

This fall Citizens for a Fair Ferndale (fairferndale.org) seeks to help Ferndale voters get acquainted with those running for public office. To this end, we ask all City Council and Mayor Candidates to **complete this CFF Candidate Questionnaire**. CFF will use your responses to create formatted .pdfs, linked to the event on Sunday, October 24. We will also post completed questionnaires on our website fairferndale.org and share on social media in the days after the event. Questionnaires should be **completed and returned to CFF c/o Bridget Deegan-Krause (bridgetmail@gmail.com) by end of day, Thursday, October 21.**

**CFF Candidate Questionnaire
Mayor and City Council Candidates
November 2021 Election**

Name: Greg Pawlica
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Phone and/or email where citizens can reach you:

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Please provide responses to the following prompts:

- Why did you decide to run for City Council/Mayor? What has prepared you to hold a City Council/Mayor seat?

I am running for my third term on City Council because I want to continue to support our community at a higher level. I would like the opportunity to continue to serve our community as a member of City Council. Citizens have the best and easiest opportunity to direct government at the local level, and I look forward to continuing working with our residents, business owners, city staff, and other elected officials to keep Ferndale on our progressive path.

- What do you see as the challenges and opportunities faced by the city as it considers future development?

Ferndale is set up for future development. The real question is what type of development do we want to encourage? I believe we have enough large development and I'm not interested in pursuing any more. What we are missing is what is called "middle housing", which is usually defined as 4-6 unit structures that may be apartments or townhomes. This type of housing tends to be more affordable than single or duplex homes, and yet doesn't overwhelm a neighborhood like low-level apartment buildings do. Our challenge will be to encourage developers toward these types of projects and not larger buildings.

- How do you see Ferndale moving toward racial equity?

I believe that Ferndale is, and has been for several years, moving forward down the very long and complex road to racial equity. Racial inequity has been around for millennia, and here on this continent alone for over a half a millennium. To expect racial equity to be solved in less than a generation is being unrealistically optimistic. That being said, we need to create policies that guarantees that racial equity is ensured. I'm no expert on racial equity, and I know that I have so much to learn on this topic, so I turn to my fellow council members, Kat James and Raylon Leaks-May for guidance on this topic.

- Describe what you view as the pros and the cons of the Woodward road diet.

There are a lot of pros to the Woodward Re-design Project – Phase 1, that I won't be able to mention them all, but will try to highlight the most important. Reducing the number of lanes from 4 to 3 will create safer and quicker pedestrian crossing opportunities. People crossing at traffic lights will feel more confident that they can reach the other side before the traffic signals (controlled by MDOT) shift from green to red. Additionally, it will allow us to create pedestrian crosswalks between traffic light intersections to allow people to cross at areas that are currently high risk. The con will be some additional cost in maintaining over time for the new paint markings for parking and bike lanes, but the pros outweigh the cost when you consider we are creating a much more safe, slower, and walkable community.

- What is your position on affordable housing in Ferndale?

I support affordable housing. Affordable housing allows the opportunity for people to work AND live within our community. Most people within the service industry, for example, cannot afford to pay the exorbitant rents and home prices the property owners have chosen to decide to charge. This is due, in great part, to the demand that so many people want to live in our great city. If you are selling a piece of property and 10 people are offering you varying amounts of money to buy your property, no sane person would accept the lowest offer. Those increases in sale prices, force an increase in property values across the city, which in turn encourage private property owners to charge more for their property to rent or sell.

Affordable housing policies, like the one Ferndale has implemented, encourages housing developers, who using city, state or federal subsidies to offset their projects, to agree that a certain percentage of units are at affordable rates based a percentage median income. This will allow for many people to live in Ferndale, thereby encouraging equity and income diversity within the community.

- What role do city governments have in moving toward climate sustainability?

Local governments play an important role in climate sustainability, but moreover citizens, globally, play the most important role. Ferndale can implement many policies and take action toward reaching carbon neutrality, but if citizens don't support these actions the city does, AND if the citizens don't take action within their own homes and businesses, then the efforts the city takes is just negated by the inactions of the people not supporting these initiatives. Thankfully, I know that a great majority of Ferndalians support climate sustainability and carbon neutrality. For nearly 15 years, we have had electric charging stations for vehicles in our parking lots. We've recently replaced all the street lights with LED bulbs to save energy. Sustainability, conservation, and climate impact is a part of our conversations on every project the city initiates. Moving forward, we plan to purchase/lease hybrid and electric vehicles when available and where appropriate, which will greatly reduce our carbon footprint. This is another topic where I claim no depth of knowledge, and so I turn to Mayor Melanie Piana for information and guidance.

- Describe the type of development that you see as most beneficial to Ferndale.

Since I mentioned “Middle Housing” in my response to the 2nd question, I’ll just add that we should consider all develop offers that are presented. Just because we may begin talks with a developer about a potential project, be it a new housing development, office building, parking structure, or university campus, doesn’t mean there are guarantees the project will come to fruition. It never hurts a community to talk about possibilities for new development. When people stop knocking at your door, then you need to worry.

- Where do you see Ferndale in twenty years?

Ferndale has incredible opportunities moving forward, but only the citizens can decide what Ferndale will be in 20 years. The people of Ferndale want a diverse community with all the amenities a first-class community deserves. Solid schools, a fair and equitable government, diverse neighborhoods, well paved roads, safe drinking water, entertaining parks and a safe open community center, a well-trained emergency service departments, street leaf cleanup, and trash & recycling picked up. We can continue these high-quality services for decades to come, should the citizens decide that the investment is worth the taxes we pay. I think the great people Ferndale see the value of these services and will continue to invest in Ferndale’s future.