

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.