



## 104TH GENERAL ASSEMBLY

### State of Illinois

2025 and 2026

HB5170

Introduced 2/10/2026, by Rep. Kevin John Olickal

#### SYNOPSIS AS INTRODUCED:

New Act  
30 ILCS 105/5.1038 new

Creates the Senior Home Preservation Program Act. Provides that subject to appropriations, the Department of Human Services shall establish a 3-year pilot program known as the Senior Home Preservation Program (Program) to provide grants to delegate agencies to provide rehabilitation services to legacy resident low-income senior homeowners to preserve the habitability and safety of their homes. Provides that grants under the Program may be used for housing owned by a legacy resident senior to remove or correct health or safety hazards, to comply with applicable housing standards or codes, or to make needed repairs to improve the general living conditions of the legacy resident senior, including improved accessibility for seniors with disabilities. Provides that the Program shall initially be implemented in predetermined geographies with the expectation that the Program may grow to encompass all eligible populations in the State. Contains provisions concerning home repair project types and application process and operational requirements. Creates a Workforce Development Home Repair Program (Workforce Development Program) to promote the State's interest in enabling low-income senior households to age in place safely and securely. Provides that, through grants to delegate agencies, the Workforce Development Program shall aim to increase employment and entrepreneurship opportunities in census tracts with high rates of unemployment, underemployment, and poverty and to ensure that residents of those communities are able to access the work as a local employment engine. Provides that delegate agencies implementing Workforce Development Program sites shall connect trainees to jobs through committed employer partnerships related to improving the habitability and performance of homes; and shall use grant funding to cover cash stipends for trainees and costs related to the design and implementation of pre-apprenticeship and other job training programs. Requires the Department to submit annual reports. Creates the Senior Home Preservation Program Fund to cover the operational and administrative costs and program grants under the Senior Home Preservation Program. Amends the State Finance Act by adding the Senior Home Preservation Program Fund to the list of special funds.

LRB104 17394 KTG 30819 b

A BILL FOR

1 AN ACT concerning housing.

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 Senior  
5 Home Preservation Program Act.

6 Section 5. Legislative intent. The purpose of this Act is  
7 to establish a home repair program to promote safe and  
8 habitable housing for legacy resident seniors. Additionally,  
9 the intent is to improve coordination across existing home  
10 repair programs and to increase retention in workforce  
11 development programs.

12 Section 10. Definitions. As used in this Act:

13 "Delegate agency" means a contract with a unit of local  
14 government or a not-for-profit or for-profit organization  
15 approved by the Department to carry out the provisions of this  
16 Act to targeted communities and paid on a pass-through basis.

17 "Department" means the Department of Human Services.

18 "Disability" means, with respect to an individual:

19 (1) a physical or mental impairment that substantially  
20 limits one or more major life activities of the  
21 individual;

22 (2) a record of such an impairment; or

1           (3) being regarded as having such an impairment.

2           An individual meets the requirement of "being regarded as  
3           having such an impairment" if the individual establishes that  
4           he or she has been subjected to an action prohibited under the  
5           Americans with Disabilities Act of 1990 because of an actual  
6           or perceived physical or mental impairment whether or not the  
7           impairment limits or is perceived to limit a major life  
8           activity.

9           "Habitability" means home repairs that are required to  
10          ensure fit for human habitation; specifically, safe and  
11          suitable for occupancy of relevant age homeowners and their  
12          tenants, as applicable.

13          "Homeowner" means a person or persons who are any of the  
14          following:

15               (1) An owner (of up to 4 units) of record evidenced by  
16               a publicly recorded deed.

17               (2) An owner-occupant of a manufactured home who  
18               leases a space in a manufactured home community.

19               (3) An equitable owner who can demonstrate an  
20               ownership interest in a property as provided by law,  
21               including:

22                       (i) a person who has inherited an interest in a  
23                       property;

24                       (ii) a person who has entered a contract to  
25                       purchase a property;

26                       (iii) a person who was the owner of record before a

1           fraudulent conveyance of the property; or

2                   (iv) a person who is a trust beneficiary and a  
3           person holding a partial ownership interest in a  
4           property such as tenancy by the entirety, joint  
5           tenancy, tenancy in common, and life estate.

6           "Home modification" means any change to the structure of a  
7           residential home or property to create barrier free living,  
8           provide access to and from the home, create universal design,  
9           or avoid institutionalized or congregate placement for persons  
10          with a disability.

11          "Home repair referral" means that the Department will use  
12          all of the information it has available by virtue of its duties  
13          under this Act, to assist, free of charge via a publicly  
14          available web page in multiple languages, print material, or  
15          by telephone assistance, persons with low incomes who are  
16          legacy senior homeowners locate a home repair, accessibility  
17          modification, weatherization, or energy subsidy program by  
18          location.

19          "Legacy resident senior homeowner" means any person 62  
20          years of age or older or 55 and older with a disability who has  
21          lived in his or her community family home (single-family home  
22          or owner-occupied building of up to 4 units) for at least 10  
23          years.

24          "Low-income" means a household income that does not exceed  
25          80% of area median income.

26          "Rehabilitation services" means modifications, repairs, or

1 updates to homeowner- or renter-occupied units, not to exceed  
2 \$40,000 per unit, to address the following challenges,  
3 including, but not limited to, the following (not in priority  
4 order):

5 (1) physical and sensory accessibility for individuals  
6 with disabilities and older adults, such as bathroom and  
7 kitchen modifications, installation of grab bars and  
8 handrails, guards and guardrails, lifting devices, ramp  
9 additions or repairs, sidewalk addition or repair, or  
10 doorway or hallway widening;

11 (2) habitability and safety concerns, such as repairs  
12 needed to ensure residential units are fit for human  
13 habitation and free from defective conditions or health  
14 and safety hazards; and

15 (3) energy and water efficiency, resilience, and  
16 weatherization.

17 Section 15. Senior Home Preservation Program.

18 (a) Subject to the availability of appropriations in an  
19 amount sufficient to implement and administer the provisions  
20 of this Act, the Department shall establish a 3-year pilot  
21 program known as the Senior Home Preservation Program to  
22 provide grants to delegate agencies to provide rehabilitation  
23 services to legacy resident low-income senior homeowners to  
24 preserve the habitability and safety of their homes. Grants  
25 provided under the program may be used for housing owned by a

1 legacy resident senior to remove or correct health or safety  
2 hazards, to comply with applicable housing standards or codes,  
3 or to make needed repairs to improve the general living  
4 conditions of the legacy resident senior, including improved  
5 accessibility for seniors with disabilities. The program shall  
6 initially be implemented in predetermined geographies with the  
7 expectation that the program may grow to encompass all  
8 eligible populations in the State of Illinois.

9 (b) Home repair project types. The program shall provide  
10 funding to ensure low-income legacy resident seniors' homes  
11 are free of habitability concerns, to provide home  
12 modifications allowing for independent living, and to improve  
13 coordination across existing home repair programs.

14 (c) Program funds shall not supplant existing resources  
15 dedicated to existing home repair programs, but may be used to  
16 support, expand, and enhance existing home repair programs as  
17 provided under this Act.

18 (d) Application process and operational structure.

19 (1) The Department may adopt any rules necessary to  
20 implement the program.

21 (2) Applicants must apply to the program in a form and  
22 manner prescribed by the Department. To qualify for  
23 repairs from a delegate agency, the applicant must, at a  
24 minimum, be the owner of the home and use the home as his  
25 or her primary residence. The Department may also  
26 establish minimum housing standards that applicants must

1 meet to qualify for a grant under the program.

2 (3) The Department must use a universal program  
3 application process with a single point of contact for  
4 homeowners and delegate agencies.

5 (4) The program must be designed to facilitate  
6 coordination across waitlists for existing home repair  
7 programs.

8 (5) The Department must take no longer than 12 months  
9 in setting up the application and program framework.

10 Section 20. Workforce Development Home Repair Program. The  
11 Department shall establish and implement a Workforce  
12 Development Home Repair Program (Workforce Development  
13 Program) to promote the State's interest in enabling  
14 low-income senior households to age in place safely and  
15 securely. Through grants to delegate agencies, the Workforce  
16 Development Program shall aim to increase employment and  
17 entrepreneurship opportunities in census tracts with high  
18 rates of unemployment, underemployment, and poverty and to  
19 ensure that residents of those communities are able to access  
20 the work as a local employment engine. The Workforce  
21 Development Program shall also implement outreach strategies  
22 to increase awareness of cost savings and job training  
23 services associated with the program. Delegate agencies  
24 implementing workforce development program sites shall connect  
25 trainees to jobs through committed employer partnerships

1 related to improving the habitability and performance of homes  
2 and shall use grant funding to cover any of the following:

3 (1) Cash stipends for trainees.

4 (2) Costs related to the design and implementation of  
5 pre-apprenticeship, apprenticeship, and publicly funded  
6 on-the-job training programs.

7 Delegate agencies may use not more than 15% of the awarded  
8 funds to carry out related functions, including workforce  
9 training, which shall be related to efforts to increase the  
10 number of home repairs performed and approved by the Secretary  
11 of Human Services.

12 Section 25. Reporting requirements. The Department shall  
13 prepare an annual report by September 1 following the fiscal  
14 year in which the Senior Home Preservation Program is first  
15 implemented, and by September 1 for all subsequent years of  
16 the program's duration. The report shall be submitted to the  
17 chairperson and minority chairperson of the Appropriations  
18 Committee of the Senate and the chairperson and minority  
19 chairperson of the Appropriations Committee of the House of  
20 Representatives. The report shall also be posted on the  
21 Department's publicly accessible website. The report shall  
22 include data for the prior year as follows:

23 (1) Regarding home repairs, the report shall include:

24 (A) the total number of units repaired or made  
25 accessible;

1 (B) the total program funds invested in repair  
2 activities with average costs per unit;

3 (C) the total number of applications received,  
4 approved, and denied including a summary of the most  
5 common reasons for denial of applications; and

6 (D) income and demographic information for all  
7 households assisted with home repair grants.

8 (2) Regarding the workforce development, the report  
9 shall include:

10 (A) the total amount of program funds invested in  
11 workforce development programs;

12 (B) the total number and average amount of cash  
13 stipends provided to trainees; and

14 (C) the income and demographic information for  
15 individuals assisted by workforce development funds.

16 (3) For administration and coordination, the report  
17 shall include:

18 (A) information on existing home repair programs  
19 to which individuals or households were referred to  
20 including:

21 (i) the number of individuals or households  
22 connected to such programs;

23 (ii) the extent to which those programs  
24 addressed the identified needs; and

25 (iii) whether additional program funds under  
26 the Senior Home Preservation Program were required

- 1 to address needs not fully covered by existing  
2 home repair programs;
- 3 (B) a summary of the most common referrals;
- 4 (C) the number of new staff hired to fulfill program  
5 services; and
- 6 (D) a summary of systems improvements used to fulfill  
7 program services.

8 Section 30. Senior Home Preservation Program Fund. The  
9 Senior Home Preservation Program Fund is created as a special  
10 fund in the State treasury. The Fund shall consist of any  
11 appropriations made to the Department for the operation and  
12 administration of the Senior Home Preservation Program and the  
13 Workforce Development Home Repair Program. The Department is  
14 authorized to accept and deposit into the Fund any moneys  
15 donated from private individuals or entities for the purposes  
16 of those programs. All interest earned on moneys in the Fund  
17 shall be deposited into the Fund. Subject to appropriations,  
18 the Department shall use monies in the Fund to provide grants  
19 to delegate agencies to provide minor rehabilitation services  
20 to legacy resident low-income senior homeowners that will  
21 preserve the habitability and safety of their homes, and to  
22 cover administrative expenses related to the operation of  
23 Senior Home Preservation Program and the Workforce Development  
24 Home Repair Program.

1           Section 35. The State Finance Act is amended by adding  
2           Section 5.1038 as follows:

3           (30 ILCS 105/5.1038 new)

4           Sec. 5.1038. The Senior Home Preservation Program Fund.