



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

SB1593

Introduced 2/15/2019, by Sen. Elgie R. Sims, Jr.

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 06226 KTG 51251 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

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20 ILCS 3805/7.32 new

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30 ILCS 105/5.891 new

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30 ILCS 105/5.892 new