



FOR FURTHER INFORMATION, CONTACT:

**Barbara Crosier**

Vice President, Government Affairs  
518.436.0178 ♦ bcrosier@cpstate.org

## Memorandum in Support

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TO: New York State Senate Housing Committee

Date: March 31, 2026

RE: **S.8672 (Fahy)/A.10457 (Santabarbara) – On Agenda**

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Cerebral Palsy Associations of New York State (CP State) was founded in 1946 by parents of children with cerebral palsy looking for services. Today it is a broad-based, multi-service organization with 30 Affiliates across the state and 19,000 employees providing support, services, and programs across the lifespan for over 100,000 individuals with developmental disabilities and their families. CP State was founded and has worked for the past eighty years to enhance the rights of and services for individuals with disabilities and their families

**CP State strongly supports S. 8672 (Fahy)/A.10457 (Santabarbara)**, which amends the Private Housing Finance Law to enact the Employer-Assisted Housing Matching Grant Act, and establish a state matching grant program to supplement employer-provided housing assistance for the nonprofit care workforce.

New York State's nonprofit, community-based workforce—the backbone of our disability, mental health, and addiction services system—is in crisis. Data from New York Disability Advocates (NYDA), of which CP State is a founding member, statewide survey data underscores the severity of the challenge: a 13.9% staff vacancy rate, 32.2% annual turnover, and average starting wages of just \$18.80 per hour. These are not abstract statistics - they reflect a system under strain. Every unfilled position means a residence, day, employment or other program left short-staffed, often forced to reduce capacity, or an individual and their family waiting for critical services.

Housing instability is a key driver of this workforce crisis. When earning \$18.80 per hour, the upfront cost of securing housing—particularly a security deposit and first month's rent—can equal an entire month's take-home pay. For workers already living paycheck to paycheck, these barriers are often insurmountable. As a result, many are forced to leave the very communities where they are most needed or exit the field altogether.

Some nonprofit providers have stepped in, offering employer-assisted housing support using their own limited operating budgets. While commendable, these efforts are not scalable. It is neither reasonable nor sustainable to expect Medicaid-funded nonprofits to shoulder the full burden of workforce housing assistance.

S.8672/A.10457 offers a targeted and fiscally responsible solution. Under this legislation, when a qualifying nonprofit contributes housing assistance to an eligible care worker, the State provides a 50% match—up to \$3,000 per employee over a rolling twelve-month period. The bill is carefully structured to ensure accountability: eligible uses are limited to immediate, high-impact needs such as security deposits, first month's rent, emergency rental arrears, and down payment or closing costs for a primary residence. State funds are only disbursed upon verification of payment to a landlord, property manager, or settlement agent, ensuring that public resources directly support real housing costs.

**CP State strongly supports S.8672 (Fahy)/A.10457 (Santabarbara), the Employer-Assisted Housing Matching Grant Act.** This legislation represents a practical, cost-effective approach that leverages employer investment, addresses a critical workforce barrier, and helps stabilize the essential nonprofit workforce serving hundreds of thousands of New Yorkers with disabilities.

**For all the above reasons, CP State strongly supports S. 8672 (Fahy)/A.10457 (Santabarbara) and urges that it be enacted into law.**