

Denied Increase: Jeffrey Defies Ordinance

(See Story on Page 2)

Mark Freeman Tries for \$48-\$54 Increase



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Newsletter

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MAYOR ROYER TO ADDRESS OCT. 22 MEETING

The appearance of Mayor Charles Royer and an Executive Committee report on the concerted drive to destroy the protection given floating homes under the Equity Ordinance, will highlight a general membership meeting of the Association Monday, October 22nd at St. Patrick's Parish Hall (basement) at Broadway E. and E. Edgar St. The meeting will start at 8 p.m. and will conclude with a social hour.

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The Executive Committee report will deal with the implications of a "new situation" confronting Seattle houseboat owners — finding a way to survive under tight monopoly conditions and combating the efforts of a small group of moorage owners to destroy the protection of legislation adopted unanimously by the City Council two years ago.

"The free market in floating home moorage sites is dead and cannot be revived," the report says in part. "We cannot survive if moorage rates can be arbitrarily set at any figure the owner sees fit to impose. We cannot survive if our homes can be destroyed through arbitrary evictions. Yet this is what a small group of owners, operating through a covert organization, are demanding. They represent only a few of the more than 40 moorage owners but they control about half of the moorage sites under private ownership."

The membership will be asked to vote on a proposal to amend the by-laws to increase regular household dues to \$24.00 a year. Dues for retired persons will remain at \$16.00. If approved the increase would take effect in January, 1980. The Executive Secretary says the increase is necessary to bring dues income up to a level to pay for the operational costs of the Association. Legal and emergency expenses must continue to be met by voluntary contributions to the "Legal & Sustaining Fund."

Tickets for the 17th annual Steamboat Party & Holiday Cruise will be available at the meeting. They will be restricted to 200 and it is requested that they be purchased only if they will be used and not bought as a contribution. Members may also reserve tickets which will be held until Nov. 15th.



MAYOR CHARLES ROYER

COMING IN THE NOV.-DEC. NEWSLETTER: An illustrated feature on houseboat life in Srinager, India, the principal city in the exotic valley of Kashmir, by Ed Waddington, An Association member recently home from a visit to that country.

If You Don't Want to Miss the Boat — See Back Page

Freeman-Gibson-Jeffrey Spearhead Moorage Hikes

The Freeman-Gibson-Jeffrey interests, who control more than 75% of the privately owned floating home moorage sites, are spearheading the drive to eliminate the Equity Ordinance and to regain the power to set moorage rates at any amount and to evict at will.

Following the Sept. 25th decision of Fact Finder Peter Greenfield that his proposed \$30.00 a month moorage increase is unreasonable, Jeffrey renewed his demand for immediate payment on the grounds (1) the decision did not come down within the 60 days period stipulated in the ordinance and (2) that the decision is not binding.

Simultaneously Mark Freeman, manager for the Freeman-Gibson-Jeffrey interests, announced a 35% moorage increase for the 52 floating homes at 2017, 2019 and 2025 Fairview and the 12 units at 2764-66 Westlake Ave. N. The increases to take effect Nov. 1 are: from \$140.00 to \$188.00; \$150.00 to \$202.00 and \$160.00 to \$214.00. No reason for the increases were given. Of the 75 moorage sites hit by the increase only 44 are on privately owned property. The remainder are on state leased land or in whole or in part in submerged city streets.

Floating home owners at 2031 are filing another request for Fact Finding proceedings. Association officers and Attorney Bruce Ransom are meeting with them. The increases announced by Mark Freeman is also being challenged.

The Freeman interests are among a small group of moorage owners who financed the covert legislative attack on the Equity Ordinance during the recent legislative session. At the public hearing Sept. 5th Jeffrey refused to answer questions about \$1,558.00 claimed as moorage expense. He said the money was used in the Olympia matter. However it was listed on his books as being paid to "The Floating Home Moorage Property Owners Association." The lobbyist hired by the group, Bill Fritz, registered with the legislature as representing the Lake Union Association. When Attorney Lawrence Ransom sought to question Jeffrey about the matter he refused to answer. The Fact Finder disallowed the sum as a legitimate expense.

In his decision Greenfield said that the Ordinance defines a reasonable moorage fee as one which gives the owner a fair and reasonable return on his property. He valued Jeffrey's privately owned submerged land at \$187,500.00. He said that Jeffrey is earning a net of \$18,890.15 or at a rate of 10.75%. Such a return he said is reasonable for a no risk investment as "the likelihood that the moorage owner will experience a decline in income because of sites standing vacant is negligible."

Last year a Fact Finder also denied Jeffrey an increase on the grounds that his present moorage charges bring a reasonable return. Using the Price Index for residential rates Greenfield pointed out that rents in Seattle have increased 100% over the base year 1967 while "the moorage fees charged by Mr. Jeffrey have increased more than 400%."

In the absence of any sales of existing houseboat moorages other means have to be used to determine a reasonable value. Jeffrey used the sale of a share in a co-operative moorage to claim his property (including the state land which he rents but does not own," is worth \$400,000.00 and that he should earn 15%. Greenfield rejected this. Evidence was introduced showing the economic benefits owners of old, non-conforming moorages enjoy and how they are protected against competition. If the Jeffrey property was vacant only three floating homes would be permitted as compared to the present 16 sites with Jeffrey's view blocking houseboat occupying the two end sites.

Moorage property is taxed as "unimproved land" as the floating homes are taxed individually as the "improvements." Jeffrey's taxes have declined from \$1,156.00 in 1977 to \$996.00 in 1979. The lease fee paid the state for property, with six moorage sites, has increased from \$628.88 to \$1,641.00 in 1979. The state bases this fee on the valuation of the property at \$2.00 per square foot.

The Fact Finder concluded his decision by saying "the proposed increase is unreasonable. Any increase in the fees currently charged



FACT-FINDER PETER GREENFIELD



MOORAGE OWNER GORDON JEFFREY



ASSOCIATION ATTORNEY LAWRENCE RANSOM

would be unreasonable." He assessed the \$800.00 costs against Jeffrey.

Boats in Front of Houseboats Protested



Asserting that the moorage owner violated an agreement not to place boat moorages at the end of their walkway, floating home owners at 2420 Westlake Ave. N. are urging the Department of Community to deny any such permit. The owner, Robert E. Skarperud, West Seattle optometrist who lives on Mercer Island, proposed four finger piers for eight boat spaces behind the dolphin seen in the photograph above.

The twelve floating home owners, making the protest, charge that they entered into an agreement with Skarperud two years ago to each pay him \$15.00 a month not to develop the open water. Since

then they say they have been paying him \$2,200 a year in addition to the regular moorage to compensate him for the increase in the lease fee on the state owned property.

In spite of this agreement, they say, Skarperud applied for a permit to install commercial moorages but was denied because he could not meet off street parking requirements. In order to avoid the parking requirements, they say, he has applied for a permit on the grounds that the boat moorages would be for the use of the floating home owners for an unspecified rental fee. All have signed a statement they do not want and will not rent the spaces.

Here Is The "Security Blanket" For Your Home

MEMBERSHIP APPLICATION

Annual Household Dues, \$16



- Dues covers all adults (18 years or over) in the household. If more than one membership card is needed, list names below.
- Dues payment covers the 12 months following the time of joining.
- Make checks payable to the Floating Homes Assn. and send to 2329 Fairview Ave. E., 98102.

Name _____ Address _____ Zip _____

Name _____ Moorage No. _____ Phone _____

"To protect the interests of Seattle's old and colorful Houseboat Colony"

Donnette Houseboat Family's South Sea Cruise

By Jim Donnette

(On August 26, 1978 the Donnette family, Jim, Barbara and eight-year-old Jennifer, cast off from their Fairview Ave. houseboat for the Southern Seas. They returned a year later.)

On August 26, 1978 we set off for a year-long sailing adventure to the South Seas. In our 32-foot double ended cutter **Panthalassa** we left Lake Union under beautiful skies for San Francisco, our first port of call. The passage took seven and a half days with a stop at Florence, Oregon on the Siuslaw river. The weather was generally gray from Tatoosh to Florence but from there to San Francisco we had spectacular weather and made glorious sunny day entrance under the Golden Gate bridge.

After a month of visiting and sight-seeing in the Bay area we cleared for southern California on Sept. 30th. This leg of our journey began and ended under foggy conditions but proved to be a pleasant and easy three and a half day cruise. Another planned lay over in Redondo Beach Harbor gave us time for visits with relatives and friends and final provisioning as well as providing appropriate timing to avoid the storm season in the Pacific off the Mexican coast.

On November 2nd all was ready and the weather pattern suggested that the calm season of the Northeast trade winds had begun. So with a small amount of uncertainty we set off for the long passage to the Marqueses Islands, more than 3000 miles away. The passage was super. Although the winds were light and variable, conditions remained calm and we had 29 days of pleasant ocean sailing. The self steering system worked beautifully and on the morning of the first of December we made our landfall. Our first sighting was on the tiny island of Fatu Huku which was quickly followed by Ua Huka and Nuku Hiva, the largest of this island group, capitol and port of entry. There are nine islands in all, broken into a northern and southern group and two are uninhabited.

We spent two months exploring and enjoying the people. We found Fatu Hiva was the most impressive with its rugged peaks, abundant fruit and friendly people. They are known for the craft of tapa making (cloth from bark) and we bought a few samples. The

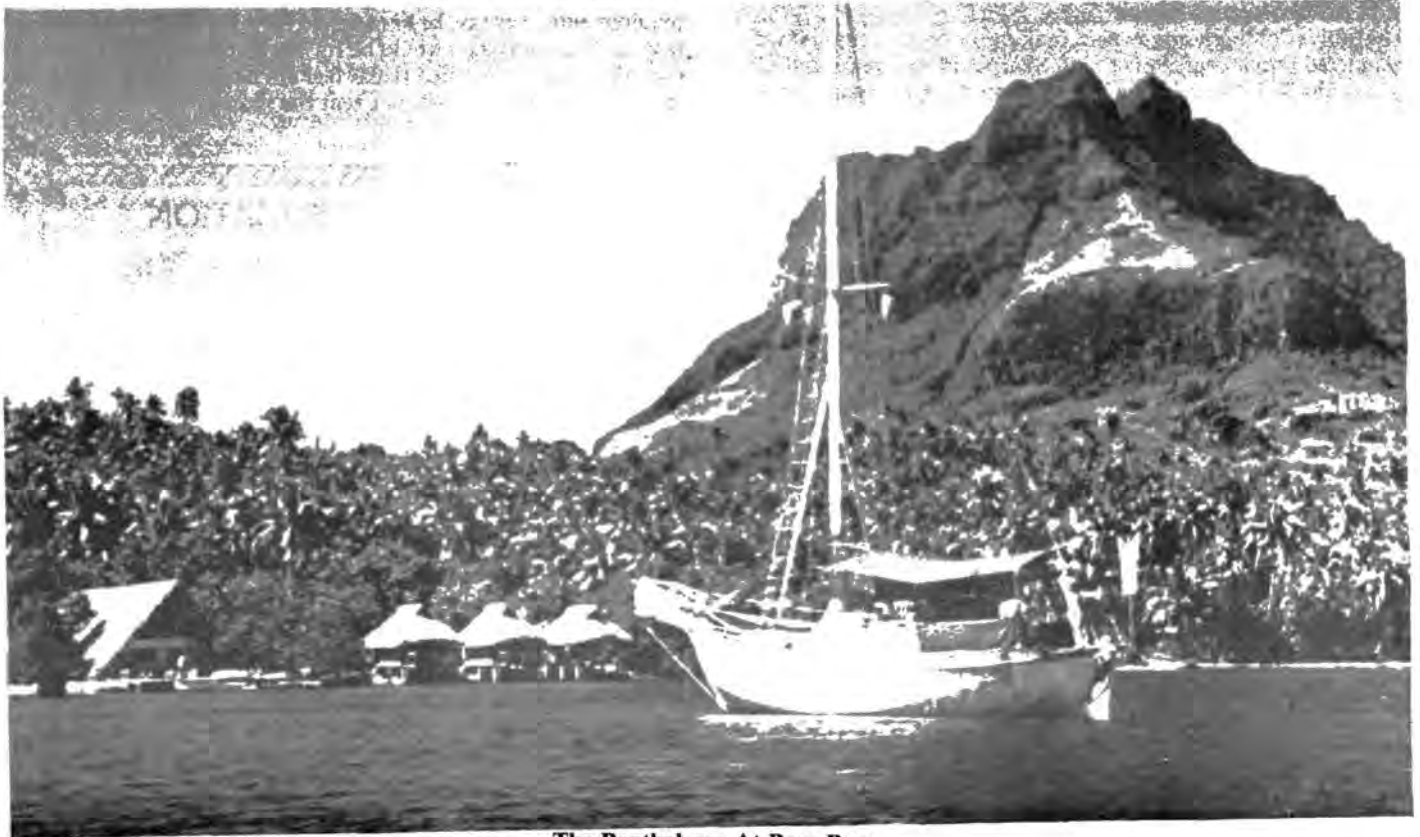
most beautiful bay, Hanavave, is very small with room for only two yachts. We completed a circuit of the islands returning to Nuku Hiva for a mail stop before moving further to the southwest and the Tuamotu Archipelago.

The Marqueses Islands are all of the high type, volcanically formed with steep shores. The Tuamotus, on the other hand, are coral atolls with little or no land, only a ring of coconut trees on a minimum reef surrounding a lagoon. It took three days to cover 500 miles and our first visit to an atoll. The night before our landfall was filled with squalls and lightning but dawn found us with clear skies for the all-day search to find the tiny island. It was one this day that the sun passed directly overhead making navigation by the sun very difficult. But we found the island and the pass and had a warm welcome from the natives. This was the island which proved to be the highlight of our trip. Inhabited by eighty beautiful people who treated us with such friendliness and love that we stayed a month, enjoying every minute of it. With the weather varying between 80 and 84, the fish filled waters and abundant fruit made for a very pleasant life.

Due to meet my mother in Tahiti on the 10th of March we sadly left only to find that we were becalmed for three days and finally ended up motoring all the way to Tahiti and the island group known as the Societies. These islands, better known as Tahiti, Moorea, Huahine, Raiatea, Tahaa and Bora Bora, are a combination of high islands ringed by coral reefs. They present another life style because of this formation. They are more heavily populated than those we had visited, there is more variety, a more clearly defined history and more historical artifacts.

Papeete is a busy city with many attractions and we enjoyed it for its contrasts but moving on to the outer island of Huahine was a welcome relief from the noise and congestion and with much more time spent swimming, diving, shelling and meeting the native people. The return trip from the Society Islands north to Hawaii was probably the most pleasant passage we have ever made on the ocean, taking 24 days in mostly 10-12 knot winds with two foot seas. With stars from horizon to horizon throughout the night we spent many

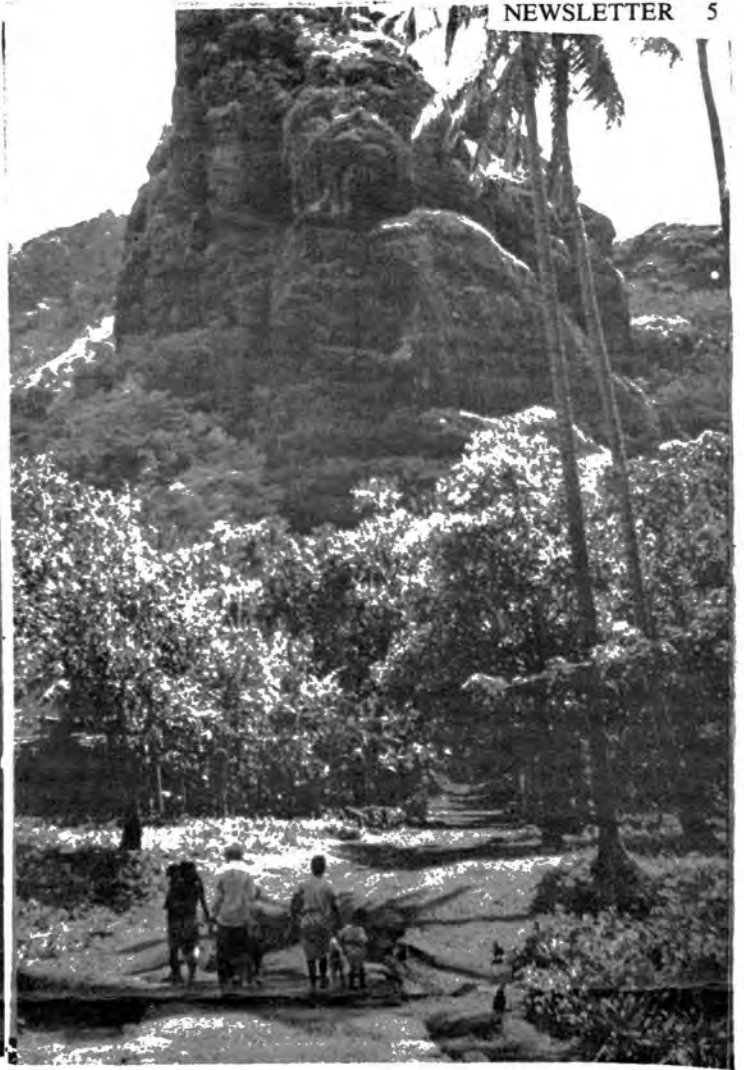
[Continued on Page 7]



The Panthalassa At Bora Bora



Jim With Yello Fin Tuna



Fatu Hiva A Tropical Paradise



Jim, Barbara & Jennifer In Papette Harbor



Members Should Be Concerned

To the Association:

The recent Gorden Jeffrey fact-finding hearing was well attended by members of the Executive Committee, moorage owners and affected tenants. Where were you? It's time for those of us fortunate enough to have good moorage owners to start actively appreciating them and working with them. And it's past time for everyone to attend a fact-finding hearing if only to find out how fortunate they are.

Although the Equity Ordinance does provide protection against the extreme problems involved in some moorages, it is obvious that implementing it is a painful process with a price that is paid by all of us. Many of us do not have the problems of excessive moorage fees or threats of evictions, but concerns over parking, security, maintenance, and a pleasant environment will always be with us. Only our involvement and commitment can improve these conditions. Most moorage owners would be glad to have our assistance with this type of problem and the example of Tenas Chuck (as reported in the July-August Newsletter) shows how effective a Dock Council can be. These are our problems and it is time we went to work to solve them.

Too many are unwilling to invest in the Lake Investment Fund because their dock is not for sale; too many people have to be asked to renew rather than volunteering their membership and too many people follow the isolationist principle of being concerned about problems only when they affect them. Let's begin to participate. Let's find the team and join it. We can start with the October general membership meeting. **A Concerned Member**

Bruce Corker Writes From China

To The Association:

Here we are in Tientsin, jewel of North China.

We arrived in Peking (after a three-day stopover in Boston, London and Paris) at 6:30 a.m. on August 13th. Our Boeing 707 was greeted at the airport by Chairman Hua Kuo-feng, a military band and a contingent of soldiers, sailors and marines. About half of the plane's passenger list of 28 consisted of the prime minister of Sri Lanka and his retinue on an official state visit to Peking. The airport festivities were great fun. We were met by representatives of the Foreign Language Institute where Lisa is teaching. On the ride in from the airport we passed huge banners proclaiming the "Long-lasting Friendship Between the Peoples of Sri Lanka and China."

We were put up for three days in the Friendship Hotel in Peking for acclimatizing and sightseeing — the Forbidden City, Ten An Men Square, museums. Our scheduled trip to the Great Wall was rained out and we hope to return and see it in October. Peking is stark and Stalinesque — all business.

From Peking we traveled by train to Tientsin, a two hour trip of 130 km. Prior to 1949 Tientsin had been divided into foreign trading "concessions" or zones of influence. As a result much of the architecture in the central part of the city has a western flavor (British, French and German), and has more the appearance of a western city than Peking. The city has a population of 7½ million, and is both a major industrial center and the principal seaport of North China.

From the train station we were taken to our "Foreign Experts Residence." After all the warnings we received about spartan living conditions in China, our quarters seem quite comfortable. We are in what was once a mansion in the French concession which has been maintained in close to original condition. Our apartment consists of a large living room, bedroom, a small room for Jamaica, a bathroom (with hot water) and, to our great surprise, an Hitachi air conditioner which has kept the rooms substantially cooler than 78 degrees during the hot and humid weather of late August. We are

one of four "Foreign Expert" families at the residence connected with Lisa's Institute. The others are Peruvian, Japanese and French. Very cosmopolitan.

Our first evening in Tientsin we were given a welcoming banquet by the President of the Institute and dignitaries from the English Department. The banquet was interspersed with a long series of warm maotai (170 proof Chinese liquor) toasts to the Friendship between the U.S. and China. The next day we were greeted by various delegations from the Institute and the Municipal Peoples' Revolutionary Committee. A classic exchange occurred during our meeting with the head of the Foreign Affairs Section of the Revolutionary Committee. During our discussion some insects began making a loud noise outside. Lisa asked if the noise was made by crickets. Her question was translated, the head of the Section responded, and the interpreter gave the response: "We have no cricket but we do have many soccer stadiums." At that point we launched into a discussion of sports activities in the city.

Everyone here has been extremely hospitable, friendly and helpful. We're told there has been a great change in the attitude toward foreigners in just the last year, after a long period of xenophobia beginning with the Cultural Revolution in 1966.

Lisa's students (she teaches undergraduate classes four hours, college teachers eight hours and "post-graduates" four hours a week) are eager to Americanize their English (apartments for flats, etc.). Previously Chinese were reluctant to be seen talking with foreigners on the streets. Now we are objects of great interest. If Lisa, Jamaica and I stop on a busy street corner we are immediately surrounded by from 50 to 100 curios people. Jamaica is a particularly big hit. People constantly cluck her under the chin, pinch her cheeks and ask to hold her. Jamaica loves it. One of the first phrases we learned in Chinese was "ten months old." Lisa's students and occasionally an English speaker on the streets (our Chinese is minimal at this point) all eagerly ask questions about the "States." It's all very interesting. Best wishes to our houseboat friends. Bruce Corker, **Bruce & Lisa Corker, Tientsin, Peoples Republic of China.**

Roanoke Reef Victory Joint Effort

To the Association:

I notice that the Newsletter picked up a quote from the Seattle Times in respect to the purchase of the Roanoke Reef property which was incorrect. I was quoted as saying, "I've been working on this for seven years . . ." What I said was, "We've been working on this for seven years." This may seem to be a small thing, but the "we" is the most important part. If there is one silver lining to this cement gray cloud, it is the fact that it brought our community together in a common cause. Over the years when a new crisis came up, and old troops were tired, somebody would jump in to carry the ball. The list of people who helped is enormous, and our pantheon of those who made special contributions is also large. While it may seem like I did work on this for seven years and I don't want to be given credit for the work of others just because I was the only one available when the reporters picked up the story.

There is somebody whose contribution deserves special mention and that is David Kohles. Last year, as we were headed for another hearing, Doug Jewett called all parties together and suggested that it be postponed until a study of the potential uses of the property was done. David had been helping prepare for the hearing which would inevitably lead to court action. At this point he picked up the cudgel of attending the many meetings (along with Todd Warming-ton from the Floating Homes Association) to see that the report covered uses that were acceptable to the community, legally possible under the Shorelines law, and economically feasible. He undertook long hours of research. Once the consultant's report was issued more problems arose. David helped the Eastlake Community Council work our new strategies. The purchase of the property by Mrs. Flanagan saved us from having to pursue the course David had worked out. Now all of us have the responsibility of helping the new developer bring this long controversy to an acceptable ending. Hopefully we can look forward to a glorious demolition party. So congratulations, David, and don't be off hiking when the reporters call to tell you sweet victory is at hand. **Beth Means.**

Lake Gets New, Modern Harbor Patrol Craft



More on South Sea Cruising

enjoyable hours learning about the heavens during the night and sunbathing during the day.

Hawaii was again (we sailed there in 1976) a most pleasant experience. Landing at Hilo we worked our way west to Honolulu for provisioning and the last leg of our trip home to Seattle. This proved to be a slow, windless passage taking 31 days and finding us north of the 50th parallel of latitude before we finally tired of the calm and motored the last several hundred miles to Neah Bay. It was ten days from a full year when we tied up alongside our houseboat to be greeted by the friends who saw us off. We had a fantastic time. But Seattle still looks beautiful.

Likes Diversity in the Newsletter

To the Association:

I very much enjoyed the last issue of the Newsletter for its diversity. I would also like to receive a copy of Howard Droker's "Seattle's Unsinkable Houseboats." **Camille A. Goebel.**

HOWARD DROKER'S BOOK PRAISED: "Droker tells how the shanty 'houseboats' became the contemporary 'floating homes' and why the distance between them was filled with political and social controversy, not all of which has disappeared. From the point of view of an urban historian, Droker's most important work may be his short but informative history of the Floating Homes Association from 1961 to 1976 ..." **Norman Clark in the Pacific Northwest Quarterly.**

We all know that our area is the number one in per capita pleasure boat ownership but we also hold the national record in purchase of books, hard cover and paperback, to say nothing about the top spot in the consumption of vodka, rum and white wine. Also in eating out and movie attendance. Whew!



The Seattle Police Department's first new vessel, designed and equipped for patrol purposes, was christened Sept. 9th by Mrs. Fitzsimons, wife of Chief Patrick S. Fitzsimons. Several hundred invited guests participated in the ceremony and reception at the patrol's Lake Union base. Association President Julie North, Administrative Secretary Pettus are seen with Chief and Mrs. Fitzsimons.

If You Act Now You Won't Miss The Boat



THE BOAT:

The boat, of course, is the VIRGINIA V, last of the Puget Sound "Mosquito Fleet" which is on the National Register of Historic Vessels.

THE EVENT:

Is the Floating Homes Association's 17th Annual Steamboat Party & Holiday Cruise. For members only and their guests. Tickets are \$15.00 and only 200 will be sold. Complimentary nibblin' snacks. No host bar.

THE MUSIC:

The popular RAINIER JAZZ BAND will liven things up for listening and dancing.

THE TIME:

Saturday, Dec. 15th, 1979. Sail at 7 p.m. for a four hour scenic cruise around Lake Union & Lake Washington. Return at 11 p.m. Board the VIRGINIA V at the Salmon Bay Terminal on the Ship Canal, west of the Ballard Bridge.

Here's Your Insurance Against Missing The Boat.



Floating Homes Association
2329 Fairview Ave. E.
Seattle, Wa. 98102

Here is \$_____ for _____ tickets for the Holiday Cruise & Steamboat Party.

Please reserve _____ tickets in my name. Understand they must be purchased not later than Nov. 15th.

Name _____ Address _____