

EQUITY=

"The state, ideal or quality of being just, impartial or fair ... Situations not covered by Statute or the Common Law."



2329 Fairview East

Seattle, Washington 98102

Phones: 325-1132 or 329-1517

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Newsletter

MARCH-APRIL 1977

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**HOW MAYOR UHLMAN
SEES US**

"I have always considered Seattle's floating home communities to be not only a unique part of the Seattle housing scene, but also an important and valued thread in the City's social fabric. I believe that it is the diversity of people and lifestyles which makes a city vital and exciting. The Lake Union and Portage Bay floating home communities contribute much to the character and vitality which make Seattle such a special place to live. They therefore command our attention and concern."

Letter to Association, March 14, 1977

ORDINANCE FILED-HEARING JUNE 7th



Our proposed "Equity Ordinance" and petitions with 1,087 supporting signatures was presented to City Council President Sam Smith by Richard E. Wagner, Association president. The proposal has been referred to the Planning and Urban Development Committee headed by Paul Kraabel, who has announced that a public hearing will be held in the Community Tuesday, June 7 at St. Patrick's Parish Hall.

-photo by Jonathan Ezekiel

15th Annual Membership Meeting. Tuesday, April 19th

MEMBERS COMMENT; VOTE 276 "YES", 18 "NO"!

(Although a motion to support the proposed Equity Ordinance passed the February 1 membership meeting with only eight dissents, the Executive Committee felt that all members should have an opportunity to express themselves. To conduct this poll ballots were mailed to 472 members, asking: "DO YOU SUPPORT THE ASSOCIATION'S PROPOSED 'EQUITY ORDINANCE?'" The results: 276 "yes," 18 "no." Following are comments sent in with the ballots.)

"—making sure that wherever in the text the Ordinance refers to 'he' it says 'he/she'—including especially the section referring to an 'arbiter.'"

"Discussion with moorage managers before presentation to the City may save inconvenience and misunderstanding later."

"Maybe with the Ordinance and the "Moorage Compact" no moorage will have the atmosphere of a custodial institution."

"I feel it is critical that we have some protection for our homes."

"Absolutely necessary for the life of houseboats."

"Passage of the Ordinance is essential to maintaining floating homes as a living community."

"Without such an Ordinance the stable, owner-occupied houseboat community will inevitably change to a high turnover, low maintenance, rental units."

"Good luck!"

"You are making trouble that will cause hard feelings and higher moorages."

"It is a one-sided deal. Owner."

"Even if there is no chance of the Ordinance passing this year, the effort will have a positive educational effect on the houseboat community and the landlord."

"I support the proposed Ordinance in its entirety. I only fear (despite the severability clause) that it may be asking for too much at once from the City Council."

"Is the floating home moorage owner free, after the 12 month period, to go ahead with his unreasonable fee raises or eviction, or is it re-arbitrated?"

"You had a majority vote at the meeting. What's this about?"

"Spot rent control is not the American way, the Seattle way, or my way."

"Great, I notice that Mark Freeman has already posted his 'opinion' on the matter on his docks."

"Just got my property tax statement for my floating home. Will somebody please tell the Assessor that I don't really own the place. Am only using it from month to month and its value can go to zero at any time."

"When your moorage is only secure for thirty days you are actually renting your home for thirty days at a time. Anybody wonder why we worry?"

"Our relations with our moorage owner, who is also a dear friend and neighbor, couldn't be better. As long as he is around you couldn't ask for a more pleasant and secure place to moor. But what happens if the moorage should change hands and be acquired by Mr. You know who? I get that uncomfortable thought from time to time."

"About time."

"Those moorage owners who assert the right to kick us out on a thirty-day notice must have a reason. Are they just using us for income until they find a better paying use for the property? I have heard that our moorage owner has said just that."

"The Equity Ordinance? By all means, 'Yes'. It has been a long time coming."

"Some folks have short memories. Remember when floating home owners put up the money (in advance moorage payments) to finance dock extensions? Now the owner won't give a lease on the very sites built with interest-free loans from tenants. That's really free enterprise."

"About time."

"An excellent substitute for the long-gone free market."

"Am a comparative newcomer long in love with houseboats. What an illusion. My experience with a firm that now talks about 'good relations' has been such that, if I had only known, you could not have given me a houseboat. Now I'm stuck. We need the Ordinance."

News Notes [continued]

this year rates went up again and some companies opted out. We've never been able to find out why but will continue to try.

YOU CAN HELP CUT DOWN EXPENSES: The annual financial report will be distributed and discussed April 19. As usual, we end up in the black but the margin between expenditures and income is getting too close for comfort. Treasurer Julie North and Administrative Secretary Terry Pettus have made economics to save more than \$400 in administrative costs during 1977. But some expenditures are beyond our control. There are areas of unnecessary costs—such as mailing to members who have sold and are long gone. All can help cut this down by notifying the Association of who is coming and going at your own moorage. Savings here on postage and supplies

LAKE CO-OPERATIVE FUND ORGANIZATIONAL MEETING

The Co-Operative Lake Investment Fund took an historic step forward towards its goal of neighborhood economic stability when members held the first annual meeting February 15, adopted by-laws and elected seven trustees to manage its affairs.

The trustees elected are: Skip Kotkins and Sandra Lill, three years; Jack MacIntyre and Roger Edwards, two years; Dave Kruglinski, Julia Forbes and Terry Pettus, one year. Hereafter all trustees will be elected for three year terms. At the trustee meeting the following officers were elected: Skip Kotkins, president; Sandra Lill, vice president and Jack MacIntyre, secretary-treasurer. The Fund will share office space with the Floating Homes Association at 2329 Fairview E., 98102.

In accordance with state law the Fund by-laws provide that members have only one vote regardless of the number of shares owned. This is to protect the cooperative character of the Fund. Shares are \$500. Purpose of the fund is to organize some of the economic power of the floating community, with security and a fair return to carry out the main objective which is to assist in the formation of "joint ownership" moorages.

Small meetings of interested parties are being arranged at moorages where the Fund can be discussed in detail and questions answered. Those interested in participating in such a meeting should contact the Fund at the above address of Jack MacIntyre 329-0364 or Terry Pettus, 329-1517.

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AS THINGS WERE IN 1962—"Houseboats are homes rather than boats, but they do float, usually on cedar logs or sealed oil barrels. People live in them because they don't have to mow the water. The pleasant bohemian way of life enjoyed by houseboat colonies on Lake Union and Portage Bay is gradually being exterminated by various forms of "progress" such as bridges, apartments, marinas, building codes and city officials. Very few of these unique homes are well designed or even designed, but the nature of their situation forces upon them restrictions that produce a certain picturesque harmony." "Seattle Citiscape," by Victor Steinbreuck, University of Washington Press, 1962.

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DOCK SIGN IS "ORNAMENT"

Residents at 2035-2037 Fairview Avenue East gathered at the end of the dock December 20 for the unveiling of a new dock "ornament"—an eight-foot sign proclaiming "Wandersforde's Dock." The sign was carved by the dock's resident wood sculptor, Elias (Dutch) Schultz.

The sign was a joint project of Ken Kennedy and Dutch. Ken had installed new numbers over the dock when he rebuilt a portion of it and asked Dutch if he would provide a new sign.

Dutch carved the letters in old script of the Late Gothic period. The wood, Alaska yellow cedar, was soaked in wood preservative and later coated with varathane to protect its surface.

Ken and Dutch mounted the sign the day of the dock party at Bob and Mary Catherine Kapp's. There was one unforeseen factor: Most of the actual unveiling of the sign was done prematurely by the wind.

—Mary Elayne Dunphy

LAKE INVESTMENT FUND

(A Cooperative)

PURPOSE

1. To encourage and facilitate the formation of Joint Ownership Floating Home Moorages.
2. To assist and encourage the maintenance and ownership or the transfer of real and personal property affecting the floating home community to persons or entities with interests beneficial to and sympathetic with the floating home environment.
2. To endeavor to provide a reasonable return on investment to stockholders (members) of the Fund.

(USE THIS COUPON TO HELP BUILD ECONOMIC STABILITY FOR OUR FLOATING HOME NEIGHBORHOOD)

Jack MacIntyre, Secretary-Treasurer
Lake Investment Fund (A Cooperative)
2329 Fairview Ave. E.
Seattle, Wash. 98102

I (we) subscribe to the purposes of the Lake Investment Fund and wish to become members. Enclosed is \$ _____ for _____ share(s) at \$500 each. Please send Share Certificates to:

Name _____

Address _____

Zip _____

WE'RE FLOATING ON POTENTIAL HEAT SOURCE

by Delphine Haley

As our search for energy continues, floating home owners might consider that we're sitting on top of a natural energy source—the lake water itself. What's more, through the use of the heat pump, which operates on a principle older (1824) than electrical refrigeration, the lake could heat your home in winter and by reversing the process, cool it in summer.

Phil Mark Davis, Portage Bay floating home owner, has been doing just that since 1959 when he designed and installed his first heat pump. He is now considering the problems and benefits of installing such systems for others. The efficient "water to air" system is not available as a unit commercially. It takes considerable engineering expertise to design and install. This makes it relatively expensive (in relation to other conventional heating units) but once installed it is remarkably efficient. It seems too good to be true but the payoff on electrical energy used is five to one. In other words for every 1000 watts used, 4000 are extracted from the water. In contrast the ratio for a baseboard heater is one to one.

The heat pump system works on the fact that everything contains energy or heat—air, water or earth—until reaching absolute zero. It is, of course, possible to extract this heat as in the case of refrigerators, air conditioners or heat pumps. Refrigerators, for example, take heat (energy) from inside and pump it out via a set of coils. The energy transfer is usually implemented by an electric pressure changing system. This business of pressure and temperature change is known as the "Carnot cycle" which uses compressor, coils, tubing and thermostats, to transfer BTU's (British Thermal Units) from the inside of the refrigerator to the outside.

The heat pump system works in reverse—from the outside (air, water or earth) BTU's are pumped inside. "When warming a house with a heat pump, Davis says, "we're just extracting the energy from the outside air or water and bringing it inside."

Davis, an electronics engineer, is the heat pump pioneer in this area. Dissatisfied with his oil heater (which defied all efforts to make it efficient), he bought his first heat pump in 1959—an air-to-air system. It proved to have its drawbacks. Atmospheric moisture drawn into the Carnot cycle resulted in heavy condensation which collected on the coils plunging the pump's efficiency to zero. He tried many modifications which resulted in some improvement, but he then switched to the water-to-air system because, he says, "the water contains a great deal more energy than air."

Through the air-to-water system, heat is taken from the lake via coils then through more coils over which a fan blows, forcing the warm air into the floating home.

Each heat pump installation presents differing situations of water movement and temperature. "For instance," says Davis, if a heat pump was installed in stagnant water the efficiency of the system will be limited to the point at which the water will lose heat until it freezes." Because of this it would not be feasible for houseboats moored near land in relatively shallow water. Most favorable are those areas where there is constant water circulation.

Finding suitable places for ducting is the biggest installation problem in existing structures, including houseboats. Space is also needed for the cold air return and for storing the pumping system. (Unlike some early air-to-air systems it is noiseless.)

LAKE HEATS THIS HOUSEBOAT



Davis says a closet could be converted into a heating chamber if centrally located. Systems could also be installed in attic space and the warm air blown downward. Also, ducts might be installed on decks.

Since installation of his water-to-air system, Davis has had minimal problems. He is optimistic about their future use, pointing out that the emphasis on alternative sources will mount as energy costs rise and supplies dwindle. "More people will be contributing to this field," he predicts. "The costs are still high because the only real application has been commercial. Production will bring prices down."

What if a substantial number of floating home residents tapped the lake for heat? "If this was done on a massive scale the temperature of the lake would be altered, colder in winter, warmer in summer," says Davis. He predicts that even in such a case the winter reduction would amount to only a little more than one degree fahrenheit.

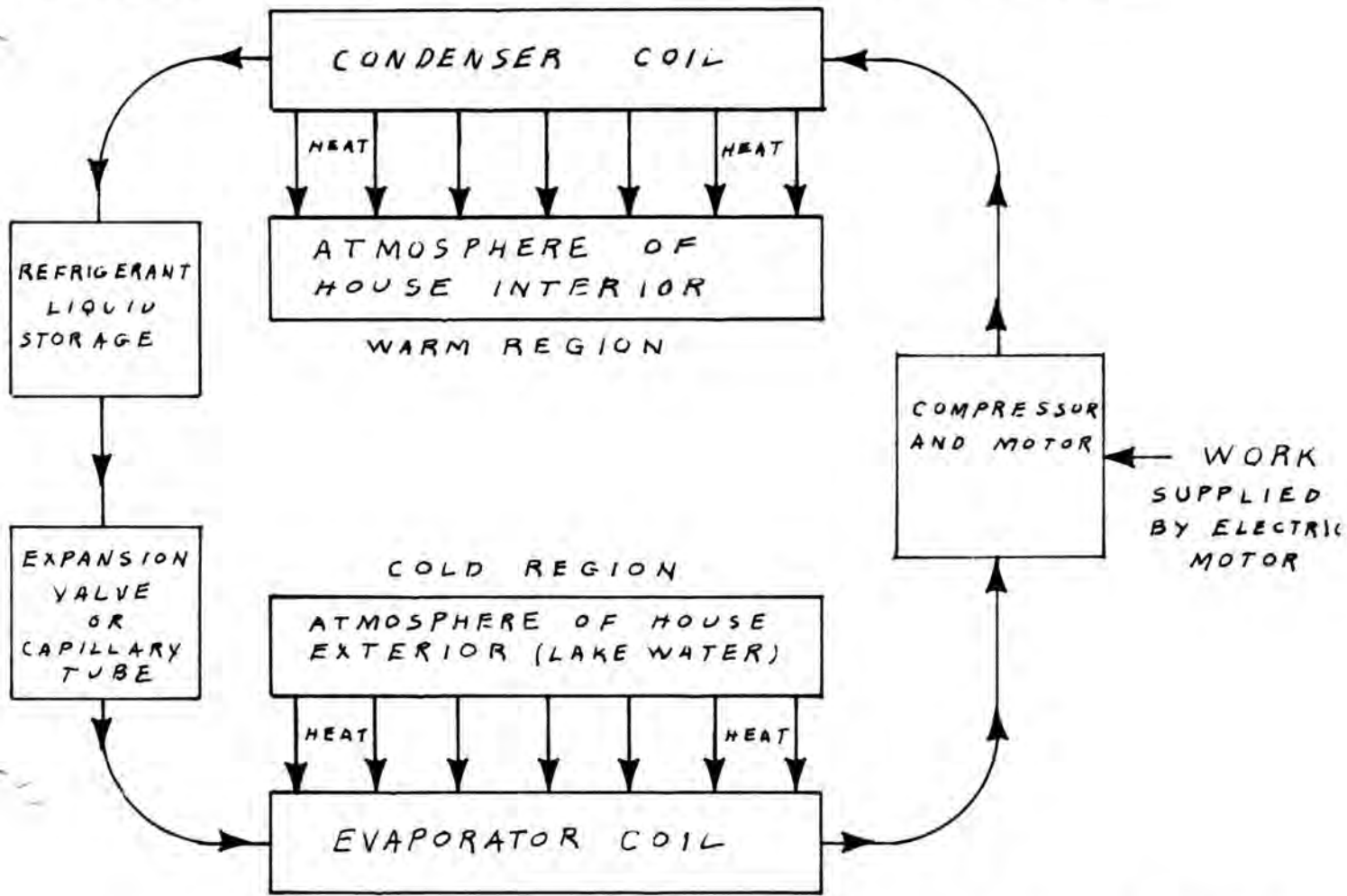
We took this question to Dr. W. J. Edmonston, University of Washington scientist who is credited with saving Lake Washington. He said such a temperature variation is normal in Lake Union and Portage Bay and no adverse effects have been noted. He cautioned, however, that studies of waters elsewhere indicate that a variation of three or four degrees might upset the balance between competing fish species.

Meanwhile, Davis is quite satisfied with his pioneering efforts and has a well heated floating home and shoreside office as rewards. He has agreed to talk to anyone interested in such systems. He can be reached at 329-8686.

NEWS NOTES FROM AROUND THE LAKE

HERE ARE THE NOMINATIONS SO FAR: Nominations will be open from the floor at the April 19 membership meeting. Here are the nominations to date: President, Richard E. Wagner; Vice President, Patrick Scott; Recording Secretary, Lucy Dodd; Trustee (5 year term), Greg Smith; Executive Committee (5 to be elected): Larry Clifton, Robert Nielsen, Barbara Droker, Dixie Johnson and James Rogers. Any member who agrees to serve if elected is eligible.

BLOCK DIAGRAM OF HEAT PUMP SYSTEM



CLOSED LOOP SYSTEM WHICH SHOWS BY ARROWS BOTH REFRIGERANT AND HEAT FLOW.

(APPLICATION OF CARNOT CYCLE)

WARNING: GET THOSE AFFIDAVITS IN NOW: The Assessor's office has notified the Association that a goodly number of floating home owners have not sent in the personal property affidavits we are hit with each year. Required by state law and failure can bring a penalty of as much as 25% of your tax bill. That can be quite a bite. Deadline for filing was March 31. They were mailed in February. Each year there is confusion because of change of ownership and other reasons. Those who have not filed should do so immediately. If you have a reason for being tardy give it and you may be able to get an exemption from the five per cent penalty which can be assessed for late filing by April 30. After that, it could be 25%. If you need a notary, Terry Pettus is available night and day but first call, 329-1517.

ON FINDING THE "ROOTS" OF OUR HOUSEBOATS:

Eileen MacIntyre came up with the idea for a symposium at the April 19 meeting on how one can try to trace the previous owners and age of our floating homes. Howard

Droker will report on his research for "Seattle's Unsinkable Houseboats" to be published this fall. Participants will include Colleen Wagner who found a 1912 photo of their floating home in the picture collection of the Museum of History & Industry. John and Gail Budelman found strong evidence that their home pre-dates 1900. That's a record so far. In remodeling found newspapers of 1898-99 in walls. Have made these papers into an interesting collage which they promise to bring to the meeting. We also hope to have a selection of houseboat photos from the 1940-60 period for display. If you have experiences to relate or tips to give, the floor will be open.

FIRE LOSSES GO DOWN: INSURANCE RATES UP:

In 1976 the Fire Department reports two calls to houseboat moorages. One resulted in no loss, the other damage is reported at \$250. For the past 12 years official records show that houseboat fire losses are negligible. Yet we pay higher rates than home owners ashore and this year rates went up again and

OPPONENTS OF ORDINANCE STATE THEIR CASE

(Following are communications from, or on behalf of, moorage property owners who oppose the Association's proposed Equity Ordinance.)

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To The Floating Homes Association:

There recently have been incorrect press statements that the Floating Homes Association and the houseboat dock owners were actively seeking a measure of rent control.

The true position is that we, the dock owners, would never participate to be singled out for any kind of restrictions in a free enterprise market. We have enjoyed thirty years of responsible management and we look forward to many more.

FREEMAN, GIBSON & JEFFERY

By: Mark Freeman

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To The Floating Homes Association:

I wish to go on notice as being opposed to your "Equity Ordinance."

W. Gordon Jeffery

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To The Floating Homes Association:

There have recently been some misconceptions circulating about the houseboat moorage owners agreement with the floating homes position on the so-called "Equity Ordinance."

It seems that the long range effects of such an ordinance have not been thoroughly considered, not the least of which would be to open up a wide breach between the moorage owners, their tenants and the Association.

For the most part there has been responsible management of moorages, as for the most part, moorage owners have had responsible tenants.

Jean Lunstead

Copy to all tenants.

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To Houseboat Dock Owners: (Copy sent to the Association)

The Floating Homes Association is in the process of filing an Equity Ordinance thru the City Council. This is really rent control.

We do not want our property to be regulated by tenants and strangers.

Now is the time to write to the Floating Homes Association stating your position on this critical issue.

We have also notified our tenants of our position. Enclosed is a copy of our letter that was sent to both groups. Now is the time to act.

Evelyn Farrell

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To The Floating Homes Association:

It was a surprise to me to learn about the proposed "Equity Ordinance" and recent press statements that the Floating Homes Association and dock owners were seeking a rent control proposal. On my dock I have had mutual cooperation with my tenants for over thirty years, and feel this ordinance would certainly lead to separation of it. As a dock owner, the investor, I look forward to many more years of cooperative houseboat management.

Mrs. Arthur Sadow

ORWELL, BOYLE & HATTRUP

To The Floating Homes Association:

Mr. and Mrs. Frank Granat Jr. have retained this office to represent them regarding your proposed "Equity Ordinance."

This proposal would appear to be nothing more than a thinly disguised rent control ordinance. The Granats are opposed to any ordinance or statute that purports to control "rents." Such laws are not only regressive in nature but tend toward the further socialization of our American economy.

Any attempts, successful or otherwise, to control our economy in the nature of rent control for the benefit of an exclusive class will be vigorously resisted by the Grantas on all legal and constitutional grounds.

By: Clinton B. Hattrup

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To The Floating Homes Association:

We cannot support your so-called "Equity Ordinance." It is with regret that we see the Floating Homes Association embark on a course destined to divide floating home owners and floating home moorage owners.

We agree there is reason for concern about moorage rates and evictions, there has been as long as any of us have lived on a houseboat. The solution of joint ownership moorages was developed and promoted by the Executive Committee. Use the American free enterprise system to resolve the problem. This is still your solution.

Your real dispute is with one or two moorage owners. Why declare war on all moorage owners? We would suggest you put your efforts toward acquiring moorage property and give those on Granat's dock first choice. Empty his dock and let him have it. However, please understand that we are not suggesting another Mallard Cove, which came out a goose egg for Floating Home's members and financially benefited only the developer and the construction coordinator.

The way we see it you have put the Floating Homes members in an untenable position. Even bringing up this ordinance for discussion you have destroyed a relationship between the majority of moorage owners and floating home owners that has existed for a good number of years. To bring it to a Council debate is a declaration of war, with the end result of higher moorage rates generally for all. If you would only stop and consider the position you are putting the majority of moorage owners in you will see what I mean.

The moorage owners are going to counter with an organization of their own. Moorage fees will be compared and many below average rates will be increased before an ordinance could take effect to freeze the moorage fees. The exorbitant fees charged by some may well be standard before your ordinance can take effect.

We are sorry we have come to a parting of the ways but you are in error in pursuing this ordinance. We are still greatly interested in the Floating Homes community and its problems, but you have succeeded only in putting us and other property owners on a collision course with the Floating Home owners in which the latter will be the loser.

We suggest you of the Executive Committee reconsider your ordinance. You are putting the Floating Homes Association in a position that may well destroy it. Fight your battle where it should be fought but do so in a positive manner that will help the membership.

Kenneth F. Kennedy & Clara E. Kennedy

AS THE EXECUTIVE COMMITTEE SEES THE ISSUE

EXECUTIVE COMMITTEE POLICY STATEMENT

Although the response to date is disappointing, there is yet time for those who oppose the concept inherent in our proposed "Equity Ordinance," to address themselves to the very real problems which have created an intolerable situation for those who have invested millions of dollars in floating homes. It is these improvements which has made our floating community an attractive asset to the city and an enjoyable way of life for its residents.

The reason for the concern and discontent on the part of these home owners is starkly simple. Every legal floating home moorage site is occupied. *Our community has and will have a 100% occupancy rate.* There is no possibility that there will ever be a continuous supply of vacant sites to create a "free market" for those who are now virtual captives in their present locations. They have no alternative but to accept any month-by-month moorage fee no matter how arbitrary or exorbitant. They face the prospect of the loss of their investment and their homes in event of an arbitrary eviction notice. *A de facto monopoly exists. We cannot wish it away.*

Today Seattle's conventional housing industry is entering into a minor building boom, particularly for multiple unit dwellings. This is due to an extremely low vacancy rate (units vacant for at least six months) of about 5 per cent. Mortgage and construction loan money has become available to meet the needs of the market. Such a "low" vacancy rate on the lake would mean 22 available moorage sites. As we told the City Council, *if such were the case we would not be before it.*

It is just as simple as that.

In the face of this indisputable fact of floating home life, it is not helpful for some to raise a carefully orchestrated cry of "rent control"—or to plead the case of "free enterprise" when a monopoly situation exists—or to contend that even mentioning the present problem will destroy the good relations with moorage owners—or to plead for the protection of "property" and "investments" while denying any measure of protection for the property and investments of floating home owners. (See opposition letters elsewhere in this issue.)

Fortunately, many moorage owners are fair in levying moorage fees and are content with a profitable operation free from the ups and downs of the conventional housing industry. Fortunately most moorage owners do not arbitrarily evict or create a climate of fear by threatening to do so. It is also fortunately true that on many moorages there still is a relationship of mutual respect and a lively awareness of that community of interest which has kept floating homes an interesting part of the Seattle housing scene. Without this cooperation between moorage owner and floating home owner, houseboats would have been long gone.

Against these positive features candor demands that we place these harsh and unpleasant realities.

Item: All floating homes (co-op moorages excepted) are frozen in their present sites. There is no place to go if evicted. They must pay any moorage fee the moorage owner wishes to impose. Such fees, if unpaid, become a legal lien against the floating home. In the absence of a lease these fees can be increased every thirty days. A superior court judge has told us that the home owner has no alternative but to pay.

Item: Can a moorage owner use the threat of eviction as the "gun" to force payment of any arbitrarily set fee? A superior court judge said "yes" and admonished us to go to the legislative branch of government to get relief.

Item: Even where the most cordial relationships exist between moorage owner and floating home owner, there is always understandable concern. *What if the property changes hands?* These good relations vanish—they are not incorporated in the Bill of Sale.

Item: These threats to the continued existence of our owner-occupied community are real, not imaginary. Two moorage owners have boosted monthly fees to the \$200.00 a month mark and contend that as "business men" they are entitled to all they can get. One even contends that present moorage fees "discriminate" against the rich who would be willing to pay substantially more. As this is written one floating home is under written notice of eviction and two others have received verbal notices that they will be required to move this spring.

To bring a measure of equity into this woefully imbalanced situation we are proposing that government intervention be limited to providing a method of arbitration. This would insure that eviction (a form of death sentence for a floating home) be only for defined "just cause" and that moorage fees, if a complaint is filed, must meet a liberal definition of a "fair return." As the impartial arbiter would have the authority to assess the not inconsiderable costs of the procedure, this would be a deterrent to those who would abuse the system by spiteful and frivolous complaints.

No doubt some will resist any limitation of their present arbitrary power to destroy or even confiscate the property of others. *The burden of explaining why they should have a power, which is denied to government, rests with them.* (See the Constitutions of the United States and of the State of Washington.)

However, we still believe the fair minded and the well disposed will examine our proposal in the light of the conditions it seeks to mitigate. If they have other solutions, now is the time to bring them forward. *But we must insist—a solution must be found.*

We hold that the economic stability of our unique floating neighborhood is in the interests of both the property owner and the floating home owner. We believe that it is also in the interests of the broader community to keep healthy and secure an historic way of life which lends color and diversity to an urban center which can still boast of being an agreeable and even pleasant place to live.

could be substantial. Members of the Executive Committee and Dock Newsletter distributors have been enlisted but all of you can lend a hand. For some years our membership stood rather steady at some 75% of all owner-occupied homes. This is unusual for a community organization. Since 1975 we have

started to climb ahead. In 1975-76 we took in 157 new members with \$4 move-aways for a net gain of 73. So far this year we have had 29 new members with only two certain drops. Organizational Director Jack MacIntyre won't be happy with less than 100%, and we are on our way.

1962

"WE SURVIVED" Theme of Anniversary Meeting

1977

7:45 p.m. Tuesday, April 19 St. Patrick's Parish Hall (E. Broadway & Roanoke)

"Tracing the History of Our Houseboats"

HOWARD DROKER

Author: "Seattle's Unsinkable Houseboats"

Members will tell how old Photographs, Newspapers, City Directories and names of former owners have used as dating "tools."

A FREE-FOR-ALL OPEN FORUM ON THE ISSUES RAISED BY THE PROPOSED "EQUITY ORDINANCE"

THE CO-OP LAKE IMPROVEMENT FUND AND ECONOMIC SECURITY FOR OUR FLOATING NEIGHBORHOOD

HOW YOUR DUES DOLLARS ARE SPENT AND THE FINANCIAL NEEDS OF THE FUTURE

YOU SHOULD PARTICIPATE IN THE SELECTION OF OFFICERS FOR THE COMING YEAR

STATE HOUSEBOAT HASSLE

by Terry Pettus

The much publicized flap over a fleet of houseboats floating on state lake bed beyond the Seattle Construction Limit line on Portage Bay and the north end of Westlake Ave., has subsided into what appears will be a mutually acceptable solution between the State Department of Natural Resources, the City of Seattle and the Floating Homes Association.

The situation surfaced in February with the announcement from Olympia that "35 houseboats" would have to be immediately removed regardless of the fact that this would mean destruction of the homes as there is no place to go. This launched a series of conferences with all parties including the U.S. Corps of Engineers.

Nothing about Lake Union is simple and the circumstances which led to this uproar is no exception. There are no legally established inner and outer harbor lines in Portage Bay and the northern portion of Westlake. So in 1964 the city council created the Construction Limit Line to prohibit the issuance of permits for new construction beyond that point. Since then

the city has not issued nor the Corps of Army Engineers approved any such new construction.

But the line placed some houseboats (the figure is 25) and commercial installations out of bounds. All preceed the adoption of the line and at least one dates back to 1921. All the floating homes are at city approved floating home moorages, are connected to sewers and pay the property owners monthly fees. All assumed that they were "legal" in every way.

Early on in negotiations the state withdrew its demand for instant removal as a matter of "equity" and proposed to allow them to remain for fifteen years if the moorage owners agreed to negotiate leases for the amount of lake bed occupied. The time limit is unacceptable to the City and the Association. At the request of Director Paul E. S. Schell of the Department of Community Development have asked the City Council to adopt a policy resolution "grandfathering" all penetrations in existence at the time the line was established.

This would place the moorages in a "legal" but non-conforming status. As a lease for the use of the lake bed is necessary in either case these are being negotiated. A full report on the situation will be given at the April 19 membership meeting.

Just in case you aren't . . .

2329 FAIRVIEW EAST—SEATTLE 98102
325-1132 or 329-1517 (after 11 a.m.)

MEMBERSHIP APPLICATION**DUES \$12 PER YEAR**

Covers all the adults (18 years or over) in the household. If more than one membership card is needed, list names below.

Dues payments cover the 12 months following the time of joining.

Make checks payable to FLOATING HOMES ASSOCIATION, INC.

NAME ADDRESS ZIP

NAME ADDRESS ZIP

ENCLOSED IS \$12

BILL ME