

Jennifer Roloff for Alameda City Council  
Green Party Endorsement Questionnaire 2016

1. When choosing between development and preserving/enhancing open spaces, how would you make your decision?

**Development should always consider preserving and protecting open space. Open space has many benefits that may not have direct financial benefits associated, but have high value to the community, such as recreation and natural hazard mitigation (like needed wetlands on Alameda Point), or because open space includes important natural habitats. Studies have shown that residential development costs cities more in public services than is generated in tax revenues, and this should be considered in all residential development.**

**Alameda Point should be available to bring accessible open space to Alameda: parks, bike paths, and wetlands for starters. And this open, natural space, could all compliment a business campus bringing jobs to the city.**

**I agree with the concept of density housing that allows for maximized open space, but in the case of our island of Alameda, we have transportation and job challenges that do not lend well to immediate urban density development. If Alameda can bring jobs to the island and solve current transportation issues, then density housing aligned with open space priorities could be sound practice.**

2. The East Bay Regional Park District could play an instrumental role in parks and open space at Alameda Point, particularly at the Northwest Territories and Enterprise Park. What role would you like the park district to have?

**Alameda should continue to partner with East Bay Regional Park district, and this partnership to continue to expand as Alameda Point continues to build. I am encouraged when I learn that tidelands and park space is coming to Alameda Point from EBRPD funding, and Alameda needs to lean on this organization to assist in best practices for creating, preserving and securing future funding for more open space.**

3. Traffic and parking are important issues for many Alamedans. Considering budget limitations, how would you address these issues?

**I would encourage the city to hold off on approving additional residential development until updated congestion and traffic studies and plans are made and implemented. Alameda has almost 2000 new housing units approved, some already occupied, hence traffic will be increasing with every new unit completed and occupied. The focus on development in Alameda should be commercial development - bringing more professional jobs to the island so Alamedans who live here, can work here - this keeps Alamedans away from bridges and**

**tunnels during commute hours. I will continue to support Alameda's biking efforts and appreciate efforts of new development that includes passes for public transportation, but I am not convinced this alone is going to show a dramatic decrease in traffic on and off the island. Alameda is an island with limited ingress and egress and all development should address this with top priority.**

4. Alameda has a limited budget for law and code enforcement. Which issues would be your highest and lowest priorities?

**Can you please provide more context for this question?**

5. How would you pay for repair and replacement of Alameda's aging infrastructure?

**A balanced budget is imperative to repairing and maintaining Alameda's aging infrastructure. I disagree with Alameda's current budgeting that defers maintenance and prioritizes other cost centers with limited scrutiny. In addition, new development in Alameda needs to include fees that support long range planning goals of the city: maintenance and repair of roads, fire and police, so that the city does not end up with a deficit to cover these costs. As noted above in #3, commercial development creates a more sustainable tax basis for Alameda.**

6. What would you do to reduce displacement in Alameda of people with low and moderate incomes?

**First, Alameda should focus on completing the state requirement of affordable housing Alameda is required to build, and I would like to do this WITHOUT depending on market rate housing as the means to subsidize this development. I am supporting the Alameda County Affordable Housing Bond, and would encourage the City to apply for Cap and Trade dollars earmarked for affordable housing, as well as use any redevelopment dollars - i.e. boomerang funds - to be applied towards affordable housing development and not put into the general fund.**

**I am also supporting the City Ordinance, which has been designed to create rent stabilization, thus protect renters from drastic rental increases. I would like to see a new database created with all existing rentals captured, and a effort by the city to make sure 100% of rental units are reported to the city; as of today I believe there are many rentals in Alameda that are not paying business taxes, and these dollars should be captured and collected. I would like the city to investigate putting these dollars in a subsidy fund of sorts for renters in dire need. I also want to explore new types of housing for Alameda: "Workforce Housing" providing housing for Alameda essential workforce, such as teachers, healthcare workers, librarians, etc; and also "Tiny Houses" creating affordable houses for sale or rental that those with moderate or low-income could afford at their current market rate.**

7. Who has endorsed you so far? Who do you expect to endorse you?

**I am being endorsed by the people of Alameda, and staying away from endorsements from special interest groups that include unions and developers or others that would impact any votes I make on council. There are many Alameda residents that have endorsed me to date, that include Doug Siden, Jim Sweeney, Bill Schaff, Alice Garvin, Gretchen Lipow, Paul Forman, Elgina Conner, Karen Lucas, Janet Gibson, Tracey Jensen, and more.**

8. How much money do you currently have for this race? How much money do you plan to raise? Where will the money come from? Describe sources of financial contributions for your campaign that you would refuse to accept (if any).

**As of the last reporting period ending June 30th, the campaign raised \$3,500. Our goal is \$15,000 and we are raising this from the people of Alameda. We are not accepting contributions from any large special interest groups.**