STATE OF NEW YORK

10445

IN ASSEMBLY

March 6, 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 bonds and credits;

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

(c) rental housing developments assisted with U.S. department of housing and urban development's HOME investment partnership program funds, provided that the sponsor elects to adopt such preference.

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

(a) direct support professionals;

(b) certified nursing assistants;

(c) licensed practical nurses and registered nurses;

(d) behavioral health or human services staff, including those employed by programs overseen by the office for people with develop-

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

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mental 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 preference under this section shall be administered through lottery weighting or tie-breaking procedures.

(b) The preference under this section 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 preference under this section shall apply during the first sixty days of each marketing cycle, including initial lease-up and any subsequent re-rental periods.

(b) The preference under this section shall apply until no more than twenty percent of restricted units in the development are leased to households deemed eligible under subdivision two of this section; 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:

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

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

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

(b) The division may also recognize adoption of the preference under this section 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 preference under this section.

7. Effectiveness and regulations. (a) The provisions of this section shall apply to developments under subdivision one of this section beginning upon the first calendar quarter next succeeding the date on which this section shall have become a law.

(b) The agency shall be authorized to promulgate any rules and/or regulations necessary to effectuate the provisions of this section.

§ 4. Severability clause. If any clause, sentence, paragraph, subdivision, or section 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, or section 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 immediately.