



Happy Valentines Day!



Land Use Notices  
 Client Testimonials  
 January Sold Homes  
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 King County Growth Report  
 \$6.7 Million For Affordable Housing  
 Mukilteo Is The Most Affordable Suburb  
 Housing Bubble Themed T-shirts Available

Visit [www.ravennahouse.com](http://www.ravennahouse.com)



February 2007

### Why Steve & Roger Should Be Your Agents



Steve Laevastu



Roger Turner

- 1.) Our objective in each and every transaction is to go above and beyond the call of duty for you. The goal is to satisfy you so much that you tell all your friends and neighbors what a great job we did.
- 2.) We work for a premier company in the business.
- 3.) Our track record in Ravenna. We list and sell more homes in Ravenna than any other agent.
- 4.) Experience. We have over 40 years of combined experience.
- 5.) Top producers. We rank among the top 1% of realtors on a production basis. This means we get results.
- 6.) We are both graduates from the University of Washington. We both have degrees in business administration.
- 7.) Passion for what we do. We love real estate!
- 8.) Nobody will work harder or smarter to market your listing than we will.
- 9.) You have two good experienced agents working for you instead of one.
- 10.) Personal performance written guarantee. If you ever become unsatisfied with our service for any reason we will unconditionally release the listing.

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**Windermere**  
 Windermere Real Estate / Oak Tree, Inc.

### Sold Homes

The list below are homes that SOLD in our Ravenna neighborhood in the month of January. Do you wonder what your home is worth? The decor, features and condition all have a bearing on the price a home will command. We have seen the interiors of most of the homes on this list. If you are considering 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 realistically be expected in today's market.

Address	Bdrm/Bath	Style	Year Built	Sale Price
1310 NE 70th St	2/1	1 Story w/Bsmnt.	1927	\$280,100
5530 25th Ave NE	2/1	1 Story w/Bsmnt.	1926	\$359,476
6704 8th Ave NE	2/1.75	2 Stories w/Bsmnt	1909	\$377,500
837 NE 59th St	3/1	1 Story w/Bsmnt.	1910	\$405,000
1606 NE 75th St	3/1	1 Story w/Bsmnt.	1923	\$435,000
6214 15th Ave NE	3/1	1 1/2 Stry w/Bsmt	1920	\$482,000
6521 25th Ave NE	2/2.5	Townhouse	2005	\$549,500
7550 18th Ave NE	4/1.75	1 1/2 Stry w/Bsmt	1930	\$625,000
7520 Ravenna Ave NE	5/3.5	2 Stories w/Bsmnt	1995	\$835,000

### Ravenna Ekstein Community Center Events

#### Big Ol' Bingo

Friday March 2

7-8:30 p.m.

\$2/person

There's nothing better than Bingo and prizes. So bring the whole family for this fun time favorite. One card per person. Snacks will be provided.

#### The Blarney Bash

Friday, March 16

7-8:30 p.m.

\$3 per person/\$10 family of four or more

Celebrate St. Patrick's Day by kissing our Blarney Stone for good luck. Join us for green tea, Leprechaun stew, Lucky Charms, and horseshoe slings. Don't let your superstitions keep you from coming.

More information at

<http://www.seattle.gov/parks/centers/Ravenna-Eckstein/activity.htm>

Additional Community and Real Estate information for the Ravenna Neighborhood is available online at <http://www.ravennahouse.com>

# SEATTLE EVENTS CALENDAR

## KING COUNTY GROWTH REPORT DOCUMENTS HOUSING DEMAND, RISING PRESSURE ON PRICES

### Northwest Flower & Garden Show

Enjoy five days of gardens, free seminars and hands-on demonstrations, nearly 300 commercial exhibits, and every imaginable plant society and horticultural organization to help you move from the cold, gray days of winter to the high-energy phase of spring. For Northwest gardeners, it's a highly anticipated annual adventure, turning minds and imaginations toward the spring planting season ahead. This is the third largest spring flower show in North America!

**Features:** Fully-designed gardens by some of the Pacific Northwest's best nursery and landscape professionals, Children's Gardens, Container Garden Exhibition, Florist Competition, Funky Junk, Ikebana, Vignettes, Seminar Series and the Northwest's largest orchid show.

**Helpful Information:** Strollers are allowed, but discouraged. A child backpack is preferable. If you bring your stroller and decide not to use it, you may check it for free at the Will Call booth.

02/14/2007 through 02/18/2007

Wednesday-Saturday 9:00am-9:00pm

Sunday 9:00am-6:00pm

Washington State Convention and Trade Center

<http://www.gardenshow.com>

### Seattle Home Show

The 63rd Annual housing extravaganza will have nearly 600 displays of home and garden products plus Idea Street featuring furnished and landscaped model homes; daily "Meet the Experts" seminars; model kitchen and bath vignettes; the newest in building products and materials; landscape displays; plus arts and crafts and home decorating ideas.

Saturday 10:00am-9:00pm, Sunday 10:00am-6:00pm,

Monday 10:00am-8:30pm, Tuesday-Thursday

11:00am-8:30pm, Friday 11:00am-9:00pm

02/17/2007 through 02/25/2007

Presented at: Qwest Field and Exhibition Center

<http://www.seattlehomeshow.com>

### Twenty-Five for \$25

The area's top restaurants come together to offer a month of incredible dining. Both lunch and dinner include three courses (beverage, tax, and gratuity are additional). Advance reservations recommended. Offer is good Sunday through Thursday, March 1-29, 2007.

#### Participating Restaurants:

Downtown/Belltown: Andaluca, Brasa, Campagne, Cascadia, Earth & Ocean, Etta's Seafood, Eva Restaurant, Flying Fish, Fish Club, Oceanaire Seafood Room, Restaurant Zoe, Sazerac, Serafina, Six Seven, Tulio, Wild Ginger

**Queen Anne/Ballard:** Market Street Grill, Ponti Seafood Grill, Ray's Boathouse

**Green Lake/Madison Park:** Nell's Restaurant, Nishino

**Eastside:** Barking Frog, Beach Cafe at the Point, Szamia's, Third Floor Fish Cafe, Yarrow Bay Grill

Offer is good Sunday through Thursday only

03/01/2007 through 03/29/2007

### Seattle Roadster Show

Seattle Roadster Show features hundreds of the best hot rods, customs, muscle cars, motorcycles, street and competition machines found anywhere in the world. This indoor shows offer a great opportunity to reminisce about the past, enjoy the present, and look into the future of hot rodding from both a hobby and industry perspective.

Friday 12:00pm-10:00pm, Saturday 10:00am-

10:00pm, Sunday 10:00am-6:00pm

03/02/2007 through 03/04/2007

Qwest Field and Exhibition Center

For more information available online at

<http://www.hotrodshows.com>

One of the biggest challenges of the growing strength of the region's economy is the continuing demand for housing and the upward pressure on housing prices, according to authors of the 2006 King County Growth Report. Strained housing affordability and traffic congestion seem to be the inevitable consequences of the desirability of King County as a place to live and do business, the researchers suggest.

King County's number of jobs has nearly returned to pre-recession numbers after 70,000 jobs were lost from 2001-2004. That finding is among details in the comprehensive report issued late last year by King County Executive Ron Sims.

The 144-page Annual Growth report (AGR), supplemented by maps, graphs and tables, provides details on demographics and development in King County. It includes information on jobs and housing units for each of the county's 39 cities, plus profiles for 10 potential annexation areas. The report also highlights residential construction and land development activity.

Wages and incomes are rising convincingly after several years of stagnation in which prices rose faster than average income, the report's authors noted. "Unemployment has returned to a low level and most families are better off than during the early part of the decade," the authors stated.

The growth of the economy can be seen on the county's highways, with increasing traffic and higher use of buses and park-&-ride lots, the report notes.

In a news release announcing the new report, King County officials cite a traffic study by The Seattle Times. It found a measurable increase in traffic congestion between 2003 and 2005, with the biggest gain attributed to truck traffic. That component is up more than 60 percent since 1994, reflecting growth in construction, retail sales and business activity.

Residential growth continued "unabated" in 2005, showing no sign of decline with the recession. Growth continued to be concentrated in urban areas of King County.

Builders in Seattle constructed 28 percent of the county's new housing units in 2005, while the remaining cities permitted more than 53 percent of the new units. Less than 4 percent of new construction occurred in rural and resource areas. The remaining 15 percent of new construction took place in urban unincorporated communities, many of which are slated for annexation to cities in the next few years.

House prices never dipped during the recession. The AGR features a map of home sales by price range that depicts locations for sales across the price spectrum.

Researchers found apartment rental rates are beginning to rise again after three years of high vacancies and stable rent prices.

Authors of the latest growth report believe the risk of foreclosure threatens marginal households who stretched to buy a house, and now face rising interest rates. They say almost one third of homeowners and nearly half of renters are considered to be "overpaying" in that they spend more than 30 percent of their income for housing.

County officials say a forthcoming Affordable Housing Benchmark Report will examine the housing challenges for households earning less than 50 percent of median income.

King County's Office of Management and Budget prepared the latest report, which was first published in 1983. Information contained in the AGR is drawn from an array of federal, state and local sources and presented in a standardized form for use by government and private-sector decision makers.

The AGR 2006 is online at <http://www.metrokc.gov/budget/agr/agr06/>.

**HOUSING BUBBLE THEMED T-SHIRTS AVAILABLE TO HELP SUPPORT  
HABITAT FOR HUMANITY & HOME BUILDERS CARE**

The media whipping post at the moment, “the housing bubble,” has been the subject of intense speculation, adulation and consternation. Renaissance Creative, a Jacksonville, Florida-based real estate brand development, marketing and public relations firm has decided it’s all a bit, “overblown.”

“The housing market correction has been an unfortunate reality, but everyone knows the market will eventually return to normal,” said Renaissance Creative President, Tim Hamby.

The award winning firm that provides advertising, marketing and public relations for residential, commercial and resort real estate clients across the country has created a series of housing bubble themed t-shirts to help get this message out, while also allowing industry professionals to express their frustration at the intense and often negative media scrutiny associated with the correction.

Proceeds from t-shirt sales are going to Habitat for Humanity and Home Builders Care.

“Created in fun, the serious undertone is that the media has played some role in undermining consumer confidence in the housing industry,” Hamby said of the tees.

One design, “The Attack of the Housing Bubble,” spoofs the panic initiated by media reports of the demise of the American Dream – homeownership – with a vintage 1950s B-horror movie poster knockoff. Another shirt that would make Bazooka Joe proud, challenges the media hype surrounding the bubble, calling it “Overblown.”

A third design shrugs off the negative effects of the housing bubble and media saturation all together. “The Housing Bubble Did Me Right,” portrays a man and a woman drinking martinis under a shower of dollar signs. The shirt celebrates what the housing industry has meant to the national, state and local economy by providing jobs and income, resulting in taxes and fees that benefit everyone.

Hamby says the t-shirts were originally developed for clients and friends, but that they struck such an industry chord, the company decided to market them for a cause. “Everyone in the industry- Realtors, builders, developers, mortgage people- they really get a kick out of them. They make a great gift and bring some perspective to the current market fundamentals.”

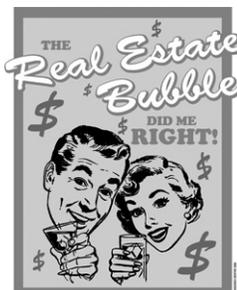
The mission of Habitat for Humanity is to eliminate poverty and substandard housing conditions in by working in cooperation with God’s people in need, without regard to race or religion, to create a better habitat in which to live and work.

Home Builders Care encompasses the philosophy of community outreach activities conducted by builders and home builder associations across the nation. Each year, the home building industry contributes millions of dollars in cash, building materials, supplies, and countless volunteer hours to community charities through local community service projects.

Check out the t-shirts at <http://www.renaissancecreative.com>.



A Couple of the  
T-Shirt Designs  
Available



**SEATTLE EVENTS CALENDAR**

**Sonics Home Games**

- vs. Sacramento Kings Saturday February 10th 7:00pm
- vs. Detroit Pistons Tuesday February 13th 7:00pm
- vs. Phoenix Suns Wednesday February 14th 7:00pm
- vs. Golden State Warriors Saturday February 17th 7:00pm
- vs. Memphis Grizzlies Tuesday February 20th 7:00pm
- vs. Washington Wizards Wednesday February 21st 7:00pm
- vs. Portland Trail Blazers Monday February 26th 7:00pm
- vs. Los Angeles Clippers Thursday March 1st 7:30pm
- vs. Charlotte Bobcats Sunday March 4th 6:00pm
- vs. Detroit Pistons Tuesday March 13th 7:00 PM
- vs. Golden State Warriors Saturday March 17th 7:00 PM
- vs. Washington Wizards Wednesday March 21st 7:00 PM
- vs. Minnesota Timberwolves Friday March 23rd 7:30 PM
- vs. San Antonio Spurs Sunday March 25th 6:00 PM
- vs. Memphis Grizzlies Friday March 30th 7:30 PM

\* All home games will be at the Key Arena

**Trailblazers Home Games**

- vs. Tri-City Americans 5:05pm Sunday February 11th
- vs. Spokane Chiefs 7:35pm Friday February 16th
- vs. Kelowna Rockets 7:05pm Saturday February 17th
- vs. Lethbridge Hurricanes 7:05pm Wed February 21st
- vs. Everett Silvertips 7:05pm Saturday February 24th
- vs. Kelowna Rockets 5:05pm Sunday February 25th

**Get Involved!**

**The Center for Wooden Boats Fundraiser**  
Creating New Wonders,  
Preserving Our Treasures

Saturday, March 3, 2007  
5:00 - 10:00 p.m.

The Mountaineers Club  
300 3rd Avenue W.

The Center for Wooden Boats provides a gathering place where maritime history comes alive through direct experience and our small craft heritage is enjoyed, preserved, and passed along to future generations.

They are gearing up for the 2007 Annual Celebration and Fundraising Auction. It’s going to be bigger and better than ever, with the help of all our generous friends and enthusiastic volunteers. Their goal is to raise more than \$120K to help fund many of their exciting and growing programs, including those that serve at-risk youth. This year’s event is being held at the Mountaineers Club. It’s going to be a night of great food, music and the best auction items in town! For more information, visit <http://www.cwb.org/Auction07.htm>

**Ravenna is 100 Years Old!**

On January 15, 1907, the City of Seattle annexes the Town of Ravenna, located just north of the University District. On this day, the City Council of Seattle approved ordinance 15228 that added 0.62 square miles to Seattle.

Taken from <http://www.historylink.org>

**Computer Help.cc**

www.computerhelp.cc 206.650.0768 Ryan Gaffney ryan@computerhelp.cc

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.

# Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

Here is what our clients have to say.....

September 6th, 2006

Dear Windermere, Prospective Buyers and Sellers;

This year our family was faced with a job-related move. Just a couple of years earlier, we had found the perfect house with the help of Steve Laevastu. Steve had also helped us sell our home at the time. We were very pleased with our first experience and decided to call Steve again.

In both of our experiences with Steve, we were grateful for his excellence in marketing our home, representing us in negotiations and managing the many steps toward closing. Steve was always available, patient and enthusiastic. Moving a family is a stressful experience even if everything goes perfectly. Steve inspired confidence so that we could focus on packing, researching neighborhoods and finding schools.

We would certainly ask Steve to help us again with any real estate in the Seattle area. We would not hesitate to recommend him to family or friends.

Sincerely,

David Pereles.



Mr Roger Turner of Windermere/ Oak Tree Office

I have never written a letter such as this one before but felt the need to express our gratefulness to you for handling the sale of our property on Queen Anne Hill. We have sold quite a lot of properties in our lives but have never met a real estate salesman we felt we could really trust; we even had one forge our signature!!! In this case however, we think that you gave us your all.

It took you five years-- our neighbor was the fly in the ointment. Your persistence and patience prevailed and you made the sale! Your willingness to continue trying in the face of such adversity impressed us as did your kind and gentle manner. Your dedication convinced us that you were truly a fine person with whom to deal.

We have one request and that is to exact a promise from you that you will remain as trustworthy, helpful, low-pressure and agreeable as you have been when working with us. Just remain the person you are now. Don't let those fast talking, high pressure salespeople with whom you undoubtedly come in contact every day influence you. You are just fine as you are.

Most Sincerely,

Dottie & Jim Anderson

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

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## **MUKILTEO IS THE BEST AFFORDABLE SUBURB ACCORDING TO BUSINESS WEEK MAGAZINE**

The Snohomish County town is the only Washington suburb to make the list of top 25 affordable U.S. suburbs in the December 18, 2006 issue of BusinessWeek. The ratings seek to balance affordability, academics, safety and culture with cost, all within an hour's drive of a major U.S. city. The list of affordable suburbs arranges cities alphabetically and can be found at [http://seattlepi.nwsourc.com/local/295246\\_mukilteo08ww.html](http://seattlepi.nwsourc.com/local/295246_mukilteo08ww.html)

## **MAYOR ANNOUNCES \$6.7 MILLION FOR AFFORDABLE HOUSING**

Mayor Greg Nickels today announced city support for four new affordable housing projects. The \$6.7 million will help create affordable homeownership opportunities; a supportive housing development for chronically homeless people in North Seattle; and two mixed-income family housing developments in South Seattle. The family housing will primarily serve those making \$23,000 to \$39,000 a year.

"We need housing that's affordable for every income level," said Mayor Greg Nickels. "Stable housing is absolutely necessary to build strong families and healthy communities." The mayor also announced \$1.4 million from Seattle's share of the King County document recording fees for Samaki Commons.

### **Future Development**

**Samaki Commons** - Inter\*Im Community Development Association. 40 apartments, up to 4-bedrooms, to be located at 3908 S. Kenyon St. Support services provided on-site for refugee and immigrant families. Funds reserved are \$1.75 million + \$1.4 million from document recording fees.

**Sea Mar Family Housing** - Sea Mar Community Health Centers. 25 apartments with up to 4-bedrooms - to be built at 1000 S. Henderson Services including child care available through Sea Mar. Funds reserved are \$1.5 million.

**Lake City Court** - Low Income Housing Institute. 75 apartments to be built at 12730, 12738 and 12746 33rd Ave. NE. North Seattle Helpline food bank and medical/dental clinic on main floor Seattle Mental Health to provide specialized support services with units set aside for veterans. Funds reserved are \$3 million.

Lake City Court in North Seattle will provide supportive services for chronically homeless individuals with some units designated for veterans. The \$16.8 million project to be developed by the Low Income Housing Institute (LIHI) was awarded \$320,000 capital from the Veterans Administration and services funding for 16 units.

Today's event was held at Sea Mar Community Care Center at 1040 South Henderson, overlooking the future site of the Sea Mar Family Housing. The Sea Mar Community Health Centers provide comprehensive health and human services to diverse communities.

The City of Seattle awards multifamily funds twice yearly, supporting 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 Seattle priorities. The affordability of the housing is regulated by the Office of Housing for a minimum of 50 years.