STATE OF NEW YORK

9616

IN ASSEMBLY

January 21, 2026

Introduced by M. of A. SANTABARBARA -- read once and referred to the Committee on Housing

AN ACT to amend the private housing finance law, in relation to enacting the "care workforce housing preference act"

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Short title. This act shall be known and may be cited as the "care workforce housing preference act".

§ 2. Legislative findings and intent. The legislature hereby finds that New York's direct care, health, and human services workforce--including direct support professionals, certified nursing assistants, licensed practical nurses, registered nurses, behavioral health and human services staff, and early intervention and special education therapists--faces severe housing affordability challenges that threaten workforce recruitment and retention. To address these challenges, this act establishes a fair-housing compliant preference for members of the care workforce in certain affordable housing programs.

§ 3. The private housing finance law is amended by adding a new section 47-f to read as follows:

§ 47-f. Care workforce housing preference. 1. Applicability. The provisions of this section shall apply to:

(a) any low income housing tax credit development financed with either nine percent or four percent bond credits;

(b) rental housing developments financed with bonds issued by the agency; and

(c) rental housing developments assisted with HOME funds, provided that the sponsor elects to adopt the care workforce housing preference.

2. Eligible households. A household shall qualify for the care workforce housing preference if at least one member of such household is employed in a qualifying care occupation, including but not limited to:

(a) direct support professionals;

(b) certified nursing assistants;

(c) licensed practical nurses and registered nurses;

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

LBD14312-01-5

(d) behavioral health or human services staff, including those employed by programs overseen by the office for people with developmental disabilities, the office of mental health, and the office of addiction services and supports; and

(e) early intervention and special education therapists.

3. Method of application. (a) The care workforce housing preference shall be administered through lottery weighting or tie-breaking procedures.

(b) Such preference shall not constitute a set-aside, and all income-eligible applicants shall remain eligible regardless of employment status.

4. Preference window and cap. (a) The care workforce housing preference shall apply during the first sixty days of each marketing cycle, including initial lease-up and any subsequent re-rental periods.

(b) Such preference shall apply until no more than twenty percent of restricted units in the development are leased to eligible households; provided, however, that a project sponsor may elect to implement a ten percent or five percent target.

5. Qualified allocation plan scoring. (a) The division of housing and community renewal shall amend the qualified allocation plan to add a new scoring category entitled "care workforce housing". Up to five points may be awarded as follows:

(1) five points for adoption of the care workforce housing preference at twenty percent of units together with submission of a verified care workforce marketing and outreach plan;

(2) three points for adoption of such preference at ten percent of units together with such plan; and

(3) one point for adoption of such preference at five percent of units together with such plan.

(b) The division may also recognize adoption of such preference as a state-designated priority eligible for basis boost where necessary.

6. Care workforce marketing and outreach plan. A marketing and outreach plan shall include but not be limited to:

(a) named partnerships with provider agencies, unions, hospitals, and other entities representing the care workforce;

(b) provision of application materials in multiple languages, and availability of evening and weekend application assistance;

(c) voucher-neutral screening policies;

(d) weekly tracking of application sources; and

(e) close-out and annual reporting on the implementation of the care workforce housing preference.

§ 4. Severability clause. If any clause, sentence, paragraph, subdivision, section or part of this act shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the legislature that this act would have been enacted even if such invalid provisions had not been included herein.

§ 5. This act shall take effect on the first day of the calendar quarter next succeeding the date upon which it shall have become a law; provided, however, that the division of housing and community renewal and the New York state housing finance agency are authorized to promulgate rules and regulations necessary for implementation prior to such date.