



SR1786

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SENATE RESOLUTION

2 WHEREAS, Illinois is home to the fourth worst foreclosure
3 rate in the nation with communities experiencing a significant
4 reduction in home values while also witnessing a greater risk
5 to public safety; and

6 WHEREAS, Foreclosures are a serious threat to neighborhood
7 stability and can have a significant effect on nearby property
8 values, with each foreclosure causing a 1.14% decline in the
9 value of every neighboring home on that block; and

10 WHEREAS, The effects of vacant and blighted properties are
11 even more pronounced, with vacant properties depressing
12 surrounding home values by as much as 2.1%; and

13 WHEREAS, Homes that have been vacant for a long time tend
14 to fall into severe disrepair, and can become a threat to
15 public safety, fire hazards, and dumping grounds; and

16 WHEREAS, Local governments often bear the cost of
17 maintaining, administering, and demolishing vacant and
18 abandoned blighted properties, which impose direct municipal
19 costs ranging from \$430 for a vacant property sold at auction
20 to \$34,199 for a vacant property destroyed by fire; and

1 WHEREAS, Illinois continues to show higher levels of
2 negative equity mortgages, with 8.9% of all homeowners in the
3 State owing more on their mortgage than their home is worth,
4 depressing a primary source of household wealth and
5 discouraging additional purchases that drive a healthy housing
6 market; therefore, be it

7 RESOLVED, BY THE SENATE OF THE ONE HUNDREDTH GENERAL
8 ASSEMBLY OF THE STATE OF ILLINOIS, that there is created the
9 Illinois Community Revitalization Task Force to study and make
10 recommendations for the reduction of blighted properties in
11 this State and the revitalization of communities throughout
12 Illinois; and be it further

13 RESOLVED, That the Executive Director of the Illinois
14 Housing Development Authority shall be a member and chair the
15 Task Force and serve as a liaison to the Governor and General
16 Assembly; and be it further

17 RESOLVED, That the Task Force shall consist of the
18 following members, who shall serve without compensation,
19 appointed by the Executive Director of the Illinois Housing
20 Development Authority:

21 (1) One member representing an organization that
22 represents Illinois municipalities;

23 (2) One member representing an organization that

1 represents Illinois realtors;

2 (3) One member representing an organization that
3 represents Illinois home builders;

4 (4) One member representing an organization that
5 represents metropolitan area mayors;

6 (5) One member representing an organization that
7 represents a charity that helps build low-income housing;

8 (6) One member representing a land bank authority
9 within Cook County;

10 (7) One member representing a land bank authority
11 outside of Cook County;

12 (8) Two members representing public safety entities;

13 (9) One member representing a municipal or land bank
14 legal counsel;

15 (10) Two members representing a county government
16 involved in the tax sale process; and

17 (11) One member representing a not-for-profit
18 organization that works to reduce blight or abandoned
19 properties within a municipality; and be it further

20 RESOLVED, That all appointments to the Task Force shall be
21 made within 60 days after the adoption of this resolution;
22 vacancies in the task force shall be filled by their respective
23 appointing authorities within 30 days after the vacancy occurs;
24 and be it further

1 RESOLVED, That the Task Force shall meet on four separate
2 occasions, once during the months of July, August, September,
3 and October of 2018; and be it further

4 RESOLVED, That the Illinois Housing Development Authority
5 shall provide administrative and other support to the Task
6 Force; and be it further

7 RESOLVED, That the Task Force seeks to bring together
8 experts and qualified stakeholders to collaborate and offer
9 solutions that will ease the barriers that units of local
10 government face when working to reduce blighted properties
11 within their jurisdictions; and be it further

12 RESOLVED, That by offering an interdisciplinary approach,
13 the working group will seek to both identify the effects
14 blighted properties have on local communities and best
15 practices that will help to contribute to community
16 revitalization throughout Illinois; and be it further

17 RESOLVED, That the report to the General Assembly shall be
18 filed with the Secretary of the Senate and the Clerk of the
19 House of Representatives in electronic form only, in the manner
20 that the Secretary and Clerk shall direct; and be it further

21 RESOLVED, That that the Task Force shall present its

1 findings and recommendations to the General Assembly in a
2 report on or before January 1, 2019, and upon the filing of its
3 report the Task Force is dissolved.