



Rep. La Shawn K. Ford

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10000HB5200ham001

LRB100 20709 KTG 37931 a

1 AMENDMENT TO HOUSE BILL 5200

2 AMENDMENT NO. \_\_\_\_\_. Amend House Bill 5200 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Department of Human Services Act is amended  
5 by adding Section 10-48 as follows:

6 (20 ILCS 1305/10-48 new)

7 Sec. 10-48. Youth Training and Education in the Building  
8 Trades Program.

9 (a) Subject to appropriations, the Department shall  
10 establish a Youth Training and Education in the Building Trades  
11 Program to award grants to community-based organizations for  
12 the purpose of establishing training programs for youth with an  
13 interest in the building trades. Under the training programs,  
14 youth shall (i) receive formal training and education in the  
15 fundamentals and core competencies in their chosen trades from  
16 a journeyman who is paid the general prevailing rate of hourly

1 wages in the locality in which the work is to be performed and  
2 (ii) receive hands-on experience to further develop their  
3 skills by participating in community improvement projects  
4 involving the rehabilitation of vacant and abandoned  
5 residential property in economically depressed areas of the  
6 State. Selected organizations shall also use the grant money to  
7 establish an entrepreneurship program to provide youth who have  
8 obtained the requisite skill set for a particular trade with  
9 the capital and business management skills necessary to  
10 successfully launch their own businesses as contractors,  
11 subcontractors, real estate agents, or property managers or as  
12 any other entrepreneurs in the building trades. Grants provided  
13 under this Section may also be used to purchase the equipment  
14 and materials needed to rehabilitate any vacant and abandoned  
15 residential property that is eligible for acquisition as  
16 described in subsection (b).

17 (b) Property eligible for acquisition and rehabilitation  
18 under the Youth Training and Education in the Building Trades  
19 Program.

20 (1) A community-based organization that is selected to  
21 participate in the Young Training and Education in the  
22 Building Trades Program may enter into an agreement with a  
23 financial institution to rehabilitate abandoned  
24 residential property in foreclosure with the express  
25 condition that, after the rehabilitation project is  
26 complete, the financial institution shall:

1           (A) sell the residential property for no less than  
2           its fair market value; and

3           (B) use any proceeds from the sale to (i) reimburse  
4           the community-based organization for all costs  
5           associated with rehabilitating the property and (ii)  
6           make satisfactory payment for any other claims against  
7           the property. Any remaining sale proceeds of the  
8           residential property shall be retained by the  
9           financial institution.

10          (2) (A) A unit of local government may enact an  
11          ordinance that permits the acquisition and rehabilitation  
12          of abandoned residential property under the Young Training  
13          and Education in the Building Trades Program. Under the  
14          ordinance, any owner of residential property that has been  
15          abandoned for at least 3 years shall be notified that the  
16          abandoned property is subject to acquisition and  
17          rehabilitation under the Program and that if the owner does  
18          not respond to the notice within the time period prescribed  
19          by the unit of local government, the owner shall lose all  
20          right, title, and interest in the property. Such notice  
21          shall be given as follows:

22                (i) by mailing a copy of the notice by certified  
23                mail to the owner's last known mailing address;

24                (ii) by publication in a newspaper published in the  
25                municipality or county where the property is located;

26                and

1           (iii) by recording the notice with the recorder or  
2           registrar of titles of the county in which the property  
3           is located.

4           (B) If the owner responds to the notice within the time  
5           period prescribed by the unit of local government, the  
6           owner shall be given the option to either bring the  
7           property into compliance with all applicable fire,  
8           housing, and building codes within 6 months or enter into  
9           an agreement with a community-based organization under the  
10           Program to rehabilitate the residential property. If the  
11           owner chooses to enter into an agreement with a  
12           community-based organization to rehabilitate the  
13           residential property, such agreement shall be made with the  
14           express condition that, after the rehabilitation project  
15           is complete, the owner shall:

16           (i) sell the residential property for no less than  
17           its fair market value; and

18           (ii) use any proceeds from the sale to (a)  
19           reimburse the community-based organization for all  
20           costs associated with rehabilitating the property and  
21           (b) make satisfactory payment for any other claims  
22           against the property. Any remaining sale proceeds of  
23           the residential property shall be distributed as  
24           follows:

25           (I) 20% shall be distributed to the owner.

26           (II) 80% shall be deposited into the Youth

1                   Training and Education in the Building Trades Fund  
2                   created under subsection (e).

3           (c) The Department shall select from each of the following  
4 geographical regions of the State a community-based  
5 organization with experience working with the building trades:

6                   (1) Central Illinois.

7                   (2) Northeastern Illinois.

8                   (3) Southern (Metro-East) Illinois.

9           (d) The grants shall be funded through appropriations and  
10 any other moneys from the Youth Training and Education in the  
11 Building Trades Fund created under subsection (e). The  
12 Department may adopt any rules necessary to implement the  
13 provisions of this Section.

14           (e) The Youth Training and Education in the Building Trades  
15 Fund is created as a special fund in the State treasury. The  
16 Fund shall consist of any moneys deposited into the Fund as  
17 provided in subparagraph (B) of paragraph (2) of subsection (b)  
18 and any moneys appropriated to the Department of Human  
19 Services. Moneys in the Fund shall be expended for the Youth  
20 Training and Education in the Building Trades Program under  
21 subsection (a) and for no other purpose. All interest earned on  
22 moneys in the Fund shall be deposited into the Fund.

23           Section 10. The Illinois Housing Development Act is amended  
24 by adding Section 7.32 as follows:

1 (20 ILCS 3805/7.32 new)

2 Sec. 7.32. Training Youth in the Building Trades Program.

3 (a) Subject to appropriations, the Illinois Housing  
4 Development Authority shall establish a Training Youth in the  
5 Building Trades Program to award grants to community-based  
6 organizations for the purpose of establishing training  
7 programs for youth with an interest in the building trades.  
8 Under the training programs, youth shall (i) receive formal  
9 training and education in the fundamentals and core  
10 competencies in their chosen trades from a journeyman who is  
11 paid the general prevailing rate of hourly wages in the  
12 locality in which the work is to be performed and (ii) receive  
13 hands-on experience to further develop their skills by  
14 participating in community improvement projects involving the  
15 rehabilitation of vacant and abandoned residential property in  
16 economically depressed areas of the State. Selected  
17 organizations shall also use the grant money to establish an  
18 entrepreneurship program to provide youth who have obtained the  
19 requisite skill set for a particular trade with the capital and  
20 business management skills necessary to successfully launch  
21 their own businesses as contractors, subcontractors, real  
22 estate agents, or property managers or as any other  
23 entrepreneurs in the building trades. Grants provided under  
24 this Section may also be used to purchase the equipment and  
25 materials needed to rehabilitate any vacant and abandoned  
26 residential property that is eligible for acquisition as

1 described in subsection (b).

2 (b) Property eligible for acquisition and rehabilitation  
3 under the Training Youth in the Building Trades Program.

4 (1) A community-based organization that is selected to  
5 participate in the Training Youth in the Building Trades  
6 Program may enter into an agreement with a financial  
7 institution to rehabilitate abandoned residential property  
8 in foreclosure with the express condition that, after the  
9 rehabilitation project is complete, the financial  
10 institution shall:

11 (A) sell the residential property for no less than  
12 its fair market value; and

13 (B) use any proceeds from the sale to (i) reimburse  
14 the community-based organization for all costs  
15 associated with rehabilitating the property and (ii)  
16 make satisfactory payment for any other claims against  
17 the property. Any remaining sale proceeds of the  
18 residential property shall be retained by the  
19 financial institution.

20 (2) (A) A unit of local government may enact an  
21 ordinance that permits the acquisition and rehabilitation  
22 of abandoned residential property under the Training Youth  
23 in the Building Trades Program. Under the ordinance, any  
24 owner of residential property that has been abandoned for  
25 at least 3 years shall be notified that the abandoned  
26 property is subject to acquisition and rehabilitation

1       under the Program and that if the owner does not respond to  
2       the notice within the time period prescribed by the unit of  
3       local government, the owner shall lose all right, title,  
4       and interest in the property. Such notice shall be given as  
5       follows:

6               (i) by mailing a copy of the notice by certified  
7               mail to the owner's last known mailing address;

8               (ii) by publication in a newspaper published in the  
9               municipality or county where the property is located;  
10              and

11              (iii) by recording the notice with the recorder or  
12              registrar of titles of the county in which the property  
13              is located.

14       (B) If the owner responds to the notice within the time  
15       period prescribed by the unit of local government, the  
16       owner shall be given the option to either bring the  
17       property into compliance with all applicable fire,  
18       housing, and building codes within 6 months or enter into  
19       an agreement with a community-based organization under the  
20       Program to rehabilitate the residential property. If the  
21       owner chooses to enter into an agreement with a  
22       community-based organization to rehabilitate the  
23       residential property, such agreement shall be made with the  
24       express condition that, after the rehabilitation project  
25       is complete, the owner shall:

26              (i) sell the residential property for no less than



1           its fair market value; and

2           (ii) use any proceeds from the sale to (a)  
3           reimburse the community-based organization for all  
4           costs associated with rehabilitating the property and  
5           (b) make satisfactory payment for any other claims  
6           against the property. Any remaining sale proceeds of  
7           the residential property shall be distributed as  
8           follows:

9                   (I) 20% shall be distributed to the owner.

10                   (II) 80% shall be deposited into the Training  
11           Youth in the Building Trades Fund created under  
12           subsection (e).

13           (c) The Illinois Housing Development Authority shall  
14           select from each of the following geographical regions of the  
15           State a community-based organization with experience working  
16           with the building trades:

17                   (1) Central Illinois.

18                   (2) Northeastern Illinois.

19                   (3) Southern (Metro-East) Illinois.

20           (d) The grants shall be funded through appropriations from  
21           the Training Youth in the Building Trades Fund created under  
22           subsection (e). The Illinois Housing Development Authority may  
23           adopt any rules necessary to implement the provisions of this  
24           Section.

25           (e) The Training Youth in the Buildings Trades Fund is  
26           created as a special fund in the State treasury. The Fund shall

1 consist of any moneys deposited into the Fund as provided in  
2 subparagraph (B) of paragraph (2) of subsection (b) and any  
3 moneys appropriated to the Department of Human Services. Moneys  
4 in the Fund shall be expended for the Training Youth in the  
5 Building Trades Program under subsection (a) and for no other  
6 purpose. All interest earned on moneys in the Fund shall be  
7 deposited into the Fund.

8 Section 15. The State Finance Act is amended by adding  
9 Sections 5.886 and 5.887 as follows:

10 (30 ILCS 105/5.886 new)

11 Sec. 5.886. The Youth Training and Education in the  
12 Building Trades Fund.

13 (30 ILCS 105/5.887 new)

14 Sec. 5.887. The Training Youth in the Building Trades Fund.

15 Section 99. Effective date. This Act takes effect July 1,  
16 2018."