



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

SB3962

Introduced 2/6/2026, by Sen. Doris Turner

#### SYNOPSIS AS INTRODUCED:

20 ILCS 2105/2105-379 new  
20 ILCS 2705/2705-570 new  
310 ILCS 67/52 new

Amends the Department of Professional Regulation Law of the Civil Administrative Code of Illinois. Requires the Department of Financial and Professional Regulation, in consultation with the Sangamon County Board and the City of Springfield, to conduct a study on the lending practices and borrower outcomes within Sangamon County and analyze any information collected in connection with that study. Provides that the study shall encompass all financial institutions and lending entities licensed or regulated by the Department that operate within Sangamon County or are municipally authorized by the City of Springfield. Amends the Department of Transportation Law of the Civil Administrative Code of Illinois. Requires the Department of Transportation, in consultation with the specified entities, to conduct a countywide transit equity analysis study and analyze any information collected in connection with that study. Amends the Affordable Housing Planning and Appeal Act. Requires the Illinois Housing Development Authority, in consultation with the Sangamon County Board and the City of Springfield Office of Planning and Economic Development, to conduct a countywide housing and community revitalization study and analyze any information collected in connection with that study. Establishes reporting requirements related to each study under each of the relevant Acts. Sets a repeal date of December 31, 2029 for the provisions concerning each study under each of those Acts.

LRB104 19796 BAB 33246 b

1 AN ACT concerning regulation.

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

4 Section 5. The Department of Professional Regulation Law  
5 of the Civil Administrative Code of Illinois is amended by  
6 adding Section 2105-379 as follows:

7 (20 ILCS 2105/2105-379 new)

8 Sec. 2105-379. Sangamon County fair lending practices  
9 study.

10 (a) The Department, in consultation with the Sangamon  
11 County Board and the City of Springfield, shall conduct a  
12 study on the lending practices and borrower outcomes within  
13 Sangamon County and analyze any information collected in  
14 connection with that study. The purpose of this study is to  
15 increase transparency in financial markets, reduce disparities  
16 in credit access, and promote accountability through the  
17 regular publication of lending and borrower data for Sangamon  
18 County.

19 (b) The study shall encompass all financial institutions  
20 and lending entities licensed or regulated by the Department  
21 that operate within Sangamon County or are municipally  
22 authorized by the City of Springfield, including banks, credit  
23 unions, mortgage companies, installment lenders, and

1 alternative financial service providers.

2 (c) As part of the study, the Department shall collect,  
3 compile, and analyze anonymized data sets of:

4 (1) the average annual percentage rate by loan type  
5 and institution;

6 (2) the average loan size, term, and repayment  
7 duration;

8 (3) default and delinquency rates, including  
9 charge-offs and recovery outcomes;

10 (4) borrower income brackets and ranges;

11 (5) geographic distribution of loans by zip code,  
12 census tract, and ward; and

13 (6) aggregate number of active lenders and loan  
14 volumes within each regulatory category. All data sets  
15 shall undergo statistical disclosure limitation and  
16 de-identification procedures, including small-cell  
17 suppression for any reporting category representing fewer  
18 than 5 loans or borrowers.

19 (d) The study shall include, but need not be limited to:

20 (1) countywide, zip code, and ward-level summaries of  
21 lending trends;

22 (2) year-over-year comparisons highlighting changes in  
23 average annual percentage rate, loan volume, and default  
24 rates;

25 (3) analysis of disparities by geography, borrower  
26 income, and product type; and

1           (4) policy recommendations for equitable credit access  
2           and consumer protection.

3           (e) The Department may collaborate with local  
4           universities, financial researchers, and advocacy  
5           organizations to analyze the data and publish independent  
6           reviews.

7           (f) The Department may complete a preliminary report that  
8           may be made available for public inspection through electronic  
9           means prior to the publication of the final report under this  
10           Section. The Department shall complete and submit the final  
11           report under this Section to the Governor and the General  
12           Assembly by December 31, 2028. A copy of both the preliminary  
13           report, if made available by the Department, and the final  
14           report shall be made available to the public through  
15           electronic means.

16           (g) This Section is repealed on December 31, 2029.

17           Section 10. The Department of Transportation Law of the  
18           Civil Administrative Code of Illinois is amended by adding  
19           Section 2705-570 as follows:

20           (20 ILCS 2705/2705-570 new)

21           Sec. 2705-570. Sangamon County fair transit study.

22           (a) The Department, in consultation with the Sangamon  
23           County Board, the Sangamon Mass Transit District,  
24           Springfield-Sangamon County Regional Planning Commission, and

1 relevant municipal bodies, shall conduct a countywide transit  
2 equity analysis study and analyze any information collected in  
3 connection with that study. The purpose of this study is to  
4 eliminate transportation disparities and promote equitable  
5 access for all residents.

6 (b) The study shall include, but need not be limited to,  
7 the following:

8 (1) mapping current service coverage, ridership data,  
9 and demographic trends;

10 (2) evaluating current transit infrastructure and  
11 accessibility, including accessible shelters, lighting,  
12 benches, and sidewalk connectivity, real-time route and  
13 language-access displays, ADA-compliant curb and ramp  
14 redesigns, public safety features such as cameras and  
15 lighting and recommending improvements to transit  
16 infrastructure and accessibility;

17 (3) identifying gaps in service for low-income,  
18 east-side, and rural residents;

19 (4) evaluating language-access equity in transit  
20 materials, signage, and communication; and

21 (5) recommending data-driven improvements to ensure  
22 equitable access across all neighborhoods.

23 (c) The Department may complete a preliminary report that  
24 may be made available for public inspection through electronic  
25 means prior to the publication of the final report under this  
26 Section. The Department shall complete and submit the final

1 report under this Section to the Governor and the General  
2 Assembly by December 31, 2028. A copy of both the preliminary  
3 report, if made available by the Department, and the final  
4 report shall be made available to the public through  
5 electronic means.

6 (d) This Section is repealed on December 31, 2029.

7 Section 15. The Affordable Housing Planning and Appeal Act  
8 is amended by adding Section 52 as follows:

9 (310 ILCS 67/52 new)

10 Sec. 52. Sangamon County affordable housing study.

11 (a) The Illinois Housing Development Authority, in  
12 consultation with the Sangamon County Board and the City of  
13 Springfield Office of Planning and Economic Development, shall  
14 conduct a countywide housing and community revitalization  
15 study and analyze any information collected in connection with  
16 that study. The purpose of this study is to promote equitable  
17 housing and community revitalization.

18 (b) The study shall include, but need not be limited to,  
19 the following:

20 (1) identifying historically excluded or disinvested  
21 neighborhoods in need of targeted housing and  
22 infrastructure investment;

23 (2) assessing current affordable-housing stock,  
24 vacancy rates, and ownership disparities by race and

1 income;

2 (3) prioritizing mixed-income and mixed-use  
3 development that enhances accessibility and local economic  
4 vitality;

5 (4) qualifying for competitive State and federal  
6 funding;

7 (5) establishing incentives to create more affordable  
8 housing, including, but not limited to, property-tax  
9 abatements tied to affordability covenants, priority  
10 permitting for developments meeting equity and inclusion  
11 benchmarks, low-interest loans or revolving funds for  
12 rehabilitation of vacant properties, and grants for the  
13 inclusion of accessible, ADA-compliant design in new  
14 developments; and

15 (6) evaluating homeownership and renter transition  
16 programs, including down-payment and credit-readiness  
17 support for first-time buyers, rehabilitation financing  
18 assistance for families purchasing in disinvested areas,  
19 and wraparound services for financial literacy, mortgage  
20 counseling, and post-purchase support.

21 (c) The Department may complete a preliminary report that  
22 may be made available for public inspection through electronic  
23 means prior to the publication of the final report under this  
24 Section. The Department shall complete and submit the final  
25 report under this Section to the Governor and the General  
26 Assembly by December 31, 2028. A copy of both the preliminary

1 report, if made available by the Department, and the final  
2 report shall be made available to the public through  
3 electronic means.

4 (d) This Section is repealed on December 31, 2029.