

Neighborhood UPDATE



MARCH 2026

THE MUNICIPAL HOUSING AUTHORITY FOR THE CITY OF YONKERS

A Letter from Wilson Kimball



I wanted to share a recent op ed article I wrote on a court ruling having to do with Section 8 Housing. As we all know, the lack of affordable housing is an issue in our county and our state. Anything that chips away at tenants' rights to have safe, clean and

comfortable affordable housing, affects everyone.

Please see my thoughts on the subject below:

Taking Discrimination to a New Level - Printed LoHud

On March 5, 2026, the New York State Supreme Court's Third Department Appellate Division rendered a decision against Section 8 voucher holders that took discrimination to a whole new level. The case involved landlords in Ithaca who did not want to accept Section 8 voucher holders under a New York State law that prohibits landlords from discriminating against tenants based on their sources of income. The court's decision is dead wrong. And now Section 8 tenants have significantly fewer rights than you and I.

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Channel 11 reporter Monica Morales with (left to right) Kara Magoolaghan; Wanda Martinez and Wilson Kimball

Channel 11 Visits LaMora Senior Housing

Channel 11 reporter Monica Morales visited LaMora Senior Housing on March 17 to tape a special segment on the success of the senior housing community. LaMora at 23 Mulberry Street in South Yonkers, is a \$50 million, four-story building has 60 energy-efficient, affordable apartments for seniors that opened in July 2024. Morales interviewed MHACY President and CEO Wilson Kimball, Mulford sustainability consultant Kara Magoolaghan and resident Wanda Martinez, who showed off her apartment. Martinez, who has two children, four

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Letter from Wilson

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Let's get some basic facts out of the way. The Section 8 program is funded by taxpayer dollars. As a housing authority our qualified tenants are expected to pay up to 30% of their income toward rent. We pay the rest with taxpayer dollars. In exchange for getting a guaranteed rent our landlords are expected to allow for an inspection of the unit and provide rent data to prove that the rent is reasonable. Shouldn't we make sure the unit is livable and the rent is reasonable?

The court said requiring landlords to submit to an inspection of a unit and rent rolls (what landlords call their rent collection data) is an illegal governmental search under the fourth amendment. Really? Does that mean that the nearly 500,000 complaints a year New York City's Department of Housing and Building responds to by sending inspectors out to survey apartments is a violation of the fourth amendment? From 2017 to 2021 NYC received over 814,542 heat complaints, which means a building inspector comes to your apartment and does a temperature reading to make sure that your landlord is complying with the law. No warrant is required. If you have a pest infestation, a front door that can't be locked or any other issue that may jeopardize your life and safety, an agent of the government is entitled to inspect the situation. The Fire department will come if a tenant smells gas. All these people are agents of the government who have free unfettered access to apartments without warrants and without consent of the landlords. Yet Section 8 inspectors who make sure the smoke detector and carbon monoxide detector are working, the locks on the doors work, there is a secondary means of egress, and the bedrooms have windows in case of a fire are a problem? These may be life-threatening conditions, and the role of government is to protect its citizens.

In Yonkers our Section 8 inspector is a retired building

inspector. He knows what to look for to protect our tenants from unsafe conditions and to protect taxpayers from paying for fraud, waste and abuse. Inspecting the unit before a tenant moves in makes more sense than inspecting it after a tenant moves in and finds out they are living in an unsafe condition. Additionally, when building inspectors, police or firemen come in for heating, water, noise or gas issues they often go into the basement, go to the roof, and check other apartments. Never once in my decades of work with landlords and tenants has anyone asked for a warrant to do what amounts to a safety inspection of private property.

The court also expresses concern that the landlord may have to turn over records like their rent rolls. Landlords are already supposed to post some of their records like elevator inspections. If you want to figure out a rental roll you can go to Zillow.com or other rental sites. There are real property documents on city and county sites like Yonkers' Real Property Viewer where the public can even figure out if you have paid your taxes. Information is everywhere online but agencies like Housing Authorities that are spending taxpayer dollars aren't allowed to safeguard that money by making sure the apartments are safe and the rent is reasonable. The court has taken discrimination against section 8 voucher holders to a whole new level when they don't even have the same safeguards as any other renter has to a safe home. In this case the court has mispent my money and yours.

Wilson Kimball
President & CEO
Municipal Housing Authority
for the City of Yonkers

Channel 11 Visits LaMora Senior Housing

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grandchildren and one great-grandchild says she loves living at LaMora. She said it's quite a change. After living with her family for most of her life, now she has her very own apartment.

Morales also interviewed officials from JP Morgan Chase who helped to finance the project. Kimball and Magoolaghan said that LaMora is not just a pretty face, but an environmentally significant project, being one of the few modular projects in the country to receive certification from the Passive House Institute US (PHIUS).

Passive House design is a voluntary standard for energy efficiency, which results in ultra-low energy buildings that require little energy for space heating or cooling. It is estimated to achieve 40-60 percent energy savings over a conventional building design.

“La Mora’s certification is a significant milestone in the ongoing efforts to create more sustainable and resilient housing solutions,” said Kimball.

MHACY Student Featured in Calendar After Winning National Poster Contest

Congratulations to Dionys Aquino, who lives at one of the MHACY properties. His drawing was the featured artwork for the month of March in the HAI Group calendar. The insurance company holds a contest each year, and Dionys was the 3rd place winner of the 2025 HAI Group Playground Poster and Essay contest for the 6–8-year-old group nationwide.



MHACY Attends Irish Flag Raising in Honor of St. Patrick’s Day

MHACY’s own Lakisha Collins-Bellamy and MHACY Board of Commissioners Chair James Landy joined Mayor Mike Spano, city officials, and dignitaries in advance of the St. Patrick’s Day parade in raising the Irish Flag above City Hall. The annual tradition honors the parade’s Grand Marshal and other organizers. This year’s Grand Marshal was William Fitzpatrick, Yonkers Fire Commissioner.



Resilient Voices and Visionary Leaders: The Women of Yonkers

Women’s History Month serves as a vital reminder of the pioneers who shaped our world, but for the City of Yonkers, that history is written into the very pavement of School Street and the banks of the Hudson River. From the “First Lady of Song” to the city’s tireless historians and social reformers, Yonkers has served as a crucible for women who turned hardship into harmony and local advocacy into a lasting legacy.

The First Lady of Song: Ella Fitzgerald

Perhaps the most iconic figure in Yonkers’ history is Ella Fitzgerald. Born in 1917, Fitzgerald moved to Yonkers as a young child, attending Public School 18 and Benjamin Franklin Junior High. Her early life was marked by the grit of the Great Depression and the tragedy of losing her mother at age 15. Despite a period of homelessness and a stint in a restrictive reform school, Fitzgerald’s spirit remained “untouchable.”

She found her voice in the church choirs and street corners of Yonkers before her legendary win at the Apollo Theater’s Amateur Night in 1934. With a career spanning six decades and 13 Grammy Awards, she became a global ambassador for jazz, famous for her flawless diction and revolutionary “scat” singing. Today, a bronze statue of Fitzgerald stands at the Yonkers Metro-North station, a permanent tribute to the girl who rose from School Street to become the most popular female jazz singer in America.



MHACY and City officials unveil mural tribute to Ella Fitzgerald at Calcagno gym.

A Tradition of Service: The Woman’s Institute

The city’s legacy of female empowerment dates back to 1880, when Mary Marshall Butler and nine other women founded the Woman’s Institute of Yonkers. Butler, a pioneer in social and civic work, recognized that the city’s rapid industrialization required a support system for working women. The Institute provided educational classes, social services, and a sense of community that was radical for its time.

Today, that spirit of service continues through the city’s annual Women of Distinction awards. Modern trailblazers like Andrea Stewart-Cousins—the first woman in New York history to lead a majority conference in the State Legislature—carry the torch of leadership into the 21st century.



NYS Majority Leader Andrea Stewart Cousins at ground breaking for The Willow Ridgeway VI.

As we celebrate Women’s History Month, we look to these Yonkers legends not just as figures of the past, but as proof that brilliance and resilience are often homegrown right here in the “City of Seven Hills.”