

# Roger J Turner is your exclusive Licton Springs Realtor

Open Monday, Wednesday and Thursday from 10:30 a.m. to 4:30 p.m. All screenings and appointments must go through the hotline. Counselors are not able to take walk-in appointments.

Visit the mayor's Web site at [www.seattle.gov/mayor](http://www.seattle.gov/mayor). Get the mayor's inside view on efforts to promote transportation, public safety, economic opportunity and healthy communities by signing up for The Nickels Newsletter at [www.seattle.gov/mayor/newsletter\\_signup.htm](http://www.seattle.gov/mayor/newsletter_signup.htm)

## COUNCIL RELEASES THE 2008 ACTION PLAN

Priorities include public safety, transportation, sustainability and more Seattle—The Council, today, released its 2008 Action Plan to an enthusiastic audience in a packed Council Chambers at City Hall. Council President Richard Conlin said, "Seattle is a great American city. Our responsibility as city government is to join with the people of our city and our partners around the region to manage growth in a sustainable manner that enhances our quality of life and the character of our neighborhoods." The Council set out three themes and thirteen priorities for this year's Council actions:

- Foster safe, just, and health communities for all
- Protect public safety and challenge gang violence by investing in human services and police resources
- Increase affordable housing through incentive zoning and innovative financing
- Take action to improve pedestrian safety
- Keep neighborhoods in the driver's seat of neighborhood plan updates
- Maintain and enhance our built environment to promote sustainable communities and a strong economy
- Invest public resources fairly and effectively
- Move forward regional decisions on light rail, the Viaduct, and SR520
- Make the transportation system work by investing Bridging the Gap dollars in transportation choices
- Ensure equal access to technology and pioneer new ways to engage the community through technology
- Take action to maintain a sustainable Seattle City Light, in partnership with its employees, customers, and suppliers
- Find new ways for meaningful public involvement to develop a balanced 2009-2010 budget that meets community needs by spending every dollar wisely
- Build a livable city for our future
- Ensure that Seattle's Parks, Seattle Center and the Pike Place Market continue to meet the diverse needs and interests of the people of Seattle
- Implement the Zero Waste Strategy
- Protect the urban forest and plant more trees

Council President Conlin said, "The Seattle City Council has the opportunity to make important decisions for the City in 2008. Each major decision carries a huge responsibility because the choices we make now will affect the fundamental nature and economic health of our city for generations to come."

### KING COUNTY REAL ESTATE STATS FOR JANUARY 2008

Source: <http://www.nwrealestate.com/>

New Listings: 4,937  
 Pending Sales: 1,681  
 Closed Sales: 1,403  
 Median Home price: \$395,000  
 Median Home Previous year: \$380,000

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WHETHER SELLING OR BUYING  
 - I CAN HELP!  
 I AM DEDICATED TO GIVING YOU  
 THE BEST POSSIBLE SERVICE.

CALL ME!

### Hear what his clients have to Say:

November, 08 2006

To Whom It May Concern:

As a mortgage banker I have been involved with thousands of property transactions. I recognize the need for a professional real estate agent when buying or selling a home. That's why in my personal transactions I have employed the services of Roger Turner, a truly professional agent. I appreciate his attention to detail and knowledge of the local market. Whenever I buy or sell a property I consult with Roger.

Sincerely,

Steve Baird  
 Countrywide Home Loans

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

# Licton Springs Real Estate Journal

March 2008



## LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The list below is homes that sold in our Licton Springs Neighborhood over the last month. Do you wonder what your home is worth? The décor, the features and condition all have a bearing on the price a home 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	Bathrooms	Bedrooms	Style	Year Built	Selling Price
745 N 95th St #A	1.5	2	Townhouse	2007	\$325,000
927 N 93rd	1	4	2 Story	1905	\$347,500
915 N 92nd St	1	2	1 Story w/Bsmnt.	1935	\$380,500
746 N 92nd St	2.5	3	Townhouse	2007	\$385,000
748 N 92nd St #A	2.5	3	Townhouse	2007	\$409,950

### STORM SEASON IS HERE

Stormy weather is the leading cause of power outages. This can include damage to the overhead and underground electrical distribution system.

You can prepare for a power outage by having an emergency kit ready at home, in your car, and place of work. To learn more about what to put into an emergency kit and how to be prepared, please visit City Light's Website at [www.seattle.gov/light/](http://www.seattle.gov/light/) or [www.seattle.gov/emergency/](http://www.seattle.gov/emergency/) or [www.govlink.org/3days3ways/](http://www.govlink.org/3days3ways/).

The windstorm of December 2006 resulted in several recommendations for City Light to improve its response and restoration performance. You can read all of the recommendations in a report to the Seattle City Council posted at [www.seattle.gov/light/news/Docs/DCI\\_SeattleCityCouncilFinalReport](http://www.seattle.gov/light/news/Docs/DCI_SeattleCityCouncilFinalReport).

Here is what we have accomplished:

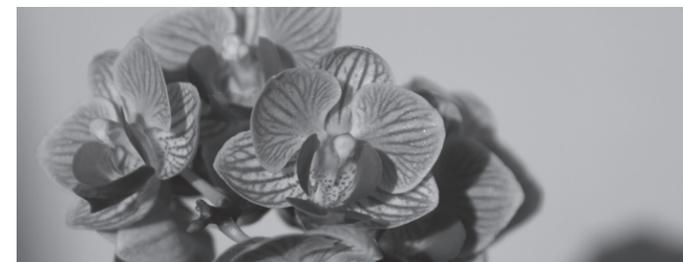
- Trimmed 150 miles of trees away from power lines;
- Obtained 77 "mutual aid" agreements to bring help from other utilities if we need it;
- Increased trained and available field staff from 200 to 600 people;
- Received approval from the Mayor and City Council (2008 budget) for 53 new line worker positions.

While we still have many more improvements to make, these changes already have resulted in significant improvements. In 2006, we restored an average of 833 customers per hour after a windstorm. That number jumped to 2,222 per hour in October 2007. Our goal is to improve reliability and customer service. We will update you periodically with our progress.

### IN THIS ISSUE

- SOLD HOMES
- BUILDING PERMITS
- LAND USE PERMITS
- PLUG-IN PROJECT

### MAYOR HELPS FAMILIES AVOID FORECLOSURE



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# Seattle Events Calendar

## EMP PRESENTS: REMEMBERING & RECLAIMING JIMI HENDRIX EVENT RUNS THROUGH APRIL 6, 2008

Phase one of an exhibition centered on Hendrix's guitar sound and its continued resonance; featuring two iconic artifacts, gallery walls will be a blank slate for visitors to write comments and reflections.

## NORTHWEST WOMEN'S SHOW MARCH 28-30, 2008

### QWEST FIELD AND 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 \$14.

## DAFFODIL FESTIVAL GRAND FLORAL PARADE

### APRIL 12, 2008 - TACOMA WASHINGTON

The famous Daffodil Festival will be celebrating it's 75th Year in 2008 and takes pride in calling the grand State of Washington it's home. The Daffodil Festival is an annual event that culminates in April with a Grand Floral Street Parade, traveling through the cities of Tacoma... Puyallup... Sumner... and Orting - all in one day.

## EASTER BRUNCH AT WOODLAND PARK ZOO SUNDAY, MARCH 23, 2008 9:00-11:00 A.M.

Usher in the season of spring at Woodland Park Zoo's Easter Brunch at the Rain Forest Food Pavilion. The delicious menu includes carved ham, potatoes, fruits, pastries and more. It also includes a special visit from the Easter Bunny and an up-close animal encounter. Cost for members: \$28.75 for adults; \$16.95 for children ages 3-10; free for children ages 2 and under. Cost for non-members: \$35.50 for adults; \$21.75 for children ages 3-10; free for children ages 2 and under. Prices include zoo admission, service charge and tax. Advance reservations and pre-payment required. Must enter through the West Entrance at N. 55th St. & Phinney Ave. N. For more information and reservations, call 206.548.2662.

## PLUG-IN PROJECT TO USE "GRID-AWARE" TECHNOLOGY FROM SEATTLE COMPANY

SEATTLE - V2Green Equipment Will Monitor Vehicle's Performance, Enable "Smart Charging"

New "grid-aware" technology from a year-old Seattle company called V2Green will be used to monitor the performance of 13 plug-in hybrid vehicles in a Seattle demonstration project and control their charging.

"We believe this project will show how plug-in hybrid technology can reduce our dependence on oil and cut greenhouse gas emissions that contribute to climate change," Seattle City Light Superintendent Jorge Carrasco said.

The demonstration project, which is the largest of its kind in the country, is also helping to create local green-collar jobs, said Lynn Best, the utility's director of environmental affairs. "V2Green's selection for the metering technology shows how environmentally friendly operations can promote local economic development."

Under a contract with the U.S. Department of Energy's Idaho National Laboratory, V2Green will provide a logging system to collect real-time vehicle performance data. A cellular modem uploads the data to the V2Green server where it is archived and made available for the Idaho National Laboratory's analysis.

The lab will monitor fuel efficiency, electricity usage and other vehicle performance measures on each of the 13 Toyota Priuses being converted so they can plug in to a standard electrical outlet and operate on battery power until the charge is used up and the vehicle resumes standard hybrid operations.

"This partnership is a here and now example of what's possible for the future; a future of more efficient cars and trucks and reduced dependence on fossil fuels," U.S. Sen. Maria Cantwell, D-WA, said. "This type of technology means that consumers could use the existing electricity grid to power most of the vehicles on our roads at the equivalent cost of less than a dollar a gallon." Seattle City Light will operate three of the vehicles in the test. The City of Seattle will have one. The Port of Seattle will get two and the Puget Sound Clear Air Agency will get three vehicles. King County will test four plug-ins.

In addition to monitoring vehicle performance, V2Green's technology also provides the capability of "smart charging." By providing intelligent, two-way communication between plug-in vehicles and the electric grid, Seattle City Light can control the timing, pace and extent of vehicle charging within driver-specified requirements. That means the utility can control its load requirements, ensuring that charging takes place during light load hours, protecting the distribution system and avoiding the need to buy power.

"V2Green is proud of Seattle's position at the forefront of efforts to reduce global warming," said John Clark, chief executive officer of V2Green. "The Seattle demonstration project is an excellent example of the region's visionary leadership and desire to use clean energy technology to cost-effectively operate a smart electrical grid, diminish our reliance on fossil-fuels and positively impact the climate."

V2Green technology also is being used to test two plug-in hybrids in Austin, Texas, and six from the fleet of Xcel Energy.

FOR MORE INFORMATION CONTACT: Scott Thomsen (206) 615-0978

## MAYOR ANNOUNCES PROGRAM TO HELP FAMILIES AVOID LOSING HOMES. CITY PARTNERS WITH TWO NONPROFITS TO HELP STRUGGLING FAMILIES FACING FORECLOSURE

SEATTLE - Mayor Greg Nickels today announced a new pilot program aimed at helping Seattle families facing foreclosure keep their homes and get back on their feet.

The Foreclosure Prevention Program will combine stabilization loans, preforeclosure counseling and repayment plans to help low-income families in danger of losing their homes.

"We haven't seen the same level of foreclosure as other cities, but the numbers are rising," Nickels said. "Whether a family has lost a job, gotten sick or was the target of predatory lenders, our goal is to help them hang on to the home they have and avoid the terrible disruption and loss that a foreclosure can bring."

Under the program, the city will provide a total of \$200,000 through two nonprofit organizations - Solid Ground and the Urban League - for stabilization loans to low-income Seattle homeowners at risk of foreclosure. The loans, up to \$5,000 each, will be coupled with counseling funded through other sources.

Rather than being forced into a sale by the mortgage holder and thus forfeiting their equity, borrowers will be allowed two options through loans and mortgage counseling. They can avoid default and work through a repayment plan to stay in their home, or gain enough time to sell their homes on their own terms.

The initial investment will assist at least 40 low-income homeowners with funds revolving over time to assist more homeowners at risk of foreclosure. To qualify for the program, household income must be below 80 percent of median. For example, a family of two earning up to approximately \$48,000 would be eligible for the program; the limit is approximately \$60,000 for a family of four.

Though not as severe as many areas of the country, mortgage foreclosures are on the rise locally. The foreclosure rate in King County increased 26 percent in 2007 from 2006, while the national rate increased by 75 percent during the same period.

"While Seattle is not experiencing foreclosures at the same rate as many other cities around the country, we have seen a dramatic increase in recent years," said Cheryl Cobbs, executive director of Solid Ground. "And considering that subprime loans will continue to reset over the next several years, it is imperative that we assist struggling homeowners now while creating a program we can expand in the future if need be."

It is estimated that a home foreclosure costs the homeowner, lender, federal government, municipal government and neighborhoods combined up to \$73,000.

"Loan foreclosures have a negative impact not only on homeowners and their families, but businesses and communities alike," said James Kelly, president and CEO of the Urban League of Metropolitan Seattle. "If we can keep individuals and families in their homes, the entire community benefits."

A 2004 study by Freddie Mac found the combination of stabilization loans plus counseling reduces foreclosures by 80 percent among all borrowers and by 68 percent among low-to moderate-income borrowers.

Foreclosures generally can be attributed to one of two causes - the loan type, as with subprime and adjustable rate mortgages, or one-time adverse life events, such as illness or job loss. According to Freddie Mac, 43 percent of those requesting foreclosure counseling identified job loss or wage reduction as the primary cause.

While Seattle has a lower percentage of subprime mortgages than some other regions of the country, they remain a problem and are more prevalent in low-income communities and communities of color. A 2002 study found that in the Seattle metropolitan area, 40 percent of loans to African-Americans, 28 percent of loans to Hispanics, and 26 percent of loans to Native Americans were subprime.

Homeowners in need of assistance should contact Solid Ground or the Urban League directly to see if they qualify:

- Urban League: 1-800-368-1455
- Solid Ground Mortgage Hotline: (206) 694-6766

## BUNNY BOUNCE AT WOODLAND PARK ZOO

### PRESENTED BY HOMESTREET BANK SAT, MAR 22, 2008 9:30 A.M.-2:00 P.M.

Hop, skip and jump to Woodland Park Zoo for the seventh annual Bunny Bounce presented by HomeStreet Bank, featuring amazing egg hunts for children ages 1 to 8, crafts, bunny photos, and eggs-citing zoo programs throughout the day. Space may be limited. Each egg hunt is open on a first-come, first-served basis. Activities are free with zoo admission. Zoo members receive free zoo admission year-round. For more information call 206.548.2500.

## MOVING IN

According to a study by Atlas Van Lines Inc., more people moved into Washington state than moved out last year. Washington recorded 3,208 inbound moves in 2007, compared with 2,487 outbound moves. Since 2003, Washington has seen more people move into the state than move out. Oregon was one of the more popular states, with more than 55 percent of that state's moves into the state. Michigan, Indiana and Ohio saw more people moving out than moving in (55 percent of all moves in 2007).

## SO POPULAR!!

According to a poll conducted by the Association of Foreign Investors in Real Estate, Seattle ranks fifth in popularity as a place to invest among foreign buyers of commercial real estate. For a second year in a row, Seattle ranked behind New York City, Washington, DC, Los Angeles, and San Francisco. Among major cities worldwide, Seattle ranked 31st as the favorite commercial investment opportunity, just behind Osaka, Japan.

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## SONICS HOME GAME SCHEDULE

4/02	vs LA Clippers	7:00pm
4/04	vs Houston	7:30pm
4/06	vs Denver	6:00pm
4/13	vs Dallas	6:00pm

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