

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 Commerce and Economic
5 Opportunity Law of the Civil Administrative Code of Illinois is
6 amended by adding Section 605-1025 as follows:

7 (20 ILCS 605/605-1025 new)

8 Sec. 605-1025. Training in the Building Trades Program.

9 (a) Subject to appropriation, the Department of Commerce
10 and Economic Opportunity may establish a Training in the
11 Building Trades Program to award grants to community-based
12 organizations for the purpose of establishing training
13 programs for persons who are 18 through 35 years of age and
14 have an interest in the building trades. Persons eligible to
15 participate in the Program shall include youth who have aged
16 out of foster care and have an interest in the building trades.
17 The Department of Children and Family Services, in consultation
18 with the Department of Commerce and Economic Opportunity, shall
19 identify and refer eligible youth to those community-based
20 organizations that receive grants under this Section. Under the
21 training programs, each participating person shall receive the
22 following:

23 (1) Formal training and education in the fundamentals

1 and core competencies in the person's chosen trade. Such
2 training and education shall be provided by a trained and
3 skilled tradesman or journeyman who is a member of a trade
4 union and who is paid the general prevailing rate of hourly
5 wages in the locality in which the work is to be performed.

6 (2) Hands-on experience to further develop the
7 person's building trade skills by participating in
8 community improvement projects involving the
9 rehabilitation of vacant and abandoned residential
10 property in economically depressed areas of the State.

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

1 acquisition as described in subsection (b).

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

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

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

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

19 (2) (A) A unit of local government may enact an
20 ordinance that permits the acquisition and rehabilitation
21 of abandoned residential property under the Training in the
22 Building Trades Program. Under the ordinance, any owner of
23 residential property that has been abandoned for at least 3
24 years shall be notified that the abandoned property is
25 subject to acquisition and rehabilitation under the
26 Program and that if the owner does not respond to the

1 notice within the time period prescribed by the unit of
2 local government, the owner shall lose all right, title,
3 and interest in the property. Such notice shall be given as
4 follows:

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

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

10 (iii) by recording the notice with the office of
11 the recorder of the county in which the property is
12 located.

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

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

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

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

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

12 (c) The Department of Commerce and Economic Opportunity
13 shall select from each of the following geographical regions of
14 the State a community-based organization with experience
15 working with the building trades:

16 (1) Central Illinois.

17 (2) Northeastern Illinois.

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

19 (4) Southern Illinois.

20 (5) Western Illinois.

21 (d) Grants awarded under this Section shall be funded
22 through appropriations from the Training in the Building Trades
23 Fund created under subsection (e). The Department of Commerce
24 and Economic Opportunity may adopt any rules necessary to
25 implement the provisions of this Section.

26 (e) The Training in the Building Trades Fund is created as

1 a special fund in the State treasury. The Fund shall consist of
2 any moneys deposited into the Fund as provided in subparagraph
3 (B) of paragraph (2) of subsection (b) and any moneys
4 appropriated to the Department of Commerce and Economic
5 Opportunity for the Training in the Building Trades Program.
6 Moneys in the Fund shall be expended for the Training in the
7 Building Trades Program under subsection (a) and for no other
8 purpose. All interest earned on moneys in the Fund shall be
9 deposited into the Fund.

10 Section 10. The State Finance Act is amended by adding
11 Section 5.891 as follows:

12 (30 ILCS 105/5.891 new)

13 Sec. 5.891. The Training in the Building Trades Fund.

14 Section 99. Effective date. This Act takes effect January
15 1, 2020.