

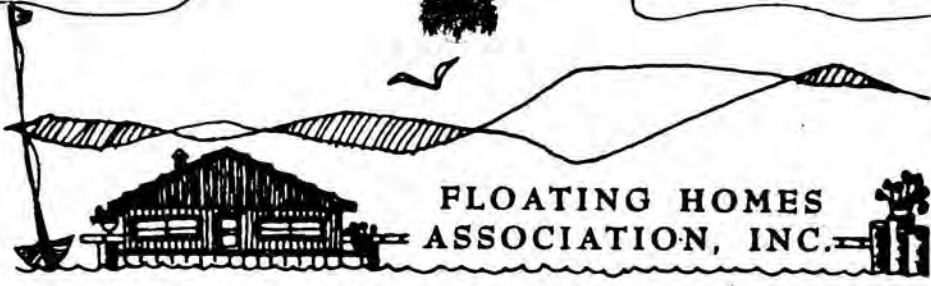
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Some Good News:

A ONE-OF-A-KIND
HOLIDAY BASH Pg. 4

Some Not So Good News:

INFLATED HOUSEBOAT
PRICES UPPING TAXES Pg. 2



2329 Fairview East

Seattle, Washington 98102

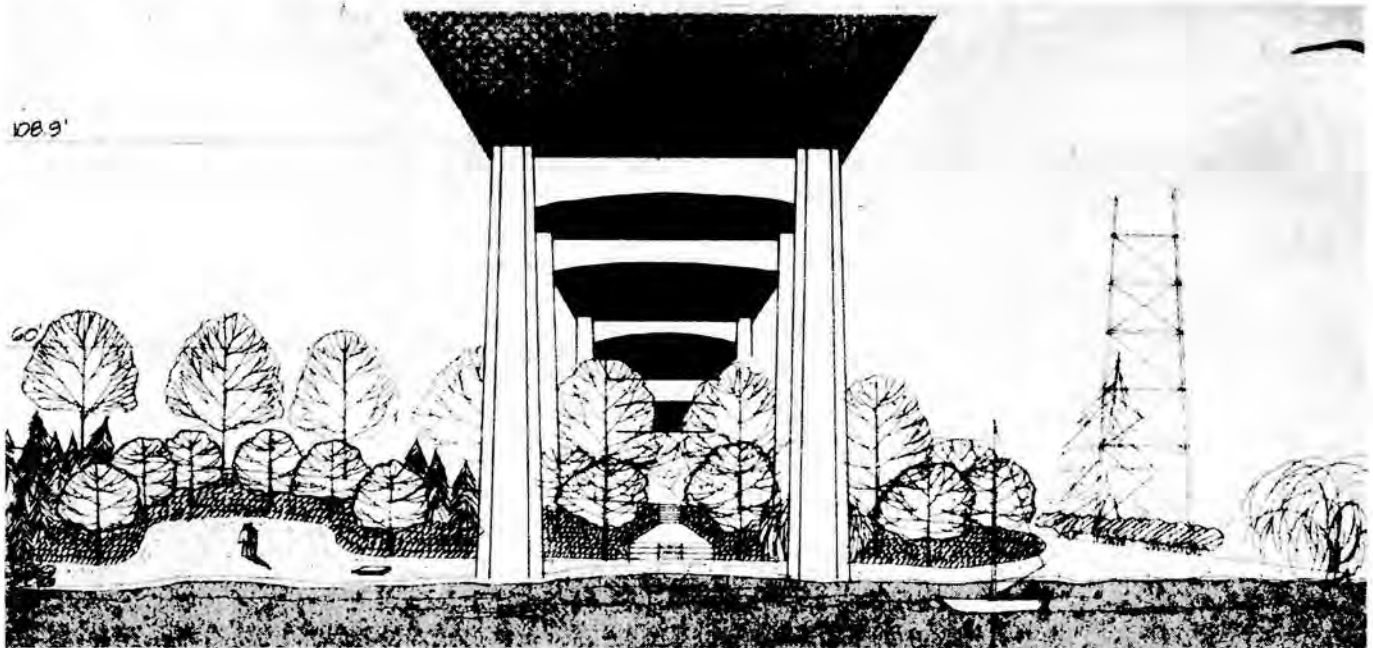
Phones: EA 5-1132 or EA 9-1517

NUMBER 64

Newsletter

DECEMBER 1975

PASSAGE POINT PARK NEARS REALITY



If all goes well, beautiful twin "Passage Point Parks" will blossom on the north and south sides of Lake Union under the Freeway bridge. The unusual projects have been designed by Richard Haag & Associate, landscape architects, and will be funded from the Forward Thrust bond issue approved by the voters in 1968. For several years legal and procedural obstacles have cropped up and have been dealt with one by one. At an Eastlake Community Council meeting Nov. 18th, Jim DeWalt, project manager for the Park Department, says that the final step, an air rights lease from the State Highway Department, is about to be concluded. Construction may start in February or March. The above sketch shows the "South Passage Way Park" from the water. Both mini-parks will be terraced to provide maximum views of the most heavily travelled fresh water boat channel in the City. Landscaping will include trees, shrubs, grass with benches and lounging areas. Both parks will be "way stations" on the Hike Bike trails.

EXECUTIVE COMMITTEE HOLDING MEETINGS AT MOORAGES

The Executive Committee has inaugurated a policy of holding one of its two regular monthly meetings at a houseboat moorage instead of the office, it is announced by Richard Wagner, president. Since October three such meetings have been held and the experiment has proved successful in "taking the organization to the members". At such meetings moorage residents will be invited to attend and take up any matter they wish with the Executive Committee. The Executive Committee meets regularly the second and fourth Wednesdays. Those who want such a meeting should contact the Association for a scheduled date.

INFLATED SELLING PRICES TO BOOST MOST 1976 TAXES

The unprecedented skyrocketing of floating home selling prices during the past two years will result in substantial increases in the 1976 taxes, the Association has been informed by the office of King County Assessor Harley H. Hoppe. The Washington state constitution requires that all real and personal property be taxed on true "market value".

During the past year every houseboat was individually reevaluated as to "Market value". As this Newsletter goes to press owners will start receiving in the mails a notice entitled "1975 Listing of Personal Property". The bottom line figure is the Assessor's estimate of the "market value" of your houseboat. It is on this figure that your 1976 taxes (billing will come in February) are based. Taxes are computed by applying the millage (variable) to the market value. Due to the failure of the special school levy the millage will drop sharply. *As a rule of thumb taxes payable in 1976 will be about \$14.00 per \$1,000.00 of assessed valuation.*

In the communication to the Association, Donald G. Tomlan, unit supervisor, said that in determining the updated "market value" of floating homes some 96 sales "were categorized and grouped into units of comparison from which all floating homes could be evaluated". (It is estimated that during the past two years some 25% of all houseboats changed ownership.) Mr. Tomlan listed the "units of comparison" as follows:

- (1) Neighborhood location (Portage Bay, Fairview, etc.)
- (2) Pier location within the neighborhood.
- (3) Floating home location on pier (dock end vs. inside.)
- (4) Aging floating homes vs. aging floating homes.
- (5) New floating homes vs. new floating homes.

"In most cases" the communication said, "the increases in assessed value are substantial. Each floating home was grouped into one or more of the categories and was compared with similar units which had been sold. From these comparisons a "market value" was established. In most cases the increases range from 100% to 200% or more with the mean average for inside older floating homes around 122%.

In discussing the communication on Nov. 13th, the Executive Committee urged all members to check the notice of assessed valuation they are now receiving. Mr. Tomlan said the Assessor's office will welcome inquiries and consider all complaints. If such grievance cannot be resolved the owner may appeal the assessed valuation to the King County Board of Tax Equalization.

If you feel the estimated "market value" of your houseboat is out of line call Mr. Tomlan at 344-7522, (Address any written communication to King Co. Assessor, Personal Property Division, King Co. Administration Bldg., Seattle 98104.)

There are various tax exemptions for those over 62 and/or disabled. If you think you may qualify phone 344-4120. To contact the Association phone Terry Pettus, 329-1517 afternoons and evenings including Saturday and Sunday.

AGED OWNER OF LAST DUWAMISH HOUSEBOAT FACES BLEAK FUTURE

The once populous houseboat colony on the Duwamish river has been reduced to one and its 85 year old owner, Fred Strom, faces a bleak and uncertain future as the Port of Seattle moves to take over his River-front property for a barge terminal. The elderly former logger, shipyard and lumbermill worker, came to public attention with an article by Erik Lacitus in the Seattle Times (10/16/75).

"They are going to kick me out of here and there's nothing I can do about it," Strom said. Although a landowner for many years Strom prefers the trim houseboat he built in 1935 during the depth of the depression when he had hundreds of floating neighbors. Contacted by the Floating Homes Association and Howard Droker, who is writing a history of Seattle houseboats, Strom's two big worries are (1) what the Port will give him for his property and (2) will the City permit him to remodel an aging house on nearby property he owns and is out of the path of the expanding Port. The Association is going to do what it can to help meet both problems.

NEWS NOTES FROM AROUND THE LAKE: Dr. Belding H. Scribner, who canoes to work as a U. of W. professor of medicine from his Portage Bay houseboat, has been given the highest award of the National Kidney Foundation. He is famed as the developer of the kidney machine which has given life to many . . . Tom Gorman came out first in the recent Hong Kong tennis tourney. Neighbors at 2017 Fairview received a picture postcard of Hong Kong's houseboats. Yes, they are different . . . For those newly arrived and for old timers who may have forgotten what freezing weather can do, now is a good time to remind one and all that a small stream of running water can prevent frozen pipes. It's that time of year to be on the alert.

✿ HELP US ORGANIZE! ✿

Dear Fellow Houseboaters:

We have certainly learned one thing since we launched the campaign for 100 new members last July. To get people to join you have to ask them. *We have and they did.* As this is written we have 97 new members towards the goal of 100. We are confident that at least three of you reading this will use the application on the opposite page.

We also know that for an organization such as ours to flourish it must (1) get new members and (2) hold on to old ones. The unprecedented turnover in houseboat ownership is shown in the figures for 1972 through 1974. During those three years we signed up 191 new members but 190 were dropped. This represents a net gain of one. In such situations we have to run pretty fast in order to stand still.

It is also obvious that we wasted a lot of time, material and postage trying to contact people who had sold and left the lake. The Membership Committee feels that our job includes doing something about this slippage. All of you can help by notifying the Association of any change of ownership. One way to welcome new neighbors is to invite them to join the Association. We will see to that.

Jack & Eileen MacIntyre
1213 E. Shelby (320-0364)

* * FLOATING HOME FORUM * *

ANOTHER VIEW POINT ON OUR TWO-STORY FLOATING HOMES

To The Newsletter:

This is a response to Bob Buchholtz from an alien aesthetic, a practitioner of the philosophy of exploitation and greed, who was happily unaware that she was perpetuating an obscenity when she purchased her two story floating home on Lake Union. (Oct., 1975 Newsletter). In fact if she had been aware that purchase of such a home turned her, in the eyes of some of her neighbors, into such a vile creature it is highly possible she might have looked elsewhere.

However, as I'm a believer in the "sticks and stones will break my bones but words will never hurt me", philosophy, I'm merely responding to the statement that "Change is progress and progress is beneficial". Who says? In a world densely filled with people, I will venture to say that change is inevitable. And, I even think it is possible for change, on a short term basis, to be beneficial and progressive. To make this statement true the cause of change, people, must communicate, organize and plan change according to the desires of the community. I further say that this is the very best they can do. It is never 100% O.K. and it takes a strong egotist to think any change is forever permanent.

Now to bring this back to Lake Union, our community. You are too late on the two story houseboat. (I'm not about to saw my home in half) but many docks are choosing not to allow two story houses on them. They banded together and made this decision as a group; so it can be done. All of us should be concerned about lease security, better insurance and bank rates--yes, and future size. All I'm saying is that we begin with now, which happily includes the coming Shoreline program, and work to make our environment the best we can for the community and all of the lake. The best method I know of is to use our unit of organization, the Floating Homes Association, as through the Association we can exert concerted pressure to help us obtain a more favorable environment and community.

Susan Drum, 2219 Fairview E.

FLOATING HOMES ALSO SUBJECTED TO LOAN DISCRIMINATION

To The Newsletter:

As a member of the Floating Homes Association and the Central Seattle Community Council's Housing Committee, I think we on the water need to understand how the "Redlining Campaign" effects us all.

The purpose of the campaign is to stop the discriminatory mortgage and rehabilitation loan practices now prevalent. Over the past twenty years Seattle's banks and savings institutions have refused to make housing loans to people living in certain areas, defined by banks as unsuitable for development by current residents. In other words they have drawn a red line around particular neighborhoods. At the same time these institutions have engaged in "disinvestment" - that is more money flows out of these neighborhoods in terms of savings and checking accounts, that flows back in through mortgage and home improvement loans.

Over the years owners of floating homes have been subject to similar discrimination. The policies of the banks and savings institutions have encouraged new patterns of ownership and development - which they deem better risks (translate more profitable.)

The Redlining Campaign needs our support. I urge anyone who can to sign a pledge to remove their funds from redlining bank. At the moment we are only collecting pledges; no bank has yet agreed to stop its discriminatory practices and thus become the recipient of our funds. However more than two million dollars in pledges have already been collected and both Seafirst and Peoples have started to negotiate. Our tactic, called "Greenlining" has proved successful in other cities. Help make it successful here. *Margaret Levi, 2037 Fairview E.*

A COMFORTING THOUGHT "Make yourself an honest man and then you may be sure there is one less rascal in the world." *Thomas Carlyle (1795-1881).*

AMERICA THE BEAUTIFUL: "The simple fact is that the big cities of America are becoming more and more uncomfortable, unpleasant, even dangerous and ugly- - just plain ugly". *David Brinkley NBC Commentator.*

JUST IN CASE YOU AREN'T . . .



2329 Fairview East - Seattle 98102
Phones: EA 5-1132 or EA 9-1517
(after 11:00 a.m.)

MEMBERSHIP APPLICATION

DUES \$12.00 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 _____

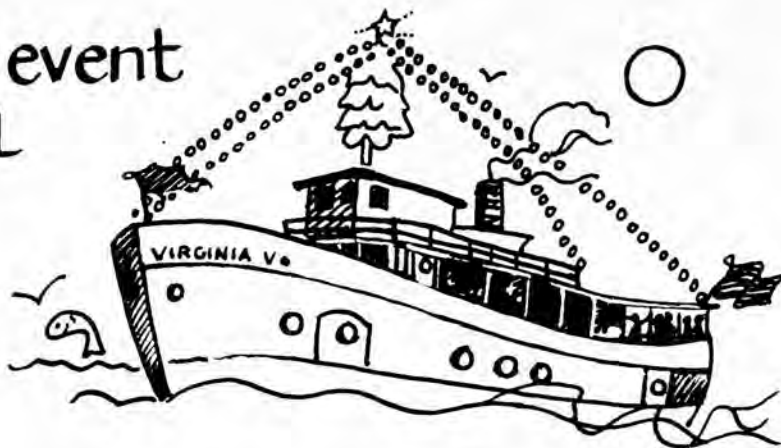
Zip _____

Enclosed is \$12.00

Bill me

a one-of-a-kind event
OUR 12th ANNUAL
Holiday
PARTY
CRUISE

Parade of
LIGHTED SHIPS
 4 P.M. to 8 P.M.



SATURDAY-DECEMBER 20
Be our guest aboard the
HISTORIC VIRGINIA V.

LAST OF THE STEAM POWERED
 PASSENGER VESSELS ON THE COAST

\$5.00 ADULTS \$2.50 CHILDREN
 12 & UNDER

*Tickets Limited by Coast Guard
 Maritime Regulations*

HOW TO GET THERE !

When you get to the south end of the Ballard Bridge the rest is easy. The Virginia V is moored at the Port of Seattle's famed Fishermen's Terminal in Salmon Bay. Here you will see the largest fleet of commercial fishing vessels on the coast. At the entrance is the WHARF RESTAURANT. Proceed to the left down the Quay and you have made it. Quite a bit of parking.

WE'LL BE IN THE BIG PARADE . . .

At 4 p.m. (be sure to be on time) the Virginia V will cast off from its moorage in Salmon Bay. We will cruise down the Ship Canal to Lake Union to rendezvous with the Flotilla of Lighted Ships, circle the reviewing stand and proceed to Lake Washington Portage Bay with Chet Gibson and the Santa Claus Ship leading the way.

MAIN SALON ENTERTAINMENT . . .

An unusual and varied entertainment program will be featured under the direction of *Stan James*. Folk Music and Holiday Carols with the traditional sing-along.

PLENTY OF FOOD IN THE GALLEY . . .

Again this year *Yolanda Koskie* will lend her professional guidance to the galley offerings to include the popular Mexican Pambacitos, a hearty stew of uncertain nationality and more traditional fare.

IN THE TAP ROOM . . .

Myrna Bay will again be at the piano furnishing music to bend elbows by. Beer for those of legal age.

AN HISTORIC ENGINE ROOM . . .

Between the Galley and the Tap Room is this historic ship's most popular attraction, the gleaming triple-expansion marine steam plant (circa 1904).



IT'S EASY TO ORDER BY MAIL

Floating Homes Assn.
 2329 Fairview Ave. E.
 Seattle, Wash. 98102
 Phones: 325-1132 or 329-1517

Enclosed is \$ _____ Send me _____ adult tickets at \$5.00 each. _____ Children's tickets (12 and under at \$2.50 each.

NAME _____ Phone _____
 Street _____ City _____ Zip _____