



## 101ST GENERAL ASSEMBLY

### State of Illinois

2019 and 2020

HB2304

by Rep. Justin Slaughter

#### SYNOPSIS AS INTRODUCED:

See Index

Amends the Department of Human Services Act. Requires the Department of Human Services to establish a Youth Training and Education in the Building Trades Program to award grants to community-based organizations for the purpose of establishing training programs for youth with an interest in the building trades. Provides that under the training programs, each youth shall receive: (1) formal training and education in the fundamentals and core competencies in the youth's chosen trade; and (2) hands-on experience in the building trades by participating in community improvement projects involving the rehabilitation of vacant and abandoned residential property. Requires selected organizations to use the grant money to establish an entrepreneurship program to provide eligible youth with the capital and business management skills necessary to launch their own businesses. Contains provisions concerning residential property that is eligible for acquisition under the Program; the selection criteria for community-based organizations; and the Youth Training and Education in the Building Trades Fund. Amends the Illinois Housing Development Act. Requires the Illinois Housing Development Authority to establish a Training Youth in the Building Trades Program that is substantially similar to the Youth Training and Education in the Building Trades Program. Contains provisions concerning residential property that is eligible for acquisition under the Program; the selection criteria for community-based organizations; and the Training Youth in the Building Trades Fund. Amends the State Finance Act to create the Youth Training and Education in the Building Trades Fund and the Training Youth in the Building Trades Fund. Effective January 1, 2020.

LRB101 06225 KTG 51250 b

FISCAL NOTE ACT  
MAY APPLY

A BILL FOR

1 AN ACT concerning State government.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

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 each participating youth shall receive the following:

15 (1) Formal training and education in the fundamentals  
16 and core competencies in the youth's chosen trade. Such  
17 training and education shall be provided by a trained and  
18 skilled tradesman or journeyman who is a member of a trade  
19 union and who is paid the general prevailing rate of hourly  
20 wages in the locality in which the work is to be performed.

21 (2) Hands-on experience to further develop the youth's  
22 building trade skills by participating in community  
23 improvement projects involving the rehabilitation of

1 vacant and abandoned residential property in economically  
2 depressed areas of the State.

3 Selected organizations shall also use the grant money to  
4 establish an entrepreneurship program to provide eligible  
5 youth with the capital and business management skills necessary  
6 to successfully launch their own businesses as contractors,  
7 subcontractors, real estate agents, or property managers or as  
8 any other entrepreneurs in the building trades. Eligibility  
9 under the entrepreneurship program shall be restricted to youth  
10 who reside in one of the economically depressed areas selected  
11 to receive community improvement projects in accordance with  
12 this subsection and who have obtained the requisite skill set  
13 for a particular building trade after successfully completing a  
14 training program established in accordance with this  
15 subsection. Grants provided under this Section may also be used  
16 to purchase the equipment and materials needed to rehabilitate  
17 any vacant and abandoned residential property that is eligible  
18 for acquisition as described in subsection (b).

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

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

1 condition that, after the rehabilitation project is  
2 complete, the financial institution shall:

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

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

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

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

26 (ii) by publication in a newspaper published in the

1 municipality or county where the property is located;

2 and

3 (iii) by recording the notice with the office of  
4 the recorder of the county in which the property is  
5 located.

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

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

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

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

2                   (II) 80% shall be deposited into the Youth  
3                   Training and Education in the Building Trades Fund  
4                   created under subsection (e).

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

8                   (1) Central Illinois.

9                   (2) Northeastern Illinois.

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

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

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

25           Section 10. The Illinois Housing Development Act is amended

1 by adding Section 7.32 as follows:

2 (20 ILCS 3805/7.32 new)

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

4 (a) Subject to appropriations, the Illinois Housing  
5 Development Authority shall establish a Training Youth in the  
6 Building Trades Program to award grants to community-based  
7 organizations for the purpose of establishing training  
8 programs for youth with an interest in the building trades.  
9 Under the training programs, each participating youth shall  
10 receive the following:

11 (1) Formal training and education in the fundamentals  
12 and core competencies in the youth's chosen trade. Such  
13 training and education shall be provided by a trained and  
14 skilled tradesman or journeyman who is a member of a trade  
15 union and who is paid the general prevailing rate of hourly  
16 wages in the locality in which the work is to be performed.

17 (2) Hands-on experience to further develop the youth's  
18 building trade skills by participating in community  
19 improvement projects involving the rehabilitation of  
20 vacant and abandoned residential property in economically  
21 depressed areas of the State.

22 Selected organizations shall also use the grant money to  
23 establish an entrepreneurship program to provide eligible  
24 youth with the capital and business management skills necessary  
25 to successfully launch their own businesses as contractors,

1 subcontractors, real estate agents, or property managers or as  
2 any other entrepreneurs in the building trades. Eligibility  
3 under the entrepreneurship program shall be restricted to youth  
4 who reside in one of the economically depressed areas selected  
5 to receive community improvement projects in accordance with  
6 this subsection and who have obtained the requisite skill set  
7 for a particular building trade after successfully completing a  
8 training program established in accordance with this  
9 subsection. Grants provided under this Section may also be used  
10 to purchase the equipment and materials needed to rehabilitate  
11 any vacant and abandoned residential property that is eligible  
12 for acquisition as described in subsection (b).

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

15 (1) A community-based organization that is selected to  
16 participate in the Training Youth in the Building Trades  
17 Program may enter into an agreement with a financial  
18 institution to rehabilitate abandoned residential property  
19 in foreclosure with the express condition that, after the  
20 rehabilitation project is complete, the financial  
21 institution shall:

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

24 (B) use any proceeds from the sale to (i) reimburse  
25 the community-based organization for all costs  
26 associated with rehabilitating the property and (ii)



1           make satisfactory payment for any other claims against  
2           the property. Any remaining sale proceeds of the  
3           residential property shall be retained by the  
4           financial institution.

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

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

19               (ii) by publication in a newspaper published in the  
20               municipality or county where the property is located;  
21               and

22               (iii) by recording the notice with the office of  
23               the recorder of the county in which the property is  
24               located.

25           (B) If the owner responds to the notice within the time  
26           period prescribed by the unit of local government, the

1 owner shall be given the option to either bring the  
2 property into compliance with all applicable fire,  
3 housing, and building codes within 6 months or enter into  
4 an agreement with a community-based organization under the  
5 Program to rehabilitate the residential property. If the  
6 owner chooses to enter into an agreement with a  
7 community-based organization to rehabilitate the  
8 residential property, such agreement shall be made with the  
9 express condition that, after the rehabilitation project  
10 is complete, the owner shall:

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

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

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

21 (II) 80% shall be deposited into the Training  
22 Youth in the Building Trades Fund created under  
23 subsection (e).

24 (c) The Illinois Housing Development Authority shall  
25 select from each of the following geographical regions of the  
26 State a community-based organization with experience working

1 with the building trades:

2 (1) Central Illinois.

3 (2) Northeastern Illinois.

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

5 (d) The grants shall be funded through appropriations from  
6 the Training Youth in the Building Trades Fund created under  
7 subsection (e). The Illinois Housing Development Authority may  
8 adopt any rules necessary to implement the provisions of this  
9 Section.

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

19 Section 15. The State Finance Act is amended by adding  
20 Sections 5.891 and 5.892 as follows:

21 (30 ILCS 105/5.891 new)

22 Sec. 5.891. The Youth Training and Education in the  
23 Building Trades Fund.

1 (30 ILCS 105/5.892 new)

2 Sec. 5.892. The Training Youth in the Building Trades Fund.

3 Section 99. Effective date. This Act takes effect January  
4 1, 2020.

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Statutes amended in order of appearance

3

20 ILCS 1305/10-48 new

4

20 ILCS 3805/7.32 new

5

30 ILCS 105/5.891 new

6

30 ILCS 105/5.892 new