



# Logan Square Neighborhood Association

**REIMAGINE** Logan Square,  
Avondale, and Hermosa

## ALDERMANIC QUESTIONS & ANSWERS

### Education



### Economic Development



### Housing



### Health and Wellness



### Immigration



## 26th Ward Answers

### David Herrera

#### **1. What resources or relationships do you uniquely have to support our economic development strategies?**

I have degrees in economics and finance with focus and expertise in economic and real estate development. With my understanding in finance and real estate I can help lead the charge with business plan development, financing structure and financial sourcing. Some of the relationships I can bring are investors and/or banks.

#### **2. How would you encourage local hiring and adopt anti-displacement standards we set?**

We need jobs in our communities: not only to combat displacement but to also provide equitably employment opportunities to our residents and neighbors. Hermosa and Logan Square West are flanked by two industrial corridors – I would propose to provide “economic empowerment zones” within these industrial corridors to attract investment and business to hire “local” in our own backyard.

#### **3. LSNA’s immigration proposal is to beautify a corridor along Armitage Ave. in Hermosa. Our project will uplift and celebrate our immigrant community. What are specific ways you will support this project?**

I worked on a project that would beautify Paseo Boricua on Division Street. I can help with concepting the strip from an urban planning perspective. Also, can underwrite each development within the corridor by creating pro-forma budgets and financial structure and modeling. Acting as a steward of the project will oversee and present the project to stakeholders, investors and banks/financiers.

#### **4. How will you strengthen the city’s Welcoming City Ordinance, particularly in regards to the gang database?**

I support expanding the Welcoming City Ordinance but putting due process measures in place for pending felony charges or open warrants. Regarding the “gang database” there’s evidence that the database is riddled with discrepancies and errors. I propose the database to be condensed and refined – eliminating erroneous information.

**5. How will you get the funding to make CPS High Schools a viable option in our neighborhood?**

I propose an immediate 50% draining of existing TIF proceeds – with portions directly going to CPS for expansion and capital improvements. Additionally, the existing TIF program/structure needs reform. Our communities are being deprived of tax revenue as TIFs currently take 100% of all future tax revenue. I propose immediate reforms where 50% of that revenue goes back to the city fund and allocated for much needed services; including CPS.

**6. Schools and housing are inextricably connected. As an alderman, how are you going to influence city council to push forward community-driven initiatives such as the 606 Ordinance and the Emmett Street Affordable Housing Project both of which will create greater equity in our gentrifying communities and increase student enrollment in our neighborhood schools?**

Yes, city-owned land or assets of the public should be leveraged for optimal public gain. I will host frequent townhalls meetings and seek the input of the community.

**7. Juan has schizophrenia and he has an altercation with the police – he’s visibly agitated. It doesn’t end well. What is your response from a public health perspective?**

We need to increase mental health facilities throughout Chicagoland to support those in need. I propose a new committee in City Council that will be in charge of services and housing for the mentally ill and homeless.

**8. With the closure of the 6 mental health clinics, our communities have experienced instability. What funds and resources are you planning to invest in mental health?**

We can fund the expansion of mental health clinics through the reforming of the existing TIF programs – a 50% draining and 50% of future revenues earmarked for various city services. Also, we should earmark funding from new revenue sources such as the legalization of marijuana and Chicago owned Casino.

**9. 20,000 Latinx have been displaced in Logan square since 2000. How do you plan to prevent further displacement in Logan Square, Hermosa and Avondale?**

We need to implement a tax freeze or tax stabilization program citywide so that the city isn’t accelerating displacement through aggressive tax policy. Freezing or discounting property taxes will provide stability and affordability. Additionally, on day one I would identify all city-owned land or blighted buildings in the Ward. I would get those assigned through Request for Proposal (RFP) process to community-oriented developers for immediate development of affordable housing. This will insure that as population grows within our communities we are also back-filling and providing additional affordable housing options.

**10. What will you do to support and champion a strong ARO that has a higher percentage of affordable units, requires more family size units and builds in more monitoring?**

The existing ARO is flawed and needs reform. I would eliminate the “buy-out” clause, which has been a loophole many developers have used to avoid providing affordable housing. Additionally, I would increase the downtown ARO to 20% from the existing 10%. Also, the size of the units should mirror the average size of similar units within the community. If the existing/built community is predominately made up of 2 and 3- bedrooms then the ARO should closely reflect the existing housing composition. Monitoring can be done by CHA or government agency in charge of ARO’s citywide.

## **Roberto Maldonado**

### **1. What resources or relationships do you uniquely have to support our economic development strategies?**

I have worked closely with the City's Department of Planning and Development and the Community Development Commission (which reviews and recommends action on TIF to assist, among other things, the sale of City-owned property located in TIF districts which I have used to promote affordable housing) to secure millions of dollars of Tax Increment Financing (TIF) for economic development in the ward. I am a member of the Chicago City Council Latino Caucus which is an important voting block for support of legislative initiatives on economic development, and I have a network of close working relationships with other elected officials at the county, state, and federal level to move local economic development strategies forward. As a former business owner in the ward, I formed relationships with local chambers of commerce and other local businesses to strengthen our small business community for economic development and job creation for local residents.

### **2. How would you encourage local hiring and adopt anti-displacement standards we set?**

Logan Square in particular is experiencing rampant displacement of longtime Latinx residents. This is partly due to the 606 Trail (which I opposed because I saw from the beginning how it would displace our longtime residents) and the increasing popularity of Logan Square. In the first year after the 606 opened, home values in areas along its western end, including Logan Square, rose by more than 9 percent and about 1 in 5 homes that sold in Logan Square in the past two years was new construction. This had led to a crisis in racial equity and affordable housing. I will support every anti-displacement initiative including the "Preservation of Affordable Housing in the 606 Residential Area" which would slow down the rise of demolition of homes along the 606 and I only support anti-displacement zoning changes that require affordable units. I will continue to keep workers and jobs in the neighborhood by facilitating connections between small businesses and job seekers. I have organized several Job Fairs in the ward with local companies who sometimes hire local residents on the spot. I will also continue to strengthen the academic quality and enrollment in our community's schools to discourage displacement of working families.

### **3. LSNA's immigration proposal is to beautify a corridor along Armitage Ave. in Hermosa. Our project will uplift and celebrate our immigrant community. What are specific ways you will support this project?**

I fully support the Armitage Avenue Welcoming Corridor between Pulaski and Tripp developed through LSNA's Quality-of-Life Plan initiative which brings community ownership and pride in our neighborhood. I will partner with LSNA and use my zoning authority to protect businesses and residents from development pressure. I will also work to secure TIF and Ward Menu funding for the cultural and placemaking projects which include gateway signs, painted crosswalks, light-pole signage, murals, and mosaic seating cubes and planters. Working together, we can accomplish these goals and make this a community gathering place for our immigrant residents and others to enjoy.

### **4. How will you strengthen the city's Welcoming City Ordinance, particularly in regards to the gang database?**

The gang database is full of conflicting information and used in a way that often violates civil and due process rights. If re-elected, I would support reforms to the Welcoming City Ordinance that close the loophole allowing federal agencies like ICE to use the gang database.

**5. How will you get the funding to make CPS High Schools a viable option in our neighborhood?**

When I took office, there were no high schools in the 26th ward. Now there are two top performing high schools. I will continue to work with the Mayor's Office and CPS to bring additional high schools to the Logan Square and Hermosa neighborhoods. I support several funding mechanisms for our neighborhood schools, including the "Back to Basics" TIF ordinance which would limit the use of TIF dollars to redevelopment projects in "blighted" areas, in which the property in question is vacant and/or obsolete, and that can prove that the project would not move forward without TIF support. Currently, TIF is used in financially stable and sometimes thriving neighborhoods, and is handed out to development companies that could adequately finance their projects. As a result, hundreds of millions of property tax dollars have been siphoned away from the Chicago Public Schools. I also support other revenue streams to improve our neighborhood schools, including a Chicago casino with 30% of the revenue allocated to CPS and a financial transaction tax known as the "LaSalle Street Tax" with 50% of the revenue allocated to CPS.

**6. Schools and housing are inextricably connected. As an alderman, how are you going to influence city council to push forward community-driven initiatives such as the 606 Ordinance and the Emmett Street Affordable Housing Project both of which will create greater equity in our gentrifying communities and increase student enrollment in our neighborhood schools?**

Affordable housing is one of my top legislative priorities. Not only is it a local crisis, but also a national one. I sponsored an ordinance to protect affordable housing near the 606 by increasing demolition fees along the Bloomingdale Trail to \$300,000 for residential buildings. This will discourage developers from building overpriced rental units and deconverting two- and three-flats. While the Emmet Street project is not in the 26th ward, it is an example of a 100-percent affordable housing development near a transit stop which I fully support in my ward. I will work hard with the new administration and at the committee level to gain support for community-driven initiatives including the 606 Ordinance.

**7. Juan has schizophrenia and he has an altercation with the police – he's visibly agitated. It doesn't end well. What is your response from a public health perspective?**

After decades of cuts to public health services at the local, county, state and federal levels, tragedies like these have become too familiar. Instead of requiring our police to fill the roles of social worker or mental health crisis counselor and ending up with the same, sad outcomes time and time again, it is time for the City of Chicago and officials at all levels of government to prioritize funding for public mental health services.

**8. With the closure of the 6 mental health clinics, our communities have experienced instability. What funds and resources are you planning to invest in mental health?**

Throughout my political career, I have been at the forefront of providing vital access to healthcare. I supported a budget amendment in the last city budget that would include \$25 million in funding to reopen six city-run mental health clinics shuttered in 2012 and expand services already provided by nonprofits, hospitals and clinics across the city. In 2017, I partnered with Cook County Sheriff Tom Dart to establish mental health services at Erie Division Street Health Center as part of an Ex-Offender Re-Entry Health Program. I convinced the City to lease space at the health center to open this mental health clinic. I also recently created a partnership with the University of Illinois College of Nursing to provide health care interventions, including mental health, and education for Ex-Offenders from the Cook County Department of Corrections entering our community. This access to continuing health care is critical to the health of our Ex-Offenders and our community. As a Cook County Commissioner, I expanded the public health care system, including mental health services, to our community by securing funding to open the Logan Square Health Clinic at 2840 W. Fullerton Avenue to serve the needs of our community. The health clinic has been so popular, it is now expanding and moving to a new location at 5411 W. Fullerton Avenue. It was the first County clinic in the north-side Latino community. I would also like to see the November 2018 binding referendum that Logan Square, Hermosa and Avondale voted overwhelmingly in favor of to fund a mental health clinic in the area, replicated in other neighborhoods lacking mental health services. The community funded clinic will be funded through a minor property tax increase amounting to about \$16-24 per year for most households. I will work with the Chicago Coalition to Save Our Mental Health Services, the organization overseeing the effort, to bring more community funded mental health clinics to underserved areas.

**9. 20,000 Latinx have been displaced in Logan square since 2000. How do you plan to prevent further displacement in Logan Square, Hermosa and Avondale?**

I will support legislative initiatives that will stop this rapid progression of displacement of Latinx working families. They should not have to pay the price for the popularity of these neighborhoods. We need to act quickly and act now. I support rent control and 100-percent affordable housing developments, especially near transit lines. Also, I will push for passage of the 606 Ordinance to curb displacement along the 606.

**10. What will you do to support and champion a strong ARO that has a higher percentage of affordable units, requires more family size units and builds in more monitoring?**

I have made it my mission to make the 26th ward among the most affordable communities in Chicago and, as a result, the ward will experience an affordable housing boom in the next four years. Building on this 26th ward model citywide, I will take the lead in introducing legislation that gives us a real Chicago's Affordable Requirement Ordinance (ARO) that responds to our city's affordable housing crisis. Not only should we require a higher percentage of affordable units and more family size units, but we should also require 100-percent affordable housing development in neighborhoods, like Logan Square, that are experiencing the most rapid displacement. The current design and implementation of the ARO does little to mitigate the lack of affordable housing in the city and has fallen far short of creating affordable housing needed in communities most at risk of displacement. We also need to prevent developers from "buying out" of building affordable units. To date, the ARO has also done little to address where affordable units financed by developer buy-out fees are built. I will also advance policies that brings us closer to our goal of a comprehensive, city-wide plan for housing affordability such as the Our Homes, Chicago legislation which consists of two ordinances: the Homes for All ordinance which takes aim at making Chicago's public housing system work; and the Development for All ordinance which reforms Chicago's Affordable Requirements Ordinance (ARO). We also need to focus on rent control. Several precincts in the 26th Ward are set to vote on a non binding referendum that asks whether Illinois should lift the ban on rent control, prohibited in the state since 1997. I support lifting this ban. In order to motivate landlords to go along this path we need to provide incentive to upkeep the property. And a board should be established that would be comprised of people who know the neighborhood.

## **Theresa Siaw**

**1. What resources or relationships do you uniquely have to support our economic development strategies?**

I have strong relationships within the medical community and as a small business owner, I will continue to leverage them as our alderman. I currently serve as a mentor and have provided micro loans for several small businesses in our community and believe that being a champion for, and supporter of small businesses in the community is a component we are missing from our current ward leadership.

**2. How would you encourage local hiring and adopt anti-displacement standards we set?**

I strongly encourage local hiring. I would tackle this by creating monthly career workshops and by working with the businesses in the community to find strategies that make prioritizing local hiring a benefit for both our community and those businesses.

**3. LSNA's immigration proposal is to beautify a corridor along Armitage Ave. in Hermosa. Our project will uplift and celebrate our immigrant community. What are specific ways you will support this project?**

I think this project needs to be a showcase for the many talented people who reside in the ward, and as a means to provide job opportunities for those who live here. I would work to ensure that any contracts and jobs awarded prioritize local hires.

**4. How will you strengthen the city's Welcoming City Ordinance, particularly in regards to the gang database?**

I support an overhauled version of the database which will address the Inspector General's conclusions by placing additional oversight and accountability to the process of adding an individual to the list, in order to balance the rights of every citizen while ensuring that law enforcement has the most accurate and up to date information needed to address gang violence.

**5. How will you get the funding to make CPS High Schools a viable option in our neighborhood?**

I have invested my own resources to fund CPS programs—including the after-school program at Clemente and as alderman, I will work with our local schools to create fundraisers to get the community involved. As alderman, I will fight to ensure that we are funding our schools without regard to race, income, or zip code. Every reliable study shows that investments in education come back to us multi-fold in terms of reducing the social costs associated with crime and poverty—I intend to use this evidence-based approach to advocate for educational funding.

**6. Schools and housing are inextricably connected. As an alderman, how are you going to influence city council to push forward community-driven initiatives such as the 606 Ordinance and the Emmett Street Affordable Housing Project both of which will create greater equity in our gentrifying communities and increase student enrollment in our neighborhood schools?**

It is shameful that Humboldt Park ranks 37th in Chicago in terms of affordable unit—I will use my experience as a business woman and philanthropist to bring all stakeholders together and find innovative solutions to encourage developers to provide more affordable options in our community.

**7. Juan has schizophrenia and he has an altercation with the police – he's visibly agitated. It doesn't end well. What is your response from a public health perspective?**

My response is simple, we need to have more resources in our community for mental health care services. I will aggressively work to bring mental health clinics/services back to our community. So many of the issues we face in terms of crime, poverty, and homelessness are rooted in mental health issues—just as an investment in education provides a greater return in terms of later social costs, so too does and investment in ensuring mental health options are available and affordable for some of our most vulnerable citizens.

**8. With the closure of the 6 mental health clinics, our communities have experienced instability. What funds and resources are you planning to invest in mental health?**

We are in the process of bringing in more mental health professionals at OMNI Healthcare, as alderman I will work with city council to bring in more resources at other local clinics as well. We need to streamline the Cook County system, reduce overlapping services and expenses, and ensure that services are available to more people.

**9. 20,000 Latinx have been displaced in Logan square since 2000. How do you plan to prevent further displacement in Logan Square, Hermosa and Avondale?**

I plan to create more affordable housing options by working with developers, and will work to keep jobs in the community, so we can also keep our rich history in Humboldt Park, and not displace residents—development and progress are a reality across the city, but they must be tempered with an appreciation—and desire to maintain—the character of our community.

**10. What will you do to support and champion a strong ARO that has a higher percentage of affordable units, requires more family size units and builds in more monitoring?**

I will work with Chicago Housing Authority and local developers to ensure they are doing more than just the 10% requirement. Thus, allotting for more affordable housing across the ward. I will take a similar approach to what Alderman Joe Moreno has done to create more affordable housing in his ward.