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14th Annual Meeting Thurs. April 22 . . . pg. 4



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*Newsletter*

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## DO FLOATINGHOME OWNERS HAVE ANY RIGHTS?

(Following is the text of a Discussion Memo "Towards Security and Equity For Floating Homes" drafted by the Executive Committee, referred to the membership in the hopes that it will be given careful consideration and be the basis for a fruitful discussion at the 14th Annual Meeting Thursday, April 22. Written comment for the next issue of NEWSLETTER would be most helpful.)

The imminent adoption of a Shoreline Master Program for Seattle is an historic event. It ushers in a new era for our floating community. While it did not create, it is sharpening up, the contradictions in the economic relationships between the two groups of property owners—those who own floating homes and pay moorage fees, and those who own moorage property and collect them. A floating home moorage requires a substantial investment. However, in most instances, the largest portion of this capital investment does not come from the real property owners but from the floating home owners (personal property). It is out of this unusual relationship that the contradiction arises. This contradiction will continue to intensify as we enter a period where public interest legislation eliminates all possibility of a "free market" in moorage sites. Without such a site a floating home is not only worthless but a liability. Under such a monopoly situation how can our predominantly owner-occupied community survive? This question will not wither away.

In past years the pressures of survival welded a community of interest between the two groups of property owners. Since its inception, membership in the Floating Homes Association has been open to both. Fortunately many moorage owners have continued to see the need for equity and have used restraint in the arbitrary setting of moorage fees and in the termination, or the threat to terminate, occupancy of a moorage site. But there are exceptions and these cast an ominous cloud over our future. We hold that this glaring imbalance is not in the long-term interest of either group and must be corrected. This will require the creation of a climate of equity which recognizes the right of the moorage property owner to a fair return and the right of floating home owners to protection from arbitrary actions which could deprive them of their homes and property without even a polite bow in the direction of due process. In presenting this unhappy situation for searching discussion the Executive Committee believes the following matters should be addressed:

**MOORAGE FEES**—In the absence of a "free market" in moorage sites for existing floating homes, there needs to be some framework under which the moorage property owner is assured of a fair return and the floating home owner is protected from arbitrary financial levies which could be confiscatory. Without any ground rules, the moorage fee is any amount the moorage owner chooses to impose and force collection under the threat of eviction. Moorage fees are also a legal lien against the floating home. The Association is exploring the many legal ramifications of this problem and has contacted the City Council on the matter. The need now is to urge all well disposed persons, who have the future of our unique in-city neighborhood at heart, to address themselves towards the finding of solutions.

**SECURITY OF OCCUPANCY**—Too many of our floating homes literally exist on a month-to-month basis. Although we are a remarkably stable community, a few moorage property owners insist that the occupancy of a moorage site is secure for only 30 days. They insist on claiming the feudal right of life or death over

the homes and investments of floating home owners. Fortunately there are those who give leases. Such a fair and necessary protection must be extended to all if we are to have a stable community. Also there is a small island of absolute security. It consists of the four "joint ownership" moorages (consisting of some 40 units) where the floating home owners also jointly own the moorage property and operate it cooperatively.

**ORGANIZING OUR ECONOMIC POWER**—The total assessed valuation of our relatively small number of floating homes is in excess of \$5 million. With the exception of the joint ownership moorages, none of our financial resources is invested in such a way as to bring about the security and stability we so sorely need. Surely there is a need to organize our potentially substantial economic power in our own interest. This is something we can do for ourselves. The Executive Committee has proposed that we do just that through the formation of a "Lake Investment Fund." Such a fund, of course, must be formed outside the non-profit corporate structure of our Association. Such a fund should give priority to the purchase of moorage property and participate in the formation of "joint ownership" moorages. The Executive Committee proposed that a "Ways and Means" Committee be formed to work out details and report to the April 22 membership meeting. Those interested in working out the many financial, legal and structural details should write the Association or contact: Richard Wagner—282 0985, Jack MacIntyre—329-0364, or Terry Pettus—229-1517.

As we look back on the rather hectic history of our community, it is clear that success came when, out of a welter of problems, we singled out the key ones for concentration. In this spirit we believe that the problems herein constitute the major matters of mutual concern as we enter into a period which holds out both promises and peril.

### **DRASTIC CURB IN LAKE SEWAGE POLLUTION PROPOSED . . . .**

A plan to drastically reduce the 281 million gallons of combined raw sewage and storm water now being discharged into Lake Union and Portage Bay has been prepared by the Seattle Engineering Department. The project recommended to Metro for approval is one of five alternatives ranging in cost (if constructed in 1976) from \$6 to \$11 million.

The recommended project calls for the construction of a new trunk sewer, roughly paralleling the existing trunk, and partial separation of the storm water. It would cost \$9 million at 1976 prices. Metro coordinates all such projects in the area. If approved, it would then go to the City Council. Funding would be 75% federal, 15% state and 10% city.

Although the lake waters more than meet bathing beach standards during the summer months, the rainy season results in a quick deterioration of water quality and violates state and federal standards. The problem arises from the inadequacy of the present 70-year-old sewer serving the Lake Union area with the consequent discharge of sewage and storm water into the lake through nine overflow lines.

The present sewer tries to cope with a 500-acre "tributary area," as well as 100 acres of Freeway surface, through a drainage system constructed by the State Highway Department. The most serious sewage discharges into the water are at Shelby Street (Portage Bay), Freeway Bridge (near intersection of Fairview E. and Fuhrman), Roanoke, Lynn and Garfield, and three near the south end of Lake Union.

One of the welcome bonuses of the project would be to place back into the lake 117 million gallons a year of spring water now diverted into the overworked sewer. The Engineering Department says that with this installation there would be no combined sewage-storm water discharge into the lake except "in the case of an extraordinary large storm."

The proposed system would reduce the discharge of storm water into the Metro system from 158 million gallons annually to 140,000 million gallons, in addition to the diversion of the spring water from the sewer into the lake. This would greatly reduce, if not eliminate, the 120 million gallons of combined sewage which overflows into Elliott Bay from the Lake Union Tunnel.

The map on page four shows the route of the proposed new parallel sewer as well as all the outfalls into the lake, including those where the discharge is minimal.

In preparing the various proposals, the Engineering Department held three public meetings in the community. The Eastlake Community Council and the Floating Homes Association participated. The Association Executive Committee feels the recommendation of the Department for the \$9 million project is worthy of support. When any proposal reaches the City Council public hearings will be conducted.

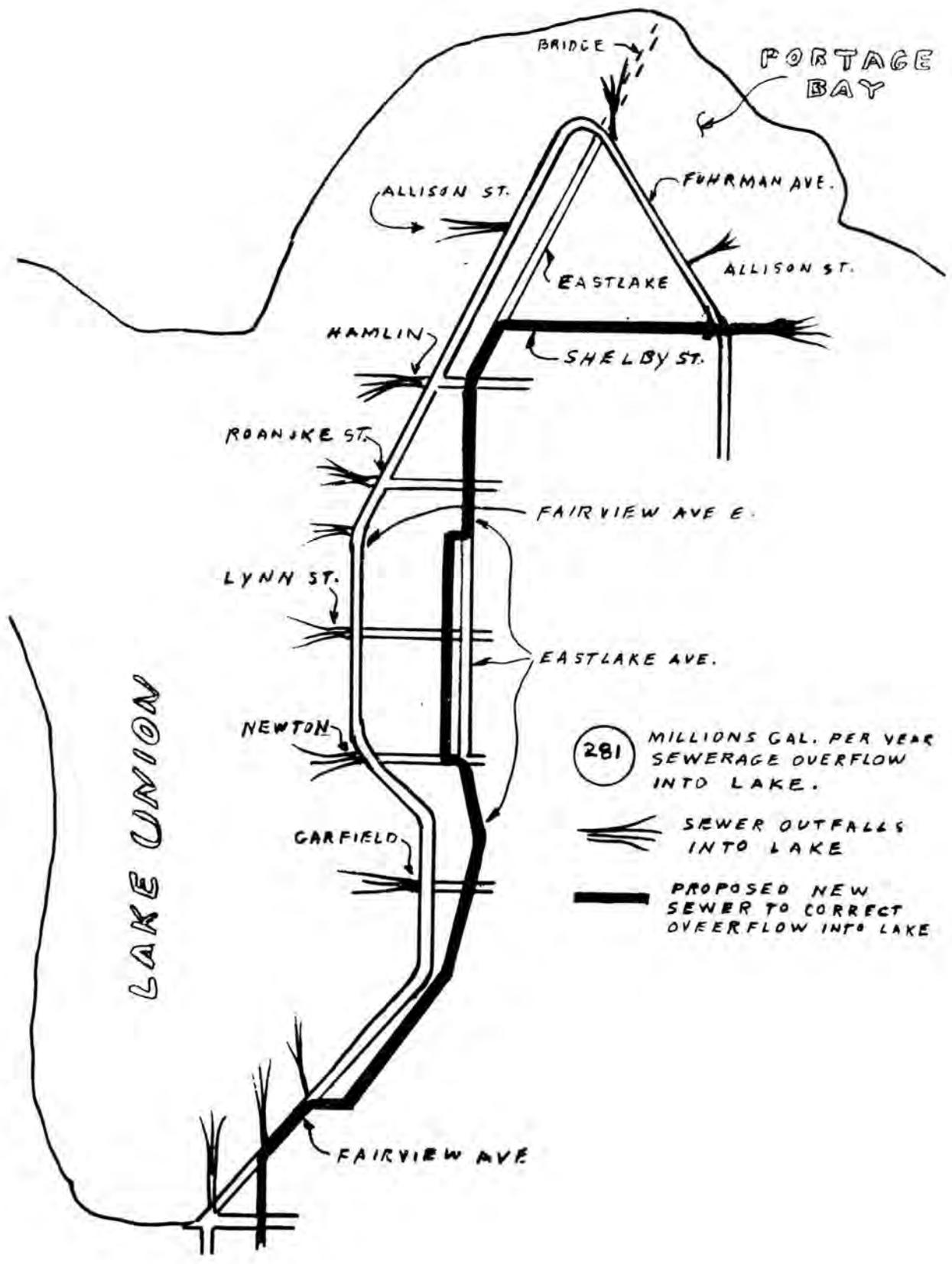
### **NEWS NOTES: THAT "ROANOKE REEF" PLATFORM . . . etc., etc. . . . .**

Richard Haag, professor of Landscape Architecture at the U. of W., is putting together a project in which 35 students will zero in on the platform as a "case study using the slab and walls as it stands, and develop plans for recreational use." Professor Haag believes the mess calls for applying the recycling techniques used at the Gas Works Park . . . . The impact of the "concrete island" is being softened somewhat by the new Roanoke mini-park. Our Association is preparing a historic marker, as it is the site of the Boeing Bldg. (1915) where the first aircraft was assembled and flown. Also, it was the site of the first international airmail service in Seattle.

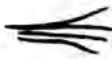
A proposal by Councilmember Phyllis Lamphere to move the Seattle Construction Limit line inboard on privately owned submerged property on Portage Bay from Shelby to Edgar Streets has caused a flurry of concern. Proposal now being studied by Dept. of Community Development—which says it does not call for acquisition of property or displacement of floating homes. Just what it would accomplish still unclear . . . . Reports are that a "Women's Athletic Club" has its eyes on the Elks Building on Westlake. Will anyone miss the flashing E-L-K-S rooftop sign???. . . .

With this issue, the NEWSLETTER is moving to our new neighborhood (One-Stop) print shop at 2370 Eastlake Ave. E., owned and operated by Mrs. Shirley Goll. We are also getting a face-lifting, typographically speaking. Our page-wide columns put a premium on type design and size. If it interests you at all, the page-one policy statement is set in 11-point Press Roman Medium while the remainder is set in 10-point Theme Medium, which the folks in the trade say is "clean-cut as a sans serif, but more balanced, more graceful." But the main idea is to be readable. What do you think? You may also have noted the justified (even right- and left-hand) margins.

Shirley Goll did more than bring a print shop to the Eastlake community. In January she opened a Contract Post Office, filling a long-felt need. Provides all postal services except for foreign parcels, postage meter refills and express delivery. Hours are 8:30-5:30 weekdays and 9 to 1 Saturdays. The phone is 329-9888.



(281) MILLIONS GAL. PER YEAR  
 SEWERAGE OVERFLOW  
 INTO LAKE.

 SEWER OUTFALLS  
 INTO LAKE

 PROPOSED NEW  
 SEWER TO CORRECT  
 OVERFLOW INTO LAKE

## "HISTORY OF HOUSEBOATS" PRE-VIEW AT APRIL 22 MEETING . . . .

An illustrated talk on "The History of Seattle's Houseboats," from the book now being researched and written by Howard Droker, will be featured at the 14th Annual Meeting of the Association. It will be held in St. Patrick's Parish Hall, 2702 Broadway E., starting at 7:45 p.m. Howard Droker, a professional historian, is preparing this "first-of-a-kind" history under a SEPA grant sponsored by the Association.

The meeting agenda will also include an open forum discussion on the policy statement in this issue. Recommendations for actions to supplement it will be presented by the Executive Committee. Members are urged to bring this copy of the NEWS-LETTER to the meeting.

Officers will be elected and two proposed bylaw amendments acted upon. One is to increase the number of Executive Committee members, elected for one-year terms, from three to five. The other would create the office of "Organizational Director," to be appointed by and serve as a member of the Executive Committee. Jack MacIntyre is serving unofficially in that capacity and ramrodded the successful 1975 membership drive.

Positions to be filled are: President, Vice President, Recording Secretary, Trustee (five-year term), and either three or five positions on the Executive Committee. Nominations for all the positions are now being received by the Executive Committee. All members are eligible to run for office. Just notify the Executive Committee you will serve if elected. Nominations will also be open from the floor at the meeting.



## JOINT COMMITTEE PLANS MINI-PARKS DEDICATION . . . .

A joint committee to plan festivities around the dedication of the three new mini-parks on Fairview Ave. E. has been set up by the Eastlake Community Council and the Floating Homes Association. In spite of off-again, on-again weather, work on the three projects is nearing completion and will mark the beginning of a policy to open up the shorelines of Lake Union and Portage Bay through the development of Street and State Waterways.

The three mini-parks are in a four-block area on Fairview E.—Roanoke, Lynn and Newton. The projects included grading to improve views and access to the water, landscaping, drinking fountains, bicycle racks, benches, tables and—at Newton Street—a concrete fishing float and transient boat moorage. Suggestions are being sought by Anita Klapper, representing the Eastlake Council—325-9333, and Pat Scott, Floating Homes—323-4482.

## "IN UNITY THERE IS . . . ."

Dear Fellow Houseboaters:

Turnover in floating home ownership is on an increasing trend. We recognized this situation last July and did something about it. Old members were leaving, the new owners were not becoming members fast enough to keep our ranks strong.

Members of the Executive Committee set the example by (1) holding one of its two monthly meetings at a moorage and (2) making personal door-to-door calls on non-members with a cordial invitation to come aboard. As a result we met our quota of 100 new members for 1975, which set an all-time record. Also we had the help of many members who found out that the way to get a new member is simply to ask.

We plan to keep up our membership drive this Spring with more house-to-house calls. If you are not a member, expect a friendly call. This is most important to maintain the strength of our organization, about to enter its 15th year.

Our thanks to the Executive Committee and the others who made most of the calls in the cold and rain. If you are not a member, all you have to do is use the form below.

—Jack MacIntyre, Organizational Director

### *Here Is A "Survival Insurance Policy"*



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.*