiative (HMNI)** with additional funds for Line Drive apartments in Reno, Nevada. The **Reno Housing Authority** awarded Project-Based Vouchers (PBV) under the HUD-VASH Unit Block within Permanent Supportive Housing Complex, also for Line Drive Apartments. These vouchers will assist veterans under Veterans' Administration Supportive Housing in rent subsidies.

General Operating Support was awarded through 2023 by three foundations: the **Dorsey & Whitney Foundation**; **Berg Family Fund**; and **The Wiggins Foundation**.

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.

MISSION SUPPORT LUNCHEON

ASI will host its 11th Annual Mission Support Luncheon on **October 17, 2024** with the theme **"Together We're Better at Opening Doors"** at the Town & Country Club in St. Paul, Minnesota.

On October 5, 2023 ASI held its 10th mission support luncheon **"Where There's a Need, There's A Way"** also at the Town & Country Club.

During lunch, guests heard mission testimonials and poignant stories from ASI's team including: Mark Hamel, Chair of ASI's Board of Directors; Bob and Barb Freiderichs, parents of ASI residents at Nordic Meadow Apartments in Alexandria, Minnesota; Stephen Vander Schaaf, ASI's President/CEO; Ken Berry, ASI's Director of Property Management; Josh Berg, ASI's Director of Minnesota Services and Growth Strategy; Zach Johnson, ASI Board Member and service resident; and Judy Aune, Maguire Agency and ASI Fund Development Advisory Committee member.

ASI was privileged to have two of the residents spotlighted in our yearly mission video attend the luncheon. Thank you to Anne and Katelyn

Freiderichs! The link to their video can be found on ASI's website, www.accessiblespace.org, click on "Giving" to find the 2023 video.

ASI would like to thank the members of the Fund Development Advisory Committee and the volunteer table hosts who invited their family, friends and work associates to our event. A big "Thank You" to the sponsors of the event: the Maguire Agency, Matt Clysdale; SFM Mutual Insurance Company, Terry Miller; and U.S. Bank, Suzanne Furay and Scott Brophy.

Watch for your invitations to ASI's 2024 luncheon, **"Together We're Better At Opening Doors"** scheduled for **October 17, 2024**. Want to volunteer to be a table host? Contact jrooney@accessiblespace.org to find out how you can be a part of our story.

THEIR STORY IS OUR STORY

Together We're Better
At Opening Doors For Accessible Space, Inc.

Housing With Care

Give What You Can

www.accessiblespace.org



Mark Hamel, ASI Board Chair welcomes guests to the luncheon.



Hinrichs & Associates & Guests



Save This Date



Together
We're Better

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

Because Mike has an accessible, affordable apartment of his own, he's free to plan and live his best independent life.

Learn more about our need and the successes we have had with your help.

Thursday, October 17, 2024

11:30 am to 1:00 pm

Town & Country Club

300 Mississippi River Blvd.

St. Paul, Minnesota

Let's Open Some Doors

Mission Support Luncheon

Contact jrooney@accessiblespace.org or 651-645-7271, ext. 252 for table host and sponsorship opportunities.

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