

# SB2037



## 103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

SB2037

Introduced 2/9/2023, by Sen. Cristina H. Pacione-Zayas

### SYNOPSIS AS INTRODUCED:

New Act

Creates the Community Land Trust Task Force Act. Establishes the Community Land Trust Task Force to collect data regarding the current use of community land trusts in Illinois and opportunities for expansion statewide, in addition to other specified duties. Includes provisions about membership, compensation, and vacancies; meetings; and administrative support. Requires the Community Land Trust Task Force Act to submit a final report to the Governor and the General Assembly making specific recommendations of legislative and budgetary action that supports the mission of community land trusts to foster affordable housing and homeownership. Provides that the Task Force is dissolved and the Act is repealed on December 31, 2024. Effective immediately.

LRB103 28079 AWJ 54458 b

A BILL FOR

1 AN ACT concerning local government.

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

4 Section 1. Short title. This Act may be cited as the  
5 Community Land Trust Task Force Act.

6 Section 5. Findings. The General Assembly finds:

7 (1) Homeownership is the principal way families build  
8 wealth, yet homeownership is most inaccessible to  
9 communities of color in Illinois, who are 1.6 times less  
10 likely than white people to be homeowners.

11 (2) The property tax sale system contributes to the  
12 racial wealth gap in homeownership by transferring home  
13 equity from communities of color to investors, threatening  
14 community stability, and increasing housing costs.

15 (3) Homeownership serves as a critical tool to close  
16 the racial wealth gap by enabling historically excluded  
17 families to build generational wealth.

18 (4) Community land trusts curb displacement and foster  
19 generational wealth by creating opportunities for  
20 permanently affordable homeownership using a onetime  
21 subsidy.

22 (5) Community land trusts preserve naturally occurring  
23 affordable housing by closing the affordability gap so

1 that low-income to moderate-income households can live in  
2 high-opportunity neighborhoods.

3 (6) Community land trusts can be a powerful solution  
4 for homeowners facing delinquent property taxes or other  
5 financial threats to continued homeownership that keeps  
6 residents in their homes and creates permanently  
7 affordable properties for future buyers.

8 (7) Local community land trusts currently operate to  
9 successfully preserve and create affordable housing in  
10 urban areas in Illinois, but there is need for centralized  
11 support and coordination for the establishment of local  
12 community land trusts across the State.

13 (8) The State of Illinois commits to becoming a  
14 national exemplar by supporting and encouraging the  
15 establishment of community land trusts across the State.

16 Section 10. Community Land Trust Task Force.

17 (a) The Community Land Trust Task Force is created within  
18 the Illinois Housing Development Authority and shall consist  
19 of the following members:

20 (1) The Governor, or his or her designee.

21 (2) The Executive Director of the Illinois Housing  
22 Development Authority, or his or her designee.

23 (3) The Director of Revenue, or his or her designee.

24 (4) The Secretary of Human Services, or his or her  
25 designee.

1           (5) The Director of Commerce and Economic Opportunity,  
2           or his or her designee.

3           (6) One member representing the Governor's Office of  
4           Management and Budget, appointed by the Governor.

5           (7) One member of the Senate, appointed by the  
6           President of the Senate.

7           (8) One member of the Senate, appointed by the  
8           Minority Leader of the Senate.

9           (9) One member of the House of Representatives,  
10          appointed by the Speaker of the House of Representatives.

11          (10) One member of the House of Representatives,  
12          appointed by the Minority Leader of the House of  
13          Representatives.

14          (11) One representative from each of the 3  
15          Illinois-based community land trusts that were established  
16          for the purpose of supporting affordable housing,  
17          appointed by the Governor.

18          (12) One representative of a university located in  
19          Illinois who has expertise on housing studies, appointed  
20          by the Governor.

21          (13) One member representing a national laboratory  
22          that provides technical support to advance affordable  
23          housing solutions, appointed by the Governor.

24          (14) One member representing a statewide organization  
25          that advocates for affordable housing in Illinois,  
26          appointed by the Governor.

1           (15) One member from the nongovernmental sector,  
2           appointed by the Governor.

3           (b) All members of the Task Force shall serve without  
4           compensation. Task Force members shall be appointed within 30  
5           days after the effective date of this Act. If a vacancy occurs  
6           in the membership, a replacement will be appointed by the  
7           co-chairs of the Task Force.

8           (c) The following individuals shall serve as co-chairs of  
9           the Task Force: (i) the Executive Director of the Illinois  
10          Housing Development Authority, or his or her designee; (ii)  
11          the member of the Senate appointed by the President of the  
12          Senate; and (iii) the member of the House of Representatives  
13          appointed by the Speaker of the House of Representatives.  
14          Additionally, the member from the nongovernmental sector shall  
15          serve as vice-chair of the Task Force.

16          Section 15. Administrative support. The Illinois Housing  
17          Development Authority shall provide administrative and  
18          technical support to the Task Force, shall be responsible for  
19          administering the Task Force's operations, and shall ensure  
20          that the duties of the Task Force are completed.

21          Section 20. Meetings. The Task Force shall hold its  
22          initial meetings within 60 days after the effective date of  
23          this Act. The Task Force shall meet at least 6 times before  
24          December 31, 2024. Additional meetings may be called at the

1 direction of the co-chairs.

2 Section 25. Duties. The Community Land Trust Task Force  
3 shall:

4 (1) collect data regarding the current use of  
5 community land trusts in Illinois and opportunities for  
6 expansion statewide, including the number of properties  
7 that could be acquired by a land trust through the  
8 property tax sale system;

9 (2) study the use of community land trusts as a tool to  
10 create permanently affordable housing, including as an  
11 alternative to property tax sales;

12 (3) analyze centralized models that support the use of  
13 community land trusts to create and maintain affordable  
14 housing used in other states and countries worldwide;

15 (4) create a cost-benefit analysis describing any  
16 savings to the State if a community land trust model was  
17 pursued, including when compared to current affordable  
18 rental housing programs and savings across other sectors;

19 (5) outline financing and lending opportunities for  
20 community land trusts to make homeownership attainable to  
21 historically marginalized communities;

22 (6) examine the impact substantial investments in  
23 community land trusts would have on closing the racial  
24 wealth gap in Illinois;

25 (7) examine any different considerations in the use of

1 community land trusts in gentrifying and disinvested  
2 communities;

3 (8) examine incentive packages to encourage current  
4 property owners to sell their homes to a community land  
5 trust;

6 (9) explore complementary uses of community land  
7 trusts and housing cooperatives; and

8 (10) prepare a final report making specific  
9 recommendations of legislative and budgetary action that  
10 supports the mission of community land trusts to foster  
11 affordable housing and homeownership.

12 Section 30. Report. The Task Force shall submit its final  
13 report to the Governor and General Assembly no later than  
14 December 31, 2024. The final report shall be made available on  
15 the Illinois Housing Development Authority's website for  
16 viewing by the general public.

17 Section 35. Dissolution; repeal. The Task Force is  
18 dissolved and this Act is repealed on December 31, 2024.

19 Section 99. Effective date. This Act takes effect upon  
20 becoming law.