



103RD GENERAL ASSEMBLY

State of Illinois

2023 and 2024

HB5506

Introduced 2/9/2024, by Rep. Kevin John Olickal

SYNOPSIS AS INTRODUCED:

New Act
30 ILCS 105/5.1015 new

Creates the Senior Home Preservation Program Act. Requires the Department of Human Services to implement and administer the Senior Home Preservation Program to provide grants to agencies to provide minor rehabilitation services to legacy resident low-income senior homeowners to preserve the habitability and safety of their homes. Provides that grants may be used for housing owned by eligible seniors to reduce the cost of repair and rehabilitation, 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 seniors including improved accessibility for seniors with disabilities. Provides that "legacy resident senior homeowner" means any person 62 years of age or older or 55 and older with a disability who has lived in a community family home (single-family home or owner-occupied building of up to 4 units) for at least 10 years. Defines other terms. Creates the Senior Home Preservation Program Fund as a special fund in the State treasury for the purpose of provide grants to agencies to provide minor rehabilitation services to eligible senior homeowners to preserve the habitability and safety of their homes. Amends the State Finance Act to include the fund as a special fund.

LRB103 38097 JRC 68229 b

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.

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

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

14 "Department" means the Department of Human Services.

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

16 (1) a physical or mental impairment that substantially
17 limits one or more major life activities of the
18 individual;

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

20 (3) being regarded as having such an impairment. An
21 individual meets the requirement of "being regarded as
22 having such an impairment" if the individual establishes

1 that he or she has been subjected to an action prohibited
2 under the Americans with Disabilities Act of 1990 because
3 of an actual or perceived physical or mental impairment
4 whether or not the impairment limits or is perceived to
5 limit a major life activity.

6 "Habitability concerns" means home repairs that are
7 required to ensure residential units are any of the following:

8 (1) fit for human habitation;

9 (2) free from defective conditions or health and
10 safety hazards, including asbestos, mold, pests, or lead;
11 or

12 (3) free of conditions preventing installation of
13 measures to improve energy or water efficiency and lower
14 utility costs.

15 "Homeowner" means a person or persons who are any of the
16 following:

17 (1) an owner of record evidenced by a publicly
18 recorded deed;

19 (2) an owner-occupant of a manufactured home who
20 leases a space in a manufactured home community; or

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

24 (i) a person who has inherited an interest in a
25 property;

26 (ii) a person who has entered a contract to

1 purchase a property;

2 (iii) a person who was the owner of record before a
3 fraudulent conveyance of the property; or

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

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

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

18 "Low-income" means a household income that does not exceed
19 200% of area median income.

20 "Minor rehabilitation services" includes but is not
21 limited to the following, not to exceed \$20,000 per unit for:
22 security devices (installation of sprinkler systems, smoke
23 detectors and deadbolt locks, and other devices for security
24 purposes); conservation (costs required to increase the
25 efficient use of water such as water saving faucets and shower
26 heads) and improvements to increase the efficient use of

1 energy in structures through such means as installation of
2 storm windows and doors, insulation, and modification or
3 replacement of heating and cooling equipment; water and sewer
4 (costs of connecting existing residential structures to water
5 distribution lines or local sewer collection lines); plumbing
6 (costs related to fixing leaky or exposed pipes; unclogging
7 sinks, tubs, and toilets; repairing or replacing faucets;
8 replacing sump pumps and toilet tank workings; resetting or
9 replacing toilets); electrical repairs (costs related to
10 repairing or replacing light switches, sockets, light
11 fixtures, ceiling fans, and doorbells; tools (costs of
12 acquiring tools to be lent to licensed, skilled laborers who
13 will use the tools to carry out rehabilitation); barrier
14 removal (costs related to installing handrails, grab bars, and
15 non-slip mats and treads); installing hand-held showers;
16 repairing steps and flooring; changing and fixing interior
17 doors; improving lighting, including night-lights for the
18 bathroom; removing floor clutter; rearranging furniture;
19 removing material and architectural barriers to restrict the
20 mobility and accessibility of older and disabled persons to
21 buildings and improvements that are eligible for
22 rehabilitation under this category); or landscaping,
23 sidewalks, and driveways (costs of installation or replacement
24 of landscape materials, sidewalks, and driveways when
25 incidental to other rehabilitation of the property).

1 Section 15. Senior Home Preservation Program.

2 (a) Subject to the availability of appropriations in an
3 amount sufficient to implement and administer the provisions
4 of this Act, the Department shall establish a Senior Home
5 Preservation Program to provide grants to delegate agencies to
6 provide minor rehabilitation services to legacy resident
7 low-income senior homeowners to preserve the habitability and
8 safety of their homes. Grants provided under the program may
9 be used for housing owned by a legacy resident senior to reduce
10 the cost of repair and rehabilitation, to remove or correct
11 health or safety hazards, to comply with applicable housing
12 standards or codes, or to make needed repairs to improve the
13 general living conditions of the legacy resident senior,
14 including improved accessibility for seniors with
15 disabilities.

16 Home repair project types. The program shall provide
17 funding for the following: to ensure low-income legacy
18 resident seniors' homes are free of habitability concerns, to
19 provide home modifications allowing for independent living,
20 and to improve coordination across existing home repair
21 programs.

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

1 standards applicants must meet to qualify for a grant under
2 the program.

3 (c) Program funds shall not supplant existing resources
4 dedicated to existing home repair programs, but may be used to
5 support, expand and enhance existing home repair programs as
6 provided under this Act.

7 (d) The Department may adopt any rules necessary to
8 implement the program.

9 Section 20. Senior Home Preservation Program Fund. The
10 Senior Home Preservation Program Fund is created as a special
11 fund in the State treasury. In addition to any other amounts
12 deposited into the Fund, there shall be deposited into the
13 Fund all moneys donated to the State by private individuals or
14 entities for purposes for which moneys in the Fund may be used
15 as provided in this Section. Subject to appropriations, the
16 Department of Human Services shall use moneys in the Fund to
17 make grants to provide grants to delegate agencies to provide
18 minor rehabilitation services to legacy resident low-income
19 senior homeowners to preserve the habitability and safety of
20 their homes. Provides that grants may be used for housing
21 owned by a legacy resident senior to reduce the cost of repair
22 and rehabilitation, to remove or correct health or safety
23 hazards, to comply with applicable housing standards or codes,
24 or to make needed repairs to improve the general living
25 conditions of the legacy resident senior, including improved

1 accessibility for seniors with disabilities.

2 Section 90. The State Finance Act is amended by adding
3 Section 5.1015 as follows:

4 (30 ILCS 105/5.1015 new)

5 Sec. 5.1015. The Senior Home Preservation Program Fund.