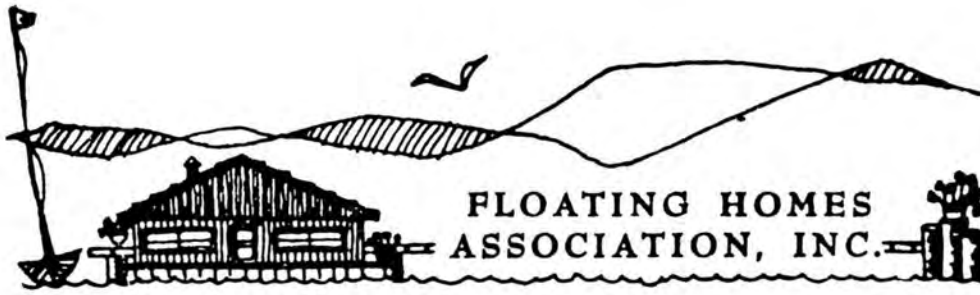


A Review: "Seattle's Unsinkable Houseboats" Pg. 2



2329 Fairview East

Seattle, Washington 98102

Phones: 325-1132 or 329-1517

NUMBER 72

Newsletter

JULY-AUGUST 1977

"EQUITY" HEARING FULL HOUSE



Association President Richard Wagner outlines the need for the proposed "Equity Ordinance" to the City Council's Planning & Urban Development Committee June 7th. The public hearing, in St. Patrick's Parish Hall, drew a standing room only crowd. For more on the hearing and the proposed legislation see pages 4, 5, 6.

'Unsinkable Houseboats' Lively Survival Story

By Helen Mitchell

Seattle's Unsinkable Houseboats; Howard Droker, Watermark Press.

This one should find a place in the library of every past and present houseboater. And of everyone who's had a part in the Battle against destruction in the name of progress, everyone intrigued by Seattle's checkered past, everyone who loves Lake Union.

Houseboats have been a part of Seattle's scene from the earliest days: discussed, upheld, vilified in print and drawing rooms. At least once a decade an obituary has been written. Yet houseboats have survived and are now a civic asset, as much a part of Seattle's way of life as the cable cars are of San Francisco.

Howard Droker's research is professional. He spent a year uncovering bits and pieces of houseboat history from a multitude of sources, some long neglected, and fleshed out his canvas with marvelous stories from Lake Union veterans and a few survivors of the vanished floating home colonies on Lake Washington and the Duwamish River. With his own particular brand of understated humor he gives us tales of ribaldry and sadness against a backdrop of dramatic Seattle history, in spinning the saga of those who won't stay away from the water.

The book includes 29 photographs, some historically rare, some contemporary by the author. Ten drawings, including the cover, are by Victor Steinbrueck from his 1962 *Seattle Cityscape*, long out of print and a collector's item. Steinbrueck and the University of Washington Press are to be commended for making them available to another generation.

Droker succeeds in articulating what so many of us feel about houseboat life and the attachment we have for our homes, which rock gently on our beautiful and much abused lake. Once again the water is swimmable and full of fish. The play of lights on shimmering water delights the eye and rests the soul. The ducks and geese are determined beggars of bread. And always there is something to watch: pleasure boats and working craft; big white NOAH vessels coming from and going to distant seas; luxurious power yachts, float planes, sailboats, tugs, kayaks, canoes, row boats, racing shells and some far out floating creations which defy classification.

Why, but, and how, is it all still here?

Once they even proposed to fill in Lake Union.

The why and how of Lake Union's survival is the almost incredible story this book has to tell. For it's not only about the diverse floating community and the "unsinkable" houseboats,

ADMINISTRATIVE SECRETARY WILL BE AWAY FROM JULY 15 TO SEPT. 9. TO CONTACT THE ASSOCIATION BY PHONE CALL ONE OF THE NUMBERS BELOW.

Newsletter is the publication of the FLOATING HOMES ASSOCIATION. Office: 2329 Fairview Ave. E., Seattle 98102. Phones: 325-1132 or 329-1517. Officers and Executive Committee: President, Richard E. Wagner (282-0985); Vice President, Patrick Scott (323-4482); Recording Secretary, Lucy Dodd (325-7908); Treasurer, Julie North (324-5043); Administrative Secretary, Terry Pettus (329-1517); Organizational Director, Jack MacIntyre (329-0364). Susan Drum (325-4471); Eileen MacIntyre (329-0364); John Southern (325-5043); Greg Smith (325-4576); Todd Warmington (325-5043); Larry Clifton (323-5470); Barbara Droker (325-1402); Robert Nielson (634-2286); Dixie Pintler (284-6914); James S. Rogers (282-5243).



HOWARD DROKER

but also about those who love the lake and did much to save it from destruction, all the way down the line. It's the story of a movement which started on the lake but spread throughout the city and into City Hall.

After many years in the east, carrying a spear it seems always, in campaigns against the freebooters bent on destruction of waterways, mountains, villages and islands, I recognize from Howard Droker's book that my previous life was just training. We won clean water back for the old majestic Hudson; took a half-victory for Storm King Mountain, and suffered disastrous defeat in the battle for Nantucket. Three charming old Dutch villages still grace the Hudson's banks, saved from being concreted over by a thruway spur.

An army of us worked on those things and now we have an army of friends and neighbors in the Floating Homes Association, which wisely knew that "survival" merely means preparation to meet new threats and ugly possibilities. We are a community dedicated to keep the lake a place of beauty and a provider of water-related work.

You'll want to share this book, of course, with shoreside friends, those who are obviously envious of your good fortune and those who ask with a note of faint disapproval, "So, you really live on a houseboat!"

Seattle's Unsinkable Houseboats is both a manual and an inspiration for the days ahead. It alerts us to stay in shape for any eventuality and to remember that we cannot save our floating homes unless we also save our lake, and indeed the city of which it is such a fascinating part.

(Helen Mitchell is a writer now thankfully returned to her Fairview Ave. houseboat after a three-month cargo ship voyage to India, Indonesia, Malaysia and Singapore.)

REQUIEM FOR GAS TAX CORNUCOPIA: "In the past, many legislators and city and county officials have thought of the state highway gas tax as a cornucopia, a never ending horn of plenty that could build more and more roads each year. These years are almost over." **Virginia Gunby**, State Highway Commissioner.

Discount Book Offer Available at Moorages

Moorage representatives are giving every houseboat resident an opportunity to take advantage of the special pre-publication discount offer for Howard Droker's *Seattle's Unsinkable Houseboats*, to be published by Watermark Press, Oct. 1st at \$5.00. Books ordered now will be delivered in September.

Descriptive leaflets (see page 8) are being distributed and orders taken at the money-saving prices which must expire August 31st. The discounts, offered through the Association include sales tax and handling.

One to four copies, \$4.50 each. A savings of \$0.76 per book. Five to nine copies, \$4.25 each. A savings of \$1.01 per book. Ten or more copies, \$4.00 each. A savings of \$1.26 per book. Through a wholesale arrangement with the publishers the Association can offer these discounts and still have a profit margin which will go to the "Emergency & Legal Fund." The Executive Committee says that the promotion of this definitive houseboat history will be the major fund raising activity this year. The Virginia V will be undergoing restoration and will not be available for the traditional Holiday Cruise.

Here are the moorages where you can order your books:

WESTLAKE N. 2420, Barbara & Elmer Nelson; 2460, Beverly Anderson; 2464, Marie Johnston; Kathy Monsen; 2770, Ann Helmholz and Richard Wagner; 2812, Dixie Pintler.

FAIRVIEW E. 2017, William Burke; 2019, Marty Klapper; 2025, Jann Woods; 2031, Burt and Helen Nelson; 2035-37, Gertrude Eva; 2201, James Dawson; 2207, Carol Brennan and John Southern; 2219, Frank Parrett and Susan Drum; 2235, Mr. and Mrs. R.A. Batchelder; 2239, Dorothy Nelson; 2321, William Johnson; 2331, Lisa Corker; 2339, Julie North and Todd Warmington; 2727, Ed Josberger; 2731, Mr. and Mrs. William Lambertson; 3125, Beth Means; 2600, William Hainer.

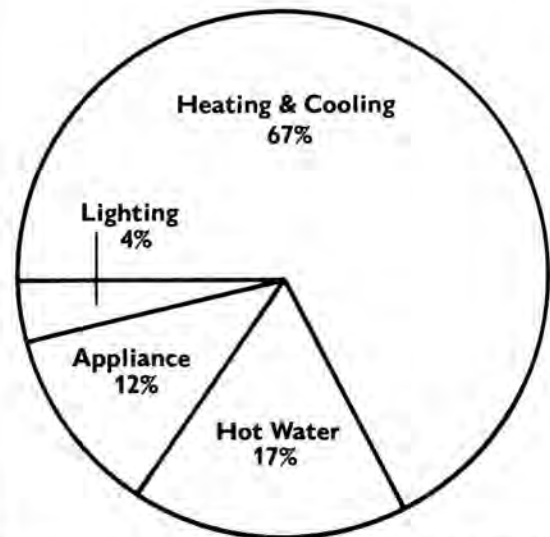
PORTAGE BAY PL. E.: 3128, George Simmons; 3136, Gladys Mattson; 3104, August Piper; 3226, Anthony Johnson; 3130, Sally Kerr; 3254, Edward Courtney. **E. SHELBY:** 1212, Dorothy Rousseau; 1213, Robert Sale; **FUHRMAN E.:** 2910, Rosemary Ruff; 2918, John and Louise Davidson; 3012, John Pursell; 3002, Charles Sauvage. **BOYER E.:** 2818, Larry Clifton; 2822, Tom Valentine and Delphine Haley. **E. HAMLIN:** 1214, Gary Oman. **Boat St. N.E.:** 1409, Tom Susor.

Houseboats Inspiring Big Crop of Fascinating Books

There is only one way to describe it, we have the good fortune to be on the receiving end of a bumper crop of books dealing, in various ways, with the multiple joys of houseboats and their environment. Now available is the fascinating creation of *Ben Dennis and Betsy Case: Houseboat: Reflections of North America's Floating Homes, History, Architecture and Lifestyles*. The color photos are outstanding. Issued by Smuggler's Cove Publishing, 107 W. John St., Seattle, 98119. (Harbound, \$14.95; Paper, \$9.95)

As we know Howard Droker's *Seattle's Unsinkable Houseboats* will be in the stores in October. On the fire is *Fred Anders'* still untitled remarkable picture book (in color) of West Coast houseboats. Has introductions presenting two points of view: Howard Droker on history and James Jessup on architecture.

IF YOU DON'T INSULATE YOUR FLOATING HOME You'll Be Sorry This Winter



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- At these prices: Ceilings, 15-16 cents/square foot for 4 inches insulation; 23-25 cents for 6 inches; Walls 35 cents.
- Thermal Plus insulation will not compact, fire proof and light weight.

For Your Free Estimate Call

TOM SEPANEN

Evenings, 722-2578

WAGNER "Has Been A Long Road"

Unity of purpose between owners of floating home property and moorage property resulted in the City's first recycled neighborhood, but this very success has led to a serious imbalance which cries out for correction, Association President Richard Wagner told the City Council's Planning and Urban Development Committee at the June 7th public hearing. Highlights of his presentation follow:

"The road that has led us to this hearing has been a long one. Fifteen years ago houseboats were regarded as a miserably poor economic use of shoreland property. Fifteen years ago even their friends regarded houseboats as a quaint relic of earlier days which would inevitably fade away in the path of progress. Fifteen years ago moorage owners had good reason to regard them as a source of very limited income to be continued only until something more profitable came along...and that something could be almost anything, preferably a high rise over the water, office building or apartment house.

"City planners regarded houseboats as a nuisance to be tolerated only until such time as they could be replaced with a much more desirable and profitable use. The cold statistics would seem to bear out that dire prediction. In 1960 there were some 670 houseboats on Lake Union and Portage Bay. Two years later this had dwindled to 615. A census in 1963 counted only 540. Today there are only 444 legal moorage sites in the entire area. We avoided extinction. We transformed our floating community from a virtual slum to a civic asset, but in doing so we find ourselves in a situation where **every one of the legal moorage sites is occupied.**

WHIM CAN WIPE OUT A SUBSTANTIAL INVESTMENT

"For the first time every floating home is irrevocably frozen in its present site. Under the present situation the only destination of a floating home forced to move is the wrecking yard. Today the owner of a floating home on privately owned real estate is confronted with one uncomfortable fact — that its continued existence is dependent on conditions over which the home-owner has no control. A whim of others can wipe out a substantial investment.

"In the bleak year of 1962, when a government installation on Lake Union wiped out 75 floating homes, we took our plight and our program for improvement to the City Council. It responded with a policy statement saying in part that it *'definitely approves of houseboats. It recognizes that houseboats have been a part of Seattle throughout the growth of the City. It hopes that they will remain a part of its interesting and unique environment.'*

"This official concern created an environment in which it was possible for us to literally lift ourselves up by our own economic bootstraps. The attractiveness of a floating home moorage is dependent upon the investments of the individual home owners. It was these millions of dollars invested in floating home property that made it possible for us to become Seattle's first recycled neighborhood. Today much of that substantial investment is in jeopardy.

AN UNUSUAL RELATIONSHIP BETWEEN PROPERTY OWNERS...

"The reason for this situation is the unusual relationship between two groups of property owners — the owners of real estate and the owners of floating homes. While a free market in moorage sites existed and a floating home had somewhere to go when it lost its moorage, the rights of both were protected.

"It is somewhat ironic that the free market in moorage sites completely disappeared when the City Council sought to throw a mantle of protection around the existing floating home community with the enactment of the Shoreline Master Program. In

it the Council made a significant distinction between our present community and any future use of the water surface for floating home purposes. Existing floating homes are classified as "water dependent" and confined us to our present boundaries. This favorable classification does not extend to property owners who may wish to establish a new floating home moorage.

"The Council sought to protect the old and historic floating home community. In doing so it gave moorage property owners valuable economic advantages denied to other shoreline property owners. Under these regulations moorage owners are guaranteed 100% occupancy; protected from competition arising out of free market and protected from monetary loss through failure to pay moorage fees as these fees are a lien against the floating home.

"On a personal note I have difficulty in understanding what some of my fellow moorage operators mean when they assert a devotion to "free enterprise" in complaining our proposal threatens their "property rights." The operation of a floating home moorage is unlike any other business on the lake. I am reminded of this in my joint operation of a floating home moorage and a pleasure boat business. In the boat business I compete in the market place under a system of competitive free enterprise. As the operator of a floating home moorage I have no competition and operate under tight monopoly conditions. Some of my colleagues seem not to understand this difference. Floating home owners do. We believe the Council does.

MOORAGE OWNERS WILL CONTINUE TO ENJOY BENEFITS...

"We do not propose that these financial benefits be taken away from moorage owners. We ask only that the scales, now weighted heavily in favor of one group, be adjusted to achieve a degree of equity and fairness. We ask only that moorage owners be denied the arbitrary power to evict a floating home. Eviction is a death sentence to that home. We ask only that some restraint be put on the power to levy moorage fees in such amounts without compensation. **Even governments do not have such power.**

"We seek the intervention of government only to the extent of setting up a procedure, outside the structure of government, for the orderly and impartial settlement of disputes through arbitration. A superior court judge refused to hear our case on its merits. To our plea for equity we were told we were in the wrong place.

"We were told to go to the legislative arm of government.

"That is why we are here tonight. It seems we have no other place to go."

BULLETIN

A three-hour item by item examination of the Floating Homes Association's "Equity Ordinance" featured the informal discussion hearing by the City Council's Planning & Urban Development Committee July 6th, only a few hours before this Newsletter went to press.

While there was an occasional repetition of the testimony at the June 7th public hearing, the fact-finding session dealt mainly with questions from Committee members, Chairman Paul Kraabel, Tim Hill, Phyllis Lamphere and George Benson.

Matters of concern included the imposition of arbitration to settle disputes arising out of the unique relationships between the owners of the two types of property—definition of "fair net operating income"—what constitutes a "just cause" for eviction and the right of a property owner to change use from floating homes to something else.

The Corporation Counsel (City Attorney) filed a last minute opinion stating the City has the power of regulation including the imposition of rent controls but on the question of imposing compulsory arbitration seemed to waiver between yes and no. The Department of Community Development said something must be done to protect the floating home community and again suggested licensing as a remedy.

CORKER Council Has The Power

The proposed "Equity Ordinance" seeks to mitigate the effects of the recently created monopoly in floating home moorage sites — is within the scope of the legal powers of the City Council and does not create an elaborate governmental regulatory structure.

These were the three main points made by Association Attorney Bruce Corker appearing before the Council's Planning and Urban Development Committee at the public hearing June 7th. A legal memorandum in support of the city's authority to legislate in this field was filed as a part of the record. Following are highlights of the attorney's presentation:

FREE MARKET IN MOORAGE SITES HAS DISAPPEARED...

"A free market for floating home moorage sites — that is a market which responds to forces of supply and demand — no longer exists in Seattle. At the present time there is not a single vacant floating home moorage site in Seattle. And no matter how great the demand, there will be no significant expansion.

"The reason is attributable to recently enacted federal, state and city regulations affecting the city's shorelines. Among these are the State Environmental Protection Act, the State Shorelines Management Act. Any new over-water use requires approval from the Army Corps of Engineers. **The Department of the Interior, which is involved in the process, has taken the position that new floating home moorage sites should not be approved.**

"Most significant has been the adoption of the Shoreline Master Program. **Clearly established is the policy determination of the City Council to preserve and protect Seattle's existing floating home community, but to discourage (if not forbid) expansion of new floating home moorages.** the following language from the "Goals and Policies" most clearly states this decision:

"It should be noted that floating homes are single-family residences and as such are designated as a non-water dependent use. However, because of their historic role and legal recognition by the City, floating home moorages are designated as a water dependent

use. Such designation does not imply support for increase of floating home moorages nor any increase in the use of the shoreline and water area allowed for floating home moorages; therefore any such increase or change shall be given careful review in light of the requirements set forth in this policy."

ASSOCIATION SUPPORTS ENVIRONMENTAL LEGISLATION

"The Floating Homes Association fully supports these items of environmental legislation. The Association supports environmental planning and has supported the City's commitment to diversified use of its shorelands. **However, the Association now asks the City Council to recognize that the practical effect of these governmental regulations has eliminated free market conditions and has created a serious economic imbalance between two groups of property owners — the moorage owners and the houseboat owners.**

"With no vacant moorage sites a moorage owner enjoys a position of virtual monopoly vis-a-vis each individual floating home owner. A floating home owner must accept the terms set by the moorage owner (whatever they are) or lose the entire value of his floating home. There is no place else to go — and a floating home is without value without a legal moorage site.

"Although there is no doubt that the Council did not intend this result, the Council's enactments have been significantly responsible for the present situation. The Association believes the Council, consistent with its long-standing commitment to preserve Seattle's floating home neighborhood, now bears responsibility to consider, and to enact, legislation correcting this imbalance.

COUNCIL HAS THE LEGAL AUTHORITY TO ACT

"It is clear that the Council has full authority to enact the Equity Ordinance pursuant to the police powers invested in the City by Article II, Section II of the State Constitution. Reasonable regulation of economic ventures such as the rental of

(Continued on Page 7)



Members of the City Council's Planning & Urban Development Committee are seen at the June 7th hearing. From left: Tim Hill, George Benson, Chairman Paul Kraabel, John Miller (sitting in for Phyllis Lamphere, who was out of town) and Warren McGee, legislative assistant.

Houseboats In Danger City Departments Say

Seattle is confronted with the need to "protect and preserve a small, unique and highly valued community," the City Council Planning and Urban Development Committee, was told in a written report from two City Departments filed at the public hearing on the "Equity Ordinance" June 7th.

Signed by James Hornell, Director of the Department of Community Development and Barbara Dingfield, Director of the Office of Policy Planning, the report said that **"to protect the property rights of floating home owners, it is essential that some form of outside regulation be provided."** However, the report questioned the Association's "arbitration" proposal because it "would create a new and untried bureaucratic structure..."

Instead the Departments proposed the conventional licensing system for all moorages with the City using its powers to grant, deny or revoke the right to engage in the floating home moorage business. While it did not go into specifics, the proposal would require five year, renewable leases with the City mediating differences, including moorage fees. The report agreed with the Association that the "free market" in moorage sites no longer exists, saying that "In order for there to be powerful bargaining positions on both sides, however, both sides must have reasonable and acceptable alternatives... **We have found that the only alternative now available for floating home owners in their negotiations with moorage owners, is the option to abandon their floating homes...**"

After a study of the proposal, the Executive Committee responded on June 24th in a communication to the Committee. "It seems evident," it said, "that the recommendation to license floating home moorages would result in the very thing the Departments wish to avoid i.e. "the unwarranted incursions of government into sectors of Seattle's social and economic life. Licensing will mean government intervention into every aspect of the economic affairs of the community. It will be called upon to mediate the terms and conditions of hundreds of leases. It will be called upon the mediate moorage fees. It would open the flood gates to matters now routinely dealt with by the parties involved. In brief, it would create a bureaucratic nightmare — the very situation the Departments warn against.

"Licensing, by its very nature, would indeed expand an

HEARING WITNESSES

Eighteen witnesses, sixteen in support and two opposed to the "Equity Ordinance," testified at the public hearing conducted by the City Council's Planning and Urban Development Committee in St. Patrick's Parish Hall, June 7th. However, the opposition witnesses represented operators of 121 of the City's 444 legal floating home moorage sites.

Attorney William A. Wilson, representing Freeman-Gibson-Jeffery and Jean Lunstead, confined his remarks to questioning the constitutionality of the proposal on the grounds that it would deprive his clients of their "property rights." Frank Granat, operator of two Fairview Ave. moorages with 20 sites, challenged the proposal as not being "equitable." he said that any equity proposal should cover all uses permitted under the Seattle Shoreline Master program.

Caryl Keasler, a Granat tenant, said that she and her husband feel that the monthly fees they pay constitutes "extortion" as they have no alternative but to pay or lose their home. (Tenants at this moorage now pay \$175.00 monthly for an inside location. This is \$78.00 more a month than is paid at a neighboring moorage.)

Besides President Richard Wagner, Attorney Bruce Corker and Administrative Secretary Terry Pettus, other witnesses in favor were: Attorney James S. Rogers, William Hainer, President of the Eastlake Community Council, Robert Weppner, Patrick Scott, Ethel Scribner, Ellen Hansen, Dave Kruglinski, Robert Kapp, Anthony Johnston, Wayne D. Gilham, Robert Sherensky and Kathy Durkan.

existing department or create a new bureaucratic structure, which would be extremely costly, difficult to administer and through necessary fees, put an additional burden on the floating home owner through increased moorage rates. On the other hand, arbitration, by its very nature, would encourage the parties to negotiate their economic affairs as the vast majority do now. The fact that the entire cost of arbitration will be borne by the party or parties is a built-in deterrent to the bringing of trivial or malicious complaints. Under licensing a municipal department would not enjoy such a built-in shield."

The Committee has both proposals under consideration. Chairman Kraabel said that a "discussion hearing" will be held in July. The Committee will make its recommendation to the entire Council.

Just in case you aren't . . .



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

Weppner Eviction Case Creating Legal Tangle

The first known effort to use court procedure to evict a floating home created a legal tangle at the preliminary hearing June 28 which may well take the superior or an appellate court to resolve.

The case involves James Jessup, owner, who is seeking to evict Robert Weppner from the moorage at 3125 Fairview Ave. E. For months Weppner, Jessup and the Floating Homes Association have vainly sought to find another moorage for the floating home to save it from destruction. Weppner cannot move without a city permit except to find a place to junk his home which is appraised at \$15,000.00. This would mean financial disaster as Weppner had planned to enter law school this fall.

At the hearing Judge Niles refused to grant Jessup a writ of restitution. Judge Niles said he does not believe the case comes under either the Landlord-Tenant or the Unlawful Detainer statutes. He said it may well involve a case in Admiralty.

Following the hearing Jessup offered Weppner four months moorage starting July 1st if he would vacate on that date. As the Newsletter goes to press no settlement has been agreed upon nor a trial date set.

###

MORE ON CORKER: From page 5.

floating home moorage sites clearly passes muster with respect to the principles of both state and federal constitutional law.

"The Ordinance has two substantive provisions:

"FIRST: it provides that evictions of floating homes shall be permissible only if there is just cause.

"SECOND: that it shall be unlawful for a moorage owner to demand a moorage fee which yields an amount in excess of a 'fair net operating income.'

"As to procedure, the Equity Ordinance is based upon the assumption that the economic relationships between floating home owners and moorage owners, in the vast majority of cases, will be conducted with reasonableness. **With a small number of exceptions, reasonableness and cooperation between houseboat owners and moorage owners have been and are expected to continue to be the norm. For this reason the Ordinance does not establish an elaborate regulatory structure. Instead floating home owners and moorage owners will continue to order their economic relationships on their own.**

Only when and if a houseboat owner believes a moorage owner has taken advantage of the monopoly position to demand an unreasonably high moorage fee or seeks eviction without just cause, do the procedural and enforcement provisions of the Ordinance become operational. At this point the issue is referred to a neutral third party — to an arbitrator — for fact finding in accordance with the standards set forth in the Ordinance. The advantages of the Ordinance are:

(1) *It is simple both substantively and procedurally.*

(2) *It is fair to both sides.*

(3) *It has a built-in incentive for the parties to settle disputes themselves and to use arbitration only as a last step. That incentive is that the costs of arbitration are paid by the parties themselves. The arbitrator has the authority to assess the entire cost to one party if the arbitrator determines that a position was not taken in good faith. The costs of arbitration run about \$250.00 as a minimum.*

"What the Ordinance provides is the protection to floating home owners which is normally provided by the free market. The Ordinance will restore an equitable balance in the economic relations in the floating home community and it will restore a sense of stability to the houseboat community which is presently lacking."

Two Building Blocks
For a Stable
Floating Home Community

The "Equity Ordinance"
(Only the City Council
can do this)

More Co-Op Moorages
(Only we can do this)

That Is Why We Need the
**CO OPERATIVE LAKE
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(An opportunity to organize and invest some of our economic resources to insure the future of our historic neighborhood.

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Seattle, Wa. 98102

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Seattle's Unsinkable Houseboats

An Illustrated History
by Howard Droker

**Now for the
first time the
lively history of
our city's floating
neighborhoods**

* * * * *

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color) and houseboat sketches
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Lake Union before the 20th Century"*

Chapter II —

*"Working Stiffs and the Smart Set:
Beginning of Life Afloat 1895-1918"*

Chapter III —

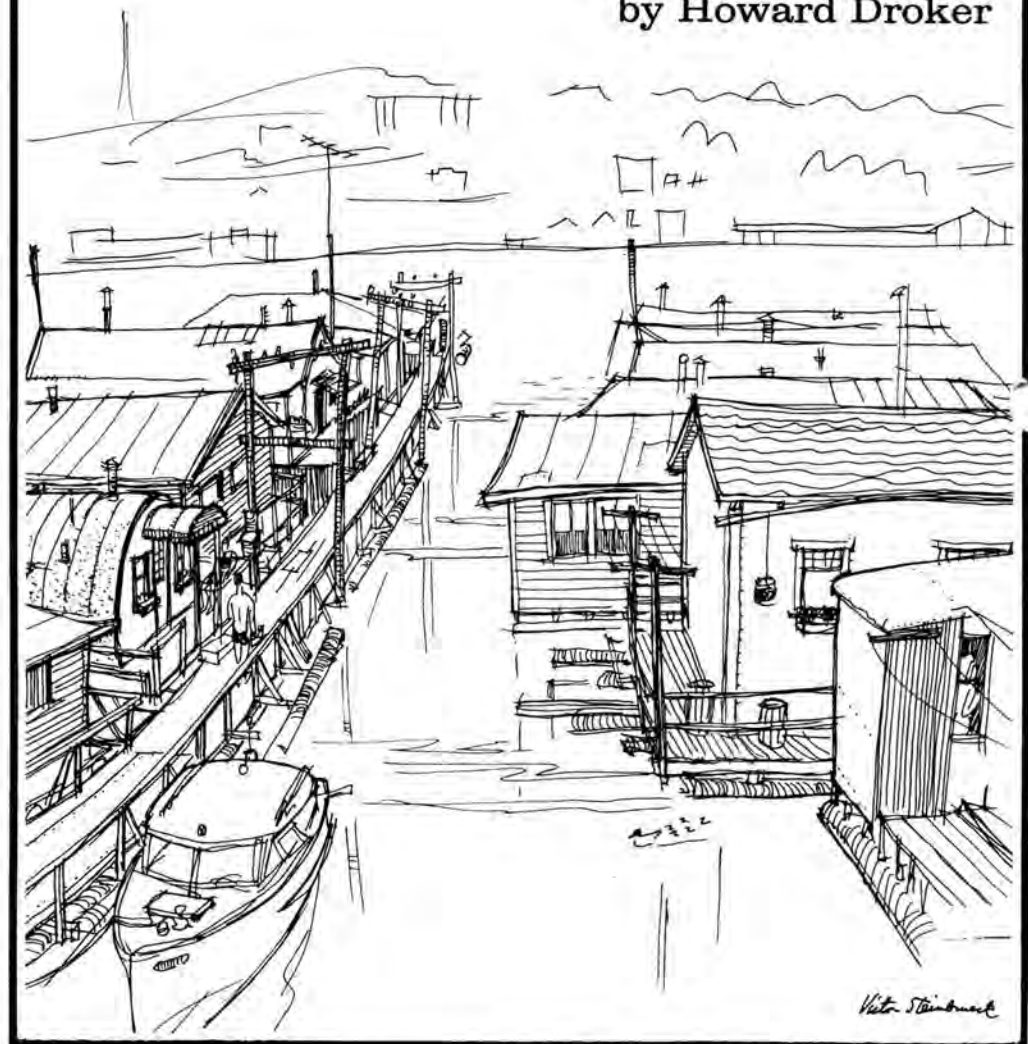
*"Wobblies, Bootleggers and Floating
Hoovervilles: Surviving the Inter-War
Years 1919-1939"*

Chapter IV —

*"Old-Timers and New-Comers:
Years of Transition 1940-1960"*

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*"The Battle for Lake Union:
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File Copy. Sept. 27, 1977



FLOATING HOMES
ASSOCIATION, INC.
2329 Fairview East Seattle, Washington 98102

ACTION BULLETIN

***“Security for your floating home
depends on your doing
something about it right now!”***

Our “Equity Ordinance” is fair to all property owners in our floating community. It protects home owners from arbitrary eviction and excessive moorage fees. It guarantees moorage property owners a fair return. It is now before the City Council. Here are two things each individual should do in their own interest.

- 1. Send a letter to Charman Paul Kraabel of the Planning & Urban Development Committee, stating in your own words that we need the protection of the “Equity Ordinance.”**
- 2. Write or phone every member of the City Council. If you do not reach the Council member on the phone leave the simple message with your name and address. All communications should be addressed: Seattle City Council, Municipal Bldg. Seattle. 98104. Here is the Council roster and phone numbers.**

Sam Smith, President	625-2455
George Benson	625-2441
Paul Kraabel	625-2447
John Miller	625-2451
Jonathan Whetzel	625-2443
Tim Hall	625-2438
Phyllis Lamphere	625-2436
Randy Revelle	625-2445
Jeanette Williams	625-2453

(Over) What Candidates Said About Our Problem

WHAT CANDIDATES HAVE TO SAY . . .

Here is what candidates said about the "Equity Ordinance" in campaign literature or in response to a questionnaire from the Floating Home Association prior to the Sept. 20th primary.

For Mayor

Charles Royer: I support the Equity Ordinance now before the City Council. Last week two major moorage owners raised their moorage fees once again. Houseboat owners have a problem much deeper and more complex than rate structures of landlords. The difficulties of houseboat financing, either in the purchase of a houseboat or in the improvement of one, are simply unfair. They stem directly from the lack of security inherent in moorage rental policy. Our houseboat communities are unique places and need the protection of the Equity Ordinance. If it is not passed by this City Council, I will lobby the next one to pass it.

Paul Schell: The major remaining problem in protecting houseboats as a vital part of our community, is to protect houseboat owners from arbitrary eviction and rent increases. Recent Shoreline legislation has resulted in freezing the minimum number of houseboat moorages available and all existing moorages are occupied. A monopoly situation has been created through government action and only additional government action can protect the houseboat owner from the results of that monopoly. I support the Equity Ordinance proposed by the Floating Homes Association as a way to balance moorage owner and houseboat owner interests. If elected mayor, I will urge the City Council to pass the Equity Ordinance.

City Council Position No. 1

George Benson, incumbent, no response.

Barbara Zepada: I support the Floating Homes Equity Ordinance. If elected I would oppose further expansion of yacht club covered moorages on Lake Union and Portage Bay in order to protect houseboat moorages.

City Council Position No. 2

Michael Hildt: I am committed to preserving the houseboat community with maximum accessibility and economic diversity. Because moorage sites have been restricted, I support the Equity Ordinance with an open mind toward any alternative which might better achieve these results. Existing moorages should be rezoned Residence Waterfront (RW) to enhance preservation.

Chip Marshall: The floating homes are a unique and tremendous asset to our city. As one lucky enough to spend many happy hours in your community you can be sure I will give your Ordinance friendly consideration when I am elected.

City Council Position No. 3

Vivian Henderson: The system of arbitration, proposed in the Equity Ordinance, allows flexibility in individual situations. It's a good idea. I support it. I'd like to live in a houseboat.

Randy Revelle, incumbent, no response.

City Council Position No. 4

Jeannette Williams, Incumbent: State and local shoreline laws and regulations are responsible for potential difficulties (in one case actual) between floating home owners and moorage site owners. While I have opposed rent control in the past, these unique set of circumstances, caused by government action, indicate that some form of control is in order. The proposed "Equity Ordinance" is one of two proposals currently before the City Council. Both are intended to provide equity to both floating home owners and moorage site owners. A solution is needed, and it is my hope that following discussion and review, the best proposal will be adopted.

Council Members who Were Mayoralty Candidates

Phyllis Lamphere: I believe the City is partially responsible for the creation of the monopoly situation which currently exists because of the enactment of the Shorelines Master Program. However, I have not yet decided on what form the City's involvement should take.

John Miller: I am for it.

Sam Smith, no response.