



CENTRAL ILLINOIS LAND BANK AUTHORITY

BY THE NUMBERS

since 2020

125+

projects completed in
last 5 years

28

member communities
served

\$3M+

raised for rehabilitation
work

50+

homeowner-occupied
rehab

75+

demolitions in Vermillion
County

The Central Illinois Land Bank Authority's mission is to assist member communities and forge partnerships with developers, residents, and others that result in revitalized neighborhoods, increased property values, stabilized real estate markets and the redevelopment of properties.

The Central Illinois Land Bank Authority (CILBA) was created in 2019 to help return vacant and abandoned properties to productive use. The Land Bank began in Vermillion County and has since grown to serve twenty-eight member communities spanning 9 counties in Central Illinois.

Formed through an Intergovernmental Agreement signed by local governments that joined the land bank, CILBA leverages the proven success of land banks nationwide. CILBA serves as a vital regional resource for housing and economic development, helping municipalities with limited manpower and financial resources to legally hold, manage and develop tax-delinquent or bank-foreclosed properties and put them back into the market.

The Land Bank's overarching goal is to improve quality of life, stabilize the tax base, and enhance economic activities in a manner consistent with local government plans and priorities. To achieve this goal, CILBA facilitates the redevelopment of acquired properties through strategic partnerships with developers, community organizations, lenders, and local governments.

CILBA has helped small, rural communities build a code enforcement foundation to address blight, pilot rehab programs, and focus on proactive housing preservation strategies. CILBA utilizes a data-driven framework to pinpoint problems and raise grant funds that address the unmet housing needs and challenges facing rural communities downstate.

Central Illinois Land Bank Authority Programming and Project Options

CILBA administers programs and services in collaboration with communities across Central Illinois. Services range from grants assistance to complete demolition of blighted or abandoned properties. Detailed descriptions of CILBA's offerings are below.



Demolitions

CILBA will identify and demolish unsafe housing in your community. Funding for demolitions is available through sources like IHDA's Strong Communities grants.

Homeowner Occupied Rehabs

CILBA helps stabilize housing and keeps it out of disrepair by identifying homeowner-occupied homes that require repairs. These funds will be used to create a project pipeline for IHDA's Single Family Rehab grant.

Rehab Abandoned Homes

Communities can save abandoned homes through rehab and sale to first time homebuyers.



Code Enforcement Technical Assistance

CILBA assists with the adoption of International Property Maintenance Codes, Vacant Building Ordinances, Rental Registration Ordinances, and/or pursues proactive code enforcement to prevent future demolitions.

IL EPA Brownfield Assessment Grants

Clean up abandoned contaminated sites and put them back to productive use using available IL EPA funding.

Main Streets/Commercial Corridor Planning

CILBA will reinvest in your main street commercial districts through addressing vacant and abandoned properties. This is an opportunity to collaborate on code enforcement, grant applications, and future vision, enabled by funds such as the DCEO Rebuild Main Streets grant.



Strategic Acquisitions for Housing & Economic Development Projects

CILBA uses strategic acquisitions to hold properties for large scale projects, such as the \$70M Carle project in Danville.

Vacant Land Sales

Communities can work with CILBA to market vacant properties for sale and get them back to productive use.

Regional Partnerships on Public Health & Community Development

Addressing public health through housing and local/regional partnerships is a key element of reinvesting in communities. CILBA can help facilitate partnerships on healthy housing with local/regional hospitals and foundations.

The CILBA Process: Common Questions for Potential Members

CILBA's mission of returning vacant and abandoned properties to productive use would not be possible without our member communities. Clarity on our process is included below, and any further questions can be answered by contacting us.

How do I join the Land Bank?

Contact CILBA staff to find out more information regarding joining or partnering with the land bank. After learning more about the land bank, local governments can join by passing an Intergovernmental Agreement (IGA) that details the benefits and responsibilities of membership.

How is the Land Bank funded?

CILBA is funded by membership contributions and proceeds from real estate activities and program services. Over five years ago, the Illinois Housing Development Authority provided seed grants to help get the land bank started through their Land Bank Capacity Program.

Can the Land Bank work anywhere?

CILBA is focused on Central Illinois communities. Under our bylaws, CILBA can only accept or work on property where the local member community is supportive of our involvement.

What can I expect from collaborating with CILBA?

CILBA operates in service to its member communities. We receive property from our members, work with our members to identify properties deserving attention, and develop strategies to improve properties according to community plans and priorities. A prototypical timeline for collaboration between the Land Bank and its government members is below.

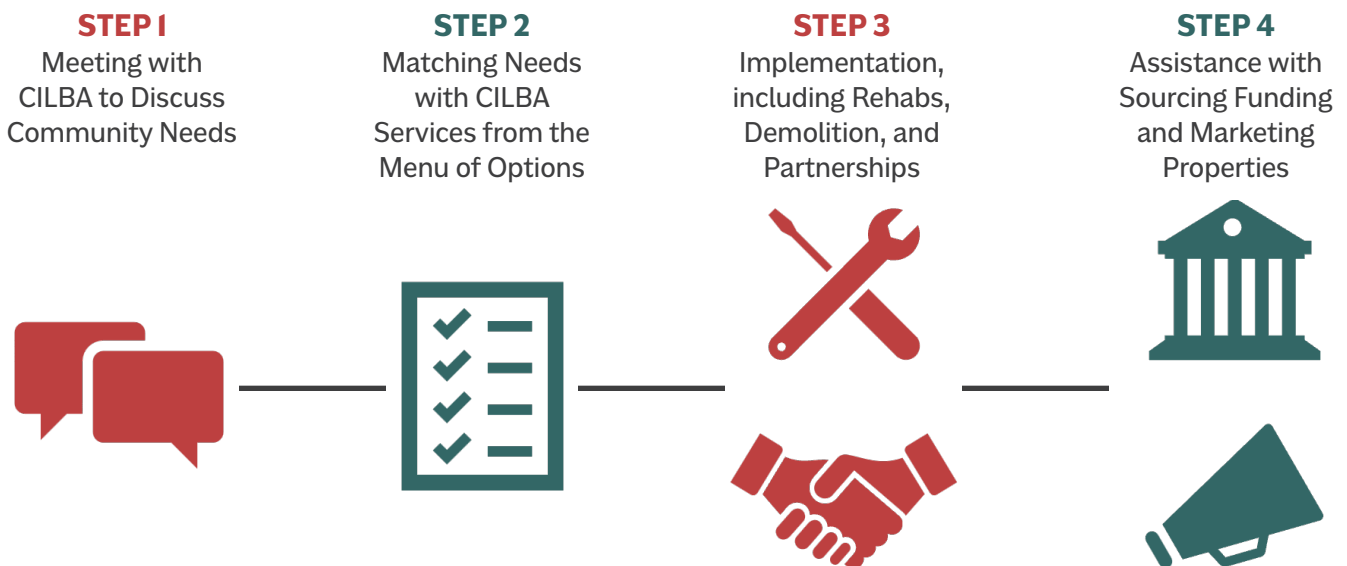
CONTACT US

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SEND A MESSAGE





Anti-Blight work in Village of 850 People – Impact of Deed Restriction and \$100k+ of Demolitions

RIDGE FARM, ILLINOIS

Ridge Farm, Illinois, is a Village of 850 people, and a member of the Central Illinois Land Bank Authority (CILBA). CILBA has completed eight different demolition projects in Ridge Farm. The land bank utilized three rounds of Illinois Housing Development Authority's Strong Communities Program (SCP) grants to complete projects.

The property located at 10 E North Street in Ridge Farm was acquired by CILBA for demolition, but the Village wanted to see if it could be rehabilitated. The land bank marketed the property to responsible contractors, sold it for a nominal value, and a rehab deed restriction was placed on the house to guarantee its completion in a year.

The adjacent lot, 8 E North Street, was cleared by a demolition from CILBA. Both properties were sold to a qualified local contractor who brought it up to code.

Community Impacts: With the help of a deed restriction for rehab, this project was transformative for the residential market in Ridge Farm. The completed property sold for over \$200,000, the highest home price in Ridge Farm in years. This sale has increased property values for all other properties in the Village.

COMMUNITY
Ridge Farm, IL

SERVICES PROVIDED
Deed Restriction for Rehab
Demolition (of adjacent property)
Marketing Property

FUNDING SOURCE
Illinois Housing Development
Authority - Strong
Communities Program

PROJECTS COMPLETED
2021-2024





Case Study on Proactive Code Enforcement WESTVILLE AND PAXTON, ILLINOIS

Westville and Paxton are rural Illinois communities with populations under 5,000 people – each is a member of the Central Illinois Land Bank Authority (CILBA). From 2022-24, CILBA completed over 10 projects in these communities made possible by Illinois Housing Development Authority’s Strong Communities Program (SCP) grants.

Neither Westville nor Paxton had a strong code enforcement foundation when joining the land bank. Each was encouraged to adopt the International Property Maintenance Code and hire a shared code enforcement officer to take a more proactive approach to blighted properties. Both communities had property owners that were paying taxes but allowing properties to become “haunted house” safety hazards for the community.

Community Impacts: After a strong code foundation was built and utilizing the “fast track” demolition process, CILBA helped each community address problem properties that were headaches in the communities for 10+ years. The anti-blight work resulted in significant neighborhood quality of life improvements. Proactive code enforcement sparked other private owners to clean up properties voluntarily.

COMMUNITY

Westville and Paxton, IL

SERVICES PROVIDED

Demolition
Code Enforcement

FUNDING SOURCE

Illinois Housing Development Authority - Strong Communities Program

PROJECTS COMPLETED

2022-2024



Leveraging Public/Private Partnerships to Scale Anti-Blight Work

HOOPESTON, ILLINOIS

Hoopeston, Illinois, is a city of just under 5,000 residents, and a member of the Central Illinois Land Bank Authority (CILBA). City leaders recognized there was a blight problem in Hoopeston and wanted to proactively tackle it.

CILBA began its work by helping the City build a strong code foundation by adopting the International Property Maintenance Code and hiring a shared code enforcement officer. The Hoopeston Village Retirement Foundation (HVRF) wanted to be part of the solution and agreed to match up to \$100k on a state grant if the City invested \$50k match. CILBA wrote a grant to the Illinois Housing Development Authority and CILBA received \$125k. HVRF invested \$100k along with the City's \$50k for a total of \$275k towards Hoopeston anti-blight efforts. Over three years, CILBA helped demolish over fifteen properties that led to dramatic quality of life and public safety improvements for residents.

Community Impacts: The work in Hoopeston was a great example of using all available tools in the toolbox. Properties were acquired from the Tax Trustee sales and the legal "Abandonment" process. Fast Track demolitions and property donations were also utilized to take control of long-time problematic properties. Through this public-private partnership, CILBA was able to do more anti-blight work than any other member community to date.

COMMUNITY
Hoopeston, IL

SERVICES PROVIDED
Demolition
Building Code Enforcement
Foundation
Vacant Lot Sales

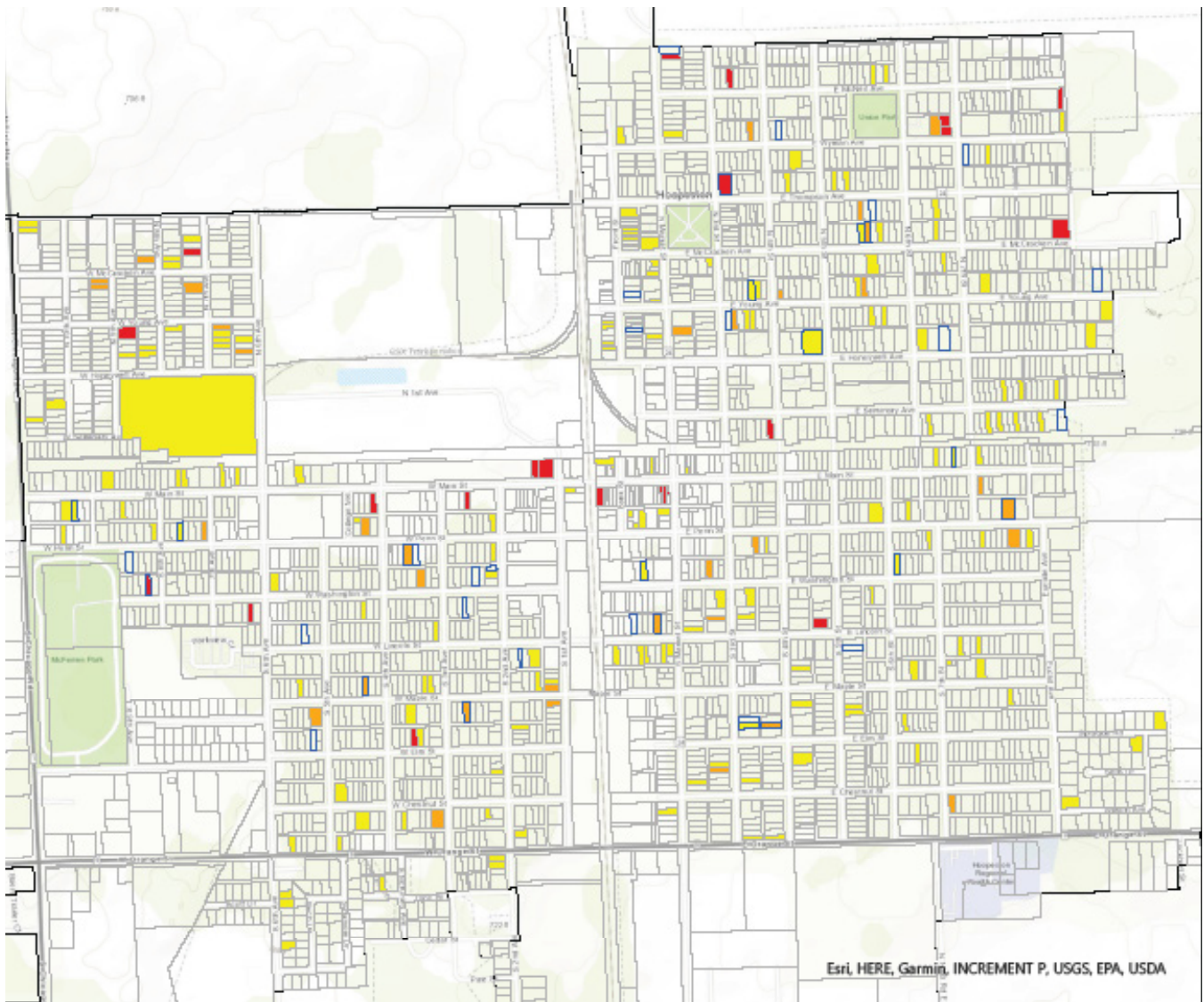
FUNDING SOURCE
Hoopeston Retirement Village Foundation
City of Hoopeston
Illinois Housing Development Authority - Strong Communities Program

PROJECTS COMPLETED
2021-2023



Strategic Prioritization of Tax-Delinquent Properties

HOOPESTON, ILLINOIS



CILBA obtained several years of data for properties within Hoopston in order to develop a strategic, data-driven approach for prioritizing properties for land bank investment.

Using data from the City of Hoopston, CILBA created a map of properties in the city that have a history of delinquent taxes and water shutoffs. This, coupled with a full tool belt of options for land bank responses, helped create a streamlined, data-driven strategy for projects in Hoopston.

Water Shutoff

 Yes

Tax Sale History

 1 year

 2 consecutive years

 3 consecutive years