AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, December 11, 2024 at 5:15 p.m. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.

ROLL CALL

Public Hearing FY25 Agency Plan

MINUTES
November 21, 2024/Regular Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS
2024-13 Salary Adjustment for Management
2024-14 Management Health Insurance
2024-15 Five Year Agency Plan

COMMITTEE REPORTS
A. Building and Security
B. Finance
C. Personnel
D. Tenant Relations

EXECUTIVE DIRECTOR'S REPORT

CHAIRMAN'S REPORT

COUNSEL'S REPORT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

POUGHKEEPSIE HOUSING AUTHORITY
Minutes of the November 21, 2024 Meeting

Present:	Vincent Brugger, Vice-Chairman Jacquetta Brown, Secretary Felicia Watson, Treasurer Thomas O'Neill, Assistant Secretary-Treasurer Robin Johnson, Member
Absent:	Shirley Adams, Chairman Terriciena Brown, Member
Also Present:	Sandra Boothe, Executive Director Thomas Shanley, Accountant Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on Thursday, November 21, 2024 at 5:22 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

October 9, 2024/Regular Meeting: Commissioner J. Brown made a motion to put the minutes on the floor. Commissioner O'Neill seconded. Motion passed unanimously. Commissioner Watson commended Ms. McKenna on a wonderful job on the minutes. Commissioner Brown made a motion to accept the minutes. Commissioner Watson seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

Angelic Campbell, whose mother and sister living in Public Housing, came to speak about her concerns with the drug sales occurring in the Swartz building. Her mother requested a transfer out of that building but was told that she could put in a transfer but she would be denied. Vice-Chairman Brugger asked if she could go to a non-elevator building. Ms. Campbell replied that she could do some steps but not too many. Commissioner Watson asked if what she was told was true. Ms. Boothe said that her mother is in the appropriate size unit. The only way for her to transfer would be to request a reasonable accommodation. Ms. Longcore added that we are currently in the process of evicting the tenant accused of the drug sales. Commissioner Brown asked if the police have been going over there. Ms. Boothe said that she asked Chief Wilson for the police to have more of a presence inside of the building. Commissioner Johnson asked if it would violate any privacy laws to have Ring cameras installed. Ms. Longcore said that it does not violate any PHA law but does not know if HUD has any specific regulations. She did not think it would be an issue as it is a public hallway. Vice – Chairman Brugger told her to fill out the form and to contact Ms. Boothe if she is aware of any specific incidents.

Ms. Campbell said that her sister has been on the transfer list since January 2020 for a three bedroom and was told that she could not get a possible date for transfer or to which site she would be transferred to. Ms. Boothe said that transfers based on family composition changes are one transfer for every seven or eight move-ins. However, if someone has an emergency, a domestic violence situation, or a reasonable accommodation, the person with the composition change would be bumped. Ms. Campbell felt that the tone of the email that was sent to her sister was not at all helpful and a bit harsh. Commissioner Watson said that Ms. Boothe should have a conversation with the employee regarding her customer service skills.

Laurie Sandow, a City resident, wrote to committee on open government yesterday regarding violations on open meeting laws. It was not just regarding this organization. It was also about the Criminal Justice Council and the Procedural Justice Committee in the City of Poughkeepsie, all of which have flagrant violations of open meetings law. She has mentioned this more than once. She only came by the legal notice by accident. She claimed that the minutes and packet that are now on the website were not there yesterday morning or the day before. She says they have no clout and can only render an opinion and not actually enforce any penalties. She is going to continue to file violations if we do not publically start posting our meeting dates. It shocks and horrifies her to hear tenant talk about their problems. She said that the Board should start monitoring our waiting lists and doesn't understand how someone can be on a list for five years. Her fair warning or shots fired across the bow is that she is going to be dogging us from now on. She asked if the apartments were being kept vacant while we wait to redevelop. Ms. Boothe replied that we are not keeping apartments vacant. She also said that the meeting minutes are supposed to be posted within one week with the words "Draft" on them, and it is not being done.

RESOLUTIONS

Resolution 2024-12 MOA's for Clerical and Maintenance Contracts: Commissioner Watson made a motion to put the resolution on the floor. Commissioner Brown seconded. Motion passed. Ms. Longcore presented the resolution for Memorandum of Understanding for the Clerical and Maintenance contracts. There has been a change to the buyout for the health care plan. It used to be 40% of the cost of the plan but was replaced with a once a year stipend of $1,850. There was some change to the overtime to make sure that management has approval and to make sure sick time does not count towards overtime. The employees are getting 3.25% increases each year, which is the same as the last contract. The union wanted the healthcare contribution to end after 10 years, but it was negotiated to a lower percentage after 10 years. There was an increase in the uniforms allowance. Commissioner Watson noted that the resolution needed to be amended as it was listed as a four-year contract, and it should be three. Commissioner Watson made a motion to approve the resolution as amended. Commissioner O'Neill seconded. Motion passed unanimously.

COMMITTEE REPORTS

Building and Security: Commissioner Brown said that she is very concerned about the situation at Swartz. Ms. Longcore said that the tenant has been released to the supervision of probation. She will mention to probation in court tomorrow that concerns have been brought up at the Housing Authority meetings that might violate the terms of his probation. Commissioner Brown said that she has not heard any complaints about the hot water since they have done the work.

Finance: Mr. Shanley presented the financials for October. The net deficit for the month of October is $3,565.77 and the net surplus year to date is $121,370.71. We are leased at 108 of 117 for AMP 11 and 223 of 242 for AMP 22. Overall we are 329 of 359 units leased.

In Section 8 for the month of October, the net deficit is $9,968.45 and for year to date, our net surplus is $27,961.61. We are leased at 82 of 91 for HCV, 54 of 60 for VASH and 7of 18 for Foster Youth to Independence vouchers.

Personnel: No report.

Tenant Relations: No report

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe reported that the auditors were here a couple of weeks ago. They are still waiting on some information from HUD, and they need some information from Eastman and Bixby. The audit does need to be submitted by December 31, 2024. Commissioner Brown asked about why they needed information about Eastman & Bixby. It was stated that we still own the property and the contract has expired. Commissioner Brown asked if we are responsible for the property upkeep. It is not believed that we are as the management company was taking care of the entire property. We need to look at the closing documents to determine exactly what was negotiated.

CHAIRMAN'S REPORT

No report

COUNSEL'S REPORT

Ms. Longcore said that the City hire a new attorney. This will free her up to focus more on Housing Authority business.

OLD BUSINESS

Commissioner Watson said that in the minutes, there was questions about the code. She asked if she received the information yet. Sandra said she had not. Commissioner Watson asked about the washers and dryers. Mr. Shanley stated that we met with the laundry company, and we are working on an agreement with them. Commissioner Watson asked for the specific names of the staff for the organizational chart but she would contact the office for that information. She asked about the evaluations for the Executive Director. Ms. Boothe said that we do not have a form for that as she has never been evaluated. Commissioner Watson said that she has a director she has been in touch with and find out what they use. She can then present it to the Board and she if both the Board and Ms. Boothe agree on the form. She asked about employee evaluations and Ms. Boothe replied that we do have not the but we have an evaluation form and we can do them.

NEW BUSINESS

Commissioner Watson spoke about Choice and how the Tenant Commissioners have a powerful voice. She would like them to be a part of it if possible. There is a meeting this Monday or Tuesday at 5 pm if they could attend. Commissioners Brown and Johnson both said that Tuesday did not work for them. Commissioner Johnson asked what is was about. Commissioner Watson said that they are trying to frame the tenant participation. She feels that their voices should be heard since they are commissioners. It will help other tenants to see the importance of their positions.

The meeting was adjourned at 6:29 p.m.

I hereby certify that the minutes are true and correct and approved at the Meeting of December 11, 2024.

_____

Jaquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2024-13

Salary Adjustment for Management

Introduced by Commissioner _____:

WHEREAS, the Board has previously approved the collective bargaining agreements for the two recognized unions representing a majority of the employees; and

WHEREAS, said collective bargaining agreements provided for salary increases of 3.25% each year for three years commencing April 1, 2024; and

WHEREAS, the Board has the authority to adjust the salaries and benefits for those similarly situated employees not represented by a union; and

WHEREAS, in light of the approved collective bargaining agreements, the Board is desirous of adjusting the salary of the similarly situated non-union employees to provide for the same salary increases in accordance with the following schedule:

Management
salary increase of 3.25%, retroactive to April 1, 2024
salary increase of 3.25 % effective April 1, 2025
salary increase of 3.25 % effective April 1, 2026

NOW, THEREFORE,

BE IT RESOLVED, that the Board of Commissioner hereby authorizes the salary adjustment for all similarly situated non-union represented employees in accordance with the above schedule.

Second by Commissioner: _____

Ayes Nays Abstentions

I hereby certify the foregoing to be a true and correct copy of Resolution No.2024-13 duly adopted at the meeting of the Poughkeepsie Housing Authority held in the City of Poughkeepsie on the 11th day of December 2024.

_____
Jacquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2024-14

Management Health Insurance

Introduced by Commissioner _____ :

WHEREAS, the Authority is contractually obligated pursuant to the Management Policy of the Authority to provide all regular full-time employees and Management Retirees with an insurance plan for medical coverage; and

WHEREAS, Section 121 of the Management Plan provides that Management employees who opt not to enroll in the PHA sponsored health benefits shall be reimbursed annually in an amount set by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners previously, by resolution, set such amount at $1500 annually; and

NOW, THEREFORE,

BE IT RESOLVED, that the Board of Commissioners of the Poughkeepsie Housing Authority hereby approve and authorizes the Executive Director to re-enter into an agreement with MVP for medical coverage known as the MVP EPO HDHP Silver 8 plan; and

BE IT FURTHER RESOLVED, that the fringe benefits of those management employees covered by the Management Health Insurance Plan will be amended to include any additional compensation set aside by the Board of Commissioners to help defray health care costs to the extent allowed by applicable law; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Poughkeepsie Housing Authority approve and authorizes the continuation of a Health Savings Account with a maximum contribution of $4,150.00 for the Executive Director and Building & Grounds Administrator, and $3,150 for the Accountant with self-care only coverage; and

BE IT FURTHER RESOLVED, that management compensation, to the extent that it has been amended by this resolution to help defray increasing health care costs, will be reviewed by the Board of Commissioners during the annual budget review process to address any increases or decreases in health care costs.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Poughkeepsie Housing Authority hereby reconfirm by resolution that the amount of reimbursement pursuant to Section 121 of the Management plan shall again be set at $1500.

Seconded by Commissioner: _____.

AYES NAYS ABSTENTIONS

I hereby CERTIFY the foregoing to be a true and correct copy of Resolution No. 2024-14 duly adopted at the meeting of the Poughkeepsie Housing Authority on the 11th of December 2024.

_____

Jacquetta Brown, Secretary

Marshall Sterling

Poughkeepsie Housing Authority, 5/01/2024

Insurance Carrier		MVP-Current Plan	MVP-Renewal Plan	MVP	MVP	MVP	MVP	CDPHP
Plan Name		MVP EPO HDHP Silver 8 (HSA) "Exchange Certified Plan" National Network	MVP EPO HDHP Silver 8 (HSA) "Exchange Certified Plan" National Network	MVP HMO HDHP Silver 3 (HSA) "Exchange Certified Plan" Regional Network	MVP EPO HDHP Bronze 5 (HSA) "Exchange Certified Plan" National Network	MVP EPO HDHP Bronze 6 (HSA) "Exchange Certified Plan" National Network	MVP HMO HDHP Bronze 9 (HSA) "Exchange Certified Plan" Regional Network	CDPHP HDHP EPO Qualified (HSA) (320) "Exchange Certified Plan"
Metal Level		Silver	Silver	Silver	Bronze	Bronze	Bronze	Silver
Ded. Type		Embedded	Embedded	Aggregate/Embedded	Embedded	Embedded	Embedded	Aggregate/Embedded
Plan Type		EPO HDHP	EPO HDHP	HMO HDHP	EPO HDHP	EPO HDHP	HMO HDHP	HDHP EPO
Annual INN Ded. Individual		$4,400	$4,650	$2,550	$6,500	$7,100	$6,250	$2,200
Annual INN Ded. Family		$8,800	$9,300	$5,100	$13,000	$14,200	$12,500	$4,400
Coinsurance (In-Network)		N/A (100% after ded. DME & RX in PCP/Specialist Office/OP Facility)	N/A (100% after ded. DME & RX in PCP/Specialist Office/OP Facility)	N/A (50% after ded. DME); (20% after ded. RX in PCP/Specialist Office/OP Facility)	50% (50% after ded. DME & Chemo & RX in PCP/Specialist Office/OP Facility)	N/A (100% after ded. DME & RX in PCP/Specialist Office/OP Facility)	50% (50% after ded. DME & Chemo & RX in PCP/Specialist Office/OP Facility)	Ded Then 50% (DME), Ded Then 20%(RX in PCP/Specialist Office/OP Facility)
Annual INN OOP Limits		$6,900/$13,800	$7,600/$15,200	$6,350/$12,700	$7,250/$14,500	$7,100/$14,200	$7,100/$14,200	$7,050/$14,100
Annual OON Ded.		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Coinsurance (Out of Network)		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Annual OUT OOP Limits		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Primary Care Visit		100% after ded.	100% after ded.	$25 Copay after ded.	$5 Copay after ded.	100% after ded.	50% after ded.	$30 copay after ded.
Specialist Visit		100% after ded.	100% after ded.	$50 Copay after ded.	50% after ded.	100% after ded.	50% after ded.	$40 copay after ded.
Inpatient Hospital		100% after ded.	100% after ded.	$500 Copay after ded.	50% after ded.	100% after ded.	50% after ded.	$1,500 copay after ded.
Outpatient Surgery		100% after ded.-OP Hospital/Preferred Facility	100% after ded.-OP Hospital/Preferred Facility	$250 Copay after ded.-OP Hospital $0 after ded.-Preferred Facility	50% after ded.-OP Hospital 100% after ded.-Preferred Facility	100% after ded.-OP Hospital/Preferred Facility	50% after ded.-OP Hospital 100% after ded.-Preferred Facility	$300 copay after ded.;Cost Share may be less-Preferred Center
Urgent Care		100% after ded.	100% after ded.	$50 Copay after ded.	50% after ded.	100% after ded.	50% after ded.	$60 copay after ded.
Emergency Room		100% after ded.	100% after ded.	$300 Copay after ded.	$100 Copay after ded.	100% after ded.	50% after ded.	$500 copay after ded.
Outpatient Lab		100% after ded.-PCP/Specialist/OP Hospital/Preferred Provider Facility	100% after ded.-PCP/Specialist/OP Hospital/Preferred Provider Facility	$25 Copay after ded.-PCP $50 after ded.-Specialist/OP Hosp. $0 after ded.-Preferred Facility	$5 Copay after ded.-PCP 50% after ded.-Specialist/OP Hosp $0 after ded.-Preferred Facility	100% after ded.-PCP/Specialist/OP Hospital/Preferred Facility	50% after ded.-PCP/Specialist/OP Hospital 100% after ded. Preferred Facility	100% after ded.-Preferred Lab; $40 after ded.-OP Hospital/Office
Outpatient X-Ray		100% after ded.-PCP/Specialist/OP Hospital/Preferred Provider Facility	100% after ded.-PCP/Specialist/OP Hospital/Preferred Provider Facility	$25 Copay after ded.-PCP $50 after ded.-Specialist/OP Hosp. $0 after ded.-Preferred Facility	$5 Copay after ded.-PCP 50% after ded.-Specialist/OP Hosp $0 after ded.-Preferred Facility	100% after ded.-PCP/Specialist/OP Hospital/Preferred Facility	50% after ded.-PCP/Specialist/OP Hospital 100% after ded. Preferred Facility	100% after ded.-Preferred Center; $40 after ded.- OP Hospital/Office
Rx Ded.		Integrated ded.	Integrated ded.	Integrated ded.	Integrated ded.	Integrated ded.	Integrated ded.	Integrated ded.
Tier 1/Tier 2/Tier 3		15/40/60	15/50/65	15/40/60	5/30/50%	100%/100%/100%	10/35/70	10/50/80 Preferred Rx 50% cost share for pharmacies not in Preferred Network
Creditable Coverage		YES	YES	YES	YES	YES	YES	YES
AM Best Rating***		Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed
RATES								
Single Plan Rate	2	$930.81	$990.49	$942.17	$846.86	$911.89	$798.27	$835.81
Employee/Spouse Plan Rate	0	$1,861.62	$1,980.98	$1,884.34	$1,693.72	$1,823.78	$1,596.54	$1,671.62
Employee/Child(ren) Plan Rate	0	$1,582.38	$1,683.83	$1,601.69	$1,439.66	$1,550.21	$1,357.06	$1,420.88
Family Plan Rate	0	$2,652.81	$2,822.90	$2,685.18	$2,413.55	$2,598.89	$2,275.07	$2,382.06
Monthly Total		$1,861.62	$1,980.98	$1,884.34	$1,693.72	$1,823.78	$1,596.54	$1,671.62
Annual Total		$22,339.44	$23,771.76	$22,612.08	$20,324.64	$21,885.36	$19,158.48	$20,059.44
Annual Difference			$1,432.32	$272.64	-$2,014.80	-$454.08	-$3,180.96	-$2,280.00
			6%	1%	-9%	-2%	-14%	-10%
Pediatric Dental			Included in Rates/ded. applies to HDHP Plans	Included in Rates/ded. applies to HDHP Plans	Included in Rates/ded. applies to HDHP Plans	Included in Rates/ded. applies to HDHP Plans	Included in Rates/ded. applies to HDHP Plans	Additional cost added to dependents under age 19: $18.45 x max 3 dependents per family

The rates and benefits in this report are for discussion and estimation purposes only and are not valid without approval from the insurance carriers. Final rates must be based on insurance carrier confirmation and final enrollment.

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2024-15

Introduced by Commissioner _____

WHEREAS, the U.S. Department of Housing and Urban Development (hereinafter, "HUD") requires that each Public Housing Authority develop a PHA FY 2025 Five-Year Agency Plan and the required Capital Fund Five Year Action Plan, as required by the Quality Housing and Work Responsibility Act of 1998 (hereinafter, "QHWRA"); and

WHEREAS, the Poughkeepsie Housing Authority (hereinafter, "PHA") has developed the PHA FY 2025 Five-Year Agency Plan and the required Capital Fund Five Year Action Plan has been advertised for public review, and has made available to the public for 45 days as per QHWRA requirements; and

WHEREAS, the following documents listed reflect all those parts being submitted under PHA FY2025 Agency Plan: 1. PHA 5-Year/Annual Agency Plan Template (HUD-50077-5Y) and all Attachments; 2. Five-Year Capital Fund Program Action Plan for Fiscal Years 2025-2028; and

NOW, THEREFORE,

BE IT RESOLVED, that the above listed documents of the Poughkeepsie Housing Authority be approved with the effective date of April 1, 2025; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized and directed to submit a copy of this resolution along with all other pertinent documentation to HUD as necessary.

Seconded by Commissioner: _____

AYES NAYS ABSTENTIONS

I hereby CERTIFY the foregoing to be a true and correct copy of Resolution No. 2024-15 duly adopted at the meeting of the Poughkeepsie Housing Authority on the 11th day of December 2024.

_____
Jacquetta Brown, Secretary

5-Year PHA Plan *(for All PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

DRAFT # 2

A. PHA Information.

A.1

PHA Name: Poughkeepsie Housing Authority **PHA Code:** NY-062

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2025

The Five-Year Period of the Plan (i.e. 2019-2023): 2025 - 2029

PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The Five-Year/Annual Plan is available at the Main Administrative Office of the Poughkeepsie Housing Authority, 4 Howard Street, Poughkeepsie, NY, during regular business hours Monday through Friday 8:30AM and 4:30PM

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	**Plan Elements.** Required for all PHAs completing this form.
B.1	**Mission.** State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years. ***The mission of the Poughkeepsie Housing Authority is to promote adequate, affordable housing, economic opportunity, and a suitable living environment for the families we serve, without discrimination.***

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Goals for 2025 – 2029

GOAL: MANAGE THE POUGHKEEPSIE HOUSING AUTHORITY (PHA) PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

Objectives: The PHA shall strive to maintain/achieve high performer status under PHAS each fiscal year through 2029. Current PHAS score = 75

The PHA shall achieve and maintain an occupancy rate of 100% by 2029. Current occupancy rate = 92%

Train management and maintenance staff in all aspects of property management by utilizing seminars, conferences, and in-house web-based training

GOAL: ENHANCE THE MARKETABILITY, PHYSICAL VIABILITY, AND OVERALL ENVIRONMENT OF THE PHA'S PUBLIC HOUSING UNITS, DEVELOPMENTS AND GROUNDS

Objectives: PHA shall achieve proper curb appeal for its public housing developments by improving its landscaping using funds when available for exterior improvements.

Contract for a Physical Needs Assessment, and schedule assessment updates, for effective management and long-term physical viability of their properties

Continue upgrading units in the developments with available CFP funds.

Implement public housing security improvements when funds are available

GOAL: PROMOTE SELF-SUFFICIENCY OF ASSISTED HOUSEHOLDS

Objectives: Network with local service agencies for referrals for services to increase independence for PHA residents

Create partnerships with area agencies with the goal of better improving access to needed services

GOAL: MANAGE THE PHA'S HOUSING CHOICE VOUCHER PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER.

Objectives: Continue to improve Housing Choice Voucher management functions. The PHA shall strive to achieve high performer status under SEMAP in fiscal years 2025-2029. Current SEMAP score = 72

Subject to availability of funds, maintain Voucher utilization at no less than 98% of available Section 8 Vouchers. Current rate is 87%

Conduct additional outreach efforts to potential voucher landlords to increase availability of rental options for clients each year

GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING

Objectives: Apply for additional rental vouchers: PHA shall apply for Housing Choice Vouchers if NOFAs are posted and it is determined that additional vouchers could be utilized.

Advertise for Section 8 project-based units if needed, and if funding is available

Collaborate with City/County government/agencies to increase affordable housing options

GOAL: SEEK ALTERNATIVE FUNDING SOURCES TO AUGMENT THE PHA'S INCOME BASE

Objective: The PHA will apply for available grants (Federal. State, Local and/or private) appropriate for the PHA

GOAL: CONTINUE COMPLIANCE WITH PROVISIONS OF THE VIOLENCE AGAINST WOMEN ACT (VAWA)

Objective: Continue to fully comply with the Violence Against Women Act (VAWA). It is PHA's objective to work with others to prevent offenses covered by VAWA to the degree we can.

GOAL: STRIVE FOR ENERGY EFFICIENCY AND COST SAVINGS TECHNIQUES BY IMPLEMENTING ENERGY SAVINGS PROCEDURES

Objectives: Complete an energy audit by 2027 to help in improving the energy efficiency of all housing units

When undertaking unit modernizations and unit turnovers, the Housing Authority shall strive to make the public housing properties as energy efficient as possible

B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The following reflects the progress PHA has made in achieving the goals and objectives established for Fiscal Years 2020 – 2024:

Goal: MANAGE THE PHA PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER.	
Objective	**Progress**
PHA shall strive to maintain/achieve standard performer status under PHAS each fiscal year through 2021, and maintain/achieve high performer status under PHA each fiscal year from 2022.	The PHA has maintained substandard physical status due to our aging public housing inventory but we shall continue to strive to become a standard performer eventually leading to a high performer
PHA shall achieve and maintain an occupancy rate of 98% by 2020. Current occupancy rate = 97.5%	The PHA has maintained a 92% occupancy rate and we hope to reach 98% rate by the fiscal year ending 3/31/2025
Maintain quality maintenance services that will continue to result in quality housing for residents and a high PASS score under the PHAS for each fiscal year through 2024.	The PHA continues to maintain quality maintenance service for residents
Maintain timely and high-quality maintenance service to the residents of the Housing Authority	The PHA continues to maintain timely and high quality maintenance service to the residents
Train staff in all aspects of property, maintenance and program management by utilizing seminars, conference and in-house web-based training	Some recent training includes NSPIRE/REAC, Financial, Lead Based Paint, Tenant Relations, Maintenance, Section 8

Goal: ENHANCE THE MARKETABILITY OF THE POUGHKEEPSIE HOUSING AUTHORITY'S PUBLIC HOUSING UNITS	
Objective	**Progress**
The Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping using funds when available for exterior improvements, such as, but not limited to – exterior painting on the units, new fencing, and security cameras.	Site improvements include sidewalk repair, soil erosion, fencing, playground upgrades
Continue upgrading units in the developments with CFP funds.	GFI upgrade, smoke detectors in all units,
Implement public housing security improvements	Upgrade/addition security cameras on all sites
Implement Parking Rules and Regulation to enhance the marketability of our developments.	The PHA will implement Parking Rules and Regulations

Goal: EXPAND THE SUPPLY OF HOUSING ASSISTANCE THROUGH THE SECTION 8 / HOUSING CHOICE VOUCHER (HCV) PROGRAM	
Objective	**Progress**
Apply for additional rental vouchers: PHA shall apply for Housing Choice Vouchers if NOFAs are posted and it is determined that additional vouchers could be utilized.	The PHA applied for and received 18 FYI vouchers. The PHA was awarded 4 Homeless Vouchers
Advertise for Section 8 project-based units if needed, and if funding is available	PHA has not yet advertised for project-based units.
Collaborate with City/County/Government agencies to increase affordable housing options	The PHA is working with City/County/Government agencies to increase affordable housing options

Goal: SEEK ALTERNATIVE FUNDING SOURCES TO AUGMENT PHA's INCOME BASE	
Objective	**Progress**
PHA will be looking into contracting with private property owners located throughout our jurisdiction to do project management for them as additional sources of funding for the agency.	No feasible properties where project management is needed.

Goals and Objectives Progress Report – (continued)

Goal: MANAGE THE HOUSING AUTHORITY PROGRAMS IN A MANNER THAT RESULTS IN COMPLIANCE WITH RELEVANT STATUTES AND REGULATIONS.	
Objective	**Progress**
Continue staff participation in available training related to various management/financial functions	Some recent training includes Capital Fund, RAD, Budgeting, SEMAP
Establish an in-house quality control program on resident/participant files	The PHA established quality control policies on resident/participant files

Goal 4: MANAGE THE PHA'S TENANT-BASED PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER.	
Objective	**Progress**
The Poughkeepsie Housing Authority shall strive to achieve/maintain high performer status under SEMAP each fiscal year through 2024.	The PHA shall continue to strive to achieve/maintain high performance status

Goal: CONTINUE COMPLIANCE WITH PROVISIONS OF THE VIOLENCE AGAINST WOMEN ACT (VAWA)	
Objective	**Progress**
PHA will continue to comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.	PHA is in full compliance with the provisions of the most recent VAWA Act of 2013, effective for HUD programs 2017. The ACOP, Lease and Section 8 Admin Plan have been revised to include screening and termination language related to the VAWA Reauthorization Act. PHA provides all families of their Rights and Responsibilities under VAWA (HUD-5380) and the Certification form (HUD-5382) at the time of admission. PHA also includes these same documents with notices of denial of assistance or termination of assistance. Where necessary, PHA would make appropriate referrals to the local domestic violence agencies, and to the Poughkeepsie Police Department.

Goal: STRIVE FOR ENERGY EFFICIENCY AND COST SAVINGS TECHNIQUES BY IMPLEMENTING ENERGY SAVINGS PROCEDURES	
Objective	**Progress**
Complete an energy audit by 2022 to help in improving the energy efficiency of all housing units	Energy audit was not completed. Will be contracted for within the next few years.
When undertaking unit modernizations and unit turnovers, PHA shall strive to make the public housing properties as energy efficient as possible	When undertaking unit modernization and unit turnovers the PHA made the public housing properties as energy efficient as possible.

B.4 **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

Violence Against Women Act (VAWA) Statement

A goal of the Poughkeepsie Housing Authority (PHA) is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree possible.

The PHA provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

Through cooperation with the local domestic violence agencies and the City of Poughkeepsie Police Department, any cases of violence as described are referred for assistance. The local domestic violence agencies are:

Grace Smith House
My Sisters Place

The PHA provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

An applicant or participant that is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission. As client referrals are received from domestic violence advocacy groups, apparently eligible clients are placed on our waiting lists. For persons already living in a public housing or Housing Choice Voucher unit who become victims as described, and/or those who cannot be immediately assisted, these are referred to:

Grace Smith House
My Sisters Place
City of Poughkeepsie Police Department

The PHA has also adopted a VAWA Emergency Transfer Plan.

The PHA provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The same methods as described herein are used: making referrals to local advocacy groups for counseling and supportive services, and referrals to the City of Poughkeepsie Police Department as needed.

The PHA has the following procedures in place to assure applicants and residents are aware of their rights under the Violence Against Women Act:

The Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs, Final Rule, was published in the *Federal Register* on November 16, 2016, and PIH Notice 2017-8, Subject: Violence Against Women Reauthorization Act of 2013 Guidance, issued May 19, 2017.

As a result of these issuances PHA has provided each current resident and participant (current at the time of the issuances) the new HUD prescribed Notice of Occupancy Rights (HUD 5380) and Certification form (HUD 5382).

The orientation for new residents and participants includes information on their rights and responsibilities under the VAWA Act, using the above-referenced forms. The above-referenced forms are also being provided to applicants at the time the applicant is denied assistance or admission, and to current residents/participants with any PHA notification of eviction or termination of assistance.

The Admissions & Continued Occupancy Policy (ACOP), the Section 8 Administrative Plan and the Residential Dwelling Lease have been revised to include screening and termination language related to the Violence Against Women Reauthorization Act.

C.	Other Document and/or Certification Requirements.
C.1	**Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. *The following is Poughkeepsie Housing Authority's Definition of Substantial Deviation and Significant Amendment or Modification:* **Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.** **Proposed demolition, disposition, homeownership, RAD Conversion, Capital Fund Financing, development, or mixed finance proposals are considered to be significant amendments to the CFP Five Year Action Plan**
C.2	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. **RAB meeting – 12/4/2024** **See Attachment – RAB Comments**
C.3	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. **City of Poughkeepsie – See Attachment – HUD-50077-SL** **(will be processed after Board approval of the Agency Plan)**
C.4	**Required Submission for HUD FO Review.** (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements.

D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

The following is copied and pasted from HUD's checklist for review of Annual Plans:

HUD's AFFH rules are evolving as of publication of this checklist; no need to complete this section at this time; this will be updated once HUD's AFFH intentions are clear.

Until such time as the PHA is required to submit an AFFH, the PHA is not obligated to complete this chart.

According to the above, PHA is not required to complete Section D this year. However, PHA continues to follow all existing Fair Housing regulations.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

An update on PHA's other activities/relevant information (both current and that may be planned over the next five (5) years) has been prepared. See ATTACHMENT – Annual/Five-Year Update.

HUD-50077-CR, Civil Rights Certification, has been uploaded to HUD's PHA Annual Plan Portal.

Attachment

Poughkeepsie Housing Authority

Five-Year Agency Plan

Fiscal Years 04/01/2025 – 04/01/2029

ATTACHMENT – ANNUAL/ FIVE-YEAR PLAN UPDATE – DRAFT # 2

PHA Name: Poughkeepsie Housing Authority **PHA Code:** NY-062

PHA Type: ☐ Small ☐ High Performer ☒ Qualified **PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 04/2025

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units: 359 **Number of Housing Choice Vouchers (HCVs):** 169 **Total Combined:** 528

Availability of Information: The Five-Year/Annual Plan is available at the Main Administrative Office of the Poughkeepsie Housing Authority, 4 Howard Street, Poughkeepsie, NY, during regular business hours Monday through Friday 8:30AM and 4:30PM

REVISION OF PHA PLAN ELEMENTS

(a) Have the following PHA Plan elements been revised by the PHA since its last **Five-Year PHA Plan** submission?

Y N

☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs.

- **Housing needs in the jurisdiction of the PHA as based on the most recent Census Data have not changed significantly. However, data concerning housing needs on the waiting list changes on a frequent basis. Waiting list tables have been prepared and include an analysis by total number, income, disability, race, ethnicity, etc.**

  Information on local demographics, the waiting lists, and PHA's strategy for addressing housing needs are included as *Exhibit 1* on pages 4 and 5.

- **Other Policies that Govern Eligibility, Selection, and Admissions** –

  - **Over-Income Families** – Poughkeepsie Housing Authority is in full compliance with the Final Rule implementing Section 103 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), implemented in **2023**. **Section 103 of HOTMA governs the Over-Income requirements**. The ACOP and Lease have been updated with the revised regulations.
  - ***HOTMA – Sections 102 and 104*** – PHA will be in compliance with the Final Rule implementing **Sections 102 and 104 (Income and Assets)** of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), published in the Federal Register on 2/14/2023. The original implementation deadline date was January 1, 2024, extended by HUD to January 1, 2025. However, in a letter dated 9/18/2024, HUD advised PHAs will **not** be required to come into compliance with the Section 102 and 104 income and assets provisions in the HOTMA Final Rule by January 1, 2025, except for the Earned Income Disregard (EID) provision, and that critical dates will be extended. PHA will be in full compliance with the provisions related to **Eligibility, Selection, and Admissions** by the deadline dates that HUD establishes.

☒ ☐ Rent Determination –

- ***HOTMA – Sections 102 and 104*** – PHA will be in compliance with the Final Rule implementing **Sections 102 and 104 (Income and Assets)** of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), published in the Federal Register on 2/14/2023. The original implementation deadline date was January 1, 2024, extended by HUD to January 1, 2025. However, in a letter dated 9/18/2024, HUD advised PHAs will **not** be required to come into compliance with the Section 102 and 104 income and assets provisions in the HOTMA Final Rule by January 1, 2025, except for the Earned Income Disregard (EID) provision, and that critical dates will be extended. PHA will be in full compliance with the provisions related to **Rent Determinations** by the deadline dates that HUD establishes.
- PHA updates the Payment Standards as needed based on the issuance of Fair Market Rents. Payment Standards are adopted by the PHA Board of Commissioners.
- **PHA adjusts the Flat Rents annually (if needed) upon HUD's publication of new Fair Market Rents**
- The ACOP, Lease, and Section 8 Administrative Plan are updated annually with all HUD-mandated changes

☐ ☒ Homeownership Programs – **PHA has no current plans for a Homeownership Program**

NEW ACTIVITIES

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

☒ ☐ Hope VI or Choice Neighborhoods.

The PHA worked with the City of Poughkeepsie as they applied for a Choice Neighborhoods Planning Grant from HUD to support development of a comprehensive neighborhood transformation plan for the Thurgood Marshall Terrace and Martin Luther King Jr. Garden Apartments public housing developments. The grant was awarded and the effort will focus on directing resources to address the three core goals of HUD's Choice Neighborhoods program: housing, people, and neighborhoods. To achieve these goals, residents of Thurgood Marshall Terrace, Martin Luther King Jr. Garden Apartments, and the surrounding Northside neighborhood, and partners, including the City of Poughkeepsie, who was the lead applicant, will utilize up to $500,000 in financial support provided by the planning grant to develop a comprehensive neighborhood Transformation Plan. This Plan will serve as the guiding document for directing the transformation of the Northside neighborhood and distressed public and/or HUD-assisted housing within those boundaries, including the public housing at Thurgood Marshall Terrace and Martin Luther King Jr. Garden Apartments. The duration of the planning grant and deadline for completion of the Transformation Plan is thirty (30) months. Implementation of the Plan would be contingent on procuring and raising adequate funding.

☒ ☐ Mixed Finance Modernization or Development.

If appropriate opportunities are presented, PHA may become involved with Mixed-Finance Modernization or Development, and/or or some other combination of finances (public, private, etc.) to develop and/or redevelop additional housing resources.

☐ ☒ Demolition and/or Disposition.

☐ ☒ Designated Housing.

☐ ☒ Conversion of Public Housing to Tenant Based Assistance.

☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD.

Hudson Gardens (184 units) was selected by the PHA for redevelopment under the RAD (Rental Assistance Demonstration) program to make much needed repairs and improvements for the benefit of the residents currently residing there. The PHA has selected a development partner and is in the process of finalizing a MOU. The developer will work with PHA on the RAD application and related processes. If approved by HUD, the public housing subsidy for Hudson Gardens will be converted into a section 8 subsidy that is tied to the property. This conversion allows the PHA to access additional funding sources to improve the quality of the residences while also keeping the rental assistance received from the federal government, ensuring the property remains permanently affordable.

☒ ☐ Project-Based Vouchers.

PHA may utilize Project Based Vouchers not to exceed 20% of the funding available for PHA's housing choice voucher program and the additional 10% to serve certain populations, as permitted in the January 18, 2017 issue of the *Federal Register.* (**As permitted under the Housing Opportunity Through Modernization Act of 2016 (HOTMA), and detailed in the January 18, 2017 *Federal Register)* the 20% cap as noted above can be increased by an additional 10% for four (4) types/categories of housing units as outlined in the regulation. If PHA wishes to add PBV units under this exception authority, it will submit all required information to the Field Office, and identify the exception category (or categories) for which PHA will project-base the units.**

The location of the facility(s) will be within PHA's jurisdiction. This action is consistent with the PHA Five-Year Plan because PHA indicated the following as one of its' goals:

GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING

It is also consistent with the most recent City of Poughkeepsie, NY Consolidated Plan. There are several references throughout the Consolidated Plan citing the shortage of affordable housing in the jurisdiction.

☒ ☐ Units with Approved Vacancies for Modernization.

Poughkeepsie Housing Authority currently has five (5) vacant units off-line for Modernization. PHA will continue to use this authority if and when needed.

☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

PHA may be seeking grants under the Emergency Safety and Security Grant during the upcoming fiscal year in order to expand our camera system throughout our housing sites, for smoke detectors, carbon monoxide detectors, etc. If not applied for in FY 4/2025, it may be applied for in one of the other fiscal years covered by this submission (Fiscal years 4/2025 – 4/2029).

Other Programs or Activities

PHA may apply for new programs and/or other sources of funding if NOFAs are issued by HUD or other appropriate opportunities are presented.

PHA may assess the feasibility of developing excess property that is part of a PHA-owned public housing development. If determined feasible, PHA may use this property for development of affordable housing, using a variety of financing, including mixed-finance, and other public and/or private resources. Required HUD procedures will be followed.

PHA may purchase property that is adjacent to one of the public housing developments. If determined feasible PHA may use this property for development of affordable housing, using a variety of financing, including mixed-finance, and other public and/or private resources. Required HUD procedures will be followed.

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Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

See HUD Form 50075.2 approved by HUD on 12/06/2024 (for the Five-Year Action Plan (for Fiscal Years 2023 – 2027).

Capital Fund documents were formally part of the Five-Year & Annual Plan files. The Public Housing CFP Final Rule was published in the *Federal Register* October 24, 2013, effective November 25, 2013. This CFP Final Rule decoupled the CFP from the PHA Annual Agency Plan. CFP documents are to be prepared during the 45-day review period, reviewed with the RAB, presented at the Public Hearing and approved by the Board of Commissioners. However, they are to be submitted to HUD separately from the Agency Plan process, when requested by HUD. Per PIH Notice 2016-21 and other HUD issuances, these documents are now submitted through HUD's Energy Performance and Information Center (EPIC).

Poughkeepsie Housing Authority has complied with the above requirements. PHA has prepared a new CFP Five-Year Action Plan for Fiscal Years 2025 through 2029, has reviewed it with the RAB, made available to the public, and approved by the Board of Commissioners.

EXHIBIT 1

POUGHKEEPSIE HOUSING AUTHORITY – NY-062

Statement of Housing Needs and Strategy for Addressing Housing Needs

A. Demographics and Housing Needs in the Jurisdiction of the Poughkeepsie, NY Housing Authority:

DEMOGRAPHICS:

- Poughkeepsie's estimated population was 31,717.
- The racial composition of Poughkeepsie was White: 44.7%, Black or African American: 33.9%, Asian: 1.5%, >1% each American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander; Two or more races: 12.9%.
- Hispanic or Latino of any race were 21.2% of the population.
- The median income for households in Poughkeepsie was $53,875.
- Persons in poverty level was 18.3%

Source for the above bulleted data: *https://www.census.gov/quickfacts/fact/table/poughkeepsiecitynewyork/LND110210*

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HOUSING:

- The median rent for all bedrooms and all property types in Poughkeepsie, NY is **$1,925.**

Source for the above bulleted data: https://www.zillow.com/rental-manager/market-trends/poughkeepsie-ny/

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B. Housing Needs as evidenced on the waiting lists of the Poughkeepsie Housing Authority:

HOUSING NEEDS OF FAMILIES ON THE WAITING LIST *(PUBLIC HOUSING)*			
	# of families	% of total families	Annual Turnover
WAITING LIST TOTAL:	**359**		**34**
Extremely low income <=30% AMI	307	85.28	
Very low income (>30% but <=50% AMI)	44	12.22	
Low income (>50% but <80% AMI)	8	2.22	
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity – White	84	23.33	
Race/ethnicity – Black	271	75.28	
Race/ethnicity – Native American	2	.56	
Race/ethnicity – Asian	2	.56	
Race/ethnicity – Other	1	.28	
Race/***ethnicity*** – Hispanic	59	16.39	
Characteristics by Bedroom Size (Public Housing Only)			Annual Turnover
0 BR	0	0	0
1BR	204	56.67	6
2 BR	97	26.94	10
3 BR	50	13.89	15
4 BR	9	2.50	2
5 BR	0	0	1

The public housing wait list is currently open

HOUSING NEEDS OF FAMILIES ON THE WAITING LIST *(SECTION 8)*			
	# of families	% of total families	Annual Turnover
WAITING LIST TOTAL:	**503**		**8**
Extremely low income <=30% AMI	412	81.42	
Very low income (>30% but <=50% AMI)	74	14.62	
Low income (>50% but <80% AMI)	17	3.36	
Families with children	189	37.35	
Elderly families	31	6.13	
Families with Disabilities	83	16.40	
Race/ethnicity white	187	36.96	
Race/ethnicity black	302	59.68	
Race/ethnicity Native American	1	.20	
Race/ethnicity Asian	14	2.77	
Race/ethnicity Other	1	.20	
Race/**ethnicity** Hispanic	112	22.13	

The Section 8 wait list is currently open

****

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

To address the housing needs of families living within our jurisdiction, some of the strategies Poughkeepsie Housing Authority will strive for include the following:

- Continue to affirmatively market our public housing units and the Section 8 program to elderly families, disabled families and all other families
- Continue to affirmatively market our units and the Section 8 program to all race and ethnic groups residing within our jurisdiction and the surrounding area
- Continue to make reasonable on-demand accessible modifications as a reasonable accommodation to disabled families in our public housing units
- Continue to upgrade the units, buildings, and systems with available funding under the Capital Fund Program
- Continue to maintain low vacancy rate and turnaround time so that affordable housing remains readily available
- Collaborate with City/County/Government agencies to increase affordable housing options

Funding and staffing constraints may impact some of the above strategies.

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HUD-50077-CR, Civil Rights Certification, has been uploaded to HUD's PHA Annual Plan Portal.

Financial Review

October 2024

Low-Income Program (10)

REVENUES:

A/C 340100 Revenues- HUD PHA Grant - is **$161,771.00** for the month and **$1,385,357.00 YTD.**

A/C 348000 Insurance Proceeds - is **$44,793.00** for the month and **$117,077.47 YTD.** We received proceeds for water Damage at TMT.

Low-Income Program (10)

EXPENSES:

- A/C 417100 **Auditing–** is **$22,720.00** YTD.
- A/C 419070 **Admin contracts–** is **over** budget for the month by **$1,273.27** and **over** budget YTD.
- A/C 444001 **Plumbing–** is **over** budget for the month by **$2,261.57** and **over** budget YTD.
- A/C 457000 – **Collection Loss** YTD is **$55,366.22**.
- A/C 462030- **Casualty Losses-** YTD is **$88,710.85.** This is for the water Damage at TMT.

The Net Surplus for the month of November is **$62,418.04** and Net Surplus YTD is **$183,788.75**.

Note: As of November 30, 2024, we are leased at **108 of 117 (92.3%) for AMP 11** and **223 of 242 (92.1%) for AMP 22**. Overall, we are **329 of 359 (92.2%) units** that are leased up.

Low-Income Program (10)

Balance Sheet (as of 11/30/24):

- Cash and Investments decreased by $176,652.10 compared to the same time last year.
- Total Accounts Receivable-Tenants has decreased compared to last year by $156,118.68.
- Total Accounts Receivable - Other decreased by $3,294.81.
- Total Current Assets have increased from last year by $31,454.57.
- Fixed Assets increased by $192,768.33.
- Accumulated Depreciation has increased by $492,079.00.
- Total Current Liabilities shows a decrease by $2,880.99 as compared to the same time last year.
- Total Non-Current Liabilities has increased from last year by $84,768.14.

- Current Year Net Assets is the Net Surplus or Net Deficit for the fiscal year. Our Net Surplus for this year is $183,788.75. This is a decrease in the surplus from the same time last year by $58,391.34.

Section 8 Program (20)

REVENUES:

- Total Revenues were **$85,973.26** for November and **$1,264,465.34 YTD**.

EXPENSES:

- Total Expenses were **$195,609.17** for November and **$1,346,140.04 YTD**.

- For the month of November, the Net Deficit is $109,635.91. For Year to Date, our Net Deficit is $81,674.70.

Section 8 Program (20)

Balance Sheet as of 11/30/24:

- The Total Cash and Investments have decreased by $21,105.63 over last year.
- Accounts Receivable-Other has increased by $13,278.66 against the year prior.
- Current Assets decreased by $22,890.61.
- Total Current Liabilities have decreased by $289.27 over same time last year.
- Total Non-Current Liabilities has increased by $4,409.46.
- Current Year Net Assets have increased from last year by $28,184.22.

Note: As of November 30, we are leased at **84 of 91 for HCV; 55 of 60 for VASH; and 8 of 18 for the Foster Youth to Independence (FYI) vouchers**.

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2025-Month End November 2024

		Current Month				Budget		Current	Prior Year		
		Monthly Budget	Monthly Actual	$ Change over budget	% Change	YTD Budget	$ Change YTD over budget	YTD Actual	Prior Yr	$ Change over Prior Yr	% Change
Revenues:											
311000.0	Dwelling Rental Income	$ 176,444.58	$ 195,969.00	$ 19,524.42	11.1%	$ 1,411,556.67	$ 173,083.65	$ 1,584,640.32	$ 1,431,948.41	$ 152,691.91	10.7%
311500.0	Reinstated Tenant Rental	583.33	45.71	(537.62)	-92.2%	4,666.67	(3,356.70)	1,309.97	4,855.61	(3,545.64)	-73.0%
345000.0	Fraud Recovery	3,500.00	3,027.85	(472.15)	-13.5%	28,000.00	(8,249.15)	19,750.85	29,747.00	(9,996.15)	-33.6%
345100.0	Reinstate- Fraud Recovery	83.33	-	(83.33)	-100.0%	666.67	(666.67)	-	-	-	
312000.0	Excess Utilities - A/C	4,166.67	4,486.50	319.83	7.7%	33,333.33	(3,800.68)	29,532.65	30,226.00	(693.35)	-2.3%
312500.0	Reinstated Excess utilities	-	-	-		-	-	-	185.00	(185.00)	-100.0%
319000.0	Non-Dwelling Income - Rental Fees	6,166.67	1,050.00	(5,116.67)	-83.0%	49,333.33	(24,460.53)	24,872.80	23,829.61	1,043.19	4.4%
340100.0	Revenues-Hud Pha Grant	176,164.11	161,771.00	(14,393.11)	-8.2%	1,409,312.89	(23,955.89)	1,385,357.00	1,253,541.00	131,816.00	10.5%
340400.0	Revenues-Other Government	-	-	-		-	-	-	-	-	
343000.0	Interest - unrestricted	1,666.67	861.96	(804.71)	-48.3%	13,333.33	4,433.21	17,766.54	14,568.05	3,198.49	22.0%
348000.0	Insurance Proceeds	-	44,793.00	44,793.00		-	117,077.47	117,077.47	47,474.13	69,603.34	146.6%
349000.0	Gain or Loss on Sale of Fixed Assets	-	-	-		-	-	-	-	-	
369000.0	Other Income- Late Fees	3,500.00	4,172.61	672.61	19.2%	28,000.00	(738.56)	27,261.44	28,053.56	(792.12)	-2.8%
369001.0	Maintenance Income	725.00	125.00	(600.00)	-82.8%	5,800.00	(2,193.48)	3,606.52	1,827.64	1,778.88	97.3%
369002.0	Capital Fund Income	21,638.92	-	(21,638.92)	-100.0%	173,111.33	(173,111.33)	-	198,143.00	(198,143.00)	-100.0%
369004.0	Laundry	200.00	-	(200.00)	-100.0%	1,600.00	(1,600.00)	-	1,045.75	(1,045.75)	-100.0%
369100.0	Reinstated Other Income	-	230.51	230.51		-	818.57	818.57	380.00	438.57	115.4%
Total Revenues:		$ 394,839.28	$ 416,533.14	$ 21,693.86	5.5%	$ 3,158,714.22	$ 53,279.91	$ 3,211,994.13	$ 3,065,824.76	146,169.37	4.8%
Expenses:											
411000.0	Admin Salaries	$ 44,225.75	$ 39,598.97	$ (4,626.78)	-10.5%	$ 353,806.00	$ (32,198.51)	$ 321,607.49	$ 326,291.63	(4,684.14)	-1.4%
412000.0	Compensated Absence Expense	1,000.00	-	(1,000.00)	-100.0%	8,000.00	(8,000.00)	-	-	-	
413000.0	Legal	5,541.67	3,823.75	(1,717.92)	-31.0%	44,333.33	(13,743.33)	30,590.00	30,590.00	-	
414010.0	Staff Training	-	-	-		-	-	-	-	-	
415000.0	Travel	833.33	2.30	(831.03)	-99.7%	6,666.67	(6,650.38)	16.29	15.52	0.77	5.0%
417100.0	Auditing	2,366.67	22,720.00	20,353.33	860.0%	18,933.33	3,786.67	22,720.00	7,100.00	15,620.00	220.0%
418200.0	Admin Benefits	16,570.01	13,244.52	(3,325.49)	-20.1%	132,560.07	(37,181.28)	95,378.79	90,910.24	4,468.55	4.9%
419000.0	Other Admin Exp	250.00	(609.52)	(859.52)	-343.8%	2,000.00	(39.17)	1,960.83	1,066.11	894.72	83.9%
419010.0	Telephone	1,583.33	1,361.18	(222.15)	-14.0%	12,666.67	(1,054.67)	11,612.00	11,367.50	244.50	2.2%
419030.0	Eviction & Collection	6,666.67	4,200.00	(2,466.67)	-37.0%	53,333.33	(15,573.33)	37,760.00	41,400.00	(3,640.00)	-8.8%
419040.0	Office Supplies	1,083.33	987.85	(95.48)	-8.8%	8,666.67	(3,721.49)	4,945.18	6,719.36	(1,774.18)	-26.4%
419050.0	Memberships & Publications	208.33	-	(208.33)	-100.0%	1,666.67	(1,043.20)	623.47	2,423.92	(1,800.45)	-74.3%
419060.0	Postage	1,166.67	2,130.00	963.33	82.6%	9,333.33	(2,933.48)	6,399.85	6,390.00	9.85	0.2%
419070.0	Administrative Contracts	4,166.67	5,439.94	1,273.27	30.6%	33,333.33	3,212.71	36,546.04	45,811.67	(9,265.63)	-20.2%
419080.0	Bank Charges for NSF Checks	-	-	-		-	-	-	-	-	
419090.0	Freight	8.33	-	(8.33)	-100.0%	66.67	(66.67)	-	-	-	
421000.0	Tenant Serv Salaries	-	-	-		-	-	-	-	-	
422000.0	Tenant Serv Recreation, Pub.	-	-	-		-	-	-	-	-	
422200.0	Tenant Serv Benefits	-	-	-		-	-	-	-	-	
423100.0	Tenant Serv Other	729.17	-	(729.17)	-100.0%	5,833.33	(5,293.40)	539.93	-	539.93	#DIV/0!
431000.0	Water	15,333.33	-	(15,333.33)	-100.0%	122,666.67	(23,864.49)	98,802.18	93,691.88	5,110.30	5.5%
431100.0	Sewer	13,541.67	-	(13,541.67)	-100.0%	108,333.33	(27,572.13)	80,761.20	82,987.45	(2,226.25)	-2.7%
432000.0	Electric	37,500.00	33,266.03	(4,233.97)	-11.3%	300,000.00	(13,547.35)	286,452.65	251,876.41	34,576.24	13.7%
433000.0	Gas	24,166.67	7,678.53	(16,488.14)	-68.2%	193,333.33	(124,861.77)	68,471.56	82,185.87	(13,714.31)	-16.7%
441000.0	Maint Labor	66,071.77	63,499.79	(2,571.98)	-3.9%	528,574.18	(6,777.27)	521,796.91	562,410.92	(40,614.01)	-7.2%
442000.0	Maint Materials	53,333.33	59,666.19	6,332.86	11.9%	426,666.67	(90,914.31)	335,752.36	415,461.34	(79,708.98)	-19.2%
443000.0	Maint Contracts	16,666.67	13,684.33	(2,982.34)	-17.9%	133,333.33	(47,545.14)	85,788.19	111,163.40	(25,375.21)	-22.8%
443002.0	Auto Maintenance	2,166.67	7,201.12	5,034.45	232.4%	17,333.33	(2,627.41)	14,705.92	12,247.31	2,458.61	20.1%
443004.0	Unit Turnaround	-	-	-		-	-	-	-	-	
443005.0	Extermination	2,250.00	1,994.00	(256.00)	-11.4%	18,000.00	(5,611.00)	12,389.00	9,820.00	2,569.00	26.2%
443006.0	Janitorial	-	-	-		-	-	-	-	-	
443100.0	Garbage/ Trash Removal	7,916.67	7,408.85	(507.82)	-6.4%	63,333.33	(6,682.57)	56,650.76	56,332.99	317.77	0.6%
443300.0	Maint Labor Benefits	31,496.56	27,921.61	(3,574.95)	-11.4%	251,972.51	(35,012.53)	216,959.98	220,637.11	(3,677.13)	-1.7%
444001.0	Plumbing	3,083.33	5,344.90	2,261.57	73.3%	24,666.67	6,285.12	30,951.79	48,390.36	(17,438.57)	-36.0%
444002.0	Electrical	583.33	1,942.73	1,359.40	233.0%	4,666.67	2,037.49	6,704.16	11,633.87	(4,929.71)	-42.4%
444003.0	Heating & Cooling	2,916.67	291.10	(2,625.57)	-90.0%	23,333.33	(8,852.26)	14,481.07	17,335.35	(2,854.28)	-16.5%
444004.0	Elevator Maintenance	750.00	431.39	(318.61)	-42.5%	6,000.00	764.56	6,764.56	5,965.24	799.32	13.4%

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2025-Month End November 2024

		Current Month				Budget		Current	Prior Year		
		Monthly Budget	Monthly Actual	$ Change over budget	% Change	YTD Budget	$ Change YTD over budget	YTD Actual	Prior Yr	$ Change over Prior Yr	% Change
446000.0	Prot Serv - Labor	-	-	-		-	-	-	-	-	
448000.0	Prot Serv - Contract	2,916.67	1,980.00	(936.67)	-32.1%	23,333.33	(10,848.33)	12,485.00	19,525.00	(7,040.00)	-36.1%
448200.0	Prot Serv - Benefits	-	-	-		-	-	-	-	-	
451000.0	All Other Insurance	1,640.57	-	(1,640.57)	-100.0%	13,124.56	7,915.44	21,040.00	19,568.75	1,471.25	7.5%
451001.0	Property Insurance	30,532.94	26,099.75	(4,433.19)	-14.5%	244,263.54	16,861.74	261,125.28	147,097.45	114,027.83	77.5%
451002.0	Liability Insurance	7,488.08	7,285.14	(202.94)	-2.7%	59,904.63	24,355.99	84,260.62	42,494.83	41,765.79	98.3%
451003.0	Fidelity Bond	119.25	-	(119.25)	-100.0%	954.00	(251.81)	702.19	-	702.19	#DIV/0!
451004.0	Workmen's Comp	2,052.81	-	(2,052.81)	-100.0%	16,422.49	7,915.45	24,337.94	18,127.14	6,210.80	34.3%
452000.0	PILOT	7,500.00	8,682.00	1,182.00	15.8%	60,000.00	9,456.00	69,456.00	45,560.00	23,896.00	52.4%
454000.0	OPEB-Admin	-	-	-		-	-	-	-	-	
454001.0	OPEB-Maintenance	-	-	-		-	-	-	-	-	
457000.0	Collection Loss	17,083.33	(14,670.71)	(31,754.04)	-185.9%	136,666.67	(81,300.45)	55,366.22	(73,534.25)	128,900.47	-175.3%
457100.0	Bad Debt - Other	-	-	-		-	-	-	-	-	
459000.0	Other General Expense	375.00	1,509.36	1,134.36	302.5%	3,000.00	(410.88)	2,589.12	2,621.33	(32.21)	-1.2%
461000.0	Extraordinary Maint	-	-	-		-	-	-	-	-	
461010.0	Extraordinary Maint - Labor	-	-	-		-	-	-	-	-	
461020.0	Extraordinary Maint - Materials	-	-	-		-	-	-	-	-	
461030.0	Extraordinary Maint - Contract Costs	-	-	-		-	-	-	-	-	
462030.0	Casualty Losses - Contract Costs	-	-	-		-	88,710.85	88,710.85	49,958.97	38,751.88	77.6%
480000.0	Deptreciation Expense for Enterprise	-	-	-		-	-	-	-	-	
752000.0	Replacement	-	-	-		-	-	-	-	-	
754000.0	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		$ 433,885.25	$ 354,115.10	$ (79,770.15)	-18.4%	$ 3,471,081.99	$ (442,876.61)	$ 3,028,205.38	$ 2,823,644.67	$ 204,560.71	7.2%
Net Surplus / (Net Deficit):		$ (39,045.97)	$ 62,418.04	$ 101,464.01		$ (312,367.76)	$ 496,156.51	$ 183,788.75	$ 242,180.09	$ (58,391.34)	-24.1%

Balance Sheet - Detail
Federal Low Income

		Current Year 11/30/2024	Prior Year 11/30/2023	Change in Position
	Assets			
Cash & Investments				
111108	ERAP Funds	100.00	100.00	0.00
111110	General Fund (dev - Operation)	138,398.34	182,453.83	(44,055.49)
111111	Payroll Cash Account	48.04	5,923.73	(5,875.69)
111112	Money Market Operating Account	194,206.67	195,305.59	(1,098.92)
111113	Operating Money Market	234,148.36	471,661.84	(237,513.48)
111400	Tenants Security Deposit Fund	141,783.07	136,180.07	5,603.00
111403	Tenant Disbursement AC	34,659.05	24,477.32	10,181.73
111700	Petty Cash Fund	100.00	100.00	0.00
116200	Interfund Tranfer	91,999.15	3,031.99	88,967.16
116210	Investment-Cd	239,978.42	232,838.83	7,139.59
Total Cash & Investements		**1,075,421.10**	**1,252,073.20**	**(176,652.10)**
Accounts Receivable - Tenants				
112200	A/R Tenants	693,246.61	894,106.33	(200,859.72)
112210	Allowance For Doubtful Accts-Tenants	(307,739.96)	(352,285.00)	44,545.04
112220	Deposit Receivable	11,876.78	11,680.78	196.00
Total Accounts Receivable - Tenants		**397,383.43**	**553,502.11**	**(156,118.68)**
Accounts Receivable - Other				
112800	Outstanding Travel Advances	0.00	5,459.24	(5,459.24)
112900	A/R Other	22,134.74	19,970.31	2,164.43
112912	Allowance for Doubtful-Other	(1,950.00)	(1,950.00)	0.00
Total Accounts Receivable - Other		**20,184.74**	**23,479.55**	**(3,294.81)**
Current Assets				
121100	Prepaid Insurance	0.00	0.00	0.00
121108	Prepaid Exp	2,636.85	2,805.88	(169.03)
126000	Inventories - Materials	66,959.73	58,160.07	8,799.66
127500	Allowance For Obsolete Inventories	(1,339.19)	(1,163.31)	(175.88)
129500	Interfund Due From	(72,184.17)	(95,183.99)	22,999.82
Total Current Assets		**(3,926.78)**	**(35,381.35)**	**31,454.57**
Fixed Assets				
140010	Leasehold Improvements	4,193,693.94	4,079,274.10	114,419.84
140060	Land	337,280.00	337,280.00	0.00
140070	Buildings	34,151,153.95	34,139,042.91	12,111.04
140080	Funiture and EMDwell	999,842.27	960,348.27	39,494.00
140090	Furniture and EMAdmin	996,509.05	969,765.60	26,743.45
Subtotal Fixed Assets		**40,678,479.21**	**40,485,710.88**	**192,768.33**
Less: Accumulated Depreciation		**0.00**	**0.00**	**0.00**
Total Fixed Assets		**40,678,479.21**	**40,485,710.88**	**192,768.33**
Accumulated Depreciation				
140050	Accumulated Depreciation-Structures And Equipment	(37,638,434.17)	(37,146,355.17)	(492,079.00)
Total Accumulated Depreciation		**(37,638,434.17)**	**(37,146,355.17)**	**(492,079.00)**
190001	**Deferred Outflow of Resources**	**952,612.46**	**952,612.46**	0.00
Total Assets		**5,481,719.99**	**6,085,641.68**	**(603,921.69)**

Balance Sheet - Detail
Federal Low Income

		Current Year 11/30/2024	Prior Year 11/30/2023	Change in Position
Liabilities and Net Assets				
Liability				
Current Liabilities				
211010	Accounts Payable>90 Days Past Due	0.00	0.00	0.00
211100	A/P Vendors and Contractors	(5,263.70)	(5,263.70)	0.00
211400	Tenant Security Deposits Payable	157,186.65	152,670.65	4,516.00
211499	Payroll Payable	701.94	(500.00)	1,201.94
211500	SUI	(7,401.75)	(6,047.06)	(1,354.69)
211710	Federal Tax Withheld	(931.81)	(931.81)	0.00
211720	Social Security Withheld	(5,067.92)	(5,067.92)	0.00
211730	State Tax Withheld	75.21	372.21	(297.00)
211741	SEIU Union Local 74	0.00	0.00	0.00
211750	ERS	1,556.48	3,591.41	(2,034.93)
211751	ERS Loan	(1,379.84)	2,369.03	(3,748.87)
211753	AFLAC	0.00	0.00	0.00
211756	NYS Deferred Comp	0.00	0.00	0.00
211760	Dutchess Scu	0.00	0.00	0.00
211769	Commissioner of Taxation and Finance	(1,201.94)	0.00	(1,201.94)
211770	PHA Rent	5,295.00	5,295.00	0.00
211780	United Way	0.00	0.00	0.00
211900	Ap Other	(4,874.19)	(4,874.19)	0.00
212000	Accrued Payroll	0.00	0.00	0.00
213500	Accrued Utilities	0.00	0.00	0.00
213501	Accrued Water & Sewer	0.00	0.00	0.00
213510	Accrued Compensated Absences-Current Portion	8,228.70	8,190.20	38.50
220000	Deferred Revenue	0.00	0.00	0.00
229000	Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities		**146,922.83**	**149,803.82**	**(2,880.99)**
Non-Current Liabilities				
213511	Accrued Compensated Absences-Non Current	156,345.32	155,613.88	731.44
213701	Accrued Current Pilot	69,456.00	45,560.00	23,896.00
214000	Accrued Pension and OPEB liabilities	2,004,179.75	1,944,039.05	60,140.70
Total Non-Current Liabilities		**2,229,981.07**	**2,145,212.93**	**84,768.14**
290001	**Deferred Inflow of Resources**	**2,111,842.32**	**2,111,842.32**	
Total Liability		**4,488,746.22**	**4,406,859.07**	**81,887.15**
Equity				
Equity/Net Assets				
271000	Prior Years Adj	0.00	0.00	0.00
280600	Undesignated Fund Balance-retained Earnings	809,185.02	1,436,602.52	(627,417.50)
Total: Equity/Net Assets		**809,185.02**	**1,436,602.52**	**(627,417.50)**
Current Year Net Assets		183,788.75	242,180.09	**(58,391.34)**
Total Equity		**992,973.77**	**1,678,782.61**	**(685,808.84)**
Total Liabilities and Net Assets		**5,481,719.99**	**6,085,641.68**	**(603,921.69)**

Poughkeepsie Housing Authority
Section 8-(20)
Fiscal Year 2025-Month End November 2024

		Current Month				Budget		Current	Prior Year		
		Monthly Budget	Monthly Actual	$ Change over budget	% Change	YTD Budget	$ Change over budget	YTD Actual	Prior Yr	$ Change over Prior Yr	% Change
Revenues:											
300001	Section 8 Admin Fees	$ 16,182.00	$ 16,762.00	$ 580.00	3.6%	$ 129,456.00	$ 7,475.00	$ 136,931.00	$ 142,961.00	$ (6,030.00)	-4.4%
340400	Revenues-Other Government Grants	-	-	-		-	-	-	-	-	
341000	Section 8 Income	124,936.00	54,242.00	(70,694.00)	-56.6%	999,488.00	14,282.00	1,013,770.00	855,926.00	157,844.00	15.6%
343000	Investment income-Unrestricted	3.92	2.77	(1.15)	-29.3%	31.33	(3.57)	27.76	22.07	5.69	20.5%
343500	Investment income-Restricted	-	-	-		-	-	-	-	-	
345000	Fraud Recovery	-	-	-		-	-	-	-	-	
369300	Other Admin Fees	8,403.50	14,966.49	6,562.99	78.1%	67,228.00	46,508.58	113,736.58	93,109.97	20,626.61	18.1%
Total Revenues:		**$ 149,525.42**	**$ 85,973.26**	$ (63,552.16)	**-42.5%**	**$ 1,196,203.33**	$ 68,262.01	**$ 1,264,465.34**	**$ 1,092,019.04**	**$ 172,446.30**	13.6%
Expenses:											
411000	Admin Salaries	$ 6,742.46	$ 6,286.70	$ (455.76)	-6.8%	$ 53,939.69	$ (2,586.57)	$ 51,353.12	$ 51,574.41	$ (221.29)	-0.4%
412000	Compensated Absences	-	-	-		-	-	-	-	-	
413000	Legal	208.33	201.25	(7.08)	-3.4%	1,666.67	(56.67)	1,610.00	1,610.00	-	
414010	Staff Training	250.00	-	(250.00)	-100.0%	2,000.00	(2,000.00)	-	1,721.74	(1,721.74)	#DIV/0!
415000	Travel	4.17	0.94	(3.23)	-77.4%	33.33	(26.81)	6.52	6.60	(0.08)	-1.2%
417100	Auditing	966.67	9,280.00	8,313.33	860.0%	7,733.33	1,546.67	9,280.00	2,900.00	6,380.00	68.8%
418200	Admin Benefits	3,635.06	3,117.28	(517.78)	-14.2%	29,080.50	(4,039.10)	25,041.40	25,192.18	(150.78)	-0.6%
419000	Other Admin Exp	-	-	-		-	-	-	240.00	(240.00)	#DIV/0!
419010	Telephone	83.33	153.15	69.82	83.8%	666.67	539.96	1,206.63	1,187.03	19.60	1.6%
419030	Eviction & Collection	-	-	-		-	-	-	-	-	
419040	Office Supplies	175.00	65.37	(109.63)	-62.6%	1,400.00	(1,291.06)	108.94	346.54	(237.60)	-218.1%
419050	Memberships & Publications	75.00	-	(75.00)	-100.0%	600.00	(318.79)	281.21	373.76	(92.55)	-32.9%
419060	Postage	208.33	870.00	661.67	317.6%	1,666.67	943.33	2,610.00	2,610.00	-	
419070	Administrative Contracts	583.33	352.27	(231.06)	-39.6%	4,666.67	(173.11)	4,493.56	3,530.61	962.95	21.4%
419090	Freight	-	-	-		-	-	-	-	-	
421000	Tenant Serv Salaries	-	-	-		-	-	-	-	-	
422000	Tenant Serv Recreation, Pub.	-	-	-		-	-	-	-	-	
422200	Tenant Serv Benefits	-	-	-		-	-	-	-	-	
423000	Ten Serv Contract Costs	-	-	-		-	-	-	-	-	
423100	Tenant Serv Other	-	-	-		-	-	-	-	-	
451000	All Other Insurance	-	-	-		-	-	-	-	-	
451002	Liability Insurance	2,295.71	2,960.52	664.81	29.0%	18,365.67	15,976.49	34,342.16	17,271.90	17,070.26	49.7%
451003	Fidelity Bond	38.43	-	(38.43)	-100.0%	307.40	(20.59)	286.81	384.25	(97.44)	-34.0%
451004	Workmen's Comp	319.44	-	(319.44)	-100.0%	2,555.48	(2,373.91)	181.57	11.56	170.01	93.6%
452000	PILOT	-	-	-		-	-	-	-	-	
454000	OPEB-Admin	-	-	-		-	-	-	-	-	
457000	Collection Loss	316.67	-	(316.67)	-100.0%	2,533.36	(2,533.36)	-	446.00	(446.00)	#DIV/0!
457100	Bad Debt-Other	-	-	-		-	-	-	-	-	
459000	Other General Expense	2,702.83	3,172.69	469.86	17.4%	21,622.64	1,921.35	23,543.99	20,456.01	3,087.98	13.1%
461000	Extraordinary Maint	-	-	-		-	-	-	-	-	
471500	HAP	100,967.94	110,661.00	9,693.06	9.6%	807,743.54	(15,716.41)	792,027.13	751,150.53	40,876.60	5.2%
471501	HAP - Port Outs	21,887.96	44,423.00	22,535.05	103.0%	175,103.64	117,947.36	293,051.00	233,748.00	59,303.00	20.2%
471520	Portability In-HAP Payment	7,842.17	14,065.00	6,222.83	79.4%	62,737.33	43,978.67	106,716.00	87,116.84	19,599.16	18.4%
471800	FSS Escrow	-	-	-		-	-	-	-	-	
480000	Depreciation	-	-	-		-	-	-	-	-	
752000	Replacement	-	-	-		-	-	-	-	-	
754000	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		$ 149,302.82	$ 195,609.17	$ 46,306.35	31.0%	$ 1,194,422.59	$ 151,717.45	$ 1,346,140.04	$ 1,201,877.96	$ 144,262.08	10.7%
Net Surplus / (Net Deficit):		$ 222.59	**$ (109,635.91)**	$ (109,858.50)		$ 1,780.75	$ (83,455.45)	**$ (81,674.70)**	$ (109,858.92)	$ 28,184.22	

Balance Sheet - Detail
Section 8

	Current Year 11/30/2024	Prior Year 11/30/2023	Change In Position
Assets			
Cash & Investments			
111110 General Fund (dev - Operation)	33,658.02	(37,190.75)	70,848.77
111401 FSS Escrow Fund	1,587.05	1,541.45	45.60
116200 Interfund Transfer	(92,000.00)	0.00	(92,000.00)
Total Cash & Investements	**(56,754.93)**	**(35,649.30)**	**(21,105.63)**
Accounts Receivable - Tenants			
112100 Fraud Recovery	17,101.00	17,101.00	0.00
112110 Allowance for Doubtful	(17,101.00)	(17,147.00)	46.00
Total Accounts Receivable - Tenants	**0.00**	**(46.00)**	**46.00**
Accounts Receivable - Other			
112900 A/R Other	18,534.00	20,506.21	(1,972.21)
112912 Allowance for Doubtful-Other	(19,129.00)	(20,418.00)	1,289.00
113540 Accounts Receivable-PHA Projects	12,810.83	(1,151.04)	13,961.87
Total Accounts Receivable - Other	**12,215.83**	**(1,062.83)**	**13,278.66**
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	4,099.73	3,916.16	183.57
129500 Interfund Due From	(22,818.46)	255.72	(23,074.18)
Total Current Assets	**(18,718.73)**	**4,171.88**	**(22,890.61)**
Fixed Assets			
140090 Furniture and EMAdmin	0.00	595.56	(595.56)
Subtotal Fixed Assets	**0.00**	**595.56**	**(595.56)**
Less: Accumulated Depreciation	**0.00**	**0.00**	**0.00**
Total Fixed Assets	**0.00**	**595.56**	**(595.56)**
Accumulated Depreciation			
140050 Accumulated Depreciation-Structures And Equipment	0.00	0.00	0.00
Total Accumulated Depreciation	**0.00**	**0.00**	**0.00**
190001 **Deferred Outflow of Resources**	**58,966.54**	**58,966.54**	0.00
Total Assets	**(4,291.29)**	**26,975.85**	**(31,267.14)**
Liabilities and Net Assets			
Liability			
Current Liabilities			
211030 A/P PHA Projects	570.00	570.00	0.00
211040 A/P-Other Gov't	896.89	851.29	45.60
211100 A/P Vendors and Contractors	1,452.05	1,452.05	0.00
211450 Deferred Revenue	0.00	0.00	0.00
211500 SUI	0.00	0.00	0.00
211900 A/P Other	0.00	0.00	0.00
211995 A/P - Section 8	1,366.00	0.00	1,366.00
212000 Accrued Payroll	0.00	0.00	0.00
213510 Accrued Compensated Absences-Current Portion	474.36	2,175.23	(1,700.87)
218100 FSS Escrow Payable	0.60	0.60	0.00
229000 Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities	**4,759.90**	**5,049.17**	**(289.27)**
Non-Current Liabilities			
213511 Accrued Compensated Absences-Non Current	9,012.78	7,768.62	1,244.16
214000 Accrued Pension and OPEB liabilities	106,027.25	102,861.95	3,165.30
Total Non-Current Liabilities	**115,040.03**	**110,630.57**	**4,409.46**
290001 **Deferred inflow of resources**	**109,255.68**	**109,255.68**	0.00
Total Liability	**229,055.61**	**224,935.42**	**4,120.19**
Equity			
Equity/Net Assets			
280600 Undesignated Fund Balance-Retained Earnings	(397,499.52)	(333,927.97)	(63,571.55)
282600 RS Operating Res - Section 8 HAP	245,827.32	245,827.32	0.00
Total: Equity/Net Assets	**(151,672.20)**	**(88,100.65)**	**(63,571.55)**
Current Year Net Assets	(81,674.70)	(109,858.92)	**28,184.22**
Total Equity	**(233,346.90)**	**(197,959.57)**	**(35,387.33)**
Total Liabilities and Net Assets	**(4,291.29)**	**26,975.85**	**(31,267.14)**

0.00