



HR0672

LRB102 25502 LAW 34790 r

1 HOUSE RESOLUTION

2 WHEREAS, Gentrification affects predominantly Black and
3 Latino communities across the State of Illinois; and

4 WHEREAS, Gentrification involves the physical
5 redevelopment of communities through investments in new
6 housing, infrastructure, and businesses that lead to higher
7 property values, rents, and property taxes, often replacing
8 longstanding households and community institutions; and

9 WHEREAS, Gentrification also often involves cultural
10 displacement, in which the norms and values of longtime,
11 predominantly Black and Latino and working class residents are
12 replaced by those of a newly-dominant, often whiter, and more
13 middle class group of residents; and

14 WHEREAS, Gentrification has been exacerbated by the
15 COVID-19 pandemic, with major losses of income and an
16 estimated 320,000 Illinoisans facing eviction filings in
17 January 2021; and

18 WHEREAS, Gentrification is driven by structural racism in
19 the U.S. housing system, including race-based zoning,
20 redlining, deed restrictions, contract selling, predatory
21 lending, and other practices, which has blocked Black home

1 ownership and created stark and persistent inequalities in
2 wealth and financial well-being between Black and white
3 households in the State of Illinois; and

4 WHEREAS, Structural racism in the housing system
5 reinforces wealth inequality between white and non-white
6 households; the typical white family owns about \$184,000 in
7 family wealth versus just \$38,000 for Latino families and
8 \$23,000 for Black families; and

9 WHEREAS, This divide translates to massive differences in
10 quality of life; owning a home or business in a neighborhood in
11 which property values are appreciating is one of the primary
12 ways of accumulating wealth in the United States, leaving
13 Black and Latino families more reliant on home equity, reverse
14 mortgages, and other sources to finance retirement than white
15 families; and

16 WHEREAS, The racial wealth gap restricts the progress of
17 this country and is estimated to cost as much as \$1.5 trillion
18 in lost economic growth over the next decade; and

19 WHEREAS, The Illinois Legislative Black Caucus has called
20 for legislation addressing housing, banking, and capital
21 investment to eliminate barriers to economic opportunity in
22 Black communities in its Economic Access, Equity and

1 Opportunity Pillar; therefore, be it

2 RESOLVED, BY THE HOUSE OF REPRESENTATIVES OF THE ONE
3 HUNDRED SECOND GENERAL ASSEMBLY OF THE STATE OF ILLINOIS, that
4 we believe that investments in business, home ownership, and
5 community development in Black and Latino communities are
6 essential for creating shared prosperity in our communities;
7 and be it further

8 RESOLVED, That we recognize the importance of property
9 values that come from new development and investment as a
10 source of wealth for native populations; and be it further

11 RESOLVED, That we commit to combating gentrification and
12 displacement, to protect native populations as their
13 communities change, and to support efforts to close the racial
14 wealth gap in the State of Illinois; and be it further

15 RESOLVED, That we commit to studying the effects of
16 gentrification and displacement in the State as well as
17 studying solutions that will protect native populations and
18 allow them to participate in the rebuilding of their
19 communities, including but not limited to:

20 (1) Increasing investments in home repair for longtime
21 Black and Latino residents, particularly for seniors in

1 the community on fixed incomes, through the Illinois
2 Housing Development Authority's Single Family
3 Rehabilitation Program; and

4 (2) Increasing opportunities for home ownership for
5 Black and Latino residents through Illinois Housing
6 Development Authority mortgages and down payment
7 assistance as well as financial institutions regulated
8 under the Illinois Community Reinvestment Act; and

9 (3) Expanding use of the Long Time Occupancy Homestead
10 Property Tax Exemption, the Senior Citizen Assessment
11 Freeze Homestead Exemption, the Homestead Improvement
12 Exemption, and the Senior Citizen Tax Deferment in
13 predominantly Black and Latino neighborhoods; and

14 (4) Allowing communities to limit predatory rent
15 increases for Black and Latino renters in gentrifying
16 neighborhoods by repealing the Rent Control Preemption
17 Act.