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- JOB GROWTH AND HOUSING
- RESIDENTIAL PARKING ZONE DESIGN

## Steve Laevastu & Roger Turner are your EXCLUSIVE Green Lake Realtors!

### FINAL RESIDENTIAL PARKING ZONE DESIGN ANNOUNCED FOR THE NORTH GREEN LAKE NEIGHBORHOOD

SEATTLE-The Seattle Department of Transportation (SDOT) has approved the design for a new Residential Parking Zone (RPZ) in the North Green Lake Neighborhood. Following SDOT's approval of the design, there is a 15-day appeal period for people who wish to file formal opposition to the new RPZ. Appeals can be filed through August 27, 2008 with Charles Bookman, Director of Traffic Management, Seattle Department of Transportation, PO BOX 34996, 700 5th Avenue, Seattle, WA 98124-4996.

The community must then obtain support from 60% of the residents on at least five contiguous blocks within the RPZ boundaries before the RPZ signs can be installed. Within the boundaries of the RPZ on the blocks that are signed, parking for those without RPZ permits displayed will be restricted to a maximum of two hours between 7 a.m. and 4 p.m. Monday through Friday.

The approximate boundaries of the RPZ are:

- N 80th Street to N 85th Street
- Densmore Avenue N to Meridian Avenue N

The RPZ program was created to help ease parking congestion in residential neighborhoods while balancing the needs of all those using our public streets. An RPZ is established on blocks that have adjacent residential uses to discourage long-term parking by non-residents. An RPZ may be appropriate where parking congestion is caused by a nearby business district with limited parking, or by visitors or employees of large institutions such as hospitals or colleges.

For more information about the City of Seattle's RPZ program, please visit SDOT's web site at [www.cityofseattle.net/transportation/parking/parkingrpz.htm](http://www.cityofseattle.net/transportation/parking/parkingrpz.htm)

### LAND USE NOTICES

**ADDRESS: 7200 EAST GREEN LAKE DR N**  
**PROJECT: 3008969 ZONE: ARTERIAL WITHIN 100 FT., NEIGHBOR COMMERCIAL2-65 PEDESTRIAN, SCENIC VIEW WITHIN 100 FT., URBAN VILLAGE OVERLAY**

Land Use Application to allow a sidewalk cafe adjacent to an existing restaurant (Greelake Bar and Grill).

### BUILDING PERMITS

\$75,000; Construct a 2-story + deck additions to west end of existing single family residence per plan. 6527 Sunnyside Ave N Seattle

\$62,750; Construct detached garage addition w/ unfinished attic to the east of existing single family residence per plan. 8034 Interlake Ave N Seattle

\$326,961; Construct single family residence per plan. Application to be canceled on 06/30/2008 as per section 106.4.4 of the 2003 Seattle building code. LCO 4/30/2008. 5506 1st Ave NE Seattle

*Need help buying or selling your home?  
Contact Us!*

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[HTTP://WWW.GREENLAKEHOUSE.COM](http://WWW.GREENLAKEHOUSE.COM)

## What our Clients are saying!

Dear Steve,

Going to the heart of the matter, we would simply say that anyone selling or buying a home needs you as their Realtor. If they work with anyone else, they are seriously shortchanging themselves.

Our experience has been that selling and buying a home constitutes a series of highly compressed and stressful decisions. Throughout this process, you were always available to offer guidance and advice. You eased our way from the initial consideration of selecting the correct selling price, to understanding lengthy documents, to the costly concerns of selecting the right people to perform necessary repair work.

We have never seen a professional person work with the high degree of expertise, honesty, optimism, diligence, and plain common sense that you exhibited throughout the sale of our former home, and the purchase of our new one. Beyond that, you are a pleasure as a person.

It is customary to wish a friend good luck, but you are one of the few who know how to work around a problem when luck sometimes appears to run out. So instead, we will wish you all the good fortune and success. We also leave you certain in the knowledge that those who are fortunate enough to work with you in selling or buying a home, will come to know exactly what we are describing in this letter.

With our warmest regards,  
**“Best In Client Satisfaction”  
As Awarded by Seattle Magazine-**

Sincerely

Ralph and Bonnie Brice.



Service that exceeds normal expectations, that was our experience with Roger.

We had listed our house and purchased our new house within days of each other and would be moving with no potential buyer(s) in sight. We were facing two mortgages and a loan from a retirement plan.

After explaining to a friend of mine that our house was on the market about four weeks with no activity (one brokers open and one public open during which not even one agent or buyer showed up to either) he suggested that we call Roger.

After rescinding the listing with our current agent and listing with Roger, we accepted an offer within two weeks.

Roger did all the right things to give the house lots of positive exposure and it worked. Thank you Roger!

Sincerely,

Peter and Moira Tueffers



[HTTP://WWW.GREENLAKEHOUSE.COM](http://WWW.GREENLAKEHOUSE.COM)



Steve Laevastu



Roger Turner



## SOLD HOMES

The adjacent list is homes that sold in our Green lake Neighborhood over the last month. Do you wonder what your housis worth? The décor, the features and condition all have a bearing on the price a houswill command. We have seen the interiors of most of the homes in this list. If you are selling your home, please let ushelp you. We would be happy to view your home, prepare a market analysis and discuss the details with you. We can provide you with useful information, such as a sales price that might be realistically expected in today's market.

ADDRESS	BED	BATH	LEVELS	YEAR	PRICE
6828-A Oswego PI NE	3	2.5	Townhouse	2008	\$495,000
2425 N 75th St	3	2	Townhouse	2008	\$545,000
7450-B 4th Ave NE	3	3.5	Townhouse	2003	\$550,000
2321 N 55th St	3	1.75	1 Story w/Bsmnt.	1907	\$560,000
1136 N 76th St	3	1.5	1 Story w/Bsmnt.	1927	\$590,000
7410 Latona Ave NE	3	3.5	Townhouse	2003	\$590,000
115 NE 77th St	3	1.75	1 Story w/Bsmnt.	1928	\$620,000
7314 Latona Ave NE	3	1	1 1/2 Stry w/Bsmt	1927	\$649,000
7546 1st Ave NE	4	2.75	1 Story w/Bsmnt.	1953	\$725,000
315 NE 57th St	3	1.75	Multi Level	1991	\$790,000

For an online version of this newsletter, and more community information, check us out online at: <http://www.greenlakehouse.com>



## HOUSING AFFORDABILITY SLIPS WITH SEATTLE AREA RANKED 11TH ON “LEAST AFFORDABLE” LIST

While housing affordability for low- and middle-income earners in metropolitan areas appears to be improving, prices are “still not where they need to be in many metro areas to erase the negative effects of the housing bubble” according to a new study.

The report, “Analyzing Affordability in Metropolitan Housing Markets,” concludes housing prospects for “working households” (defined as earning between 60 percent and 120 percent of area median income) remain bleak. The 46-page study was prepared for Homes for Working Families by Moody's Economy.com.

“If America's leaders don't address the growing home-affordability problem, the economic and social consequences for both families struggling to afford homes and the wider society will be far-reaching,” Homes for Working Families warns. The national, nonprofit organization strives to advance policy changes that enable more of America's working families to find safe, good-quality homes they can afford.

The Seattle-Bellevue-Everett metropolitan area ranks 11th among the “least affordable” 40 metro markets Moody's analyzed, whether using 60 percent of median income, 100 percent, 120 percent or 200 percent.

San Francisco has the distinction of being the least affordable in all four median income categories in the survey. At 60 percent of median income, Toledo, Ohio is the most affordable, while the Detroit-Livonia-Dearborn area is the most affordable at 100 percent, 120 percent and 200 percent of its area's median income.

Note: As explained by the report's authors, a housing affordability index number (HAI) of 100 represents a market in which a household earning the median income spends exactly 28 percent of their income on housing. A number below 100 represents a market in which a median priced home is unaffordable to a household earning that area's median income.

For nearly half the metro areas in the study, housing remains unaffordable even for households earning 120 percent of the area's median income. In fact, one in every seven American families — a record 17 million families — now spends more than half its income on home costs. The median, or middle-priced, home is out of reach for the middle-income family.

Only eight of the areas studied are as affordable as they were in 2000, prior to the housing boom. Six of these areas are in Ohio and Michigan.

Of five markets where affordability improved most in 2007Q4 (Riverside, Sacramento and Oakland, Calif; Phoenix; and Fort Lauderdale), none are affordable for a household earning 60 percent of area median income.

# Seattle Events Calendar

**SHOP LOCAL SEATTLE 2008**  
**SATURDAY OCTOBER 18TH, 2008**  
**12:00PM-3:00PM RAVENNA ECKSTEIN COMMUNITY CENTER GYM**

It's a way for the local community to come meet face to face with some of the smaller businesses in the Seattle area and to encourage the public to use local small businesses instead of huge conglomerate companies for their everyday needs. This event is free to the public.

**For Business owners:**

Cost: \$30.00-\$60.00. Business owners will get to set up their displays on 6ft rectangular tables. Half a table is \$30.00 and the whole table is \$60.00. There is room for as many as 120 different businesses. We will only be accepting 1-4 businesses of the same nature. For example there will be room for 1-4 photographers. We are doing this so we have a good sampling of different businesses at the event.

**THE FREMONT OKTOBERFEST**  
**LOCATION: 35TH AND PHINNEY**  
**SEPTEMBER 19TH -21ST**

The Fremont Oktoberfest is the fall kick off celebration of the year with over 70 beers, 3 beer gardens, entertainment, music, food, shopping and more in a jam packed three day celebration. Tickets are \$15 in Advance, \$20 at the gate | for more information, visit: <http://www.fremontoktoberfest.com>

**FISHERMEN'S FALL FESTIVAL**  
**SEPTEMBER 20TH 2008**

20th Annual Fishermen's Fall Festival is a FREE event celebrating our local fishing fleet. A benefit for Seattle Fishermen's Memorial, Fishermen's Fall Festival features industry related exhibits & competitions, fundraising salmon barbeque, & more. Starts at 11am. Location: Fishermen's Terminal, 1900 W. Nickerson, at the sound end of the Ballard Bridge, Seattle, WA | Cost: FREE  
 Sponsored by: Anthony's Restaurants and Seattle Fishermen's Memorial. For more info visit us at: <http://www.anthonys.com>

**WALK NOW FOR AUTISM**  
**OCTOBER 4TH**

5k non-competitive walk to raise awareness and funds for vital autism research. Family friendly event with lots of activities for the kids. No entry fee. Website: <http://www.walknowforautism.org/seattle>



Windermere Real Estate / Oak Tree Inc

Continued

Affordability continues to be an issue for first-time homebuyers who face mounting barriers. "Younger households are losing more ground than older households when it comes to being a homeowner," the report's authors commented.

"Low- and middle-income buyers in particular have been more hurt by the pricing bubble up to 2006, have not yet recovered in terms of affordability, and may not recover even at the bottom of the correction," according to Moody's analysts. While higher-income households tend to buy larger and more expensive homes, their share of spending on homeownership is lower.

A household earning double the national median income spends only 14 percent of its income to carry a mortgage, compared with nearly 30 percent spent by households earning only 60 percent of the median household income, the report notes. "The burden on lower income households in expensive markets is particularly onerous. In California, for example, these households spent 45 percent of their income on their mortgage payments," the authors reported.

Falling house prices were the single largest component of the improvement in housing affordability between 2006Q1 and 2007Q4. However, it also should be noted that the improvement in housing affordability since house prices began correcting is not entirely due to falling house prices, the authors emphasized. For most metro areas, median incomes also increased between 5 percent and 10 percent between early 2006 and the end of 2007. Seattle was singled out as one of the few metro areas where incomes grew by more than 10 percent during this time frame.

**Among other key findings of the "Analyzing Affordability" study:**

- Households today are not positioned to take advantage of lower housing

**JOB GROWTH CONTINUES IN SEATTLE - WHERE IS EVERYONE GOING TO LIVE?**

From April 2007 to April 2008, the Seattle area ranked second in job growth of all metropolitan areas with population of three million or greater. With a growth rate of 2.1% in the last 12 months, Seattle's job growth is 2.3 times as much as the average growth for cities of our size.

When cities have increases in the number of jobs; this means they need more apartments, condominiums and single family houses. Some of these jobs are taken by local residents, including recent college graduates; while some are taken by people moving into the area. The Seattle area has always been a desirable place for people to relocate to. But since the Seattle area economy is outperform-

Rank	Metropolitan Statistical Area	2007 Population	Employment Growth Rate April 2007-08	Jobs added April 2007-08	Jobs added as % of Pop.
1	Houston-Sugar Land -Baytown, TX	5,628,101	2.70%	70,600	1.30%
2	Seattle-Tacoma- Bellevue, WA	3,309,347	2.10%	37,400	1.10%
3	Dallas-Fort Worth- Arlington, TX	6,145,037	20.00%	59,800	1.00%
4	Atlanta-Sandy Springs-Marietta, GA	5,278,904	1.90%	50,200	1.00%
5	Chicago-Naperville- Joliet, IL-IN-WI	9,524,673	1.50%	70,000	0.70%
6	Phoenix-Mesa- Scottsdale, AZ	4,179,427	1.50%	28,700	0.70%
7	San Francisco- Oakland-Fremont, CA	4,203,898	1.20%	24,500	0.60%
8	Wash, DC-Arlington- Alexandria, VA-MD-WV	5,306,565	1.10%	32,300	0.60%
9	Minneapolis-St. Paul- Bloomington, MN	3,208,212	0.60%	11,000	0.30%
10	Boston-Cambridge- Quincy, MA-NH	4,482,857	0.60%	14,800	0.30%
11	New York-Northern New Jersey-Long Island, NY-NJ-PA	18,815,988	0.5%	46,200	0.2%
12	Philadelphia-Camden- Wilmington, PA-NJ-DE-MD	5,827,962	0.5%	14,600	0.3%
13	Los Angeles-Long Beach-Santa Ana, CA	12,875,587	0.0%	2,300	0.0%
14	Miami-Ft. Lauderdale- Pompano Beach, FL	5,413,212	-0.1%	-2,400	0.0%
15	Riverside-San Bernadino-Ontario, CA	4,081,371	-0.9%	-15,000	-0.4%

Market	2007Q4			2005Q5		
	@ 60%	@ 120%	@ 200%	@ 60%	@ 120%	@ 200%
Seattle-Bel-Ev	51.2	85.4	142.3	63.6	105	174.9
Average	68.1	111.6	186.1	69.4	113.2	188.6
<b>Least Affordable (each segment, based on 2007Q4)</b>						
San Francisco	29	45.6	76	29.5	47.8	79.7
<b>Most Affordable (each segment, based on 2007Q4)</b>						
Toledo (OH)	127.2			120.7		
Detroit-Dearborn		214.6	357.7		189.4	315.7
<b>Market Closest to HAI of 100 (each segment, based on 2007Q4)</b>						
Cincinnati	99.3			100.9		
Ft. Lauderdale		100.6			98.6	
San Jose			99.8			108.3

Source: Moody's Economy.com calculations.

prices because of deteriorating conditions on both the demand and supply-side of credit markets (e.g., tightened loan qualifications, imposition of increased fees, higher mortgage rates).

US homeownership peaked at the end of 2005 and has subsequently diminished, initially because high prices reduced home purchases and then because of the direct effects of foreclosures. Many metro areas, particularly those in the Northeast and West, have not regained the level of affordability they had reached prior to the housing boom.

ing most other metro areas in the United States; more people than typical will move into the Puget Sound area in the next few years. The increased demand for housing will cause rents to increase and prices for condominiums and houses to increase.

Apartment rents have increased significantly in the last few years in the Seattle area. This was due to fewer apartments being built over the last several years (when rent increases were lower) and lots of apartments taken away as they were converted to condominiums. As such, the cost of waiting to buy has increased and will continue to increase.

**MYTHBUSTERS OCT 4TH**  
**MOORE THEATER**

Jamie Hyneman and Adam Savage take you on a behind-the-scenes look at the Discovery Channel's Mythbusters with a hilarious and entertaining "Inside The Scientists' Studio" style presentation. They will bring stories of myth gone wrong and outtakes of. Location: Moore Theatre 1932 2nd Ave Seattle, WA | Cost: \$35 - \$47.50  
 Contact: Moore Theatre 206-292-ARTS

**LE VIN À SON APOGÉE (WINE AT ITS BEST) OCTOBER 11TH**

Enjoy wine tasting of a special collection from across the continents (rated 90+) and stellar "Old World and New World" wines selected by Seattle Magazine's "Best Sommelier" (2007), Jake Kosseff, paired with exquisite cuisine from Kaspars Catering. Location: Jonas Jensen Fremont Studios at 155 N. 35th Street | Cost: \$250 per person; group discount available <http://www.overlakeserviceleague.org>

**GLASSBLOWING CLASSES**  
**SEPT 23RD - OCT 19TH**

Don't be left out for the magic of glass blowing. 4 wks, 4 hrs, once a week. only 4 students per class. vases and bowls are just a few items you will make. everything included in your class. See you soon! Evenings and weekend at 5465 leary ave nw. Cost: \$475.00  
 Contact: artbyfire 206 789 1490 or visit our Website: <http://www.artbyfire.com>

**FLYING HERITAGE COLLECTION**  
**FLY DAY ENDS OCTOBER 18TH**

This summer, some of the world's most iconic and legendary planes will return to the sky and the public can see it for free. Every other Saturday through October 18, the Flying Heritage Collection will host Fly Day events at Paine Field in Eve | Start Time: 12:00 pm  
 Location: 3407 109th Street SW, Everett, Cost: Free | Contact: (877) FHC-3404  
 Website: <http://www.flyingheritage.com>

**MARINERS HOME GAMES**

**SEPT**

9/22	V.S. LAA	7:10 PM
8/23	V.S. LAA	7:10 PM
8/24	V.S. LAA	7:10 PM
8/25	V.S. LAA	7:10 PM
8/26	V.S. OAK	7:10 PM
8/27	V.S. OAK	1:10 PM
8/28	V.S. OAK	1:10 PM

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 IT Consulting & Technical Support  
**WWW.COMPUTERHELP.CC**

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Computer Help is a freelance technical support company, specializing in IT consulting for SOHO (small office/home office) businesses. Computers and Internet connectivity are one of the most valuable assets of any modern business. Don't neglect these important resources. Call for Computer Help today.