

STATE OF NEW YORK

9595

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 "employer-assisted housing (EAH) matching grant act"

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

1 Section 1. Short title. This act shall be known and may be cited as
2 the "employer-assisted housing (EAH) matching grant act".

3 § 2. Legislative findings and intent. The legislature hereby finds
4 that the ability of New York's human services workforce to live near
5 their place of employment is essential to the stability of programs that
6 support individuals with disabilities, mental health needs, substance
7 use disorders, and other vulnerable populations. Non-profit provider
8 agencies certified, licensed, or contracted by the state face chronic
9 workforce shortages, exacerbated by the high cost of housing. To address
10 these challenges, this act establishes a program to match employer-pro-
11 vided housing assistance for care workers, thereby helping such workers
12 to remain stably housed and employed.

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

15 § 47-f. Employer-assisted housing matching grant program. 1. Estab-
16 lishment. The division of housing and community renewal, in consultation
17 with the office for people with developmental disabilities, the office
18 of mental health, and the office of addiction services and supports,
19 shall establish and administer an employer-assisted housing matching
20 grant program for nonprofit provider agencies as described in this
21 section.

22 2. Eligible employers. Nonprofit agencies that are funded, approved,
23 certified, licensed, or contracted by the office for people with devel-
24 opmental disabilities, the office of mental health, or the office of
25 addiction services and supports shall be eligible to participate. Two or
26 more such employers may apply jointly through a collaborative or umbrel-
27 la organization.

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

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1 3. Eligible employees. For purposes of this section, "eligible employ-
2 ee" shall mean an individual employed by an eligible employer:

3 (a) who is employed in a qualifying care workforce position, including
4 but not limited to direct support professionals, certified nursing
5 assistants, licensed practical nurses, registered nurses, behavioral
6 health or human services staff, and early intervention and special
7 education therapists;

8 (b) who works a minimum average of twenty hours per week;

9 (c) whose household income does not exceed one hundred fifty percent
10 of area median income, or such lower limit as may be set by the employ-
11 er; and

12 (d) who maintains a primary residence in the state of New York.

13 4. Eligible uses. Matching grant funds may be applied toward:

14 (a) residential security deposits;

15 (b) first month's rent;

16 (c) emergency rental arrears; or

17 (d) down payment and closing costs for a primary residence, provided
18 that the employee agrees to maintain such residence for not less than
19 one year after purchase.

20 5. State match. (a) The state shall provide a matching grant equal to
21 fifty percent of the employer's contribution on behalf of an eligible
22 employee, up to a maximum of three thousand dollars per worker in any
23 rolling twelve-month period.

24 (b) For purposes of this subdivision, "employer contribution" shall
25 mean cash assistance provided directly by the employer or reimbursed to
26 the employee for documented housing costs, but shall not include in-kind
27 benefits.

28 (c) Funds shall be disbursed to the employer upon submission of
29 documentation demonstrating payment to a landlord, property manager, or
30 settlement agent, as applicable.

31 (d) Employees may receive assistance in multiple years, provided that
32 the aggregate does not exceed the rolling cap.

33 6. Administration. (a) The division of housing and community renewal
34 shall promulgate regulations and guidance governing the administration
35 of the employer-assisted housing matching grant program, including
36 application procedures, documentation standards, allowable uses, and
37 reporting requirements.

38 (b) The division of housing and community renewal may advance funds to
39 participating employers or reimburse after employer payment, and may
40 reallocate unused funds among employers.

41 (c) Employers shall submit annual reports detailing the number of
42 employees assisted, the type of assistance provided, the aggregate
43 amount of employer and state funds disbursed, and employee retention
44 outcomes to the extent practicable.

45 (d) The division of housing and community renewal is authorized to
46 audit employers' records and recover funds improperly used.

47 7. Coordination with other programs. Eligible borrowers under this
48 section shall not be prohibited from receiving other housing assistance.

49 8. Outreach and access. (a) The division of housing and community
50 renewal shall develop and disseminate informational materials to eligi-
51 ble employers and employees regarding the availability of the employ-
52 er-assisted housing matching grant program.

53 (b) Application procedures shall ensure accessibility, including
54 language access and availability of evening and weekend assistance.

1 9. Appeals. The division of housing and community renewal shall estab-
2 lish an administrative process for review of determinations denying
3 employer or employee eligibility.

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

13 § 5. This act shall take effect on the one hundred eightieth day after
14 it shall have become a law; provided, however, that the division of
15 housing and community renewal may adopt rules and regulations necessary
16 for its implementation prior to such date.