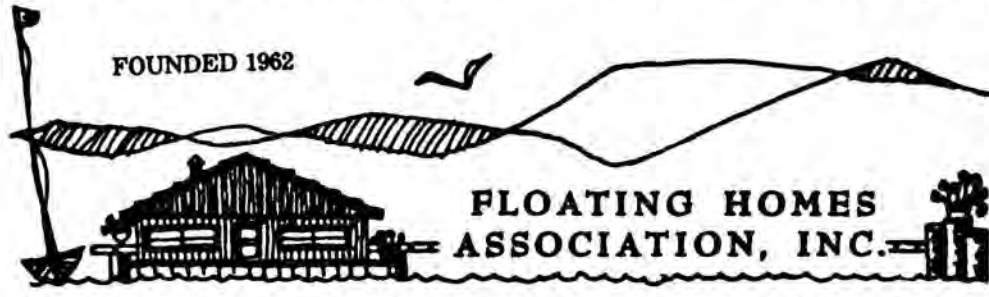


# Membership Meeting St. Patrick's May 29th

MAY/JUNE, 1980



2329 Fairview East

Seattle, Washington 98102

Phones: 325-1132 or 329-1517

NEWSLETTER No. 86

*Newsletter*

MAY-JUNE 1980

## REVISED ORDINANCE TOP MEETING TOPIC

Revisions of the Equity Ordinance, soon to be acted upon by the City Council, will top the agenda of the Association's 19th annual membership meeting at 8 p.m., Thursday, May 29th, at St. Patrick's Parish Hall, Broadway E. and E. Edgar St.

The Ordinance has been under intensive discussion since last November. In December the Department of Community Development and the Housing & Urban Development Committee of the Council conducted a joint administrative-legislative public hearing. Since then all sections of the houseboat community have been consulted and invited to submit comments and suggestions.

The Association is supporting the following major changes:

1. Have contested moorage increases decided by the City Hearing Examiner with clearly established rules and a record of the hearing. The decision to be binding but could be appealed, on the record, by either party, to the superior court. (Hearings are now conducted by a fact finder selected from a list supplied by the American Arbitration Association.)

2. Clarification of the criteria used to decide the reasonableness of a demanded moorage increase to provide for a fair return on capital investment and cost of operations.

Darel Grothaus, director of the Department of Community Development, will submit proposals to the City Council. These proposals have been sent to the City Attorney for review and drafting. The text of the department's revisions will be discussed at the meeting by Association Attorney Lawrence Ransom and Administrative Secretary Terry Pettus.

As this Newsletter goes to press it is announced that the 32-unit Tenac Chuck moorage at 2331-2339 Fairview Ave. E. is in process of conversion to an owner-occupied co-operative. The announcement was made by David Keyes, manager for Dahl-Hendricksen Inc. Besides Keyes, trustees for the founding co-op are James Donnette, Todd Warmington and Jonathan Ezekiel. The undisclosed purchase price includes a lot across the street which is used for parking.

### Reason For Eviction?



This is Mao, not to be confused with "Meow," who came to live with Susan Mucklestone on her floating home at 2822 Boyer E. when a daughter moved away. The owner of the moorage property, Jean Lunstead, 2828 Boyer, says this violates moorage rules against pets and ordered Mrs. Mucklestone to evict Mao or be evicted. Mrs. Mucklestone refused to dispose of a family pet and the case is now pending in the King Co. superior court. The case involves an issue of importance to all floating home owners. Is a unilaterally imposed rule against harmless house pets "reasonable"?

# Ordinance Did Not Freeze Moorage Rates

By Terry Pettus

In a last-ditch attempt to defeat any reasonable regulation of the monopoly they enjoy, a few property owners have fallen back on two dubious assertions. Mayor Charles Royer, the City Council and the Department of Community Development have been bombarded with these two allegations:

ONE: The Equity Ordinance has subjected moorage owners to economic hardship as it has frozen moorage fees and prevented reasonable increases even to cover increased costs.

TWO: Unless such regulations are eliminated they will be forced to kick out the houseboats and put their property to more profitable uses.

What are the facts?

In a survey completed this month the Association has found that since the Ordinance went into effect in Dec. 1977, some 255 floating homes at 24 different moorages have accepted one or more moorage increases, ranging from \$10.00 to \$30.00 monthly. (See compilation below.) Actually there have been only six moorage fee cases heard by a fact-finder. These have involved five owners. (One, Gordon Jeffrey, has been responsible for two and is asking for a third.) These hearings have involved 92 floating homes. Five have been decided and one is pending. Of the decisions, the fact-finder found for the moorage owner in two cases involving 11 units, and in three cases, involving 67 floating homes, the demanded increases were held to be "unreasonable."

Clearly the Equity Ordinance has not resulted in the freezing of moorage fees, and it was never intended to do so.

The threat to kick out houseboats unless they get their way is equally fallacious. The executive committee has dealt with that matter and has so informed public officials. The gist of the policy statement has this to say:

"We resent the tactics of a small group who, in holding our homes hostage, threaten to destroy them with mass evictions unless we pay a monthly ransom in any amount they see fit. These persons will know that the submerged property they own, as well as the public property they rent, cannot be put to a more profitable use under zoning regulations and the Seattle Shoreline Master Program. This is an attempt to terrorize floating home owners and to confuse the issue of proper governmental regulation of a monopoly.

"Just what are the facts about the possibility of changing the use of submerged land now used for floating home purposes? Since 1957 the houseboat area on Portage Bay has been zoned Residence

Waterfront (RW). Under this zone the only permitted uses are (1) houseboats and (2) non-profit yacht clubs. We ask, what use will these owners 'convert' to when the highly profitable houseboats are kicked out?

"On Lake Union proper there is not one houseboat moorage property that can meet zoning requirements (particularly for off-street parking) for any other water-needing use. If this property was economically viable for any other use why has it never been used for anything but houseboats in the 75 years since these submerged lots were platted and sold? The facts are that these houseboat moorages are by far the 'highest and best' economic use the property can be put to and the Equity Ordinance has not and will not change that provable fact."

| Address                 | Owner              | No. Units |
|-------------------------|--------------------|-----------|
| 933 N. Northlake Way    | Lee's Moorings     | 10        |
| 2910 Fuhrman E.         | Joseph Henderson   | 8         |
| 3012 Fuhrman E.         | Mrs. Arthur Sadow  | 3         |
| 2035-37 Fairview E.     | James Wandesforde  | 13        |
| 2331-39 Fairview E.     | Dahl Hendrickson   | 32        |
| 2201 Fairview E.        | Frank Granat Jr.*  | 10        |
| 2341 Fairview E.        | James Nelsen       | 7         |
| 2321 Fairview E.        | Frank Granat Jr.   | 10        |
| 2219-35 Fairview E.     | Gordon Jeffrey     | 31        |
| 2764 Westlake N.        | Mark Freeman       | 13        |
| 2770 Westlake N.        | Claude Hull        | 10        |
| 2727 Fairview E.        | Hamlin Piers       | 20        |
| 3256 Portage Bay Pl. E. | Evelyn Farrell     | 4         |
| 3130 Portage Bay Pl. E. | Sally Kerr         | 3         |
| 1212-13 E. Shelby       | Mrs. Helen McInnes | 25        |
| 2818 Boyer E.           | Dan Brackett       | 10        |
| 2918 Fuhrman E.         | Mrs. J.W. Morrison | 2         |
| 3002 Fuhrman E.         | Dr. Edward Lee     | 3         |
| 2920 Fuhrman E.         | Mrs. May Power     | 2         |
| 1409 N.E. Boat St.      | U. of W.           | 6         |
| 3104 Portage Bay Pl. E. | Fred Fischer       | 6         |
| 2420 Westlake N.        | R.E. Skarperud     | 14        |
| 3235 Fairview E.        | Garney Harris      | 2         |
| 2822 Boyer E.           | Jean Lunstead      | 11        |

(\*Floating owners accepted the first increase. Challenged the second.)

## Attorney Puts Frosting on Granat Moorage Cake

In his findings involving the Frank Granat moorage at 2201 Fairview E., Tacoma attorney John B. Troup not only broke precedents established by previous fact-finders but even by-passed the express provisions of the Equity Ordinance.

This is the reaction of floating home owners who point out that the \$10 monthly increase as such was not the issue but they do strongly object to having it "put as frosting on the cake of the highest moorage fees in the area." As the result of the ruling the moorages are now paying \$195.00 monthly. Granat owns three of the ten floating homes as the site.

Although the Ordinance says the fact-finder can take into consideration the value of the property actually owned, Troup thought otherwise and included state leased land in setting a value of \$300.00 on the underwater 60 by 160 lot Granat purchased eight years ago for \$58,000. His real estate taxes for 1979 were \$641.72, a decrease from the \$744.66 paid in 1977.

While Troup admitted that the lease fee Granat pays to the state (\$562 a year) is a "minimal amount," he should be allowed to make a return as if he had \$30,000 invested in each of the five moorage sites. These moorages will now pay Granat some \$12,000 annually

## U.S. Mayors to See Houseboats

Mayors of all major U.S. cities, and their families, will attend a three-day conference in Seattle in June. Social highlight of the three-day conference will be an "Inland Cruise" aboard the historic steamer Virginia V on Sunday, June 8th, leaving Fisherman's Terminal at 1 p.m. bound for Lake Union. Arrangements Committee Chairperson Karaline Morrison says that "as Seattle is very proud of its unique houseboat community we will be paying special attention to the floating homes along the route. As the ship comes by, any welcoming gesture on the part of houseboaters would be very much appreciated."

in rentals.

Evidence was introduced at the hearing that the average moorage fee in the area is just under \$140 a month and that the moorage across the waterway from 2201 pays \$117. However, Troup found that "it is the Fact Finder's observation that there is not sufficient disparity in the amount of the rentals to draw any fair conclusions regarding the comparison."

Granat purchased the property in 1972 with the intention of constructing an over-the-water apartment. This was prohibited by the Shorelands Management Act. He owns some 100 apartment house units and Aurora Car Marts at 8228 Greenlake Drive North and 8208 Aurora Ave. North, as well as the Truck & Van Center at 8114 Aurora Ave. North.

# Tale of Two Moorages: \$78 Monthly Spread

*These Homes Pay \$195.00*

*These Homes Pay \$117.00*



*He Has a Reason*

*A Sign of the Times*



FRANK GRANAT JR.

"The reasons I have the highest moorage fees is that I want to make as much money as I can."





## Matters of Concern

Important sections of the Seattle news media reacted strongly against efforts in the recent legislative session to scuttle the floating home "Equity Ordinance." Following are editorials from the Seattle Times, Seattle Post-Intelligencer and the commentary of KOMO's Bryan Johnson.

### *The Seattle Times*

Seattle houseboat owners have good reason to be upset about a bill now before the Legislature that would replace the city's houseboat ordinance with much weaker state controls.

The bill was approved 5 to 1 by the Senate Judiciary Committee last week. Significantly, all five senators who voted to override city controls were from outside Seattle.

Houseboat-moorage landlords, who are pushing the measure, say they cannot raise rents without going through a cumbersome, expensive process. Two years ago, after six months of hearings, the City Council approved a houseboat "equity ordinance" aimed at resolving conflicts between owners and landlords.

It allows rent increases, but sets up a fact-finding procedure if a tenant protests an increase. It does NOT represent rent control, but a reasonable approach to a unique problem: There are only about 440 houseboat moorages in Seattle, and if an owner is evicted, there is literally no place else to go.

The Legislature has no business overriding a carefully crafted local ordinance. If landlords don't like the way it's working, they should go to the City Council, not to Olympia.

Their contention that there are lots of other houseboats around the state in places other than Seattle simply doesn't hold water. The moorage owners made a list of more than 150 supposed houseboat sites in Clark, Whatcom, Cowlitz and Pacific Counties. But it turned out that most of them were being phased out, were part of exclusive clubs, were actually slips for live-aboard luxury yachts, or were seasonal fishing shacks.

The moorage owners' tactics in Olympia raise further questions. Last year they tacked a similar measure onto a bill designed to protect elderly mobile-home owners. It passed the Senate before many lawmakers realized what had happened, and the House accepted it in order to get the senior-citizen protections. Governor Ray wisely vetoed the houseboat section of the bill.

This year, the moorage owners got eight amendments added to the bill just before the committee vote and without debate. If they had a persuasive case to make, why can't they make it openly and aboveboard?

The landlords say the houseboats are appreciating so rapidly that their owners can afford to pay higher moorage fees. But, like all homeowners whose houses are inflating in value, houseboat owners are wealthy only on paper until they decide to sell.

The houseboat bill now floating through the Legislature is full of holes and deserves to sink.

### *Bryan Johnson — KOMO*

For Lake Union folk, there's bitter news along with the better. The good news is that, after nearly a decade of battles, the Roanoke Reef controversy seems about to be solved to the satisfaction of the neighborhood.

Originally a developer set out to build a four-story apartment complex jutting out into Lake Union. In what became a test case for city and state shoreline management, the case went all the way to the State Supreme Court. That court upheld the right of governments to ban such development. But not before a large concrete pier was put in place.

Now along comes a new developer with plans to build a 20-residence houseboat condominium to take the place of the not-

## Members Will Elect at May 29th Meeting

Nominations from the floor will precede the election of officers and executive committee members at the May 29th meeting at St. Patrick's Parish Hall, starting at 8 p.m. Any member in good standing who agrees to serve if elected is eligible for nomination. Voting will be by secret ballot.

Nominations accepted by the executive committee to date are: For president, **Julie North**; for vice president, **Roger Johnson**; for recording secretary, **Jonathan Ezekiel**; for trustee (two to be elected), **Barbara Nelson** and **Todd Warmington**; for executive committee (five to be elected), **Mary Evelyn Eckford**, **Ellen Hanson**, **Elizabeth Johnson**, **Ann LeVasseur** and **Sandra Oellien**.

The positions of administrative secretary (**Terry Pettus**), organizational director (**Jack MacIntyre**) and treasurer (**Dixie Pintler**) are filled by the executive committee. **Susan Drum**, **Eileen MacIntyre** and **Greg Smith** are hold-over trustees.



so-picturesque ruin. The developer, Lucile Flanagan, wants to barge the old pier off to Blake Island to create a reef as a shelter for fish. That sounds sensible.

Along with the good news, however, comes bad. Some members of the State Legislature are trying to overturn Seattle's houseboat ordinance, a compromise worked out after much combat between moorage owners and their tenants.

Some moorage owners have tried to persuade lawmakers that houseboats are like trailers and should be placed under state mobile home laws. But Seattle long has recognized that houseboats have one-of-a-kind problems, such as the city's strict limits on the number of moorages. If a houseboat loses its berth, it not only loses its value, but it costs the owner money to put it in storage. With only 444 spaces available, it's unlikely another space can be found.

State legislation strikes us as unnecessary, an intrusion into a local problem. Moorage owners who seek the new law complain that the city's ordinance is unconstitutional. They also argue that they need help because they've been turned down in the courts. That sounds like rowing the boat in two directions at once.

### *Seattle Post-Intelligencer*

There are times when the State is welcome. The legislature must act on such things as low-level nuclear wastes, statewide building codes or energy standards, interest rates. There are some things that local people just can't do.

But state government is not supposed to run around sticking its nose into everything. I remember back a couple of decades, I heard a civics teacher say, "The best government is that closest to the people."

I haven't heard anything since that changes the wisdom of that statement. In Seattle, there is a problem with houseboats. There are as many houseboats as there are moorages. This puts the boat livers at a bargaining disadvantage. Lose your moorage, lose your home. The Seattle city council responded with something called the equity ordinance. It may not be perfect, but it was a local answer to a local problem. If it needs change, it should be changed locally. But the legislature is cranking up legislation to deal with the Seattle problem. Proponents of the measure argue there are houseboats in other areas. My response is, so what. I have never heard one person argue this is a statewide problem. It is a Seattle problem with the answer to be found in Seattle. There is no excuse for this type of legislative interference. The font of all wisdom is not the legislature, and the solution to all problems is not found there. It also seems to me there are enough state problems to keep our lawmakers busy without these gratuitous visits to local matters.

# Fritz Tried to Shield His Real Employers

Just how much did eight floating home moorage owners pay lobbyist Bill Fritz for his two unsuccessful attempts to have the Equity Ordinance nullified by legislative action during the 1979 and 1980 sessions?

While the answer appears to be \$8,281.54, these figures could be incomplete, as the records of the State Disclosure Commission show that Fritz was partially successful in shielding his employers from the need to make the reports required by state law. To untangle the record it is necessary to divide Fritz's "reporting" into two periods from February to June (the 1979 session), and from June, 1979 to March 1980 (the 1980 session).

During the 1979 session Fritz tried twice to hide his nullifying legislation as "amendments" to bills dealing with other matters. The first, tied onto a measure to regulate barge traffic on Lake Washington, died in the House. The second, amending a Mobile Home bill, was vetoed by Governor Ray as "an inappropriate action for the state to take."

Fritz operates as the lobbyist for "The Lake Union Association." However, in his reports to the State Disclosure Commission he identified himself only as the lobbyist for his own company, "Public Affairs Associates." In this way he protected the identity of his real employers from public scrutiny. **This brought him before the Disclosure Commission on June 19, where he was informed that this "scheme" was in violation of the disclosure law.**

During the 1980 session, the first held under the annual session amendment to the state constitution, Fritz tried again. This time the issue was out in the open. While his bill cleared the Senate Judiciary Committee (thanks to his goof friend Senator Dan Marsh), it died in the Rules Committee.

Following the June 19th session with Fritz, the Disclosure Commission wrote the Lake Union Association that Fritz's method of listing himself as the lobbyist for his own company was a "scheme" to "insulate" his real employers. The Association was ordered to file. The letter from Commission Chairma Graham E. Johnson said, **"entities such as your organization which retains the Public Affairs Associates to lobby on your behalf through Mr. Fritz and Ms. Anderson (and maybe others) are a 'lobbyist employer' and subject to the annual report required in RCW 42.17.180."**

On October 1, a report was filed over the signature of Fritz and Joe Burke, president of the Lake Union Association. It disclosed that the Lake Union Association had been serving as a front for several moorage property owners, the real employers of Lobbyist Fritz. They were listed in the report as: **Mark Freeman**, 1059 N. Northlake Way; **Gordon Jeffrey**, 2031 Fairview E.; **Frank Granat, Jr.**, 17000 10th Ave. N.W.; **Hamlin Piers** (James Jessup), 2727 Fairview E.; **Joseph Henderson**, 2910 Fuhrman E.; **Jean Lunstead**, 2828 Boyer E.; **Robert Skarperud**, 4531 California Ave. S.W., and **Gladys Matson**, no address listed.

The annual report required by the Commission came in March, 1980. However, it gave detailed accounting only for the period from June, 1979, through March, 1980. This showed payments to Fritz of \$3,727.89. The expenditures from the earlier period are fragmentary. It did show that Fritz is on a regular \$400-a-month retainer. This plus listed payments of \$2,553.65 indicate a total of at least \$4,553.65. This brings the total for both sessions to \$8,281.54. (The Floating Homes Association's legislative costs for the period were \$685.90.)

Among the expenditures is the cost of a dinner party at the Tyee restaurant on April 18, 1979, arranged by Fritz with seven legislators: **Jerry L. Vrooman**, Mt. Vernon; **Barbara Granlund**, Port Orchard; **Richard King**, Bellingham; **William May**, **Walt Knowles** and **Jerry Hughes**, all of Spokane, and **Brad Owens** of Shelton. Others attending were Frank Granat, Gordon Jeffrey, Mark Freeman, Joseph Henderson and attorney C.T. Hattrup. The tab came to \$350.30.

Since February, 1979, the Lake Union Association has been serving as a front for the moorage owners who are identified as a "special committee." They do not pay the regular Association dues



BILL FRITZ

Scheme to hide his real employers didn't work.

(\$50.00 a year) but contribute to a special fund to fight the Equity Ordinance. Mark Freeman has admitted contributing \$3,000.00 during 1979. He was unsuccessful in having this amount included as "moorage maintenance costs." Other payments into this fund indicate that they are based on assessments of \$5.00 per month per floating home. On this basis the "special fund" would receive some \$14,000.00 a year.

The January 14, 1980, minutes of the Lake Union Association have this entry: **"Frank Granat reviewed the status of the various litigations concerning the Equity Ordinance that has resulted in strict and unfair rent control. Note: The litigation is being supported by a Special Fund raised by the Moorage Owners Committee of the Association. So far they have raised over five times the amount of the regular dues collected by the Association General Fund this year."** These minutes are signed by Jim Francis, secretary. He is president of the Lake Union Drydock Co., 1515 Fairview Ave. E.

Meetings of the Lake Union Association are held in a small private dining room at the Hidden Harbor restaurant on Westlake N. The main thrust of the Association is to weaken Seattle's Shoreline Management Program, now under review by the city.

Fritz operates his Public Affairs Associates out of his floating home at Mallar Cove Village, 2600 Fairview E. Owners at this moorage have 37-year leases and a binding arbitration clause in any disagreement over moorage fees.

## The Security of Your Floating Home Is Your Business!

Plan to attend the membership meeting  
8 p.m. Thursday, May 29th



## Association Mailbag

### *A New Home Owner Policy*

To the Association:

We have good news for the Floating Homes Association, Inc.! After 10 years of effort, our agency finally has available a Homeowners policy which has the same coverages as a policy written on terra firma homes.

Our company, Superior Underwriters, has agreed to offer this SUPERIOR policy through our agency to members of your association. There are numerous advantages of our new Homeowners Form 3. A few are shown below.

1. Coverage is "All Risks" on the Building and can be obtained for Full Replacement Cost or Actual Depreciated Cash Value.
2. Contents coverage includes Theft on or away from the premises.
3. Special Valued items such as Jewelry, Furs, Fine Arts, Silverware, Antiques, etc., can be added for its own "All Risks" Coverage.
4. Theft from vehicles is available.
5. Limit of total insurance available up to \$125,000.
6. The deductible is \$100 instead of \$250.00.
7. "Perils of the Seas" are also available.
8. Limits on Personal Liability for injuries available up to \$100,000.

The cost for this broader coverage under Homeowners Form 3 is approximately 20% higher than the more limited forms available. A recent photograph is required with each application. We have this policy ready for immediate use.

For a more complete explanation, I'll be pleased to attend any organized association or dock meeting. Our agency will also any telephone inquiries on an individual basis. **Don Hart, Allison Agencies, 4201 Aurora Ave. N. 634-0600.**

### *Revival in Portland*

To the Association:

In November, 1979, I was elected president of the Waterfront Owners & Operators Association. The organization has not been very active in the past year and I hope to spark some new interest in its activities among houseboaters. A committee was appointed to print a newsletter and we used one of your older newsletters as a format. I am enclosing two copies and would appreciate any current news from your area.

We have had some problems with fire insurance and evictions in one moorage. These kinds of problems have helped bring the floating home community closer together here. I would appreciate hearing from your organization and perhaps we can compare notes and ideas. **Bill Belanger, 1895 No. Jantzen, Space Q7, Portland, Oregon 97217.**

### *News From British Columbia*

To the Association:

On behalf of the West Bay Floating Homes Association I am enclosing a cheque for a copy of "Seattle's Unsinkable Houseboats" and a subscription to the Newsletter. We are unfortunately now nearly as old, experienced or organized as you are. We do share an understanding of the uphill grind of bettering our community in terms of secure moorage, sewage problems, etc. Also the never-ending bureaucratic struggles with taxation and the like. Perhaps one day the bureaucracy of the Pacific Northwest will realize that it is not necessary to live on a 50'x100' lot in suburbia. Thank you for your kind attention. **Carol Beaton, Sidney, British Columbia.**

### *Letter to a Fact-Finder*

The following letter was sent to Tacoma attorney John B. Troup, fact-finder who approved a \$10.00 monthly increase for a moorage already charging the highest fees in the area. Dr. Mason owns a floating home at 2201 Fairview E.)

Mr. John B. Troup  
Attorney at Law  
2518 Bridgeport Way  
University Place  
Tacoma, Washington 98466

Dear Mr. Troup,

On April 22nd I received a mailgram from Mr. Frank Granat demanding the cumulative additions to his new rent. This is how I discovered the hearing was terminated. I managed to borrow a copy of the findings several days later in order to read the results of your arbitration.

I realize the hearing is over, but it is not too late to comment on some of the irregularities. I note on your statement of legal services rendered that you refer to "notification of all parties of the hearings." May I ask why your office never notified me before, during or after the hearing? Am I expected to glean this information from dockside hearsay?

You state on page 4-5 of your findings "that there is not sufficient disparity in the amount of the rentals to draw any fair conclusions" regarding moorage fee comparisons. Moorages to the immediate south of the Boston Rose Moorage are \$117 per month. These have the same benefits accrued to ours, i.e., being on the Boston Street waterway. Average moorage rentals over a larger area surrounding ours are somewhat below \$140 per month. Since your rate has just been increased from \$185 to \$195 per month, am I to assume that a 40% to 70% overage fits your definition of "not sufficient disparity"?

Your prime concern as stated on page 5 relates to assuring Mr. Granat a fair and reasonable return on investment. While I certainly subscribe to this philosophy, I find the logic a bit weak when you are valuing five state-owned parcels of land at \$30,000 apiece, in which Mr. Granat has no equity other than a \$500-a-year lease fee. From this he receives \$12,000 a year on an annual \$500-a-year investment. As a taxpayer, I would like to know why the state offers our land to Mr. Granat at such a trivial price, allowing him such an exorbitant profit.

I must assume that your findings were delivered in an unbiased and good faith manner, but your rational path of logic to those conclusions unfortunately escapes my understanding and to a large extent fails to appear in the Fact-Finder documents. **Gene W. Mason, M.D.**

### *Houseboats in Alaska*

To the Association:

I have read Howard Droker's "Seattle's Unsinkable Houseboats" and found it most interesting and enlightening, particularly in that an organization such as the Floating Homes Association exists. Am writing to express the concern of Alaskan houseboaters. I am a floating home owner and a number of us are interested and concerned over our situation, particularly as the "Coastal Management Plan" is being discussed. We feel we should have some sort of protection. The only way I see that we can protect our life style is to join together in an organization such as the Floating Homes Association before it is too late.

Would it be possible for us to be the Alaska Division of the Floating Homes Association? Am in touch with floating home owners in Southeastern Alaska seeking their suggestions and opinions as to what we should do. Would greatly appreciate any information, suggestions you can offer. Anxious to hear from you. Thank you. **Diane Griffiths, Box 1375, Petersburg, Alaska, 99833.**

# Kashmir Houseboats in an Exotic Setting



By Ed Waddington

(Photo by Ed Waddington)

Srinagar is the principal city in the valley of Kashmir in northwest India. Kashmir is a valley roughly 90 by 25 miles. The valley floor, at 9,000 feet, is a dried lake bed with productive farming land. The mountains on all sides rise above 15,000 feet. The Jhelum river meanders through the valley, passing through several shallow lakes with islands and multiple channels and canals.

The majority of the Kashmiri people are Moslems. Although officially a part of India, the area has many ties with Pakistan. Traditionally, the Jhelum river has been important for travel and commerce. The lakes and rivers are a source of fish and lotus root for food. Houseboats, originally developed by local river travellers, are now the main form of tourist accommodations in Srinagar. Due to the temperate climate, Kashmir is a holiday retreat for people from the Indian plain and tourists from all over the world.

Most houseboats are flat-bottomed, double-ended craft typically 15 to 60 feet, moved by poling to moorage locations along the banks of the Jhelum, or anchored in the shallows of Dal lake. Accommodations range from the basics to the elegant. The first boat I stayed in had a lumpy bed and a wash basin. The owner's children had great fun bailing it out every few hours, lest it sink. The last boat I lived in was decorated with hand-carved paneling and Victorian furniture. It also had a respectable library.

Aboard I enjoyed watching the Kingfishers catching minnows, smelling the aromatic wood of the houseboats and hearing the morning prayers and chants from the mosque, which are broadcast for all to hear from 5 a.m. on into the day. The houseboats are all distinctively named — "New Heidi," "Queen of Africa," "Brighton," and on and on. They are also numbered by the local tourist authority, which sets maximum rates for each class of accommodation.

Most houseboats are family businesses. The owners may live in an adjacent houseboat and bring over meals and afternoon tea. At least one family member meets each incoming bus or plane and there is always a great commotion and lots of competition as they offer business cards and cry out the merits of their offerings.

Visitors on houseboats moored on Dal lake also have the opportunity to hire a chicara, a gondola-type water-taxi. The luxury model of the chicara, with cushions and a sun canopy, is available

for day-long trips on the lakes and rivers and for visits to the lush garden built by the former Mogul rulers. Negotiating the fare is another one-of-a-kind experience.

Although the lake is beautiful, it must be remembered that it is also a swimming hole, a source of drinking and washing water, and a local sewer. Srinagar is also a center of handicrafts, especially wool, silk and cotton textiles and "Persian" carpets. It is an exciting and interesting spot, especially for a Seattle houseboater.

## How to Let City Government Know of Your Concerns

**To write:** Address communications to Municipal Building, Seattle, 98104.

**To phone:** You can leave a message.

### MAYOR CHARLES ROYER

Carol Lewis, Housing Aide

625-4000

### CITY COUNCIL

Paul Kraabel, President, 625-2447

George Benson

625-2441

Michael Hildt

625-2443

Randy Revelle

625-2445

Norm Rice

625-2436

Jack Richards

625-2438

Dolores Sibonga

625-2451

Sam Smith

625-2455

Jeanette Williams

625-2453

# Fund Is Investment in Community Security

**QUESTION:** What's going to get you the highest interest rates available for a \$500.00 investment and at the same time allow you to do something to help preserve houseboats as a way of life?

**ANSWER:** The Lake Investment Fund.

The Fund has been around for three years, quietly building up cash reserves and hoping for the day when some of the money can be put to use to help a fledgling dock organization become a full-fledged cooperative dock. (There are now four such co-ops with a total of 40 floating homes.)

"In past years we have missed opportunities to buy moorages that went on the market because we didn't have dock organization or immediate funds to hold the dock until one could be organized," said Susan Drum, president of the Fund. "The fund was organized to see that doesn't happen again. The fund now has a substantial sum which floating home owners have invested, not only for the return but also as an investment in their community."

But what about those interest rates? Beginning last year the trustees moved the cash into one of the popular money-market funds. They followed the lead of many organizations from businesses, charities and professional groups, all of whom found the funds an easy way to earn top interest and yet have ready access to the money, much like writing a check. However, only withdrawals of \$500 or more are allowed, which fits perfectly with the needs of the Lake Investment Fund, since shares are in \$500 units.

The fund is chartered by the state as a Co-operative Investment Fund for the sole purpose of assisting in the formation of co-operative floating home moorages. The fund has drafted sample by-laws and prepared other material needed in establishing a co-op and in taking advantage of fund finances. The fund is operated by a board of trustees elected by shareholders at annual meetings. Besides

## Jeffrey: 2 Down, 1 to Go

On two previous occasions fact-finders have found that Gordon Jeffrey's moorage increase demands were "unreasonable." His attempt to collect in spite of these findings is now an issue before the King Co. superior court. On May first he tried again notifying floating home owners at 2031 Fairview of another \$35 increase. This would bring his monthly moorage fees to \$206.00 and \$216.00, the highest in the area. The notices gave no reason for the increase. Home owners have filed a petition for another fact-finding session under the provisions of the Equity Ordinance.



**IF YOU SAY SO COACH:** "... the country is full of people who either paint signs or stand in line. I don't like doing either one." **Bill Russell.**

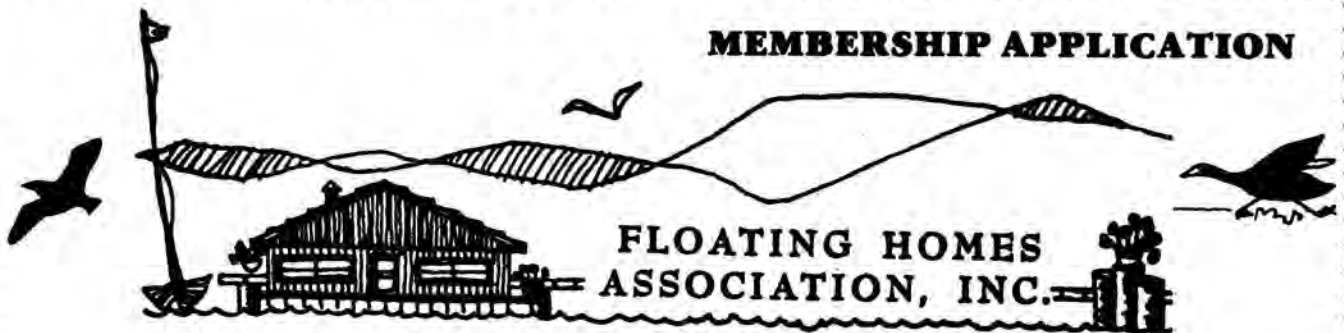


Susan Drum, they are: Stephen Dunphy, vice president; Rosemarie Parker, secretary-treasurer; Todd Warrington, R.A. Batchelder, Thomas Susor and Jack MacIntyre.

The fund has no overhead costs. All services are donated. The Floating Homes Association supplies office space without charges. As Susan Drum says: "We aren't giving away mixing bowls, toasters or electric blankets as premiums for investors, but we do offer floating home folks an opportunity to earn a good return on their money and at the same time do something to bring about the kind of security for our community that only ownership can absolutely guarantee."

The fund can be reached through the Association at 2329 Fairview E. Phones 329-1517. Representatives are available to attend dock meetings.

## MEMBERSHIP APPLICATION



2329 Fairview East

Seattle, Washington 98102

325-1132 or 329-1517

- Make checks payable to the Floating Homes Association.
- Dues payment covers all adults in the household.
- If more than one membership card needed list names below
- Dues payments cover the 12 months from date of joining.

\$24.00 Regular Household Dues

\$16.00 Retired Household Dues

(New members will receive a complimentary copy of Howard Drovers illustrated history (\$4.95) "Seattle's Unsinkable Houseboats.")

Name \_\_\_\_\_ Address \_\_\_\_\_ Zip \_\_\_\_\_

Name(s) \_\_\_\_\_ Moorage No. \_\_\_\_\_ Phone \_\_\_\_\_

**"To protect Seattle's old and colorful Houseboat Colony."**