



Testimony for Wilson Kimball, Executive Director

**New York State Public Housing Authority Directors Association (NYSPHADA)
and Chief Executive Officer of the Municipal Housing Authority of Yonkers**

**Joint- Public Hearing: Cost and Availability of Insurance for
Residential Property**

November 18, 2025

Good afternoon. I come before you today to raise the alarm on the escalating cost of insurance for public housing authorities across New York State. This is a major issue crippling our public housing authorities. NYSPHADA, along with many of our valued partners in the affordable housing movement including NYSAFAH, Enterprise and the New York Housing Conference meet regularly to discuss possible solutions to mitigate the high cost of property, casualty and liability insurance. There are many factors contributing to the high cost of insurance, and we applaud the legislature for taking a hard look at this issue. Over the last couple of years, NYSPHADA has surveyed our members and openly engaged them in the challenges of finding, procuring and paying for insurance. Many of our authorities have seen nearly 40% increase in insurance costs (Please see graph below for summary). In Yonkers, for instance, our insurance on our biggest development went from \$800,000 to \$1.2M in one year. We were very encouraged that the state budget included funding for technical assistance for affordable housing developers who are interested in undertaking risk mitigation to lower their insurance premiums. To that end we will be collaborating with partners to secure funding through New York State's Risk Reduction and Insurance Affordability Pilot which will assist non-profit affordable housing providers who want to join captives. In addition, we are partnering with NYSAFAH and other industry partners to seek capital funding to purchase equipment and other resources which will mitigate the risks of natural disasters and safety issues like FireAvert and security camereas.

NYSPHADA is very grateful to the legislature and Executive for the incredible financial support in the past several budget cycles to help modernize and rehabilitate our aging facilities, including last year's \$75 million for upstate capital improvements. Over the last several years 30-40 of our members have utilized this funding to pursue modernization projects. We are expecting more housing authorities to pursue major upgrades and Rental Assistance Demonstration (RAD) projects in the coming years. However, the high cost of insurance has drained the coffers of NYS housing authorities. That is why we are asking New York State to implement new policies and laws which help housing authorities continue to build safe and quality housing for New York's low-income families.

NYSPHADA Insurance Premiums by Year

