

# City of Roseville

## City Council

**Candidates: Gale Pederson & Tammy Pust**

**(Seven candidates were invited to respond to our questionnaire)**

**VOTE on November 8, 2005**

### Candidate Questionnaire Responses

**REALTORS® know that homeownership adds to the quality and stability of neighborhoods and communities. What do you feel are the biggest issues facing Saint Paul that will affect its quality of life and community stability?**

#### **GALE PEDERSON:**

One of the main issues for Roseville is maintaining the services that residents need and want in their community. We expect clean, safe, vibrant neighborhoods. We need strong fire and police departments, properly maintained and updated parks, roads, and other City infrastructure. These services take care of our residents and their homes along with many fine retail and commercial establishments in the City. These services need to be maintained and upgraded during the City budget process. Roseville is unique with its community partnerships. The residents, school district, our retailers and commercial properties are all part of what make this community work. We need to continue working with these partners to keep Roseville the vibrant first ring suburb that it is.

#### **TAMMY PUST:**

Roseville's biggest challenge is a lack of long-term vision. Our community faces the obvious challenges of most first-ring suburbs: aging housing stock, lack of development options, and a changing population. Our last community visioning project was published in 1992 and looked forward to "Vista 2000." We're already five years past that date. We need to again engage our community members in organized and broad-based discussions about what we want Roseville to be for the next twenty years. With an agreed-upon and community-based vision, we can direct and measure Council action against defined goals and work to ensure that Roseville remains a great place to raise a family, start a business and enjoy retirement.

**The housing market has been very strong over the past several years and provided a sound investment for most homeowners. A result of this upward trend in home sales activity and increased home ownership is the increase in value of property while marginalizing some residents who are not able to afford to own a home. What, if anything, do you believe needs to be done in Saint Paul and/or the metropolitan area to meet affordable or workforce housing needs?**

**GALE PEDERSON:**

To address this issue, the City, along with its HRA need to work with developers on local redevelopment projects, to assure that there will be some affordable or workforce housing available. We cannot simply rely on our seniors or empty nesters vacating their homes to make way for younger families. Our seniors and empty nesters are younger, healthier, and more active then ever, and are continuing to stay in their homes longer.

**TAMMY PUST:**

Affordable housing is a basic human need. Most reliable sources define “affordable” housing as housing that does not require more than 30% of a family’s income. In all of the redevelopment and planning that the city undertakes, we should remain mindful of the need to increase the stock of housing options affordable to residents of Roseville -- no matter what their age or income level.

**What is your philosophy on local taxes and what city services do you see as vital, and which are non-essential? And how would you propose to meet the needs and expectations of services to residents of Saint Paul?**

**GALE PEDERSON:**

Our local taxes need to support the needs and services that our community feels are essential. Strong, adequately staffed police and fire departments, properly maintained roads and city infrastructure. Clean, safe, well maintained and upgraded parks and facilities. To meet these needs, more community involvement is needed in the budget process. The residents need to help decide what are essential services to them, what they cost, and what they are willing to pay in taxes for those services.

**TAMMY PUST:**

It is, and should be, a difficult choice to raise local property taxes if you respect that “it’s the people’s money.” I would only support an increase in local property taxes when it is necessary to pay for services that the citizens of the community agree are essential to protect the quality of life we enjoy in the community today and/or to grow Roseville into the community we want it to be in the future.

In addition to the traditional services of police and fire protection, street construction and maintenance, and common utilities, I believe that the city should provide other non-traditional essential services that their citizens want and are willing to pay for. I would include on that list: construction and maintenance of health and recreational amenities including parks and parkways, environmental protection of community assets; and maintenance of a healthy tax mix conducive to economic growth.

**What will be/are your top five priorities in the office you are seeking?**

**GALE PEDERSON:**

My top priorities are:

- A. Working with the community on the budget process to assure adequate funding for essential city services.
- B. Working towards keeping our neighborhoods vibrant by having quality, affordable housing options available in our community.
- C. Working to assure proper funding for maintenance and upgrading of our award winning parks and programming.
- D. Continue with the collaborative efforts on joint projects with our community partners, the school district and our local retailers and business property owners. By pooling our resources and working together we can produce better projects that are more cost effective and are more beneficial to the community as a whole.
- E. We need to continue to address environmental issues in our community. Brown fields that are contaminated need to be cleaned up and redeveloped to help preserve the environmental integrity of the community. We also need to work on more alternative transportation methods to keep our community clean and healthy in the years to come.

**TAMMY PUST:**

I have three top priorities. If elected, I will work to:

- 1. Strengthen Roseville's neighborhoods by balancing the housing options affordable to seniors and young families, maintaining our parks and community space, reducing traffic problems, and improving code enforcement as a means of helping our residents maintain the value of their properties and the quality of their neighborhoods.
- 2. Keep Roseville affordable by ensuring that every tax dollar produces measurable results on citizen-approved goals.
- 3. Increase citizen involvement so that our local government respects the diverse views of our changing population and also reflects the shared vision of the community as a whole.

**Currently as many as 77.3% of all Minnesotans are homeowners, the highest homeownership rate in the nation. At the same time communities of color or emerging markets in Minnesota have one of the lowest rates of homeownership at 41%. Recently the Governor of Minnesota announced the "Emerging Markets Homeownership Initiative" business plan to close this homeownership gap. What will you do as an elected official to help these emerging markets achieve the "American Dream" of homeownership in Saint Paul?**

**GALE PEDERSON:**

For this issue, I would enlist the help of Roseville's HRA. It is important to know that there are programs available for first time homebuyers and those who need assistance with home loans. The City, it's HRA, and developers who are looking to redevelop areas of the city also need to work together to provide affordable housing options to those seeking the American Dream of homeownership.

**TAMMY PUST:**

Many are surprised to learn that approximately 45% of the 2005-2006 incoming kindergarten class in the Roseville Area Schools, Independent School District #623, is children of color. These children and their families represent the "emerging markets" that the Governor's program seeks to support. Given the very low housing turnover in Roseville, it is often very difficult for these young families to find homes that are affordable in our community. Working more directly with realtors and other experts in the housing industry, Roseville's elected officials need to

	<p>ensure that every redevelopment project increases the availability of affordable housing options in our community. By supporting a balanced mix of all types of housing, and by taking other important steps to ensure that the schools and the broader community are welcoming to diverse mix of families, we should witness an increase in the homeownership percentages attributable to emerging markets.</p>
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**REALTORS® don't just sell homes, they sell neighborhoods, and they sell communities. In what ways can your area REALTORS® be better partners marketing and selling the region as a great place to live, work, play and do business?**

<p><b>GALE PEDERSON:</b></p> <p>Get to really know the community you are selling. Talk to local residents, school officials, city officials, local retailers and business owners. Find out exactly what makes this community tick and why no one wants to leave. With that information, the community will sell the house or property for you.</p>	<p><b>TAMMY PUST:</b></p> <p>The City directly benefits when it seeks out and relies upon the market-based advice of realtors with respect to growing and maintaining a community of high quality. The service of a realtor (Ann Hermes, Edina Realty) on Roseville's Housing and Redevelopment Authority has provided this governmental organization a direct link into the expertise of the real estate industry, which in turn has significantly improved the HRA's decision-making and marketing strategies with respect to housing stock in the city. By continuing and expanding the areas of direct communication between elected and/or appointed leaders and the experts who work in real estate in Roseville, we will continue to improve the effectiveness of government.</p>
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