

# Steve Laevastu & Roger Turner are your EXCLUSIVE Maple Leaf Realtors

## COUNCIL PASSES SEATTLE CENTER MASTER PLAN A GREENER FUTURE FOR SEATTLE CENTER

SEATTLE – The Seattle City Council today passed the Seattle Center Master Plan to insure the renewal and vibrancy of the beloved heart of Seattle. Councilmember Tom Rasmussen, the chair of the Parks and Seattle Center Committee, said, “Through this plan Seattle Center will be transformed into a more open and park-like setting for Seattle’s center of culture and entertainment.”

The Master Plan envisions the transformation of more than 10 acres of asphalt and underutilized areas into landscaped lawns and outdoor amphitheatres. The reuse of rain water and environmentally sustainable development will occur throughout the site.

Two years in preparation with numerous community meetings, the Master Plan meets the request of the public for Seattle Center to be an affordable place to visit by people of all ages. New and inviting entrances with connections to the adjacent growing neighborhoods will be built. Seattle Center will be more accessible for all to enjoy without purchasing tickets to events.

Building upon the optimism of the 1962 World’s Fair which foresaw a generation meeting the challenges of space exploration and transportation and communication, Seattle Center will demonstrate how Seattle will meet the challenges of environmental stewardship through reuse of water, through its landscape and the redevelopment of its entertainment and performing arts facilities.

Highlights of the plan include: creating more entrances and a glass roof for the Center House with a promenade and a destination restaurant with views of the City from the roof; replacing the aging Fun Forest with a new entertainment area for people of all ages; redeveloping Memorial Stadium to meet the needs of the Seattle School District for athletic events and providing an amphitheater for Seattle Center as well as continuing as a memorial to students who died in WWII.

Seattle Center is the state’s primary entertainment and cultural center. A 2005 economic impact assessment found that the Center annually generates \$1.15 billion in business activity, supports 15,534 jobs, \$387 million in labor income, and \$41 million in State and local tax revenues.

Councilmember Rasmussen said, “Seattle Center will continue to be the cultural and community heart of Seattle through the fulfillment of this new master plan.”

## WHAT ARE CLIENTS HAVE TO SAY

Dr 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,

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



# Sept 2008 MAPLE LEAF NEIGHBORHOOD ADVISOR

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## SOLD HOMES

The adjacent list is homes that sold in our Maple Leaf Neighborhood over the last month. 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. We have seen the interiors of most of the homes in this list. If you are selling your home, please let us help 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 BUILT	SOLD PRICE
8821 15th Ave NE	2	1	10-1 Story	1951	\$350,000
1206 NE 96th St	2	1	16-1 Story w/Bsmnt.	1929	\$355,000
1036 NE 102nd St	3	1.5	16-1 Story w/Bsmnt.	1940	\$430,000
558 NE 80th St	2	1.5	17-1 1/2 Stry w/Bsmnt	1908	\$445,000
8622 8th Ave NE	3	1.75	18-2 Stories w/Bsmnt	1932	\$480,000
1540 NE 97th St	3	3	15-Multi Level	1993	\$520,000
846 NE 97th St	3	3.5	13-Tri-Level	2005	\$675,000
521 NE 82nd St	5	2.75	18-2 Stories w/Bsmnt	1926	\$690,000
1221 NE 90th St	5	3.5	18-2 Stories w/Bsmnt	2008	\$995,000

Additional Community and Real Estate information for the Maple Leaf Neighborhood is available online at <http://www.MapleLeafHouse.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.

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 house-



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Need help buying or selling your home?  
Contact Us!

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# 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

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.

holds 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:**

**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	JOB ADDED APRIL 2007-08	JOB 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%

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

**LAND USE NOTICES**

**ADDRESS: 8526 ROOSEVELT WAY NE | PROJECT: 3009016 ZONE: ARTERIAL WITHIN 100FT, LOWRISE-2, NEIGHBORHOOD COMMERCIAL2-40, NORTHGATE OVERLAY DISTRICT, SINGLE FAMILY 5000, STEEP SLOPE (>=40%)**

Land Use Application to replace existing 60 million gallon open-water reservoir with a buried 60 million gallon concrete reservoir in an environmentally critical area (Maple Leaf Reservoir). Existing reservoir to be demolished. Project includes 220,900 cu. yds. of grading. Determination of Non-significance prepared by Seattle Public Utilities.

**ADDRESS: 8512 20TH AVE NE | PROJECT: 3003274 ZONE: ARTERIAL WITHIN 100FT, COMMERCIAL1-65, SALMON WATERSHED, SPECIAL GRADING REQUIREMENT, STEEP SLOPE (>=40%)**

Land Use Application to allow a six-story building containing 4,000 sq. ft. of retail at ground level and 145 residential units above in an environmentally critical area. Parking for 167 vehicles to be provided in a below-grade garage. Project includes 21,900 cu. yds. of grading. Existing 14,500 sq. ft. commercial structure to remain.

**BUILDING PERMITS**

\$100,000; Construct interior alterations to single family residence, per plan, and subject to field inspection (STFI). 831 NE 86th St Seattle

\$213,423; Demolish portion of existing ground level and Construct ground and second level additions and alteration to existing single family residence per plans. 524 NE 92nd St Seattle

\$150,000; Construct ground level and dormer additions and alterations to existing Single Family Residence, per plan. 8311 Roosevelt Way NE Seattle

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**

Dont 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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