

STEVE LAEVASTU AND ROGER TURNER ARE YOUR GREEN LAKE REALTORS

the building, while preserving the affordability for its current and future tenants for at least 50 years.

12th & Jefferson Workforce Housing

Capitol Hill Housing will receive up to \$2.4 million for the construction of workforce housing at the corner of 12th Avenue and East Jefferson Street in Capitol Hill. The building will include 40 apartments that will be affordable to households earning up to 60% of area median income, which is about \$36,000 for one person and \$41,000 for two. A formerly City-owned site, the property was awarded to CHH after a competitive Request for Proposal process that prioritized workforce housing. The site is centrally located, walkable and well-served by bus transit and connections to the future Link Light Rail station and the First Hill Streetcar.

Block 43

Mercy Housing Northwest will receive up to \$3.9 million for construction of Block 43, a 52-unit affordable workforce housing project at the intersection of Martin Luther King Jr. Way South and South Oregon Street in the Rainier Vista master development. The units will be affordable to households earning up to 50% and 60% of area median income, about \$30,000-\$36,000 for one person and \$34,250-\$41,000 for two. Mercy purchased the site from the Seattle Housing Authority (SHA), which owns and operates Rainier Vista; Block 43 will be part of Rainier Vista Phase II. The site is ideally located two blocks from the Columbia City Light Rail station, and is next to a bus stop with frequent service on two routes. The project will be integrated into the pedestrian-oriented Rainier Vista community, and residents will have access to amenities such as parks, sports fields, the new Boys & Girls Club, p-patches, a farmers' market, computer centers and a community center.

Seattle Senior Housing Program buildings

Seattle Housing Authority will receive up to \$3 million to rehabilitate four existing senior housing projects: Blakely Manor near University Village, 70 units; Bitterlake Manor in the Bitterlake neighborhood, 72 units; Olmstead Manor near Green Lake, 35 units; and Nelson Manor in Ballard, 32 units. The current population in these apartments consists primarily of extremely low-income seniors; additionally, 10% of the units are set aside for persons with disabilities regardless of age. The buildings were originally constructed in the early 1980s with funding from the City's first affordable housing bond. Rehabilitation of these four buildings preserves and extends the useful life of 209 units of much needed low-income housing for seniors and people with disabilities.

The Seattle Office of Housing awards multifamily funds annually to support the development of affordable housing. The long-term, low-interest loans are highly competitive, with applications carefully reviewed for financial feasibility, affordability, organizational capacity and how they meet the city's priorities. The affordability of the housing is regulated by OH for a minimum of 50 years.

Since 1981, Seattle voters have approved one bond and four levies to fund more than 10,000 affordable apartments for seniors, low- and moderate-wage workers, and formerly homeless individuals and families, in addition to providing down-payment loans to more than 600 first-time homebuyers and rental assistance to more than 4,000 households.

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

Steve Laevastu

(206) 226-5300

sold@windermere.com

www.seattlehomeguy.com



Roger Turner

(206) 999-6937

rjturner@windermere.com

www.rogerjturner.com



WWW.GREENLAKEHOUSE.COM



LAND USE NOTICES

ADDRESS: 4850 GREEN LAKE WAY N
PROJECT: 3009998 ZONE: NEIGHBORHOOD COMMERCIAL2-30'

Land Use Application to subdivide one parcel into seven parcels of land. The construction of live-work units has been approved under construction Application #6062872.

The following appealable decisions have been made based on submitted plans:

Conditionally Grant - Short Subdivision to create seven parcels of land.

ADDRESS: 1822 N 55TH ST
PROJECT: 3010738 ZONE: SINGLE FAMILY 5000

Land Use Application to subdivide two development sites into three parcels of land. Proposed parcel sizes are: A) 5,651 sq. ft.; B) 3,979 sq. ft.; and C) 4,743 sq. ft. Existing structures to remain.

The following appealable decisions have been made based on submitted plans:

Conditionally Grant - Short Subdivision to create three parcels of land

FEBRUARY 2011

GREEN LAKE

NEIGHBORHOOD ADVISOR

In this Issue

Homes Sold
Creating Affordable Housing
Funds Matching

SOLD HOMES

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

Address	Bed	Bath	Style	Year	Price
2324 N 57th St	2	1	1 Story	1908	\$322,000
142 NE 62nd St	3	1	2 Stories w/Bsmnt	1918	\$410,000
7403 4th Ave NE	3	2	Townhouse	1993	\$437,000
5830 E Green Lake Wy N	4	2.5	2 Stories w/Bsmnt	1906	\$506,000
5610 Keystone Place N	3	3	1 1/2 Stry w/Bsmnt	1928	\$535,000
120 NE 52nd St	3	2.5	2 Stories w/Bsmnt	1911	\$549,000
121 NE 53rd St	3	2.75	1 1/2 Stry w/Bsmnt	1929	\$550,000
147 NE 56th St	4	2.5	2 Stories w/Bsmnt	1906	\$589,950
5700 Keystone Place N	4	3.25	2 Stories w/Bsmnt	1927	\$963,000
124 NE 61st St	4	3.5	2 Stories w/Bsmnt	2008	\$1,210,000

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GREEN LAKE MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Green Lake home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Green Lake for that month. With this e-mail you can see interior pictures of the homes that sold as well as get data on each home such as the price it sold for, BR, BTH, SQ FOOTAGE, ETC.

You will not receive any other junk e-mail. And your e-mail address will NOT be given to anybody else.

To sign up for this free service just send an e-mail to Steve Laevastu stating that you want to get Green Lake home sales e-mailed to you. Steve's e-mail address is sold@windermere.com

This service has been very popular and received numerous compliments from a number of Green Lake residents.

SEATTLE DEPT. OF NEIGHBORHOODS ANNOUNCES NEIGHBORHOOD MATCHING FUND PROGRAM FOR 2011

Seattle Department of Neighborhoods announces the 2011 program for the nationally recognized Neighborhood Matching Fund (NMF). Updated application forms, program guidelines, and application deadlines are available for its three funding programs - Large Projects Fund, Small and Simple Fund, and Small Sparks Fund.

There have been several changes and impacts to the Neighborhood Matching Fund for 2011. To provide more opportunities for smaller projects, the Small and Simple Fund now has three application rounds in 2011. The deadline for the first round is January 18, 2011. The Tree Fund will no longer reside in Seattle Department of Neighborhoods, however, funding was transferred to Seattle Public Utilities for Citywide coordination of all tree giving programs in 2011.

For NMF projects that occur on the property of Seattle Parks and Recreation (DPR) as well as Seattle Department of Transportation (SDOT), projects will continue to require departmental approval and coordination based on established criteria. Overall, the criteria continue to support neighborhood-initiated projects that provide a public benefit and are consistent with the goals of



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SEATTLE CALENDAR

NW WOMEN'S SHOW MARCH 4-6, 2011 QWEST FIELD & EVENT CENTER

This 3-day Women's Show will feature seminars on health, wellness & finance; fashion shows; cooking demonstrations. Past celebrity appearances featured the world-famous Richard Simmons ... Anne Rule ... Susan Powter ... and Martin Yan.

Additional show activities include demos on faux painting, home repair and tools just for women, over 60 food exhibits and a rose show on Sun at 4:30 PM... with information on care & arranging.

Hours are Fri-Sun 10 AM - 6 PM. Tickets are \$15.

IRISH FESTIVAL MARCH 12-13, 2011 SEATTLE CENTER

The weekend features non-stop Irish music, dancing and take in colorful cultural exhibits, contemporary Irish short films and booths where Irish and Celtic products are sold. Presented by the Irish Heritage Club of Seattle.

What can you do in 2011?
March in the St. Patrick's Day Parade, shop for authentic Irish products and create Celtic arts and crafts. The weekend features non-stop Irish music, exuberant, award-winning dance and children's activities. Festival-goers may trace their roots in genealogy workshops, learn the Irish Language and take in colorful cultural exhibits and contemporary Irish short films.

ST. PATRICK'S DAY PARADE MARCH 17, 2011 SEATTLE CENTER

Starting from 4th Ave at Jefferson in downtown Seattle at 12:30 PM... the parade heads north on 4th Ave to the reviewing stand at Westlake Park, with closing ceremonies at 2 PM at Seattle Center.

each department. The criteria also continue to limit large scale projects such as neighborhood-wide planning efforts or master plan development for large parks. Lastly, DPR and SDOT may have limitations related to staffing cuts and reassignments. For more detailed information on each department's project criteria, visit www.seattle.gov/neighborhoods/nmf/.

The Neighborhood Matching Fund (NMF) program was created in 1988. All projects are initiated, planned and implemented by community members in partnership with Seattle Department of Neighborhoods. Every award is matched by neighborhoods' or communities' resources of volunteer labor and donated materials, professional services, or cash. Since the program was created 22 years ago, the Neighborhood Matching Fund has awarded nearly \$47 million with a community match of more than \$68 million. Projects have involved more than 85,000 volunteers who have donated more than 566,000 work hours.

CITY AWARDS NEARLY \$23 MILLION TO CREATE AND PRESERVE AFFORDABLE RENTAL HOUSING FOR SENIORS, WORKING FAMILIES AND HOMELESS INDIVIDUALS

First rental housing awards from the voter-approved 2009 Seattle Housing Levy will create and preserve more than 650 affordable apartments throughout the city SEATTLE -The Office of Housing today announced nearly \$23 million in capital funding, divvied up amongst eight nonprofit housing developers, to create and preserve affordable apartments. The investment will help create 375 new units for seniors, homeless individuals and low-income working families, plus rehabilitate another 291 apartments currently home to seniors and people with disabilities.

Most of the funding comes from the Seattle Housing Levy, which was overwhelmingly approved for renewal by 66% of Seattle voters in November 2009. The awards, the first for rental housing from the seven-year \$145 million levy administered by the Office of Housing, are the culmination of a 2010 funding process.

In this funding round, every dollar contributed by OH will leverage nearly \$4 of additional non-city funding. The funded projects represent an estimated total of almost \$110 million in capital that

will be a major investment in neighborhoods from North Seattle to Capitol Hill to the Rainier Valley, revitalizing the communities and providing living-wage jobs.

Seniors and people living with disabilities

OH is providing funding to rehabilitate and preserve five buildings that currently house seniors and people with disabilities, plus construct one new building that will serve formerly homeless seniors.

Affordable housing for seniors is currently in high demand, and the need will grow exponentially, particularly as baby boomers age and people live longer. The population of seniors in King County is estimated to double to 480,000 by 2025, becoming 23 percent of the county's population. According to the 2009 King County Report, Quiet Crisis: Age Wave Maxes Out Affordable Housing, King County, 2008-2025, more than 4,000 senior renters in Seattle pay more than 50 percent of their income for housing. Homeless individuals

OH is providing funding for the construction of three new apartment buildings with a total of 232 units that will house formerly homeless individuals while providing onsite supportive services to help them stabilize their lives.

The City of Seattle is a co-founder of the Committee to End Homelessness in King County and endorser of the Ten-Year Plan, adopted in 2005. As of June 2010, Seattle had provided funding to secure 2,568 units of housing for formerly homeless adults, through construction of new units or by providing operating and rental subsidies in existing units. Despite these gains, the 2010 One Night Count of people without shelter found 1,986 people in Seattle sleeping outside—on benches, in cars, under roadways and in tents.

Low- to moderate-income workers

OH is funding three new buildings that will be affordable to households earning about half of the area median income—roughly \$30,000 to \$40,000 per year—like office assistants, people who work in the food service, hotel and retail industries, plus working artists.

Wages are remaining flat while market rents continue to rise, meaning low-wage working individuals and families face the possibility of being priced out of the communities where they work. According to a fall 2010 survey by Dupre + Scott Apartment Advisors, tightening of the rental market is expected to continue in the foreseeable future, with rents projected to increase 7% through December 2012.

These workforce housing projects also meet the City's goal of siting housing near mass transit, both bus rapid ride and Link Light Rail. One development will be located next door to the Mt. Baker Light Rail Station; another will be two blocks from the Columbia City station; and a third will be located within walking distance of the future Capitol Hill station and First Hill Streetcar.

"Development near transit not only responds to broader goals to reduce congestion and environmental impacts, but it also means future residents of these apartments will have lower transportation costs in addition to affordable rents," said Smith.

The funding announcements were made today at Cyndy's Pancake House on Aurora Avenue North, the future location of one of the developments for formerly homeless individuals, as well as one of the future routes of Metro Transit's RapidRide bus service. RapidRide is being designed to keep people moving quickly throughout the day in heavily used transit corridors. The new apartments should open around the time the Aurora RapidRide line begins operating in 2013.

THE HOUSING DEVELOPMENTS Aurora Supportive Housing

The Downtown Emergency Service Center will receive up to \$4.5 million for Aurora Supportive Housing, to be constructed at the site of Cyndy's Pancake House on the corner of Aurora Avenue North and North 105th Street. This permanent housing will serve highly vulnerable homeless individuals onsite, with supportive services—such as mental health and medical support or substance abuse counseling—tailored to residents' needs.

Jackson Street Apartments

The Low Income Housing Institute will receive up to \$2.76 million for the Jackson Street Apartments, to be located at 20th Avenue South and South Jackson Street, which will serve low-income seniors 55 and older. The building will include 45 apartments for formerly homeless individuals, plus 15 apartments for seniors earning up to about \$30,000-\$34,000 per year, and one onsite manager's unit. The formerly homeless tenants will receive onsite services tailored to their individual needs.

Pontius Apartments

Plymouth Housing Group will receive up to \$2.23 million for the construction the Pontius Apartments, which will be located in the Cascade/South Lake Union neighborhood on Pontius Avenue North, between John and Thomas streets. The building will provide 81 studio apartments for chronically homeless single men and women, plus three units for resident managers. Pontius Apartments will serve individuals with a history of long-term homelessness who have faced major obstacles to housing.

Artspace Mt. Baker Lofts

Artspace will receive up to \$1.8 million for the Mt. Baker Lofts, to be constructed at the former site of a Firestone Complete Auto Care next to the Mt. Baker Light Rail Station along Rainier Avenue South. The project will include 51 units designed to meet the needs of artists and their families with annual incomes ranging from about \$18,000-\$36,000 for an individual, about \$20,000-\$41,000 for a two-person household. The project will include set asides for large families and disabled individuals. With its proximity to Light Rail and bus service, the Mt. Baker Lofts is considered a Transit Oriented Development (TOD), and therefore will have ample bicycle storage in lieu of an automobile parking lot. The building will also include commercial space on the ground floor, plus a large community room with kitchen areas available to residents for exhibitions, performances, rehearsals and community gatherings.

Sunset House

Housing Resources Group will receive up to \$2.29 million for Sunset House, an existing 82-unit apartment building in Belltown. Built in 1981, Sunset House is home to seniors and people with disabilities who largely earn less than 30% of area median income (\$18,000 per year for an individual), with commercial store fronts at the street level. A HUD contract has kept the rents affordable to date, but with that due to expire in March 2011 the building could have been sold and potentially converted to market-rate housing, thus displacing its current tenants. The funding will help HRG acquire and rehabilitate

CHERRY BLOSSOM & JAPANESE CULTURAL FESTIVAL APRIL 1-3, 2011 SEATTLE CENTER

Explore Seattle's deep connections with Japan and celebrate the beauty of spring at the Seattle Cherry Blossom & Japanese Cultural Festival. Presented by the Seattle Cherry Blossom & Japanese Cultural Festival Committee.

What can you do in 2011?
Learn the game GO, play with Japanese toys and participate in a tea ceremony demonstration, while you explore Seattle's deep connections with Japan and celebrate the beauty of spring. The event is a feast for the senses. Delicious food, Taiko drumming, Japanese artisan demonstrations, skate board routines and artwork present both a modern and ancient view of this complex culture.

STG PRESENTS AMERICA'S GOT TALENT AT THE PARAMOUNT THEATRE MARCH 2ND AND 3RD, 2011!

NBC's hit television series, America's Got Talent, is taping live in Seattle for the first time ever and ALL TICKETS ARE FREE!! Join host Nick Cannon and judges Sharon Osbourne, Piers Morgan and Howie Mandel in the studio audience as the country's best singers, dancers, comedians, and performers of all age and style compete live on national television for a chance to win one million dollars. The show is traveling the country and is coming to the northwest for TWO DAYS ONLY, March 2nd and 3rd at The Paramount Theatre.

STG PRESENTS BILLY ELLIOT THE MUSICAL THE PARAMOUNT THEATRE MARCH 22 - APRIL 3, 2011

Thrilling audiences worldwide and winning ten 2009 Tony Awards® including Best Musical, "The best show you will ever see," New York Post, is coming to Seattle! BILLY ELLIOT THE MUSICAL is a joyous celebration of one young boy's triumph against the odds. Called "The most inspiring show I've seen in years" by Ben Brantley of The New York Times, the story follows Billy's journey as he stumbles out of the boxing ring, into a ballet class and discovers his dream to dance.