



Senior Home Preservation Program Act

HB 5170

Chief Sponsor: State Rep. Kevin Olickal



Housing Justice Begins in the Homes of Seniors!

*Illinois Legislators: Please co-sponsor and
support this bill! Contact Alizandra Medina, at
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The Problem: Seniors' Lives at Stake in Unsafe Homes

Over 600,000 homeowners in the State of Illinois are low-income seniors with 3 out of 4 of them living in homes that are over 50 years old and in need of repair or upgrades that they cannot afford.

This harms their health as well as their overall quality of life in the communities that they live. Seniors living in rural areas or who are people of color in cities tend to have far less home equity to tap into for home repairs and modification. For many, their home is the only asset they have and a way to pass down generational wealth. Losing this is detrimental to entire communities.

It is essential that the State of Illinois leads the coordination of efforts to ensure older people can age in safety, comfort, and dignity in their homes. This not only reduces costly hospital visits (to the senior and to the taxpayer) due to falls and unsafe living conditions but protects naturally occurring affordable housing.

The Solution: Senior Home Preservation Program Act

- The Senior Home Preservation Program Act would provide “legacy”, low-income older homeowners* with up to \$40,000 worth of basic home repairs by qualified home repair specialists at little to no cost to the homeowner.
- The Act will also support training and stipends to expand the home repair workforce.
- Serving older people through a streamlined application process housed by a state agency, this home repair infrastructure would ramp up in strategic parts of Illinois with the ultimate goal of a statewide scope. The total appropriation would be \$22 million over 3 years.

* A qualifying household would: (1) live in their home (single-family or up to 4 units) for at least 10 years; (2) be headed by someone aged 62 and older or 55 and older with a disability; and (3) have an income at or below 80 percent of the area median.



ensuring swift access to cash, utility subsidies, and specialized repair services for those in need.

"The 'cost of doing nothing' includes a toll on the mental well-being of residents in homes and neighborhoods with higher rates of housing deterioration."

-- Joint Center for Housing Studies, Harvard University, 2024

Fix Our Homes Illinois members include:

AARP Illinois, Access Living, AgeGuide, AgeOptions, BCMW Community Services, Center for Health and Social Care Integration at Rush University Medical Center, Chicago Bungalow Association, Chicago Urban League, Chicagoland Habitat for Humanity, Community Partners for Affordable Housing, DePaul Institute for Housing Studies, Enterprise Community Partners, Faith 1 Network, Feinberg School of Medicine of Northwestern University, Folded Map Project, Garfield Park Community Council, Habitat for Humanity of Sangamon County, Health & Medicine Policy Research Group, Housing Action Illinois, Illinois Aging Together, Illinois Anti-Foreclosure Coalition (IAFC), Light Up Lawndale, Morning Star Baptist Church, Mothers Opposed to Violence Everywhere (M.O.V.E.), Neighborhood Housing Services, North Branch Works, Northwest Housing Partnership, Northside Community Resources, Project Now, Rebuilding Together, See Me! Seniors on the Move, Southland Development, Southwest Organizing Project, Teamwork Englewood, Woodstock Institute, and YouthBuild. (As of October 2025)

For More Information, visit fixourhomesillinois.org

Contact Alizandra Medina, Director of Advocacy and Neighborhood Engagement at H.O.M.E., alizandram@homeseniors.org