Parkview Services Creates Inclusive Housing Solutions to Promote Stability, Opportunity and Community

GROUP HOME • CAMP PARKVIEW • AFFORDABLE HOUSING • HOMEOWNERSHIP
Dear Friends, Supporters and Partners,

We are grateful for the support of our community and delighted to share with you the important work of Parkview Services. Over the last fiscal year, Parkview Services continued to deliver housing, housing counseling and support services to Washington state citizens, especially those with disabilities. This annual report highlights examples of Parkview Services advocacy, support and intervention.

Every day Parkview Services staff is present in the community supporting clients to obtain, sustain and preserve affordable housing. Every day our supported-living counselors ensure people with developmental disabilities live happy, healthful and chosen lives. Every day Parkview Services housing counselors fight to protect Washington homeowners from unnecessary foreclosures. Every day Parkview Services staff works diligently to create and maintain safe, accessible and affordable rental homes for very low income people with Intellectual and Developmental Disabilities. Parkview Services staff, volunteers and advocates also work daily to promote stability, opportunity and community inclusion for all Washington citizens.

In the coming year we look forward to opening an office in Pierce County and expanding our Homeownership Down Payment Assistance Program into Skagit County.

As always, our work is guided by a commitment to provide services that are effective, preserve and enhance the dignity of all people, and maximize the independence and autonomy of Washington citizens with disabilities. In 2012 Parkview Services has worked together with our clients and partners to achieve access to safe, sound, accessible housing. Our successes demonstrate not just the quality of our advocacy, but the commitment and determination of our clients. Thank you for your support of the work that we do. I hope that you will join with us to promote a society in which all people—including people with disabilities—enjoy access to affordable homes, the ability to participate fully in community life and equal opportunity to do so.

Marc Coté
Executive Director

Steve Foust
President
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Betsy’s dedication to Parkview’s mission is unsurpassed. She has spent countless hours supporting the programs we offer to the community. In 1987 Betsy began her involvement with Parkview Services when her daughter joined our Group Home as a resident. From that point on, she has been a great supporter of our programs. Betsy believes it is important to donate both time and financial resources to organizations such as Parkview Services that provide inclusiveness for people with disabilities in our communities.

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“You make a living by what you get. You make a life by what you give”

– Winston Churchill

PARKVIEW WALK & ROLL FUNDRAISER

The Walk & Roll event raised $33,172 which included a $10,000 matching grant from the Lucky Seven Foundation. Proceeds enabled us to buy a new van for the Parkview Group Home residents.

A donor shares her story

2012 Parkview Services Financials

<table>
<thead>
<tr>
<th>Operations</th>
<th>Revenues by Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>State and Local Government</td>
<td>47%</td>
</tr>
<tr>
<td>Rents</td>
<td>21%</td>
</tr>
<tr>
<td>Private</td>
<td>5%</td>
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<tr>
<td>Federal Government</td>
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<tr>
<td>Contributions</td>
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<tr>
<td>Fees</td>
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<tr>
<td>In-Kind</td>
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<tr>
<td>Total Operating Revenue</td>
<td>$2,855,302</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenses by Program Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel and Benefits</td>
</tr>
<tr>
<td>Affordable Housing Program</td>
</tr>
<tr>
<td>Administration</td>
</tr>
<tr>
<td>Homeownership Program</td>
</tr>
<tr>
<td>Group Home</td>
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<tr>
<td>Resource Development</td>
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<tr>
<td>Camp Parkview</td>
</tr>
<tr>
<td>Total Operating Expense</td>
</tr>
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The resident support team consists of six full-time and two part-time counselors, and two relief staff, in addition to the Program Director and Nurse Consultant. Some staff have been onboard for 16 years! They are an integral part of the family atmosphere in the home. The staff team works hard to keep it this way by ensuring a safe and healthy environment, helping residents build on their strengths, integrating them into the community, building and maintaining relationships, and simply listening when they have something to say.

As the residents who live at the Group Home have grown older (one resident is in his early 50s, the other five are nearing 40), some accommodations need to be made to provide professional and safe care.

This year Parkview is hoping to raise enough funds to do some essential remodeling on the first floor. Our goal is to transform one of the common areas into a permanent bedroom and expand the bathroom across the hall to make it more accessible. All of this is being done with a view towards the future of the Group Home and maintaining the same level of excellence and quality of care.

The Parkview Group Home has a long history in Washington state. It has been a model for many others in our region. The Group Home maintains a quality and history that reflects the passionate mission of Parkview Services to provide stable living for people with disabilities.

In 1994, five of the six people we now serve moved into the home while transitioning into adulthood. If you were to ask any of the six residents if they enjoy living at the Parkview Group Home, they would surely tell you that they do. This is principally due to the professional, trained and active staff who have served the residents over many years.

With two vans, one donated by King County’s transit program, the staff is able to drive the residents to and from their activities and trips.

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"Don’t walk behind me; I may not lead. Don’t walk in front of me; I may not follow. Just walk beside me and be my friend."

– Albert Camus

“Stratos had the privilege of transforming the Group Home during Spring Rebuilding Day. It was rewarding for our volunteers to support not only Rebuilding Together Seattle, but also the wonderful residents and staff at the home”

– Chrissy Glaister, Stratos project leader

In addition, each resident had the opportunity to go on vacations in 2012

Two residents went to a dude ranch in Montana to ride horses.

Two residents rode the train to Portland to enjoy live music and ride the aerial tram.

One resident took the Victoria Clipper to spend a few days in British Columbia.

One resident visited his guardian in Hawaii.

In July, all six residents spent a few days with the staff at Ocean Shores.
Each summer in August a ferry ride across Puget Sound to Vashon Island launches a week-long adventure to Camp Parkview for 60 young adult campers with Intellectual and Developmental Disabilities.

Established over 30 years ago, Camp Parkview is a special yearly gathering of friends, old and new, sharing a week together within a safe, caring and loving community. Away from the daily routines at home, campers, volunteers and family spend this week together each summer creating friendships, relationships and bonds that last for lifetimes.

Camp Parkview provides a special place for participants, volunteers and campers to engage in heartening social, recreational and friendship opportunities which they might not otherwise have with their peers at home. Rather than phones or laptops, “social networking” at Camp Parkview is done from one smiling face to another. Dancing, singing and laughter fill the cabins each summer. The sunny days are charged with activities of swimming, canoeing, exercise classes, bingo, arts/crafts and a talent show. The warm evenings include movies, dancing, campfires and walks on the beach with friends.

Another special benefit of the camp is that it offers a week of relief to parents and caregivers of a child with Intellectual and Developmental Disability living at home. Many caregivers are senior citizens.

In addition, each spring campers come from near and far to attend the annual Spring Fling Dance. Over 100 adults with disabilities gather to dance, sing and share reminiscences from previous camps and plan with excitement for the adventures of the next. All operational funding for the camp comes from fundraising, donations and revenue from Parkview Services. Donations can be specifically designated to support campers during this wonderful week.

We wish to sincerely thank all of the dedicated volunteers that make the camp an enormous success each and every year by creating a world of wonder and recreation for the campers. Camp Parkview could not succeed without their enthusiastic and caring support.

Thank you!
Affordable Housing Program

Improving the Quality of Life for People with Disabilities

Our Affordable Housing Program provides community-based rental housing for low-income people with Intellectual and Developmental Disabilities. Started in 1997, we currently serve more than 150 tenants living in 52 single-family houses and condominiums scattered throughout King and Snohomish Counties. Fifty homes are located in King County and two are in Snohomish County. Most are in Shoreline and North Seattle with some on the Eastside and in South King County.

We depend on the kindness of volunteers and donors to help ensure that our tenants enjoy an excellent quality of life. Please consider donating your time or money to help improve the health, safety and livability of our homes. Your generosity will make a world of difference to the very special people we serve.

In the words of one of our young volunteers, “This was the most meaningful experience of my life, and I loved every second of it.”

Rents are set at 30% of our tenants’ income no matter how low and include a utility allowance. Our tenants are referred by the state Developmental Disabilities Administration. Other non-profit organizations provide our tenants with up to 24-hour on-site supported living services. Each home is modified to ensure maximum independence for our tenants.

On Spring Rebuilding Day, more than 400 dedicated Rebuilding Together Seattle volunteers worked tirelessly to improve the health, safety and livability of seven of our homes serving more than 25 tenants. The volunteers rebuilt kitchens and bathrooms, restored and replaced decks and fences, painted inside and out, trimmed trees, bushes and cleaned up yards.

In addition, on Martin Luther King Day, 60 enthusiastic United Way volunteers cleaned and painted the interiors of four of our homes.

Thanks to the efforts of these caring volunteers, these homes are brighter, fresher and more livable for our tenants.

“On behalf of Ronny, Matt, Terry (our tenants) and Alpha (Supported Living Services), I would sincerely like to thank you for the tremendous job done at the ‘197th House.’ The project was well coordinated with friendly and skilled crew members, it was a very awesome team.

The backyard is bright and bigger, the client members, it was a very awesome team.

The driveway will fit an extra car, and the house looks bigger and brighter with the white painting.

Wow! We are just grateful.”

– Isatou Ceesay, Program Supervisor, Alpha Supported Living Services

Thank you to our volunteers!

Thank you to our Rebuilding Together Seattle Spring Rebuilding Day volunteers

Woodinville High School
40 volunteers: Russ Schultz, Project Manager; Dean Willet, Volunteer Coordinator

Safeway
40 volunteers: Erik Cruz, Project Manager; Sara Osborne, Volunteer Coordinator

Stratos Product Development
40 volunteers: Matthew Dunn, Project Manager; Crissy Glasier and Rebecca Dawson, Volunteer Coordinators

Center for Spiritual Living
70 volunteers: Tim Brincefield, Project Manager; Kathi White, Volunteer Coordinator

Swinerton Builders
15 volunteers: John Hanks, Project Manager; Melinda Dumadag, Volunteer Coordinator

Honeywell
40 volunteers: Russ Schultz, Project Manager

Thank you to our United Way Martin Luther King Day of Service volunteers

Seattle University School of Law
15 volunteers: Shantirce Anderson, Project Leader

The 20 Something Board of Kent Youth and Family Services
15 volunteers: Shawna Barbrick, Project Leader

Vitamore
15 volunteers: Nikki Sanchez-Comeau, Project Leader

International Friends
15 volunteers: Kristen Mayeno, Project Leader

DIGNITY, RESPECT & EMPOWERMENT
Homeownership is the cornerstone of strong, diverse and vibrant communities. Parkview Services assists individuals and families, especially those that have a family member with a disability, to achieve financial stability, reach the goal of homeownership, and realize sustainable homeownership.

Parkview Services offers individualized counseling for first-time homebuyers that prepares qualified individuals with the education and assistance they need to navigate through the maze of first-time homeownership challenges. We believe that our communities are strengthened when people with developmental disabilities are able to achieve sustainable homeownership.

We offer homebuyer education classes, pre-and post-purchase counseling and assistance with understanding and building credit, budgeting for present and future expenses, as well as how to purchase, manage and maintain a home. These services are structured to address the additional challenges specific to people with disabilities in our communities.

Our Down Payment Assistance Program has made it possible for 76 individuals and families with special needs to afford a home of their own.

Parkview provides down payment assistance in the form of no-payment subordinate loans or grants. These funds were awarded to Parkview Services in competitive funding rounds from public and private sources. To qualify for the assistance one or more household members must be a person with permanent disability and the household must demonstrate a financial need for it.

Gwen’s home purchase story

Gwen is a single mom with a nine-year-old son and always wanted a home with a simple white picket fence. She now has her beautiful, safe home and a picture-perfect fence. It is close to a good school for her son and a place from which she can work. With Marnie’s assistance, Gwen moved into her new home in November, 2011. In addition to a mortgage loan, she received down payment assistance from three sources: Parkview’s Down Payment Assistance Program, Federal Home Loan Bank and the Washington State Housing Finance Commission’s “Home Choice” program, which allows for accessibility modifications to homes like the wheelchair ramp Gwen added to her new home.

“Marnie [Parkview Housing Counselor] was there for me and my son through the difficult eight-month process of purchasing my home. I wouldn’t be in my home without her ‘holding’ my hand through the process.”

– Gwen

Parkview Services began foreclosure prevention services in mid-2008. Since the inception of the Foreclosure Fairness Act in 2011, we have testified before the legislature and have supported Washington state’s need to increase the mortgage default housing counseling base by hiring 19 new counselors and training them to represent homeowners at mediation. Well-trained counselors can assist and empower homeowners of all ages, backgrounds and abilities who are facing the loss of their homes because of financial difficulties.

Our mortgage default counselors have strong technical backgrounds, understand foreclosure laws, and are well versed in the numerous and ever-changing mortgage default workout options. These artful negotiators facilitate outcomes that are acceptable to the mortgage holder by evaluating the situation, considering all alternatives to foreclosure, and helping homeowners decide on the best possible option.

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United Way of King County
United Way of Snohomish County
Washington
Wells Fargo Bank
Wells Fargo Foundation
Individual Donors $1000
Jan Feilding
Janet and Ted Acarregui McCaffray
Jason and Anne Trifah
Jay Mohammed
Jean Amick
Jeanne Shepherd
Jeffrey and Julie Murray
Jeffrey Shelley
Jennifer Gilbert
Jerome Johnson
Joan and Julia Kirkwood
Joanne Bradley
Joe Demarte
John Lyne
Johanna Carr
John Carson
John Covell
John Eflf
John Hunt
John and Carol Lervick
John and Laura McCery
Joseph Emerence
Joseph and Kaarin Hughes
Judith Louise Fawerett
Judy Hammersger
Julie Wilchins
Karen Erikson
Karen Knutz
Karen Nelson
Kate Neville
Kathleen Mitz
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– Margaret Mead
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