



2019 MAYORAL/ALDERMANIC QUESTIONNAIRE

More than 14,000 men and women from all 50 wards of the City of Chicago are members of the Chicago Association of REALTORS®. Founded in 1883, the Association is "the voice of real estate" in Chicago. This year, the Association is distributing the following questionnaire to all candidates for Alderman to determine which candidate will best represent our members and the families our members serve. Your responses will help the Chicago Association of REALTORS® Political Action Committee (CARPAC) make its decisions, which may include whether to contribute to your campaign. Your responses will also be shared with members through our 2019 Voter's Guide.

REALTORS® IN CHICAGO

More than 14,000 individuals comprise the Chicago Association of REALTORS®. Our membership is one of the nation's largest groups of real estate professionals. The Chicago Association of REALTORS® also operates a real estate school that annually educates more than 25,000 individuals. Collectively, Association members have contributed in excess of \$1 billion in real estate transfer taxes to the City budget over the past decade. We are a vital part of the Chicago economy. While our membership is diverse, the median annual income for a Chicago REALTOR® is less than \$40,000.

Please answer honestly. Completed questionnaires are due no later than 3 p.m. on Monday, January 14, 2019. Email your response to Brian A. Bernardoni, Senior Director of Government Affairs; bbernardoni@chicagorealtor.com. Questionnaires received after 3 p.m. will NOT be shared with the CARPAC Board of Directors for review and consideration of funding.

CANDIDATE NAME: JACOB RINGER

WARD: 43 MAYORAL CANDIDATE _____ INCUMBENT: YES NO

CAMPAIGN OFFICE ADDRESS: 2120 N HALSTEAD AV, Chicago IL 60614

CAMPAIGN COMMITTEE NAME: RINGER FOR RESULTS

PHONE: 312-544-9510__ FAX: _____ E-MAIL: JACOB@RINGER4RESULTS.COM

WEB SITE: RINGER4RESULTS.COM

CAMPAIGN MANAGER: [REDACTED] PHONE: [REDACTED]

1. ARE YOU, OR IS AN IMMEDIATE FAMILY MEMBER, CURRENTLY A REAL ESTATE LICENSEE IN ILLINOIS OR EVER BEEN A LICENSEE? YES NO

(If no, skip to question 6)

IF "YES," PLEASE EXPLAIN: wife Dana Ringer is Chicago Realtor's Assoc Member

2. ARE YOU, OR IS AN IMMEDIATE FAMILY MEMBER, A REALTOR®? YES NO

3. ARE YOU, OR IS AN IMMEDIATE FAMILY MEMBER, A CURRENT OR PAST MEMBER OF THE CHICAGO ASSOCIATION OF REALTORS®? YES NO

4. ARE YOU, OR IS AN IMMEDIATE FAMILY MEMBER, A MEMBER OF ANOTHER REALTOR® ASSOCIATION?

YES NO

5. ASIDE FROM YOUR PRIVATE RESIDENCE, ARE YOU INVOLVED WITH THE REAL ESTATE INDUSTRY THROUGH INVESTMENT, MORTGAGE, INSURANCE BUSINESS, LEGAL CLIENTS, TITLE, APPRAISAL OR ANY OTHER REAL ESTATE-AFFILIATED BUSINESS OR SERVICE? PLEASE EXPLAIN: SEE ATTACHED

6. ARE YOU A CURRENT OR PAST MEMBER OF A UNION? YES NO

(If yes, please indicate which union and local.)

7. IS THIS YOUR FIRST CANDIDACY? YES NO

(If no, please indicate for which office and in what time period you last ran.)

8. Please detail your relevant work and educational history. (You may attach a biography or resume to this document.) SEE ATTACHED

9. Are you a member of one or more fraternal, ethnic, professional, civic, ward or social organizations? If so, which ones? SEE ATTACHED

10. Why are you running for mayor/alderman? What are your priorities?

(Please feel free to use additional paper to answer any and all questions.)

SEE ATTACHED

HOUSING ISSUES

11a. What incentives should the City provide to stimulate increased private investment in the renovation and/or new construction of middle-market housing for both rental and ownership in ALL Chicago neighborhoods? (For purpose of this question, "middle-market" serves persons or families making approximately \$45,000 to \$85,000 per year.) SEE ATTACHED

11b. What incentives should the City of Chicago provide to stimulate investment in affordable housing, both rental and ownership, for persons or families making less than \$45,000 per year? SEE ATTACHED

12. Do you support a mandate imposed on developers for affordable housing?

YES NO

Explain: **see attached**

13. Do you have a plan to make housing more affordable for the average citizen? SEE ATTACHED

14. The Chicago Association of REALTORS® has offered the City Council several proposals on housing affordability for discussion. Which would you consider supporting, if they were presented in ordinance form? (PLEASE CHECK YES OR NO AND ADD COMMENTS AS NEEDED.)

a. The City of Chicago, in order to maintain existing buildings scheduled for demolition, should create a rehab building code that emphasizes affordability. Affordable changes can range from pull-switches in closets and wrought iron fencing to split-face brick and vinyl siding.

YES NO

b. The City of Chicago should review the building code and ask tough questions about how the changes we make impact affordability such as the use of copper pipe for potable water and conduit for low voltage electrical wire.

YES NO SEE ATTACHED

c. The City of Chicago should work with a broader scope of labor and trade associations, as was specified in the late 1990's when the building code review process was instituted to assess, at bare minimum, the impact of building code changes on housing affordability.

YES NO

d. The City of Chicago should investigate opportunities for renters who itemize their income tax to deduct their portions of property tax benefits, similar to what is done in the State of Oregon, as a benefit for renters.

YES NO

e. The City of Chicago should work with utility companies to freeze rates and taxes for qualified low-income occupants.

- o YES NO
- f. The City of Chicago should work with the Cook County Assessor to consider a tax rate for Affordable Rental and Land Trust Units to keep them affordable.
 - o YES NO
- g. The City of Chicago should work with the Cook County Assessor to help seniors keep their homes affordable, as a matter of City policy.
 - YES o NO
- h. The City of Chicago should consider varied incentives for community areas that create additional benefits for developers of affordable units.
 - YES o NO
- i. The City of Chicago should consider widening permit waivers for affordable or low income projects.
 - YES o NO
- j. The City of Chicago should consider impact fee waivers, permit expedition and sales tax rebates on low-income units.
 - YES o NO
- k. The City of Chicago should review the practices of governmental entities like CHAC and others, to ensure excessive bureaucratic regulations do not create false barriers to rental properties.
 - YES o NO
- l. The City of Chicago should oppose any transfer tax on banks or otherwise relating to foreclosure.
 - o YES NO SEE ATTACHED
- m. The City of Chicago should impose a fee on all water bills to fund lead remediation programs.
 - YES o NO SEE ATTACHED
- n. The City of Chicago should look at new innovations in housing and zoning such as the use of "Tiny Houses".
 - o YES NO

15 Preservation of housing is important to Chicago's future. What incentives should the City of Chicago provide to encourage private investment in restoring and improving existing rental and single family housing in your ward?

SEE ATTACHED

RESIDENTIAL LANDLORD TENANT ORDINANCE/RENTAL ISSUES

16 The Residential Landlord Tenant Ordinance (RLTO) is one of the most controversial ordinances in the City of Chicago. Should the RLTO be amended? If so, what would you recommend? SEE ATTACHED

17. Do you support a change to section 5-12-080 of the Chicago Residential Landlord Tenant Ordinance that would eliminate strict liability on the part of landlords for failure to comply with various security deposit procedures required by this section, and would instead grant courts discretion to impose penalties only on those who knowingly violate this section? SEE ATTACHED

17 a. Do you support "Just Cause" evictions?

YES NO SEE ATTACHED

17 b. Do you support pre-rental inspections of all rental units in Chicago?

YES NO

17c. Do you think that the City of Chicago should be allowed to impose a rent control policy (a limitation on the amount of rent charged in residential rental properties)? Existing State law prohibits municipalities from imposing such a policy. What is your opinion of this law?

YES NO.

Explain: SEE ATTACHED

PLANNING/ LAND USE/ ZONING/ ADMINISTRATIVE HEARING

18 What role should the City of Chicago play in land use planning and the zoning process? SEE ATTACHED

18a. Should the City of Chicago abandon the practice of Aldermanic Prerogative when it comes to zoning matters?

YES NO SEE ATTACHED

19 What is your position on historic land marking within your community? SEE ATTACHED

20 What is your position on eminent domain? SEE ATTACHED

21. In what situation is it appropriate for the City of Chicago to seize an individual's property through Administrative Hearing? SEE ATTACHED

22 Assess the success of the Chicago's Administrative Hearing process and Building Court. Would you advocate for any changes? SEE ATTACHED

23 What would be your role in directing economic development and promoting growth in your community? What is your process for community involvement, or what would it be? SEE ATTACHED

COMMERCIAL AND ECONOMIC DEVELOPMENT

24. As housing is an economic engine and strength in all of Chicago's communities, commercial development has seemed to lag behind. What incentives, stimulus packages or other programs do you support to increase commercial viability in your ward? SEE ATTACHED

25. What government impediments, if any, would you remove to encourage economic development in Chicago? SEE ATTACHED

26. Would you support limited real estate property tax relief for buildings of less than 20,000 square feet?

YES NO

27. How do you intend to stabilize commercial/industrial corridors in the wake of foreclosure? SEE ATTACHED

TAXATION/ BUDGET

38. Would you support an increase in the Chicago property tax to balance the City budget? SEE ATTACHED

YES NO

39. Would you commit to OPPOSE any and all efforts to increase the Real Estate Transfer Tax to balance the City budget during your term? SEE ATTACHED

YES NO

40. If the City of Chicago must make budget cuts, where would you recommend those cuts be made and why? SEE ATTACHED

41. If you were to propose a revenue enhancement to balance the budget or pay for pensions, what type of proposal would you make? SEE ATTACHED

42. What are your views and suggestions regarding Cook County property tax reform? SEE ATTACHED

43. What are your views regarding Tax Increment Financing (TIF) in the City of Chicago? SEE ATTACHED

OTHER ISSUES OR COMMENTS:

Thank you on behalf of the Chicago Association of REALTORS for completing this questionnaire. Please don't forget to sign the last page prior to submittal.

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END OF QUESTIONNAIRE



REALTOR* CONTACT INFORMATION

The Chicago Association of REALTORS has a full time Government Affairs staff. We are part of a larger collective of lobbyists utilized by the Illinois Association of REALTORS® and the National Association of REALTORS® that cooperatively research and advocate on behalf of private property rights and the interests of the real estate community.

As part of our grassroots outreach, we have employed REALTORS® from your community or ward to work on issues important locally and to the City at large.

If you have a REALTOR® contact you would like us to reach out to, please identify that individual:

REALTOR® Name: _____

Company: _____

Phone: _____ Email: _____

SIGNATURE PAGE

I affirm these answers and comments represent my deeds and thoughts. These answers may be shared by the Chicago Association of REALTORS® to its membership.

Signature and Date

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5. I am the blind beneficiary of a trust left to me by my father. My family has owned rental property in Lincoln Park and Old Town for over 50 years. [Here is a link to my Chicago Ethics filing.](#)

8. Since April, I've walked our ward knocking on over seven thousand doors, meeting and listening to the needs and concerns of residents. In doing so, the same three issues consistently come up: public safety, economic development, and city services. I am passionate about and dedicated to advocating for this community. I am running full-time for office and will be a full-time alderman and will commit to fighting for everyone in our community and address the issues that are concerning residents. As the 5th generation of my family to live in Chicago, I understand the long, proud, independent tradition of the 43rd Ward.

I grew up in and around Chicago and was fortunate to be raised by a hard-working family that started with my grandmother, a real estate agent in the 1950s, who employed more than 150 women. She and my father invested in real estate in our community starting in the 1960s and my love of Chicago evolved from their early presence in the neighborhood.

But all of that doesn't mean I didn't have challenges to overcome. In first grade, I struggled to read and ultimately was diagnosed with dyslexia. Even though my teachers were aware of this issue I used context and memory to cover the fact that I couldn't read until I was 11. Because of the dedication of a teacher who discovered that I needed more help, I finally learned how to read. He became a lifelong friend and mentor and I credit him for where I am today, ultimately earning a master's degree in finance from Tulane University.

After college at Tulane, I returned to Chicago. There was no question in my mind I wanted to spend the rest of my life here-- exploring the City's diverse neighborhoods, enjoying its culture, and ultimately raising my children here once I started a family.

I believe in our city, which is why I have worked to improve the quality of life and economic development in Chicago.

When I returned to Chicago I realized I wanted to do something to make it a better place to live. I became the first Chief of Staff for the Chief Financial Officer of Chicago. I took the job to learn how government should and should not operate. One of my projects I spearheaded at the City was the creation of digital billboards on the expressway. I believe my unique approach to problem-solving helped the city to find this new revenue stream without raising taxes fines or fees. This experience allowed me to understand the City's financial problems and the creative solutions that can get it back on track.

After my time at the City, I went to work for a law firm, where I focused on consulting and strategy for companies ranging from start-ups and non-profits to Fortune 500 sized companies. I used my expertise to help clients with Chicago-based projects work with current Alderman and other stakeholders to guide them to make decisions quickly and strategically. I then joined a non-profit manufacturing incubator focused on creating the conditions for physical product innovation to thrive. At this incubator, I was responsible for maintaining and recruiting a diverse membership and helping start-ups and others in the industry look at old problems in new ways.

I have volunteered on the Lincoln Park Auxiliary Board for over five years and recently completed a two-year term as President, where I helped raise over \$500,000 to support state-of-the-art animal care,

worldwide conservation, wide-ranging education programs and keeping the zoo free for all. I am also on the Board of Directors for the Center for Economic Progress, an organization to help working families improve their financial stability through tax preparation and financial services. Additionally, I helped start the Auxiliary Board and currently serve as an Oversight Committee Member for The Night Ministry, an organization working to provide housing, healthcare and human connection to members of our community struggling with poverty and homelessness. I bring experience from government, the private sector, and the non-profit world to serve our community.

I live in the Old Town neighborhood with my wife, Dana, and our two young sons, Leo and Henry. My wife and I met when I worked at the City through Women in Public Finance, a professional networking organization, which was co-founded in 1977 by the Chief Financial Officer of the City. Dana has worked in public finance for over 10 years and understands what it will take for me to be alderman. She supports my campaign and like me, wants to help make our neighborhood even better. Dana and I love raising our two boys in such a vibrant community. Parks, museums, professional sports, restaurants and the lake are a walk or quick 'EL' ride away and we love how easy it is to enjoy all that Chicago has to offer. We are committed to staying in the City to bring up our boys and want them to grow up in a neighborhood that is growing and thriving.

I love our City and I want to help make it better. I've helped non-profit schools acquire land from the city and I'm happy to have organized the parents to keep Chalkboard Preschool open when it was threatened to close after 40 years. I've helped neighborhood groups preserve landmarks and I've helped manufacturing companies access the resources they need to grow their business. I believe my experience in and out of the city and my passion for Chicago and improving our neighborhoods makes me the right candidate for this position. I will ensure your concerns and input are heard and considered when it comes to bettering our community.

9. I have always volunteered in some capacity and after I moved back to Chicago I made an effort to get involved at the community level. I joined the Lincoln Park Auxiliary Board in 2012 and from 2016 to 2018, I served as President and am proud of the over \$500,000 raised while I was heading the organization. I served on the Executive Committee of the Center for Economic Progress from 2014 to 2018 helping over ten-thousand low-income clients get free assistance with income taxes and take advantage of the Earned Income Tax Credit. I have also previously served on the Night Ministry's Associate board and as an advisor for Rags of Honor.

10. I know how to get results. It's time we have a leader who prioritizes the interests and concerns of our community. We deserve to know our police, have predictable taxes, and have solutions when you call. I'll fight for small businesses and storefronts, better manage the roads and services we count on, and protect our character through the growth we desperately need. I've worked in and out of government, with businesses and Alderman and as a civic leader in our neighborhood. I'm a proactive leader, a consensus builder and I get results.

I am the only person running anywhere in the City who has delivered revenue without raising taxes, fines or fees. The digital billboards I brought in \$25 million of revenue in its first year and is on target to raise over \$200 million over the next 20 years. As the first chief of staff to the CFO of Chicago, I was uniquely situated between the Mayor's office and the Department of Finance, I spearheaded the creation of digital billboards on the expressway. Working with six departments, Alderman, our business partners, and the State of Illinois, my unique approach to problem solving helped make this idea a reality and a reliable new revenue stream.

Crime is a major issue in the 43rd ward and it's not going away on its own. It's time we have an alderman that tackles this issue head-on and produces meaningful results to keep our families safe. I have been attending CAPS meetings in every beat for more than 2 years. Through those CAPS meetings I have gotten to know the beat officers, community members and sergeants in both the 18th and 19th district. Unfortunately, due to our current policing strategy, I still don't know my beat officers. There is a disconnect between our police and the community they serve. It's time to rethink how we do crime prevention in the City of Chicago. We need more cops walking a beat because police should be part of our community. When they are, they know when something is out of place and they are in a position to respond to crimes while they are happening, and more importantly, prevent it from happening in the first place.

As an active, long-time resident of the neighborhood, I understand the constituent issues here because they are my issues, too. With the major challenges facing our ward and our city as whole, we need an alderman who can do more to advocate for our community in a proactive way. This is my dream job, I want to serve my community by fighting for our future together.

Housing Issues

11.a) I think we need more middle market housing in this neighborhood to protect longtime residents who want to stay in this neighborhood. I believe this should be led and encouraged by The Department of Planning and Development in the planning stages of any future projects.

11.b) I would look for leadership on this issue between The Department of Planning and Chicago Housing Authority.

12. I support a mandate for affordable housing, only if the funds raised are used for actual affordable construction. I also support incentives developers skills to CHA for building on vacant land on and offsite.

13. I believe that we should work within the existing guidelines. Build/Incentivize more affordable housing units and increase zoning density because more housing stock decreases upward pressure on rents.

14.b) I support a review of the current building code and will consider cost and safety issues on any proposed changes.

14.d) I support an opportunity for renters to itemize their taxes, as long as it doesn't negatively impact the city's finances.

14.l) I cannot support due to the negative impact on the budget of the City of Chicago

14.m) I believe we should expand the Department of Water Managements' current residential lead testing program to better understand the size and scale of the problem, but we should not wait to start solving it. We need a clear plan in place with deadline for replacement of all lead water mains. We should also incentivize homeowners to replace their pipes leading to the main while the streets are open for water main replacement, thus reducing the costs to homeowners.

15. I think aldermanic privilege in regard to zoning changes has been greatly abused in the past. I support creating a more balanced approach between the aldermanic discretion and community input, to balance the needs of restoring and improving existing housing.

Residential Landlord Tenant Ordinance/Rental Issues

16. Yes, I think the ordinance should be amended to limit or greatly reduce automatic penalties at least for 2-6 unit properties.
17. YES, limiting the automatic penalties for handling of security deposits at least for 2-4 units.
- 17.a) During the term of a lease, reasonable uses of “just cause” should be limited to non-payment/routine late payment or major breach of lease; and existing protected classes should remain.
- 17.c) Economic consensus is that rent control serves to reduce the number and quality of housing and doesn’t effectively reduce cost. Increasing affordable housing stock and overall housing density are two ways to reduce pressure on rising rents. The best route would be to grow through economic development that will increase incomes so that more people can afford housing.

Planning/ Land Use/ Zoning/ Administrative Hearing

18. I support land use planning by the city to maintain and preserve the beauty and character of the city. Land use planning should allow a more balanced approach to urban planning, development, environment, infrastructure and character of a community.

18.a) I think aldermanic privilege in regard to zoning changes has been greatly abused in the past. I support creating a more balanced approach between the aldermanic discretion and community input on changes to zoning matters.

19. The 43rd ward has a unique character that must be maintained and nurtured. Historical Districts have the potential to help protect those areas of Chicago that have a unique housing stock from being lost.

20. There must be reasonable limits on eminent domain including independent and thoughtful review of any proposed projects and independent valuation of properties affected along with due process of property owners to challenge these valuations. Eminent domain is the only way to get some major infrastructure projects done. It was used in the creation and expansion of the “L” system and the expressways that crisscross our city, without which, Chicago would never have been able to become the world-class destination that it is.

21. The city should only be empowered to seize property in the most extreme cases of egregious, willful and continuous violations. In all other cases, administrative hears should refer disputes to the court system.

22. I think there have been improvements to the Administrative Hearings and Building Courts process, but we can do more to speed up the process and get people in and out of the process quicker. The code should be easier to find and should be online. We should use common sense technology improvements such as online scheduling, data sharing, etc to make this better.

23. Growth is the only solution to the fiscal problems that we’re left with by previous leadership. We can’t cut or tax our way out of our fiscal challenges. We need an alderman who will proactively seek sources of new revenue and, as the only candidate who has done so without raising taxes, fines or fees. I do NOT support the Lakefront Property Tax.

I will be a strong advocate for business. The same red tape exists across the City, but businesses are only going to certain wards. I would make the 43rd ward open for business again.

The 43rd ward has a unique character that must be maintained and nourished. This ward has 7 different neighborhood organizations. I would like to create a more transparent process where both developers and neighborhood groups or community members know what items should be discussed on particular development.

Commercial and Economic Development

24. I've spoken with business owners who are expanding to locations across the City but simply refuse to locate in our ward because there is no support from the alderman's office. I will be our neighborhood's strongest advocate to encourage small business to locate here in the 43rd ward. We need to better manage City services like street construction and remove red tape that disincentives business owners from locating in the 43rd ward. This means getting a notice from your alderman about construction on your block before it begins rather than having to send staff home because the sidewalk is torn up when you arrive to open for the day. This also means not waiting 6-9 months for approval of a business sign or awning. We need our storefronts filled with vibrant local businesses. I know this can be done because it's happening in surrounding neighborhoods like Southport Corridor, Bucktown and West Loop. Lastly, I will advocate with incoming Cook County Assessor Fritz Kaegi to update the economic incentives for landlords to encourage more storefront rental. and I will work with incoming Cook County Assessor Fritz Kaegi to update the economic incentives for landlords to encourage more storefront rentals. I do not believe that the MPEA tax is fairly applied to the 43rd ward and the boundaries should be reevaluated to exclude residential neighborhoods.

25. First, we need to update economic incentives for landlords to fill vacant storefronts so that small and local business can afford to fill those spaces. Once they're there we need to support those businesses with common sense changes. I support passing temporary approval of signs for new business for a period of nine months. As it stands, new businesses waiting for approval of a sign or awning struggle to get simple permits approved and that wait-time could be the difference between a thriving local business anchor in the community or that entrepreneur shuttering their doors.

27. I think we need to evaluate the use of land throughout the City. Locally the removal of the planned manufacturing district of North Branch Corridor is leading to an opportunity for appropriate growth. Chicago is a dynamic city and we need to be adaptable to changes in the broader market to take advantage of such opportunities, while protecting the character of individual neighborhoods.

Taxation/Budget

38. I believe that we must exhaust every option to find alternative revenue to meet Chicago's financial obligations. I'd like to find more solutions like that before we look at property taxes as a last resort.

39. We cannot balance the budget on the back of our real estate industry. We must look to alternative revenue sources and cost savings before considering raising any taxes fines and fees.

40. I support reviewing the entire city budget for redundancy and inefficiencies, making cuts where possible. I believe we need to do a department by department review and receive cost-saving recommendations from department heads. Generally, I support removing redundancies between the City and pseudo-government agencies /sister agencies.

41. I am a believer that we need to look at every possibility when it comes to new revenue streams including a casino, recreational marijuana, taxing retirement income, video gambling, municipal marketing and a commuter tax. One of my projects I spearheaded at the city was the creation of digital billboards on the expressway, which will raise more than 200 million dollars over 20 years. My unique approach to problem-solving helped the city to find this new and ongoing revenue stream without raising taxes, fines or fees. I'd like to find more solutions like that before we look at property taxes as a last resort.

42. First and foremost, we need an open system so that more than just a handful of people understand how decisions are made. I think we must balance the need for revenue and protecting our communities. We can no longer drive residents from their homes for living in a neighborhood that has grown. Meanwhile, we are losing local small business and storefronts in part due to misaligned financial incentives as part of the county property tax code.

43. Each TIF needs to be individually and continually evaluated. I believe we must manage TIFs thoughtfully and responsibly. They should only be used to spur growth, thereby creating revenue that would not have otherwise existed. All future TIFs should expire upon completion of the project rather than on an arbitrary timescale and current TIFs should be individually reviewed to determine their continued viability. I believe I could be supportive of the Lincoln Yards TIF, if it lists the projects to be completed and it keeps infrastructure Development in our neighborhood. I also believe that a new CPS school should be included in that TIF.