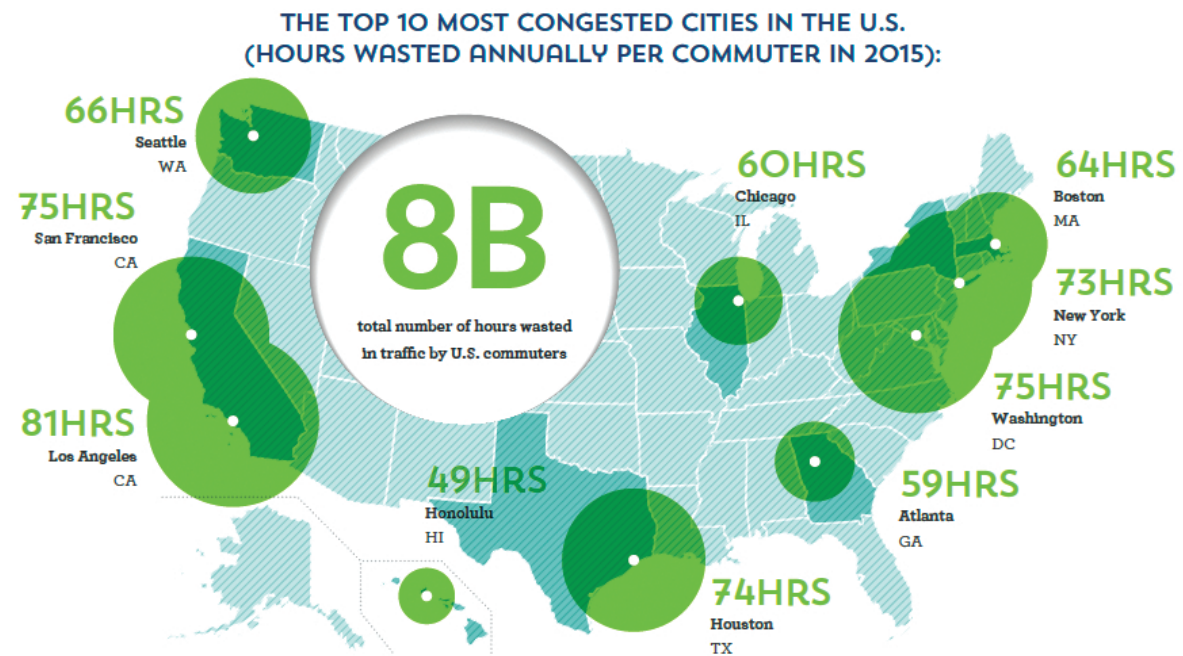
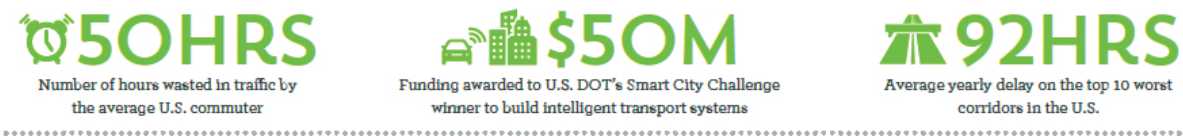


THINK SEATTLE HAS GRIDLOCK?

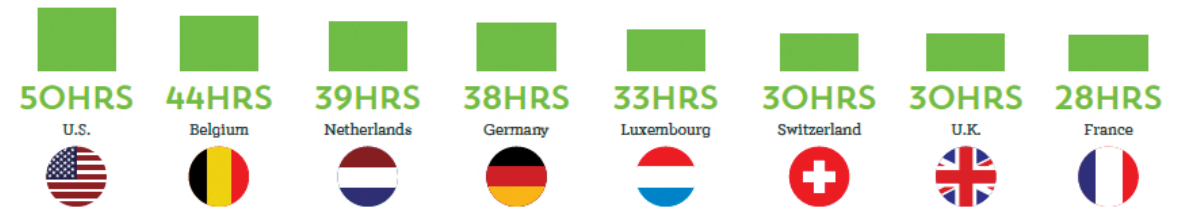


U.S. CONGESTION BY NUMBERS:



WORLDWIDE CONGESTION (HOURS WASTED ANNUALLY PER COMMUTER IN 2015):

Of the countries measured by the INRIX Traffic Scorecard, the U.S. leads the list with the most hours wasted in traffic



WINNER: Steve Laevastu Best in Client Satisfaction
2004 • 2005 • 2006 • 2007 • 2008 • 2009
2010 • 2011 • 2012 • 2013 • 2014 • 2015
As seen in Seattle Magazine 12 years running!



STEVE LAEVASTU'S MARKET UPDATE

MAY 2016

House#	Address	Year Built	List/Sell \$	Beds	Baths	SF	Sold Date
5223	11th Ave NE #A	2002	\$564,600	3	3.5	1,480	04/05/2016
830	NE 66th St #A	2004	\$593,888	3	2.25	1,380	04/15/2016
2107	NE 75th St	1942	\$603,000	3	1.75	1,260	04/06/2016
7338	24th Ave NE	1939	\$625,000	2	1	1,120	03/31/2016
1816	NE 75th St	1929	\$724,950	3	2.25	2,400	04/15/2016
6214	20th Ave NE	1926	\$895,000	4	1.75	2,350	04/19/2016
5038	16th Ave NE	1914	\$1,055,000	3	2.25	2,970	04/14/2016

- Steve Laevastu's Market Update
- Hala Questions and Answers
- Ravenna Land Use Notices
- Top 10 Congested Cities

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You will not receive any 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 Ravenna home sales e-mailed to you. Steve's e-mail address is sold@windermere.com

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SEATTLE MAYOR’S PURSUIT FOR HOUSING SUPPLY (HOUSING AFFORDABILITY AND LIVABILITY AGENDA)

Seattle King County REALTORS® is encouraging the city of Seattle to make substantive progress on housing supply and affordability in pursuit of the mayor’s goal to build 30,000 market rate units and 20,000 income-qualified units during the next 10 years

In the next several weeks, we expect the council to being work on the following action items:

- Framework legislation on the mandatory inclusionary housing requirement. (This mechanism will require an affordable set-aside on new multifamily construction only after a zoning increase has been adopted by the council, resulting in a net increase of market rate units beyond the unit count allowed by current law).
- Formation of a renewal package for the housing levy. We expect the levy proposal to double in size, from \$60 per year for the median assessed value home to \$120 per year. Levy funds would be deployed to build and preserve units affordable to low income earners the market is unable to serve.
- Expansion of urban villages, enabling more intensive development in areas outside of Downtown and South Lake Union.

The Mayor has initiated outreach to neighborhoods to gather feedback on urban village expansion and explore options palatable to the community.

Seattle King County REALTORS® will be encouraging quick action as a remedy for the severe housing supply crisis our region is experiencing. In addition, we will be looking for opportunities to maintain the quality and character of Seattle’s legacy single-family neighborhoods.

Questions and Answers on What is the Housing Affordability and Livability Agenda (HALA)

The Housing Affordability and Livability Agenda (HALA) is a comprehensive and multi-prong approach to create an affordable and livable city. In September of 2014, Mayor Murray and City Council called together leaders in our community to help develop a bold agenda for increasing the affordability and availability of housing in our city by convening a Housing Affordability and Livability Advisory Committee. The twenty-eight member stakeholder Advisory Committee included renters and homeowners, for-profit and non-profit developers and other local housing experts. After months of deliberation, they reached consensus and in July 2015 and published a report with 65 recommendations to consider. Shortly thereafter Mayor Murray published an Action Plan to Address Seattle’s Affordability Crisis signaling an intention for the City to carry forward many of the HALA Committee recommendations.

Why Do We Need a Housing Affordability and Livability Agenda?

- The HALA recommendations respond to a critical need. 40,000 Seattle low-income households spend more than half their income on housing. 2,800 people are sleeping on the streets.
- Rents are beyond the reach of many working families. Fewer homes are for sale today than any time in the last 10 years.
- Even with a new \$15 minimum wage, the average rent for a one bedroom apartment is out of reach for a single-person household minimum wage worker.

What type of recommendations did the HALA committee make?

The HALA recommendations, and the Mayor’s Action Plan reflect many different approaches to making housing less costly to build, and more affordable for residents, while protecting Seattle’s livability. A brief overview of several key actions is below, but please read the report for full descriptions.

- Renew and increase the Seattle Housing Levy
- Maximize surplus and underutilized public property for affordable housing
- Create a new housing preservation property tax exemption
- Implement a Mandatory Housing Affordability (MHA) requirement for new development
- Strengthen tenant protection laws
- Prevent renters from discrimination based on source of income
- Remove barriers to housing for people with criminal histories
- Improve City permitting coordination and reform the design review process
- Modify building and construction codes to encourage economic types of construction

I have heard about future zoning changes, why are they being talked about?

Throughout Seattle’s history we’ve changed zoning to accommodate new plans for neighborhoods, to reflect new investments in transit or to stimulate new development in certain areas. Currently, our city is growing at a rapid rate, but the market is leaving many low- and moderate-income families behind. The zoning changes proposed by HALA are intended to promote an important priority for Seattle: affordability. The zoning changes proposed for multifamily, commercial and mixed use areas will be made at the same time the City implements its new mandatory housing affordability requirement.

What changes might I expect in my neighborhood?

Potential changes in zoning would be limited to areas designated as an Urban Village, Urban Villlage expansion areas(if modified in the Comprehensive Plan process and areas already zoned for commercial or multifamily development.

If you live in a single family house in a single family zoned area outside of an Urban Village no changes to zoning are being proposed. If you live in a single family house within an Urban Village, implementation of MHA will require some zoning changes. These zoning changes are not expected until 2017 after a community engagement process. The character and scale of any potential zoning changes will be discussed as part of the process, and may include zoning for housing types that are complimentary to neighborhoods.

RAVENNA LAND USE NOTICES

Address: 6404 9th Ave NE • **Project:** 3019700

Decision Date: 04/18/2016

Contact: Kususarn Chaijumroonpun - (206)367-1382 x124

Planner: BreAnne McConkie - (206) 684-0363

Land Use Application to allow a 7-story apartment building with 36 small efficiency dwelling units and 45 one bedroom units (total of 81 units) with ground floor retail (1,400 sq. ft.). Parking for 5 vehicles will be located within the structure. Existing buildings to be demolished.

Address: 5253 15th Ave NE

Project: 3019090 • **Decision Date:** 04/14/2016

Contact: Kevin O’Leary - (206)595-7681

Planner: Holly Godard - (206) 684-0532

Land Use Application to allow a 4-story structure containing 28 small efficiency dwelling units. No parking proposed. Existing single family residence to be demolished.

Address: 6717 ROOSEVELT WAY NE

Project: 3022651

Notice Date: 04/14/2016

Contact: Andy Paroline - (206)719-0339

Planner: David Landry - (206) 684-5318

PROJECT DESCRIPTION

The proposal is to allow a seven-story building containing 95 apartments above 2,853 sq. ft. of commercial space located ground level. Parking for 38 vehicles to be located below grade. Existing structures to be demolished.

Address: 836 NE 66TH ST

Project: 3023077

Contact: Tim Carter - (206)693-3133

Planner: Crystal Torres - (206) 684-5887

PROJECT DESCRIPTION

The proposal is for a 6-story structure containing 80 small efficiency dwelling units and 2 live-work units. Existing structures to be demolished.

Address: 5247 University Way NE

Project: 3021406

Contact: Jeff Walls - (206)466-1225

Planner: Magda Hogness - (206) 727-8736

PROJECT DESCRIPTION

The proposal is for a 6 story building containing 60 units above 1,460 sq. ft. of retail space. Parking for 18 vehicles to be provided below grade. Existing structures to be demolished.

Address: 802 NE 66th St

Project: 3020751

Contact: Jay Janette - (206)453-3645

Planner: Katy Haima - (206) 684-4193

Land Use Application to allow three apartment buildings with a total of 231 units in an environmentally critical area. Parking for 139 vehicles will be located below grade. Environmental review includes demolishing 11 residential buildings and accessory structures.

