

The Garden Party Candidate: Stakeholders over Shareholders

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Policy Guide (Short Version)
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I'm Matthew Tecumseh Roney, and I'm running for Alderman of Chicago's 43rd Ward, because I can see what's possible— Chicago can become an attractive, healthy, family-friendly city whose residents are empowered and fully engaged in its sustainability and growth. As a Certified Pharmaceutical Technician and political science student at DePaul University, I am trained to overcome the obstacles of bias and see problems for what they truly are, then find the best solution to address them. I will apply this approach by promoting a progressive policy agenda that will unite all racial and ethnic groups around common interests: housing, education, economic development, wellness, culture, and public safety.

As a pharmaceutical technician, I recommend that we finally give our neighborhoods the medication that they need: We must invest in our communities by implementing policies that are designed to help Chicagoans get access to better-paying jobs, and access to crucial funding for neighborhood development and community enrichment.

As Alderman, I will promote managed growth and balanced development by forming public-private partnerships, and by imposing government regulations (zoning, rent control, hiring quotas) on businesses in order to help Chicagoans benefit from Chicago's downtown economic boom.

By working together to address the appalling socioeconomic conditions of our neighborhoods, we will be able to turn "The Second City" into "The Magnet City". By prioritizing stakeholders over shareholders we will attract high-paying jobs, opportunity, and industry to our city. Once we shift our priorities away from The Loop, and invest in people, politicians will no longer have to offer companies like Amazon 2.3 billion dollars to come here; they would already know that "The Second City" should be their second home.

The Garden Party Platform: Turning our "Second City" into "The Magnet City"

Education and human capital programs such as job training and early childhood development are the cornerstone of my platform. In order to make my policies a priority on the city's agenda, I am building a new political party that consists of various stakeholders (e.g. community organizations, grassroots activists, unions, pastors, and institutions) that support my policies. Our new political party is called, "The Garden Party" because our roots are in the neighborhoods. Everything that we want to do *is* designed to help Chicagoans get access to better-paying jobs, and access to crucial funding that is needed for neighborhood development and community engagement.

Economic Development

1. **Promote managed growth and balanced development** by forming public-private partnerships, and by imposing government regulations (zoning, rent control, hiring quotas) on businesses in order to "share the wealth" of Chicago's booming downtown private sector economy with our poor- and working-class residents.

2. **Implement A Strong “Linkage” Policy:** Linkage is a fee on downtown development projects that is typically targeted for the construction or rehabilitation of low-income and moderate-income housing. I intend to divide my linkage fund into 4 categories:
 - a. Neighborhood Housing Trust Fund, which will allocate funds for affordable housing, with priority given to nonprofit developers.
 - b. Community Oriented Trust Fund, which is a fund for community organizations and NGOs, that will be evenly distributed to *all* community organizations on the South and West Side that qualify.
 - c. Implement phase 1 of my master plan “Roney’s Root Initiative” (See Below).
 - d. My Chicago Jobs Policy (See Below).

Community Development: “Roney’s Root Initiative”

Build complete communities and create “The Walkable Village” by working to increase transport options; support community organizations; protect the green zone, and invest in education and related human capital programs, such as job training and early childhood development.

3. **I intend to build 10-story buildings** in communities around Chicago that **will serve as urban farms** (top 8 stories) **and community centers** (bottom 2 stories). These structures are going to become anchors in the existing communities and I intend to use them to break the cycle of poverty, and address hunger by bring hope, food, and jobs to our communities. (Please Check Out Page 14 on my website- roney2019.com- for more information- you need to see this).

Education: Universal Equality & The Chicago Investment Pact

4. All CPS schools will embrace an **Equity in All Policies** approach: in academic and disciplinary outcomes, in resource allocation to schools and within schools, and in representation in curriculum, faculty and family and community leadership.
5. **The Chicago Investment Pact (CIP):** I intend to form a council that is comprised of affluent business leaders within Chicago’s booming private sector. The Chicago Investment Pact (CIP) is going to be an agreement that my administration will reach between Chicago’s business community and Chicago Public Schools (CPS). I will work to improve Chicago’s public school system for the business community’s promise to give hiring preference to Chicago high school students and graduates. This pact will also expand to include agreements with local colleges to increase the enrollment of CPS grads and the number of labor unions placing graduates in their apprenticeship programs. The idea for the Chicago Investment Pact is based off of my simple belief- if every student was assured a job after graduation, young people will remain in school, teachers will work harder to teach them, and CPS, will launch innovative efforts to improve the quality of education that students receive.

Jobs: Chicago Residents Job Policy

6. Implement my **Chicago Residents Job Policy**, which requires developers of private commercial buildings to hire Chicago residents (50 percent), minorities (25 percent) and women (10) percent for construction jobs. This policy will work concurrently with the Chicago investment Pact (CIP) to give Chicagoans a competitive advantage in college enrollment, apprenticeship programs, and hiring preferences.

Culture

7. I will give community organizations, such as Calles y Sueños, that have been displaced by gentrification a permanent home, and the means to promote community enrichment and help Chicagoans uncover, and discover their roots.

Housing: The Chicago Housing Compact

This ordinance (The Chicago Housing Compact) will legally require almost every private housing development requiring the city's approval must incorporate affordable housing. Alternatively, the developer can pay an "in lieu of" fee to be added to the city's linkage fund. This "voluntary" compliance will encourage developers to work with neighborhood associations to work together to address concerns about affordable housing, design, density, and parking.

1) Inclusionary Zoning:

This zoning ordinance requires housing developers to set aside affordable housing units in market-rate projects. It calls for private developers to set aside 10 percent of all housing units (in projects of 10 units or more) for low- and moderate- income residents.

2) Eviction Ban:

I intend to enact an eviction ban with regard to condominium conversions as well as an ordinance giving the City of Chicago authority to regulate condominium conversions by requiring landlords to obtain a permit- and support of at least half of the tenants- before a conversion can take place.

This proposal is intended to create a compromise to limit rent increases (and grounds for evictions) for most tenants.

In effect, Chicago will impose rent control on privately, federally subsidized developments facing conversion to market-rate housing.

Public Safety Reform

We must address the root causes of violence, poverty, and excessive incarceration if we are to address Chicago's gun violence epidemic. In order to improve the relationship between CPD

and the communities that they proudly serve, I propose the following reforms suggested by the Metropolitan Planning Council.

- Immediately implement the Police Accountability Task Force recommendations, expand implicit/explicit training, and hire a Chief of Diversity and Inclusion to lead a broad range of policy and procedural reforms including training, beat orientation, officer deployment and recruitment and retention of people of color.
- Every officer is trained as a community police officer and community policing (i.e. Chicago Alternative Policing Strategy, or CAPS) is embraced department-wide. All police officers are trained to identify value and benefits of the communities they serve.

Criminal Justice Reform:

Let's break the link between low-income people and incarceration. We all suffer when our criminal justice system is not just.

- Eliminate wealth-based pretrial detention by prohibiting the use of secured money bail;
- Create a statutory waiver for the imposition of criminal court fees and costs on the poor;
- End the suspension of driver's licenses for simple non-payment of tickets, fines or other debt; and
- Require implicit bias training for judges, prosecutors, public defenders, pretrial services officers and all criminal court system staff.