

The role of Short-Term Rentals in our city

Looking for clarity in a murky planning process

Bethany Weidner

What does Olympia's Community Planning and Development staff do with the comments they solicit from the public? For sure they don't summarize them and link the results to their eventual proposal. And judging from the "proposal" they've just published in their quest to regulate the "short-term rental" market, if they read the comments, they ignore them.

What happened to the guiding principles?

Last fall, CP&D staff asked for public comment on whether Short Term Rentals should be regulated, and if so, how? They listed six goals that people should focus on. Two related to the fundamental question raised by STRs – the need to protect the supply and affordability of housing and the intent to ensure equity for hotels while enabling revenue

opportunities for existing residents.

The staff has now published "possible approaches" that are not linked in any way to the stated goals of protecting housing affordability and balancing between hotels and residents who want to offer Short Term Rentals. Instead, the possible approaches consist of various disparate regulations that could be adopted: Permits and fees; Booking limits, Key standards, and Safety standards. There's a survey that asks you to "agree or disagree" with specific options.

Short term rentals raise important questions about the larger role they will play in a city and its neighborhoods. When will the staff address the underlying question of whether Olympia will allow short-term rentals only by residents? There is good background to consider.

Homes have been primarily homes but also financial assets—they will, increasingly, simply be financial assets.

Residents renting parts of their home short-term aren't regulated

State law (HB 1798) exempts from regulation and taxation a dwelling whose owner occupies it for at least 6 months per calendar year and where 3 or fewer rooms are rented at any time. By this simple provision, residents can earn money from their extra space and not stimulate a whole new tax and regulatory scheme.

Every homeowner, absentee or otherwise; every landlord, every investor, etc. can still rent any dwelling unit on a 30-day or more basis

without being licensed, taxed or subject to rules other than those that already apply to rentals. Thus, some housing units could be offered for a 30-day minimum basis and still be advertised on Airbnb or VRBO etc. (This is quite common.) Those housing units would not be available as traditional rentals.

Does Olympia plan to follow the state and, to minimize confusion, exempt STRs as part of a primary residence from local regulation and taxation consistent with the state law? It's not clear one way or the other.

Market realities that affect housing supply and affordability

The short-term rental of housing units affects both the supply and

► Short Term, cont. on page 13

PERSPECTIVE

Reflections on the fate of the 4th Avenue Bridge project

Robert Bruce

I've been working closely with the 4th Ave bridge camp as a member of Just Housing Olympia. The City recently decided to halt progress toward moving the encampment to another piece of City property, and instead to proceed with sweeping the encampment. The residents will now, most likely, be moving onto the property of a faith community that has once again stepped up to meet a need that the City would not. The City has offered some financial assistance and to continue working towards finding another site where someday the vision of the 4th Ave. Bridge camp project might become a reality.

In working with folks on the streets, I'm constantly surprised by their enthusiasm to collaborate with the City as partners. Despite the sweeps, criminalization and broken promises that characterize most of our history of homelessness response, there is a persistent desire to move forward.

It's not because houseless folks don't remember the hurts, or the people they've lost in our painfully slow

trudge towards justice. This forgiveness comes from the fact that the promise of justice is too enticing, the vision of empowerment and solidarity and community dangle too temptingly to give up the potential for legitimacy.

Too often this desire from houseless community leaders has not been leveraged to constructive ends by the City, but rather exploited to guarantee docility; to string people along until the next sweep or "cleanup." The disintegration of the 4th Ave Bridge project is the latest example of a pattern of giving lip service to a beautiful vision of community empowerment, then yanking it away as we approach the moment of truth.

The City's decision to end the bridge project comes after a months-long collaborative process among camp residents, First Christian Church, Concerned Clergy, and Just Housing Olympia to establish invested self-governance and prepare for an eventual move to city-owned property. The City's rationale is that "no housing or behavioral health organization with the capacity has stepped up to manage the site"—even though First



Mitigation site in downtown Olympia photo by Lindsey Dalthorp

Christian Church and the Concerned Clergy repeatedly offered that very thing. Faith communities hosted Camp Quixote for years; in fact, the City has courted them many times to host camps on church property.

The clergy and faith community members; the social workers and community advocates and houseless leaders did their part and are now doing even more. Pastor Amy and the Concerned Clergy have shown a deep commitment to building relationships and partnerships with camp residents. They have supported important discussions and organizing, and have offered material and emotional support, conflict resolution, and flexible problem-solving. They have shown tremendous

patience with constantly changing timelines and evaporating promises from the City, even when delays seemed intended only to postpone the project until the political winds shifted.

Difficult conversations around self-governance have brought me to believe that these are true culture-shifting moments, where respect for space and property and persons is built. This is really where "accountability" comes from. Our city can't jail its way to accountability.

Residents of the bridge have developed rules that are not so different from what advocates for "accountability" call

► Camp, continued on page 10

Works in Progress (WIP), a community newspaper based in Olympia WA, has been published monthly since 1990.

WIP's mission is to contribute to the struggle for justice across economic, social, environmental and political realms, and to expand participatory democracy across classes, races, and genders.

Our priority is to focus on stories that are ignored or mis-represented in the mainstream media, especially those that relate directly to our mission. To this end, we seek well-researched news stories, serious analyses of issues confronting our communities and account of personal experiences or reflections by local writers. We encourage articles that relate to the monthly theme, but material on other topics is also important.

Informed opinion pieces are welcome when accompanied by facts, examples, and sources. We discourage writing where a key point is stated as fact when it is unproven or in serious dispute. Writing that stereotypes groups or categories of people won't be accepted for publication.

Once we receive a submission, we may choose to publish it or not. While the views expressed in the material print are those of the author alone, WIP typically will favor material that is consistent with our mission. WIP reserves the right to edit all submissions for accuracy, length, and clarity of expression. We will work with authors if there is a need for editing that extends beyond those areas.

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FOOD FOR THOUGHT

A moving target

If we look around we can see a difference between values that are professed -- and those we express in how we behave. But this is a moving target.

We don't always have a free choice as to how we behave. For instance, someone might value family -- including the opportunity to raise their own child as a stay-at-home mother or father. Low wages and the lack of paid family leave can make it impossible to live according to that value.

What if "family values" meant putting the interests of families and children above the needs of the workplace? In the US, if you're a working parent, you're on your own. Childcare programs -- if they exist -- are expensive, often with waiting lists and staffed by people with little training. As of 2018, 84% of private-industry employees had no paid family leave. Few states have laws preventing an employer from firing a woman during or after pregnancy. The average annual cost of daycare in 2017 was \$9600 per child, which represented 37% of a single parent's average income.

The Family Research Council defines "family values" as opposition to abortion, same-sex marriage -- and support for a strong national defense. An increasing number of state legislatures have adopted this idea of family values, legislating restrictions on access to abortion and limits on gay rights exempting insurers from covering birth control--incorporating "Bible law" into their statutes. .

Contrast this with France, Denmark and a host of other European countries. They have enacted programs that provide government supplements during pregnancy, monthly allowances available to every family with children for the first few years. There are publicly funded programs readily available for the care of infants and toddlers for working parents. This is in addition to universal health coverage.

Candidates now running for President are bringing forward propos-

Upcoming themes

The Bill of Rights - 1st and 2nd Amendments. **Deadline Feb. 12.** (Seriously!) The First Amendment protects freedoms fundamental to our democracy; the Second Amendment speaks to the right to bear arms. Yet we talk only about the Second Amendment. How is the First Amendment being honored in your experience?

Is convenience destroying us? **Deadline March 15.** How much might the meaningful fabric of life and our own capabilities erode as we opt for convenience in more and more things?

Update on the invitation to rethink the Artesian Well Park. We are still accepting more ideas, so send yours in. In the meantime, please let us know which of the proposals from the January issue you like. Go to the Artesian Park page on www.olywip.org and enter your views as a comment. Please note that WIP neglected to give credit to J. Digranes, who submitted the landscape design.



In January WIP printed your ideas for Artesian Commons Park.

View them all and vote for your favorites at olywip.org!

als that would make childcare more affordable -- but little more. Whether these become law will help determine whether "family values" become part of our lives.

Our ability to live our values is also subject to evolving standards. Until recently, many Americans took pride in the words on our Statue of Liberty: "Give me your tired, your poor, Your huddled masses yearning to breathe free, The wretched refuse of your teeming shore. Send these, the homeless, tempest-tost to me, I lift my lamp beside the golden door!" These are no longer words to live by. Our elected leaders have banned everyone from seven countries and propose to ban people from seven more. For people coming from the south looking for safety and the chance to work for a better life, we provide detention centers, cages, armed border patrols. We deport long-term established people who never became citizens, leaving their children without parents and tearing communities apart.

There are other ways to deduce what values prevail among us. How do advertisers appeal to us? They offer more-for-less, short-term rewards, "safety," convenience, novelty, speed and endless entertainment.

Would most of us choose those things if our world were structured differently? We might support laws and funds for livable wages, quality education, safe and functional public transportation, housing for everyone, integration of migrants into shrinking cities, renewable energy sources, green space--please add your hopes here.

Some stories in this issue touch on this question of what we value. Reflections on how the City went back on promises regarding the homeless; how volunteers at YWCA and the Food Bank collaborate to meet needs created by our failed economy; a sobering picture of train derailments in the context of the rail carrier industry's search for greater profit by cutting back on all assets; contamination that undermines wetlands and communities; organizing to value farmland for its contribution to community and sustainable food production instead of its market-price--and other contributions by members of our community. --BW

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Then this happened...

...at the last last minute, facing a statewide strike by 13000 caregivers, Providence finally began negotiations with leadership from the three unions involved (UFCW, SEIU, WSNA). As the clock wound down, at the last possible minute, literally 1 hour before the official 10-day strike notice was to be announced Providence withdrew their aggressive cuts to paid leave programs in exchange for a 1-week delay in strike notification.

Over that week all of the open contract tables except Swedish were able to settle contracts to the nursing and other staff satisfaction. Unions at St. Peter's were able to settle their contract through Federal Mediation on January 10.

Swedish was not been able to reach favorable resolution to all contract issues yet. They have concerns regarding staff safety, staffing and wage adjustments for the Seattle market. Swedish recently announced strike notice on January 17. Their 8000 caregivers plan to strike for 3 days near the end of the month. People from Olympia plan to go to Seattle to walk the picket line with them.

About the cover

January solidarity rally at the Vancouver Port Plaza Watchtower. Photo credit: Toni Guerra

A constantly expanding number of companies seek to build pipelines through the territory of indigenous people, in order to deliver oil and gas from Canada's tar sands. The Wet'suwet'en First Nation has opposed them in court, in the halls of government, and on the ground.

The values of the Wet'suwet'en people are in stark contrast to the values underlying the destruction of the tar sands to discharge yet more fossil fuel into the atmosphere. The proposed pipelines are a threat to the watershed, as well as the plants, animals and communities that depend on them.



"What indigenous people remember and Canada has forgot is that we have a sacred obligation to this land. As human beings, we all have

a responsibility to that which gives us life. And as indigenous peoples who have safeguarded and stewarded these territories since time immemorial."

"Our people's belief is that we are part of the land. The land is not separate from us. The land sustains us. And if we don't take

care of her, she won't be able to sustain us, and we as a generation of people will die." —Freda Huson, Unist'ot'en Hereditary Spokesperson. For the whole story go to <http://unistoten.camp/>

Thomas Wilson Nogler

April 12, 1953 – January 4, 2020



Tom was a beloved member of the Olympia community, helping start the Olympia Food Coop, the Crisis Clinic, Heartsparkle Players, and the Community Sustaining Fund, among many other projects and activities. Tom was a tireless activist for many other political movements, including mental health aid, child abuse prevention, Copwatch, and helping the homeless and disenfranchised. Tom cared for and helped people who had few resources and options. He was active with the Thurston County Democrats for many years. When he died, Tom was continuing his efforts to create a public power district in 2020.

Memorial donations may be made to Olympia Public Power Campaign, 1325 10th Avenue SE , Olympia, WA 98501

There will be a Celebration of Life Saturday, Feb. 1, 10AM at OFS.

Looking back to look ahead to 2020

War Resisters's League

When we look ahead to 2020 and beyond we see struggle, promise, hope, and victory for self determination, from Gaza to Santiago to Hong Kong to Kafranbel to Baghdad.

Resisting authoritarianism

When you zoom out over the past decade, you notice how more people in more places around the world have been rising up powerfully, consistently, and with a focused vision for self-determination and against settler colonialism and authoritarianism.

From the start of the decade: The Arab Spring in 2011 saw a movement shift against corruption, with weekly protests from towns like Kafranbel quickly setting the tone for cross-border communication against authoritarianism. Occupy Wall Street in 2011 gained grounds for an economy that serves people not banks.

A new discourse on police brutality

Black Lives Matter in 2014 made a powerful shift in public discourse on police brutality in the United States. From South Korea to South Dakota, 2016 gave us the Candlelight Revolution and the NoDAPL movement. In 2017, the work of

Tarana Burke took off and women everywhere were saying #MeToo.

People all over protesting for peace and a decent life

In 2018 we saw the people of Armenia, Algeria, and Sudan successfully create enough pressure to have Sargsyan, Bouteflika, and Bashir resign. It's also the same year we saw Palestinians begin the Great Return March, a march which has been ongoing every Friday since it started despite brutal and deadly repression from the IDF.

And just this year in 2019, we saw the emergence of protests in October across Lebanon, Iraq, Chile, Haiti, Hong Kong, Catalonia, Georgia, with many reports of protestors learning tactics from each other and uplifting each other's causes.

Hopes for the coming year

In 2020 we will seek victories through cross-struggle communication, courage and hope,

—from *The War Resisters' League*. The WRL has been resisting all forms of war at home and abroad since 1923. Their work strives for the removal of all causes of war, including racism and sexism and all forms of exploitation. www.warresisters.org



A new era for YWCA Olympia and a new home for The Other Bank

Our YWCA correspondent

They say that “one cannot live by bread alone”—and so it is, that along with food, there are some other material necessities. For the past 34 years, people in our community were able to find a whole range of necessities —personal hygiene and household cleaning products—that weren’t available at the Food Bank by going to The Other Bank.

That changed last summer

YWCA Olympia operated The Other Bank at its home on Union Avenue for 34 years. Last summer, YWCA announced a transition of the service to the Thurston County Food Bank (TCFB, Food Bank), allowing members of the community to meet more of their needs in one place.

Essential items, extensive reach

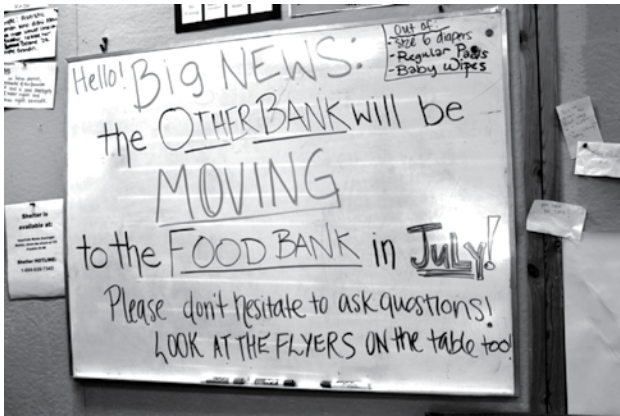
Over the years, the YWCA distributed free full-sized personal hygiene and household cleaning products to more than 13,000 low-income individuals annually. Available items included soap, toilet paper, menstrual products, shampoo, deodorant, laundry detergent, dish soap, toothpaste, diapers and more.

YWCA also provided a telephone order service for homebound individuals and seniors who couldn’t get to the Other Bank during regular distribution hours. Other partners included the Thurston County Food Bank FORKids backpack program and countless social service agencies in Thurston County for whom the YWCA provided hygiene kits.

Transitioning and revisioning

“It has been an honor for YWCA Olympia to support our community through The Other Bank. It’s a legacy we are proud of,” said YWCA CEO Hillary Detamore. “While change is not always easy, this is a tremendous opportunity for YWCA Olympia. This change

will enable us to expand our commitment to community, participant-led advocacy and leadership, and education. Our focus will



As YWCA Olympia moves to become a center for community, participant-led advocacy and education, it has much to share

Their commitment is to work with the community to eliminate racism and sexism, empower womxn, strengthen communities and work for justice, freedom and dignity for



YWCA says goodbye to years of hosting The Other Bank at its home on Union Avenue

continue to be working to dismantle racism, sexism and other forms of oppression.”

Following its last day operating The Other Bank, the YWCA hosted a huge farewell party catered by Lucky Eagle Casino & Hotel – and embarked on a total revisioning of the space that had been occupied by The Other Bank.

A new direction for 2020

The YWCA has been working to align its programs and organizational culture with a focus on the intersections of race, gender and poverty. They are also striving to center Black and Indigenous Womxn and Womxn of Color in this work. The revisioning project involves thinking about inclusive ways to serve people of all genders who are impacted by racism or sexism.

As YWCA Olympia moves to become a center for community, participant-led advocacy and education, it has much to share.

all. To collectively embody our full humanity, everyone must be valued and live free from oppression. This is the work of YWCA Olympia and the work of our entire community.

The Other Bank at the Food Bank

The Thurston County Food Bank kicked off Other Bank services with a soft opening in July 2019, offering hygiene items on a special service day (“Baby Day,” for families with children age 5 and under). This was an opportunity to experiment with distribution setup and to observe how long supplies lasted on a service day with fewer families and shorter lines.

The Other Bank settles into its new home

During the soft opening, a student intern surveyed clients to find out which items they need most and to solicit feedback about the program’s new home. One client said that “Being able to get food and toiletries in one place makes taking care of my family much less stressful.”

.After two months, TCFB began offering the Other Bank on second Wednesdays with both daytime and evening hours. TCFB continues to offer Other Bank services on Baby Day and Senior Day, with a streamlined selection of items geared toward babies, small children, or the elderly.

Off to a good start

TCFB now provides Other Bank services to over 300 households per month. A mother of three shared, “I work during the day, but some months, it’s still tough to cover the cost of all the things we need for our home. I’m glad there are nighttime hours.”

Molly P., who has volunteered at the Food Bank for four years and helped launch the Other Bank at TCFB said, “The clients are really grateful. They are happy to choose from the items available. Many people told me that if they already have a particular item at home, they’d rather leave it for another person who needs it more.”

Planning to expand and scale up

According to Robert Coit, Food Bank Executive Director, “Most food banks in the state offer personal hygiene products complementing traditional food distribution. It is our intent to honor the long history of The Other Bank, using the same basic structure. We intend to expand this service throughout our network but also to scale the program up as new resources become available.”

Access the Other Bank

Other Bank services are available at TCFB Client Services Center, 220 Thurston Ave NE, Olympia, WA, 98501 each month as follows:

First Tuesday, 11:00 am – 1:00 pm. Seniors age 60 and over, and anyone with proof of disability (select hygiene items available; needs of elderly clients emphasized)

Second Wednesday, 11:00 am – 3:00 pm and 5:00 pm -7:00 pm.

Third Tuesday, 11:00 am – 1:00 pm. Families with children age 5 and under (select hygiene items available; needs of babies and small children emphasized)

Donate Other Bank items in high demand (best if full size, unopened, unscented)

- Laundry detergent
- Dish soap
- Toothpaste
- Toothbrushes
- Shampoo
- Conditioner
- Toilet paper
- Deodorant
- Menstrual pads with wings
- Tampons
- Razors
- Diapers size 3-6, pull-ups up to 3T

Drop off donations
Monday—Friday, 8:00 am—4:30 pm

TCFB Client Services Center
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Holding farmland in trust on behalf of our community

Loretta Seppanen

The Community Farm Land Trust (CFLT) is a local nonprofit formed in 1997 currently owning two farms and holding a protective agricultural easement on another. As an organization, the Trust has developed a distinct set of values that guide its work. The staff and volunteers keep a focus on our values as we work in the community.

Briefly, the CFLT values are:

- Perpetuity (preserving farmland for the generations)
- Community (working with farm owners and farmers, connecting community members with farmers)
- Equity (working to make land affordable to farmers from all backgrounds)
- Farming, and Creativity (facing challenging tasks with an innovative spirit)
- A way to create affordable access to farmland

The Community Farm Land Trust was created to address economic inequities that preclude affordable access to farmland. It also aims to keep farmland in production. CLFT's farmland preservation mechanisms reduce the cost of land access for farmers of lesser financial means.

Farmland in our area often sells for \$5,000 to \$10,000 per acre. And land is not the only cost farmers face in developing their business. It is easy to see that staring even a small farm business is not within the financial reach of families without wealth or the privilege of inheriting land. Without that wealth, farmers rely on short-term land leases. They face a constant threat of losing access to the land on which their livelihood depends.

Values reflecting community and trust instead of “the market”

A The CFLT approach is informed by a half century of work addressing land access issues: the “community land trust” model. 2020 marks the 50th anniversary of the first use of this model, the New Communities, Inc. farm, whose

development is described in a short 2018 documentary film, *Arc of Justice*.

The average age of Thurston county farm owners is 58. Older farmers, without younger family members to take over their farm, are seeking ways to see that their land goes to the next generation of farmers. As already noted, many in that next generation are challenged by high land costs.

CFLT harkens back to our “farming,” “community,” and “equity” values to create a way to meet the landowners’ need to secure their retirement by selling their farm while addressing the affordability question for the future generations of farmers.

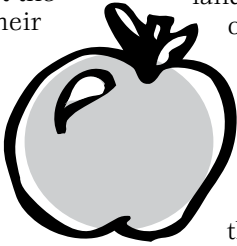
A long-term perspective

CFLT secures grant and local funds to acquire farmland and to maintain permanent ownership of that land. The CFLT enters a partnership with each new farmer for

the family keeps only a portion of the increased property value. The remainder is kept by the CFLT, preserving affordability for future low- to moderate-income families.

The idea of separating the ownership of land and buildings is an innovative approach to prevent market factors from causing prices to rise significantly, and hence guarantees that farming the land will remain affordable for future generations.

Today, there are more than 225 land trusts that use the community land trust model, mostly designed to address housing affordability, across the United States. Locally, the Thurston Housing Land Trust also follows this model.



Meeting farmer and community needs

Another approach CFLT uses is to remove the potential for farmland to be sold for development by eliminating the current owners’ incentive to sell farmland for housing. This “agricultural conservation easement” approach grows out of collaborative work with the current landowner but also meets the community need to keep the land in farm production and affordable for the next land owners.

Economic inequality is not, however, the only equity issue, or the only barrier to land access. Farmers of color have been discriminated against by formal government actions that reduced the opportunity for farm ownership even when farmers could afford to buy land. CFLT is working to understand this history, the challenges

faced by farmers of color in our community and define how the organization can address some of those challenges.

Producing good food for the community

Another example of acting on our “community” value is evident in the annual Direct Sales Farm Map. The booklet is a way for the community to learn about the many farmers in the region who sell direct to customers. The farm descriptions and location information provide a way for the community to make a deeper connection with local farmers. The 2020 map will be available at farmers markets and food co-ops starting in May.

Currently CFLT owns more than 100 acres in two agricultural properties that support the Garden Raised Bounty (GRuB) and Kirsop Farm. The GRuB farm is the site for a youth leadership training program. Kirsop Farm started in Tumwater, growing produce and poultry on mostly leased land. With affordable access to more acres of rich farmland near Rochester, the farm now produces grains, eggs, poultry, pork and makes these products available through local markets.

CFLT also holds an agricultural conservation easement that precludes development and requires farming at the 39 acres of Oyster Bay Farm, which produces organic meats and eggs. CFLT has a busy season, continuing to work with landowners, farmers and potential funders to protect more farmland on behalf of the community.

Loretta Seppanen is the Chair of the Community Farmland Trust Board

See the CFLT Values statements at <https://www.communityfarmlandtrust.org/values.html>

For more information: Executive Director Patrick Rofo, 360-353-4838 or Patrick@Communityfarmlandtrust.org

... separating the ownership of land and buildings is an innovative approach to prevent market factors from causing prices to rise

the land, using a long-term, renewable lease (a 99-year lease) instead of a traditional sale. The farmer purchases the farmhouse and other buildings needed for their farm business. When the farmer sells their farm business and buildings,



Groups like the volunteers who initiated the Thurston Community Farmland Trust make farming sustainable for farmers so they can continue contributing to a healthy local food supply – and to a healthy community.

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Who’s in charge here?

Green Cove Park developer Mahan “declines” the City’s requirements

Esther Kronenberg and
Jerry Dierker

In his latest effort to implant a housing project in Green Cove Basin, developer Jerry Mahan is refusing to provide information that the City needs to review his application. In a letter from his attorney Heather Burgess to the City, Mahan said he would not do any more environmental testing and demanded that the City complete its review without further information. Mahan wants the City to treat this environmentally sensitive and historically contaminated site the same as if it were undeveloped land in downtown Olympia.

This raises the question: does the developer run the City? Or does the City regulate development in the interests of its citizens’ health and safety? Mahan’s team advocating for his project has such close ties to the City and its decision-makers that it’s hard to imagine that our officials will act independently [see sidebar].

An environmentally protected area

The Sundberg Gravel Mine at 2200 Cooper Pt. Road NW is located in an area designated by the City of Olympia and Thurston County as environmentally sensitive. For decades it has been used as a place to dump hazardous and solid waste and for log storage

Runoff crosses Cooper Point Rd. to enter a tributary and wetlands that are the Green Cove Basin, the highest priority watershed in WRIA

13, which includes the Deschutes Watershed.

Water from the site drains to the confluence of 2 streams, Butler Creek and Green Cove Creek, as described in Mahan’s own consul-

as a violation of federal law.”

[In addition] “the Washington Department of Fish and Wildlife is involved if there are any endangered or threatened animal

Green Cove Park is not the same as a downtown development

Olympia has exempted downtown development from review under the State Environmental Policy Act as one of several benefits intended

to entice developers to build downtown. The rationale is that downtown development among other things offers multi-unit development, promotes density, provides walkability and brings in high-end consumers.

None of this applies to Green Cove Park. Mahan proposes 181 single-family homes, in a rural setting that would only increase traffic. Ms Burgess’s letter argues that since Olympia is built on fill, the fact that the Green Cove site sits on decades of fill makes it equivalent.

Far from it. It is well-documented that the Green Cove site was operated variously as a gravel mine, log yard and waste dump with no oversight for 60 years. Department of Natural Resources (DNR) inspection reports from the time Mahan acquired the property in 2006 cite numerous violations, including mining outside the permit boundaries, illegal dumping, and the illegal importation of fill material.



This aerial photo shows the path of water from the Green Cove Park site to Butler Cove on Budd Inlet, home to Chinook salmon and the almost extinct Southern Resident Orcas.

tants’ reports. Ravines from the site head north, draining water across 28th Ave NW directly to Butler Cove on Budd Inlet, about a mile away.

Federal jurisdiction ignored

Green Cove Creek, which flows into Eld Inlet, is a salmon-bearing stream regularly monitored by Washington Fish and Wildlife. Both Budd and Eld Inlets are protected Federal and tribal treaty waters, home to endangered Orcas. Despite this direct connection to waters subject to several Federal laws, including the Clean Water Act and the Endangered Species Act, the City has yet to contact the agencies responsible for administering these laws.

Mahan has been violating the Clean Water Act for years by dumping groundwater, stormwater and sediments into the jurisdictional wetlands on-site and off. Mahan’s consultant, Pacific Rim and Soil (2006) pointed out that,

Any direct impacts to a wetland are regulated by the Army Corps of Engineers (COE)” which “regulates wetlands of any size, i.e. there is no minimum size for a federal jurisdictional wetland. Furthermore, the COE must be notified of all impacts to wetlands...If the COE is not notified of a wetland impact prior to the event, the action may be treated

species in or near wetlands or the project site.”

“We’re all in this together”

Burgess not only represents Mahan, but is the attorney for the Port of Olympia, which has used the Green Cove site to dump its own hazardous waste. She’s also President of the Thurston Economic Development Council and serves as attorney for the Thurston Chamber of Commerce. Soon after the Chamber formed a Public Policy division, the City of Olympia joined its Legislative Partnership. Its Director of Public Policy, former Olympia Mayor Doug Mah, recently joined Mahan’s team: he managed Olympia Mayor Cheryl Selby’s recent campaign for reelection. When he was a member of the City Council, Mah voted to annex the area of the project into the City so it could be connected to sewer and water.

The issue of contamination remains unanswered

For this reason, the City identified additional testing to ensure that no contamination is present. Mahan’s attorney letter refusing to comply stated that “extensive test pits” drilled by various consultants were sufficient. However, pits drilled to date reached only 13 feet deep while the actual mine depth was 35 feet. No testing has ever been done for the toxic waste one would expect from an industrial dump, persistent, bioaccumulative toxins (PBTs) that pose a unique threat to the environment and to public health. Not one of Mahan’s environmental consultants was willing to guarantee the absence of potentially hazardous materials or conditions. All recommended further testing. Several suggested that the uses of the site have “historically been considered environmentally suspect land use activities due to the potential disposal of petroleum or other chemicals within the materials dumped on the site.”

The site is in the extended capture zone of the City’s Allison Springs aquifer and within a mile of more than 60 private wells. Mahan, again, refuses the requirement that he sample groundwater, claiming that the City aquifer is protected by impervious layers. This is dis-

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In order to protect our way of life

Cleaning up contaminated soils in Grays Harbor

Lee First

Many toxic sites are the legacy from heavy industry of the past including mining, milling, boat building and manufacturing. Much of this toxic pollution was left in our midst years ago, before we knew the impact and before laws were passed that prohibited dumping chemicals on our land, water, or in unlined landfills.

Contaminated sites are widespread

Right now, in Washington State, there are over 12,500 known or suspected properties that are contaminated with toxic chemicals. These chemicals are in the groundwater, soil, and/or sediment. Typical contaminants include petroleum, metals, solvents, and highly toxic chemicals like polychlorinated biphenyls (PCBs) and dioxins and furans. Some toxic sites are contaminating our air.

Cleanup at many of these sites is relatively simple, such as at a gas station with leaking underground storage tanks. Others are complex, such as a shuttered industrial site that left behind a cocktail of long-lived, highly toxic chemicals that flowed into the groundwater or sediments.

Washington's environmental cleanup law is the Model Toxics Control Act (MTCA). It protects our health by allocating funds to direct the investigation and cleanup of contaminated sites. A hallmark of MTCA is a prescribed cleanup process that includes identifying and evaluating alternative approaches. It also creates opportunities for people to submit comments and learn about proposed cleanup alternatives. About 6,600 hazardous sites have been cleaned up under the MTCA process so far.

How MTCA got started

In 1980, a Federal “Superfund” law was passed to clean up hazardous waste sites. The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) gave the Environmental Protection Agency authority to seek out the parties responsible for contamination and assure their cooperation in the cleanup. It also required states to identify contaminated sites.

MTCA is sometimes known as Washington State's cleanup law. In Washington, MTCA originated from citizens' Initiative 97 and became law in 1989. Its key provisions are that cleanups should be as permanent as possible, that the polluter pays the costs, and that public participation is essential. MTCA establishes a tax on hazardous substances, including petroleum, pesticides, and other chemicals to pay for these processes.

The Washington State Department of Ecology (Ecology) receives MTCA funds to implement and enforce MTCA. Ecology's team of site managers, toxicologists, engineers, and hydrogeologists manage most of the cleanups in Washington. Ecology also manages several grant programs that help local governments clean up

The estuary is where all the water ends up – taking in discharges from cleanup sites, wastewater treatment plant outfalls, stormwater discharge pipes, sheet runoff, and agricultural runoff.

contaminated sites, as well as grant programs that provide funds to non-governmental organizations to promote public participation and awareness of contaminated sites and pollution problems.

Grays Harbor County and the Chehalis Watershed

Within the city limits of Aberdeen and Hoquiam, there are over 150 MTCA contaminated sites, most of which have not been cleaned up, nor have cleanup processes started. Most of these sites were listed because of leaks associated with underground storage and heating oil tanks. In some cases, Ecology allows the least complicated sites to be cleaned up under a voluntary process (VCP). Sites with complex contamination must be cleaned up under MTCA. The most contaminated sites are rated from 1 to 5 for environmental and human health risk, where 1 has the greatest human and environ-

mental risk. There are about 10 sites in the Grays Harbor area with a rating of 1. For most of these sites, authorities have not begun the cleanup process.

Here in the Harbor, we live on an estuary. Many of us depend on the water for jobs, food, and commerce. Many of us recreate and live here because of the abundant fish, shellfish and water resources. Contaminated sites affect our health and the environment, and limit economic growth in many industrial areas.

Discharges flow into our estuary

Because of our position on the land, we receive all the water from the 123-mile long Chehalis River watershed, as well as other rivers. The estuary is where all the water ends up – and it ends up taking in discharges from cleanup sites, wastewater treatment plant outfalls, stormwater discharge pipes, sheet runoff, and agricultural runoff. In order to protect our way of life, it behooves us all to learn about water quality, contribute to cleanup site processes, and above all – adopt behaviors that help keep our water clean.

High-risk sites awaiting clean-up in Grays Harbor include the following:

Dike Access Road Repair

IDD1 is a 45-acre site along the waterfront in the City of Hoquiam. It is bounded by the Chehalis River on the south, the Hoquiam River on the east, Puget Sound & Pacific Railroad on the north, and a vacant log yard to the west. Past uses at IDD1 indicate that a shingle mill operated here, with associated kilns and fuel storage tanks.

A 1928 map shows buildings on piles, with surrounding areas filled with refuse, with fuel and fish oil tanks and a refuse burner nearby. In the 1970s, navigation channel dredge spoils were deposited on the site. Contaminants at this site include polycyclic aromatic hydrocarbons and dioxin in soil, arsenic and metals in groundwater. Proposed future uses include creating tidal channels to serve as wetland mitigation for fill at a proposed potash facility. No cleanup activities have begun yet. The site will have to be cleaned up prior to use for wetland mitigation.

Butchers Scrap Metal is a 1.6-acre site located at 1313 Western Avenue in Hoquiam. Past uses at this site included wrecking and scrap yard activities. A large area of the site was estimated to have been potentially impacted by used oil spilled onto the ground. Soil sampling yielded extremely high levels of heavy oil, well above the Model Toxic Control Act (MTCA) standard. Little work has been done at this site since June of 2004, and the site is awaiting a further investigation, called a Site Hazard Assessment, and cleanup.

The Lambs Grays Harbor site is an 84-acre site in the City of Hoquiam. This site is a former machinery manufacturing facility for pulp and paper equipment. Multiple above and below ground fuel tanks containing fuel oil, diesel, leaded gasoline, and Bunker C oil were decommissioned with no environmental assessment completed before closure. The site has confirmed soil (metals priority pollutants, other reactive wastes, and petroleum products) as well as confirmed groundwater contamination. The site is awaiting cleanup.

Moving to clean up a contaminated industry site

Success is possible. One important site on the Harbor is undergoing the MTCA process. At the Weyerhaeuser Sawmill Aberdeen/Seaport Landing Site, sawmill operations and forest product industry practices contaminated soil, sediment and groundwater. A public meeting was recently held, and the Grays Harbor Historical Seaport Authority will use past investigations and close data gaps to conduct additional studies and develop a cleanup action plan. These cleanups are thorough and take many years to complete.

Lee First is the Twin Harbors Waterkeeper. Waterkeepers around the world work for fishable, drinkable, swimmable water. This op-ed was funded by WA Department of Ecology Public Participation Grant, but was not necessarily endorsed by the Department

Green Cove

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proved by DNR reports showing the presence, from illegal mining, of two perched aquifers that could allow surface water to penetrate to the groundwater aquifer below, along with water bubbling up to the surface from a high-pressure aquifer.

Can we trust the City of Olympia and its staff?

The City of Olympia allowed Mr. Mahan to operate on the Green Cove site for a decade without permits for grading, filling and stormwater construction. Within a month of an October 31, 2019 private meeting with Mahan, the City committed public funds and resources to provide amenities — before it had even completed its review of the project. They bought an adjoining 5-acre contaminated parcel as a “park” whose primary access would be from Mahan's property. .

Much is at stake

The City of Olympia cannot accept Mr. Mahan's refusal to comply with their requirements, nor bow to his demand—issued as a veiled threat in Ms. Burgess's letter—that they “timely complete” their review. Not only would accepting this compromise the integrity of the City and its

processes, but it would ignore the potential for irreversible environmental and public health impacts, including the health risks of living on top of a hazardous waste dump, the threat of collapsed houses and streets, the possible contamination of groundwater, the further degradation of the Green Cove Basin and its sensitive wildlife, and threats to the Southern Resident Orcas.

Esther Kronenberg and Jerry Dierker are allies and residents of the Green Cove Watershed.

If you believe that no one is above the law, and that the City has an obligation to ensure that homes are not built on contaminated sites in environmentally important areas, please let the City know:

Community Planning and Development

PO Box 1967, Olympia, WA 98507
or call 360-753-8314

Or by email:

Cari Hornbein chornbei@ci.olympia.wa.us

Tim Smith tsmith@ci.olympia.wa.us

CityCouncil@ci.olympia.wa.us

Paramilitary operation in Jefferson County?

Fort Discovery, Inc. and Security Services Northwest (SSNW) are businesses owned by Joe D'Amico of Sequim, Washington. Fort Discovery, Inc. hosts military and paramilitary training, manufactures and sells weapons, and markets a "Rally Point" where "like-minded people" can gather after a government collapse. SSNW provides commercial, home, and personal security services

From security to paramilitary training

In the late 1980s, D'Amico leased a site near Discovery Bay where he was permitted to train SSNW employees. After 2001, neighbors become alarmed at increasing noise from automatic weapons fire, explosions, and helicopter landings. In 2005, Jefferson County red-tagged buildings constructed without permits.

In response to a lawsuit, Washington courts ruled that SSNW could train up to 22 employees who vested prior to 1992. SSNW lost its appeal of this ruling in 2010, but D'Amico continued to host military and paramilitary training without permits and in defiance of the ruling. He lost his lease on this property in 2017.

Expanding into the outdoors

In June of 2017, Jefferson County received a preliminary proposal from Fort Discovery Inc. to build a massive weapons training complex -- 7 shooting ranges, 2 helicopter pads, a bunkhouse, a clubhouse, cabins, and RV pads at a site near Tarboo Lake. Tarboo Lake is a popular area for recreation locally. Alarmed by the scope of the project, a small neighborhood group organized as Tarboo Ridge Coalition (TRC) to oppose the project.

The county's responsibility

Under the code then in existence, commercial gun ranges were restricted to small-scale, recreational, and tourist use. The County realized that they were unprepared to deal with D'Amico's proposal and declared a year-long moratorium on accepting permits for all gun ranges.

They developed a "work program to assess the impacts of existing and future commercial shooting facilities on public safety, the environment, and land use compatibility." Fort Discovery's owner was appointed as an "at large" member of the committee tasked with making recommendations to the Board of County Commissioners (BoCC).

Weaponizing lawsuits

During years of dispute over Fort Discovery's activities, D'Amico filed numerous lawsuits against the county, harassed opponents with lawsuits and defamation letters and filed many dozens of public records requests. A recent lawsuit against Jefferson County, for example, claims over \$100,000,000 in damages. Experienced professionals call these tactics "paper terrorism" and "Strategic Lawsuits Against Public Participation (SLAPP), and describe their goal as intimidating and bankrupting individuals and local governments.

The county entered into mediation

with Fort Discovery Inc., apparently in response to the threat of additional lawsuits. TRC confirmed that county officials had met frequently with Joe D'Amico and his attorney, Greg Overstreet, during the moratorium. In response to a public records request, the content of those meetings was heavily redacted due to "mediation privilege." No mediator had been present at these meetings.

Full speed ahead

In September 2018 the county issued draft ordinances that together allowed large-scale military and paramilitary training of unlimited size and scope. Planning Commissioners recommended the drafts be revised to include "bright line" regulations including 500-yard setbacks from large public lakes, no military training, no aircraft, outdoor shooting only from 8 am to 5 pm, 8-ft. security fencing, and 16-ft. noise barriers. In December 2018, the BoCC passed Title 8 (public health and safety) and Title 18 (land use) ordinances that ignored the Planning Commission recommendations and opened up 76% of unincorporated Jefferson County to commercial gun ranges of unlimited size and scope. On his Facebook page, Mr. D'Amico offered to partner with other businesses that wish to start large-scale

weapons complexes in the county.

Violating the Clean Water Act

Through monthly, legally-conducted drone flights, TRC discovered that D'Amico was developing his Tarboo Lake property without permits. In response to evidence of wetland alteration, the WA Dept. of Ecology and the US. Army Corps of Engineers sent Fort Discovery separate notices concerning apparent violations of stormwater permit regulations and the Clean Water Act. Meanwhile Jefferson County officials asked D'Amico to voluntarily cease his unpermitted activity.

Fort Discovery's 2005 violations at their former location have never been resolved. The red-tagged buildings were moved to the Tarboo Lake location, without permits. TRC is working with the US Army Corps of Engineers, WA State Department of Ecology, and Jefferson County Departments of Community Development and Environmental and Public Health to enforce the extensive permitting violations that these agencies have documented at the Tarboo Lake site.

Growth Management Bd invokes the law

In December 2018, Tarboo Ridge

Coalition appealed the Title 8 and Title 18 ordinances to the Growth Management Hearings Board. In September 2019, the Board invalidated the ordinances and gave the county until March 2020 to pass acceptable ordinances that include an appropriate environmental review. The BoCC then passed a 6-month moratorium on commercial shooting ranges.

Public meetings and a fresh look

After a series of public meetings in fall 2019, the Planning Commission submitted a recommendation that honors the Second Amendment right to bear arms while protecting the forest and tourist economies, minimizing environmental degradation, guaranteeing safe shooting, and simplifying permit and enforcement processes.

Their proposal is simple: All future Jefferson County gun ranges should be built indoors, in commercial and industrial zones.

A SEPA review and public testimony

The Planning Commissioners are nine citizen volunteers from all corners of Jefferson County, appointed by the BoCC. They noted that indoor range technology is currently in use at over 16,000 sites throughout the United States. These facilities have been good neighbors, and pose no threat to human health or the environment when they are properly designed and operated. In contrast, the adverse impacts of outdoor ranges cannot be mitigated effectively—they disrupt neighbors, usurp other land-use opportunities, and put toxic metals into the environment.

After a staff State Environmental Policy Act review, the BoCC will take up the Planning Commission's recommendations and accept public testimony at a hearing at Fort Worden on February 10.

This article is an edited version of material provided by the Tarboo Ridge Coalition. Sign up for the Tarboo Ridge Coalition mailing list at www.tarbooridgecoalition.org to stay informed, make donations to help with TRC's legal fees, and learn other ways you can help.



People petition their government to constrain use of their lake as a commercial shooting range by Ft. Discovery, Inc. (see photo on back cover).

An inspiration for Matt Shea

Fort Discovery – The back story

The Pacific Northwest Inlander publishes a story reporting that Fort Discovery's attorney, Greg Overstreet, wrote a series of 10 dystopian novels called *299 Days* using the pen name Glenn Tate. The novels depict the degeneration of the democratically elected government, its violent overthrow by "Patriots," and its replacement with a libertarian state. Walters' story reports that *299 Days* helped inspire work by state representative Matt Shea and sympathizers, who have published tracks called *The Biblical Basis for War and Restoration*, which establish guidelines for the establishment of a "Christian" libertarian state.

AR-15s, government chaos and Sharia law

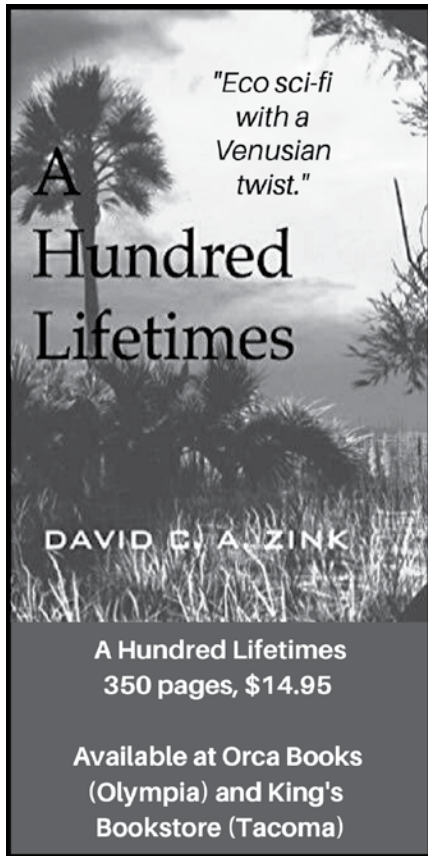
The *Port Townsend Leader* follows with a related story that reports that Joe D'Amico is the model



for a character in the *299 Days* novels. The character, named Joe Tantori, leads a group of AWOL Marines called Tantori's Raiders who help storm Olympia and bring down the government by force of arms—the culmination of the book series. The *Leader* story also details that Fort Discovery has been manufacturing and marketing an AR-15 called the Expedition Rifle, which is sold with a Rally Point coin that will admit purchasers to the Fort Discovery's facility in the event of a government collapse.

Willamette Week publishes a story by Aaron Mesh, reporting that a series of three novels called *A Great State* were written by Anne Marie Gurney, who is married to Greg Overstreet, Mr. D'Amico's attorney. The novels depict the degeneration of Portland into social chaos and the recognition of Sharia law.

As described by *Complete AR Rifleman* magazine, this Ft. Discovery custom Expedition rifle is "a boxful of badass."



“Every possible asset trimmed to the bone”

2019: The year of derailments

The railroad industry is largely “self-regulated” which means that there is no outside agency that monitors safety or anything else, including collecting accident data. Recently the Railroad Workers United (RWU) made a list of “major” derailments on Class One railroads—not including passenger trains—and found an average of nearly one per week. No one would imagine that derailments are so common so we’ve listed them here. The National Transportation Safety Board investigates freight accidents only when there is a fatality or substantial property damage so, in many cases the “cause” of the derailment is not specified.

However, the RWU members have an insider's grasp about why the increasing frequency of rail accidents. One driver is “PSR” which stands for Precision Scheduled Railroading—a new way to extract more profit by working fewer people longer and fewer assets harder. **Ron Kaminkow is General Secretary of the RWU, and here is how he tells it:**

The ranks of rail labor have been decimated. Loco and car inspections have been cut, result-



A coal train travels through downtown Tacoma

ing in more faulty equipment on the mainline, which can result in derails. Track inspections have been cut, resulting in undiscovered broken rails and other faults that can lead to derailments. Train lengths have grown exponentially, increasing slack and buff forces in train, that can result in derailments.

Train crews have been cut, resulting in longer hours and more fatigued and exhausted crews that can lead to operator “error.” We see all this and more as combining to increase the likelihood of train wrecks and derailments.

The cost-cutting is run amok, with every possible asset being trimmed to the bone, including training, front-line management, simple maintenance, access to water, rotten food. Morale is at an all-time low, which again contributes to accidents in general.

In Canada, where the two senior railroads that have been under the sway of PSR—CP and CN—a dramatic increase in derailments has been logged. In addition, nearly a dozen rail workers have been killed in Canada the last 2 years, which proportionately to the amount of track and number of trains/employees, would be quite an alarming spike in numbers in the US”.

The rail freight industry has long wanted to run trains with only one person on board, and last year the Trump Administra-

tion withdrew a rule that would have required a minimum of two. The goal is also to pre-empt states, several of whom require larger crews. Crew size has dropped from 5 in the 1970s, to 3 in the ‘80s and now to one or two.

2020 could be another banner year for derailments. January has already seen derailments, including several cars and the engine of a BNSF train leaking oil into the Kootenai River near Bonner’s Ferry, Idaho in an area accessible only by water.

Major derailments in 2019

- BNSF - Boise, Idaho 12/31 - BNSF locomotive falls into Kootenai River leaking oil.
- CN - Fraser-Ft. George, BC 12/26 - 23 CN rail cars derail in multiple positions ..
- CSX - Harper's Ferry, West Virginia 12/21 - 7 freight cars derail near the Potomac River
- CSX - Washington, West Virginia 12/16 - Train employee killed in derailment near a chemical plant.
- Conrail - SW Detroit, Michigan 12/12 - 15 Conrail freight cars derail. No one was hurt.
- CP - Central Saskatchewan 9/19 - Canadian Pacific Railway derailed carrying crude oil causing major spill and 24-hour inferno
- UP - Spokane Yard, Washington X4 - 11/18 - Train derails for the fourth time .
- BNSF - Red Oak, Iowa - 11/13 - large coal shipment derails. No one was hurt.
- NS - Hempfield Tsp., Pennsylvania -11/8 - Major collision causes three trains to derail along Georges Station road
- BNSF - Radium Springs, New Mexico - 10/31 - 23 freight cars derail.
- BNSF - Flagstaff, Arizona - 10/14 - Multiple cars derail with no injuries.
- NS - Perry, Georgia - 10/19 - Major train derailment after 30 freight cars are thrown off tracks near Perdue plant.
- NS - Fairfield, Ohio - 10/8 - Two sent to hospital after two trains (both Norfolk trains) collided in northern Cincinnati suburbs.
- UP - Portland, Oregon - 9/10- Damaged rail causes train to crash into bridge supports.
- UP - Dupo, Illinois - 9/10 - 16 Union Pacific freight cars derail bursting into flames..
- CP - Southern Alberta - 9/2 - Freight cars derail causing evacuation after cars leak octane.
- BNSF - Central Kansas - 8/17 - 140 rail cars derail in 67-mph strong winds.
- CSX - Carey, Ohio - 8/12 - Two freight trains



collide while supposedly running opposite directions.

- BNSF - Doon, Iowa - 7/31 - 25 cars derail, with no injuries.
- CN - Calgary, Alberta - 7/30 - 14 rail cars derail, still under investigation.
- NS - Altoona, Pennsylvania - 7/26 - train derails rounding a curve, no injuries reported
- UP - Mercer Co, Missouri - 7/26 - 70 freight cars derail en route to Ft. Worth Texas.
- NS - West Virginia - 7/24 - 20 hazardous freight cars derail and plunge into creek
- UP - Pocatello, Idaho - 7/12 - 7 rail cars derail with no injuries or major spills.
- UP - Lincoln Co., Nevada -7/19 - 33 cars derail, damaging cars and pickup trucks in cargo.
- CSX - Avon, Indiana - 7/10 - 3 freight cars hit a stationary rail car and catch fire after rupturing its fuel tank.
- UP - Bostwick, Nebraska - 7/9 - Train derails after flood waters block tracks.
- NS - Horseshoe Curve, Pennsylvania - 7/6 - 11 car derailment
- BNSF - Grant Co, Wisconsin - 7/1 - 14 cars derail after rock/mudslide damages rails.
- BNSF - National City, California - 7/1 - 9 cars derail as train backs up

- CN - St. Clair Tunnel, Canada - 6/28 - 40 cars derail inside a tunnel and leak sulphuric acid
- NS - Great Dismal Swamp Refuge, Virginia - 6/26 - 36 cars derail spewing coal dust into the refuge and waters
- UP - Interstate 80, Nevada - 6/20 - 25 cars carrying munitions derail closing I-80 for several hours
- UP - Belle Plaine, Iowa - 6/19 - 28 cars derail but no fire or injuries
- UP- Lincoln Co. Nevada - 6/10 - 33 cars derail destroying dozens of new jeeps and trucks
- PanAm - Bristow, Conn. - 6/10 - 6 cars derail, no one hurt
- UP - Stanwood, Iowa - 6/6 - 35 cars carrying coal derail with some spilling
- CSX - Ohio - 5/28 - 20 cars & a locomotive derail leaking fuel on a busy track
- NS - Mississippi - 5/11 - 25 empty cars derail on a flooded track
- UP - near Salt Lake City, Utah - 3/30 - 24 cars derail releasing propane
- CSX - Baltimore, MD - 3/15 - 9 cars plunge off a bridge striking a car, no injuries
- CP - Calgary, Alberta - 3/9 - 2 trains collide in the rail yard
- CN - St. Lazare, Manitoba - 2/16 - 37 cars carrying crude oil derail spilling an unknown amount of oil
- CP - Field, BC - 2/4 - 99 cars & a locomotive derail on a bridge and plunge into the river, killing three crew members
- CN - Saskatoon, Saskatchewan - 1/22 - 30 cars of a grain train derail leaking diesel
- UP - Aubrey, Texas - 1/9 - 7 cars derail in a small town one punches through a backyard
- NS - Barlow, Georgia - 1/6- 37 cars carrying chemicals derail - town evacuated for chlorine fumes later discovered to be hydrogen peroxide fumes

Baxter Lee compiled this list from data collected by the Railroad Workers' United website and augmented it with information from contemporaneous news reports.
RWU is at www.railroaworkersunited.org

4th Avenue bridge

From page 1

for. This isn't surprising to me, given my experience working with the self-governed Nickerson encampment. When I talk to Jackie at Nickerson about her problems, it's not the City or the police that are at the front of her mind. She complains about the same things we see on Facebook - trash and theft and the destabilizing influence of drug traffic, even more fervently because she lives in the midst of it. The experience of self-governance has served as a venue to address these behaviors within the houseless community.

I've seen the members of the bridge community act as positive influences in the lives of others on the street, especially youth who they've "adopted." Those who live in close community with each other are in a unique position to promote positive behavior. Constructive criticism lands far more gracefully coming from those for whom one feels love and responsibility than from the hateful shaming rhetoric spewed by Facebook groups.

When the 4th Ave camp held a vote to elect leaders, it was a revealing moment for me. Each resident took an index card and listed their choices for president, vice president, security, treasurer and secretary. For several minutes, all that could be heard in the room was quiet shuffling and the occasional snort of wry laughter. When we counted the votes, the result was unsurprising. Despite the personal disagreements and constantly shifting opinions of people that character-

ize high-stress, chaotic camp life, the votes provided a clear picture of a group that knows itself, and each others' strengths and weaknesses, whose experience living together has tested and proven their leadership qualities.

Olympia has experienced frustration in its homelessness response because of insufficient support from nearby cities, as well as the county and state/federal government. The City's hope was that our approach and leadership would bring others to the table. The Council last May passed a promising resolution committing to a culture of humility and learning around issues of marginalization and trauma-informed care, yet we struggle with having a coherent set of principles. We sabotage ourselves. We still sweep without appropriate alternatives. We turn people away from the downtown Mitigation Site— the single legal place for houseless people to camp— so we can hold spots for others who dare to be more visible.

The genuine excitement that accompanied the opening of the Mitigation Site (I was there setting up tents with my friend Regon) and its stated principles of self-governance and empowerment quickly dissipated. It was soon crammed to the gills to justify more sweeps. Attractively uniform but impractical tents flooded and froze. Residents were hamstrung by draconian visitor rules, and counterproductive heating policies, etc. These wildly unpopular decisions seemed to come from fears on the part of the City, rather than any experience of what actually works in a camp setting. Each time we approach another sweep,

more people removed from the Mitigation Site (often without due process or appeal), with their spots held empty to justify the removal of others living at unsanctioned camps. For those who move into the Mitigation Site with a sense of hope for their future, this is a bitter realization to swallow.


We have access to much wisdom and research about homelessness that suggests a truly bold roadmap to success, one that challenges the oldest and most persistent stigmas about the unhoused. None of it benefits us if we're afraid to lead wholeheartedly, if we still feel the need to flatter the misinformed and those who cynically try to use homelessness as a wedge issue and are simply not invested in success. Integrity is risky. We can't promise other cities that they can go back to hiding their homeless and also engage in newer evidence-based solutions. These are mutually exclusive: the old solutions are inherently damaging to human dignity and the new solutions must restore that dignity in order to work.

I hope we can still validate the work that the residents, faith communities, and advocacy groups have done to make the vision of the 4th Ave Bridge camp a reality. Even if we can't, I believe that we'll succeed eventually. The crisis is deepening too quickly for homelessness to remain a problem of the "other" for long. A recent Supreme Court ruling, though narrow, has given unhoused people a taste of the rights they have been denied. Folks on the street are increasingly impatient for justice. Our faith community friends are increasingly frustrated with the results of negotiation and collaboration with the City. Many are confused as to why the City would stand with uncommitted complainers instead of with their committed partners.

There is increasing skepticism of politicians who justify the same tactics once explained by prejudice and disgust but now carried out in the holy names of environmentalism and public safety. Also

increasing is the love and solidarity between our housed and unhoused neighbors and between our God-inspired and activist communities - along with our determination to work together towards our common goals, with or without (hopefully with!) the City's help.

Robert Bruce is an organizer for Just Housing Olympia. He loves Magic, The Gathering and story games. He wishes Burial Grounds was open now.



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Questionnaire

Wendell Berry

How much poison are you willing to eat for the success of the free market and global trade?
Please name your preferred poisons.

For the sake of goodness, how much evil are you willing to do?
Fill in the following blanks with the names of your favorite evils and acts of hatred.

What sacrifices are you prepared to make for culture and civilization?
Please list the monuments, shrines and works of art you would most willingly destroy.

In the name of patriotism and the flag, how much of our beloved land are you willing to desecrate?
List in the following spaces the mountains, rivers, towns, farms you could most readily do without.

State briefly the ideas, ideals or hopes, the energy sources, the kinds of security, for which you would kill a child.
Name, please the children whom you would be willing to kill.

By Wendell Berry, from *Leavings*. ©Counterpoint, 2010.
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LOOKING FORWARD
Dave Jette
A strategy to
reshape the future

[Beginning with this issue, Dave Jette will share his view of possibilities for urgent collective action to confront the threat of fascism and the collapse of human habitat. Dave has been involved with Works in Progress since its beginnings, writing an early column and recently contributing occasional articles. He is the author of A Reformation of Dialectical Materialism, which incorporates feminist theory into a traditional Marxist framework (available at www.lulu.com).]

Our civilization is at a crossroads, with the threat of fascism both in our country and throughout the world, as well as that of the collapse of human habitat due to global warming. The seriousness of the situation facing us cannot be overestimated. It is imperative that we have a solid grasp of what is going on and how we can (and must!) reshape the future.

In “Looking Forward” I intend to inform readers of the possibilities for and necessity of effective collective action to save our civilization. Along with my own views, I will relate the insights and analyses of progressives similarly concerned about prospects for the future. I recently joined the (national) socialist organization Solidarity, and I will elucidate how socialism offers the only humane alternative to the manifold depredations of capitalist society.

In this column, I’ll cover topics that provide a grounding for the current situation as well as topics that concern ways in which people can work together to effect the necessary new social relations. The primary purpose of this work will be to facilitate people taking this transformation into their own hands to build a multi-faceted democratic mass movement.

Below are some topics I will address over the coming months:

1. **To what extent is what Donald Trump** is promoting in our own country, as well as new authoritarian governments elsewhere, really fascism (or “neofascism”)? What is the relationship of the capitalist class to these movements, and to the full implementation of fascism?
2. **What “socialist” organizations** are active in the United States? Some examples are the Green Party, Democratic Socialists of America (DSA) with some 60,000 members; and Socialist Alternative which has placed and twice retained one of its members, Kshama Sawant, on the Seattle City Council? I shall provide information about who they are, what they stand for and what they do, for the benefit of persons who may be interested in working with them.
3. **What should be the relationship** of socialist activists to the Democratic Party, which for untold decades has functioned to enfeeble and absorb progressive struggles?
4. **What are the critical environmental** issues facing us, and what organizations are vigorously addressing them? How can people (nonviolently) support legal and extra-legal struggles against environmental devastation?
5. **Who is strongly against LGBT rights?** Although in the United States many Catholics support such rights, the Catholic Church gives them only lip service. In Africa the Church stands in the forefront of opposition to equal rights for LGBT persons. In the US white Evangelical Christians are adamantly opposed to LGBT rights. How can progressives turn many of these people around?
6. **How can socialists help unite people** in an informal coalition to overcome white supremacy, while vigorously promoting socialism as the only solution to our society’s fundamental ills? What is the relationship of (economic) class to the promotion of white supremacy?
7. **What will happen** if Trump refuses to leave office, either after conviction in an impeachment trial or by losing the 2020 election? Trump has said that he may be forced by his followers to remain in office even if he loses re-election. How can progressives help organize mass struggles to overthrow Trump’s installation as an outright dictator?
8. **What organizational forms** can be effective for convincing Americans to support the full range of socialist measures? Is it true that the more disciplined and structured an organization is, the better will be its chances to build a progressive democratic mass movement? How useful is the Leninist concept of “democratic centralism?” (It is arguable that the involvement of any disciplined organization is antithetical to building a mass movement.)
9. **What are the prospects** for the indefinite continuation of capitalism in its present form (“neoliberalism”), and are other forms of capitalism currently possible? Capitalists’ control of our political system enables the increasing level of exploitation that capitalism needs in order to survive. The destruction of our environment is due overwhelmingly to our economic system in its present form.
10. **What does genuine socialism** entail and what is its relationship to social democracy, as espoused for example by Bernie Sanders? “Socialism” is a broad term for a system of social relations supplanting capitalism, and it is important to understand what is possible and necessary in advocating for a transformed social system.

“Our Revolution”
opens a headquarters
in Olympia

Eleanor Steinhagen

Our Revolution Thurston has a new volunteer headquarters at Lamplighters, 211 4th Avenue East in downtown Olympia (the White Building). The Democratic Primary starts February 21, when ballots will be mailed, and ORT is hosting phone banking events there Tuesday through Sunday in support of Bernie Sanders, whom they have endorsed.

Emphasizing that phone banking and canvassing are the most effective ways to be involved, the campaign set a goal of 5 million calls for January. On January 21, volunteers and supporters throughout the country—and the world—passed the goal with 6 million calls.

ORT will be hosting debate-watch parties at Lamplighters on February 7, 19 and 25. All are welcome to attend the potluck-style events (no alcohol).

Events at Lamplighters are hosted by campaign volunteers, who have gone through training and agreed to follow the volunteer principles. These include: We treat everyone we encounter with care and respect, whether or not they agree with us. We actively listen and validate people’s experiences even if we don’t always agree with them. We don’t argue or debate. Stay positive and focused on what matters.

Representative Pramila Jayapal and Seattle City Councilmember Kshama Sawant both endorsed Sanders in January. Jayapal is a co-chair of the Congressional Progressive Caucus. They join Washington state Senator Bob Hasegawa of the 11th district and former state Senator Maralyn Chase of the 32nd district in their support.

On February 7, local volunteers will host Bands for Bernie at Octapas Café. Performers will include The Hinges, The Remainers (a new band with members of The Forgotten 45s), and The Mona Reels. Participants will also hear from local elected officials, candidates, and community leaders. Free and open to all ages, the event features a #MyBernieStory open mic during which all are welcome to share.

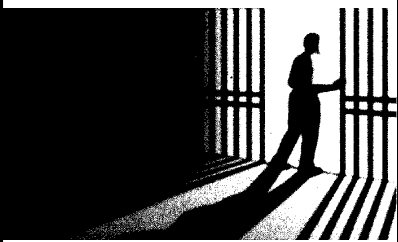
On January 24th and 25th Our Revolution Thurston participated in the nation-wide Our Revolution Organize to Win 2020 Summit. This included a Legislative Day of Action at the capitol with free training and information and a 21st Century Civil Rights Celebration with live music and the movie Rights for All, the story of Elizabeth Paratovich.

Our Revolution is committed to implementation of volunteer principles, which are listed in the campaign’s tool for organizers among other places. Those who want to

serve in a volunteer role, such as a Bernie Victory Captain or social media volunteer, must sign a copy of the principles, agreeing to follow them. Volunteer texters have the added step of passing a test covering etiquette before they can start reaching out to voters.

“I appreciate how the volunteer protocols guide us to ask and listen to what matters to people and their families,” said local Victory Captain Jessica Ryan. “It creates an opening to connect heart-to-heart. And this connecting expands the campaign, like lighting candles across the country, positioning us to defeat Trump with a mass movement of people- and compassion-led power.”

In Washington,
you have the
right to vote...
Even with a
criminal record.



As the Chief Elections Official for Thurston County, I empower all eligible people to vote. It's your right, and your voice is important!"

—Mary Hall
Thurston County Auditor



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- You maintain the right to vote with a misdemeanor conviction, or a conviction in juvenile court, even if you are still in jail.
- Citizens with felony convictions have their right to vote restored automatically when they come out of the criminal justice system.
- Individuals can register to vote once they are no longer under state-supervised parole or probation.
- You may register to vote if you have existing court-ordered legal financial obligations (LFOs), such as fines, fees, and restitution. If you do not comply with all the terms of your LFO, you may lose your right to vote.

**Learn more about your right to vote at:
thurstonvotes.org/voting-rights**

From a publication of the
Thurston County
Auditor's Office
and Public Defense

**Register at
ThurstonVotes.Org
Or call (360)786-5408**

At 100 years

Taking up where the 19th Amendment left off

Carolyn Woodling

On August 26, 1920, Congress ratified the 19th Amendment to the US Constitution:

“The right of citizens of the United States to vote shall not be denied or abridged by the United States or any state on account of sex.”

Over the next few months, we will highlight the work of women and men who earned the right for women to vote and paved a path to equality. Suffrage is the right to vote in public elections. It has nothing to do with suffering – unless you think the wrong person was elected.

Where it all began

Many who worked for suffrage were involved in the abolition movement. The first organized convention in support of women's rights took place in Seneca Falls, NY in July 1848. Conveners Elizabeth Cady Stanton, Lucretia Mott, Carrie Chapman Catt, and others believed that women should have the right to vote on laws that affected them. A “Declaration of Sentiments,” patterned after the Declaration of Independence, outlined the rights that women should be entitled to as US citizens. It was signed by 68 women and 32 men.

Lived values help us focus on what’s vital

Early suffragists were grounded by the values that were important to them. They did not see voting as their primary goal; rather, they viewed suffrage as an opportunity to influence decision-making through political engagement and civic involvement.

Suffragists were willing to make sacrifices to accomplish their goals. They demanded accountability and demonstrated Integrity, tolerance, and respect as they made speeches, held marches and rallies, and conducted silent vigils. Some went to jail.

Building on what the suffragists started

Our work is still not done. Empowering women and promoting gender equity demands our

attention and action. We need to finish the work begun by pioneering suffragists. We can learn from how specific suffragists pursued their goals and how their actions influenced the freedoms women have today. Awe too can make a difference.

Efforts are being made to establish a South Sound Womxn’s Alliance & Action Network (SSWAN) that would be a communication hub. It would offer a common community calendar and website, so organizations can collaborate on training and events, support one another’s activities, and avoid scheduling conflicts. It seeks to involve and learn from all generations, genders, and ethnicities.

We can make a difference when we join forces and work together

to end gender-based violence, to ensure equitable and quality education and health, to promote economic empowerment, and to ensure full equality in public policies affecting all genders

The Zonta Club of South Puget Sound is launching the South Sound Womxn’s Alliance & Action Network (SSWAN) to bring together women and girl leaders and gender equity activists. We will be announcing a community discussion about how we can collaboratively influence changes that empower women and lead to greater equity for all. Stay tuned. In the meantime, check the WIP Special Events -there’s a community conversation on voting and a celebration of International Women’s Day.



Photo credit: George Grantham Bain Collection, Library of Congress, Washington, DC

Carolyn Woodling is active in the League of Women Voters, NOW and the Zonta Club of South Puget Sound.

An enduring drama about the wages of war

An *Iliad* is an up-to-the-minute retelling of Homer’s *Iliad*. With poetry and poignancy, the ancient tale of the Trojan War and the modern world collide.

Brilliantly adapted by Lisa Peterson and Denis O’Hare from Robert Fagles’s acclaimed translation of Homer’s Trojan War epic, *An Iliad* telescopes the story into a gripping monologue, with historical and contemporary references, that captures both the poetry of war and the pity. Our storyteller (Scott Douglas), inspired by a Muse (Nancy Davis), is fated to speak as a witness to war’s destructive power. He gives voice to men and women caught up in the violence, and recounts the dark fate of both the vanquished and the victors, urgently asking his audience, “Do you see?”

Scott Douglas has performed with all of Olympia’s major theater companies, and has been a member of the Animal Fire Theatre Company for eight years, appearing as an actor in seven of AFT’s Shakespeare in the Park productions, and directing their “King John.” Scott is a member of the AFT Board of Directors.

Nancy Curtis is a multi-woodwind player, currently a member of the mostly-female eclectic quintet/sextet “Bevy.” As a jazz musician she performed in “Rebirth,” the band of the late jazz composer/saxophonist Bert Wilson. Over the years, she has played in the “pit” orchestras (sometimes onstage) for “The Music Man,” “Gypsy,” the Harlequin “Stardust” holiday musical, and productions at the Capitol Playhouse.

James O’Barr (director) began his work in theatre on the West Coast as an actor with the Berkeley Stage Company. Moving to the East Coast, he was an actor and director at the Depot Theatre in Garrison, New York, and served for several years as director of the Otisville Theatre Group at the Otisville Correctional Facility.

An Iliad

Saturday, Feb. 15, 7:30 pm. Olympia Friends Meeting house, 3201 Boston Harbor Rd., A retelling of the Greek classic in the context of today’s wars. www.animalfiretheater.com

◊ CAESAR'S INVASION OF BRITAIN ◊ GREAT JEWISH REVOLT ◊ YELLOW TURBAN REBELLION
◊ THE MOORS IN NORTH AFRICA ◊ ROMAN-PERSIAN WAR ◊ FALL OF ROME ◊ BYZANTINE
◊ MUSLIM CONQUEST OF EGYPT ◊ FIRST SIEGE OF CONSTANTINOPLE ◊ ARAB-CHINESE WAR
◊ VIKING RAIDS ACROSS EUROPE ◊ BULGARIAN SIEGE OF CONSTANTINOPLE ◊ ZANGI
◊ CRUCC IN SOUTHERN IRAQ ◊ CROATIAN-BULGARIAN WAR ◊ VIKING CIVIL WAR ◊ NORMAN
◊ IRELAND ◊ FIRST CRUSADE ◊ SECOND CRUSADE ◊ THIRD CRUSADE ◊ FOURTH CRUSADE
◊ CHILDREN'S CRUSADE ◊ FIFTH SIXTH SEVENTH EIGHTH NINTH CRUSADE
◊ MONGOL INVASION OF CHINA ◊ MONGOL INVASION OF RUSSIA
◊ MONGOL INVASION OF VIETNAM ◊ HUNDRED YEARS' WAR ◊ CHINESE
◊ LITHUANIAN-TEUTONIC WAR ◊ HUNGER WAR ◊ FALL OF THE PRIESTS
◊ MUSCOVITE - LITHUANIAN WAR ◊ THE GREAT CONQUEST OF INDIA
◊ WAR OF THE TWO BROTHERS ◊ TWENTY YEARS' WAR ◊ PEQUOT WAR
◊ FIRST, SECOND, AND THIRD IROQUOIS WAR ◊ CROMWELL'S CONQUEST OF SCOTLAND
◊ AMERICAN INDIAN WARS ◊ SECOND CHEROKEE WAR ◊ AMERICAN REVOLUTION
◊ THE NAPOLEONIC WARS ◊ THE BOLIVIAN WAR OF INDEPENDENCE
◊ MEXICAN WAR OF INDEPENDENCE ◊ VENEZUELAN WAR OF INDEPENDENCE
◊ COLOMBIAN, CHILEAN, PERUVIAN, AND ECUADORIAN WAR OF INDEPENDENCE
◊ UPPER CANADA REBELLION ◊ SECOND SEMINOLE WAR
◊ FIRST ANGLO-AFGHAN WAR ◊ FIRST OPHIOPHILIC WAR
◊ SECOND ANGLO-AFGHAN WAR ◊ THE AMERICAN CIVIL WAR
◊ MEXICAN REVOLUTION ◊ RUSSO-TURKIC WAR ◊ THIRD ANGLO-AFGHAN WAR
◊ IRISH WAR OF INDEPENDENCE ◊ JAPANESE INVASION OF MANCHURIA
◊ RUSSO-JAPANESE WAR ◊ RUSSO-TURKIC WAR ◊ RUSSO-CHINESE WAR
◊ KOREAN CIVIL WAR ◊ PALESTINIAN ARAB WAR ◊ TIBETAN REBELLION
◊ LAOS ◊ CAMBODIA

AN ILIAD

BY LISA PETERSON & DENIS O'HARE
BASED ON HOMER'S THE ILIAD TRANSLATED BY ROBERT FAGLES
BY SPECIAL ARRANGEMENT WITH DRAMATISTS PLAY SERVICE INC., NEW YORK
WITH SCOTT DOUGLAS AND NANCY CURTIS | DIRECTED BY JAMES O'BARR

THE OLYMPIA FAMILY THEATER 612 4TH AVENUE, OLYMPIA SATURDAY, JANUARY 18, 7:30 P.M. SUNDAY, JANUARY 19, 7:30 P.M.	OLYMPIA FRIENDS MEETING 3201 BOSTON HARBOR ROAD NE, OLYMPIA SATURDAY, FEBRUARY 15, 7:30 P.M.	Tickets available now BROWN PAPER TICKETS
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What’s missing is transparency and public dialogue

Lori Lively

The national housing shortage affects millions in the US who can't afford to rent, let alone buy, a home. The epidemic has rightly sparked a national conversation over racial and economic inequality, the beleaguered middle class and even climate change. But the conversation is fraught with triggering language, polarizing political spins, and attractive but unproven solutions.

In Olympia, City officials have a plan for increasing affordable housing. They’re so sure their radical rezoning proposal, the “Missing Middle” is a great idea that they have repeatedly avoided public input on the plan. And if HB 1923, the housing bill they pushed through congress last year, is such a good idea, why are similar moves being challenged in communities around the country?

HB 1923 follows a growing urban design trend that calls for rezoning neighborhoods to add high density housing to neighborhoods historically characterized by single-family dwellings, aka “houses.” Proponents say the radical restructuring will integrate neighborhoods economically, socially and racially, offering the possibility of home ownership to more people. Sounds great, right?

There is no evidence that “building our way out of inequality” will work, sadly. Data from a similar plan in California suggests that uncontrolled gentrification will be the real result of such rezoning, and that only the top 30% - young high wage earners attracted to urban living - will probably be served by the plan, while the remaining 70% will continue to lose ground economically.

Short Term Rentals

From page 1

affordability of housing. CP&D Deputy Director Bauer in presenting infill zoning changes known as “Missing Middle”, told City Council members last year that the new rules would add 474 to 946 new housing units over the next 20 years. How many will be converted to Short Term Rentals if STRs are allowed year-round in entire units? Olympia's rental market is tight already: According to Thurston Regional Planning, at 4% official the rental vacancy rate in Thurston County is below that of either Pierce or King County.

Houses, apartments or ADUs regularly offered as short-term rentals typically removes those units from availability to long-term tenants. The ability to derive income from a property raises its value, thus driving up the price for anyone competing to buy – or rent. Over time, supply diminishes or grows more slowly than otherwise; and prices rise above what they would be otherwise.

Even though OMC 18.04.040 makes it illegal to convert residences into commercial uses, some have been converted. [Did the City of Olympia simply decide not to issue warnings or fines for these violations?]

Did we find out what STR practices are here now?

CP&D staff identified 167 STR listings as part of its inquiry into regulation. How many of these are offered year-round as entire units, not the primary residence of their owner(s)? Two homes in my neighborhood are no longer available to families. One couple purchased the house next door (with an ADU) and now makes the two units available year-round as short-term rentals. Nearby, a Seattleite purchased an older home, renovated it and now offers it on Airbnb.

The “marketplace” is already moving to convert more housing units to STR investments:

...the Airbnb Rental Calculator allows you to evaluate how profitable a certain property is

The same government and industry players responsible for the largest transfer of wealth in our country’s history now say they have the answers again.

Developers, who typically receive significant property tax breaks on new projects (which are ultimately covered by taxpayers), are not required to provide any actual housing units for low or middle-income residents. Nor can they give any hard numbers about how much the proposed units will cost or how they plan to attract minority populations.

In an age where words are weaponized, simply questioning something like HB 1923 has become dangerous. In this case, opponents of HB 1923 or the Missing Middle, regardless of their actual background, are being characterized as privileged white homeowners afraid of changing their way of life. Some of their critics even suggest that home ownership is a relic destined for the history books and that reduced livability of neighborhoods is just a casualty of the social justice revolution.

Don't fall for the shaming and virtue signaling. The truth is more complicated than that. Ask any one of the 10 million Americans who lost their homes in the 2008 mortgage crisis. The same government and industry players responsible for the largest transfer of wealth in our country's history now say they have the

for an Airbnb investment. You can analyze the location, get real estate rental comps, and estimate your potential return on investment all in a matter of minutes! Click here to start analyzing Airbnb Washington State properties and find the best one to capitalize on.

If the City chooses not to prohibit people from buying, renting and operating entire units as short-term rentals, the regulatory scheme will need to be much more complex. A set of explicit regulations will be needed to along with a set of new city employees. Once this new business sector matures, the city will have an incentive to grow the tax revenue it receives – adding to the dynamic for a new pattern of neighborhood life.

By default, Olympia will be participating in the transformation of neighborhoods – and the city itself—via the creation of a new commercial business sector within residential districts: entire houses, apartments or ADUs owned by investors (in Olympia and elsewhere) for the primary goal of making a profit. Homes have been both homes and financial assets – they will, increasingly, simply be financial assets.

A new concept of “residential neighborhood”
Another need is for significant amendments to Chapter 18 of the Olympia Municipal Code. Without a prohibition or stringent limits on year-round entire unit STR business, provisions of the code that are based on the idea of a residential neighborhood as a community distinct from a business district will need to be rewritten. And to be fair, there should be a look at the definition and regulation of Bed and Breakfasts and motels.

Converting an appreciable number of dwelling units (once understood to be “homes” but that is already becoming inapplicable) to STR business will erode a neighborhood as a community. Provisions for disaster preparedness that depend

answers again. And they don't mind pitting us against each other to create a distraction from their own complicity.

The truth is there are lots of good ideas coming from all sides, like Dr. Ali Moderras, Chair of the Urban Studies Dept. at UW Tacoma, whose research on housing, wealth distribution and the migration of labor is affecting nationwide policy. Community groups like Livable California and Portland Is Not For Sale and Seattle Coalition for Affordability, Livability & Equity (SCALE) have all arisen to demand public participation in decisions that affect their neighborhoods. Here in Olympia, Olympians & Smart Development and Livable Neighborhoods has practically begged the City to look at the alternative plan they developed in August 2018.

At the very least, we need to know exactly what Housing Bill 1923 would do to create fair, accessible housing for all when so much of it hinges on working with private developers who promise but aren't required to provide a percentage of each parcel to affordable housing? That's always worked out so well in the past, hasn't it?

Until the City can show real numbers about how much new housing they are creating for lower income families and how it will lower rental rates, we need more dialogue, more transparency, and more buy-in from the people the plan will affect.

Lori Lively has been a free-lance writer and marketing consultant since the early 1980s.

Note: Attainable Housing and the Future of Prosperity and Inclusion in Pierce County will be hosted by University of Washington-Tacoma's Urban Studies Dept. on Wednesday, March 4, at William Philip Hall. Details at www.tacoma.uw.edu/urban-studies/urban-studies-annual-forum.

on neighbors knowing each other and acting as first responders will be less meaningful. There is increasingly no concept that a family will move in, get to know their neighbors, make friends, raise children, and continue to be part of a community as the parents age.

In Olympia, the Comprehensive Plan envisions that neighborhoods will participate in developing “Subarea Plans” that reflect residents' vision for their community. This “engage Olympia” process for developing STR rules completely ignores that.

The goal of protecting affordable housing
To live up to its goal of protecting affordable housing, the city would have to adopt rules that ensure that suitable dwellings – apartments, ADUs, entire houses—cannot be converted into year-round short-term rental businesses.

An easy way would take a definition from HB1798 and provide that any resident could offer a short-term rental within their private residence or an associated ADU, but no one could convert a residence into a year-round short-term rental. This approach allows an existing resident to earn money from their home in a way that protects housing and doesn't conflict with traditional hospitality businesses.

Regulation would thus be greatly simplified – requiring registration, and then simply addressing primarily safety, accessibility and insurance. Enforcement would need minimal staff, reducing the need for costly fees. The issue of unfair competition with traditional hospitality businesses would be eliminated entirely or limited to those renting an ADU.

Bethany Weidner has lived in West Olympia since 1984. She has worked as a policy analyst in the US Senate and for Washington State agencies.

Turning protectors into providers

Vets look to sustainable farming for sustenance

Deston Dennison

The Sustainable Farms and Fields Program, SB 5947, is a grant-based program that would allow farmers to invest in efficient and effective practices designed to address climate change. Under the proposed bill, farms could customized the carbon reduction and sequestration practices appropriate to their business, their scale, and their priorities.

Veterans Ecological Trades Collective, 501c3, (VETC) is composed of veterans who are or aspire to become, agricultural producers across Washington State. Under SB 5947, both seasoned and beginning producers in the network would benefit from the investments made in their farm enterprises, helping ensure that operations overseen by VETS_Cafe members are viable for decades to come.

The Sustainable Farms and Fields grant program:

- will invest in farmers whose vision is to operate viable farms for the coming decades
- support producers developing carbon sequestering solutions to participate and take leadership in Washington's discussion about climate change
- will provide resources and resiliency for both farmers and rural communities
- is an investment in cost efficient and effective practices and approaches to address climate change
- will provide resources to Washington's conservation districts to support farmers implementing Sustainable Farms and Fields Practices

The Sustainable Farms and Fields bill was introduced in the Washington State legislature in 2019.

The bipartisan bill advanced to the House, but did not receive a full vote. Washington State Conservation District (WSCC) and Washington State Department of Agriculture (WSDA) provided a budget provision to conduct a gap analysis and stakeholder engagement process. VETC became aware of the bill at this time, and is enthusiastic about several key improvements we expect to be incorporated into SB 5947 during this legislative session.

A diverse group of agricultural stakeholders identified these key improvements:

- that funds allocated will not take away from resources for other agricultural conservation programs
- that conservation districts receive funds to support farmers in adopting new practices

- that the needs of marginalized and low-income farmers (such as our disabled veterans and beginning farmers) be especially considered

The WSCC survey conducted in late 2019 found that 90% of farmers surveyed would seek to adopt climate-friendly farming practices via the Sustainable Farms and Fields program. VETC membership supports SB 5947, and its potential to support our members' farm enterprises in pursuing impactful carbon reduction and sequestration strategies.

Deston Dennison is an Army Veteran and Executive director of VETS_CAFE. For more details about VETC's approaches to carbon negative farming, contact vetscafeolywa@gmail.com.

Letters to WIP

Dear WIP,

The bankruptcy rate today is 3 times what it was in 1991 for people 65 and over.

Who could possibly have imagined that the systematic theft of Baby Boomers' pensions to artificially inflate stock prices and temporarily inflate short-term profits would EVER have any adverse effects on actual people.

Driving the surge in bankruptcy is a 3-decade shift of financial risk from government and employers to individuals who bear

an ever-greater responsibility for their own financial well-being as the social safety net shrinks.

Longer waits for Social Security, replacement of employer provided pensions with 401K savings plans, less coverage and more out-of-pocket charges in insurance plans,

Are we so gullible that we fall for the propaganda every time?

Clifford Hunt

Touché

Irritated conservative legislator to intense young activist: "Every college socialist should be encouraged to live under a Marxist regime for six months."

Intense young activist to legislator: "Okay, then every elected capitalist should be required to live on the \$7.25 federal minimum wage for six months."



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OUR LIVED VALUES


WIP looks at some of the ways Americans
spend their time and money



**70% HOUSEHOLDS WITH AT
LEAST ONE PET**


**52% WATCH TV AS PRIMARY
LEISURE ACTIVITY**






**47.8% OF PARENTS READ TO
THEIR CHILDREN EVERY DAY**


**46% OF HOUSEHOLDS
OWN A HANDGUN**






**35% GROW FOOD AT HOME OR
IN A COMMUNITY GARDEN**


**28% READ REGULARLY FOR
PLEASURE**






**25.3% VOLUNTEER FOR
COMMUNITY SERVICE**


**18% OWN 10 OR MORE SMARTPHONES,
LAPTOPS, XBOXES & OTHER DEVICES**





**16.6% ARE UNPAID FAMILY
CAREGIVERS**

12.4% BICYCLE REGULARLY



**"Tell me what you pay attention
to and I will tell you who you are."**

~Jose Ortega y Gasset

Sources: FiveThirtyEight.com, CNBC All-American Economic survey, US Pet ownership & Demographics sourcebook, 2018 Nielsen Total Audience Report, Bureau of Labor Statistics,, Reading Across the Nation: A Chartbook

14 Works In Progress February 2020

Community events spotlight

5G Apocalypse Film screening and community discussion
Wed., Feb. 5 at 6 pm*and Wed., Feb. 12 at 6 pm, New Traditions Cafe, 300 5th Ave. SW in Olympia. \$10 donation at door More info at 360-705-2819

A brief discussion will be held on Wed, Feb. 5 after the first screening of this important 1 hour, 17-minute documentary. The second screening on Wed, Feb. 12 will offer a wider discussion of how Thurston County can confront 5G after the screening of an InPower video on how a low-cost, out-of-court process can be used to halt 5G and other weaponized SMART grid technologies.

February on Parallax Perspectives Nuclear Weapons: Update on the Crisis and Opportunities
Mondays at 1:30 pm, Wednesdays at 5:00 pm, Thursdays at 9:00 pm. Watch online at parallaxperspectives.org or via TCTV cable television in Thurston County.

For more info, contact Glen Anderson at 360.491.9093 or glenanderson@integra.net.
In this monthly interview-format television program, host Glen Anderson covers environmental, social, racial and economic justice. Glen examines the entrenched military industrial complex with guests Bob Delastrada, Joanne Dufour and Mark Fleming. Topics include overcoming feelings of fear and powerless with practical ways to work toward abolition of nuclear weapons. The program will look at federal legislation and highlight points of a “Back from the Brink” peace plan.

Civil Survival events and Game Changer workshops at The Evergreen State College Feb 22 through Jul 22, 2020
Thurston County Game Changer Group, First Christian Church , 701 Franklin St. SE in Olympia

Are you or a loved one formerly or currently incarcerated? Do you experience barriers to work, housing and being a full participating member of society due to your conviction? Game Changer Groups provide community for formerly incarcerated people and allies who have been through similar barriers. Let's organize to put justice back into the criminal legal system. Learn more at <http://civilsurvival.org/our-story/>

Solidarity in Tough Times, a 30+ year relationship with Santo Tomás, Ch. Nicaragua
Tuesday, February 25 at 6:30pm at Equal Latin Restaurant, 520 East 4th Ave.

Longtime TSTSCA sister county members Grace Cox and Jean Eberhardt will report back from their recent three week “listening and learning delegation” to Nicaragua. They met with people of differing perspectives on the current state of Nicaragua, influenced and impacted directly by our government as well as theirs. Enjoy a no-host dinner at 6:30 followed by the presentation at 7pm. tstsca@gmail.com for more info.

2020 Labor Notes Conference
Friday, April 17 – Sunday, April 19
9 am – 3 pm, Hyatt Regency O'Hare, Chicago, Illinois
Details at labornotes.org/2020 or 718.284.4144
\$160 regular price; \$115 EARLY BIRD SPECIAL if registering before Feb. 28!

Every two years, thousands of labor activists, grassroots union agitators, leaders, trouble-makers and other community organizers come together at the Labor Notes conference to sharpen skills, meet new people, and talk strategy. But the biggest draw is that attending Labor Notes reminds you you're not alone.

“I felt a solidarity I have never experienced before. I felt the power of all of us, every union, coming together.”

Register for Labor Notes today choose from more than 200 meetings and workshops including creative organizing tactics, beating apathy, running for local union office, winning contract campaigns, bargaining over technology, understanding the economy, surviving “right to work” and reviving the strike. See you in Chicago!

Special Events

Celebrate Tom Nogler’s Life
Sat., Feb 1. 10 am Capitol Theater, 206 5th Ave. See page 2 about Tom. Memorial donations may be made to Oly Public Power Campaign

Orca Recovery Work Party
Sat., Feb 1. 10 am – 1 pm. 701 W. Bay Drive NW Be part of the solution! Thurston Conservation District, info at ksinner@thurstoncd.com Phone 360-754-3588 ext 105

Strengthening Sanctuary Alliance
Mon., Feb 3. 5:30-8 pm, St. John’s Episcopal Church, 114 20th Ave SE
Learn about several committees working on behalf of migrants at risk of deportation and to support and expand the Oly City Council sanctuary city resolution Bob Zeigler, zeiglerbob@msn.com or Olympia. sanctuary@gmail.com

Clean Energy Thurston
Mon, Feb 3, 6 pm. Mekong Restaurant, 125 Columbia St NW
Get ahead on eliminating dirty power, discussion over dinner

Thurston Public Power Initiative Launch
Tues., Feb 4, 7 pm. Olympia Community Center. Dennis Kucinich will open the campaign to bring publicly owned power to Thurston County. Hear him at other events throughout the week. For information: <http://www.powertothepeople.org>

Workplace Organizing Collective
Tue., Feb 11. 5:30-7:30 pm, POWER office, 309 5th Ave SE Teaching one another effective, concrete organizing skills to build power at work. Oly Democratic Socialists of America, <http://olydsa.org>

Jacobin Reading Group
Wed., Feb 12. 6-7:30 pm, Orca Books, 509 E. 4th Ave. Discuss articles of interest to Socialists, sometimes from Jacobin Oly Democratic Socialists of America, jacobin@olydsa.com

The Iliad—A retelling of the Greek classic in the context of today’s wars.
Saturday., Feb. 15. 7:30 pm. Olympia Friends Meeting house, 3201 Boston Harbor Rd. www.animalfiretheater.com

Anniversary of Susan B Anthony’s birth
Sat., Feb 15. 1:30 -3 pm. Bigelow House Museum, 918 Glass St. NE
Celebrate the 200th anniversary of this Suffragist an 100th anniversary of the League of Women Voters LWV of Thurston Co., www.olympiahistory.org or www.lwvthurston.org

Planned Parenthood Statewide Lobby day
Mon, Feb. 17, 11 am-2 pm, State Capitol
Join others from across the state to advocate for reproductive rights and #PassPinkBills
Planned Parenthood Votes NW an Hawaii, <https://www.facebook.com/events>

Native American Art Exhibition
Mon., Feb. 18 - Mar. 20. Opening reception Feb. 21, 4:30-6:30. Leonor R. Fuller Gallery, South Puget Sound Community College.
Art works selected by native guest curators highlighting work by local youths and adults. Sponsored by the Nisqually Tribe.

Nuclear Weapons Nowadays
Mon. eves, Feb 24 – Mar 16. OUU Congregation, 2315 Division NW
A 4-session class on what you can know and do about nuclear weapons
GlenAnderson@integra.net

The vote: Past, Present, Future
Sat., Feb 29. Olympia Regional Learning Academy, 2400 15th Ave SE
Facilitated roundtable discussion, Register at www.lwvthurston.org

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Tarboo Lake is a secluded lake in Jefferson County near Leland, WA. Plans for a civilian gun range there will be discussed at a public hearing at Fort Worden on Monday, Feb. 10 at 1:30 pm. Voice your opinion at the hearing, comment in advance to the Jefferson County Commissioners at PO Box 1220, Port Townsend, WA 98368, call 360.385.9100, or go to <https://tarbooridgecoalition.org>. Story on page 8

WORKS IN PROGRESS

Advocating for social justice since 1990



Jefferson County
paramilitaries

Green Cove
park development

Artesian Well
voting at olywip.org

Free, take one!

February 2020

¡Gratis, toma uno!