

2007 Annual Report



People with disabilities
At home in the community



Stepping Out for Fun participants

Creating opportunities for affordable housing, friendship, and lifelong memories for people with disabilities and their families



Canoeing is a perennial hit at Camp Parkview on Vashon Island!



Parkview Services is about people, housing, independence and community.



Mickey joins Parkview Group Home.

Board of Director's Report

Parkview Services – At Home in the Community

In 2007, while celebrating its 40th anniversary, Parkview Services continued its efforts to provide quality affordable housing, homeownership opportunities, and inclusion for people with developmental disabilities through *Stepping Out for Fun* and Camp Parkview.

At our Parkview Group Home on Capitol Hill, thoughtful and respectful daily living support is provided for six adults with developmental disabilities who enjoy the activities and friendships that they choose to have.



Our new Low-Cost Home Maintenance and Repair Program receives high praise from those who are the recipients, and has allowed Parkview to have a more detailed insight into the long-term needs of our properties.

With Jane Bloom in her first full year as Executive Director, many

changes occurred at Parkview Services which have moved the organization forward in regard to funding, new staffing, location, and future direction.

Parkview moved headquarters to an accessible location so all clients could feel welcome visiting the office.

Major repairs and renovations were started at the Group Home, made possible by successful funding applications. We also began developing a plan for long

term sustainability which includes a detailed study of our 50 properties. The plan will ensure accountability to our tenants and funders for high quality rental properties which meet or exceed community neighborhood standards.

Our Homeownership Program expanded to include funding from King County, and Parkview Services saw an increase in demand for our Homebuyer Education classes.

The Board of Directors continues to engage in meaningful dialogue in regard to future direction, long term funding, board roles and responsibilities, and ensuring that the staff have the tools and resources they require to continue offering the housing and community outreach programs that Parkview Services is so well recognized for.

On behalf of the Board of Directors, we offer our appreciation to Jane Bloom and her committed and professional staff, to our donors and volunteers, and to my fellow board members for making 2007 a 40th anniversary year to remember!

– **John Hunt**
President



*Leaders in Affordable Housing for People
With Developmental Disabilities Since 1967*

Executive Director's Report

Jane Bloom, Executive Director, completed her first full year at Parkview Services.



A New Home for Parkview Services, Great 40th Birthday Party, and More!

The year 2007 was one of positive growth for Parkview Services and dedicated to the clients we provide services for, those individuals and families living with developmental disabilities in King County. This past year was also my first full year as Executive Director and I am very thankful to the Parkview team for making it a year of achievement and success in all of the programs that Parkview Services facilitates.

Some highlights of 2007:

- Completed 50 Capital Needs Assessments of our 49 Affordable Housing properties and Group Home to create long term maintenance cost projections;
- Successfully raised over \$90,000 through applications to foundations for major outside envelope repairs to the early 1900s Craftsman style Group Home on Capitol Hill;
- Relocated our headquarters to a safe, accessible building in Shoreline;
- Celebrated our 40th anniversary;
- Helped seven individuals and families living with developmental disabilities and whose income and credit qualify them to become first-time homeowners in King County and Seattle;
- Advocated in Olympia for new and revised legislation benefiting people living with developmental disabilities;
- Initiated a Resource Development Plan to diversify our funding base for long-term financial stability.
- Implemented our quarterly newsletter, *What's New at Parkview*.
- Received first time funding from King County for Homeownership
- Co-hosted an auction with Provail at the Hyatt Regency Hotel

Parkview Services provides affordable rental housing to very-low income people with developmental disabilities through our inventory of 39 houses and 10 condominiums in King County; homeownership opportunities with layers of down payment assistance for those whose income and credit qualify and have someone with a developmental disability in their family; Camp Parkview and *Stepping Out for Fun* (offering social and recreational opportunities); a Low-Cost Home Maintenance and Repair program to assist our tenants and homeowners with affordable handyman and repair services; and a Group Home on Capitol Hill where staff provide daily support for six adults with developmental disabilities.

Group Home Makeover Starts

Renovation of the Group Home on Capitol Hill began on September 8th when 22 WaMu employees and volunteers arrived. By the end of their "Day of Caring," the backyard had been fenced and landscaped, and a fresh coat of paint had been applied to many parts of the interior and to exterior trim. Shown in this photo is WaMu's Loren Shekell, who organized the event. A new fence around the back yard enabled the Group Home to get a dog.



Grants for Group Home Renovation

In 2007, grants from the Medina Foundation and Lucky Seven Foundation, followed by a larger grant from Employees Community Fund of Boeing Puget Sound — allowed contractors to be hired to make significant health and safety repairs to the Parkview Services Group Home, the early 1900s Craftsman style home where Parkview Services began in 1967.



Group Home getting new roof!

Parkview Services Board member Tom Swanson helps honor Stella Chivers, Parkview co-founder, and her late husband Dr. Norman Chivers at the 40th Anniversary party in October.



Parkview Celebrated Its 40th Anniversary!

On October 20th, 2007, at our 40th anniversary party, we enjoyed music by an Edmonds–Woodway High School jazz trio, and honored our founder Stella Chivers and her late husband, Dr. Norman Chivers. Board Member Art Lustig and Upper Crust Catering served fabulous food to a standing room only crowd. Despite a wind-driven power blackout, guests dined, enjoyed music, and savored the camaraderie of the Parkview extended family well into the evening, by candlelight.

Homeownership Program Receives New Funding for Part Time Staff; Plans to Expand Eligibility to All People with Disabilities

Parkview received a \$30,000 grant from Washington Mutual to hire a part-time staff person to work in our Homeownership Program to provide pre- and post purchase counseling for Homeownership. Additionally, the Board of Directors voted to open up the Parkview Homeownership Program to all people with disabilities, and funding will be pursued for this purpose in 2008.

A Look Forward

In 2008, Parkview Services will be analyzing the 50 capital needs assessments of the Affordable Housing Program and developing a long range plan to fund the identified needs.

The Homeownership Program will expand into Snohomish County and look for additional sources of funding, as well as increase its post purchase counseling in order to assure our homeowners have the supports they need to maintain financial stability with the additional responsibility of a mortgage.

Our Board of Directors and staff are looking forward to engaging in strategic planning to identify areas of growth and involvement of Parkview Services as we expand our geographic area of service and the populations we support.

We are participating on the King County Asset Development Collaborative, and looking at ways to meet the needs of the unbanked (people who are not connected with any financial institution) and to increase financial education opportunities and asset development, with our particular passion being for those with developmental disabilities and their families.

Our spring and fall “Camp” days will diversify in location and entertainment, and expand to encourage the inclusion of families, friends, and community. Camp Parkview on Vashon Island will celebrate its 25th anniversary on August 14. Parkview Services has been responsible for facilitating the week-long event since 1998. We hope you will join us!

Our Low-Cost Home Maintenance and Repair program is in great demand, and our goal is to be successful with funding to purchase a mobile repair van. We would also like to add another maintenance staff person to assist organizations supporting people with disabilities with this affordable repair service for their clients on a low-fee-for-service basis.

We will seek opportunities which reflect our mission and offer progressive programming in line with our philosophical approach of working with people with developmental disabilities. We will continue to work with diligence for inclusive community.

– Jane Elise Bloom, Executive Director

Financial Statement

Year Ending December 31, 2007 Profit and Loss Statement

Income	
Operating	\$ 1,039,085
Contributions	\$ 33,411
Total Income	\$ 1,072,496
Expenses	
Operating	\$ 1,163,986
Fundraising	\$ 7,548
Total Expenses	\$ 1,171,534
Other Income/Expenses	
Other Income	\$ 96,928
Other Expenses	\$ (5,563)
Total Other Income/Expenses	\$ 91,365
NET INCOME	\$ (7,673)

This statement is unaudited.

Affordable Housing Program Finishes Major Housing Survey

Linda Roche, Director, Affordable Housing Program

During 2007, we completed inspections and assessments of all 50 Parkview properties in preparation for a long-term capital needs plan for maintenance and repairs. This was necessary for the successful operation of our housing portfolio over the expected useful life of these properties. The four-month project was accomplished by our Home Maintenance Manager, Gary Cole, and a professional housing inspector.

Curb appeal gets high marks! Our new coordinated government pre-inspection process for our rental properties has resulted in A+ inspections from multiple government sources. The process, which includes gaining the cooperation of our tenants and their caregivers, ensures safe, healthy well-maintained housing and continued funding of our operational and maintenance subsidies and tenant rent subsidies.

Thanks to our new in-house maintenance and repair program, the number of repair service calls at our rental properties dropped 25 percent, saving money for us and our tenants. Service providers have been impressed with Gary's quick response and follow-up with repairs and maintenance, and the kindness and respect that he shows to tenants and staff.



Home Maintenance Manager, Gary Cole



Thanks to the new Home Maintenance program, which assists tenants and their service providers with basic repairs, Parkview's houses meet or exceed neighborhood community standards.

Other Parkview News



Stepping Out for Fun partners enjoy making Valentine cookies together. Left to right: Joan Tupper, Alison Pollowitz, Tatum Sanders, Addie Morton, Kay Howell, Heather Sigsbee, Heather Estes, Emily Shelton, Traci Hoot, Heather Gee (front), Kelsey Sanders and Leah Martin.

In July, Cliff Sanderlin started as Parkview's Director of Development to assist in strengthening and diversifying our funding base and building awareness of Parkview Services.



In September the Parkview Services Board members thanked Paul and Nancy DiJulio for 20 years of dedicated service. Paul was a valuable board member who contributed to the success of our golf tournaments, overall agency direction, and as a strong parent voice. Paul and Nancy have moved to the Southwest desert.

In October, Anne Guthrie, sibling of a man with disabilities and a long time professional in programs for people with developmental disabilities, joined the staff as Director of Community Based Volunteer Programs, which includes responsibility for Camp Parkview, *Stepping Out for Fun*, and volunteer support. She succeeded Alison Pollowitz, who has left Parkview Services as an employee, but continues on as a volunteer.

In November Mickey, three-year-old rescue dog (see front cover photo), moved into the Group Home. Mickey has had a "positively transformative effect" on the staff and members of the household, according to Group Home Director Jon Dumont.



Before heading off to the many activities offered each day, our campers, volunteers and staff join in a morning circle for a few minutes of planning and sharing. Camp Parkview is a high point of the year for all.

Camp Parkview and *Stepping Out for Fun* Provide Opportunities for Friendship and Fun

**Anne Guthrie, Director,
Community-Based Volunteer Programs**

Stepping Out for Fun

During the year 57 dedicated volunteers provided an array of monthly community activities for 45 adults with developmental disabilities who live at home with their families. Some *Stepping Out for Fun* pairs are celebrating five years of friendship, while others are just getting acquainted.

These friendships have built lasting community connections for *Stepping Out* participants.

Special thanks to the King County Developmental Disabilities Division for providing major support for *Stepping Out for Fun*. Other support comes from our community partners who supply tickets to area attractions, and from individual donors. Thank you all!

What did *Stepping Out* Friends Do for Fun?

Claire and friend Megan had pedicures at the mall. John upgraded Danny's computer to display his digital photos. Joe volunteered at a cancer walkathon with friends Shaira and Johanna.

Julia had cocoa and watched her favorite movie at Samantha's. Randy and Sean used donated tickets to cheer on the Mariners. Eva carved pumpkins at Stephanie's grandmother's house. Many friends ate out, took in a movie and went for walks. They all "stepped out," and they all had fun!

Camp Parkview – The Magic Continues

A total of nearly 200 people with developmental disabilities, along with their family members or staff, attended our day long April and October Camp Parkview retreats on Vashon Island. In August, 61 campers participated in Camp Parkview's week long summer session. The residential camp session offered an array of active as well as relaxing activities. The magic of camp was made possible once again through the dedication of our all-volunteer counselor staff, many of whom return each year. Camper scholarships were made available, thanks to the generous support of individual donors.

Camp Activities in 2007

Campers at the August session were busy each day engaged in swimming, canoeing, horseback riding, dances, games, crafts, walks, siestas and a chance to try yoga and hula dancing. New friends were made, and many old friends were happily reunited – campers and counselors alike. Participants of the spring and fall camp retreats enjoyed the beautiful grounds, socialized over lunch and danced to live music. Some were summer campers eager to see old friends; others came to enjoy the camp as an alternative to week-long stays. We all look forward to celebrating an exciting 25th season in 2008.

Homeownership Program

15 Happy Homeowners and Counting!

Marc Coté, Director, Homeownership Program

In 2007 Parkview Services Homeownership program brought the number of families and individuals purchasing their first home to 15. By combining loans and grants to help make their down payments, our Homeownership program enables families with at least one member with developmental disabilities to buy homes that would not otherwise qualify for large enough mortgage loans. Homebuyer education and prepurchasing counseling are crucial aspects of the program.

Home purchasers received a combination of funding, from the Washington State Community, Trade and Economic Development – Housing Trust Fund; the Federal Home Loan Bank of Seattle; the City of Seattle Office of Housing, and the Washington State Housing Finance Commission.

In one case, a married couple – both of whom have a developmental disability – bought a new condominium in Federal Way with an added layer of funding from the King County Housing Finance Program. By the end of the year, 15 families have purchased their own homes since the program began in 2006.

Thank You, Volunteers – Camp and Stepping Out For Fun

Malia Alexander	Chris Head	John Nicklas
Steven Shawn Alvernaz	Lucy Helm	Renee Nordeen
Scott Anabel	Stephanie Hindman	Margaret Opalka
James Argento	Kay Howell	Charlotte Pan
Claudia Ashby	Johanna Javier	Bill Plumley
Jae Atkinson	Kelsey Johnson	Alison Pollowitz
Bryson Bailey	Hee-Sun Kang	Lauren Roeglin
Cindy Balacy	Sidney Keel	Anthony Rowe
Willo Bellwood	Jeffrey King	Beth Sachse
Thomas Benjamin	Samantha King	Kelsey Sanders
Meagan Brady	Heather Kmita	Nicole Scharping
Kurt Brandner	Justin Kuhn	David Scheiber
Phillip Braun	Hana Kwai	Patrick Shelton
Michelle Bright	Hannah LaCroix	Randy Shigetani
Jeannette Brizendine	Chelsea Laning	Heather Sigsbee
Jennifer Burrus	Kelsey LaRoche	Caleb Stengal
Alexandria Cho	Glenn Lawler	Jeannette Stengal
Rachel Clement	Dawn Lee	Steve Stewart
Don Davis	Ed Lee	Erica Stoltenberg
Heather Earp	Ai Ling Li	Mark Sugiyama
Joanna Emblem	Shirlene Lim	SueTheiler
Holly Firmin	Michael Lynch	NancyTrenbeth
Robin Frasier	Michelle Markwardt	Joan Tupper
Christa Gadola	Jamie Marshall	Joanne Wells
Megan Gale	Leah Martin	Tara Wilke
Cindy Genest	Abby McCoy	Melodi Wilson
Jennifer Gilbert	Lisa McIvor	Jay Wohlwend
Shaira Gonzales	Bob Meador	Kailey Wolf
Kellie Good	Dan Millett	Bruce Woolverton
Jalene Guthrie	Kristina Minear	Kate Yefimova
Maurice Hampel	Roger Nelson	Keri Yocum
Dean Hanmer	Tim Nelson	Amanda Zech
Eric Hanson	Jeremy Ng	

Thanks to the many volunteers not listed who also helped with Parkview Services special events in 2007. We love you all!

Parkview Services Board of Directors 2007

Paul DiJulio
John Hunt, President
Michael Hemphill, Vice President
Kevin Grossman
Paula Mahoney
Lee Lott, CPA, Treasurer
Art Lustig
Connie Sprickman
Tom Swanson

Parkview Services Staff 2007

Jane Bloom, Executive Director
Gary Cole, Manager, Home Maintenance
Marc Cote, Director, Homeownership Program
Kim Dawson*/Jon Dumont, Director, Parkview Group Home
Kellie Good, Administrative Assistant
Marcia Noel, Accountant, on contract
Alison Pollowitz*/Anne Guthrie, Director, Community-Based Volunteer Programs
Linda Roche, Director, Affordable Housing
Cliff Sanderlin, Director, Development

**Thanks to Kim Dawson and Alison Pollowitz for their dedicated service to Parkview. We wish them well in their new ventures.*

Parkview Group Home Staff Roster

Jon Dumont, Director	Melinda Mann
Malia Alexander	Tim Nelson
Jeanne Bulla	Alexander Paulsson
Eric Claudon	Jordan Walton
Kim Dawson	Amy (Max) Walsh
Judith Enders	Rachel Ward
Joseph Ermenc	Shawn Young
Julie Huffman	



People with disAbilities
At home in the community

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Shoreline, WA 98133

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www.ParkviewServices.org

Parkview Services is a 501(c)(3) nonprofit organization

Thanks to Parkview Services Supporters

Stella & Norman Chivers Founders Circle

People contributing \$1,000 or more in 2007

Ellsworth Alvord, Jr & Nancy Alvord
Paul & Nancy DiJulio
Floyd U. Jones
Bill Petschl
Jeffrey Wilson, CPA

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Stella Chivers
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Theodore & Barbara Daniels
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Susan Osterman
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Betsy Rowley
Gretchen Rosoff &
Leonard Rosoff, Jr, MD
Kyle Samuels
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James Syck
Terry Thomas, D.D.S.
Nancy Trenbeth & John Carson
Ernie & Lesley Ufer
Terri Vanbrunt
Cynthia Weber
Robert Wolfe
Gordon Younger

Business & Nonprofit Supporters

Federal Home Loan Bank
Krawford/Katia Inc.
Mohawk Northern Plastics Inc.
PROVAIL (nonprofit)
Washington Mutual

Foundations

Ken Harer Charitable Fund
Lucky Seven Foundation
Medina Foundation
Pride Foundation

2007 Auction Donors

**Donors who gave to the annual campaign and through the 2007 Auction*

Jane & Bob Bloom*
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Dana & Jim Wilson
CJ & Mary Hamilton Worm

Auction Item Donors

Special thanks to businesses and individuals – too numerous to list here – who donated items for the 2007 auction.

In-Kind Contributions

Nancy & Paul DiJulio: Office move to Aurora Ave.
Upper Crust Catering & Art Lustig: catering service

Employee Giving Campaign

King County Employees
Microsoft Giving Campaign
Safeco Insurance Employee Giving Campaign

Public Supporters

City of Seattle Office of Housing
King County Council
King County Division of Developmental Disabilities
King County Housing Authority
King County Housing Finance Program
King County Housing and Community Development Program
Seattle Housing Authority
Washington State Division of Developmental Disabilities
Washington State Dept. of Community, Trade and Economic Development (CTED)
Washington State Housing Finance Commission
Washington State Housing Trust Fund

We apologize for any errors or omissions that may have occurred when we moved to a new computer program. For corrections or updates, please contact Parkview Services by phone or email: Cliff@parkviewservices.org, or (206) 542-6644. Thank you!