



Chicago Aldermanic Candidate Questionnaire ***February 26, 2019 Election***

ONE People's Campaign is a 501(c)(4) organization committed to winning racial, gender and economic justice by dismantling systems of oppression. As people directly affected by the issues, we accomplish this through year-round community engagement, advancing progressive policies, and building governing power across Illinois.

ONE People's Campaign currently organizes in Chicago and Bloomington-Normal. In Chicago, we focus our efforts on the North Side, from Lincoln Park to Rogers Park. This includes Wards 2, 32, 40, 43, 44, 46, 47, 48, and 49.

ONE People's Campaign intends to consider endorsements in the Aldermanic races for Wards 40, 43, 44 and 48 for the 2019 City Election cycle. Endorsed candidates in these wards, within the confines of 501(c)(4) status, may be featured on the ONE People's Campaign website, and will be able to use the ONE People's Campaign brand. ONE People's campaign will notify thousands of people across Chicago's North Side of the endorsement. In addition, the completed questionnaire of endorsed candidates (with Questions 9 and 10 redacted) will be posted on the ONE People's Campaign website and shared with our network.

In order to be considered for endorsement, a candidate must complete the following questionnaire and submit it in PDF format to [REDACTED] by 5pm on January 22, 2019. In addition, candidates must be interviewed by a ONE People's Campaign committee on Sunday, February 3, 2019. The interviews will be scheduled in advance for a 30-minute window, and will generally take place between 1 and 5 p.m.

A candidate must receive 60% of the vote of those present at the endorsement session in order to be endorsed. If we fail to reach this threshold, the completed questionnaires of candidates invited for interviews (with Questions 9 and 10 redacted) will be posted on the ONE People's Campaign website and shared with our network.

Candidates will be informed of endorsements on or about February 7, 2019.

Questions concerning ONE People's Campaign, this questionnaire or the endorsement process may be addressed to [REDACTED]
[REDACTED]



2019 Chicago Aldermanic Candidate Questionnaire

General

1. Ward: 43rd
 2. Name: Jacob Ringer
 3. Short Bio (2-3 sentences, please): I am a long-time resident of the ward and the 5th generation of my family to live in Chicago. I have a Master's Degree in finance from Tulane University and formerly worked as the Chief of Staff to the CFO of the City where I spearheaded a digital billboard initiative that has brought in over \$40 million and continues to generate revenue on track for \$200 Million over 20 years. From there I went on to positions as Senior Director at a Chicago Law Firm, Community Development Manager at mHUB, served as President of the Lincoln Park Zoo Auxiliary Board and on other non-profit boards and committees. I am currently committed full-time to my campaign for 43rd Ward Alderman as the only candidate who has delivered ongoing revenue without raising taxes, fines, or fees.
1. Why are you running for Alderman? I am running because I believe we can do better. 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 aldermen and as a civic leader in our neighborhood. I'm a proactive leader, a consensus builder and I get results. I will get results on crime—a major issue in the 43rd ward that is not going away on its own. Our ward is not immune to the problems faced by the City. We've seen car-jackings, we've seen brazen assaults, and violent robberies in broad daylight. These are all problems that can be addressed but it takes a leader willing to be proactive. Recently, after witnessing the sixth car window break-in on my office block within three weeks, I attended a CAPS Community Policing meeting and informed the officers about this. Three days later, when there was another break-in attempt, there was a seven-car response and the following day the commander of the 18th district came and walked the block. This is just one small example of how an alderman who advocates on our residents' behalf and amplifies their voice can achieve results. It's time we have an alderman that tackles this issue head-on and produces meaningful results to keep our families safe. We need community policing back in our City. We need a leader that will have our officers' backs and make sure they have the resources they need to do their jobs. I believe in a data-driven approach and I will demand more police in our budget and that officers assigned here stay here so they are accountable to the community. I have had firsthand conversations with owners of multiple locations operating in the City who avoid locating in our neighborhood because it's easier to do business elsewhere. As alderman I will proactively go out and fight to bring business here rather than waiting for more businesses to leave or locate elsewhere in the City. We're surrounded by aldermen who do that already and we're at a disadvantage because our current alderman isn't doing what anyone else is doing. Look at



Southport corridor, look at Bucktown, and West Loop. The same red tape exists across the City but businesses in our ward don't have the support to cut through it. We can cut-red tape on signs, awnings, outdoor permitting and other common-sense hassles. How is a new business supposed to market themselves if they can't have a sign advertising their small business? That's just one small example of how the City is standing in the way of growth. I am the only person running anywhere in the City who has delivered revenue without raising taxes, fines or fees. The digital billboards I spearheaded brought in \$25 million of revenue in its first year, over \$40 million to date, 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. Working with six departments, Aldermen, 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. I've learned through experience to understand the City's financial problems and the creative solutions that can get it back on track. As an active, long-time resident of the neighborhood, I understand the constituent issues here because they are my issues, too. I'm raising my family here because I love this City, it's time for us to grow into the neighborhood we deserve. 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.

2. What are the most important issue or issues facing your ward? Crime is the number one issue I hear from people in my ward when I'm knocking doors. The problem we have now is a fundamental change in the sort of crime we're seeing in this neighborhood. What we're seeing today feels different because now it's a gun in your face and people are afraid to visit a neighbor after dark or even walk the dog in broad daylight. We deserve safer neighborhoods and that means having more officers assigned to walk a beat. We need true community policing back in Chicago. In other wards, aldermen are fighting for more resources to address crime. Whenever officers are put in our district it is unclear how long they'll stay here. I believe we need more police and better training as part of a comprehensive strategy of true community policing with a data-driven approach. There's a major disconnect between our police and the communities they serve and CPD has even identified this is an issue that is hindering recruitment. We should be doing more to build that relationship. As alderman, I will demand more police in our budget, make sure they have the resources they need to do their job, and that there is continuity in those assignments so that personnel assigned here are accountable to the community. I know my mail man, I know what sports teams he cheers for, my three year-old son knows our street sweeper but we don't know our police. Simply put, we need more police walking a beat and playing a bigger role in our community. Beat cops, either plainclothes or in uniform, know when something is out of place and are in a better position to respond to crimes while they are happening and, more importantly, prevent it from happening in the first place. This real community policing strategy will address major crimes and have the added benefit of making sure police are ready and available to address petty crimes like porch pirates and broken car windows. We can also address major crime by going after the illegal guns that fuel it. We must start with the understanding that 60% of illegal guns recovered in Chicago come from outside



Illinois and we will not be able to fully address this issue until national politicians step up to pass real gun control with a strong national background check system. Since we can't wait until that happens, in the meantime we need to act locally. I believe the best way to reduce the number illegal of guns is to focus on state legislation to regulate all gun dealers including requirements for training of employees to recognize illegal straw sales before they occur. Lastly, as a transit hub, we need more and better security at our train yards to ensure that legal cargo stays legal and doesn't flow into the black market. We should do all of this and more and, as alderman, I will support creative solutions to protect our City from unscrupulous out-of-state gun sellers and traffickers. However, regulations alone won't end our problems with gun violence--we need to create job training and educational opportunities and support economic development to prevent individuals from becoming involved in crime before it escalates to firearms.

3. What are the most important issue or issues facing Chicago as a whole? Simply put, growth. Our city cannot solve the problems it faces without attracting new talent and keeping the residents that are already here. Growth can only be accomplished by solving two things; Crime and taxes. This year marked the last installment, \$63 million, of the \$589 million property tax increase voted on by the City Council in 2016. There is more pain to come; The City owes an additional \$586 million annually to pension funds by 2022. At the same time, more officers are retiring than we are able replace through hiring. People don't feel safe in their communities, not just here, but in every part of the city. We need real community police back on or sidewalks and in our neighborhoods. Our neighborhood has an opportunity for the type of growth that I envision right here in our backyard if we are mindful in our approach to the Lincoln Yards development. Lincoln Yards, is not a once in a generation project, it's a once in three. We need to be proactive in addressing issues of traffic congestion, impact on neighborhood schools and protecting our community character including open spaces we deserve. We can ensure that Lincoln Yards is a positive development, not just for the current moment but for generations to come. That is why I have met with stake holders and attended every meeting at every step of this project. Last fall, I was the only one to meet with Park District Head Michael Kelley about incorporating green space into Lincoln Yards and the surrounding North Branch area, unlike anyone else including our current alderman. Since the announcement of the Lincoln Yards Development Project, I have been concerned that there was no discussion of how the proposal would impact our community schools. I have repeatedly called for CPS to have a voice at the discussions of the development. Throughout my campaign for 43rd Ward Alderman I have heard frequently from residents regarding their concerns that adding 50,000 people to the area would impact the quality of education at all of our neighborhood schools but particularly at Oscar Mayer. The recent announcement by Andy Gloor of Sterling Bay that he is committed to building a school at the development is a victory for the residents of the area and is a result of neighbors coming together to force potential school overcrowding be addressed now. In addition, we need to take this opportunity to upgrade existing infrastructure including an east-west bridge at Armitage to access the expressway. I've been advocating for this for several years and I'm glad to see an Armitage bridge in recent proposals. I have said for quite some time that final plans for North Branch must include ample green space, no stadium, an east-west bridge, and a commitment to include a neighborhood school, with CPS having a seat at the table. We need to



elect an alderman who will hold the developer to their word and ensure that these vital infrastructure priorities stay in the final proposal. Thoughtfully managed economic development and a true community policing strategy can transform the City back into a world-class destination. For that to happen, we need an alderman who will proactively work with constituents, community leaders, and business owners to achieve a balanced vision for growth

4. How do you intend to include ONE People's Campaign in your decision-making processes in the ward and in your governing process in general should you win? As alderman, I will create a more transparent process for community feedback, bringing back weekly ward night and open office hours. This ward is lucky to have 7 different active neighborhood organizations and a unique character that must be maintained and nourished. I will be happy to listen to ideas from any quarter that can lead to good policy. I will be open to hearing from stakeholders like ONE People's Campaign, neighborhood groups, or individual community members so that decisions and policies reflect the voice of 43rd ward residents.

Campaign Viability

5. How much money have you raised for your campaign to date? We have approximately \$125,000 in receipts.
6. How much money do you expect to raise for your campaign? We anticipate spending \$150,000 by February 26th.
7. How many volunteer shifts do you expect to fill per week between now and the election? We expect to fill 15-20 shifts per week in addition to staff hitting the doors.
8. What other endorsements have you received? [Click or tap here to enter text.](#)

Revenue

9. What policies will you pursue in order to raise progressive revenue to fund city government? How will you relieve the burden on working-class people, and make wealthy individuals and corporations pay more? I have a track record of delivering alternative revenue and I am the only candidate running anywhere in the City of Chicago who has delivered ongoing revenue without raising taxes, fines and fees. I believe Chicago needs new revenue, but I don't believe that it should be more property taxes and regressive fees and fines. We need to find a way to finance City infrastructure projects, meet our debt obligations and support economic development without putting more strain on homeowners and other low-income residents already struggling under recent tax increases. While I understand we need revenue to run the City of Chicago, I would only look to property taxes as a last resort. When it comes to new revenue streams, I am a believer that we need to look at every possibility to find alternative revenue sources like the digital billboard project I spearheaded when I worked for the City. That project is projected to bring in \$200 million over 20 years without reaching deeper into the pockets of Chicago residents. Some ideas for alternative revenue sources include a casino, recreational marijuana, taxing retirement income, video gambling, a commuter tax, and municipal marketing. I also believe that there are potential partial privatization deals that could lead to smart investment by



the City. City Council must exercise strong public oversight to ensure that any revenue-generating proposals are considered transparently, and the final outcomes are in the best interests of the City and all its residents. I think my understanding of City finances and the challenges ahead will be invaluable to appropriately evaluate future financial proposals. I will be a unifying voice in City Council, working with both new and current aldermen to explore new sources of revenue and creative solutions for better government.

10. Other types of city revenue are regressive - e.g. trash collection fees, parking and traffic tickets, and other fines. How will you address the disproportionate burden these revenue sources put on low-income communities and communities of color? I think we need to evaluate these fees and fines to determine their impact on low income communities and balance the City's need for revenue and enforcement of local regulations with residents' ability to pay. For example, we must look at the recently reported issue of cars being impounded and sold with the proceeds going to the City's towing contractors rather than toward paying off the fines that led to the seizure in the first place. Common sense corrections like these can go a long way to easing the burden on low income communities. We need to fix our finances, but we shouldn't be doing it on the backs of our most vulnerable residents.

Housing

11. What are your ideas and plans to preserve and create permanent affordable housing in your ward? How would you increase funding for affordable housing? I support a mandate for affordable housing, only if the funds raised are used for actual affordable construction. I also support incentives for developers to use their skills to support CHA for building on vacant land on and offsite. Lastly, I believe that we should work within the existing guidelines to build/incentivize more affordable housing units and increase zoning density because more housing stock decreases upward pressure on rents.
12. Will you strengthen the SRO Preservation Ordinance in order to prevent displacing long-time residents and people who need affordable housing options by ensuring that \$25 million per year be allocated to SRO preservation? YES NO

Additional Response: I could support this as long as it is evaluated and deemed to be the best policy option to support this vulnerable demographic.

13. Do you support the Our Homes, Chicago package of ordinances (Homes for All and Development for All)? YES NO

Additional Response: I support the goals of protecting affordable housing stock and improving housing security across the City. Long term, we need to work on economic and racial segregation and elements of these policy ordinances could be part of the answer. I may have specific policy differences about how to achieve these goals, for example, we have such a shortage of housing at this point and "in lieu of" fees can fund more housing in other areas than it can here.



14. Do you support rent control as a mechanism to regulate rent increases so that they do not surpass the rate of inflation? YES NO

Additional Response: 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 and I support policies that achieve those outcomes. The best route would be to grow through economic development that will increase incomes so that more people can afford housing.

15. Do you support raising the Real Estate Transfer Tax by 1.2 percentage points on properties over \$1 million in order to generate a permanent funding stream for homelessness prevention solutions? YES NO

Additional Response: 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 this proposal

Police Accountability

16. What are your values and priorities concerning police accountability and public safety? I support an ordinance codifying into law the provisions of the consent decree which implements a suite of ideas designed to effectively address bad conduct and would go a long way toward improving the perception of CPD in the community. I believe that the majority of police officers are hardworking and fair and have nothing to fear from improved training and oversight. This policy supports those officers and their relationship with the communities they serve by restoring the public trust and removing the bad apples that undermine or abuse that relationship.
17. What changes to the current (expired) Fraternal Order of Police contract would you need to see, if any, before you would be willing to vote in favor of it? I think we should first recognize that most officers start their day with the mindset of protecting and honorably serving their communities. I want to support those officers and CPD in that goal, which is why I support evaluating and implementing improved use of force guidelines, department-wide training in de-escalation tactics, analysis and investigation of officer-involved shootings and continuous research into new ways to reduce future incidents. These policies enshrined in public ordinance and the FOP contract would lead to positive changes internally and begin to restore the police-community relationship.
18. Do you support the GAPA ordinance as introduced by Aldermen Sawyer and Osterman? YES NO

Additional Response: I support an ordinance codifying into law the provisions of the consent decree which implements a suite of ideas designed to effectively address bad conduct and would go a long way toward improving the perception of CPD in the community by addressing concerns raised by proponents of GAPA and other proposed police reforms. I believe that the



majority of police officers are hardworking and fair and have nothing to fear from improved training and oversight. This policy supports those officers and their relationship with the communities they serve by restoring the public trust and removing the bad apples that undermine or abuse that relationship.

Mental Health

19. What do you think the city's role is in supporting and caring for people living with mental illness and what policy changes will you support to ensure the city is fulfilling that role? Both my wife and I have a long commitment to the night ministry and other organizations that serve at risk communities. My mother was an art therapist for people with mental and physical disabilities in the UIC system for many years. this is an issue that hits close to home with me and I support the best services possible for that community. The City must take a major role in mental health because it is the right thing to do and if we don't, the resources available to individuals with mental health conditions will be severely limited. In 2016, for example, Cook County Health opened the Community Triage Center (CTC), a facility that offers 24/7 early-intervention and stabilization services for individuals who are at-risk of detention or hospitalization due to a mental health or substance abuse condition. The CTC offers walk-in services for residents age 18 and older as well as individuals from the Cook County jail in need of follow-up care. In addition, Cook County Health was awarded a \$4 million, 4-year grant to fund a new Assisted Outpatient program to support individuals with severe mental illness in Cook County in 2017. The program enhances and coordinates services available to patients from a number of local and state partners. This grant supports additional social workers, the creation of Assertive Community Treatment (ACT) teams by Community Counseling Centers of Chicago (C4), serving as 24/7 resources for tailored treatment, as well as additional staff and data collection to measure performance and analytics. Resources like these are sorely needed and, as alderman, I will work actively with CCHHS to continue to support these services and find local and national partners to help with funding more programs like these.
20. How will you ensure CPD officers are properly trained to de-escalate situations with people experiencing mental health crisis? I believe that officers are clamoring for more support and training in how to best serve their communities. I will support policies that seek to provide that training including codifying into law the consent decree which includes training in de-escalation tactics for officers and I will advocate for introducing complementary policies in the FOP contract.
21. How will you work to increase funding for community mental health centers and public mental health clinics? I believe this is an important issue and that we need to support mental healthcare access for all communities across the City. It was recently reported that the current Council is studying this issue and considering reversing recent mental health clinic closures in areas that lack such coverage. As alderman, I will support a transparent, data-driven process to identify these areas to expand coverage to where it's most needed. We should also work with Cook County Health and Hospital System and CountyCare because they are making great strides on this issue. For example, I noted in a previous response that CCHHS was awarded a \$4 million,



4-year grant in 2017 to fund a new Assisted Outpatient program to support individuals with severe mental illness in Cook County. We must continue to seek alternative sources of funding like this to bridge the gap between limited public funds at the local level and support for these vital programs.

Education

22. How would you ensure a larger and more equitable distribution of funds and other resources to Chicago's public schools? Our ward is lucky to have all tier one schools that have increasing enrollment. I will advocate for them to have all the resources they need to continue to provide an excellent neighborhood public education and the necessary capacity to serve all the students of the ward. I believe we need local school plans to do the same in every ward and to bring curriculum and programming from top tier schools in neighborhoods like mine to underperforming schools across the district.
23. Do you put a freeze on charter schools in your ward? YES NO
Additional Answer: I favor a City-wide moratorium on new charter schools until there is a complete and detailed assessment of our current school system. The public deserves to know the population of our schools, the condition of our building facilities, the capacity of the system, the number of seats in charters and the educational outcomes school-by-school.
24. Do you support a moratorium on CPS school closings? YES NO
25. How will you protect and support the public schools in your ward? What is most important is that we have aldermen who are proactive in planning and forethought. As a father and parent of 2 boys, Leo (age 3) and Henry (age 1), I've already been active and engaged on this issue and I frequently attend Local School Council meetings. I believe that every child in Chicago should be able to attend a high-quality neighborhood school. That means a district-wide effort to identify and standardize programming and a five-year plan to address local needs in every ward with curriculum modeled on the best performing schools and local solutions to increasing or decreasing enrollment. Our ward faces unique challenges within the district. While overall CPS enrollment has declined, the neighborhood schools in the 43rd ward are facing the opposite problem; our schools are nearing capacity with enrollment increasing at 3% per year. With the prospect of major development at Lincoln Yards, I'm concerned that there may not be the space for all of the children in my ward to go to their neighborhood school unless plans and funding are approved for more schools in this area. I am excited that Sterling Bay recently committed to funding for a new local school. As alderman, I will hold the developer accountable to ensure that a local school stays in the final plans for Lincoln Yards. I think that local concerns like these get lost in the larger narrative around education policy in Chicago.
26. TIF has become a slush fund to hand out money to wealthy developers and multinational corporations. How do you propose reforming the use/capture of TIF funds citywide? What do you believe is the appropriate use of the TIF program? 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. A good model of oversight and transparency in this type of review is the process we used when I helped evaluate the privatization of Midway Airport, which was considered in great detail and rejected. As part of that process, an oversight board including labor, City Council and independent community voices was tasked with reviewing every step of the process. That outside review board was also provided with its own independent budget with separate financial advisors and outside counsel. Every document was posted online for public consideration. Importantly, Chicagoans knew that the opportunity had been thoughtfully analyzed by City officials and reviewed by outside, independent experts. It represents a model for how all future contracts should be considered and I think this should be the basis for how we analyze and review TIFs. I believe I could be supportive of the Lincoln Yards TIF because, if it lists the projects to be completed and it keeps infrastructure Development in our neighborhood, it could be an economic development tool. I also believe and have long advocated that a new CPS school should be included in that project and I was happy to see the announcement by the developer last week that they were committed to including funding for a new school in this project.

Climate

27. What do you think the City of Chicago's role should be in addressing the climate crisis? The City should absolutely have a large role in addressing climate change. Government is the only force that can impact change on this issue because it is the only entity that can force change on the scale necessary to address global climate change. I am committed to making a better, smarter, healthier planet and economy in Chicago. Nothing could be more terrifying to a parent of young children than reading the November 2018 report of the EPA on our environment. I believe the best way to address this issue is through incentivizing change and, as alderman I will seek and advocate for aggressive solutions in City Council that encourage developers, City partners, and private residents to all work toward addressing this crisis. I will advocate for smoother, more efficient and modernized public transit and support street level infrastructure to encourage residents to leave their cars at home; I will encourage the City to evaluate PACE bonds to fund solar projects for commercial buildings and residences. And, most importantly, I will be constantly listening for and open to new ideas to mitigate and reverse the damage humans have done to our planet. And since all efforts start at the home, I am already working to retrofit my house with solar panels.
28. Will you commit to move the City and its residents to source all electric energy from non-carbon sources by 2030? YES NO