



Sen. Iris Y. Martinez

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10100HB2304sam001

LRB101 06225 KTG 60986 a

1 AMENDMENT TO HOUSE BILL 2304

2 AMENDMENT NO. _____. Amend House Bill 2304 by replacing
3 everything after the enacting clause with the following:

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.

1 The Department of Children and Family Services, in consultation
2 with the Department of Commerce and Economic Opportunity, shall
3 identify and refer eligible youth to those community-based
4 organizations that receive grants under this Section. Under the
5 training programs, each participating person shall receive the
6 following:

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

13 (2) Hands-on experience to further develop the
14 person's building trade skills by participating in
15 community improvement projects involving the
16 rehabilitation of vacant and abandoned residential
17 property in economically depressed areas of the State.

18 Selected organizations shall also use the grant money to
19 establish an entrepreneurship program to provide eligible
20 persons with the capital and business management skills
21 necessary to successfully launch their own businesses as
22 contractors, subcontractors, real estate agents, or property
23 managers or as any other entrepreneurs in the building trades.
24 Eligibility under the entrepreneurship program shall be
25 restricted to persons who reside in one of the economically
26 depressed areas selected to receive community improvement

1 projects in accordance with this subsection and who have
2 obtained the requisite skill set for a particular building
3 trade after successfully completing a training program
4 established in accordance with this subsection. Grants
5 provided under this Section may also be used to purchase the
6 equipment and materials needed to rehabilitate any vacant and
7 abandoned residential property that is eligible for
8 acquisition as described in subsection (b).

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

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

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

19 (B) use any proceeds from the sale to (i) reimburse
20 the community-based organization for all costs
21 associated with rehabilitating the property and (ii)
22 make satisfactory payment for any other claims against
23 the property. Any remaining sale proceeds of the
24 residential property shall be retained by the
25 financial institution.

26 (2)(A) A unit of local government may enact an

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

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

14 (ii) by publication in a newspaper published in the
15 municipality or county where the property is located;
16 and

17 (iii) by recording the notice with the office of
18 the recorder of the county in which the property is
19 located.

20 (B) If the owner responds to the notice within the time
21 period prescribed by the unit of local government, the
22 owner shall be given the option to either bring the
23 property into compliance with all applicable fire,
24 housing, and building codes within 6 months or enter into
25 an agreement with a community-based organization under the
26 Program to rehabilitate the residential property. If the

1 owner chooses to enter into an agreement with a
2 community-based organization to rehabilitate the
3 residential property, such agreement shall be made with the
4 express condition that, after the rehabilitation project
5 is complete, the owner shall:

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

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

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

16 (II) 80% shall be deposited into the Training
17 in the Building Trades Fund created under
18 subsection (e).

19 (c) The Department of Commerce and Economic Opportunity
20 shall select from each of the following geographical regions of
21 the State a community-based organization with experience
22 working with the building trades:

23 (1) Central Illinois.

24 (2) Northeastern Illinois.

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

26 (4) Southern Illinois.

1 (5) Western Illinois.

2 (d) Grants awarded under this Section shall be funded
3 through appropriations from the Training in the Building Trades
4 Fund created under subsection (e). The Department of Commerce
5 and Economic Opportunity may adopt any rules necessary to
6 implement the provisions of this Section.

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

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

19 (30 ILCS 105/5.891 new)

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

21 Section 99. Effective date. This Act takes effect January
22 1, 2020."